BOARD OF COUNTY COMMISSIONERS
MEETING AGENDA
July 22, 2025
Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043
4:00 PM

INVOCATION

Commissioner Sgromolo

PLEDGE

Frank Tomaszewski (Specialist, U.S. Army)

CALL TO ORDER

ROLL CALL

PET ADOPTIONS

PROCLAMATIONS/RESOLUTIONS

1. National Purple Heart Day (August 7, 2025)

PRESENTATIONS

Clay EDC Update (C. Powell)

Fiscal Year 2023/2024 Financial Audit Report (Z. Chalifour)

CONSTITUTIONAL OFFICERS

APPROVAL OF MINUTES

2. Board of County Commissioners Meeting Minutes July 8, 2025.
3. Board of County Commissioners Budget Workshop Meeting Minutes July 8, 2025.

PUBLIC COMMENTS

CONSENT AGENDA

4. Finance Business

   The Finance Department business is submitted to request approval and ratification by the Board for various warrants and disbursements in order

to meet the requirements of Ch. 136.06 (1) FL Statute. Acceptance and disposal of various Board property and various documents are submitted for the Board's information. At times, approval is requested for various finance related issues.

5. Resolution Amending the Non-CIE Portion of the Clay County Capital Improvement Plan and Operating Budget (R. Kantor)

   Approval of Resolution amending the Non-Capital Improvement Element (Non-CIE) portion of the Clay County Capital Improvement Plan and operating budget. Various Funding Sources

6. Bid No. 24/25-075, Clay County Courthouse Renovation (K. Smith)

   Approval to post Notice of Intent to Award Bid No. 24/25-075, Clay County Courthouse Renovation Project to C.C. Borden Construction, Inc. in the amount of $3,239,719.00 (Base Bid and Bid Alternates 1-8). Final completion shall be accomplished within 345 days from Notice to Proceed. Approval of award will be effective after the 72-hour protest period has expired. C.C. Borden Construction submitted a Local Business Affidavit of Eligibility asserting Local Preference utilizing local sub-contractors for at least 40% of the solicited work.

   Funding Source: Court Facility Fund - Court Facilities - 4th Floor and Entry Design and Renovation - Buildings

7. Agreement with the University of Florida Board of Trustees Re: UF/IFAS Extension Faculty and Staff Services (A. Wallau)

   Approval of the Agreement with the University of Florida Board of Trustees regarding UF/IFAS Extension Faculty and Staff Services for a five-year term beginning October 1, 2025 through September 30, 2030 for the support of salaries, fringe benefits, and operational expenses for four (4) Extension Services positions. Total salary and benefits are projected by UF to be $194,469.54, pending approval of the FY25/26 budget, and will be invoiced quarterly based on actual expenses incurred during the quarter.

   Funding Source:
   General Fund - Agricultural Agent - Professional Services

8. Agreement for Banking Services with Wells Fargo Bank National Association (K. Smith)

   Approval of the Agreement for Banking Services with Wells Fargo Bank National Association beginning October 1, 2025 for a term of three (3) years with the option to renew the agreement for additional terms upon written agreement. List of service charges are attached as Exhibit B.

9. Interlocal Agreement with the Housing Finance Authority of Clay County regarding the Kelli Grove Project (T. Sumner)

A) Approval of the Interlocal Agreement with the Housing Finance Authority of Clay County (HFA) addressing the County's contribution in the amount of $340,000 to the Developer, Kelli Grove, Ltd., related to the construction of affordable housing. HFA will deliver the above amount to the County which the County will use to provide the County's contribution to the Developer in exchange for a Note at the closing. The terms of the Note will be secured by the mortgage on the Project given by the Developer to the County. After closing, the County will assign the Note and Mortgage to HFA.

B) Additional approval of the Local Government Verification of Contribution Loan Form.

Funding Source:
General Fund - Fund Level Activity - PRJ - Accrued Liabilities

10. Thirteenth Amendment to Agreement No. 2019/2020-196 AM13 for Owner's Representative Services for the Bonded Transportation Program with WGI, Inc. (E. Dendor)

    Approval of the Thirteenth Amendment to Agreement No. 2019/2020-196 AM13 for Owner's Representative Services for the Bonded Transportation Program with WGI, Inc. for additional work on Projects 4, 5, and 6A in the amount of $233,469.91.
    Funding Source:
    Multiple Funds

11. First Renewal to Agreement No. 2019/2020-228 for Economic and Development Services with Clay County Economic Development Corporation (C. Stewart)

    Approval of the First Renewal to Agreement No. 2019/2020-228 for Economic and Development Services with Clay County Economic Development Corporation (EDC) beginning October 1, 2025 through September 30, 2026 in an amount not to exceed $200,000.00, pending approval of the FY25/26 budget, same rate as prior year.

    Funding Source:
    General Fund-County Commissioners-Other Contractual Services

12. Solicitation for Solid Waste Franchise Applications (J. Wilkes)

    Approval for staff to solicit Solid Waste Franchise Applications, evaluate the applicants received, and develop Franchise Agreement(s) with the qualified companies. Such Franchise Agreement(s) will be brought back before the Board for approval.
    Funding Source (Revenue):
    Solid Waste Fund - Environmental Service - Franchise Fee-Solid Waste

13. Satisfaction of Mortgage for Martinez (T. Sumner)

14. Satisfaction of Mortgages under NSP 3 Program (T. Sumner)

15. Approval of Resolution authorizing and directing County staff to follow the process and requirements provided in Chapter 2025-164, Laws of Florida (SB 784 (2025) Plat Requirements) (C. Grimm)

DISCUSSION/UPDATES

16. Strategic Plan Quarterly Update (L. Christmas)

OLD BUSINESS

17. Russell Baptist Church Median Breaks (E. Dendor)

18. Oakleaf Library Project (E. Dendor / K. Smith)

    A) Review of Oakleaf Library operational costs, grant and deed deadlines, architectural and construction estimates, and the projected timeline across fiscal years.

    B) Approval of Agreement with Fleischman and Garcia & Planners, AIA, PA for Professional Architectural Services for the Oakleaf Library in the amount of $863,516.00. Design services are to be completed within 10 months from Notice to Proceed.

    C) Review of Staff's ranking of the submittals received for RFQ No. 24/25-074, Construction Manager at Risk (CMAR) for the Oakleaf Library. If awarded, approval of award will be effective after the 72-hour protest period has expired. An agreement will be negotiated and brought back to the Board for approval for Phase I, CMAR Preconstruction Services. A Phase II Construction Agreement will be provided at a later date which will include the Guaranteed Maximum Price (GMP). If desired, the Board may request presentations from a minimum of the top three firms.

    1. The Haskell Company - 96.7
    2. Winter Construction - 95.7
    3. E. Vaughan Rivers, Inc. - 95.7
    4. Charles Perry Partners, Inc. - 93
    5. Meyer Najem Construction - 91.3
    6. Perry-McCall Construction, Inc. - 89.3
    7. K & G Construction Co., Inc. - 59.3

NEW BUSINESS

19. Budget Follow Up (T. Nagle)

A) Removal of Fiscal Year 2024/2025 projects.

B) Discussion of balancing the budget.

C) Approval of Resolution effecting the wishes of the electors in approving the land conservation referendum to levy up to 0.2 mills ad valorem property tax and directing the inclusion of an additional taxing unit for the Conservation Lands Program.

20. Approval of the FY 25/26 Maximum Millage Rates and setting the date, time and location for the First Public Hearing for the adoption of the FY 2025/2026 Clay County Tentative Budget

21. Discussion of Reallocation of Funds to Support Meals on Wheels (J. Leighton)

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

22. Final Public Hearing to consider adoption of ZON 25-0013 (Art. XII) (D. Selig)

    This application is a proposed text amendment to Article XII. Three of the four section changes are proposed in order to update certain operating procedures for the Clay County Citizen Advisory Committees (CAC's). The fourth change is to correct a scrivener's error in the Variance procedures section.

23. Final Public Hearing to consider ZON 24-0033 (District 3, Comm. Renninger) (J. Bryla)

    The Board continued this item from their June 24, 2025 meeting for further information regarding the ownership of Twelve Oaks Drive.

    This application is a Rezoning to change 5.73 acres from Agriculture Residential (AR) to Multi-Family Residential (RD-4).

24. Final Public Hearing to consider adoption of COMP 25-0002 and PUD 25-0001 (District 3, Renninger) (D. Selig)

    A. COMP 25-0002
    This application is a FLUM Amendment to change 3.54 acres from Urban Core 10 (UC-10) to Industrial (IND).
    B. PUD 25-0001
    This application is a rezoning to change from Private Services 1 (PS-1) to Planned Industrial Development District (PID).

25. Final Public Hearing to consider adoption of COMP 25-0011 and ZON 25-0014 (Saratoga) (District 5, Comm. Burke) (D. Selig)

    A. COMP 25-0011
    This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change

the future land use designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway right-of-way owned by Clay County. This is a transfer of LA VC and LA MPC from one location to another under the same project.
B. ZON 25-0014
This application will match the FLU change above, but will apply to the zoning designations of those same portions of the parcels.

26. 6:30 p.m. PRIVATE MEETING - A Private Meeting between the Board of County Commissioners and its attorneys, held under the authority of Section 286.011(8), F.S.

    Private Meeting between the Board and its attorneys for the purpose of providing advice to the attorneys concerning Makayla Walsh-Brown v. Clay County, et al., Clay County Circuit Court Case No. 2023-CA-000635.

LETTERS FOR ACTION

27. Discussion of Appointment to the Affordable Housing Advisory Committee (AHAC)

    Ansil Lewis submitted his application for consideration of appointment to fill the vacant Seat 6 Not-for-Profit Provider.

28. Acceptance of Resignation from the Construction Trades Licensing Board

    Elle Hunt, (Business Person) has submitted her resignation from the Construction Trades Licensing Board.

LETTERS OF DOCUMENTATION

29. Bid Opening Tabulations (K Smith)

    Bid Opening Tabulations for July 8, 2025:
    A. RFP No. 24/25-070, Conservation and Land Management Services
    B. Bid No. 24/25-075, Clay County Courthouse Renovation

PUBLIC COMMENTS

COMMISSION AUDITOR

COUNTY ATTORNEY

COUNTY MANAGER

COMMISSIONERS' COMMENTS

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or

by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/11/2025 - 8:32 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Clay County Board of County Commissioners

DATE:

FROM:

SUBJECT:

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/11/2025 - 8:32 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
🗋	2025 Purple Heart Day Proclamation	Cover Memo	7/18/2025	2025_Purple_Heart_Day_Proclamation.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Communications	Streeper, Lisa	Approved	7/11/2025 - 8:33 AM	Item Pushed to Agenda

WHEREAS, the Purple Heart is the oldest military decoration still presented to United States military members, first established by General George Washington on August 7, 1782, as the "Badge of Military Merit"; and

WHEREAS, the Purple Heart is awarded to those brave men and women of the U.S. Armed Forces who have been wounded or paid the ultimate sacrifice in combat with a hostile enemy while serving our country; and

WHEREAS, Clay County is home to many veterans and active-duty service members who have demonstrated courage, selflessness, and unwavering dedication to the values of freedom and democracy; and

WHEREAS, Clay County honors and recognizes the service and sacrifice of our Nation's Purple Heart recipients and is proud to be designated as a Purple Heart County since 2015, committed to supporting and acknowledging our combat-wounded veterans; and

WHEREAS, August 7 is nationally recognized as Purple Heart Day, providing an opportunity for all Americans to remember and pay tribute to those who have earned the Purple Heart and to reflect on the cost of the freedoms we enjoy.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners, Clay County, Florida, does hereby proclaim August 7, 2025, as

PURPLE HEART DAY IN CLAY COUNTY

And in so doing, encourages all residents to recognize the contributions of Purple Heart recipients and to honor all service members and veterans who have served our Nation with valor.

DULY ADOPTED by the Board of County Commissioners, Clay County, Florida, this 22nd day of July 2025.

ATTEST:

_____

Tara S. Green
Clerk of Court & Comptroller
Ex Officio Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

_____

Betsy Condon, Chairman

_____

Kristen Burke, DC, Vice Chairman

_____

John Sgromolo

_____

Alexandra Compere

_____

Jim Renninger

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: BCC DATE: 7/3/2025

FROM: Judy Reeves

SUBJECT:

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/11/2025 - 8:33 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Audit Presentation	Presentation	7/18/2025	Audit_Presentation.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/11/2025 - 9:14 AM	Item Pushed to Agenda

Clay County, Florida

Annual Audit for the Year Ended September 30, 2024

Presented by:
Zach Chalifour, CPA

JAMES MOORE
888-387-6851
www.jmco.com

Independent Auditors' Reports

- **Audit Report (pages 8-10)**
  - Unmodified opinion
- **Single Audit Internal Control and Compliance Report (pages 165 - 167)**
  - Federal and State single audit
  - No findings
- **Internal Control and Compliance Report (pages 168 - 169)**
  - No material weaknesses or noncompliance
- **Chapter 10.550 Auditor General Report (pages 170 - 172)**
  - 1 other comment/recommendation – Building Permits Unexpended Fund Balance
- **Independent Accountants' Examination Report (page 173)**
  - No noncompliance noted

Audit Summary – Internal Control Comments

Audit	Material Weaknesses	Significant Deficiencies	Other Recommendations
BOCC	-	-	1
Clerk	-	-	1
Sheriff	-	-	-
Tax Collector	-	-	-
Property Ap.	-	-	-
Supervisor	-	-	-
Total	**-**	**-**	**2**

General Fund (Page 25)

History of Fund Balance in the General Fund:

Fund Balance	9/30/2024	9/30/2023	9/30/2022	9/30/2021
Nonspendable	$ 1,307,564	$ 1,339,675	$ 930,813	$ 822,069
Restricted	-0-	-0-	-0-	5
Committed	-0-	-0-	-0-	-0-
Assigned	40,132,602	35,079,839	24,769,829	41,901,470
Unassigned	25,841,803	34,715,617	39,813,980	20,918,777
Total	**$ 67,281,969**	**$ 71,135,131**	**$ 65,514,622**	**$ 63,642,321**

JAMESMOORE

General Fund (continued)

GFOA Recommendation: Minimum of 2 Months (16.7%) of recurring expenditures and transfers out in assigned + unassigned fund balance.

Total Assigned/Unassigned Fund Balance	$ 65,974,405
2024 Expenditures and Transfers Out	$ 190,897,711
Percentage Assigned/Unassigned Fund Balance as % of 2024 Expenditures and Transfers out	34.6%
Prior Year Percentage	43.2%

Enterprise Funds (Page 29)

History of Unrestricted Net Position:

Fund	2024	2023	2022	2021
Solid Waste	$ 47,390,881	$ 42,299,068	$ 37,422,847	$ 34,876,436
Universal Collection	2,570,482	2,555,307	3,827,501	2,393,136

JAMESMOORE

Other Highlights

- **Other Governmental Funds**
  - Fund Balance at 9/30/2024: $279,395,725
  - Increase (Decrease) for year: $37,136,360
  - No instances during testing of restricted/committed funds not used to required purpose
  - No individual fund deficit fund balances

- **Net Pension Liability**
  - $179 million theoretical liability
  - No direct financial impact
  - All required monthly contributions made

QUESTIONS

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

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ATTACHMENTS:

	Description	Type	Upload Date	File Name
🗋	Board of County Commissioners Meeting Minutes July 8, 2025	Backup Material	7/14/2025	Board_of_County_Comissioners_Meeting_Minutes_July_8__2025.ADA.pdf
🗋	Attachment A Pet Adoptions	Backup Material	7/14/2025	Attachment_A_Pet_Adoptions.ADA.pdf
🗋	Attachment B Public Service Tax Presentation	Backup Material	7/14/2025	Attachment_B_Public_Service_Tax_Presentation.ADA.pdf
🗋	Attachment C Public heaing information Mr. Meadows	Backup Material	7/14/2025	Attachment_C_Public_heaing_information_Mr._Meadows.ADA.pdf
🗋	Attachment D Non-Ad Valorem Assessment	Backup Material	7/14/2025	Attachment_D_Non-Ad_Valorem_Assessment.ADA.pdf
🗋	Attachment E Discretionary Sales Surtax Information	Backup Material	7/14/2025	Attachment_E_Discretionary_Sales_Surtax_Information.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/11/2025 - 9:14 AM	Item Pushed to Agenda

BOARD OF COUNTY COMMISSIONERS
MEETING MINUTES
July 8, 2025
Administration Building,
4th Floor, BCC Meeting Room,
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4:00 PM

INVOCATION

Commissioner Jim Renninger, District 3, gave the Invocation.

PLEDGE

United States Navy Hospital Corpsman Second Class Helen Garfin led the Pledge of Allegiance.

Chairman Betsy Condon said Hospital Corpsman Second Class Helen Garfin is leading the Pledge of Allegiance today. She served for nearly six years in the United States Navy at locations including Naval Hospital Okinawa, Japan, and Naval Hospital Jacksonville, Florida. HM2 Garfin is a decorated veteran who holds two Navy Achievement Medals. She joined the military for a chance at higher education and to travel the world. During her service, she learned about Honor, Courage, and Commitment, and she cherishes the camaraderie and lifelong friendships she gained along the way. Currently an Orange Park resident, HM2 Garfin works as a registered nurse at Naval Hospital Jacksonville and has volunteered for medical missions in Latin America, Asia, and Africa

HM2 Garfin thanked the Board for the opportunity to lead the Pledge of Allegiance.

CALL TO ORDER

Chairman Betsy Condon called the meeting to order at 4:06 pm.

ROLL CALL

Present:	Commissioner District 4 Betsy Condon, Chairman Commissioner District 5 Dr. Kristen T. Burke, Vice-Chairman Commissioner District 1 John Sgromolo Commissioner District 2 Alexandra Compere Commissioner District 3 Jim Renninger
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 - Encanto (dog) - Garth (dog) - Turkey Bird (cat) - Toucan (cat). Caddy (dog) was is also pictured and is currently looking for a foster home. If you are interested in adopting a pet, contact clayadoptions@claycountygov.com or call (904) 269-6342. Ms. Capo mentioned that Clay County Animal Services still needs foster parents for dogs, cats, and kittens; please consider opening your home temporarily. If you are interested, please contact in helping our furry friends but cannot take one home, please look at our Amazon wish list at Amazon.com. We always need items for our foster kittens and shelter animals. See Attachment A.

SPECIAL STAFF RECOGNITION

Steve Schoeff

Recognition of staff can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 8:03 and ending at 11:45. Below is a summary of the discussion.

Chairman Betsy Condon said the Building Officials Association of Florida (BOAF) has recognized Steve Schoeff, Chief Building Official for Clay County, as the 2025 Building Official of the Year - an honor awarded to professionals whose leadership, integrity, and contributions have meaningfully advanced the industry. Mr. Schoeff's extensive experience in site development, vertical construction, code enforcement, and real estate law far exceeds the requirements of the Florida Statutes for Building Code Administrators. During his tenure with Clay County, Mr. Schoeff has led numerous innovations that improved efficiency, reduced costs, and elevated service delivery.

Present for the recognition:

- Steve Schoeff

Mr. Schoeff thanked the Board for the recognition.

Animal Services Recognition of Award

Recognition of Animal Services can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 11:54 and ending at 16:10. Below is a summary of the discussion.

Chairman Betsy Condon announced that Clay County Animal Services has once again been recognized for maintaining a no-kill status at the shelter throughout 2024. The remarkable achievement has been recognized by the Best Friends Animal Society, celebrating the dedication of our animal services team, passionate volunteers, and committed community supporters. Their hard work and innovative efforts continue to lead the way toward a no-kill nation. This recognition reflects exceptional leadership, forward-thinking programs, and a deep commitment to creating more opportunities for people and animals to share love and companionship. Thank you and all the staff at CCAS. Congratulations once again on maintaining a no-kill shelter status.

Present for the Recognition:

- Ernest T. Hagan - Director of Clay County Animal Services Shelter
- Courtney Sumner - Clay County Animal Services Shelter Manager
- Dr. Jennifer Green - Clay County Animal Services Shelter Medical Director
- Kimberly Byers - Clay County Animal Services Animal Control Supervisor
- Katelyn Smith - Clay County Animal Services Shelter Operations Coordinator

Mr. Hagan expressed his gratitude to his team, introducing all those mentioned above, and spoke about achieving the no-kill status.

Florida Association of Counties First Place 2025 Administrative Vehicle Graphics Award and Small County Coalition Best Legislative Day Award

FAC Award can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 16:15 and ending at 23:20. Below is a summary of the discussion.

Chairman Betsy Condon said that Clay County Fire Rescue's Engine 25 won the 2025 Florida Sheriffs Association's Vehicle Graphics Contest with their patriotic-themed vehicle wrap - "Honoring the Men and Women who serve in the Florida National Guard". The Communications Office promoted the contest on social media, and our community came through with the votes! We, along with the County Manager, accepted the award at the recent Florida Association of Counties conference.

Present for the recognition:

- David Motes - Assistant County Manager/Acting Fire Chief
- Lieutenant J. Rowe
- Engineer H. Wisdom
- Firefighter R. Fallon

Chief Motes spoke about the design of the truck, the partnership with the Florida National Guard, and thanked the Board for the recognition

Chairman Betsy Condon said we also want to take a moment to acknowledge that the

Small County Coalition has recognized Clay County for Outstanding Advocacy for its efforts to organize Clay Day, a two-day event that spotlights Clay County in Tallahassee during the Legislative Session. It provides County leaders and business owners with an opportunity to network with our legislators, and it gives lawmakers a chance to see what Clay County is all about. Our staff, along with municipal and business partners, work very hard every year to showcase Clay County in Tallahassee during the legislative session. We want to thank them for their tireless efforts to ensure Clay Day is a big success! Chairman Condon also recognized and thanked Local 3362 - Firefighter Union for hosting the legislative reception at their Union Hall in Tallahassee.

Present for the recognition:

- Chereese Stewart - Assistant County Manager
- Karen Smith - Director of Purchasing
- Mary Canfield - Director of Library Services
- Kellie Henry - Economic Development Coordinator
- Mary Justino - Clay County Clerk of Court and Comptroller PIO

Commissioner Sgromolo spoke about the importance and intent of the Commission attending Clay Day, as well as the challenges and successes, securing all the requested appropriations and none were vetoed by the Governor.

PROCLAMATIONS/RESOLUTIONS

1. National Parks and Recreation Month (July 2025)

Item One (1) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 23:23 and ending at 29:50. Below is a summary of the discussion and vote for this agenda item.

Chairman Betsy Condon said Park and Recreation Month is celebrated in July to highlight the vital role parks and recreation play in building strong vibrant and resilient communities. It also recognizes the professionals and volunteers who maintain these spaces and the benefits they offer.

Present for the Proclamation:

- Justin Pierce - Director of Parks and Recreation
- Liz Pigg - Parks Naturalist
- Aaron Davidson - Outdoor Adventure Park Coordinator
- Emily Krapf - Fairgrounds Coordinator
- Eric Jones - Grounds Maintenance Director
- Jeremy Harris - Athletic Field Supervisor

Vice-Chairman Kristen Burke read the Proclamation for National Parks and Recreation Month - July 2025.

Commissioner Jim Renninger made a motion for approval of the Proclamation, seconded by Commissioner Alexandra Compere, which carried 5-0.

Mr. Pierce thanked the Board for the Proclamation, noted this year's theme " Build Together - Play Together", and spoke about the mission of the Parks and Rec Department. Mr. Pierce expressed his gratitude to his staff, various departments, and the community for their support and introduced his team as mentioned above.

Mr. Jones introduced Mr. Harris, spoke about his day-to-day job functions, thanked other staff members who could not attend, and the Board for their support.

CONSTITUTIONAL OFFICERS

Constitutional Officers can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 30:26 and ending at 36:05. Below is a summary of the discussion.

Chairman Betsy Condon mentioned the technical difficulties caused by the weather and the outlets available for viewing the meeting.

Chairman Betsy Condon recognized Sheriff Michelle Cook, CCSO Staff, and Clay County Clerk of Court and Comptroller Tara S. Green, Judge Steve Whittington, and thanked them all for their attendance.

Judge Whittington addressed the Board to speak about the request regarding the Special Magistrate at this mornings BoCC budget meeting and funding for the position and/or assistant.

Tara S. Green, Clay County Clerk of Court and Comptroller, addressed the Board to recognize Mary Justino, Clay County Clerk of Court and Comptroller PIO, for her efforts and hard work regarding Clay Day in Tallahassee.

Clerk and Comptroller Green also addressed the Board to follow up on issues discussed at the BoCC budget meeting and clarify funding for the clerks needed to support the incoming judges, the deficit in funding, as well as state versus county funding responsibilities. Clerk and Comptroller Green expressed her gratitude to the Commission for all they do.

APPROVAL OF MINUTES

2. Board of County Commissioners Budget Workshop Meeting Minutes June 17, 2025.

3. Board of County Commissioners Meeting Minutes June 24, 2025.

Commissioner Jim Renninger made a motion for approval of the June 17, 2025, BoCC Workshop minutes and the June 24, 2025, BoCC Meeting minutes, seconded by John Sgromolo, which carried 5-0.

PUBLIC COMMENTS

Public Comment can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 36:43 and ending at 52:12. Below is a summary of the discussion.

Chairman Betsy Condon opened the floor for public comment at 4:40 pm.

Deborah Cearnal, an Orange Park resident, addressed the Board to express opposition to the utility tax increase and concerns regarding various topics, including garbage and recycling, the need for new computers at the OP library, animal control, and the need to raise the speed limit on Moody Avenue.

Dennis Metheny, 1825 B Green Springs Circle, Fleming Island, Florida, addressed the Board to express concerns regarding the utility tax increase and to express his appreciation to the Commissioners, various staff members, CCSO, and Judge Whittington.

Richard Werner, 2477 Club Lake Drive, Orange Park, Florida, addressed the Board to express his concerns regarding the utility tax increase.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board to express her gratitude to the Commission and discuss concerns regarding the roundabout and flooding in the area near Hummingbird.

James Shuford, 1654 Sedgwick Drive, Middleburg, Florida, addressed the Board to express his opposition regarding the utility tax increase.

Raelynn Shuford, 1654 Sedgwick Drive, Middleburg, Florida, addressed the Board to express her opposition regarding the utility tax increase.

Hearing no other comments, Chairman Betsy Condon closed the public comment at 4:52 pm.

CONSENT AGENDA

4. Finance Business

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

5. Bid No. 24/25-046, Evergreen Lane from CR 220B to Lisa Dawn Dr; Evergreen Lane to School (K. Smith)

   Approval to post Notice of Intent to Award Bid No. 24/25-046,

Evergreen Lane from CR220B to Lisa Dawn Dr; Evergreen Lane to School, to Besch and Smith Civil Group, Inc. in the amount of $725,671.46.
Final Completion shall be accomplished within 180 days from Notice to Proceed. This project is fully funded by the Florida Department of Transportation. Approval of award will be effective after the 72-hour protest period was expired.

Funding Source: Transportation Trust Fund - All Grants Organization - Pedestrian Improvement on Evergreen Lane -Infrastructure

6. Agreement with Fleischman and Garcia Architects & Planners for Professional Architectural Services for the Oakleaf Library (K. Smith)

   Approval of Agreement with Fleischman and Garcia & Planners, AIA, PA for Professional Architectural Services for the Oakleaf Library in the amount of $863,516.00 to be completed within 10 months from Notice to Proceed.

   Funding Source:
   Capital Improvement Plan (CIP) Project Fund -Non Capital Improvement Element - Oakleaf Library - Buildings

7. Agreement with Foresite Group, LLC for the Development of a Comprehensive Safety Action Plan for Safe Streets for All (K. Smith)

   Approval of Agreement with Foresite Group, LLC for the Development of a Comprehensive Safety Action Plan for Safe Streets for All in the amount of $360,755.00 to be completed by March 31, 2026. This project is funded by the Safe Streets for All grant.

   Funding Source:
   Unincorporated Municipal Services MSTU Fund - All Grants Organization - Safe Streets and Roads for All FY 2023 - Professional Services

8. Request for a Private Meeting in Makayla Walsh-Brown v. Clay County, et al., Clay County Circuit Court Case No. 2023-CA-000635 (C. Grimm)

9. Approval of Delegation of Authority to the County Engineer to execute the County's request for an exemption from the Environmental Resource Permit requirements under section 62-330.051(5(d))(12(b)), F.A.C. for the Knight's Marina Improvements Project along with all related documents associated with the project (R. Smith/W. Sams)

10. Acceptance for Final Re-Plat for Recording -Clance Bay (District 4,

Comm. Condon)(R. Smith)

The Staff has reviewed and recommends that the Board accept and approve the final re-plat of Clance Bay for recording.

11. Approval of Resolution amending the County's Budget Policy originally adopted by Resolution 2021/2022-19 (T. Nagle/C. Grimm)

12. Grant Application with the U.S. Department of Veterans Affairs Staff Sgt. Parker Gordon Fox Suicide Prevention Grant Program (M. Covey)

    Approval to submit a grant application for the Staff Sgt. Parker Gordon Fox Suicide Prevention Grant Program to fund one new Veterans Services Officer to provide suicide prevention training and resources for Clay County.

13. Approval of Developer Agreement between Clay County and Clay County Utility Authority re: Wastewater Service to Clay County Sheriff's Office Substation- 3799 Irvin Court, Middleburg and approval of Grant of Easement to Clay County Utility Authority in connection with the Agreement (W. Sams/D. Loos)

Consent Agenda can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 52:14 and ending at 1:10:41. Below is a summary of the discussion and vote for this agenda.

Chairman Betsy Condon noted that item 10 would be pulled due to the change at the legislator level, where BoCC would no longer approve or vote on plats; it is now at the staff level.

Chairman Betsy Condon requested that item 6 - Oakleaf Library be pulled for discussion.

Commissioner John Sgromolo made a motion for approval of the Consent Agenda except items 6 and 10, seconded by Commissioner Jim Renninger, which carried 5-0.

Chairman Condon spoke about the concerns regarding funding and the budget for item 6, the Agreement for Professional Architectural Services for the Oakleaf Library.

Following a lengthy discussion between staff and the Commission to clarify the costs, funding, design, and staffing for the Oakleaf Library, and how to move forward, Commissioner Jim Renninger made a motion to delay moving forward with item 6, seconded by Commissioner John Sgromolo, which carried 4-1, with Commissioner Alexandra Compere in opposition.

DISCUSSION/UPDATES

14. Progress Report on the Bonded Transportation Program and Other

Capital Projects (Capital Projects Team)

Item Fourteen (14) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:01:25 and ending at 3:13:36. 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 for the BTP and other capital projects. The information discussed is attached to the agenda. Below are projects highlighted:

- **Project #1 – CR 218 from Masters Rd to Pine Tree Lane:** The County's team and Anderson Columbia (AC) continued their bi-monthly status meetings. Liner placement was completed on Pond site 4. AC continued the installation of drainage structures, pipes, demolition of existing driveways and continued pavement repairs for driveways and pipes. AC continued placing sub-base, curbing and limestone base. This project is on schedule with 45% paid out and 69.6% of time used.
- **CMAR Group #2 Projects - #2, #5 and #6A:** Appraisals, offers and closings continue for ROW acquisitions.
    - **Project #2 (CR209):** Superior (SCC) continued the installation of the stormwater drainpipes and curbing on the north side of CR 209 and completed the cross-drain installation at Pond 2. Currently working on embankment and base between the railroad and Pond 2. SCC will start installing the cut off walls and finish grade at pond 2 the week of July 7, 2025, followed by permanent pavement on the north side of CR 209 the week of July 21st, weather dependent. This project is on schedule with 50% paid out and 37% of the time used.
    - **Project #5 (CR220):** The team continues to track the US ARMY Corps of Engineers (ACOE) permit application thru their process while under their review. Survey has been completed on the new pond site; environmental wetland flagging was completed the week of June 23rd while geotechnical field work will follow. The preliminary pond design is underway. Once the permit is issued the Team will be working on submitting the permit modification for the pond shift.
    - **Project #6A (CR315):** The team is responding to comments from the ACOE and updating the Environmental Conditions Report along with our wetland functional scores to finalize the impact quantities for the issuance of the permit narrative.
- **CMAR Group #1 Projects - #3A, #3B and #4:**
    - **Project #3A:** (Operational improvements on CR209 AKA Russell Road): this project is complete.
    - **Project #3B (Connecting the east-end of project #4 on Sandridge Road and runs through the roundabout to CR 209B):** Kiewit continued the installation of stormwater structures and pipes. The project schedule is being adjusted to acknowledge the extended delay in receiving the permit, while discussions continue about the financial impact of this delay. CCUA relocated their reclaim and waterlines that conflicted with the drainage design.

This project is 38.2% paid out and 89% of time elapsed.

- **Project #4 (CR739B AKA Sandridge Road):** Kiewit Infrastructure South Co. continued milling and resurfacing the entire project at no cost to the County due to the work not meeting the County's specifications. This resurfacing work is being completed at night with some daytime work. Kiewit also continued to work on Punchlist Items. Final Inspection Walk through is scheduled for July 11, 2025.

- **Project #6B (AKA Cathedral Oak Parkway (COP & CR216), FKA the First Coast Connector):** The County's Team and Superior Construction Company Southeast, LLC (SCC) with their designer RS&H continued to hold bi-monthly status meetings. Erosion control devices continued to be removed in areas where slopes are stabilized and established. Punchlist repairs to deficient curbing and sidewalks continue throughout the corridor. Electrical and signal-head work started at the signalized intersection at COP and CR315. The project schedule remains under contention by the contractor with 115% of time used and 97% paid out. The County and SCC continue to discuss the schedule for a resolution

There were questions and discussions regarding the flooding near Sandridge, time used clarification, status for opening Cathedral Parkway and resolution for toll electronics.

Capital Projects Highlighted:

- EDC Building
- Animal Shelter Facility
- Black Creek Bike Trail/Boardwalk
- Omega Park
- Courthouse 2nd Floor Build Out
- CR220 - Knight Boxx to Hollers Place
- Bridge Replacement
- Old Hard Road Intersection
- Love Oak Lane and Greenway Tail
- Spencer Industrial Drive and CR218
- All projects for public works and ground maintenance are complete

OLD BUSINESS

15. Rehearing to Consider adoption of PUD 24-0006 (Fleming Island Preserve) (District 1, Comm. Sgromolo)

    The item was originally heard at the Board's December 10, 2024, Board meeting. In accordance with the Special Magistrate's April 30, 2025, Final Report and Recommendation, issued pursuant to Florida Land Use & Environmental Dispute Resolution Act (Sec. 70.51, Fla. Stat.) and May 23, 2025, Clarification Memo, a rehearing will be held based on the December 10, 2024, hearing transcript.

    This application is a Rezoning to change 62.64 acres from Agricultural Residential District (AR) to Planned Unit Development (PUD).

Item Fifteen (15) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:13:39 and ending at 3:20:46. Below is a summary of the discussion and vote for this agenda item.

Chairman Betsy Condon noted that item fifteen is the rehearing for consideration of adopting PUD-24-0006, as indicated above. Chairman Condon provided the details and overview for the process and procedure for the rehearing. The transcript is attached to the agenda as backup material.

Each Commissioner responded that they had received and reviewed the transcript and disclosed any ex parte communication.

Commissioner John Sgromolo made comments regarding the Special Magistrates' recommendation, staff report, and criteria.

Following all comments, Commissioner John Sgromolo made a motion for denial, seconded by Commissioner Jim Renninger, which carried 5-0.

NEW BUSINESS

16. Agreement with Airstream Ventures for Tourism Sports Sales and Development Agreement (T. Meyer / K. Smith)

    Approval of Agreement with Airstream Ventures, LLC for Tourism Sports Sales and Development Services for a term of three (3) years from the effective date in the amount of $6,800.00 monthly ($81,600.00 annually).

    Funding Source:
    Tourism (1st 2nd and 3rd Cent) - Tourism (1st 2nd and 3rd cent) - Sports Sales and Marketing

Item Sixteen (16) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:20:47 and ending at 3:27:17. Below is a summary of the discussion and vote for this agenda item.

Karen Smith, Director of Administrative and Contractual Services, addressed the Board to provide the details and information regarding the agreement for the Tourism Sports Sales and Development Services with Airstream Ventures.

Allen Verlander, CEO of Airstream Ventures was present to answer any questions from the Board.

There were questions and discussions regarding changes in the final figure.

Commissioner John Sgromolo made a motion for approval of the agreement, seconded by Vice-Chairman Kristen Burke. There was a brief conversation regarding the departure

of Airstream previously and the importance of professional relationships/partnerships. The motion carried 5-0.

Ms. Smith indicated that county staff can also initiate and bring in events.

Teddy Meyer, Director of Tourism addressed the Board to express his gratitude to staff and spoke about working to bring events to Clay County.

17. Items from the July 8, 2025 Workshop (T. Nagle)

All discussions regarding item 17 were held during the public hearing of item 19.

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

18. Final Public Hearing to Consider the Annual Action Plan for the Community Development Block Grant (M. Covey)

    Approval to submit the FY25/26 Annual Action Plan to the United States Department of Housing and Urban Development to support infrastructure projects in primarily low to moderate income areas of the County.

Item Eighteen (18) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 1:10:44 and ending at 1:15:21. Below is a summary of the discussion and vote for this agenda item.

Megan Covey, Grants Manager, addressed the Board to provide the details and information for the public hearing to consider the submission of the FY25/26 Annual Action Plan as indicated above and gave a summary of other projects discussed during the public comment period.

- Home Rehabilitation Program
- Seeds of Grace
- Community Cleanup Program

There was a question and discussion regarding whether the grant was a 3-year or 5-year grant, as well as any future of block grants.

Chairman Betsy Condon opened the floor for the public hearing at 5:16 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:16 pm.

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

19. Public Hearing on the adoption of an Ordinance amending Ordinance

No. 2003-80, which is codified as Chapter 18.3, Article VI, of the Clay County Code, entitled "Public Service Utility Tax" by amending Section 18.3-202 (a)

Item Nineteen (19) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 1:15:22 and ending at 3:01:20. Below is a summary of the discussion and vote for this agenda item.

Troy Nagle, Assistant County Manager, requested that item 17 be heard with the public hearing for item 19 and then addressed the Board to provide details and information regarding the budget. See Attachment B - Reductions from the June Workshop (Next Year).

The Commission and staff had detailed comments, questions, and discussions to address areas of concern regarding options to meet the county's budget and funding needs.

Topics of discussion during and after the presentation:

- Gap in Funding
- Historical Courthouse Roof
- 15 Positions
- Sleepy Hollow Office
- Aging True Green Cove Springs AC
- Carryover
- Reducing Reserves
- Doctors Lake Site Improvements
- Legality to asses the Tax
- Charter Counties
- Business Impact Statement
- Sherriff Staff/Operations
- Number of Deputies
- Fully Funding - Public Safety - CCSO/CCFR
- Clarification for Impact Fees - SB1080 - HB579
- Mobility Fees
- Other Sources of Income Researched - i.e., Storm Water Fee - Business License - Dog Licenses - Ad Valorem
- Years of a Budget Deficit
- Inflation
- COVID/ARPA Funding for previous years
- Clay Electric Notice and Contact made by Clay Electric
- Revenue Streams
- Increases in other entities - CCUA - Clay Electric - Property Tax
- Cost of Equipment
- Solid Waste
- Insurance Premiums
- Use of Funding -Statutory Constraints
- Other Viable Options - with no utility tax

- Growth in the County
- County Vehicles - Fleet Department
- CIP
- Long Term solution vs. Short Term
- Oakleaf Library
- Sales Tax
- Operational Expenses
- General Fund vs. CIP
- Non-Ad Valorem Assessments - See Attachment D
- Percentage Break Down for Ad-Valorem vs. Non Ad-Valorem
- Local Discretionary Surtax - See Attachment E
- Fire Fee Assessed - Braford County
- MSTU - CCSO-CCFR
- Value of Homes
- $3.8M Shortfall
- Salaries
- DOGE
- Timeframe for Implementation (If voted in favor)
- Percentage of Increase

Chairman Betsy Condon opened the floor for the public hearing at 5:26 pm.

Gregory Walsh, 3267 County Road 215, Middleburg, Florida, addressed the Board in opposition to the utility tax increase.

Owen Russell, 5634 Apache Court, Middleburg, Florida, addressed the Board in opposition to the utility tax increase.

Robert Preston Meadows, Fleming Island, Florida, addressed the Board in opposition to the utility tax increase and concerns regarding a county ordinance. Mr. Meadows provided a handout for the Board's review. See Attachment C.

David Hough, 3810 Calvary Court, Middleburg, Florida, addressed the Board in opposition to the utility tax increase.

David Coughlin, 23 Widener Way, Orange Park, Florida, addressed the Board in opposition to the utility tax increase.

Dennis Metheny, 1825 B Green Springs Circle, Fleming Island, Florida, addressed the Board to express his concerns regarding the utility tax increase and other increases across the county.

Joseph Delgado, a resident of Orange Park, Florida, addressed the Board to express his concerns regarding the utility tax increase.

Hearing no other comments, Chairman Betsy Condon closed the public hearing at 5:38 pm.

Following the public hearing, the Commission and staff continued their discussion regarding the budget deficit, options for balancing the budget, and meeting the county's

needs. All topics discussed are noted above.

Upon completion of all discussions and comments by the Commission to express their concerns, Commissioner John Sgromolo made a motion to deny the Public Service Utility Tax, seconded by Commissioner Alexandra Compere, which carried 4-1, with Commissioner Jim Renninger in opposition to the denial.

There was a consensus to direct staff, as discussed, to explore alternative ways to secure funding to balance the budget.

LETTERS FOR ACTION

20. Acceptance of Resignation from the Lake Asbury/Penney Farms Citizens Advisory Committee

    Jim Ryan submitted his resignation as a member of the Lake Asbury/Penney Farms Citizens Advisory Committee.

Item Twenty (20) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:27:22 and ending at 3:27:59. Below is a summary of the discussion and vote for this agenda item.

Chairman Betsy Condon opened the floor to discuss the resignation submitted by Jim Ryan from the Lake Asbury/Penney Farms CAC, as indicated above.

Vice-Chairman Kristen Burke made a motion for approval to accept the resignation, seconded by Commissioner John Sgromolo, which carried 5-0.

LETTERS OF DOCUMENTATION

21. Bid Opening Tabulation (K. Smith)

    Bid Opening Tabulation for June 14 2025:
    A. Bid No. 24/25-046, Evergreen Lane From CR 220B to Lisa Dawn Dr; Evergreen Lane to School

Chairman Betsy Condon acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Public Comment can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:28:04 and ending at 3:30:23. Below is a summary of the discussion.

Chairman Betsy Condon opened the floor for public comment at 7:30 pm.

Dennis Matheny, 1825 B Green Springs Circle, Fleming Island, Florida, addressed the Board to express his thoughts and suggestions to meet the budget deficit.

Hearing no other comments, Chairman Betsy Condon closed the public comment at 7:33 pm.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor had no comments.

COUNTY ATTORNEY

County Attorney an be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:30:30 and ending at 3:31:42. Below is a summary of the discussion.

Courtney Grimm, County Attorney, addressed the Board to provide an update on the opioid litigation and to discuss upcoming notifications and forms for accepting any settlement to which the county may be entitled.

There were questions and discussion regarding previous settlements and funding.

COUNTY MANAGER

County Manager can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:31:44 and ending at 3:32:22. Below is a summary of the discussion.

Howard Wanamaker, County Manager, addressed the Board to provide information that Firefighter/Engineer John Long and Search K9 Officer Cable landed in Austin, Texas to be deployed to help with response to the catastrophic flooding. Please keep them and all those in that community in your prayers.

COMMISSIONERS' COMMENTS

Commissioners can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 8, 2025, beginning at 3:32:23 and ending at 3:50:00 Below is a summary of the discussion.

Commissioner John Sgromolo noted that Highway 17 and CR 220 are moving along and asked Mr. Smith for a status update.

Mr. Smith commented that a lot has happened, and it is looking a lot better. They will pave through July 17, 2025, weather permitting, and there is still no signal. Mr. Smith also mentioned the upcoming closure of Henley Road/CR220 and Shamrock, which will take place from Friday at 7:00 pm through the weekend until Monday at 5:00 am. Additionally, the school system's remote control of lights is 90% complete, and the first of the digital traffic signs will be installed on Oakleaf Village Parkway Southbound and Camp Francis Road. Mr. Smith spoke about an email he received requesting a list be generated of our

most needed improvements on system arterial roads. CR218 is a critical needs road. Mr. Smith said they are working on the pass-through at Rideout Elementary and would get a status update and report back.

Commissioner John Sgromolo mentioned the large training operation taking place at the Clay County fairgrounds. Commissioner Sgromolo spoke about attending the FAC meeting, the participation of the entire Commission, and congratulated Chairman Condon on her appointment to the Rural and Agricultural Affairs Committee. Commissioner Sgromolo requested continued prayers for Texas; this is something no parent should have to endure. Commissioner Sgromolo expressed his gratitude and appreciation to his colleagues.

Vice-Chairman Kristen Burke echoed Commissioner John Sgromolo's comments and added that she was glad the day was over and wished everyone a good night.

Commissioner Alexandra Compere agreed that it had been an exhausting day. Commissioner Compere mentioned Texas and the deployment of Clay County firefighters.

Commissioner Jim Renninger spoke about attending the bulk item pick up in Bellair - Orange Park, Florida, filling two roll-off dumpsters, and how to get bulk items picked up by calling and scheduling the pick up. Commissioner Renninger mentioned the difficulty of getting through the budget season and thanked the Commission.

Commissioner Sgromolo mentioned the incident that happened at the Orange Park Mall and thanked CCSO for a job well done.

Chairman Betsy Condon spoke about a social media post showing a disturbing incident involving a younger man and mentioned the importance of stopping human trafficking. Sadly, it is real, even in Clay County. If you see something, report it, and it will be investigated. Chairman Condon expressed her appreciation to Mr. Pierce of Parks and Recreation for his efforts in organizing the successful men's health clinic held at Hunter Douglas Park. Chairman Condon thanked all the staff for their hard work.

Hearing no further business, Chairman Betsy Condon adjourned the meeting at 7:51 pm.

Attest:

_____	_____
Tara S. Green Clay County Clerk of Court and Comptroller Ex Officio Clerk of the Board	Chairman or Vice-Chairman

Acronym Definitions

AC – Anderson Columbia
ACOE – Army Corp of Engineers
BoCC/BCC- Board of County Commissioners
CCFR – Clay County Fire Rescue
CCSO – Clay County Sheriff's Office
CCUA – Clay County Utility Authority
CDBG – Community Development Block Grant
CIP – Capital Improvement Plan
CR – County Road
DOGE – Department of Government Efficiency
FY – Fiscal Year
HM2 – Hospital Corpsman Second Class
MSTU – Municipal Service Taxing Unit
SCC – Superior Construction Company
TDC – Tourist Development Council
USN – United States Navy
ZON – Rezone

Attachment
“A”
Pet Adoptions



Encanto

ANIMAL ID: A0058794273
SEX: Neutered Male

BREED: Medium-sized mixed breed, 3 months old, 21 pounds

LOCATION: Clay County Animal Services

ABOUT: **Meet Encanto – All Ears, All Heart!**
Encanto is a floppy-eared hound pup with ears so big, he's basically in flight school. He's sweet, goofy, and still growing into all that ear real estate (and his giant paws).
If you're ready for a big ol' hound with a nose for adventure and a heart full of love, Encanto is your guy.

claycountygov.com/adopt



Garth

ANIMAL ID: A0058606943
SEX: Neutered Male

BREED: 1 year old; 43 pounds Heartworm Negative

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Garth a, Certified Good Boy™ with medium-energy who's equal parts cuddle buddy and backyard explorer. Found by a kind family who said he was good with their kids and knew basic commands. Friendly, polite, and full of quiet charm he enjoys a good walk, a round of fetch, and then a solid nap in a sunny spot. He knows some basic commands and brings just the right balance of playfulness and chill.

claycountygov.com/adopt



Turkey Bird

ANIMAL ID: A0058579137
SEX: Neutered Male

BREED: Domestic Short hair, 2 months old; 2 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Tiny tornado. Full throttle. No chill.
Don’t let that peaceful sleeping photo fool you—Turkey Bird is a gravity-defying, 3am wake-up-call kitten with *major* main-character energy. He doesn’t walk into rooms; he explodes into them. Dogs? Trampolines. Closed doors? A personal offense.
He’s outrageously fun, mildly unhinged, and will absolutely file formal complaints if you try to kiss his face.
Turkey Bird thrives with another playful cat or dog to help channel his chaos into something *slightly* more manageable!

claycountygov.com/adopt



Toucan

ANIMAL ID: A005854887
SEX: Spayed female

BREED: Domestic Short Hair, 2 months old; 2 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Toucan is the kind of kitten who turns every day into a comedy show. Curious, playful, and full of spunk, he's always ready to pounce on a toy, chase a shadow, or investigate that mysterious sound you didn't even notice.
He's got a big personality packed into a tiny furry package, and he's not shy about using it—whether it's to demand extra pets or to show off his best zoomies. Toucan is equal parts silly and sweet, and he's looking for a family who's ready for endless laughs and snuggles.
If you want a lively little companion who'll keep you on your toes and fill your heart with joy, Toucan's ready to be your new best friend!

claycountygov.com/adopt



Ready to Meet Your New Best Friend?

Our adoptable animals are waiting to add some extra love and fun to your life. From wagging tails to purring kitties, we've got the perfect companion just for you. 🐶 😺
Want to see who's available? Head over to our website and meet our adorable crew looking for their forever homes.

Got questions? Drop us a line at **Clayadoptions@claycountygov.com** and let's chat!
Don't wait! Your new best friend is just a click away! 🏡 💖

**Pictured: Caddy, A005817567 who is also looking for a foster home/ adopter home while she completes heartworm treatment.*

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 the shelter animals.

Amazon.com

claycountygov.com/adopt

Attachment
“B”
Public Service Tax Presentation

Reductions from the June Workshop (Next Year)

25/26 Projects	Amount	
Carpentry Shop (700K)	$	700,000
Sidewalk Repairs (450K)	$	300,000
Camp Chow Tree House (252K)	$	252,000
Aging True GCS AC (80K)	$	80,000
Historical Courthouse Roof (350K)	$	350,000
Walter Odum Lighting (1M)	$	1,000,000
Storm Water Repairs (2.1M)	$	500,000
Reduce New\Replacement Eq (1.6M)	$	750,000
Arbor Lift (190K)	$	190,000
Reduce OT	$	150,000
Reduce Training\Travel (1.1M)	$	300,000
Maintenance Shed Fairgrounds (40K)	$	40,000
Window Replacement MB Lib (50K)	$	50,000
Omega Restrooms (30K)	$	30,000
Storage Building Traffic (200K)	$	200,000
Workday Support Module (150K)	$	25,000
Sleepy Hollow Office (120K)	$	120,000
OP Library Restroom (30k)	$	30,000
ADA improvements (200K)	$	150,000
Building Automation Controls (70K)	$	70,000
Gun Range Barn (30K)	$	30,000
Pier Station (40K)	$	40,000
Engineering Plans (350K)	$	200,000
Traffic Message Boards (20k)	$	20,000
Doctors Lake Site Improvement	$	600,000
Camp Chow Repairs	$	25,000
	$	6,202,000

Reductions from the June Workshop (Current Year)

24/25 Projects	Proposed cut from 6/17 Workshop	
PRJ100484 Video Storage and Camera System Upgrades - MIS	$	30,000
PRJ100486 Camp Chow Board Walk Repairs	$	50,000
PRJ100498 Emergency Management Overhang	$	91,660
PRJ100508 Pressure Cleaning	$	25,000
PRJ100541 Sports Venues Scoreboards	$	150,000
PRJ100552 Public Safety Training Relocation	$	50,000
PRJ100575 Bridge Improvements	$	175,000
PRJ100593 Gun Range - Shed	$	110,000
PRJ100611 Administration Building - 3rd and 4th Floor Renovation	$	60,000
PRJ100675 Building Maintenance Equipment Storage	$	100,000
PRJ100696 Bleacher and Bench Replacement	$	50,000
PRJ100705 Aging True - Orange Park Parking Lot Lights	$	30,000
PRJ100706 Aging True - Orange Park Flooring	$	50,000
PRJ100707 Aging True - Keystone Heights Bathroom Renovation	$	20,000
PRJ100711 Moody Park Playground Remodel	$	700,000
PRJ100713 Ronnie Van Zant Court Lighting	$	150,000
PRJ100720 Fleming Island Library Parking Lot	$	300,000
PRJ100731 Regional Sports Complex Security Measures	$	100,000
PRJ100753 Aging True - Green Cove Springs Office Renovations	$	42,000
PRJ100781 Ambulance Billing Office Renovations	$	19,800
PRJ100789 Hurricane Helene 24	$	96,850
PRJ100793 Hurricane Milton 24	$	46,310
Total	$	2,446,620

Items for Consideration

Current Budget deficit to maintain 16.7% in General Fund Reserves	=	$3,922,159
Unfunded (non-factored) costs:		
Supplement $65 fund (Drug Court\Magistrate\Mediation)	=	+$106,000
Clay County Sheriff's Cost for 2nd Judge ($803,889**)	=	+$559,889
**$244,000 would a capital expense		
Clay County Clerk's Cost for 2 additional Judges	=	+$160,000
Total		$4,748,048

Proposed Reductions:

Eliminate 15 Positions	=	$1,500,000
Postpone Dr's Lake Site improvements (already postponed 1 year)	=	$1,000,000
Reduce reserves in Fire MSTU, Unincorporated MSTU to 3%	=	$ 500,000

** Other potential project cuts as recommended by the Board

** Transfer of expenses from operating to CIP

CIP – Revenue Status

Revenue Sources	Workday Fund #	Object #	Funding Code	FY24-25 Current Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget	FY29-30 Proposed Budget
Fund Level Revenues				2	3	4	5	6	7
Prior Year Carry Forward - Capital Improvement Fund	FD3003	399002		78,758,589	30,410,870	16,368,353	9,216,762	2,010,111	(4,309,701)
2nd Local Option Gas Tax Receipts	FD3003	312420		2,977,741	3,007,518	3,037,594	3,067,970	3,098,649	[illegible]
Transfer In from Fund 1017- Discretionary Sales Surtax	FD3003	381120		20,622,790	21,241,474	21,878,718	22,535,079	23,211,132	23,907,466
Transfer In from Fund 1028 - Building Fund	FD3003	381138		100,000	100,000	100,000	100,000	100,000	100,000
Interest Earnings - Capital Improvement Fund	FD3003	361000		2,362,758	912,326	491,051	276,503	60,303	(43,097)
Interest Earnings - Capital Improvement Fund	FD3003	361100		1,181,379	456,163	245,525	69,126	15,076	(32,323)
Disposition of Fixed Assets	FD3003	364000		60,000	50,000	50,000	50,000	50,000	50,000
Developer Project/Contribution/Asset	FD3003	366000		900,000					
Reversions - Constitutional Officers	FD3003	386400		100,000	100,000	100,000	100,000	100,000	
Less 5% Budgeted Revenues - Capital Improvement Fu	FD3003	399001		(267,025)	(195,992)	(176,432)	(167,224)	(157,948)	(154,327)
Subtotal - Capital Improvement Fund	FD3003	305		**106,796,232**	**56,082,359**	**42,094,808**	**35,248,216**	**28,487,323**	**22,647,654**

Revenue Sources	Workday Fund #	Object #	Funding Code	FY24-25 Current Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget	FY29-30 Proposed Budget
Project Specific Revenue									
Interfund Transfer - Challenger	FD3003	381128		270,502	300,000	300,000	300,000	300,000	300,000
Subtotal - Capital Improvement Fund	**FD3003**	**305**		**270,502**	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**

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CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Engineering Projects							
CR218 Extension	PRJ100186	CIP	2,000,000	0	0	0	0
CR220 (Henley Rd to Knight Boxx)	PRJ100171	CIP,G	12,218,649	6,847,174	0	0	0
SR 23 Frontage Trail Ridge	PRJ100347	G	966,882	1,700,829	0	0	0
CR220 - SR21(Blanding Blvd) to Henley	PRJ100212	CIP,G	5,031,348	2,012,540	0	0	0
CR220 - Quadrant Intersection (East)	PRJ100221	CIP	4,318,531	1,686,368	0	0	0
Radar Road US17 to Town Center Blvd	PRJ100282	IF-M	1,855,083	5,860,455	0	0	0
CR315 Road Widening - Willow Springs	PRJ100283	IF-M	0	0	0	0	0
CR218 Cosmos Ave to Carter Spencer	PRJ100381	IF-M	0	0	0	0	0
Verbena Parkway - Proj #7	PRJ100222		0	0	0	0	0
NS3 and EW1 Proj #8	PRJ100223	IF-M	0	0	0	0	0
Intersection Improvements-Minor Capacity	PRJ100572	CIP	2,169,600	0	0	0	0
Ridaught Landing Drainage Improvements	PRJ100293	CIP,G	0	0	0	0	0
Knight Boxx & CR220 Drainage Improvements	PRJ100294	CIP,G	0	0	0	0	0
Tumbleweed Dr.-Tanglewood Village Drainage	PRJ100295	CIP,G	0	0	0	0	0
Homestead Rd Drainage - Tanglewood	PRJ100296	CIP,G	0	0	0	0	0
Greenwood Drainage Improvements	PRJ100297	CIP,G	0	0	0	0	0
Bridge Improvements	PRJ100575	CIP	500,000	0	0	0	0
Aquarius Concourse	PRJ100386	CIP,OTH	0	0	0	0	0
CR224 (College Dr) Component 1-Drainage Rehabilitation (Duck Creek to Old Jennings Rd)	PRJ100194	CIP	0	0	0	0	0
CR220 Component 1, 5, 6-Access Rd, EW Pkwy Improvements, Canova Rd Improvements	PRJ100197	CIP	1,262,795	0	0	0	0
Oakleaf Plantation/Eagle Landing Signal	PRJ100209	CIP	310,114	0	0	0	0
CR220 - Town Center Intersection	PRJ100299	CIP,G	0	0	0	0	0
Cheswick Oaks Road Connectors and Crossing	PRJ100187	CIP	0	0	0	0	0
Equipment - Transportation	PRJ100578	CIP	2,735,757	1,800,000	1,800,000	1,200,000	1,200,000
Road Improvements	PRJ100782	CIP	10,232,356	10,000,000	10,500,000	11,000,000	11,000,000
Road Resurfacing	PRJ100570	CIP	0	0	0	0	0
Dirt Road Paving	PRJ100571	CIP	0	0	0	0	0
Drainage - Stormwater	PRJ100576	CIP	0	400,000	400,000	0	0
Infrastructure Studies	PRJ100287	CIP	0	0	0	0	0
Storm Water Study	PRJ100288	CIP	100,000	0	0	0	0
Sidewalk - CR218-Clay Hill Elem to Taylor Rd.	PRJ100330	CIP,G	0	0	0	0	0

CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Sidewalks - Construction	PRJ100574	CIP	500,000	0	0	0	0
Sidewalk - Doctors Inlet Elementary School	PRJ100608	CIP,G	0	0	0	0	0
Greenway Trail-Jennings Park (Design)	PRJ100365	G	127,763	0	0	0	0
Greenway Trail Construction	PRJ100407	G	1,500,000	0	0	0	0
CR220 West of Lakeshore Drive to Old Hard Road	PRJ100395	G	35,000	0	0	0	0
CR220 Int. Impr. - Lakeshore Drive to Old Hard Road	PRJ100414	CIP,G,ARPA	2,331,154	0	0	0	0
Long Bay Rd Ext	PRJ100279	IF-M	0	0	0	0	0
EW 1 (NS3 to CR 209 - Block Island)	PRJ100278	IF-M	0	0	0	0	0
Sidewalks - Developers	PG1006	IF-M	0	0	0	0	0
Live Oak Lane Construction	PRJ100559	CIP	0	0	0	0	0
Clay County Greenways Expansion	PRJ100560	CIP,G	1,524,780	0	0	0	0
Spencer Industrial Complex	PRJ100561	CIP,G	3,523,740	1,853,157	0	0	0
Milling Roadways	PRJ100562	CIP	0	0	0	0	0
State Road 100 - Bradford to Putnam (4 Lane)	FutureM1	IF-M	0	0	0	0	0
County Road 218 - Bluejay to Cosmos Av	FutureM2	IF-M	0	0	0	0	0
County Road 220 - College Dr to US 17	FutureM3	IF-M	0	0	0	0	0
Verbena Parkway (4)	FutureM7	IF-M	0	0	0	0	0
NS 3 - County Road 209 to Sandridge	FutureM8	IF-M	0	0	0	0	0
EW 1 - County Road 209 to NS3	FutureM9	IF-M	0	0	0	0	0
NS 1 (Feed Mill) - Sandridge to First Coast Connector	FutureM10	IF-M	0	0	0	0	0
County Road 218 Extension	FutureM11	IF-M	0	0	0	0	0
Green Cove Springs Bypass	FutureM13	IF-M	0	0	0	0	0
County Road 220 State Road 21 to Henley Rd	FutureM14	IF-M	0	0	0	3,500,000	3,000,000
Baxley Road	FutureM15	IF-M	0	0	0	0	0
Cheswick Oaks Ave. Extension (Savannah Glen Blvd. to Challenger Dr.)	FutureM16	IF-M	0	0	0	0	0
Branan Mill Road (aka Atlantis)	FutureM17	IF-M	0	0	0	0	0
Begonia Drive Drainage System Replacement	Future32	CIP	0	0	0	0	0
Four Laning of CR218 - US301 to CR217	Future33	CIP	0	0	0	0	0
Tanglewood Neighborhood Drainage Improvements	Future34	CIP	0	0	0	0	0
Habitat Community Infrastructure Improvements	Future35	CIP	0	0	0	0	0
Russell Road Culvert Replacement	Future36	CIP	0	0	0	0	0

CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
CR220 Component 2-Town Center Parkway Improvements	Future37	CIP	0	0	0	0	0
CR220 Component 3-Business Center Drive Improvements	Future38	CIP	0	0	0	0	0
CR220 Component 4-Doctors Inlet Road Improvements	Future39	CIP	0	0	0	0	0
CR220 Component 7-Brookstone Drive Improvements	Future40	CIP	0	0	0	0	0
CR220 Component 8-Lakeshore Drive West Improvements	Future41	CIP	0	0	0	0	0
CR220 Component 9-Sidewalk, Driveway & ADA Improvements	Future42	CIP	0	0	0	0	0
CR220 Component 10-Bridge Safety Improvements	Future43	CIP	0	0	0	0	0
CR220 Component 11-Mainline Pavement Improvements	Future44	CIP	0	0	0	0	0
CR224 (College Dr) Component 2-Sidewalk, Driveway & ADA Improvements	Future45	CIP	0	0	0	0	0
CR224 (College Dr) Component 3-Pavement Improvements (CR220 to Old Jennings Rd)	Future46	CIP	0	0	0	0	0
CR224 (College Dr) Component 4-Pavement Improvements (Peoria Rd to Blanding Blvd)	Future47	CIP	0	0	0	0	0
CR224 (College Dr) Component 5-Old Jennings Intersection Improvements	Future48	CIP	0	0	0	0	0
CR224 (College Dr) Component 6-Peoria Intersection Improvements	Future49	CIP	0	0	0	0	0
CR224 (College Dr) Component 7-Jefferson Intersection Improvements	Future50	CIP	0	0	0	0	0
CR224 (College Dr) Component 8-CR220 Signalization and Lighting Improvements	Future51	CIP	0	0	0	0	0
Long Bay and Old Jennings Intersection Improvements	Future52	CIP	0	0	0	0	0
CR217 Bridge Replacement and Safety Improvements	Future53	CIP	0	0	0	0	0
Fire Station 14 Phase 2 Parking Lot	Future54	CIP	0	0	0	0	0
Branscomb Road at Henley Road Traffic Study	Future55	CIP	0	0	0	0	0
CR315 at SR16 Right Turn Lane onto WB SR16	Future56	CIP	0	0	0	0	0
Additional Bridge Improvements	Future57	CIP	0	0	0	0	0
Indigo Branch (HMPG)	PRJ100450	CIP,G	71,924	0	0	0	0
SUNTrail Long Bay-Old Jennings to Live Oak Lane	PRJ100653	G	600,000	6,500,000	7,000,000	2,951,455	0
Artemis Dr	Future65	CIP	0	0	0	0	0
Atlantis Dr Extension	Future66	CIP	0	0	0	0	0
The Station at Radar Road Sidewalk	PRJ100394	IF-M	0	0	0	0	0
Cheswick Oaks Ave. Extension (Wilford Preserve to Challenger Dr.)	FutureM18	IF-M	0	0	0	0	0
State Road 16 Green Cove to First Coast Expressway	FutureM19	IF-M	0	0	0	0	0
State Road 16 Shands Bridge to Green Cove Springs	FutureM20	IF-M	0	0	0	0	0
State Road 21 State Road 16 to County Road 215 (Turn Lanes)	FutureM21	IF-M	0	0	0	0	0

CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
County Road 315 - State Road 16 to County Road 315B	FutureM22	IF-M	0	0	0	0	0
HWY 17 Multi-Use Trail (Future)	FutureM23	IF-M	0	0	0	0	0
County Road 220 Multi-Use Trail	FutureM24	IF-M	0	0	0	0	0
Leonard C Taylor Multi-Use Trail	FutureM25	IF-M	0	0	0	0	0
Cecil to Old Jennings Rd.	FutureM26	IF-M	0	0	0	0	0
Middleburg & West Clay Walking and Biking Projects	FutureM27	IF-M	0	0	0	0	0
Orange Park, Lakeside & Fleming Island Walking and Biking Projects	FutureM28	IF-M	0	0	0	0	0
Lake Asbury & Green Cove Springs Walking and Biking Projects	FutureM29	IF-M	0	0	0	0	0
Keystone Heights & Southwest Clay Walking and Biking Projects	FutureM30	IF-M	0	0	0	0	0
Branan Field & Oak Leaf Walking and Biking Projects	FutureM31	IF-M	0	0	0	0	0

CIP – Parks and Recreation

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Parks & Recreation Projects							
DEO Grant - NE Sports Complex	PRJ100304	CIP,G,ARPA,OTH	32,178	0	0	0	0
Clay County Regional Sports Complex	PRJ100304B	G	101,637	0	0	0	0
State Appropriation - Regional Sports Complex Phase II (PRJ304)	PRJ100304C	G	500,000				
Turn Lanes - Regional Sports Complex	PRJ100469	G	0	0	0	0	0
Regional Park - Future Phases	Future25	CIP,IF-F	0	0	0	0	3,000,000
Moccasin Slough-Tower, Boardwalk	PRJ100391	CIP,G	512,886	1,500,000	0	0	0
Moccasin Slough-Classsroom	PRJ100819	CIP	86,828				
Oakleaf Community Park Phase II	Future1	CIP	0	0	0	0	0
Twin Lakes Park - Lighting	Future2	CIP	0	0	0	0	0
Walter Odum Park - Lighting	Future3	CIP	0	0	0	0	0
Omega Park - Lighting	PRJ100765	CIP	1,538,000	0	0	0	0
Neptune Park Phase II	PRJ100355	CIP,ARPA	9,758	0	0	0	0
Pickleball Courts	PRJ100356	CIP,OTH	0	0	0	0	0
Main St. Park Expansion & Boat Ramp Improve	PRJ100766	CIP	250,000	0	0	0	0
District 1 Project (Middleburg/West Clay)	PRJ100758	CIP,IF-F	19,839	44,089	44,089	44,089	44,089
District 2 Project (OP/Lakeside/Fleming Island)	PRJ100759	CIP,IF-F	39,678	88,178	88,178	88,178	88,178
District 7 Project (Keystone Heights/South Clay)	PRJ100760	CIP,IF-F	19,839	44,089	44,089	44,089	44,089
District 4 Project (Lake Asbury/GCS/SouthEast Clay)	PRJ100761	CIP,IF-F	1,068,086	2,068,086	2,168,086	2,368,086	2,568,086
District 5 Project (Branan Field/Oakleaf)	PRJ100762	CIP,IF-F	59,517	132,267	132,267	132,267	132,267
Parks & Recreation Office	Future59	CIP	0	0	0	0	0
Veterans Park	Future67	CIP	0	0	0	0	0

CIP – Environmental Services

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Environmental Services Projects							
Solid Waste Materials Recovery Facility Improvements	PRJ100292	OTH	3,652,053	0	0	0	0
Leachate System Improvements	PRJ100732	OTH	75,000	0	0	0	0
Solid Waste Transfer Station	PRJ100742	OTH	150,000	1,000,000	4,600,000	5,400,000	0
Solid Waste Class I and C&D Building Improvements	PRJ100743	OTH	1,000,000	5,820,000	0	0	0

CIP – Public Safety

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Public Safety Projects							
Public Safety/Sheriff Training Facility	PRJ100159	CIP	0	0	0	0	0
Equipment - Public Safety - Capital & Vehicles - Replacement	PRJ100579	CIP	5,419,940	2,915,367	3,058,116	5,154,023	4,000,000
Equipment - Public Safety - Capital & Vehicles - Capacity	PRJ100764	CIP,IF-F	717,490	3,235,377	4,300,000	628,304	1,077,094
Equipment - Sheriff - Capital & Vehicles - Replacement	PRJ100580	CIP	2,100,000	1,330,180	1,330,180	1,330,180	1,330,180
Equipment - Sheriff - Capital & Vehicles - Capacity	PRJ100763	CIP,IF-F	1,380,000	0	0	0	400,000
Fire Fee Transfer to Bond Service	FireXfer	IF-F	600,628	1,500,000	1,500,000	1,500,000	1,500,000
Fire Station 24 - Virginia Village	PRJ100286	CIP,G,PSBOND	100,000	5,648,082	2,796,861	0	0
Fire Station 24 - Virginia Village (FEMA)	PRJ100286A	G	2,577,935				
Fire Station 20 - GCS	PRJ100190	G,ARPA,PSBOND,	9,842,937	0	0	0	0
Fire Station 22 - Fleming Island	PRJ100357	CIP,PSBOND,IF-F	3,900,000	5,750,500	2,758,583	0	0
Fire Station 15 - Lake Asbury	PRJ100285	CIP,G,PSBOND,IF-	400,000	7,800,000	3,900,000	0	0
Fire Station 1 - Branan Field	PRJ100563	CIP,PSBOND,IF-F	3,900,000	5,535,430	2,767,715	0	0
Fire Station 21 - Willow Springs	PRJ100862	CIP,PSBOND,IF-F	300,000	0	0	0	0
Fire Station 16 - Penney Farms	PRJ100861	CIP,PSBOND,IF-F	300,000	0	0	0	0
Fire Station 17 - Peoria Rd	Future10	CIP,IF-F	0	0	0	0	0
Fire Station 13 - Clay Hill	PRJ100860	CIP,PSBOND,IF-F	300,000	0	0	0	0
Fire Station 5 - Middleburg West	PRJ100825	CIP,PSBOND,IF-F	950,000	0	0	0	0
Gun Range	PRJ100204	CIP	0	0	0	0	0
Gun Range Office	Future60	CIP	0	0	0	0	1,150,000
Burn Building	PRJ100366	CIP	2,772,378	0	0	0	0
Radio Tower Upgrades	PRJ100207	CIP	1,769,500	0	0	0	0
Radio Tower - Sleepy Hollow	PRJ100756	PSBOND	2,921,093	0	0	0	0
E911 Consolidation Bldg/Training Facility	PRJ100208	CIP,IF-F	0	2,419,284	1,500,000	7,500,000	7,000,000
CCSO Building 500 Build Out	PRJ100609	CIP	800,000	604,736	0	0	0
FDLE - Office of Criminal Justice - Jail Expansion Grant	PRJ100331	CIP,G	2,873,334	0	0	0	0

** Doesn't include the requested increase to CCSO Vehicles of $582,010 and $751,000 in impact fees

CIP – Public Safety

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
New Jail	Future13	CIP,IF-F	0	0	0	0	0
Sheriff Office Building	Future14	CIP,IF-F	0	2,000,000	8,000,000	8,600,000	5,900,000
Multi-Agency Storage Warehouse	PRJ100612	CIP,IF-F	500,000	200,000	1,270,000	0	500,000
Multi-Agency Storage Warehouse	Future19A	IF-F	0	200,000	300,000	0	0
Multi-Agency Storage Warehouse	Future19B	IF-F	0	200,000	300,000	0	0

CIP – Public Works

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Public Works							
Knowles Pit Building	PRJ100184	CIP	3,550	0	0	0	0
Dirt Road Rejuvenation	PRJ100566	CIP	0	0	0	0	0
Other Projects							
Building Department Building	PRJ100387	CIP,OTH	18,451,096	0	0	0	0
Equipment - Supervisor of Elections	PRJ100277	CIP	957,800	0	0	0	0
Property Appraiser Vehicles	PRJ100797	CIP	0	70,000	70,000	70,000	70,000
Animal Services Building	PRJ100210	CIP,G	12,050,000	8,257,216	0	0	0
Animal Services Building (Sponsorship)	PRJ100210A	OTH	1,000,000				
GCS Senior Center Kitchen	PRJ100276	CIP	0	0	0	0	0
Keystone Lakes Projects	PRJ100291	CIP	100,000	0	0	0	0
Admin 3rd Floor	PRJ100611	CIP,IF-F	0	0	0	0	0
JTA Bus\Shelter Improvements	PRJ100610	CIP	0	0	250,000	0	0
Land Acquisition	PRJ100362	CIP	757,478	0	0	0	0
Substance Use Disorder Recovery Center	PRJ100564	CIP,G	2,500,000	1,000,000	0	0	0
Oakleaf Library	PRJ100526	CIP,IF-F	500,000	2,750,000	6,000,000	0	0
Oakleaf Library (State Appropriation)	PRJ100526A	G	0	750,000			

Utility Service Tax (Municipal Public Service)

Year	Amount (based on 4%)
FY21-22 Actuals	$4,629,595
FY22-23 Actuals	$4,816,769
FY23-24 Actuals	$4,933,463

Possible Rate	Based on FY 23-24 Collections
6% Rate	$7,400,195 (+$2,466,731)
8% Rate	$9,866,926 (+$4,933,463)
10% Rate	$12,333,658 (+$7,400,195)

Note: If implemented, BCC would only collect 75% due to starting in January.

Fee Schedule Changes

- Fee Changes proposed for updating in August
- Document fees
  - Standard Printing\Copying fees
- Department of Health Fees
  - Food Establishment Fees
  - Group Home Fees
  - Onsite Sewage Fees
  - Pool Permits
- Sidewalk Fees
- Parks and Recreation Fees
  - Youth Athletic Fields
  - Adult Athletic Fields
  - Redefine deposit requirements
- Ambulance Billing Fees
- Planning and Zoning Fees
  - Change in Occupant Fees

Upcoming Meetings

FY2025/26 Proposed Budget Workshop – July 8th at 9am

Max Millage Rate Set – July 22nd at 5:05 pm

Tentative Budget Hearing – September 9th at 5:05 pm

Final Budget Hearing – September 23rd at 5:05 pm

Attachment
“C”
Public Hearing Information
Mr. Meadows

OBSERVATIONS IN CLAY COUNTY
8 JULY 2025

The Current County Commission, all relatively new to the position, has inherited all the sins of omission and commission of every past Commissioner and is now faced with an almost insurmountable task of correcting those incorrect and, in some cases, unlawful acts of past Commissioners; such a task to be in all likelihood considered harsh and damaging to the Constitutional, Elected Officers of the county and their grandiose needs for always more money in their budgets.

First I shall address the County Sheriff, who I have been advised is asking for a rather large increase in funding, but, to support what.
The most recent incident of improper acts by a Clay County Deputy, hired and supervised, by the Sheriff was reported on several local news channels, concerning two deputies called to a citizen's residence, wherein the citizen, a Lady, became a victim of Sexual Assault by one of the very deputies called to assist. The Sheriff, speaking to the News Media Live used coarse and vulgar language that is not becoming the Chief Law Enforcement Officer of Clay County. Further, what assurance have we that the deputy initiating the assault had he been successful would not have invited his partner deputy in the incident to also enjoy the citizen/victim, and then charge the Lady Citizen with prostitution. Such is the level of trust I have in Clay County Deputies.
I do not remember a time in the last several years that I have driven past the body shop that repairs Sheriff's vehicles and there is not at least one Clay County Sheriff vehicle at the shop for repair. Has the Sheriff no control over the poor driving habits of the deputies? Just what is the cost for vehicle repairs that we, the citizens and tax payers of the Clay County, must bear due to poor supervision and training.

Clay County owns about 160 acres of land near Camp Blanding, purchased with State and County funds when Rick Beeseler was the Sheriff. Rick had worked for several years to procure funds, as well as a commitment from the FBI to provide approximately $5 million for the building of a joint use firearms training facility that with my and others influence would have provided a rifle and pistol range for the Citizens of Clay County to use, in many cases alongside County Deputies. Such just might have contributed to building some level of trust and confidence in the Sheriff's Department.
When Daniels assumed the office of Sheriff, and proceeded to build his oversize support staff, as well being an absolute embarrassment to the County, for which the Standing County Commissioners failed to take any action, he was briefed by Beeseler as well as FBI representatives on the progress and funding. The FBI stated that they were planning to name the facility after Beeseler who had started the project. When Funds were allocated to the FBI for the range and training facility construction, Daniels would not even take their calls, with the result that FBI took their money elsewhere, I believe, St. Johns County. Clay County now has no training facility or ranges, but, Clay County has the land, which I was last advised was being used for "storage". It is my belief that when convenient and when those in County Government believe that no one will notice the land will be declared excess, and sold as a "sweetheart" deal to a Developer who will commence another housing development, further straining County infrastructure that the Developer will not pay for, other than possibly a turn land on SR21, all the while whomever within County Government "arranged" the "deal" will receive a handsome reward. The citizens of Clay County will have again been used by the very folk elected not only represent them in matters of Government, Taxes and Services, but to protect their lives, properties and fortunes from unscrupulous actors.

Now back to the current Sheriff: It seems that the Sheriff's staff has now outgrown that which Daniels had, and to what end? Simply to make the Sheriff look important, while accomplishing essentially nothing in the area of law enforcement and protection of the Citizens of Clay County.
Final remark as to the utilization of Sheriffs Deputies: The County Administration building normally has at the Citizen's Entrance a Deputy, purportedly for security. In my now infrequent visits to the facility, I always note that the Deputy has his/her attention on a cell phone or computer screen and is, from observation, almost completely unaware of folk entering the building. Such is not what I in my NAVY experience would be acceptable for a Security Guard, Sentry, or Deputy. Now, that Deputy which the Sheriff has probably convinced the County Commission is required for "SECURITY", is costing the County Budget, I would estimate about $70.000 per year, and for what? Such performance should not be tolerated by the County Commission, but, a proper guard/sentry should be standing and observing.

Now to a good reason to not visit the Admin building. The last time I was in the building was to pay property taxes. I was told I had to have an appointment to do so. After some conversation, and noting all the construction in progress, a clerk was summoned and I was able to pay taxes. Having been advised that one must make appointments "on line" to conduct any business with the Clay County Tax Collectors office, I must ask the hard question: Must I and all other Citizens of Clay County purchase the equipment to "go online" or is it the duty of Clay County to provide such as it is required? Further, attempts to call the Tax Collectors Office were fraught with failure as the County Telephone system was not working properly.
I noted the construction and was advised by the Tax Collector in a conversation that the work was to make the area more secure on recommendation of the SHERIFF. Now, if the deputy out front was doing his job, such construction and THE COST of same would not have been one more debt that the County Commissioners have added to the tax bills of every Citizen of the County.

Development

Clay County (government) seems to be on a path to erect a residence or mini strip mall on every square foot of the county, giving what to me appears too much leeway as well as favor to DEVELOPERS, who come in build a new "community" and as previously stated, maybe a bit of roadway at the development. BUT, the developer does not pay for the overall impact of the new "community" as the main travel arteries for Clay County are primarily County Roads, nor does the developer provide for water and sever service, by building the proper plants, and do not provide any additional ELECTRIC GENERATING CAPACITY, depending upon and expecting Clay Electric Coop to provide the substations, distribution systems as well as the electricity for that new "community".
Florida DOT allows paving contractors to self inspect, with the net result that most all Florida DOT managed roadways are poorly constructed. Such seems to carry over to Clay County in that Developers put in roadways, I would hope to a right and proper specification to ensure the expected life. However, to the best of my knowledge, Clay County does not inspect the roadways to ensure that they meet requirements. From observation of aged new development, approximately 2-3 years when the County has now assumed responsibility for those roadways, the pot holes develop and are patched by County Road crews in a rather haphazard manner, and the potholes before patched normally show about ½ ONE HALF inch of asphalt on the roadway. It is now is the COUNTY COMMISSIONERS problem to identify and secure funds to repair the substandard roadways, again costing the long time citizens of Clay County in increased tax collections, a further burden on the many retired folk residing in Clay County.

This is an example of Electric Demand and the burden on CLAY ELECTRIC and the Generators of Electric Power that serves Clay County:

A "Developer" secures permits, and commences construction of the new "Community" of for this example, 500 homes. First, the developer will probably violate the Florida Supreme Court decision concerning surface waters as described in Westland Skating vs Gus Machado Buick, and the County Inspectors take no notice.
So, we have 500 new homes, each with a 200 AMP service, which is the minimum allowed by CODE. Those 500 homes therefore have the potential to use 200 amps of electricity, which amounts to 48,000 watts per home. To make the numbers a bit easier, round that to 50,000 watts PER HOME, which in total for the 500 homes is 25,000,000 watts, or 2.5 MEGAWATTS. That is the amount that the electric supplier must plan for in the event all those homes actually use the full amount. In reality, a residence normally consumes about 10,000 watts (10KW), which for our 500 homes is only 5,000,000 watts, or 5 MEGAWATTS. Such consumption will increase markedly in the event of a few actually cold days as the HVAC systems in normal use are not efficient below about 42 degrees F, and the installed heat strips which are simple electric heat strips come on and most are rated at several Kilowatts. Does the developer pay anything to ensure dependable and sufficient electric power distribution? NO. Does the developer pay for the supply of water ands disposal of sewage? NO. Those costs are passed on to Clay County and the utility franchise holders as well as Clay Electric,
Who has benefitted so far from these 500 homes? ONLY the Constitutional Officers who will see an increase of at least 1000 residents, and as the Clay County Charter only limits the compensation of the County Commissioners, with the Constitutional Officers compensated in accordance with State Law, which sets compensation based on POPULATION OF THE COUNTY. A further tax burden on the citizens.

The various Departments of Clay County managed by the County Manager are poorly run and supervised, and from observation fail to care for County Owned equipment. An example: I had occasion recently to inspect a CATERPILLAR Excavator owned by Clay County whilst it was located along Raggedy Point Road during replacement of sidewalk sections that were not level. The equipment was being used improperly, but effectively to batter the concrete into pieces, not a proper use of such equipment.
The most notable, however, was the condition of the Excavator. It showed no apparent evidence of being properly serviced within any recent time period; there were bolts/nuts missing, with one piece of cowling held on the machine with a rubber bungee cord. I would estimate the cost to bring that machine up to proper useable and serviceable condition to be approximately $25,000, not a small sum, and many of the repairs needed are due to negligence and abuse by County Employees. Now, just when shall we expect a request from Public Works for a NEW EXCAVATOR because the one in use is "old and worn". We, the citizens, should not be expected to bear the cost of mismanagement or failure of leadership within the employees of Clay County.

Now to absolutely poor management and failure of County Commissioner's leadership:
Clay County was provided with sufficient funding to reconstruct/replace three bridges within the county, bridges that are located on three of the main county roads that serve a good many of the residents of Clay County. Those projects were delayed, until just recently when suddenly County Management was aware of the funds being withdrawn or cancelled due to the time constraints made in the original providing of funds. The RESULT; those three roadways have been closed for months whilst bridges are being replaced. Such has disrupted just about all traffic in a large part of the county, areas where folk must take long and arduous routes to and from their residences in order to travel to and from their work. Such arrogance and apparently un caring attitude of those who should have better planned such disruption is just more evidence of poor management and poor leadership primarily from, I do believe, previous County Commissioners. And NOW this County Commission has to deal with the previous failure, with little action available to correct the abhorrent traffic jams as a result.

NOW, for the Salient point:

Clay County Commission has been presented with a request to raise the Utility Tax levied in the unincorporated areas of the county to 10% from its present 4%. Such tax is not required should proper and good management of the various County Departments be instituted, specifically addressing the inordinate requests for additional funds from the County Sheriff.

But, that is not the primary problem with a UTILITY TAX within CLAY COUNTY.

The County Ordnance, 2003-80 which quotes its authority as Florida Statute 166.231 is IN FACT invalid, and Illegal.

Florida Statute 166.231 applies ONLY to MUNICIPALITIES.

The Clay County Charter when adopted seems to be primarily interested in Casino Gambling, with standard language for administration and authority to the County Commission to generate Ordnances.

The Charter DOES NOT ADDRESS TAXES, a failure of those who wrote the document, in that taxes and the authority to tax, must be specifically identified IN THE CHARTER.

State Law does not allow collection of utility taxes in any non charter county unincorporated areas. It does allow for Municipalities to collect utility taxes.

Other Charter Counties have within their charter absolute prohibition of utility taxes being collected.

In that CLAY COUNTY has no Charter provision authorizing the collection of utility taxes, then County Ordnance 2003-80 is also invalid.

Charters are intended to grant specific powers to County Government, which in this case does not grant the power to TAX to the County Commission.

In that County Ordnance 2003-80 is in violation of FS166.231, in that CLAY COUNTY IS NOT a MUNICIPALITY, hence the State Statute is not applicable, Clay County Commission must immediately rescind, cancel, repeal Ordnance 2003-80 as it is based on an absolutely false assumption.

A COUNTY is not and cannot be a Municipality.

The County Commission must as well direct the County Tax Collector to within a reasonable time frame, (I suggest FIVE DAYS) identify all illegally collected funds from this Utility Tax, calculate interest on those funds, calculated monthly or semi annually, utilizing either the Federal Reserve rates published for the time frame, or the prevailing Credit Card interest rate, which ever is most helpful to the customers and coop members of CLAY ELECTRIC COOP, and within 20 days provide those funds to CLAY ELECTRIC COOP for return to the customers and coop members, in the manner that is most helpful to the customer and/or CLAY ELECTRIC COOP, with suggestion as a credit to current electric bills for current customers, and, FURTHER that CLAY COUNTY COMMISSION will provide full and proper payment to CLAY ELECTRIC COOP for the work involved.

Any other action from reading and my understanding of the STATE STATUTE and the County Ordnance could and should be construed as THEFT by illegal ordnance.

Further, I suggest that the Clay County Commissioners here present begin the process of changing the County Charter to provide compensation to Constitutional Officers based upon job description and performance and NOT based on Population of the County.

Robert Preston MEADOWS
Orange Park, FL

Attachment
“D”
Non-Ad Valorem Assessment

Non-Ad Valorem Assessments by Function Type
Counties
Fiscal Year 2024-2025

12/20/2024

County	Community Development or Redevelopment	Drainage and Water Control / Management	Fire Control	Emergency Medical Services	Lighting	Mosquito Control	Water and Sewer	Solid Waste	Road Improvements	Other	Total
	1	2	3	4	5	6	7	8	9	10	
Alachua	3,540,193	3,068,485	23,313,538					13,005,281	3,083	509,687	43,440,267
Baker			985,727					401,995			1,387,722
Bay	946,814	1,985,880			3,973				1,160	458,065	3,395,891
Bradford								1,206,250			1,206,250
Brevard		7,681,446	39,380,026					56,225,688			103,287,161
Broward			1,141,688					1,694,970			2,836,658
Calhoun											
Charlotte		12,619,967	42,170,871				4,971,027	32,046,827		36,458,852	128,267,544
Citrus	1,086,967		7,216,158		462,189		6,496,139	2,130,219	31,311		17,422,983
Clay							11,574	25,648,948	758,424		26,418,946
Collier	7,627,495							37,313,583		16,807	44,957,885
Columbia			7,920,234		17,677			4,570,888	4,846		12,513,645
Dade					10,583,121			247,200,014		16,405,396	274,188,531
DeSoto			2,112,094	1,040,087	55,071			3,070,368			6,277,620
Dixie			1,455,506			42,900		1,792,812			3,291,218
Duval	31,881,072						33,215,402	44,876,575		2,174	109,975,223
Escambia		473,819	19,408,459		1,287,978		372,427		21,922	1,169,896	22,734,500
Flagler	17,887,645	169,315				3,743		3,914,301	321,665	689,060	22,985,729
Franklin											
Gadsden											
Gilchrist			1,512,573					992,598	78,136		2,583,307
Glades											
Gulf										55,155	55,155
Hamilton											
Hardee			2,731,616					1,309,286			4,040,901
Hendry	2,063,782	1,325,879	1,969,632		232,807	688,707	6,121,118	3,525,210	465,877	2,277,595	18,670,607
Hernando			39,067,568		949,304			8,510,014	817,680	9,440,486	58,785,053
Highlands			10,843,357		63,720			9,264,125	102,316	739,030	21,012,548
Hillsborough	12,306,852	37,476,782			13,146,183		22,803,051	153,329,466		2,111,603	241,173,937
Holmes											
Indian River					551,999		26,148	21,248,342			21,826,488
Jackson											
Jefferson			1,416,102					1,549,752			2,965,854
Lafayette				376,920				187,064			563,984
Lake	3,472,718		49,728,066		1,071,806			27,632,901	10,044	31,126	81,946,662
Lee		21,291			163,466		5,310	75,428,821	400,734	420,757	76,440,379
Leon		3,828,065	4,000,069				613,001	1,636,440	132,156		10,209,731
Levy			3,042,375	3,801,775				2,593,770	254,270		9,692,191
Liberty											
Madison			1,102,983					1,897,500			3,000,483
Manatee	11,645,704						4,384		5,245	34,439	11,689,772
Marion		10,040	1,402,992	37,356,445	1,589,101		4,173,945	14,242,509	5,421,085	4,895	64,201,011
Martin		1,003,137					1,008,664		9,055		2,020,857
Monroe		211,190					16,473,074	26,076,365		457,978	43,218,607
Nassau	8,856,943									2,754,969	11,611,911

Non-Ad Valorem Assessments by Function Type
Counties
Fiscal Year 2024-2025

12/20/2024

County	Community Development or Redevelopment	Drainage and Water Control / Management	Fire Control	Emergency Medical Services	Lighting	Mosquito Control	Water and Sewer	Solid Waste	Road Improvements	Other	Total
	1	2	3	4	5	6	7	8	9	10	
Okaloosa										10,025	10,025
Okeechobee			4,642,974	3,434,552	3,600			4,505,251			12,586,378
Orange		9,695,956			17,784,003			70,149,000	97,885	2,924,314	100,651,158
Osceola		1,503,365	56,129,189		339,104			32,286,899	-	4,477,573	94,736,131
Palm Beach		397,237	295,188						351,062	788,783	1,832,269
Pasco		28,539,861			4,240,331			26,538,570		863,171	60,181,933
Pinellas	238,847	21,348,341	4,883,035		1,530,196			1,893,360			29,893,779
Polk			64,552,925		3,531,457		308,816	54,645,656		314,621	123,353,474
Putnam								10,794,115	913,339		11,707,454
Saint Johns		59,788						28,675,076			28,734,864
Saint Lucie		740,819			206,550		64,554	8,301,382		703,914	10,017,218
Santa Rosa		23,941	8,513,081		762,745				31,384	361,053	9,692,204
Sarasota		30,394,228	64,393,376		66,033		2,597,176	43,200,122		351,258	141,002,194
Seminole					2,405,115			21,780,682		599,161	24,784,958
Sumter			10,495,838								10,495,838
Suwannee			2,734,516					4,143,755			6,878,271
Taylor								1,718,412		48,805	1,767,217
Union				319,550				322,905			642,455
Volusia		6,289,720			417,559			13,601,157	219,996		20,528,432
Wakulla			4,301,479					2,950,044			7,251,523
Walton		45,500	1,315,041								1,360,541
Washington	634,515										634,515
Statewide	102,189,547	168,914,054	484,178,277	46,329,330	61,465,087	735,350	99,265,810	1,150,029,266	10,452,675	85,480,647	2,209,040,043

Non-Ad Valorem Assessments as Percentage of Ad Valorem Taxes Levied
Counties, Municipalities and Independent Special Districts
Fiscal Year 2024-2025

12/20/2024

	Total			Counties			Municipalities			Independent Special Districts		
	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%
Alachua	57,867,054	339,306,938	17.05%	43,440,267	211,637,531	20.53%	14,426,787	88,771,225	16.25%		38,898,182	
Baker	1,387,722	14,501,145	9.57%	1,387,722	11,335,812	12.24%		1,501,607			1,663,726	
Bay	26,203,488	218,150,557	12.01%	3,395,891	180,587,946	1.88%	21,647,375	34,623,431	62.52%	1,160,222	2,939,180	39.47%
Bradford	1,206,250	16,206,459	7.44%	1,206,250	14,453,787	8.35%		1,337,468			415,204	
Brevard	146,346,530	570,625,125	25.65%	103,287,161	305,275,359	33.83%	15,767,281	244,755,600	6.44%	27,292,088	20,594,166	132.52%
Broward	719,587,302	3,963,724,567	18.15%	2,836,658	1,690,742,853	0.17%	599,559,297	1,768,909,826	33.89%	117,191,346	504,071,888	23.25%
Calhoun		6,621,429			6,481,131			125,819			14,479	
Charlotte	165,973,149	297,007,553	55.88%	128,267,544	268,003,861	47.86%	380,475	20,113,050	1.89%	37,325,130	8,890,642	419.82%
Citrus	18,853,300	151,670,285	12.43%	17,422,983	132,395,722	13.16%		9,882,862		1,430,317	9,391,701	15.23%
Clay	72,587,555	167,713,435	43.28%	26,418,946	155,426,469	17.00%	1,482,875	8,945,128	16.58%	44,685,733	3,341,838	1337.16%
Collier	109,297,918	825,223,062	13.24%	44,957,885	572,120,686	7.86%	2,056,885	71,432,804	2.88%	62,283,148	181,669,572	34.28%
Columbia	15,335,062	40,763,336	37.62%	12,513,645	33,989,324	36.82%	2,821,417	5,479,529	51.49%		1,294,483	
Dade	558,387,760	5,605,970,066	9.96%	274,188,531	3,363,143,649	8.15%	87,816,268	1,869,138,742	4.70%	196,382,960	373,687,675	52.55%
DeSoto	7,469,522	29,124,762	25.65%	6,277,620	26,009,623	24.14%		2,603,174		1,191,902	511,965	232.81%
Dixie	3,291,218	11,529,565	28.55%	3,291,218	10,904,940	30.18%		387,462			237,163	
Duval	109,975,223	1,260,330,282	8.73%	109,975,223	1,201,408,278	9.15%		36,134,735			22,787,269	0.00%
Escambia	28,165,998	270,946,390	10.40%	22,734,500	229,531,426	9.90%	4,864,215	28,316,165	17.18%	567,283	13,098,799	4.33%
Flagler	22,985,729	196,589,969	11.69%	22,985,729	136,052,086	16.89%		51,845,898			8,691,985	
Franklin	549,705	22,950,271	2.40%		18,232,368		145,117	3,706,980	3.91%	404,588	1,010,923	40.02%
Gadsden		24,926,870			20,639,991			4,236,680			50,199	
Gilchrist	2,583,307	13,718,498	18.83%	2,583,307	12,740,341	20.28%		589,857			388,300	
Glades	779,352	14,008,360	5.56%		12,995,991			280,301		779,352	732,068	106.46%
Gulf	55,155	26,146,811		55,155	22,878,853			3,189,884			78,074	
Hamilton		13,826,014			12,471,132			986,849			368,033	
Hardee	4,040,901	25,023,356	16.15%	4,040,901	22,547,805	17.92%		1,961,463			514,088	
Hendry	18,670,607	51,451,778	36.29%	18,670,607	29,298,339	63.73%		4,365,680			17,787,759	0.00%
Hernando	66,715,205	146,371,923	45.58%	58,785,053	138,716,599	42.38%	1,145,181	4,456,778		6,784,970	3,198,546	212.13%
Highlands	27,032,232	72,714,346	37.18%	21,012,548	61,023,266	34.43%	4,186,086	10,112,559	41.39%	1,833,598	1,578,521	116.16%
Hillsborough	439,138,014	2,122,275,971	20.69%	241,173,937	1,496,399,480	16.12%	40,897,805	421,049,282	9.71%	157,066,272	204,827,209	76.68%
Holmes		6,630,412			6,165,885			449,951			14,576	
Indian River	35,356,363	246,252,278	14.36%	21,826,488	181,092,907	12.05%	6,269,087	28,298,054	22.15%	7,260,788	36,861,317	19.70%
Jackson		20,332,490			18,305,036			1,976,911			50,543	
Jefferson	3,030,518	9,886,144	30.65%	2,965,854	8,721,491	34.01%		1,023,629		64,665	141,024	
Lafayette	563,984	3,996,869	14.11%	563,984	3,679,134	15.33%		209,498			108,237	
Lake	127,441,478	389,992,365	32.68%	81,946,662	243,528,032	33.65%	14,071,383	118,526,341	11.87%	31,423,433	27,937,992	112.48%
Lee	390,639,479	1,208,061,081	32.34%	76,440,379	642,820,284	11.89%	176,545,663	283,803,384	62.21%	137,653,437	281,437,413	48.91%
Leon	15,962,340	315,468,760	5.06%	10,209,731	230,295,508	4.43%	12,668	75,759,545	0.02%	5,739,941	9,413,707	60.97%
Levy	9,834,701	32,217,478	30.53%	9,692,191	25,957,563	37.34%		5,029,653		142,510	1,230,262	11.58%
Liberty		3,646,441			3,431,698			206,671			8,072	
Madison	3,000,483	12,276,540	24.44%	3,000,483	10,808,559	27.76%		1,107,549			360,432	
Manatee	183,345,104	585,989,357	31.29%	11,689,772	458,834,128	2.55%	2,703,539	66,163,875	4.09%	168,951,793	60,991,354	277.01%
Marion	93,247,391	334,668,414	27.86%	64,201,011	272,791,827	23.53%	17,771,476	55,002,442		11,274,904	6,874,145	164.02%
Martin	28,004,683	382,407,372	7.32%	2,020,857	319,782,671	0.63%	1,745,220	40,955,431	4.26%	24,238,606	21,669,270	111.86%
Monroe	43,218,607	247,609,718	17.45%	43,218,607	155,762,885	27.75%		54,041,615			37,805,218	
Nassau	11,611,911	165,990,447	7.00%	11,611,911	139,682,175	8.31%		21,884,127			4,424,145	
Okaloosa	2,868,338	199,819,203	1.44%	10,025	115,082,481	0.01%		49,496,009		2,858,313	35,240,713	8.11%
Okeechobee	14,480,706	38,783,823	37.34%	12,586,378	33,352,633	37.74%	765,168	3,048,472	25.10%	1,129,160	2,382,718	47.39%
Orange	200,413,594	2,399,531,788	8.35%	100,651,158	1,723,542,903	5.84%	61,363,961	553,852,977	11.08%	38,398,475	122,135,908	31.44%
Osceola	187,029,286	500,093,489	37.40%	94,736,131	420,500,296	22.53%	-	56,087,101	0.00%	92,293,156	23,506,092	392.64%
Palm Beach	492,733,105	3,537,330,178	13.93%	1,832,269	1,996,157,277	0.09%	106,744,377	1,040,334,563	10.26%	384,156,458	500,838,338	76.70%

Non-Ad Valorem Assessments as Percentage of Ad Valorem Taxes Levied
Counties, Municipalities and Independent Special Districts
Fiscal Year 2024-2025

12/20/2024

	Total			Counties			Municipalities			Independent Special Districts		
	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%	Non-Ad Valorem Assessments	Ad Valorem Taxes Levied	%
Pasco	209,059,224	598,777,080	34.91%	60,181,933	549,440,109	10.95%	2,654,701	26,753,226	9.92%	146,222,589	22,583,745	647.47%
Pinellas	36,795,837	1,655,645,204	2.22%	29,893,779	839,346,671	3.56%	6,673,878	545,051,453	1.22%	228,179	271,247,080	0.08%
Polk	210,559,992	669,244,822	31.46%	123,353,474	472,020,895	26.13%	15,439,460	173,790,757	8.88%	71,767,058	23,433,170	306.26%
Putnam	11,708,720	82,065,651	14.27%	11,707,454	73,632,709	15.90%		7,076,723		1,266	1,356,219	0.09%
Saint Johns	142,795,701	419,493,788	34.04%	28,734,864	367,711,833	7.81%	5,576,495	30,143,864	18.50%	108,484,342	21,638,091	501.36%
Saint Lucie	131,384,614	613,593,020	21.41%	10,017,218	321,182,361	3.12%	84,891,288	146,048,312	58.13%	36,476,108	146,362,347	24.92%
Santa Rosa	24,914,573	118,941,329	20.95%	9,692,204	105,078,824	9.22%	219,870	4,496,492	4.89%	15,002,499	9,366,013	
Sarasota	255,135,494	683,617,033	37.32%	141,002,194	408,345,542	34.53%	55,413,487	143,171,430	38.70%	58,719,812	132,100,061	44.45%
Seminole	27,841,350	512,154,188	5.44%	24,784,958	369,368,561	6.71%	2,611,496	133,113,956	1.96%	444,896	9,671,671	4.60%
Sumter	135,322,842	135,870,498	99.60%	10,495,838	110,535,824	9.50%		21,077,662		124,827,004	4,257,012	2932.27%
Suwannee	6,878,271	29,858,692	23.04%	6,878,271	25,528,999	26.94%		3,492,442			837,251	
Taylor	1,767,217	18,964,803	9.32%	1,767,217	16,258,402	10.87%		2,118,007			588,394	
Union	642,455	4,329,096	14.84%	642,455	3,837,070	16.74%		185,592			306,434	
Volusia	61,967,026	752,295,732	8.24%	20,528,432	419,755,505	4.89%	35,167,689	268,659,901	13.09%	6,270,905	63,880,326	9.82%
Wakulla	7,289,431	18,192,148	40.07%	7,251,523	17,912,694	40.48%		229,583		37,908	49,871	76.01%
Walton	5,356,407	210,972,276	2.54%	1,360,541	154,699,407	0.88%		8,558,812		3,995,866	47,714,057	8.37%
Washington	634,515	12,931,839	4.91%	634,515	11,413,164	5.56%		1,488,993			29,682	
Statewide	5,737,320,997	33,697,350,969	17.03%	2,209,040,043	21,673,808,591	10.19%	1,393,837,971	8,671,955,841	16.07%	2,134,442,983	3,351,586,537	63.68%

Attachment
“E”
Discretionary Sales Surtax Information

2025 Local Discretionary Sales Surtax Rates in Florida's Counties

County	April 1, 2024 Countywide Population Estimates	County Government Levies: Charter County and Regional Transportation System Surtax s. 212.055(1), F.S. *Up to 1%*	Certain Levy Combinations Are Subject to Tax Rate Caps - See Notes Below: Local Gov't Infrastructure Surtax s. 212.055(2), F.S. *0.5% or 1%*	Small County Surtax s. 212.055(3), F.S. *0.5% or 1%*	Indigent Care and Trauma Center Surtax s. 212.055(4), F.S. *Up to 0.25%, 0.5 %*	County Public Hospital Surtax s. 212.055(5), F.S. *0.5%*	Voter-Approved Indigent Care Surtax s. 212.055(7), F.S. *Up to 0.5%, 1%*	Pension Liability Surtax s. 212.055(9), F.S. *Up to 0.5%*	Emergency Fire Rescue Services and Facilities Surtax s. 212.055(8), F.S. *Up to 1%*	Maximum Potential Tax Rate	Current Tax Rate	Unutilized Tax Rate	School District Levy: School Capital Outlay Surtax s. 212.055(6), F.S. *Up to 0.5%*	Maximum Potential Tax Rate	Current Tax Rate	Unutilized Tax Rate
Alachua	296,313		1							3.5	1.0	2.5	0.5	0.5	0.5	0.0
Baker	28,899			1						2.5	1.0	1.5		0.5	0.0	0.5
Bay	196,112		0.5							2.0	0.5	1.5	0.5	0.5	0.5	0.0
Bradford	27,335			1						2.5	1.0	1.5		0.5	0.0	0.5
Brevard	653,703		0.5							3.0	0.5	2.5	0.5	0.5	0.5	0.0
Broward	1,981,888	1								3.0	1.0	2.0		0.5	0.0	0.5
Calhoun	13,700			1						2.5	1.0	1.5	0.5	0.5	0.5	0.0
Charlotte	210,845		1							3.0	1.0	2.0		0.5	0.0	0.5
Citrus	166,151									2.0	0.0	2.0		0.5	0.0	0.5
Clay	236,365		1							3.0	1.0	2.0	0.5	0.5	0.5	0.0
Collier	408,381									2.0	0.0	2.0		0.5	0.0	0.5
Columbia	72,155			1						3.0	1.0	2.0	0.5	0.5	0.5	0.0
DeSoto	35,487			1			0.5			2.5	1.5	1.0		0.5	0.0	0.5
Dixie	17,555			1						2.5	1.0	1.5		0.5	0.0	0.5
Duval	1,062,593	0.5	0.5							3.0	1.0	2.0	0.5	0.5	0.5	0.0
Escambia	336,358		1							2.0	1.0	1.0	0.5	0.5	0.5	0.0
Flagler	136,310			0.5						2.0	0.5	1.5	0.5	0.5	0.5	0.0
Franklin	13,321			1						2.5	1.0	1.5	0.5	0.5	0.5	0.0
Gadsden	44,853			1			0.5			2.5	1.5	1.0		0.5	0.0	0.5
Gilchrist	19,503			1						2.5	1.0	1.5		0.5	0.0	0.5
Glades	12,815			1						2.5	1.0	1.5		0.5	0.0	0.5
Gulf	16,947			1						2.5	1.0	1.5		0.5	0.0	0.5
Hamilton	14,228			1					1	2.5	2.0	0.5		0.5	0.0	0.5
Hardee	25,883			1						2.5	1.0	1.5		0.5	0.0	0.5
Hendry	45,413			1						2.5	1.0	1.5	0.5	0.5	0.5	0.0
Hernando	210,577									3.0	0.0	3.0	0.5	0.5	0.5	0.0
Highlands	106,109		1							2.0	1.0	1.0	0.5	0.5	0.5	0.0
Hillsborough	1,560,449		0.5		0.5					3.0	1.0	2.0	0.5	0.5	0.5	0.0
Holmes	20,059			1			0.5			2.5	1.5	1.0		0.5	0.0	0.5
Indian River	171,029		1							2.0	1.0	1.0		0.5	0.0	0.5
Jackson	49,345			1						2.5	1.0	1.5	0.5	0.5	0.5	0.0
Jefferson	15,667			1						2.5	1.0	1.5		0.5	0.0	0.5
Lafayette	8,504			1						2.5	1.0	1.5		0.5	0.0	0.5
Lake	433,331		1							2.0	1.0	1.0		0.5	0.0	0.5
Lee	827,016									3.0	0.0	3.0	0.5	0.5	0.5	0.0
Leon	302,197		1							3.5	1.0	2.5	0.5	0.5	0.5	0.0
Levy	45,845			1						2.5	1.0	1.5		0.5	0.0	0.5
Liberty	8,016			1					0.5	2.5	1.5	1.0		0.5	0.0	0.5
Madison	18,649			1			0.5			1.5	1.5	0.0		0.5	0.0	0.5
Manatee	455,356		0.5							3.0	0.5	2.5	0.5	0.5	0.5	0.0
Marion	419,510		1							2.0	1.0	1.0	0.5	0.5	0.5	0.0
Martin	164,853		0.5							2.0	0.5	1.5	0.5	0.5	0.5	0.0
Miami-Dade	2,774,841	0.5				0.5				2.0	1.0	1.0		0.5	0.0	0.5
Monroe	84,147		1							2.0	1.0	1.0	0.5	0.5	0.5	0.0
Nassau	103,990			1						2.0	1.0	1.0		0.5	0.0	0.5
Okaloosa	221,806		0.5							2.0	0.5	1.5	0.5	0.5	0.5	0.0
Okeechobee	40,230			1						2.5	1.0	1.5		0.5	0.0	0.5
Orange	1,511,568									3.0	0.0	3.0	0.5	0.5	0.5	0.0
Osceola	451,231		1							3.0	1.0	2.0	0.5	0.5	0.5	0.0
Palm Beach	1,545,905		1							3.0	1.0	2.0		0.5	0.0	0.5
Pasco	633,029		1							3.0	1.0	2.0		0.5	0.0	0.5
Pinellas	971,218		1							3.0	1.0	2.0		0.5	0.0	0.5
Polk	826,090						0.5			3.0	0.5	2.5	0.5	0.5	0.5	0.0
Putnam	76,138		1							2.0	1.0	1.0		0.5	0.0	0.5
St. Johns	331,479									2.0	0.0	2.0	0.5	0.5	0.5	0.0
St. Lucie	385,746		0.5							2.0	0.5	1.5	0.5	0.5	0.5	0.0
Santa Rosa	207,983		0.5							2.0	0.5	1.5	0.5	0.5	0.5	0.0
Sarasota	479,027		1							3.0	1.0	2.0		0.5	0.0	0.5
Seminole	493,282		1							3.0	1.0	2.0		0.5	0.0	0.5
Sumter	156,743			1						2.0	1.0	1.0		0.5	0.0	0.5
Suwannee	46,519			1						2.5	1.0	1.5		0.5	0.0	0.5
Taylor	21,802			1						2.5	1.0	1.5		0.5	0.0	0.5
Union	16,100			1						2.5	1.0	1.5		0.5	0.0	0.5
Volusia	594,643									3.0	0.0	3.0	0.5	0.5	0.5	0.0
Wakulla	37,313		1							3.5	1.0	2.5	0.5	0.5	0.5	0.0
Walton	87,728			1						2.0	1.0	1.0		0.5	0.0	0.5
Washington	26,568			1						2.5	1.0	1.5	0.5	0.5	0.5	0.0
# Eligible to Levy:		23	67	31	66	1	59	27	65		67		67		67	
# Levying:		3	27	30	1	1	5	0	2		60		31		31	

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
🗋	Board of County Commissioners Budget Workshop Meeting Minutes July 8, 2025	Backup Material	7/15/2025	Board_of_County_Commissioners_Budget_Workshop_Meeting_Minutes_and_Attachments_July_8__2025.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/15/2025 - 3:45 PM	Item Pushed to Agenda

BOARD OF COUNTY COMMISSIONERS
BUDGET WORKSHOP
MEETING MINUTES
July 8, 2025
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043
9:00 AM

CALL TO ORDER

Present:	Commissioner District 4 Betsy Condon, Chairman Commissioner District 5 Dr. Kristen T. Burke, Vice-Chairman Commissioner District 1 John Sgromolo Commissioner District 2 Alexandra Compere Commissioner District 3 Jim Renninger
Absent:	None
Staff Present:	County Manager Howard Wanamaker County Attorney Courtney K. Grimm Commission Auditor Heather Boucher

Chairman Betsy Condon called the meeting to order at 9:00 am.

Prior to the presentation and discussion, Chairman Betsy Condon acknowledged the Constitutional Officers and Judge Steve Whittington in attendance and invited them to address the Board.

Sheriff Michelle Cook of the Clay County Sheriff's Office addressed the Board to express her appreciation and spoke about the importance of public safety, as well as the CCSO's operations.

Judge Steve Whittington, Administrative Judge of Clay County, addressed the Board to express his appreciation and spoke about the changes made during the legislative session for incoming judges, including one county (Clay) and two circuit judges, with the possibility of one of the circuit judges relocating to Clay County. Judge Whittington mentioned the judicial master plan, the number of trials, the workload, the function of the Special Magistrate, and requested an additional Special Magistrate to help with the workload, as well as the new rule instituted by the Supreme Court.

There were questions, discussions, and clarifications regarding the legislation creating new judge seats, the costs/funding to support the new judges and the process, state vs. county funding, and staffing issues.

PUBLIC COMMENTS

*Public Comment can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Workshop/July 8, 2025, beginning at 15:09 and ending at 44:22. Below is a **summary** of the discussion.*

Chairman Betsy Condon opened the floor for public comment at 9:17 am.

Loujean Reheuser, 5620 County Road 352, Keystone Heights, Florida, addressed the Board with concerns regarding the utility tax service increase and in favor of funding for public safety.

Kathleen Monroe, 7604 West Osceola Court, Keystone Heights, Florida, addressed the Board to express concerns regarding the utility tax service increase and in favor of funding for public safety.

Lynette Woodman, 2061 Gander Lane, Middleburg, Florida, addressed the Board with questions and concerns regarding the utility tax service increase and expressed support for funding various institutions.

Sandy Ribnick, Bluegrass Avenue, Middleburg, Florida, addressed the Board in opposition to the utility tax service increase and concerns regarding improvements on her road.

Rebecca Parrish, resident of Middleburg, Florida, addressed the Board in opposition to the utility tax service increase and in favor of funding public safety.

Lewis Volk, 1730 Foggy Day Drive, Middleburg, Florida, addressed the Board with concerns regarding areas of cost increases and opposition to the utility tax service increase.

Dennis Metheny, 1825B Green Springs Circle, Florida, addressed the Board with concerns regarding various topics, including the budget for CCUA, the County, Clay Electric, meeting time, and the utility tax service increase.

Gary T. Clark, 2040 County Road 209B, Green Cove Springs, Florida, addressed the Board in opposition to the utility tax service increase and how funds are spent in the county.

Richard Werner, resident of Orange Park, Florida, addressed the Board in opposition to the utility tax service increase.

Kenneth Remsen, 426 Harvest Bend Drive, Fleming Island, Florida, addressed the Board with concerns to the utility tax service increase and recommended the book "Strong Towns."

Hearing no other comments, Chairman Betsy Condon closed pubic comment at 9:44 am.

NEW BUSINESS

Howard Wanamaker, County Manager, welcomed all in attendance and gave an overview for the purpose of the meeting.

1. Current Status of Budget

Item One (1) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Workshop/July 8, 2025, beginning at 44:26 and ending at 46:15. Below is a summary of the discussion.

Troy Nagle, Assistant County Manager, presented a PowerPoint presentation to provide the details and information regarding the agenda and the current status of the budget. See Attachment A - Reserves.

Topics to be Covered during Today's meeting:

- Budget Changes since the Last Workshop:
  - Updated Revenue Assumption - Keeping the Millage at 8.601
  - Changed formula for Insurance Calculations - Vacant Positions
  - Changed the Sheriff's Office Reserves to 3%
  - Changed the COLA to 3% and the advancement cost to 2%
  - Removed projects from the FY25/26
  - Removed projects from the current FY 24/25 year
  - Cost Increases: Not calculated in the original budget:
    - Clerk Staffing to support 2 New Judges
    - CCSO Staffing to support 2 New Judges (only 1 previously included)
    - Cost to support the addition of a new magistrates
- Reductions to 2025/2026
- Reductions to 2024/2025
- Items for Additional Consideration
- Utility Service Tax
- Fee Schedule Changes

2. Review of Reductions for 24/25

Item Two (2) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Workshop/July 8, 2025, beginning at 46:16 and ending at 1:12:58. Below is a summary of the discussion.

Troy Nagle, Assistant County Manager, continued the presentation to provide information on the review for reductions in 24/25 and 25/26. See Attachment A - Reductions from the June Workshop (Next Year).

There were comments, questions, discussions, and clarifications regarding the

following Topics/Projects:

- Point of Clarification: Projects mentioned that were cut from the budget for Savings
  - Senior Center HVAC - Middleburg
  - Sidewalk Repair
  - Middleburg Library - Windows
  - PAL Ball Fields Lighting
  - Stormwater Repairs
  - Orange Park Senior Center - Aging True Lighting and Flooring
  - Ronnie Van Zant Court Lighting
  - Fleming Island Library Parking Lot
- Historical Courthouse Roof
- Aging True Green Cove Springs AC
- Sleepy Hollow Office
- Clarification for Hurricane Helene and Milton Funding
- Current Budget Deficit - $4.7M
- Elimination of 15 Positions - Vacant Positions - Reclassification of Positions
- DOGE
- Public Works - Backlog - Service Demands
- Promotion - Salaries
- CCSO Salaries Compared to other counties
- Salary Survey
- Managing the County - Manpower
- Proposed Reductions - Shortfall
- Project List - See Attachment B
- Doctors lake Site Improvements
- MSTU

3. Review of Reductions for 25/26

Discussions for item 3 was had during item 2.

4. CIP Review

Item Four (4) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Workshop/July 8, 2025, beginning at 1:13:00 and ending at 1:27:03. Below is a summary of the discussion.

Troy Nagle, Assistant County Manager, continued the presentation to provide details and information on the CIP Review. See Attachment A -CIP - Revenue Status.

There were continued questions, discussions, and clarifications regarding topics/projects:

- Vehicles
- Clarification of CIP Funds
- How CIP is Funded - Primarily through Sales Tax - How the funds can be

spent
- Impact Fees - Distribution of Funding
- Mobility Fees - Distribution of Funding
- Implementation of the Impact Fees
- School Impact Fee - Clarification for use of funds
- Implementation of Impact and Mobility Fees
- Increasing Impact Fees - Can not be used for operational cost
- Diversification of Revenue
- Planning for the Furture

5. Fee Schedule

Item Five (5) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Workshop/July 8, 2025, beginning at 1:27:04 and ending at 1:43:02. Below is a summary of the discussion.

Troy Nagle, Assistant County Manager, continued the presentation to provide details and information on the fee schedule. See Attachment A - Fee Schedule Changes.

There were questions, discussions, and clarifications regarding the following Topics:
- Assessment of Sidewalk Fees - Implementation
- Costs for developing a sidewalk
- Document Fees
- Bridge Improvements - Reduction
- Reserves

Troy Nagle, Assistant County Manager, moved back in the presentation to discuss the utility tax service fee. See Attachment A - Utility Service Tax (Municipal Public Service).

Questions, comments, clarifications and discussions covered the below topics:
- Utility Service Tax will be voted on at the BoCC Meeting tonight - 5:00 pm.
- Timeline for the Increase - If passed
- Increasing Property Tax vs. Utility Service Tax - Distribution/Assessment
- Unincorporated vs. City
- Charter Counties
- Other Municipalities Institute a Utility Tax
- Clay County is 47th of 67 Counties in the amount of taxes paid
- Shortfall
- Funding Public Safety
- CCSO Budget

Mr. Nagle mentioned the upcoming meetings:

- Max Millage Rate Set - July 22, 2025 - 5:05 pm
- Tentative Budget Hearing - September 9, 2025 - 5:05 pm
- Final Budget Hearing - September 23, 2025 - 5:05 pm

COMMISSIONERS' COMMENTS

Commissioner comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Workshop/July 8, 2025, beginning at 1:43:03 and ending at 2:17:22. Below is a summary of the discussion.

Commissioner Jim Renninger mentioned that Clay County is 47th out of 67, paying less than the state average in taxes, the increase in the millage rate, and COLA increases, including social security. Commissioner Renninger spoke about the difficult decisions that the Board must make.

Commissioner Alexandra Compere expressed her gratitude to staff for their hard work regarding the budget. Commissioner Compere also expressed her appreciation to the public for attending and noted that she would use the public comment section to inform her vote this evening.

Vice-Chairman Kristen Burke discussed the challenging decisions that must be made regarding the budget, the potential for securing funding rather than implementing a utility service tax increase, and the importance of prioritizing public safety funding. Vice-Chairman Burke mentioned the increase in inflation over the past few years. Vice-Chairman Burke also highlighted areas/projects she does not agree with removing from the budget, including the Historical Courthouse Roof and AC repairs for the Aging True, and spoke about the changes happening and how important the county is to her.

Commissioner John Sgromolo said he appreciated Vice-Chairman Burke's passion and spoke about the notice sent out by Clay Electric, as well as any contact they had with the Commission prior to the notice going out to the public. Commissioner Sgromolo mentioned earmarking funding for public safety in the event of a utility service tax increase. Commissioner Sgromolo shared statistics regarding inflation and the importance of taking care of employees and funding public safety. Commissioner Sgromolo requested that Sheriff Cook explain the difference between paying a deputy a 3% COLA versus training them and then having them leave, versus the need to train a new deputy.

Sheriff Michelle Cook said the cost to recruit, hire, train, and equip a new deputy is roughly $200,000 every time someone leaves, and the 3% COLA is approximately $1,500 on the base salary. Commissioner Sgromolo requested information on the time it takes to onboard a deputy and get them operational. Sheriff Cook mentioned that it would roughly take 14 to 16 months to get them on the road, with specific requirements to meet.

Commissioner Sgromolo continued his comments, mentioning increases in other areas, such as Clay Electric - CCUA, DOGE in government, and highlighting the challenges the Board faces in achieving a balanced budget.

There were clarifying discussions regarding the increase in property tax costs, the cap, and the revenue based on the cap, as well as the Save Our Homes provision

and the inflation rate.

Commissioner Renninger noted that the budget is $800M overall, which is a large amount to put everything into perspective, and commended staff for their hard work.

Chairman Betsy Condon thanked her constituents and other citizens for attending the meeting and echoed several of her constituents' concerns. She also expressed her support for fully funding the public safety budget request. Chairman Condon also spoke about other areas of concern with being top heavy and the increase in some salaries and touched on concerns with the possible utility service tax increase, her opposition to the increase, increases over time in other areas, i.e. trash collection fees - ad valorem rate, expressed her gratitude to staff, clarified her stance on issues, and reiterated that even the Board divided on this issue they remain collegial even with the upcoming difficult decisions that have to be made and expressed her appreciation to the Commission. Chairman Condon clarified for the public that the Board will have the regular BoCC meeting at 4:00 pm today. The utility tax is being voted on today and is on the agenda at 5:00 pm, time certain.

Vice-Chairman Burke mentioned that she would love to be able to opt out of the utility service tax and asked for alternative options or suggestions to achieve a balanced budget.

Hearing no other comments, Chairman Betsy Condon adjourned the meeting at 11:18 am.

Attest:

_____	_____
Tara S. Green Clay County Clerk of Court and Comptroller Ex Officio Clerk of the Board	Chairman or Vice-Chairman

Attachment
“A”
Budget Workshop Presentation

Agenda

Budget Changes since Last Workshop
- Reductions to 25/26
- Reductions to 24/25

Items for additional consideration

Utility Service Tax

Fee Schedule Changes

Reserves

The Government Finance Officers Association (GFOA) recommends that general-purpose governments maintain unrestricted fund balance in their general fund at least equal to two months of regular general fund operating revenues or expenditures. This is a baseline recommendation, and individual governments may need to adjust their reserve levels based on their specific circumstances, such as revenue volatility, potential disasters, and other factors.

This calculates to the General Fund having 16.7% in reserves at a minimum. While there is not a standard specifically for the other funds, it should be noted that any overrun or unexpected expense in the other funds would need to be made up by the General Fund.

The county General Fund currently meets the 16.7% requirement. Currently, Most of our other funds have between 5% and 10% in reserves.

Budget Changes

- Changes since last Workshop
  - Updated the revenue assumption to the certified tax numbers keeping the millage @ 8.601
  - Changed the formula for Insurance Calculations for Vacant Positions
  - Changed the Sheriff's Office Reserves to 3%
  - Changed the COLA to 3% and the advancement cost to 2%
  - Removed projects from the FY25/26
  - Removed projects from the current FY 24/25 year

  - Cost Increases
    - Clerk staffing to support 2 New Judges
    - CCSO Staffing to support 2 New Judges (only 1 previously included)
    - Cost to support the addition of a new magistrates

Reductions from the June Workshop (Next Year)

25/26 Projects	Amount	
Carpentry Shop (700K)	$	700,000
Sidewalk Repairs (450K)	$	300,000
Camp Chow Tree House (252K)	$	252,000
Aging True GCS AC (80K)	$	80,000
Historical Courthouse Roof (350K)	$	350,000
Walter Odum Lighting (1M)	$	1,000,000
Storm Water Repairs (2.1M)	$	500,000
Reduce New\Replacement Eq (1.6M)	$	750,000
Arbor Lift (190K)	$	190,000
Reduce OT	$	150,000
Reduce Training\Travel (1.1M)	$	300,000
Maintenance Shed Fairgrounds (40K)	$	40,000
Window Replacement MB Lib (50K)	$	50,000
Omega Restrooms (30K)	$	30,000
Storage Building Traffic (200K)	$	200,000
Workday Support Module (150K)	$	25,000
Sleepy Hollow Office (120K)	$	120,000
OP Library Restroom (30k)	$	30,000
ADA improvements (200K)	$	150,000
Building Automation Controls (70K)	$	70,000
Gun Range Barn (30K)	$	30,000
Pier Station (40K)	$	40,000
Engineering Plans (350K)	$	200,000
Traffic Message Boards (20k)	$	20,000
Doctors Lake Site Improvement	$	600,000
Camp Chow Repairs	$	25,000
	$	6,202,000

Reductions from the June Workshop (Current Year)

24/25 Projects	Proposed cut from 6/17 Workshop	
PRJ100484 Video Storage and Camera System Upgrades - MIS	$	30,000
PRJ100486 Camp Chow Board Walk Repairs	$	50,000
PRJ100498 Emergency Management Overhang	$	91,660
PRJ100508 Pressure Cleaning	$	25,000
PRJ100541 Sports Venues Scoreboards	$	150,000
PRJ100552 Public Safety Training Relocation	$	50,000
PRJ100575 Bridge Improvements	$	175,000
PRJ100593 Gun Range - Shed	$	110,000
PRJ100611 Administration Building - 3rd and 4th Floor Renovation	$	60,000
PRJ100675 Building Maintenance Equipment Storage	$	100,000
PRJ100696 Bleacher and Bench Replacement	$	50,000
PRJ100705 Aging True - Orange Park Parking Lot Lights	$	30,000
PRJ100706 Aging True - Orange Park Flooring	$	50,000
PRJ100707 Aging True - Keystone Heights Bathroom Renovation	$	20,000
PRJ100711 Moody Park Playground Remodel	$	700,000
PRJ100713 Ronnie Van Zant Court Lighting	$	150,000
PRJ100720 Fleming Island Library Parking Lot	$	300,000
PRJ100731 Regional Sports Complex Security Measures	$	100,000
PRJ100753 Aging True - Green Cove Springs Office Renovations	$	42,000
PRJ100781 Ambulance Billing Office Renovations	$	19,800
PRJ100789 Hurricane Helene 24	$	96,850
PRJ100793 Hurricane Milton 24	$	46,310
Total	$	2,446,620

Items for Consideration

Current Budget deficit to maintain 16.7% in General Fund Reserves	=	$3,922,159
Unfunded (non-factored) costs:		
Supplement $65 fund (Drug Court\Magistrate\Mediation)	=	+$106,000
Clay County Sheriff's Cost for 2nd Judge ($803,889**)	=	+$559,889
**$244,000 would a capital expense		
Clay County Clerk's Cost for 2 additional Judges	=	+$160,000
Total		$4,748,048

Proposed Reductions:

Eliminate 15 Positions	=	$1,500,000
Postpone Dr's Lake Site improvements (already postponed 1 year)	=	$1,000,000
Reduce reserves in Fire MSTU, Unincorporated MSTU to 3%	=	$ 500,000

** Other potential project cuts as recommended by the Board

** Transfer of expenses from operating to CIP

CIP – Revenue Status

Revenue Sources	Workday Fund #	Object #	Funding Code	FY24-25 Current Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget	FY29-30 Proposed Budget
Fund Level Revenues				2	3	4	5	6	7
Prior Year Carry Forward - Capital Improvement Fund	FD3003	399002		78,758,589	30,410,870	16,368,353	9,216,762	2,010,111	(4,309,701)
2nd Local Option Gas Tax Receipts	FD3003	312420		2,977,741	3,007,518	3,037,594	3,067,970	3,098,649	[illegible]
Transfer In from Fund 1017- Discretionary Sales Surtax	FD3003	381120		20,622,790	21,241,474	21,878,718	22,535,079	23,211,132	23,907,466
Transfer In from Fund 1028 - Building Fund	FD3003	381138		100,000	100,000	100,000	100,000	100,000	100,000
Interest Earnings - Capital Improvement Fund	FD3003	361000		2,362,758	912,326	491,051	276,503	60,303	(43,097)
Interest Earnings - Capital Improvement Fund	FD3003	361100		1,181,379	456,163	245,525	69,126	15,076	(32,323)
Disposition of Fixed Assets	FD3003	364000		60,000	50,000	50,000	50,000	50,000	50,000
Developer Project/Contribution/Asset	FD3003	366000		900,000					
Reversions - Constitutional Officers	FD3003	386400		100,000	100,000	100,000	100,000	100,000	
Less 5% Budgeted Revenues - Capital Improvement Fu	FD3003	399001		(267,025)	(195,992)	(176,432)	(167,224)	(157,948)	(154,327)
Subtotal - Capital Improvement Fund	FD3003	305		**106,796,232**	**56,082,359**	**42,094,808**	**35,248,216**	**28,487,323**	**22,647,654**

Revenue Sources	Workday Fund #	Object #	Funding Code	FY24-25 Current Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget	FY29-30 Proposed Budget
Project Specific Revenue									
Interfund Transfer - Challenger	FD3003	381128		270,502	300,000	300,000	300,000	300,000	300,000
Subtotal - Capital Improvement Fund	**FD3003**	**305**		**270,502**	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**

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CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Engineering Projects							
CR218 Extension	PRJ100186	CIP	2,000,000	0	0	0	0
CR220 (Henley Rd to Knight Boxx)	PRJ100171	CIP,G	12,218,649	6,847,174	0	0	0
SR 23 Frontage Trail Ridge	PRJ100347	G	966,882	1,700,829	0	0	0
CR220 - SR21(Blanding Blvd) to Henley	PRJ100212	CIP,G	5,031,348	2,012,540	0	0	0
CR220 - Quadrant Intersection (East)	PRJ100221	CIP	4,318,531	1,686,368	0	0	0
Radar Road US17 to Town Center Blvd	PRJ100282	IF-M	1,855,083	5,860,455	0	0	0
CR315 Road Widening - Willow Springs	PRJ100283	IF-M	0	0	0	0	0
CR218 Cosmos Ave to Carter Spencer	PRJ100381	IF-M	0	0	0	0	0
Verbena Parkway - Proj #7	PRJ100222		0	0	0	0	0
NS3 and EW1 Proj #8	PRJ100223	IF-M	0	0	0	0	0
Intersection Improvements-Minor Capacity	PRJ100572	CIP	2,169,600	0	0	0	0
Ridaught Landing Drainage Improvements	PRJ100293	CIP,G	0	0	0	0	0
Knight Boxx & CR220 Drainage Improvements	PRJ100294	CIP,G	0	0	0	0	0
Tumbleweed Dr.-Tanglewood Village Drainage	PRJ100295	CIP,G	0	0	0	0	0
Homestead Rd Drainage - Tanglewood	PRJ100296	CIP,G	0	0	0	0	0
Greenwood Drainage Improvements	PRJ100297	CIP,G	0	0	0	0	0
Bridge Improvements	PRJ100575	CIP	500,000	0	0	0	0
Aquarius Concourse	PRJ100386	CIP,OTH	0	0	0	0	0
CR224 (College Dr) Component 1-Drainage Rehabilitation (Duck Creek to Old Jennings Rd)	PRJ100194	CIP	0	0	0	0	0
CR220 Component 1, 5, 6-Access Rd, EW Pkwy Improvements, Canova Rd Improvements	PRJ100197	CIP	1,262,795	0	0	0	0
Oakleaf Plantation/Eagle Landing Signal	PRJ100209	CIP	310,114	0	0	0	0
CR220 - Town Center Intersection	PRJ100299	CIP,G	0	0	0	0	0
Cheswick Oaks Road Connectors and Crossing	PRJ100187	CIP	0	0	0	0	0
Equipment - Transportation	PRJ100578	CIP	2,735,757	1,800,000	1,800,000	1,200,000	1,200,000
Road Improvements	PRJ100782	CIP	10,232,356	10,000,000	10,500,000	11,000,000	11,000,000
Road Resurfacing	PRJ100570	CIP	0	0	0	0	0
Dirt Road Paving	PRJ100571	CIP	0	0	0	0	0
Drainage - Stormwater	PRJ100576	CIP	0	400,000	400,000	0	0
Infrastructure Studies	PRJ100287	CIP	0	0	0	0	0
Storm Water Study	PRJ100288	CIP	100,000	0	0	0	0
Sidewalk - CR218-Clay Hill Elem to Taylor Rd.	PRJ100330	CIP,G	0	0	0	0	0

CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Sidewalks - Construction	PRJ100574	CIP	500,000	0	0	0	0
Sidewalk - Doctors Inlet Elementary School	PRJ100608	CIP,G	0	0	0	0	0
Greenway Trail-Jennings Park (Design)	PRJ100365	G	127,763	0	0	0	0
Greenway Trail Construction	PRJ100407	G	1,500,000	0	0	0	0
CR220 West of Lakeshore Drive to Old Hard Road	PRJ100395	G	35,000	0	0	0	0
CR220 Int. Impr. - Lakeshore Drive to Old Hard Road	PRJ100414	CIP,G,ARPA	2,331,154	0	0	0	0
Long Bay Rd Ext	PRJ100279	IF-M	0	0	0	0	0
EW 1 (NS3 to CR 209 - Block Island)	PRJ100278	IF-M	0	0	0	0	0
Sidewalks - Developers	PG1006	IF-M	0	0	0	0	0
Live Oak Lane Construction	PRJ100559	CIP	0	0	0	0	0
Clay County Greenways Expansion	PRJ100560	CIP,G	1,524,780	0	0	0	0
Spencer Industrial Complex	PRJ100561	CIP,G	3,523,740	1,853,157	0	0	0
Milling Roadways	PRJ100562	CIP	0	0	0	0	0
State Road 100 - Bradford to Putnam (4 Lane)	FutureM1	IF-M	0	0	0	0	0
County Road 218 - Bluejay to Cosmos Av	FutureM2	IF-M	0	0	0	0	0
County Road 220 - College Dr to US 17	FutureM3	IF-M	0	0	0	0	0
Verbena Parkway (4)	FutureM7	IF-M	0	0	0	0	0
NS 3 - County Road 209 to Sandridge	FutureM8	IF-M	0	0	0	0	0
EW 1 - County Road 209 to NS3	FutureM9	IF-M	0	0	0	0	0
NS 1 (Feed Mill) - Sandridge to First Coast Connector	FutureM10	IF-M	0	0	0	0	0
County Road 218 Extension	FutureM11	IF-M	0	0	0	0	0
Green Cove Springs Bypass	FutureM13	IF-M	0	0	0	0	0
County Road 220 State Road 21 to Henley Rd	FutureM14	IF-M	0	0	0	3,500,000	3,000,000
Baxley Road	FutureM15	IF-M	0	0	0	0	0
Cheswick Oaks Ave. Extension (Savannah Glen Blvd. to Challenger Dr.)	FutureM16	IF-M	0	0	0	0	0
Branan Mill Road (aka Atlantis)	FutureM17	IF-M	0	0	0	0	0
Begonia Drive Drainage System Replacement	Future32	CIP	0	0	0	0	0
Four Laning of CR218 - US301 to CR217	Future33	CIP	0	0	0	0	0
Tanglewood Neighborhood Drainage Improvements	Future34	CIP	0	0	0	0	0
Habitat Community Infrastructure Improvements	Future35	CIP	0	0	0	0	0
Russell Road Culvert Replacement	Future36	CIP	0	0	0	0	0

CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
CR220 Component 2-Town Center Parkway Improvements	Future37	CIP	0	0	0	0	0
CR220 Component 3-Business Center Drive Improvements	Future38	CIP	0	0	0	0	0
CR220 Component 4-Doctors Inlet Road Improvements	Future39	CIP	0	0	0	0	0
CR220 Component 7-Brookstone Drive Improvements	Future40	CIP	0	0	0	0	0
CR220 Component 8-Lakeshore Drive West Improvements	Future41	CIP	0	0	0	0	0
CR220 Component 9-Sidewalk, Driveway & ADA Improvements	Future42	CIP	0	0	0	0	0
CR220 Component 10-Bridge Safety Improvements	Future43	CIP	0	0	0	0	0
CR220 Component 11-Mainline Pavement Improvements	Future44	CIP	0	0	0	0	0
CR224 (College Dr) Component 2-Sidewalk, Driveway & ADA Improvements	Future45	CIP	0	0	0	0	0
CR224 (College Dr) Component 3-Pavement Improvements (CR220 to Old Jennings Rd)	Future46	CIP	0	0	0	0	0
CR224 (College Dr) Component 4-Pavement Improvements (Peoria Rd to Blanding Blvd)	Future47	CIP	0	0	0	0	0
CR224 (College Dr) Component 5-Old Jennings Intersection Improvements	Future48	CIP	0	0	0	0	0
CR224 (College Dr) Component 6-Peoria Intersection Improvements	Future49	CIP	0	0	0	0	0
CR224 (College Dr) Component 7-Jefferson Intersection Improvements	Future50	CIP	0	0	0	0	0
CR224 (College Dr) Component 8-CR220 Signalization and Lighting Improvements	Future51	CIP	0	0	0	0	0
Long Bay and Old Jennings Intersection Improvements	Future52	CIP	0	0	0	0	0
CR217 Bridge Replacement and Safety Improvements	Future53	CIP	0	0	0	0	0
Fire Station 14 Phase 2 Parking Lot	Future54	CIP	0	0	0	0	0
Branscomb Road at Henley Road Traffic Study	Future55	CIP	0	0	0	0	0
CR315 at SR16 Right Turn Lane onto WB SR16	Future56	CIP	0	0	0	0	0
Additional Bridge Improvements	Future57	CIP	0	0	0	0	0
Indigo Branch (HMPG)	PRJ100450	CIP,G	71,924	0	0	0	0
SUNTrail Long Bay-Old Jennings to Live Oak Lane	PRJ100653	G	600,000	6,500,000	7,000,000	2,951,455	0
Artemis Dr	Future65	CIP	0	0	0	0	0
Atlantis Dr Extension	Future66	CIP	0	0	0	0	0
The Station at Radar Road Sidewalk	PRJ100394	IF-M	0	0	0	0	0
Cheswick Oaks Ave. Extension (Wilford Preserve to Challenger Dr.)	FutureM18	IF-M	0	0	0	0	0
State Road 16 Green Cove to First Coast Expressway	FutureM19	IF-M	0	0	0	0	0
State Road 16 Shands Bridge to Green Cove Springs	FutureM20	IF-M	0	0	0	0	0
State Road 21 State Road 16 to County Road 215 (Turn Lanes)	FutureM21	IF-M	0	0	0	0	0

CIP - Engineering

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
County Road 315 - State Road 16 to County Road 315B	FutureM22	IF-M	0	0	0	0	0
HWY 17 Multi-Use Trail (Future)	FutureM23	IF-M	0	0	0	0	0
County Road 220 Multi-Use Trail	FutureM24	IF-M	0	0	0	0	0
Leonard C Taylor Multi-Use Trail	FutureM25	IF-M	0	0	0	0	0
Cecil to Old Jennings Rd.	FutureM26	IF-M	0	0	0	0	0
Middleburg & West Clay Walking and Biking Projects	FutureM27	IF-M	0	0	0	0	0
Orange Park, Lakeside & Fleming Island Walking and Biking Projects	FutureM28	IF-M	0	0	0	0	0
Lake Asbury & Green Cove Springs Walking and Biking Projects	FutureM29	IF-M	0	0	0	0	0
Keystone Heights & Southwest Clay Walking and Biking Projects	FutureM30	IF-M	0	0	0	0	0
Branan Field & Oak Leaf Walking and Biking Projects	FutureM31	IF-M	0	0	0	0	0

CIP – Parks and Recreation

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Parks & Recreation Projects							
DEO Grant - NE Sports Complex	PRJ100304	CIP,G,ARPA,OTH	32,178	0	0	0	0
Clay County Regional Sports Complex	PRJ100304B	G	101,637	0	0	0	0
State Appropriation - Regional Sports Complex Phase II (PRJ304)	PRJ100304C	G	500,000				
Turn Lanes - Regional Sports Complex	PRJ100469	G	0	0	0	0	0
Regional Park - Future Phases	Future25	CIP,IF-F	0	0	0	0	3,000,000
Moccasin Slough-Tower, Boardwalk	PRJ100391	CIP,G	512,886	1,500,000	0	0	0
Moccasin Slough-Classsroom	PRJ100819	CIP	86,828				
Oakleaf Community Park Phase II	Future1	CIP	0	0	0	0	0
Twin Lakes Park - Lighting	Future2	CIP	0	0	0	0	0
Walter Odum Park - Lighting	Future3	CIP	0	0	0	0	0
Omega Park - Lighting	PRJ100765	CIP	1,538,000	0	0	0	0
Neptune Park Phase II	PRJ100355	CIP,ARPA	9,758	0	0	0	0
Pickleball Courts	PRJ100356	CIP,OTH	0	0	0	0	0
Main St. Park Expansion & Boat Ramp Improve	PRJ100766	CIP	250,000	0	0	0	0
District 1 Project (Middleburg/West Clay)	PRJ100758	CIP,IF-F	19,839	44,089	44,089	44,089	44,089
District 2 Project (OP/Lakeside/Fleming Island)	PRJ100759	CIP,IF-F	39,678	88,178	88,178	88,178	88,178
District 7 Project (Keystone Heights/South Clay)	PRJ100760	CIP,IF-F	19,839	44,089	44,089	44,089	44,089
District 4 Project (Lake Asbury/GCS/SouthEast Clay)	PRJ100761	CIP,IF-F	1,068,086	2,068,086	2,168,086	2,368,086	2,568,086
District 5 Project (Branan Field/Oakleaf)	PRJ100762	CIP,IF-F	59,517	132,267	132,267	132,267	132,267
Parks & Recreation Office	Future59	CIP	0	0	0	0	0
Veterans Park	Future67	CIP	0	0	0	0	0

CIP – Environmental Services

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Environmental Services Projects							
Solid Waste Materials Recovery Facility Improvements	PRJ100292	OTH	3,652,053	0	0	0	0
Leachate System Improvements	PRJ100732	OTH	75,000	0	0	0	0
Solid Waste Transfer Station	PRJ100742	OTH	150,000	1,000,000	4,600,000	5,400,000	0
Solid Waste Class I and C&D Building Improvements	PRJ100743	OTH	1,000,000	5,820,000	0	0	0

CIP – Public Safety

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Public Safety Projects							
Public Safety/Sheriff Training Facility	PRJ100159	CIP	0	0	0	0	0
Equipment - Public Safety - Capital & Vehicles - Replacement	PRJ100579	CIP	5,419,940	2,915,367	3,058,116	5,154,023	4,000,000
Equipment - Public Safety - Capital & Vehicles - Capacity	PRJ100764	CIP,IF-F	717,490	3,235,377	4,300,000	628,304	1,077,094
Equipment - Sheriff - Capital & Vehicles - Replacement	PRJ100580	CIP	2,100,000	1,330,180	1,330,180	1,330,180	1,330,180
Equipment - Sheriff - Capital & Vehicles - Capacity	PRJ100763	CIP,IF-F	1,380,000	0	0	0	400,000
Fire Fee Transfer to Bond Service	FireXfer	IF-F	600,628	1,500,000	1,500,000	1,500,000	1,500,000
Fire Station 24 - Virginia Village	PRJ100286	CIP,G,PSBOND	100,000	5,648,082	2,796,861	0	0
Fire Station 24 - Virginia Village (FEMA)	PRJ100286A	G	2,577,935				
Fire Station 20 - GCS	PRJ100190	G,ARPA,PSBOND,	9,842,937	0	0	0	0
Fire Station 22 - Fleming Island	PRJ100357	CIP,PSBOND,IF-F	3,900,000	5,750,500	2,758,583	0	0
Fire Station 15 - Lake Asbury	PRJ100285	CIP,G,PSBOND,IF-	400,000	7,800,000	3,900,000	0	0
Fire Station 1 - Branan Field	PRJ100563	CIP,PSBOND,IF-F	3,900,000	5,535,430	2,767,715	0	0
Fire Station 21 - Willow Springs	PRJ100862	CIP,PSBOND,IF-F	300,000	0	0	0	0
Fire Station 16 - Penney Farms	PRJ100861	CIP,PSBOND,IF-F	300,000	0	0	0	0
Fire Station 17 - Peoria Rd	Future10	CIP,IF-F	0	0	0	0	0
Fire Station 13 - Clay Hill	PRJ100860	CIP,PSBOND,IF-F	300,000	0	0	0	0
Fire Station 5 - Middleburg West	PRJ100825	CIP,PSBOND,IF-F	950,000	0	0	0	0
Gun Range	PRJ100204	CIP	0	0	0	0	0
Gun Range Office	Future60	CIP	0	0	0	0	1,150,000
Burn Building	PRJ100366	CIP	2,772,378	0	0	0	0
Radio Tower Upgrades	PRJ100207	CIP	1,769,500	0	0	0	0
Radio Tower - Sleepy Hollow	PRJ100756	PSBOND	2,921,093	0	0	0	0
E911 Consolidation Bldg/Training Facility	PRJ100208	CIP,IF-F	0	2,419,284	1,500,000	7,500,000	7,000,000
CCSO Building 500 Build Out	PRJ100609	CIP	800,000	604,736	0	0	0
FDLE - Office of Criminal Justice - Jail Expansion Grant	PRJ100331	CIP,G	2,873,334	0	0	0	0

** Doesn't include the requested increase to CCSO Vehicles of $582,010 and $751,000 in impact fees

CIP – Public Safety

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
New Jail	Future13	CIP,IF-F	0	0	0	0	0
Sheriff Office Building	Future14	CIP,IF-F	0	2,000,000	8,000,000	8,600,000	5,900,000
Multi-Agency Storage Warehouse	PRJ100612	CIP,IF-F	500,000	200,000	1,270,000	0	500,000
Multi-Agency Storage Warehouse	Future19A	IF-F	0	200,000	300,000	0	0
Multi-Agency Storage Warehouse	Future19B	IF-F	0	200,000	300,000	0	0

CIP – Public Works

Project Name	Workday Account #	Funding Code	FY24-25 Adopted Budget	FY25-26 Proposed Budget	FY26-27 Proposed Budget	FY27-28 Proposed Budget	FY28-29 Proposed Budget
Public Works							
Knowles Pit Building	PRJ100184	CIP	3,550	0	0	0	0
Dirt Road Rejuvenation	PRJ100566	CIP	0	0	0	0	0
Other Projects							
Building Department Building	PRJ100387	CIP,OTH	18,451,096	0	0	0	0
Equipment - Supervisor of Elections	PRJ100277	CIP	957,800	0	0	0	0
Property Appraiser Vehicles	PRJ100797	CIP	0	70,000	70,000	70,000	70,000
Animal Services Building	PRJ100210	CIP,G	12,050,000	8,257,216	0	0	0
Animal Services Building (Sponsorship)	PRJ100210A	OTH	1,000,000				
GCS Senior Center Kitchen	PRJ100276	CIP	0	0	0	0	0
Keystone Lakes Projects	PRJ100291	CIP	100,000	0	0	0	0
Admin 3rd Floor	PRJ100611	CIP,IF-F	0	0	0	0	0
JTA Bus\Shelter Improvements	PRJ100610	CIP	0	0	250,000	0	0
Land Acquisition	PRJ100362	CIP	757,478	0	0	0	0
Substance Use Disorder Recovery Center	PRJ100564	CIP,G	2,500,000	1,000,000	0	0	0
Oakleaf Library	PRJ100526	CIP,IF-F	500,000	2,750,000	6,000,000	0	0
Oakleaf Library (State Appropriation)	PRJ100526A	G	0	750,000			

Utility Service Tax (Municipal Public Service)

Year	Amount (based on 4%)
FY21-22 Actuals	$4,629,595
FY22-23 Actuals	$4,816,769
FY23-24 Actuals	$4,933,463

Possible Rate	Based on FY 23-24 Collections
6% Rate	$7,400,195 (+$2,466,731)
8% Rate	$9,866,926 (+$4,933,463)
10% Rate	$12,333,658 (+$7,400,195)

Note: If implemented, BCC would only collect 75% due to starting in January.

Fee Schedule Changes

- Fee Changes proposed for updating in August
- Document fees
  - Standard Printing\Copying fees
- Department of Health Fees
  - Food Establishment Fees
  - Group Home Fees
  - Onsite Sewage Fees
  - Pool Permits
- Sidewalk Fees
- Parks and Recreation Fees
  - Youth Athletic Fields
  - Adult Athletic Fields
  - Redefine deposit requirements
- Ambulance Billing Fees
- Planning and Zoning Fees
  - Change in Occupant Fees

Upcoming Meetings

FY2025/26 Proposed Budget Workshop – July 8th at 9am

Max Millage Rate Set – July 22nd at 5:05 pm

Tentative Budget Hearing – September 9th at 5:05 pm

Final Budget Hearing – September 23rd at 5:05 pm

Attachment
“B”
Project List

OPERATIONAL PROJECT EXPENDITURE SUMMARY BY PROJECT/COST CENTER						
Cost Center and Name	FY 22/23 ACTUALS	FY 23/24 ACTUALS	ADOPTED FY 24/25 BUDGET	AMENDED FY 24/25 BUDGET	FY 25/26 BUDGET	CHANGE FROM PRIOR YEAR AMENDED
FD1009 - CC1164 - PRJ100173 Fairgrounds Sewer Improvements	$ -	$ -	$ 645,000	$ 645,000	$ -	$ (645,000)
FD1000 - CC1236 - PRJ100376 Clay County Sheriff's Work Ethics and Training (SW	$ -	$ 47,232	$ 60,000	$ 60,000	$ -	$ (60,000)
FD1000 - CC1188 - PRJ100420 Parks - Island Forest Playground	$ -	$ 96,216	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100424 Parks - Eagle Harbor - Drainage Improvements	$ 65,031	$ 68,718	$ 109,825	$ 109,825	$ -	$ (109,825)
FD1000 - CC1188 - PRJ100426 Parks - Ronnie Van Zant - Dock Replacement & Erc	$ 41,625	$ 6,832	$ -	$ -	$ -	$ -
FD1002 - CC1152 - PRJ100443 CCSO Jail Air Handlers Replacement	$ -	$ 122,427	$ -	$ -	$ -	$ -
FD1009 - CC1164 - PRJ100470 Tourism Office Relocation to First Floor Admin. Bu	$ 21,034	$ 29,629	$ 3,600	$ 5,798	$ -	$ (5,798)
FD1000 - CC1188 - PRJ100471 National Fitness Campaign Grant 2023	$ -	$ 3,300	$ 60,000	$ 121,724	$ -	$ (121,724)
FD1000 - CC1289 - PRJ100471 National Fitness Campaign Grant 2023	$ -	$ 160,000	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100472 Middleburg Colored School Grant	$ -	$ 16,728	$ -	$ -	$ 137,375	$ 137,375
FD1000 - CC1236 - PRJ100473 Touch A Truck Event Sponsorship	$ -	$ -	$ 15,000	$ -	$ -	$ -
FD1000 - CC1289 - PRJ100473 Touch A Truck Event Sponsorship	$ -	$ 7,358	$ -	$ 15,000	$ 15,000	$ -
FD1000 - CC1150 - PRJ100474 Tax Collector Office - Orange Park	$ -	$ 65,726	$ 1,988,385	$ 1,358,535	$ 300,000	$ (1,058,535)
FD1000 - CC1150 - PRJ100475 Tax Collector Office - Keystone Heights	$ -	$ 55,449	$ 326,200	$ 683,747	$ -	$ (683,747)
FD1000 - CC1101 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1102 - PRJ100476 Operational Capital Equipment	$ -	$ 44,897	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1105 - PRJ100476 Operational Capital Equipment	$ -	$ 24,845	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1106 - PRJ100476 Operational Capital Equipment	$ -	$ 43,221	$ 60,000	$ 60,000	$ 95,000	$ 35,000
FD1000 - CC1119 - PRJ100476 Operational Capital Equipment	$ -	$ 39,593	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100476 Operational Capital Equipment	$ -	$ 96,578	$ 215,000	$ 215,000	$ 270,000	$ 55,000
FD1000 - CC1171 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 400,000	$ 400,000	$ -	$ (400,000)
FD1000 - CC1188 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 20,000	$ 20,000	$ -	$ (20,000)
FD1000 - CC1190 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 60,000	$ 60,000	$ -	$ (60,000)
FD1000 - CC1199 - PRJ100476 Operational Capital Equipment	$ -	$ 41,347	$ -	$ -	$ 55,000	$ 55,000
FD1000 - CC1206 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 87,528	$ 87,528	$ -	$ (87,528)
FD1000 - CC1236 - PRJ100476 Operational Capital Equipment	$ -	$ 50,361	$ 55,000	$ 55,000	$ -	$ (55,000)
FD1000 - CC1248 - PRJ100476 Operational Capital Equipment	$ -	$ 18,896	$ -	$ -	$ 75,500	$ 75,500
FD1000 - CC1249 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 470,528	$ 470,528	$ -	$ (470,528)
FD1000 - CC1250 - PRJ100476 Operational Capital Equipment	$ -	$ 18,896	$ 38,000	$ 38,000	$ -	$ (38,000)
FD1000 - CC1260 - PRJ100476 Operational Capital Equipment	$ -	$ 122,034	$ 282,500	$ 295,466	$ 352,000	$ 56,534
FD1001 - CC1205 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 55,000	$ 55,000	$ 385,500	$ 330,500
FD1022 - CC1157 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1022 - CC1158 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 220,000	$ 220,000	$ 220,000	$ -
FD1028 - CC1156 - PRJ100476 Operational Capital Equipment	$ -	$ 45,731	$ 45,000	$ 45,000	$ -	$ (45,000)
FD1071 - CC1253 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 110,000	$ 110,000	$ -	$ (110,000)
FD1072 - CC1259 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 60,000	$ 60,000	$ -	$ (60,000)
FD4000 - CC1208 - PRJ100476 Operational Capital Equipment	$ -	$ -	$ 476,685	$ 75,000	$ 145,500	$ 70,500
FD1000 - CC1105 - PRJ100477 Americans with Disabilities (ADA) Plan	$ -	$ 25,640	$ 96,150	$ 70,510	$ -	$ (70,510)
FD1000 - CC1188 - PRJ100478 Black Creek Bike Trail	$ -	$ 5,077	$ 1,119,923	$ 744,923	$ -	$ (744,923)
FD1022 - CC1158 - PRJ100479 Bridge 710027 CR 220\Knight Boxx	$ -	$ -	$ 125,000	$ 125,000	$ -	$ (125,000)
FD1022 - CC1158 - PRJ100480 Bridge 710048 Old Carter Road	$ -	$ -	$ 125,000	$ 125,000	$ -	$ (125,000)
FD1022 - CC1158 - PRJ100481 Bridge 710053 North Chickory Ave	$ -	$ -	$ 125,000	$ 125,000	$ -	$ (125,000)
FD1022 - CC1158 - PRJ100482 Bridge 714056 CR209 North Haven Rd	$ -	$ -	$ 125,000	$ 125,000	$ -	$ (125,000)
FD1000 - CC1255 - PRJ100483 CAD Implementation	$ -	$ 62,629	$ 119,803	$ 1,119,803	$ -	$ (1,119,803)
FD1000 - CC1106 - PRJ100484 Video Storage and Camera System Upgrades - MIS	$ -	$ -	$ 30,000	$ 30,000	$ -	$ (30,000)
FD4000 - CC1208 - PRJ100485 Camera System Upgrades - Environmental Service	$ -	$ -	$ 40,000	$ 40,386	$ -	$ (40,386)
FD1000 - CC1248 - PRJ100486 Camp Chow Board Walk Repairs	$ -	$ -	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1248 - PRJ100487 Camp Chow Building Repairs	$ -	$ 864	$ 50,000	$ 49,136	$ -	$ (49,136)
FD1000 - CC1248 - PRJ100488 Camp Chow Roadway Improvements	$ -	$ -	$ 20,000	$ 14,955	$ 10,000	$ (4,955)
FD1000 - CC1248 - PRJ100489 Camp Chow Septic Tank Stabilization	$ -	$ -	$ 25,000	$ 25,000	$ 10,000	$ (15,000)
FD1000 - CC1248 - PRJ100490 Camp Chow Well Building	$ -	$ -	$ 15,000	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100491 Carl Pugh Drainage	$ -	$ 42,842	$ 77,926	$ 327,926	$ -	$ (327,926)
FD1000 - CC1236 - PRJ100492 College Drive Initiative (CDI) Charrette	$ -	$ 48,000	$ 95,000	$ 47,000	$ -	$ (47,000)
FD1000 - CC1188 - PRJ100493 Doctors Lake Site Improvements	$ 103,604	$ 107,649	$ 100,000	$ 1,000,000	$ -	$ (1,000,000)
FD1000 - CC1188 - PRJ100494 Drainage Oakleaf Sports Complex	$ -	$ 45,450	$ 200,000	$ 200,000	$ -	$ (200,000)
FD1000 - CC1188 - PRJ100495 Eagle Harbor Drainage	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100496 Electric PPV Fans	$ -	$ -	$ 62,411	$ 64,211	$ -	$ (64,211)
FD1030 - CC1154 - PRJ100496 Electric PPV Fans	$ -	$ -	$ 21,404	$ 21,404	$ -	$ (21,404)
FD1000 - CC1150 - PRJ100497 HVAC - Administration Building	$ -	$ 76,950	$ -	$ -	$ -	$ -
FD1000 - CC1170 - PRJ100498 Emergency Management Overhang	$ -	$ -	$ 210,000	$ 210,000	$ -	$ (210,000)
FD1022 - CC1158 - PRJ100499 Engineering Projects (Placeholder)	$ -	$ -	$ 350,000	$ 264,787	$ 100,000	$ (164,787)
FD4000 - CC1208 - PRJ100500 Environmental Center Compactors	$ -	$ -	$ 40,000	$ 40,721	$ -	$ (40,721)
FD1000 - CC1169 - PRJ100501 Extrication Equipment	$ -	$ -	$ 467,873	$ 467,873	$ 112,500	$ (355,373)
FD1030 - CC1154 - PRJ100501 Extrication Equipment	$ -	$ -	$ 155,959	$ 155,959	$ 37,500	$ (118,459)
FD1000 - CC1150 - PRJ100502 Floor and Counter Replacements - Administration	$ -	$ -	$ 80,000	$ 112,067	$ -	$ (112,067)
FD1000 - CC1169 - PRJ100503 Fire Master Plan	$ -	$ -	$ 75,000	$ 75,000	$ -	$ (75,000)
FD1030 - CC1154 - PRJ100503 Fire Master Plan	$ -	$ -	$ 25,000	$ 25,000	$ -	$ (25,000)
FD1000 - CC1150 - PRJ100504 Front Elevators Modernization - Administration Bu	$ -	$ -	$ 132,500	$ 132,500	$ -	$ (132,500)
FD1000 - CC1169 - PRJ100505 Fire Rescue Special Response Assets	$ -	$ 167,423	$ 172,000	$ 172,000	$ 167,253	$ (4,747)
FD1030 - CC1154 - PRJ100505 Fire Rescue Special Response Assets	$ -	$ 55,808	$ 57,334	$ 57,334	$ 55,752	$ (1,582)
FD1000 - CC1150 - PRJ100506 Front Entrance Enhancements - Administration Bu	$ -	$ 14,975	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100507 Fire Rescue Storage Sheds	$ -	$ -	$ 120,000	$ 120,000	$ 120,000	$ -
FD1030 - CC1154 - PRJ100507 Fire Rescue Storage Sheds	$ -	$ -	$ 40,000	$ 40,000	$ 40,000	$ -
FD1000 - CC1150 - PRJ100508 Pressure Cleaning	$ -	$ 6,227	$ 97,773	$ 97,773	$ -	$ (97,773)
FD1000 - CC1206 - PRJ100509 Fleet Improvements	$ -	$ 19,419	$ 25,000	$ 25,000	$ -	$ (25,000)
FD1000 - CC1196 - PRJ100510 Fleming Island Library HVAC	$ -	$ 327,700	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100510 Fleming Island Library HVAC	$ -	$ -	$ 500,000	$ 500,000	$ -	
FD1000 - CC1188 - PRJ100511 Fox Meadow Playground	$ -	$ -	$ -	$ 229,863	$ -	$ (229,863)
FD1000 - CC1150 - PRJ100512 Godbold Building Repairs	$ -	$ -	$ 45,000	$ 45,000	$ -	$ (45,000)
FD1000 - CC1150 - PRJ100513 Green Cove Springs Library Carpets	$ -	$ -	$ 20,000	$ 20,000	$ -	$ (20,000)

OPERATIONAL PROJECT EXPENDITURE SUMMARY BY PROJECT/COST CENTER						
Cost Center and Name	FY 22/23 ACTUALS	FY 23/24 ACTUALS	ADOPTED FY 24/25 BUDGET	AMENDED FY 24/25 BUDGET	FY 25/26 BUDGET	CHANGE FROM PRIOR YEAR AMENDED
FD1000 - CC1192 - PRJ100513 Green Cove Springs Library Carpets	$ -	$ 34,035	$ -	$ -	$ -	$ -
FD1000 - CC1206 - PRJ100514 Green Cove Springs Fuel Station	$ -	$ 5,762	$ 69,344	$ 74,044	$ -	$ (74,044)
FD1022 - CC1158 - PRJ100515 Guard Rail Replacement	$ -	$ 23,610	$ 250,000	$ 250,000	$ 250,000	$ -
FD1000 - CC1188 - PRJ100516 Knights Marina Lift Station	$ -	$ 85,146	$ -	$ -	$ -	$ -
FD1000 - CC1206 - PRJ100517 Light Towers - Public Works	$ -	$ 30,775	$ -	$ -	$ -	$ -
FD1000 - CC1153 - PRJ100518 Fire Watch	$ -	$ 20,000	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100519 Exterior Building Sealant	$ -	$ -	$ -	$ 150,000	$ -	$ (150,000)
FD1000 - CC1169 - PRJ100520 Mobile Command Post Refurbish	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ -
FD1030 - CC1154 - PRJ100520 Mobile Command Post Refurbish	$ -	$ -	$ 33,330	$ 33,330	$ 33,333	$ 3
FD1001 - CC1205 - PRJ100521 Traffic Signal Cabinets	$ -	$ 341,913	$ 250,000	$ 250,000	$ -	$ (250,000)
FD1072 - CC1259 - PRJ100522 Mobile Radio Tower	$ -	$ -	$ 40,000	$ 40,000	$ -	$ (40,000)
FD1022 - CC1157 - PRJ100523 Mobility Fee Study	$ -	$ 19,826	$ 56,906	$ 56,906	$ -	$ (56,906)
FD1009 - CC1164 - PRJ100524 Monument Signs	$ -	$ -	$ 70,000	$ 70,000	$ -	$ (70,000)
FD1000 - CC1190 - PRJ100526 Oakleaf Library	$ -	$ -	$ 85,000	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100527 Oakleaf Playground	$ -	$ -	$ -	$ 80,000	$ -	$ (80,000)
FD1000 - CC1191 - PRJ100528 Orange Park Library Windows	$ -	$ 18,538	$ -	$ -	$ -	$ -
FD1000 - CC1249 - PRJ100529 Mowing and Agronomics	$ -	$ 73,728	$ 76,544	$ 76,544	$ -	$ (76,544)
FD1000 - CC1260 - PRJ100529 Mowing and Agronomics	$ -	$ 372,035	$ 307,741	$ 361,489	$ 500,000	$ 138,511
FD1000 - CC1150 - PRJ100530 Parking Lot - Agriculture Agent	$ -	$ 15,000	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100531 Parks and Recreation Strategic Plan	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100532 Plantation Oaks Maintenance Shed	$ -	$ -	$ -	$ -	$ -	$ -
FD1001 - CC1203 - PRJ100533 Public Works Engineering Services (Placeholder)	$ -	$ 74,710	$ -	$ -	$ -	$ -
FD1009 - CC1164 - PRJ100534 Regional Park	$ -	$ 86,817	$ 501,035	$ 304,055	$ 435,233	$ 131,178
FD1000 - CC1249 - PRJ100535 Regional Sports Equipment	$ -	$ 23,620	$ 86,380	$ 86,380	$ -	$ (86,380)
FD1000 - CC1248 - PRJ100536 Relocate Girl Scout Building	$ -	$ -	$ 15,000	$ 15,000	$ -	$ (15,000)
FD1001 - CC1227 - PRJ100537 Road Restriping	$ -	$ 520,343	$ 800,000	$ 800,000	$ 800,000	$ -
FD1000 - CC1188 - PRJ100538 Resurfacing Recreational Courts	$ -	$ 4,300	$ 167,175	$ 168,180	$ -	$ (168,180)
FD1000 - CC1188 - PRJ100539 Ronnie Van Zant Park Master Plan	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100540 Athletic Fields Safety Netting	$ -	$ -	$ -	$ 77,665	$ -	$ (77,665)
FD1000 - CC1188 - PRJ100541 Sports Venues Scoreboards	$ -	$ -	$ 25,000	$ 150,000	$ -	$ (150,000)
FD1001 - CC1203 - PRJ100542 Sidewalk Repair Services	$ -	$ 99,526	$ 100,000	$ 100,000	$ 150,000	$ 50,000
FD1001 - CC1227 - PRJ100543 Traffic Message Boards	$ -	$ 31,860	$ 40,000	$ 40,000	$ -	$ (40,000)
FD1072 - CC1259 - PRJ100544 Radio Tower Equipment Replacement	$ -	$ -	$ 30,000	$ 30,000	$ 30,000	$ -
FD1022 - CC1157 - PRJ100545 Traffic Count and Capacity Study	$ -	$ 73,270	$ 57,298	$ 57,298	$ -	$ (57,298)
FD1000 - CC1248 - PRJ100546 Treehouse #1 Replacement	$ -	$ -	$ 75,000	$ 75,000	$ -	$ (75,000)
FD1072 - CC1259 - PRJ100547 Twin Lakes Radio Tower	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100548 Vehicles for Special Response	$ -	$ -	$ 300,000	$ 300,000	$ 300,000	$ -
FD1030 - CC1154 - PRJ100548 Vehicles for Special Response	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ -
FD1000 - CC1106 - PRJ100549 Servers	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ -
FD1000 - CC1106 - PRJ100550 Workday Support Services	$ -	$ 90,552	$ 120,000	$ 156,350	$ 115,000	$ (41,350)
FD1000 - CC1150 - PRJ100551 HVAC - Agriculture Agent	$ -	$ 44,961	$ 45,000	$ -	$ -	$ -
FD1000 - CC1171 - PRJ100552 Public Safety Training Relocation	$ -	$ -	$ 65,000	$ 65,000	$ -	$ (65,000)
FD1006 - CC1133 - PRJ100553 Chiller Replacement - Duct Work - New Side	$ -	$ 408,219	$ -	$ -	$ -	$ -
FD1006 - CC1133 - PRJ100554 Air Conditioning - Ducts - Controls - Old Side	$ -	$ 127,440	$ -	$ 362,560	$ -	$ (362,560)
FD1006 - CC1133 - PRJ100555 Roof Replacement	$ -	$ 58,100	$ -	$ -	$ -	$ -
FD1006 - CC1133 - PRJ100556 Seal Building Exterior	$ -	$ -	$ -	$ -	$ -	$ -
FD1006 - CC1133 - PRJ100557 Hallway Floor Replacement	$ -	$ 76,587	$ -	$ -	$ -	$ -
FD1006 - CC1133 - PRJ100558 4th Floor and Entry Design and Renovation	$ 9,600	$ 154,335	$ -	$ 1,375,658	$ -	$ (1,375,658)
FD1000 - CC1260 - PRJ100565 Gator - Utility Carts (2)	$ -	$ 17,857	$ -	$ -	$ -	$ -
FD1003 - CC1189 - PRJ100568 Boating Improvements Projects (Placeholder)	$ -	$ -	$ 1,005,766	$ 1,005,766	$ -	$ (1,005,766)
FD1000 - CC1250 - PRJ100569 Building Demolition - Gun Range	$ -	$ 7,200	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100573 Walter Odum Drainage Design	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1251 - PRJ100581 Gator - Utility Cart (1)	$ -	$ -	$ 12,069	$ 12,069	$ -	$ (12,069)
FD1000 - CC1175 - PRJ100582 Hurricane Idalia	$ 61,117	$ -	$ -	$ -	$ -	$ -
FD1022 - CC1158 - PRJ100583 CEI - Subdivision	$ -	$ 452,117	$ 665,600	$ 665,600	$ 550,000	$ (115,600)
FD1000 - CC1190 - PRJ100588 Library On-The-Go	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1250 - PRJ100593 Gun Range - Shed	$ -	$ -	$ 150,000	$ 150,000	$ -	$ (150,000)
FD1000 - CC1250 - PRJ100594 Portables	$ -	$ 23,121	$ 76,879	$ 76,879	$ -	$ (76,879)
FD1000 - CC1165 - PRJ100597 Chemours Company	$ -	$ 266,549	$ 284,597	$ 284,597	$ 264,673	$ (19,924)
FD1000 - CC1165 - PRJ100598 MOBRO Marine	$ -	$ -	$ 31,841	$ 31,841	$ 31,841	$ -
FD1000 - CC1165 - PRJ100599 Niagara Bottling LLC	$ -	$ 408,573	$ 450,179	$ 450,179	$ 579,762	$ 129,583
FD1000 - CC1165 - PRJ100600 HCA - Florida Orange Park Medical Center - Emerg	$ -	$ 110,047	$ 11,709	$ 11,709	$ 12,630	$ 921
FD1000 - CC1165 - PRJ100601 Vac-Con Inc.	$ -	$ 9,845	$ 10,840	$ 10,840	$ 11,145	$ 305
FD1000 - CC1169 - PRJ100604 Fence Removal and Replacement - Fire Station 23	$ -	$ 16,856	$ -	$ -	$ -	$ -
FD1030 - CC1154 - PRJ100604 Fence Removal and Replacement - Fire Station 23	$ -	$ 5,619	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100605 Administration Building ADA Ramp and Railing	$ 4,800	$ 19,965	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100606 Fire Pump Stand Replacement - Administration Bu	$ -	$ 49,401	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100611 Administration Building - 3rd and 4th Floor Renova	$ -	$ -	$ -	$ 100,000	$ -	
FD1000 - CC1161 - PRJ100613 Aging True - Green Cove Springs Kitchen Electrical	$ -	$ 21,178	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100614 Fire Station 18 - Bathroom Remodel	$ -	$ 33,647	$ -	$ -	$ -	$ -
FD1030 - CC1154 - PRJ100614 Fire Station 18 - Bathroom Remodel	$ -	$ 11,216	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100615 Fire Station 14 - Kitchen Renovation	$ -	$ 6,801	$ 60,000	$ 170,207	$ -	$ (170,207)
FD1030 - CC1154 - PRJ100615 Fire Station 14 - Kitchen Renovation	$ -	$ 2,267	$ 20,000	$ 56,736	$ -	$ (56,736)
FD1000 - CC1169 - PRJ100617 EMS Matching Grant FY23-24	$ -	$ 16,171	$ -	$ -	$ -	$ -
FD1030 - CC1154 - PRJ100617 EMS Matching Grant FY23-24	$ -	$ 5,390	$ -	$ -	$ -	$ -
FD1009 - CC1164 - PRJ100620 Hotel Feasibility Study	$ -	$ 146,000	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100621 Flock Cameras - Parks & Recreation	$ -	$ -	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1250 - PRJ100622 Gun Range - French Drain & Gutters	$ -	$ 51,574	$ 54,523	$ 30,536	$ -	$ (30,536)
FD1000 - CC1250 - PRJ100623 Gun Range - Road Monument Sign	$ -	$ -	$ 20,000	$ 20,000	$ -	$ (20,000)
FD1000 - CC1250 - PRJ100624 Gun Range - 6 to 8 Seat Cart	$ -	$ 17,857	$ -	$ -	$ -	$ -

OPERATIONAL PROJECT EXPENDITURE SUMMARY BY PROJECT/COST CENTER						
Cost Center and Name	FY 22/23 ACTUALS	FY 23/24 ACTUALS	ADOPTED FY 24/25 BUDGET	AMENDED FY 24/25 BUDGET	FY 25/26 BUDGET	CHANGE FROM PRIOR YEAR AMENDED
FD1000 - CC1188 - PRJ100625 Boat Ramp Storm Damage Repairs	$ -	$ 123,846	$ 191,655	$ 156,564	$ -	$ (156,564)
FD1000 - CC1188 - PRJ100631 Island Forest Basketball Court Demolition and Reb	$ -	$ 88,480	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100636 Hunter Douglas Playground	$ -	$ 28,585	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100637 Thunderbolt Park Playground	$ -	$ 210,318	$ -	$ -	$ -	$ -
FD1000 - CC1153 - PRJ100638 Military Appreciation Day	$ -	$ 9,959	$ -	$ -	$ -	$ -
FD1000 - CC1236 - PRJ100638 Military Appreciation Day	$ -	$ -	$ 15,000	$ -	$ -	$ -
FD1000 - CC1236 - PRJ100638 Military Appreciation Day	$ -	$ -	$ 15,000	$ -	$ -	$ -
FD1022 - CC1158 - PRJ100639 NPDES Public Awareness Services	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -
FD1022 - CC1158 - PRJ100640 Right-of-Way Inspection Services	$ -	$ 146,960	$ 166,400	$ 166,400	$ 166,400	$ -
FD1022 - CC1158 - PRJ100643 Henley Road Traffic and Operational Study	$ -	$ 59,212	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100646 Parks System Master Plan	$ -	$ 237,841	$ -	$ 302	$ -	$ (302)
FD1006 - CC1133 - PRJ100647 Court Facilities - 2nd Floor Renovations - IT Move	$ -	$ 37,884	$ -	$ -	$ -	$ -
FD1006 - CC1133 - PRJ100648 Court Facilities - 3rd Floor Renovations - SAO Mov	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100651 Fire Station 14 - Parking Lot Paving	$ -	$ -	$ 210,753	$ 210,753	$ -	$ (210,753)
FD1030 - CC1154 - PRJ100651 Fire Station 14 - Parking Lot Paving	$ -	$ -	$ 70,251	$ 70,251	$ -	$ (70,251)
FD1066 - CC1287 - PRJ100661 Lutheran Services Florida - Mobile Units	$ -	$ 167,064	$ -	$ -	$ -	$ -
FD1066 - CC1287 - PRJ100662 Lutheran Services Florida - Facility Enhancements	$ -	$ 23,931	$ -	$ -	$ -	$ -
FD1066 - CC1287 - PRJ100663 Lutheran Services Florida - Communication and Re	$ -	$ 1,655,216	$ -	$ -	$ -	$ -
FD1066 - CC1287 - PRJ100664 Lutheran Services Florida - Community Events and	$ -	$ 4,718	$ -	$ -	$ -	$ -
FD1066 - CC1287 - PRJ100665 Lutheran Services Florida - Marketing and Outreac	$ -	$ 35,395	$ -	$ -	$ -	$ -
FD1066 - CC1287 - PRJ100666 Lutheran Services Florida - Software and Data Mai	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1250 - PRJ100667 Concrete Debris Removal	$ -	$ 9,875	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100668 Thunderbolt Park Well	$ -	$ -	$ -	$ 60,000	$ -	$ (60,000)
FD1000 - CC1188 - PRJ100669 Omega Park - CCUA Connection	$ -	$ 34,070	$ 79,000	$ 378,378	$ -	$ (378,378)
FD1000 - CC1150 - PRJ100670 Chiller Coil Replacement at EOC	$ -	$ 20,506	$ -	$ -	$ -	$ -
FD1002 - CC1152 - PRJ100671 Middleburg Substation Lift Station	$ -	$ 3,357	$ 207,444	$ 207,444	$ -	$ (207,444)
FD1000 - CC1106 - PRJ100672 Artificial Intelligence Frame Up	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1106 - PRJ100673 Upgrade Cyber Security Platform	$ -	$ -	$ 75,000	$ 75,000	$ -	$ (75,000)
FD1000 - CC1150 - PRJ100674 Clay County Archives Renovation	$ -	$ -	$ 125,000	$ 125,000	$ -	$ (125,000)
FD1000 - CC1150 - PRJ100675 Building Maintenance Equipment Storage	$ -	$ -	$ 100,000	$ 100,000	$ -	$ (100,000)
FD1000 - CC1150 - PRJ100676 County Building Analysis	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100677 2nd Floor Office Remodel	$ -	$ 3,456	$ 125,000	$ 156,544	$ -	$ (156,544)
FD1000 - CC1150 - PRJ100678 Godbold Building Renovations and CCUA Transitio	$ -	$ -	$ 200,000	$ 200,000	$ -	$ (200,000)
FD1000 - CC1150 - PRJ100679 County Facilities Space Analysis	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100680 Way Free Medical Clinic Demolition	$ -	$ -	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1247 - PRJ100681 Wellness Pavilion	$ -	$ -	$ 100,000	$ 100,000	$ -	$ (100,000)
FD1000 - CC1150 - PRJ100682 Program and Space Analysis for Emergency Opera	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100683 Public Safety Logistics Expansion	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100684 2nd Set of Bunker Gear	$ -	$ -	$ 750,000	$ 781,860	$ 450,000	$ (331,860)
FD1030 - CC1154 - PRJ100684 2nd Set of Bunker Gear	$ -	$ -	$ 250,000	$ 260,620	$ 150,000	$ (110,620)
FD1000 - CC1169 - PRJ100685 Brush Truck Conversions	$ -	$ -	$ 67,500	$ 67,500	$ 135,000	$ 67,500
FD1030 - CC1154 - PRJ100685 Brush Truck Conversions	$ -	$ -	$ 22,500	$ 22,500	$ 45,000	$ 22,500
FD1000 - CC1169 - PRJ100686 Fire Station 17 Shower Addition	$ -	$ -	$ 150,000	$ 80,570	$ 300,000	$ 219,430
FD1030 - CC1154 - PRJ100686 Fire Station 17 Shower Addition	$ -	$ -	$ 50,000	$ 26,857	$ 100,000	$ 73,143
FD1000 - CC1169 - PRJ100687 Fire Station 13 Front Room Renovation	$ -	$ -	$ 90,000	$ 49,224	$ 165,000	$ 115,776
FD1030 - CC1154 - PRJ100687 Fire Station 13 Front Room Renovation	$ -	$ -	$ 30,000	$ 16,408	$ 55,000	$ 38,592
FD1022 - CC1157 - PRJ100688 Continuing Planning and Urban Design Services	$ -	$ -	$ 200,000	$ 200,000	$ -	$ (200,000)
FD1000 - CC1161 - PRJ100689 Aging True - Green Cove Springs HVAC	$ -	$ -	$ 60,000	$ 60,000	$ -	$ (60,000)
FD1000 - CC1161 - PRJ100690 Aging True - Green Cove Springs Pressure Cleaning	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100692 Exterior Painting of Emergency Operations Center	$ -	$ -	$ 86,000	$ 86,000	$ -	$ (86,000)
FD1000 - CC1188 - PRJ100693 Amenity Sunshades	$ -	$ -	$ 100,000	$ 100,000	$ -	$ (100,000)
FD1000 - CC1188 - PRJ100694 Black Creek Bike Trail Fitness Stations	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100695 Black Creek Bike Trail Lighting	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100696 Bleacher and Bench Replacement	$ -	$ -	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1188 - PRJ100697 Parks and Recreation Special Events Equipment	$ -	$ -	$ 12,500	$ 12,500	$ 15,000	$ 2,500
FD1000 - CC1188 - PRJ100698 Parks and Recreation Program Equipment	$ -	$ -	$ 12,500	$ 12,500	$ 15,000	$ 2,500
FD1000 - CC1188 - PRJ100699 Remote Lighting System for Parks	$ -	$ -	$ 40,000	$ 40,000	$ -	$ (40,000)
FD1001 - CC1205 - PRJ100700 Covered Parking and Storage Building	$ -	$ -	$ -	$ -	$ -	$ -
FD1001 - CC1227 - PRJ100700 Covered Parking and Storage Building	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1248 - PRJ100701 Fencing - Countywide	$ -	$ -	$ -	$ -	$ 10,000	$ 10,000
FD1000 - CC1250 - PRJ100701 Fencing - Countywide	$ -	$ -	$ -	$ -	$ 20,000	$ 20,000
FD1000 - CC1251 - PRJ100701 Fencing - Countywide	$ -	$ -	$ -	$ -	$ 20,000	$ 20,000
FD1000 - CC1260 - PRJ100701 Fencing - Countywide	$ -	$ -	$ 40,000	$ 40,000	$ 40,000	$ -
FD1000 - CC1260 - PRJ100702 Park and Recreation Pressure Washing	$ -	$ -	$ 30,000	$ 30,000	$ -	$ (30,000)
FD1000 - CC1260 - PRJ100703 Park and Recreation Tree Removal	$ -	$ -	$ 40,000	$ 40,000	$ 40,000	$ -
FD1000 - CC1161 - PRJ100704 Aging True - Orange Park HVAC	$ -	$ 44,961	$ 44,962	$ -	$ 70,000	$ 70,000
FD1000 - CC1161 - PRJ100705 Aging True - Orange Park Parking Lot Lights	$ -	$ -	$ 30,000	$ 30,000	$ -	$ (30,000)
FD1000 - CC1161 - PRJ100706 Aging True - Orange Park Flooring	$ -	$ -	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1161 - PRJ100707 Aging True - Keystone Heights Bathroom Renovati	$ -	$ -	$ 20,000	$ 20,000	$ -	$ (20,000)
FD1000 - CC1161 - PRJ100708 Aging True - Orange Park Fountain Upgrade	$ -	$ -	$ 5,000	$ 5,000	$ -	$ (5,000)
FD1000 - CC1161 - PRJ100709 Aging True - Keystone Heights Gutter Replacemen	$ -	$ -	$ 5,000	$ 5,000	$ -	$ (5,000)
FD1000 - CC1290 - PRJ100710 Moccasin Slough Trail Lighting	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100711 Moody Park Playground Remodel	$ -	$ -	$ 700,000	$ 700,000	$ -	$ (700,000)
FD1000 - CC1188 - PRJ100712 Paul Armstrong Park Parking Expansion	$ -	$ -	$ 300,000	$ 106,552	$ -	$ (106,552)
FD1000 - CC1188 - PRJ100713 Ronnie Van Zant Court Lighting	$ -	$ -	$ 200,000	$ 200,000	$ -	$ (200,000)
FD1000 - CC1188 - PRJ100714 Twin Lakes Lighting and Parking Improvements	$ -	$ -	$ 250,000	$ 250,000	$ -	$ (250,000)
FD1000 - CC1188 - PRJ100715 W E Varnes Lighting and Parking Improvement	$ -	$ -	$ 250,000	$ 250,000	$ -	$ (250,000)
FD1000 - CC1188 - PRJ100716 Pond to Park	$ -	$ -	$ -	$ -	$ -	$ -
FD1003 - CC1189 - PRJ100717 Lake Brooklyn Site Improvements	$ -	$ -	$ 175,000	$ 175,000	$ 175,000	$ -
FD1003 - CC1189 - PRJ100718 Lake Geneva Site Improvements	$ -	$ -	$ 200,000	$ 200,000	$ 200,000	$ -

OPERATIONAL PROJECT EXPENDITURE SUMMARY BY PROJECT/COST CENTER						
Cost Center and Name	FY 22/23 ACTUALS	FY 23/24 ACTUALS	ADOPTED FY 24/25 BUDGET	AMENDED FY 24/25 BUDGET	FY 25/26 BUDGET	CHANGE FROM PRIOR YEAR AMENDED
FD1000 - CC1191 - PRJ100719 Orange Park Library Improvement Plan	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100720 Fleming Island Library Parking Lot	$ -	$ -	$ 300,000	$ 300,000	$ -	$ (300,000)
FD1000 - CC1260 - PRJ100722 Fencing - Regional Sports Complex	$ -	$ -	$ 200,000	$ 200,000	$ -	$ (200,000)
FD1000 - CC1236 - PRJ100726 Small Business Development Center (SBDC) - Univ	$ -	$ -	$ 100,000	$ 100,000	$ -	$ (100,000)
FD4000 - CC1208 - PRJ100727 Rosemary Hill HVAC Unit Upgrade	$ -	$ -	$ 33,000	$ 33,000	$ -	$ (33,000)
FD1000 - CC1105 - PRJ100729 AED Supplies and Replacements	$ -	$ -	$ 40,000	$ 40,000	$ 35,000	$ (5,000)
FD1000 - CC1119 - PRJ100730 Clay Day	$ -	$ -	$ 12,330	$ 20,000	$ 20,000	$ -
FD1000 - CC1249 - PRJ100731 Regional Sports Complex Security Measures	$ -	$ -	$ 100,000	$ 100,000	$ -	$ (100,000)
FD4000 - CC1208 - PRJ100732 Leachate System Improvements	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1170 - PRJ100733 Emergency Management Plans - Rewrite Develop	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ -
FD1000 - CC1236 - PRJ100736 Veterans Day 5K - Oakleaf	$ -	$ -	$ 15,000	$ 15,000	$ -	$ (15,000)
FD1006 - CC1133 - PRJ100740 Bailiff Control Room	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1165 - PRJ100741 IKO Mobility Fee Mitigation	$ -	$ -	$ 340,462	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100744 Fire Station 18 HVAC Replacement	$ -	$ -	$ 30,000	$ 30,000	$ -	$ (30,000)
FD1030 - CC1154 - PRJ100744 Fire Station 18 HVAC Replacement	$ -	$ -	$ 10,000	$ 10,000	$ -	$ (10,000)
FD1000 - CC1106 - PRJ100745 Office Space Conversion/Remodel	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1106 - PRJ100750 PC Replacement	$ -	$ -	$ 125,000	$ 125,000	$ 125,000	$ -
FD1000 - CC1106 - PRJ100751 Switches	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100752 Historic Courthouse Roof Replacement	$ -	$ 14,058	$ 790	$ 790	$ -	$ (790)
FD1000 - CC1150 - PRJ100753 Aging True - Green Cove Springs Office Renovatior	$ -	$ 32,527	$ 78,642	$ 44,145	$ -	$ (44,145)
FD1001 - CC1205 - PRJ100754 Flashing Beacon Speed Indicators	$ -	$ -	$ 150,000	$ 150,000	$ 100,000	$ (50,000)
FD1000 - CC1150 - PRJ100755 Green Cove Springs Library Roof	$ -	$ -	$ 75,000	$ 75,000	$ -	$ (75,000)
FD1000 - CC1161 - PRJ100775 Aging True - Keystone Heights Parking Lot	$ -	$ -	$ 100,000	$ 29,707	$ -	$ (29,707)
FD1000 - CC1161 - PRJ100776 Aging True - Middleburg Building Siding	$ -	$ -	$ 25,000	$ 26,334	$ -	$ (26,334)
FD1029 - CC1234 - PRJ100778 Middleburg Substation Doors	$ -	$ -	$ 160,000	$ 160,000	$ -	$ (160,000)
FD1002 - CC1152 - PRJ100779 Governors Creek Boathouse Storage	$ -	$ -	$ 50,000	$ 50,000	$ -	$ (50,000)
FD1000 - CC1150 - PRJ100781 Ambulance Billing Office Renovations	$ -	$ 14,370	$ -	$ 48,695	$ -	$ (48,695)
FD1000 - CC1150 - PRJ100783 Public Works Office - Sleepy Hollow	$ -	$ -	$ -	$ -	$ -	$ -
FD1001 - CC1203 - PRJ100783 Public Works Sleepy Hollow Trailer	$ -	$ -	$ 40,000	$ 40,000	$ -	$ (40,000)
FD1001 - CC1203 - PRJ100790 Moody Avenue Emergency Repair	$ -	$ -	$ -	$ 285,344	$ -	$ (285,344)
FD1000 - CC1169 - PRJ100802 Drain Field - Fire Station 23	$ -	$ -	$ -	$ 19,500	$ -	$ (19,500)
FD1030 - CC1154 - PRJ100802 Drain Field - Fire Station 23	$ -	$ -	$ -	$ 6,500	$ -	$ (6,500)
FD1006 - CC1133 - PRJ100803 Judicial Facility Master Plan	$ -	$ -	$ -	$ 249,997	$ -	$ (249,997)
FD1000 - CC1169 - PRJ100810 Fire Station 18 Front Parking Lot Replacement	$ -	$ -	$ -	$ 37,500	$ 37,500	$ -
FD1030 - CC1154 - PRJ100810 Fire Station 18 Front Parking Lot Replacement	$ -	$ -	$ -	$ 12,500	$ 12,500	$ -
FD1022 - CC1158 - PRJ100815 Washington Avenue Cross Drain	$ -	$ -	$ -	$ 10,082	$ -	$ (10,082)
FD1002 - CC1152 - PRJ100817 Jail - Sinks and Toilets Upgrades	$ -	$ -	$ -	$ 339,861	$ -	$ (339,861)
FD1000 - CC1169 - PRJ100818 Purvis Fire Station Alerting System	$ -	$ -	$ -	$ 98,200	$ -	$ (98,200)
FD1030 - CC1154 - PRJ100818 Purvis Fire Station Alerting System	$ -	$ -	$ -	$ 33,334	$ -	$ (33,334)
FD1001 - CC1205 - PRJ100821 School Zone Beacon Time Switches	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1188 - PRJ100826 Lake Geneva Restoration	$ -	$ -	$ -	$ 100,000	$ -	$ (100,000)
FD1000 - CC1188 - PRJ100828 Lighting - Walter Odum Park	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100829 Maintenance Shed Office - Fairgrounds	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100830 Window Replacement - Middleburg Library	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100831 Restrooms - Omega Park	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1103 - PRJ100832 Compensation Study - Personnel	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100833 Arbor Lift with Trailer	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100834 Restroom Renovation - Orange Park Library	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100835 HVAC Replacement - EOC	$ -	$ -	$ -	$ -	$ 385,972	$ 385,972
FD1000 - CC1150 - PRJ100836 HVAC Replacement - Aging True - Orange Park	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100837 HVAC Replacement - Aging True - Green Cove Spri	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100838 ADA Compliance Program	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000
FD1000 - CC1150 - PRJ100839 Carpenter Shop - Design, Construct	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100840 Building Automation Controls	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100841 Carpet Cleaning - Countywide	$ -	$ -	$ -	$ -	$ 50,000	$ 50,000
FD1000 - CC1150 - PRJ100842 Barns Repairs - Gun Range	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100843 Interior Renovation - Pier Station	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1150 - PRJ100844 HVAC Replacement - Middleburg Library	$ -	$ -	$ -	$ -	$ 35,000	$ 35,000
FD1000 - CC1150 - PRJ100845 Gates Replacement and Repairs - EOC	$ -	$ -	$ -	$ -	$ -	$ -
FD1001 - CC1205 - PRJ100846 Storage Building - Traffic Division and Signs & Stre	$ -	$ -	$ -	$ -	$ -	$ -
FD1001 - CC1227 - PRJ100846 Storage Building - Traffic Division and Signs & Stre	$ -	$ -	$ -	$ -	$ -	$ -
FD1001 - CC1203 - PRJ100847 Storm Water Repairs	$ -	$ -	$ -	$ -	$ 1,622,950	$ 1,622,950
FD1000 - CC1169 - PRJ100848 Self-Contained Breathing Apparatus	$ -	$ -	$ -	$ -	$ 225,000	$ 225,000
FD1030 - CC1154 - PRJ100848 Self-Contained Breathing Apparatus	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
FD1000 - CC1169 - PRJ100849 Radio Replacements - Motorola	$ -	$ -	$ -	$ -	$ 375,000	$ 375,000
FD1030 - CC1154 - PRJ100849 Radio Replacements - Motorola	$ -	$ -	$ -	$ -	$ 125,000	$ 125,000
FD1000 - CC1169 - PRJ100850 Tactical Vest Replacement	$ -	$ -	$ -	$ -	$ 105,000	$ 105,000
FD1030 - CC1154 - PRJ100850 Tactical Vest Replacement	$ -	$ -	$ -	$ -	$ 35,000	$ 35,000
FD1000 - CC1169 - PRJ100851 Self-Contained Breathing Apparatus - Compressor	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
FD1030 - CC1154 - PRJ100851 Self-Contained Breathing Apparatus - Compressor	$ -	$ -	$ -	$ -	$ 25,000	$ 25,000
FD1000 - CC1169 - PRJ100852 Image Trend Hospital Data Exchange	$ -	$ -	$ -	$ -	$ 15,000	$ 15,000
FD1030 - CC1154 - PRJ100852 Image Trend Hospital Data Exchange	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
FD1000 - CC1169 - PRJ100853 ISO Class III Plan	$ -	$ -	$ -	$ -	$ 187,500	$ 187,500
FD1030 - CC1154 - PRJ100853 ISO Class III Plan	$ -	$ -	$ -	$ -	$ 62,500	$ 62,500
FD1000 - CC1169 - PRJ100854 Hazmat Equipment	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
FD1030 - CC1154 - PRJ100854 Hazmat Equipment	$ -	$ -	$ -	$ -	$ 25,000	$ 25,000
FD1000 - CC1169 - PRJ100855 Urban Search and Rescue (USAR) Equipment	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
FD1030 - CC1154 - PRJ100855 Urban Search and Rescue (USAR) Equipment	$ -	$ -	$ -	$ -	$ 25,000	$ 25,000
FD1000 - CC1169 - PRJ100856 Multidisciplinary Team (MDT) Equipment	$ -	$ -	$ -	$ -	$ 67,500	$ 67,500
FD1030 - CC1154 - PRJ100856 Multidisciplinary Team (MDT) Equipment	$ -	$ -	$ -	$ -	$ 22,500	$ 22,500

OPERATIONAL PROJECT EXPENDITURE SUMMARY BY PROJECT/COST CENTER						
Cost Center and Name	**FY 22/23 ACTUALS**	**FY 23/24 ACTUALS**	**ADOPTED FY 24/25 BUDGET**	**AMENDED FY 24/25 BUDGET**	**FY 25/26 BUDGET**	**CHANGE FROM PRIOR YEAR AMENDED**
FD1000 - CC1169 - PRJ100857 Purvis System Rollout	$ -	$ -	$ -	$ -	$ 375,000	$ 375,000
FD1030 - CC1154 - PRJ100857 Purvis System Rollout	$ -	$ -	$ -	$ -	$ 125,000	$ 125,000
FD1000 - CC1169 - PRJ100858 Fire Rescue Logistics Overhang	$ -	$ -	$ -	$ -	$ -	$ -
FD1030 - CC1154 - PRJ100858 Fire Rescue Logistics Overhang	$ -	$ -	$ -	$ -	$ -	$ -
FD1000 - CC1169 - PRJ100859 Training Equipment - Fire Rescue	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000
FD1030 - CC1154 - PRJ100859 Training Equipment - Fire Rescue	$ -	$ -	$ -	$ -	$ 25,000	$ 25,000
FD1022 - CC1157 - PRJ100863 Comprehensive Impact Fee Study	$ -	$ -	$ -	$ -	$ 150,000	$ 150,000
FD1002 - CC1152 - PRJ100866 Security Gate 10-19	$ -	$ -	$ -	$ -	$ -	$ -
FD1002 - CC1152 - PRJ100867 Jail Fire Alarm	$ -	$ -	$ -	$ -	$ -	$ -
FD1002 - CC1152 - PRJ100868 Jail Showers and Plumbing	$ -	$ -	$ -	$ -	$ -	$ -
						$ -
Total General Funds	**$ 306,810**	**$ 9,853,509**	**$ 26,255,752**	**$ 30,469,916**	**$ 14,172,819**	**$ (15,697,097)**

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: The Clerks Office

SUBJECT: 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.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Backup documentation is available on request at the Clay County Administration Building, located at 477 Houston Street, Green Cove Springs.

ATTACHMENTS:

Description	Type	Upload Date	File Name

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Budget Office	Streeper, Lisa	Approved	7/11/2025 - 9:15 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE: 6/26/2025

FROM: Reginald Kantor, Budget Manager

SUBJECT: Approval of Resolution amending the Non-Capital Improvement Element (Non-CIE) portion of the Clay County Capital Improvement Plan and operating budget. Various Funding Sources

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Is Funding Required (Yes/No):
Yes

If Yes, Was the item budgeted (Yes\No\N/A):
No

Funding Sources: Various

Sole Source (Yes\No):
No

Advanced Payment (Yes\No):
No

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Resolution - 24-25 True Up_2025-07-22	Resolution Letter	7/15/2025	Resolution_-_24-25_True_Up_2025-07-22.ADA.pdf
	Budget Amendment			Budget_Amendment_FY24-

FY24-25-Budget on 07-22 2025 Amendment-00001869	Budget Amendment	7/17/2025		25-Budget_on_07-22_2025_Amendment-00001869.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Budget Office	Streeper, Lisa	Approved	7/15/2025 - 3:47 PM	Item Pushed to Agenda

CLAY COUNTY RESOLUTION NO. 2024/2025-

RESOLUTION OF THE CLAY COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE BUDGET FOR FISCAL YEAR 2024-25; PROVIDING AN EFFECTIVE DATE

WHEREAS, the budget for fiscal year 2024-2025 of the Board of County Commissioners was duly adopted on September 24, 2024, and

WHEREAS, Chapter 129.06(4) of the Florida Statutes stipulates that all unexpended balances of appropriations at the end of the fiscal year shall revert to the fund from which the appropriation was made, and

WHEREAS, revenues have been adjusted based on estimated actuals, and

WHEREAS, Chapter 129.06(2)(b) of the Florida Statutes stipulates that appropriations from the reserve for contingencies may be made to increase the appropriation for any particular expense in the same fund,

NOW THEREFORE, **BE IT RESOLVED** by the Board of County Commissioners of Clay County, Florida, as follows:

The Clay County Board of County Commissioners hereby adopts the cash carry forward, revenues and appropriations for fiscal year 2024-2025 as identified in Attachment "A" (Budget Amendment-00001869) attached hereto, effective immediately upon adoption.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this 22nd day of July, 2025.

Board of County Commissioners Clay County, Florida

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Betsy Condon, Chairman

ATTEST:

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

Budget Amendment: FY24-25 - Clay County Annual Operational Budget on 07/22/2025 : Amendment-00001869									
Description	**Adjusts budgets in several funds to finalize fund balance amounts to align with the audit, recognize additional revenue, add grant funding and redistribute budget for another grant.**								
Period	***Ledger Account/Summary**	***Fund**	***Cost Center**	**Spend Category**	**Revenue Category**	**Additional Worktags**	**Debit Amount**	**Credit Amount**	**Memo**
FY24-25 Year (FY 24-25 Budget)	364000:Disposition Of Fixed Assets	FD1000 General Fund	CC1125 Comptroller		Disposition Of Fixed Assets (364000)		$0.00	$630.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	341100:General Government Not Court Related	FD1000 General Fund	CC1127 Filing Fee Costs		Recording Fees (341100)		$0.00	$400.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	341100:General Government Not Court Related	FD1000 General Fund	CC1185 Animal Services		Administrative Fees (341300)		$0.00	$300.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1000 General Fund	CC1185 Animal Services		Contributions/Donations (366000)	Project: PRJ100737 Animal Services Donations	$0.00	$2,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	359100:Other Judgements, Fines And Forfeits	FD1000 General Fund	CC1185 Animal Services		Other Judgements, Fines & Forfeitures (359110)		$0.00	$4,500.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	347000:Culture/Recreation	FD1000 General Fund	CC1188 Parks and Recreation Administration		Service Charge - Parks and Recreation (347200)		$0.00	$120.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	369900:Miscellaneous Revenues	FD1000 General Fund	CC1206 Fleet / Fuel Management		Challenge Enterprises (369510)		$0.00	$2,500.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	369900:Miscellaneous Revenues	FD1000 General Fund	CC1206 Fleet / Fuel Management		Jacksonville Transportation Authority (369509)		$0.00	$73,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	342600:Service Charge - Ambulance Fees	FD1000 General Fund	CC1226 Ambulance Billing Department		Ambulance Fees (342600)		$0.00	$2,000,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1000 General Fund	CC1233 All Grants Organization		Contributions/Donations (366000)	Grant: GR010196 Bissell Pet Foundation - Empty the Shelters Project: PRJ100823 Bissell Pet Foundation - Empty the Shelters	$0.00	$220.00	Additional grant revenue to be used for pet adoptions.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1000 General Fund	CC1233 All Grants Organization		Contributions/Donations (366000)	Project: PRJ100307 Paramedicine Service Grant	$0.00	$472.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	334200:State Grant - Public Safety	FD1000 General Fund	CC1233 All Grants Organization		State Grants - Public Safety (334200)	Grant: GR010195 Emergency Medical Services County Grant FY25 (EMS) Project: PRJ100869 Emergency Medical Services (EMS) County Grant FY25	$0.00	$21,155.00	Establishes budget from EMS County grant for pre-hospital services.
FY24-25 Year (FY 24-25 Budget)	564200:Machinery and Equipment - Non-Capitalized	FD1000 General Fund	CC1233 All Grants Organization	Machinery and Equipment - Non-Capitalized (564200)		Grant: GR010195 Emergency Medical Services County Grant FY25 (EMS) Project: PRJ100869 Emergency Medical Services (EMS) County Grant FY25	$21,155.00	$0.00	Establishes budget from EMS County grant for pre-hospital services.
FY24-25 Year (FY 24-25 Budget)	552000:Operating Supplies	FD1000 General Fund	CC1233 All Grants Organization	Operating Supplies (552000)		Grant: GR010196 Bissell Pet Foundation - Empty the Shelters Project: PRJ100823 Bissell Pet Foundation - Empty the Shelters	$220.00	$0.00	Additional grant funding to be used for pet adoptions.
FY24-25 Year (FY 24-25 Budget)	362000:Rents And Royalties	FD1000 General Fund	CC1235 Town Center Rentals		Crossings Rent (362001)		$61,272.00	$0.00	Contract expired and not renewed.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1000 General Fund	CC1236 Community Service		Contributions/Donations (366000)		$0.00	$1.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	329500:Other Permits, Fees And Special Assessments	FD1000 General Fund	CC1236 Community Service		Event Permits (329502)		$0.00	$500.00	Revised projection of revenue based on receipt experience.

Period	*Ledger Account/Summary	*Fund	*Cost Center	Spend Category	Revenue Category	Additional Worktags	Debit Amount	Credit Amount	Memo
FY24-25 Year (FY 24-25 Budget)	359100:Other Judgements, Fines And Forfeits	FD1000 General Fund	CC1236 Community Service		Other Judgements, Fines & Forfeitures (359110)		$0.00	$100.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	362000:Rents And Royalties	FD1000 General Fund	CC1248 Camp Chowenwaw		Rents And Royalties (362000)		$0.00	$25,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	347000:Culture/Recreation	FD1000 General Fund	CC1249 Regional Sports Complex		Utility Service Charges (347500)		$0.00	$480.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	347000:Culture/Recreation	FD1000 General Fund	CC1250 Gun Range		Annual Membership - Retired Law Enforcement, Active Duty Military, Veteran (347260)		$0.00	$4,200.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	347000:Culture/Recreation	FD1000 General Fund	CC1250 Gun Range		Daily – Retired Law Enforcement, Active Duty Military, Veteran (347240)		$0.00	$7,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1000 General Fund	CC1251 Fairgrounds		Contributions/Donations (366000)		$0.00	$5.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	369900:Miscellaneous Revenues	FD1000 General Fund	CC1251 Fairgrounds		Other Miscellaneous Revenues (369900)		$0.00	$95.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	399000:Proprietary Non - Operating Sources	FD1000 General Fund	CC1257 Fund Level Activity		Cash Carry Forward (399002)		$3,019,550.00	$0.00	Fund Balance adjustment to align with the final audit.
FY24-25 Year (FY 24-25 Budget)	369900:Miscellaneous Revenues	FD1000 General Fund	CC1257 Fund Level Activity		Collection Fee - Clay County School Board (369910)		$0.00	$4,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	351100:Judgement And Fines	FD1000 General Fund	CC1257 Fund Level Activity		Fines And Forfeits (351101)		$0.00	$6,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	359100:Other Judgements, Fines And Forfeits	FD1000 General Fund	CC1288 Keep Clay Beautiful		Other Judgements, Fines & Forfeitures (359110)		$0.00	$15.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	381100:Transfers	FD1000 General Fund	CC9998 All Transfer Roll Up		Transfer from E-911 System (381600)		$0.00	$60,121.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599200:Reserve - Cash Balance	FD1000 General Fund	CC9999 All Reserve Roll Up	Reserve - Cash Balance (599200)			$0.00	$889,383.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$3,102,197.00**	**$3,102,197.00**	
FY24-25 Year (FY 24-25 Budget)	364000:Disposition Of Fixed Assets	FD1001 Transportation Trust Fund	CC1203 Public Works		Disposition Of Fixed Assets (364000)		$0.00	$2,590.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599100:Reserve - Contingency	FD1001 Transportation Trust Fund	CC9999 All Reserve Roll Up	Reserve - Contingency (599100)			$2,590.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$2,590.00**	**$2,590.00**	
FY24-25 Year (FY 24-25 Budget)	341500:County Officer Fees Remitted To The County	FD1002 Sheriff - Countywide Fund	CC1216 Judicial		Records Copies (341522)		$0.00	$30,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1002 Sheriff - Countywide Fund	CC1233 All Grants Organization		Contributions/Donations (366000)	Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$60,000.00	$0.00	Shifts grant revenue to FD1066 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	549000:Other Current Charges	FD1002 Sheriff - Countywide Fund	CC1233 All Grants Organization	Expense Other Than Salaries - Constitutional Officers (549900)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$0.00	$60,000.00	Shifts grant expenditure to FD1066 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	364000:Disposition Of Fixed Assets	FD1002 Sheriff - Countywide Fund	CC1292 Fund Level Activity – Sheriff Countywide		Disposition Of Fixed Assets (364000)		$0.00	$4,350.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599100:Reserve - Contingency	FD1002 Sheriff - Countywide Fund	CC9999 All Reserve Roll Up	Reserve - Contingency (599100)			$34,350.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$94,350.00**	**$94,350.00**	
FY24-25 Year (FY 24-25 Budget)	399000:Proprietary Non - Operating Sources	FD1012 Free Library Fund	CC1195 Library Activities		Cash Carry Forward (399002)		$0.00	$200.00	Fund Balance adjustment to align with the final audit.
FY24-25 Year (FY 24-25 Budget)	599300:Reserve - Unassigned	FD1012 Free Library Fund	CC9999 All Reserve Roll Up	Reserve - Unassigned (599300)			$200.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$200.00**	**$200.00**	

Period	*Ledger Account/Summary	*Fund	*Cost Center	Spend Category	Revenue Category	Additional Worktags	Debit Amount	Credit Amount	Memo
FY24-25 Year (FY 24-25 Budget)	531000:Professional Services	FD1021 Student Drivers Education Fund	CC1149 Student Drivers Education	Professional Services (531000)			$7,330.00	$0.00	Provides additional fund balance for program expenses.
FY24-25 Year (FY 24-25 Budget)	599100:Reserve - Contingency	FD1021 Student Drivers Education Fund	CC9999 All Reserve Roll Up	Reserve - Contingency (599100)			$0.00	$7,330.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$7,330.00**	**$7,330.00**	
FY24-25 Year (FY 24-25 Budget)	329500:Other Permits, Fees And Special Assessments	FD1022 Unincorporated Municipal Services MSTU Fund	CC1278 Tree Mitigation		Fees For Alarm Permits (329500)		$3,000.00	$0.00	Moves budget to new revenue category.
FY24-25 Year (FY 24-25 Budget)	329500:Other Permits, Fees And Special Assessments	FD1022 Unincorporated Municipal Services MSTU Fund	CC1278 Tree Mitigation		Tree Mitigation – Permits, Fees (329503)		$0.00	$3,000.00	Establishes new revenue category.
FY24-25 Year (FY 24-25 Budget)	369900:Miscellaneous Revenues	FD1022 Unincorporated Municipal Services MSTU Fund	CC1297 Fund Level Activity – Unincorporated MSTU		Other Miscellaneous Revenues (369900)		$0.00	$30,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	599100:Reserve - Contingency	FD1022 Unincorporated Municipal Services MSTU Fund	CC9999 All Reserve Roll Up	Reserve - Contingency (599100)			$30,000.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$33,000.00**	**$33,000.00**	
FY24-25 Year (FY 24-25 Budget)	591900:Transfers To	FD1023 911 - Wireless Fund	CC9998 All Transfer Roll Up	Transfer to General Fund (591900)			$0.00	$48,379.00	Adjust budget to align with actual transfer out.
FY24-25 Year (FY 24-25 Budget)	599300:Reserve - Unassigned	FD1023 911 - Wireless Fund	CC9999 All Reserve Roll Up	Reserve - Unassigned (599300)			$48,379.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$48,379.00**	**$48,379.00**	
FY24-25 Year (FY 24-25 Budget)	399000:Proprietary Non - Operating Sources	FD1025 $2 Recording Fee Fund	CC1139 Clerk Of Court - Technology		Cash Carry Forward (399002)		$0.00	$54.00	Fund Balance adjustment to align with the final audit.
FY24-25 Year (FY 24-25 Budget)	599300:Reserve - Unassigned	FD1025 $2 Recording Fee Fund	CC9999 All Reserve Roll Up	Reserve - Unassigned (599300)			$54.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$54.00**	**$54.00**	
FY24-25 Year (FY 24-25 Budget)	364000:Disposition Of Fixed Assets	FD1029 Law Enforcement MSTU Fund	CC1298 Fund Level Activity – Law Enforcement MSTU		Disposition Of Fixed Assets (364000)		$0.00	$4,350.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599100:Reserve - Contingency	FD1029 Law Enforcement MSTU Fund	CC9999 All Reserve Roll Up	Reserve - Contingency (599100)			$4,350.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$4,350.00**	**$4,350.00**	
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization		Contributions/Donations (366000)	Project: PRJ100307 Paramedicine Service Grant	$0.00	$157.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	334200:State Grant - Public Safety	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization		State Grants - Public Safety (334200)	Grant: GR010167 Hurricane Helene - EMAC Mission 00326 Project: PRJ100789 Hurricane Helene 24	$0.00	$1,148.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	334200:State Grant - Public Safety	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization		State Grants - Public Safety (334200)	Grant: GR010168 Hurricane Helene - EMAC Mission 01649 Project: PRJ100789 Hurricane Helene 24	$0.00	$11,010.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	334200:State Grant - Public Safety	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization		State Grants - Public Safety (334200)	Grant: GR010171 Hurricane Helene - EMAC Mission 03410 Project: PRJ100789 Hurricane Helene 24	$0.00	$2,532.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	334200:State Grant - Public Safety	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization		State Grants - Public Safety (334200)	Grant: GR010195 Emergency Medical Services County Grant FY25 (EMS) Project: PRJ100869 Emergency Medical Services (EMS) County Grant FY25	$0.00	$7,052.00	Establishes budget from EMS County grant for pre-hospital services.

Period	*Ledger Account/Summary	*Fund	*Cost Center	Spend Category	Revenue Category	Additional Worktags	Debit Amount	Credit Amount	Memo
FY24-25 Year (FY 24-25 Budget)	564200:Machinery and Equipment - Non-Capitalized	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Machinery and Equipment - Non-Capitalized (564200)		Grant: GR010195 Emergency Medical Services County Grant FY25 (EMS) Project: PRJ100869 Emergency Medical Services (EMS) County Grant FY25	$7,052.00	$0.00	Establishes budget from EMS County grant for pre-hospital services.
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Overtime (514000)		Grant: GR010167 Hurricane Helene - EMAC Mission 00326 Project: PRJ100789 Hurricane Helene 24	$476.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Overtime (514000)		Grant: GR010171 Hurricane Helene - EMAC Mission 03410 Project: PRJ100789 Hurricane Helene 24	$2,287.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Overtime (514000)		Grant: GR010168 Hurricane Helene - EMAC Mission 01649 Project: PRJ100789 Hurricane Helene 24	$5,609.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Regular Salaries (512000)		Grant: GR010167 Hurricane Helene - EMAC Mission 00326 Project: PRJ100789 Hurricane Helene 24	$645.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Regular Salaries (512000)		Grant: GR010168 Hurricane Helene - EMAC Mission 01649 Project: PRJ100789 Hurricane Helene 24	$804.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Regular Salaries (512000)		Grant: GR010171 Hurricane Helene - EMAC Mission 03410 Project: PRJ100789 Hurricane Helene 24	$174.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	546000:Repair and Maintenance Services	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Repair And Maintenance - Vehicles (546200)		Grant: GR010171 Hurricane Helene - EMAC Mission 03410 Project: PRJ100789 Hurricane Helene 24	$35.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	546000:Repair and Maintenance Services	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Repair And Maintenance - Vehicles (546200)		Grant: GR010167 Hurricane Helene - EMAC Mission 00326 Project: PRJ100789 Hurricane Helene 24	$9.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	546000:Repair and Maintenance Services	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Repair And Maintenance - Vehicles (546200)		Grant: GR010168 Hurricane Helene - EMAC Mission 01649 Project: PRJ100789 Hurricane Helene 24	$4,435.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	540000:Travel and PerDiem	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Travel and Per Diem (540000)		Grant: GR010168 Hurricane Helene - EMAC Mission 01649 Project: PRJ100789 Hurricane Helene 24	$162.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.

Period	*Ledger Account/Summary	*Fund	*Cost Center	Spend Category	Revenue Category	Additional Worktags	Debit Amount	Credit Amount	Memo
FY24-25 Year (FY 24-25 Budget)	540000:Travel and PerDiem	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Travel and Per Diem (540000)		Grant: GR010167 Hurricane Helene - EMAC Mission 00326 Project: PRJ100789 Hurricane Helene 24	$18.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	540000:Travel and PerDiem	FD1030 Fire Control MSTU Fund	CC1233 All Grants Organization	Travel and Per Diem (540000)		Grant: GR010171 Hurricane Helene - EMAC Mission 03410 Project: PRJ100789 Hurricane Helene 24	$36.00	$0.00	Recognizes FEMA reimbursement for Hurricane Helene.
FY24-25 Year (FY 24-25 Budget)	599100:Reserve - Contingency	FD1030 Fire Control MSTU Fund	CC9999 All Reserve Roll Up	Reserve - Contingency (599100)			$157.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$21,899.00**	**$21,899.00**	
FY24-25 Year (FY 24-25 Budget)	358200:Sale Of Contraband Property Seized By Law Enforcement	FD1034 Federal Department of Justice (DOJ) - Contriband Forfeiture Fund	CC1219 Federal Department of Justice Forfeiture		Contraband Property (358200)		$0.00	$7,611.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599300:Reserve - Unassigned	FD1034 Federal Department of Justice (DOJ) - Contriband Forfeiture Fund	CC9999 All Reserve Roll Up	Reserve - Unassigned (599300)			$7,611.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$7,611.00**	**$7,611.00**	
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization		Contributions/Donations (366000)	Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$0.00	$60,000.00	Shifts grant revenue from FD1002 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	523000:Insurance Payments	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization	Dental Insurance (523200)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$1,000.00	$0.00	Shifts grant expenditure from FD1002 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	521000:Benefits	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization	FICA Taxes (521000)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$10,000.00	$0.00	Shifts grant expenditure from FD1002 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	523000:Insurance Payments	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization	Health Insurance (523000)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$8,000.00	$0.00	Shifts grant expenditure from FD1002 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	523000:Insurance Payments	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization	Life Insurance (523100)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$1,000.00	$0.00	Shifts grant expenditure from FD1002 to align with budgeted spending changes.

Period	*Ledger Account/Summary	*Fund	*Cost Center	Spend Category	Revenue Category	Additional Worktags	Debit Amount	Credit Amount	Memo
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization	Overtime (514000)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$10,000.00	$0.00	Shifts grant expenditure from FD1002 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	511000:Salaries and Pay	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization	Regular Salaries (512000)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$20,000.00	$0.00	Shifts grant expenditure from FD1002 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	521000:Benefits	FD1066 Opioid Settlement Fund	CC1233 All Grants Organization	Retirement Contributions (522000)		Grant: GR010194 Lutheran Services Florida-NonQualified-Yr 3 Project: PRJ100795 Lutheran Services Florida - Non-Qualified County Funds - Year 2	$10,000.00	$0.00	Shifts grant expenditure from FD1002 to align with budgeted spending changes.
FY24-25 Year (FY 24-25 Budget)	369900:Miscellaneous Revenues	FD1066 Opioid Settlement Fund	CC1287 Opioid Settlement		Settlements (369300)		$0.00	$151,952.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	599300:Reserve - Unassigned	FD1066 Opioid Settlement Fund	CC9999 All Reserve Roll Up	Reserve - Unassigned (599300)			$151,952.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$211,952.00**	**$211,952.00**	
FY24-25 Year (FY 24-25 Budget)	324300:Impact Fees	FD3001 Impact Fee District 3 Fund	CC1283 Impact Fees District 3		Impact Fees Transportation District 3 (324310)		$0.00	$6,478.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599800:Reserve For Capital Improvements	FD3001 Impact Fee District 3 Fund	CC9999 All Reserve Roll Up	Reserve For Capital Improvements (599800)			$6,478.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$6,478.00**	**$6,478.00**	
FY24-25 Year (FY 24-25 Budget)	324300:Impact Fees	FD3006 Branan Field Adequate Public Facility (APF) Fund	CC1281 Branan Field Adequate Public Facility		Impact Fees - Commercial - Physical Environment (324220)		$0.00	$289,882.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599800:Reserve For Capital Improvements	FD3006 Branan Field Adequate Public Facility (APF) Fund	CC9999 All Reserve Roll Up	Reserve For Capital Improvements (599800)			$289,882.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$289,882.00**	**$289,882.00**	
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD3010 2020 Bond Construction Fund	CC1231 Capital Improvement Element		Contributions/Donations (366000)	Project: PRJ100199 CR209 - CR315 B - Sandridge	$0.00	$88,903.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD3010 2020 Bond Construction Fund	CC1231 Capital Improvement Element		Contributions/Donations (366000)	Project: PRJ100201 CR220 Baxley To Henley	$0.00	$81,377.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	366000:Contributions - Private Sources And Donations	FD3010 2020 Bond Construction Fund	CC1231 Capital Improvement Element		Contributions/Donations (366000)	Project: PRJ100202 First Coast Connector From US17 To CR315	$0.00	$104,575.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599800:Reserve For Capital Improvements	FD3010 2020 Bond Construction Fund	CC9999 All Reserve Roll Up	Reserve For Capital Improvements (599800)			$274,855.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$274,855.00**	**$274,855.00**	
FY24-25 Year (FY 24-25 Budget)	324300:Impact Fees	FD3013 Mobility – Keystone Heights – South Clay Fund	CC1264 Mobility – Keystone Heights – South Clay		Mobility Fees - Keystone Heights - South Clay District (324324)		$0.00	$11,067.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599800:Reserve For Capital Improvements	FD3013 Mobility – Keystone Heights – South Clay Fund	CC9999 All Reserve Roll Up	Reserve For Capital Improvements (599800)			$11,067.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$11,067.00**	**$11,067.00**	
FY24-25 Year (FY 24-25 Budget)	324300:Impact Fees	FD3017 Impact Fees – Law Enforcement Facilities Fund	CC1268 Impact Fees – Law Enforcement Facilities		Impact Fees - Commercial - Public Safety (324120)		$0.00	$1,895.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599800:Reserve For Capital Improvements	FD3017 Impact Fees – Law Enforcement Facilities Fund	CC9999 All Reserve Roll Up	Reserve For Capital Improvements (599800)			$1,895.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$1,895.00**	**$1,895.00**	

Period	*Ledger Account/Summary	*Fund	*Cost Center	Spend Category	Revenue Category	Additional Worktags	Debit Amount	Credit Amount	Memo
FY24-25 Year (FY 24-25 Budget)	324300:Impact Fees	FD3023 Impact Fees – Community Parks - Keystone Heights – South Clay Fund	CC1274 Impact Fees – Community Parks - Keystone Heights – South Clay		Impact Fees - Residential - Culture and Recreation (324610)		$0.00	$8,602.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599800:Reserve For Capital Improvements	FD3023 Impact Fees – Community Parks - Keystone Heights – South Clay Fund	CC9999 All Reserve Roll Up	Reserve For Capital Improvements (599800)			$8,602.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$8,602.00**	**$8,602.00**	
FY24-25 Year (FY 24-25 Budget)	399000:Proprietary Non - Operating Sources	FD4000 Solid Waste Fund	CC1208 Environmental Service		Cash Carry Forward (399002)		$0.00	$5,457,104.00	Fund Balance adjustment to align with the final audit.
FY24-25 Year (FY 24-25 Budget)	364000:Disposition Of Fixed Assets	FD4000 Solid Waste Fund	CC1208 Environmental Service		Disposition Of Fixed Assets (364000)		$0.00	$784.00	Recognition of revenue received.
FY24-25 Year (FY 24-25 Budget)	599300:Reserve - Unassigned	FD4000 Solid Waste Fund	CC9999 All Reserve Roll Up	Reserve - Unassigned (599300)			$5,457,888.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$5,457,888.00**	**$5,457,888.00**	
FY24-25 Year (FY 24-25 Budget)	399000:Proprietary Non - Operating Sources	FD4001 Universal Collection Fund	CC1209 Universal Collection		Cash Carry Forward (399002)		$0.00	$15,174.00	Fund Balance adjustment to align with the final audit.
FY24-25 Year (FY 24-25 Budget)	325200:Special Assessments	FD4001 Universal Collection Fund	CC1209 Universal Collection		Special Assessments (325200)		$0.00	$600,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	343400:Service Charge - Garbage/Solid Waste	FD4001 Universal Collection Fund	CC1209 Universal Collection		Universal Collection Carts Leasing Fees (343451)		$0.00	$25,000.00	Revised projection of revenue based on receipt experience.
FY24-25 Year (FY 24-25 Budget)	599200:Reserve - Cash Balance	FD4001 Universal Collection Fund	CC9999 All Reserve Roll Up	Reserve - Cash Balance (599200)			$640,174.00	$0.00	Adjustment to reserves to balance fund.
						FUND TOTALS	**$640,174.00**	**$640,174.00**	
						GRAND TOTAL	**10,224,753.00**	**10,224,753.00**	

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Administrative and
Contractual Services

SUBJECT:
Approval to post Notice of Intent to Award Bid No. 24/25-075, Clay County Courthouse Renovation Project to C.C. Borden Construction, Inc. in the amount of $3,239,719.00 (Base Bid and Bid Alternates 1-8). Final completion shall be accomplished within 345 days from Notice to Proceed. Approval of award will be effective after the 72-hour protest period has expired. C.C. Borden Construction submitted a Local Business Affidavit of Eligibility asserting Local Preference utilizing local sub-contractors for at least 40% of the solicited work.

Funding Source: Court Facility Fund - Court Facilities - 4th Floor and Entry Design and Renovation - Buildings

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The County requested Bids from licensed Contractors for the Clay County Courthouse Renovation. The Bid consists of a Base Bid and eight (8) Bid Alternates as follows:

- Base Bid - 2nd Floor Judges Chambers and State Attorney's Office
- Alternate Bid #1 - Ballistic Glass Upgrade
- Alternate Bid #2 - 1st Floor Lounge (Area C)
- Alternate Bid #3 - 1st Floor Exist (Area B)
- Alternate Bid #4 - Glazing in Corridors
- Alternate Bid #5 - Carpet in Existing Judges Chambers
- Alternate Bid #6 - 1st Floor Entrance (Area A)
- Alternate Bid #7 - Existing Materials in Gray Space
- Deductive Alternate Bid #8 - Proposed Substitutions

D.E. Scorpio Corporation DBA Scorpio was the original Lowest Responsive Bidder with a Bid amount of $3,240,000.00. However, C.C. Borden Construction, Inc. claimed and qualified for Local Preference, their original bid was within five percent (5%), and they agreed to beat the

lowest bid. They submitted a Local Business Affidavit documenting the utilization of at least 40% of the solicited work being provided by local contractors Lee & Cates Glass and Miatt Construction.
Final Completion shall be accomplished within 345 days from Notice to Proceed.

The Capital Projects Department along with Design Firm Dasher Hurst have reviewed and approved this Bid award. Primary users of the space met to discuss bid award options.

801 Suppliers were notified
92 Suppliers downloaded the Request for Bid
4 Bids were received
3 No-Bids were received
44 Contractors attended the Mandatory Pre-Bid meeting

Pursuant to Chapter 5, Section C of the Purchasing Policy, the County Manager is authorized to approve and execute the agreement on behalf of the Board following Board approval of the award.

Is Funding Required (Yes/No):	If Yes, Was the item budgeted (Yes\No\N/A):
Yes	**Yes**

Funding Source:
Court Facility Fund - Court Facilities - 4th Floor and Entry Design and Renovation - Buildings

Account No.:
FD1006 - CC1133 - PRJ100558 - SC562000

Sole Source (Yes\No):	Advanced Payment (Yes\No):
No	**No**

Planning Requirements:
Public Hearing Required (Yes\No):
No

Hearing Type:

Initiated By:

N/A

ATTACHMENTS:

Description	Type	Upload Date	File Name

Bid No. 24/25-075, Clay County Courthouse Renovation	Cover Memo	7/21/2025	Bid_Backup_Bid_No._2425-075_Public_-_updatedada.pdf	

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/15/2025 - 3:47 PM	Item Pushed to Agenda

BID RECOMMENDATION FORM

TITLE: RFB No. 24/25-075, Courthouse Renovation

DATE OF RECOMMENDATION: July 21, 2025

BIDDER	BASE BID	ALTERNATES 1 - 8 TOTAL	TOTAL
Baker Consulting & Engineering, LLC	No Bid		
Carlton Construction, Inc.	No Bid		
C.C. Borden Construction, Inc.	$2,609,587.00	$630,132.00	$3,239,719.00
K&G Construction Co, Inc.	No Bid		
Sauer Construction, LLC	$3,439,920.00	$713,780.00	$4,153,700.00
D.E. Scorpio Corporation DBA Scorpic	$2,675,007.00	$564,993.00	$3,240,000.00
STG Contracting Group, Inc.	$2,647,831.23	$649,805.16	$3,297,636.39

FUNDING SOURCE: Court Facility Fund - Court Facilities - 4th Floor and Entry Design and Renovation - Buildings

RECOMMENDATION:

Award the Base Bid and all Bid Alternates to the lowest bidder, C.C. Borden Construction, Inc. in the amount of $3,239,719.00.

In accordance with the County's Purchasing Policy (Chapter 5: Purchasing Rules, Section 11. Local Preference for Local Businesses), C.C. Borden Construction, Inc. was provided the opportunity to match or beat the Lowest Bid. They responded within the required forty-eight (48)
business hours and agreed to beat the Low Bid of $3,240,000.00 by submitting a revised Bid of $3,239,719.00.

If only one Bid is received, state reason why accepted and not rebidding:

Staff Assigned to Tabulate Bids and Make Recommendations:

NAME/TITLE: Taylor Clever, Construction Manager

SIGNATURE: Taylor Clever
Taylor Clever (Jul 21, 2025 11:14 EDT)

CIRCUIT COURT
FOURTH JUDICIAL CIRCUIT OF FLORIDA
CLAY, DUVAL & NASSAU COUNTIES

LANCE M. DAY
CHIEF JUDGE

DUVAL COUNTY COURTHOUSE
JACKSONVILLE, FLORIDA 32202

July 17, 2025

TRANSMITTED VIA E-MAIL: howard.wanamaker@claycountygov.com
Howard Wanamaker, County Manager
477 Houston Street
Green Cove Springs, FL 32043

Re: Clay County Courthouse project

Dear Mr. Wanamaker:

After Tuesday's presentation of the possible options to address immediate space needs facing the Clay County Courthouse, your office requested the primary users summit their recommended option choice for the County's consideration. Of the three proposed options for this stage of the ongoing Clay County Courthouse project, and after consultation with the other primary users of the building (Clerk, Public Defender and State Attorney), both Clay County Administrative Judge Steven Whittington and myself, believe Option No. 3 best addresses the immediate needs for the Court, while an overall long-term courthouse plan is under study.

I thank you and your staff for the careful attention and recognized need given to address an overall long-term comprehensive plan for the Clay County Courthouse. If Judge Whittington or myself can answer any follow-up questions on this matter, please reach out to us.

Sincerely,

Lance L. Day

Lance M. Day, Chief Judge
Fourth Judicial Circuit

LMD/adw
cc: The Honorable Steven Whittington, Administrative Judge, Clay County
Eve Janocko, Trial Court Administration
Karen Smith, Director of Administrative & Contractual Services

BID TABULATION FORM

Bid: 24/25-075

Date: July 08, 2025

Proj: **Clay County Courthouse Renovation**

Time Open: 9:01 AM

Ad: Clay Today, May 22, 2025

Time Close: 9:08 AM

This is a generic Bid Tabulation Form; all required bid documents will be verified prior to bid recommendation.

Bids to be evaluated based on evaluation criteria established in bid document

	Bidder	Bid Bond	Addendum	Base Bid	Bid Alt #1	Bid Alt #2	Bid Alt #3	Bid Alt #4	Bid Alt #5	Bid Alt #6	Bid Alt #7	Bid Alt #8	Total
1	Baker Consulting & Engineering, LLC	No Bid											
2	Carlton Construction, Inc.	No Bid											
3	CC Borden Construction	Yes	Yes	$ 2,643,637.00	$ 27,500.00	$ 24,100.00	$ 129,632.00	$ 88,500.00	$ 11,900.00	$ 443,572.00	$ 5,400.00	$ -	$ 3,374,241.00
4	K&G Construction Co. Inc.	No Bid											
5	Sauer Construction	Yes	Yes	$ 3,439,920.00	$ 23,788.00	$ 25,427.00	$ 152,787.00	$ 42,503.00	$ 16,646.00	$ 450,397.00	$ 2,232.00	$ -	$ 4,153,700.00
6	Scorpio	Yes	Yes	$ 2,675,007.00	$ 22,853.00	$ 35,327.00	$ 179,364.00	$ 37,710.00	$ 40,050.00	$ 245,235.00	$ 4,454.00	$ -	$ 3,240,000.00
7	STG Contracting Group, Inc.	Yes	Yes	$ 2,647,831.23	$ 22,785.00	$ 35,380.28	$ 131,092.73	$ 45,218.32	$ 22,501.75	$ 382,077.08	$ 10,750.00	$ -	$ 3,297,636.39
8													
9													
10													
11													
12													

EVALUATION TABULATION

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

SELECTED VENDOR TOTALS

Vendor	Total
C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)	$3,239,719.00
Scorpio.	$3,240,000.00
STG Contracting Group, Inc.	$3,297,636.39
c.c. Borden Construction	$3,374,241.00
Sauer Construction	$4,153,700.00

BASE BID - 2ND FLOOR JUDGES CHAMBERS AND STATE ATTORNEY'S OFFICE

Base Bid - 2nd Floor Judges Chambers and State Attorney's Office					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
GENERAL REQUIREMENTS														
X	1	General Conditions	1	Lump Sum	$304,853.00	$304,853.00	$304,853.00	$304,853.00	$736,151.00	$736,151.00	$82,538.00	$82,538.00	$277,346.90	$277,346.90
X	2	Payment & Performance Bond	1	Lump Sum	$33,000.00	$33,000.00	$33,000.00	$33,000.00	$30,973.00	$30,973.00	$17,899.00	$17,899.00	$281,050.10	$281,050.10
DIVISION 4 - MASONRY														
X	3	Masonry	1	Lump Sum	$21,200.00	$21,200.00	$7,200.00	$7,200.00	$8,800.00	$8,800.00	$50,378.00	$50,378.00	$9,000.00	$9,000.00
DIVISION 5 - METALS														
X	4	Metal Fabrication	1	Lump Sum	$39,000.00	$39,000.00	$39,000.00	$39,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DIVISION 6 - WOOD AND PLASTICS														
X	5	Rough Carpentry	1	Lump Sum	$6,600.00	$6,600.00	$2,550.00	$2,550.00	$0.00	$0.00	$29,419.00	$29,419.00	$500.00	$500.00
X	6	Interior Architectural Woodwork	1	Lump Sum	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$43,698.00	$43,698.00	$15,002.00	$15,002.00

Base Bid - 2nd Floor Judges Chambers and State Attorney's Office					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	7	Interior Architectural Millwork	1	Lump Sum	$63,700.00	$63,700.00	$63,700.00	$63,700.00	$88,945.00	$88,945.00	$43,698.00	$43,698.00	$41,100.00	$41,100.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION														
X	8	Joint Sealants	1	Lump Sum	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$31,840.00	$31,840.00	$8,500.00	$8,500.00
DIVISION 8 - DOORS AND WINDOWS														
X	9	Steel Doors and Frames	1	Lump Sum	$23,000.00	$23,000.00	$23,000.00	$23,000.00	$229,294.00	$229,294.00	$64,738.00	$64,738.00	$27,272.75	$27,272.75
X	10	Flush Wood Doors	1	Lump Sum	$62,300.00	$62,300.00	$62,300.00	$62,300.00	$0.00	$0.00	$64,738.00	$64,738.00	$42,338.88	$42,338.88
X	11	Alum Storefronts	1	Lump Sum	$87,450.00	$87,450.00	$87,450.00	$87,450.00	$25,080.00	$25,080.00	$56,950.00	$56,950.00	$0.00	$0.00
X	12	Ballistic Storefronts	1	Lump Sum	$118,000.00	$118,000.00	$118,000.00	$118,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
X	13	Door Hardware	1	Lump Sum	$58,200.00	$58,200.00	$58,200.00	$58,200.00	$0.00	$0.00	$64,738.00	$64,738.00	$91,119.53	$91,119.53
X	14	Glazing	1	Lump Sum	$74,400.00	$74,400.00	$58,400.00	$58,400.00	$0.00	$0.00	$36,680.00	$36,680.00	$26,100.00	$26,100.00
DIVISION 9 - FINISHES														

Base Bid - 2nd Floor Judges Chambers and State Attorney's Office					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	15	Gypsum Board Assemblies	1	Lump Sum	$424,064.00	$424,064.00	$424,064.00	$424,064.00	$660,716.00	$660,716.00	$384,620.00	$384,620.00	$524,184.00	$524,184.00
X	16	Ceramic Tiling	1	Lump Sum	$38,900.00	$38,900.00	$38,900.00	$38,900.00	$0.00	$0.00	$50,204.00	$50,204.00	$44,692.03	$44,692.03
X	17	Acoustical Tile Ceilings	1	Lump Sum	$81,270.00	$81,270.00	$81,270.00	$81,270.00	$75,599.00	$75,599.00	$115,360.00	$115,360.00	$65,133.00	$65,133.00
X	18	Resilient Wall Base and Accessories	1	Lump Sum	$5,700.00	$5,700.00	$5,700.00	$5,700.00	$151,061.00	$151,061.00	$50,204.00	$50,204.00	$9,585.32	$9,585.32
X	19	Resilient Tile Flooring	1	Lump Sum	$24,300.00	$24,300.00	$24,300.00	$24,300.00	$0.00	$0.00	$50,204.00	$50,204.00	$23,905.68	$23,905.68
X	20	Modular Carpet	1	Lump Sum	$54,300.00	$54,300.00	$54,300.00	$54,300.00	$0.00	$0.00	$50,204.00	$50,204.00	$57,898.93	$57,898.93
X	21	Paint	1	Lump Sum	$53,000.00	$53,000.00	$53,000.00	$53,000.00	$86,750.00	$86,750.00	$63,899.00	$63,899.00	$41,240.00	$41,240.00
DIVISION 10 - SPECIALITES														
X	22	Signage	1	Lump Sum	$3,300.00	$3,300.00	$3,300.00	$3,300.00	$34,760.00	$34,760.00	$28,316.00	$28,316.00	$733.38	$733.38
X	23	Fire Extinguishers	1	Lump Sum	$8,200.00	$8,200.00	$8,200.00	$8,200.00	$10,170.00	$10,170.00	$23,432.00	$23,432.00	$9,431.73	$9,431.73
DIVISION 12 – FURNISHINGS														

Base Bid - 2nd Floor Judges Chambers and State Attorney's Office					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	24	Manual Shade	1	Lump Sum	$17,700.00	$17,700.00	$17,700.00	$17,700.00	$16,075.00	$16,075.00	$27,595.00	$27,595.00	$17,550.00	$17,550.00
DIVISION 22 - PLUMBING														
X	25	Plumbing	1	Lump Sum	$111,900.00	$111,900.00	$111,900.00	$111,900.00	$85,800.00	$85,800.00	$180,227.00	$180,227.00	$167,635.00	$167,635.00
DIVISION 23 - MECHANICAL														
X	26	Heating, Ventilating & Air Conditioning	1	Lump Sum	$436,100.00	$436,100.00	$436,100.00	$436,100.00	$522,022.00	$522,022.00	$429,685.00	$429,685.00	$401,349.00	$401,349.00
DIVISION 26 - ELECTRICAL														
X	27	Electrical	1	Lump Sum	$237,500.00	$237,500.00	$237,500.00	$237,500.00	$527,615.00	$527,615.00	$395,340.00	$395,340.00	$284,700.00	$284,700.00
DIVISION 27 – COMMUNICATIONS CABLING														
X	28	Communications Cabling	1	Lump Sum	$111,000.00	$111,000.00	$111,000.00	$111,000.00	$0.00	$0.00	$117,353.00	$117,353.00	$44,000.00	$44,000.00
DIVISION 28 –SECURITY														
X	29	Security	1	Lump Sum	$144,700.00	$144,700.00	$144,700.00	$144,700.00	$150,109.00	$150,109.00	$121,050.00	$121,050.00	$136,463.00	$136,463.00
Total						$2,643,637.00		$2,609,587.00		$3,439,920.00		$2,675,007.00		$2,647,831.23

ALTERNATE BID #1 - BALLISTIC GLASS UPGRADE

Alternate Bid #1 - Ballistic Glass Upgrade					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	30	Ballistic Glass upgrade from UL 752 Level 3 to Level 7	1	Lump Sum	$27,500.00	$27,500.00	$27,500.00	$27,500.00	$23,788.00	$23,788.00	$22,853.00	$22,853.00	$22,785.00	$22,785.00
Total						$27,500.00		$27,500.00		$23,788.00		$22,853.00		$22,785.00

ALTERNATE BID #2 - 1ST FLOOR LOUNGE (AREA C)

Alternate Bid #2 - 1st Floor Lounge (Area C)					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	31	Demolition	1	Lump Sum	$2,200.00	$2,200.00	$2,200.00	$2,200.00	$2,200.00	$2,200.00	$7,065.40	$7,065.40	$1,590.00	$1,590.00
X	32	Cabinets	1	Lump Sum	$9,200.00	$9,200.00	$9,200.00	$9,200.00	$8,485.00	$8,485.00	$7,065.40	$7,065.40	$8,500.00	$8,500.00
X	33	Appliances	1	Lump Sum	$8,600.00	$8,600.00	$8,600.00	$8,600.00	$0.00	$0.00	$7,065.40	$7,065.40	$0.00	$0.00
X	34	Paint	1	Lump Sum	$1,400.00	$1,400.00	$1,400.00	$1,400.00	$404.00	$404.00	$7,065.40	$7,065.40	$1,270.00	$1,270.00
X	35	Miscellanous	1	Lump Sum	$2,700.00	$2,700.00	$2,700.00	$2,700.00	$14,338.00	$14,338.00	$7,065.40	$7,065.40	$24,020.28	$24,020.28

Alternate Bid #2 - 1st Floor Lounge (Area C)					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Total						$24,100.00		$24,100.00		$25,427.00		$35,327.00		$35,380.28

ALTERNATE BID #3 - 1ST FLOOR EXIT (AREA B)

Alternate Bid #3 - 1st Floor Exist (Area B)					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	36	Interior Glazing	1	Lump Sum	$34,600.00	$34,600.00	$28,100.00	$28,100.00	$0.00	$0.00	$29,894.00	$29,894.00	$2,000.00	$2,000.00
X	37	Millwork	1	Lump Sum	$16,100.00	$16,100.00	$16,100.00	$16,100.00	$3,495.00	$3,495.00	$29,894.00	$29,894.00	$5,000.00	$5,000.00
X	38	Storefront	1	Lump Sum	$18,932.00	$18,932.00	$18,932.00	$18,932.00	$49,280.00	$49,280.00	$29,894.00	$29,894.00	$23,700.00	$23,700.00
X	39	Ramp	1	Lump Sum	$31,400.00	$31,400.00	$31,400.00	$31,400.00	$43,665.00	$43,665.00	$29,894.00	$29,894.00	$34,500.00	$34,500.00
X	40	Railing	1	Lump Sum	$15,400.00	$15,400.00	$15,400.00	$15,400.00	$21,907.00	$21,907.00	$29,894.00	$29,894.00	$15,490.00	$15,490.00
X	41	Miscellaneous	1	Lump Sum	$13,200.00	$13,200.00	$13,200.00	$13,200.00	$34,440.00	$34,440.00	$29,894.00	$29,894.00	$50,402.73	$50,402.73
Total						$129,632.00		$123,132.00		$152,787.00		$179,364.00		$131,092.73

ALTERNATE BID #4 - GLAZING IN CORRIDORS

Alternate Bid #4 - Glazing in Corridors					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	42	Glazing in Corridors	1	Lump Sum	$88,500.00	$88,500.00	$48,500.00	$48,500.00	$42,503.00	$42,503.00	$37,710.00	$37,710.00	$45,218.32	$45,218.32
Total						$88,500.00		$48,500.00		$42,503.00		$37,710.00		$45,218.32

ALTERNATE BID #5 - CARPET IN EXISTING JUDGES CHAMBERS

Alternate Bid #5 - Carpet in Existing Judges Chambers					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	43	Carpet in Existing Judges Chambers	1	Lump Sum	$11,900.00	$11,900.00	$11,900.00	$11,900.00	$16,646.00	$16,646.00	$40,050.00	$40,050.00	$22,501.75	$22,501.75
Total						$11,900.00		$11,900.00		$16,646.00		$40,050.00		$22,501.75

ALTERNATE BID #6 - 1ST FLOOR ENTRANCE (AREA A)

Alternate Bid #6 - 1st Floor Entrance (Area A)					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	44	Millwork	1	Lump Sum	$79,400.00	$79,400.00	$79,400.00	$79,400.00	$82,669.00	$82,669.00	$40,872.50	$40,872.50	$103,798.00	$103,798.00
X	45	Xray Machine	1	Lump Sum	$42,900.00	$42,900.00	$34,000.00	$34,000.00	$33,880.00	$33,880.00	$40,872.50	$40,872.50	$31,905.00	$31,905.00
X	46	Magnetometer	1	Lump Sum	$17,172.00	$17,172.00	$12,100.00	$12,100.00	$33,158.00	$33,158.00	$40,872.50	$40,872.50	$11,062.50	$11,062.50
X	47	Evolv Screening	1	Lump Sum	$96,600.00	$96,600.00	$96,600.00	$96,600.00	$153,153.00	$153,153.00	$40,872.50	$40,872.50	$86,623.22	$86,623.22
X	48	Ballistic Glass UL 752 Level 3	1	Lump Sum	$109,000.00	$109,000.00	$109,000.00	$109,000.00	$99,990.00	$99,990.00	$40,872.50	$40,872.50	$90,900.00	$90,900.00
X	49	Miscellaneous	1	Lump Sum	$98,500.00	$98,500.00	$58,500.00	$58,500.00	$47,547.00	$47,547.00	$40,872.50	$40,872.50	$57,788.36	$57,788.36
Total						$443,572.00		$389,600.00		$450,397.00		$245,235.00		$382,077.08

ALTERNATE BID #7 - EXISTING MATERIALS IN GRAY SPACE

Alternate Bid #7 - Existing Materials in Gray Space					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	50	Removal and disposal of existing construction material and miscellaneous items currently stored in the existing gray space on the 2nd Floor/proposed Judges chambers.	1	Lump Sum	$5,400.00	$5,400.00	$5,400.00	$5,400.00	$2,232.00	$2,232.00	$4,454.00	$4,454.00	$10,750.00	$10,750.00
Total						$5,400.00		$5,400.00		$2,232.00		$4,454.00		$10,750.00

DEDUCTIVE ALTERANTE #8 - SUBSTITUTIONS

Deductive Alterante #8 - Substitutions					c.c. Borden Construction		C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)		Sauer Construction		Scorpio.		STG Contracting Group, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	50	Provide a deduct amount for any substitutions proposed. Documentation itemizing all substitutions shall be provided in the Supplier Questionnaire.	-1	Lump Sum	$0.00	-$0.00	$0.00	-$0.00	$0.00	-$0.00	$0.00	-$0.00	$0.00	-$0.00
Total						$0.00		$0.00		$0.00		$0.00		$0.00

[BAKER CONSULTING & ENGINEERING LLC, BAKER DESIGN BUILD] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

Baker Consulting & Engineering LLC, Baker Design Build Response

CONTACT INFORMATION

Company:
Baker Consulting & Engineering LLC, Baker Design Build

Email:
kvalasek@bdbjax.com

Contact:
Kellie Valasek

Address:
219 N Newnan St
2nd Floor
Jacksonville, FL 32202

Phone:
(904) 218-8148

Website:
bakerdesign.build

"No Bid" submitted on Jul 7, 2025 3:46 PM for the following reason:
The timeline to respond is too short

[C.C. BORDEN CONSTRUCTION, INC. (LOCAL PREFERENCE CLAIMED FOR LOCAL BUSINESS PER COUNTY PURCHASING POLICY)] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy) Response

CONTACT INFORMATION

Company:
C.C. Borden Construction, Inc. (Local Preference Claimed for Local Business per County Purchasing Policy)

Email:
purchasing@claycountygov.com

Contact:
N/A

Address:
N/A

Phone:
N/A

Website:
N/A

Submission Date:
Jul 21, 2025 8:30 AM (Eastern Time)

PRICE TABLES

BASE BID - 2ND FLOOR JUDGES CHAMBERS AND STATE ATTORNEY'S OFFICE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
GENERAL REQUIREMENTS					
1	General Conditions	1	Lump Sum	$304,853.00	$304,853.00
2	Payment & Performance Bond	1	Lump Sum	$33,000.00	$33,000.00
DIVISION 4 - MASONRY					
3	Masonry	1	Lump Sum	$7,200.00	$7,200.00
DIVISION 5 - METALS					
4	Metal Fabrication	1	Lump Sum	$39,000.00	$39,000.00
DIVISION 6 - WOOD AND PLASTICS					
5	Rough Carpentry	1	Lump Sum	$2,550.00	$2,550.00
6	Interior Architectural Woodwork	1	Lump Sum	$0.00	$0.00
7	Interior Architectural Millwork	1	Lump Sum	$63,700.00	$63,700.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION					
8	Joint Sealants	1	Lump Sum	$0.00	$0.00
DIVISION 8 - DOORS AND WINDOWS					

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
9	Steel Doors and Frames	1	Lump Sum	$23,000.00	$23,000.00
10	Flush Wood Doors	1	Lump Sum	$62,300.00	$62,300.00
11	Alum Storefronts	1	Lump Sum	$87,450.00	$87,450.00
12	Ballistic Storefronts	1	Lump Sum	$118,000.00	$118,000.00
13	Door Hardware	1	Lump Sum	$58,200.00	$58,200.00
14	Glazing	1	Lump Sum	$58,400.00	$58,400.00
DIVISION 9 - FINISHES					
15	Gypsum Board Assemblies	1	Lump Sum	$424,064.00	$424,064.00
16	Ceramic Tiling	1	Lump Sum	$38,900.00	$38,900.00
17	Acoustical Tile Ceilings	1	Lump Sum	$81,270.00	$81,270.00
18	Resilient Wall Base and Accessories	1	Lump Sum	$5,700.00	$5,700.00
19	Resilient Tile Flooring	1	Lump Sum	$24,300.00	$24,300.00
20	Modular Carpet	1	Lump Sum	$54,300.00	$54,300.00
21	Paint	1	Lump Sum	$53,000.00	$53,000.00
DIVISION 10 - SPECIALITES					
22	Signage	1	Lump Sum	$3,300.00	$3,300.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
23	Fire Extinguishers	1	Lump Sum	$8,200.00	$8,200.00
DIVISION 12 – FURNISHINGS					
24	Manual Shade	1	Lump Sum	$17,700.00	$17,700.00
DIVISION 22 - PLUMBING					
25	Plumbing	1	Lump Sum	$111,900.00	$111,900.00
DIVISION 23 - MECHANICAL					
26	Heating, Ventilating & Air Conditioning	1	Lump Sum	$436,100.00	$436,100.00
DIVISION 26 - ELECTRICAL					
27	Electrical	1	Lump Sum	$237,500.00	$237,500.00
DIVISION 27 – COMMUNICATIONS CABLING					
28	Communications Cabling	1	Lump Sum	$111,000.00	$111,000.00
DIVISION 28 –SECURITY					
29	Security	1	Lump Sum	$144,700.00	$144,700.00
TOTAL					**$2,609,587.00**

ALTERNATE BID #1 - BALLISTIC GLASS UPGRADE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
30	Ballistic Glass upgrade from UL 752 Level 3 to Level 7	1	Lump Sum	$27,500.00	$27,500.00
TOTAL					$27,500.00

ALTERNATE BID #2 - 1ST FLOOR LOUNGE (AREA C)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
31	Demolition	1	Lump Sum	$2,200.00	$2,200.00
32	Cabinets	1	Lump Sum	$9,200.00	$9,200.00
33	Appliances	1	Lump Sum	$8,600.00	$8,600.00
34	Paint	1	Lump Sum	$1,400.00	$1,400.00
35	Miscellanous	1	Lump Sum	$2,700.00	$2,700.00
TOTAL					$24,100.00

ALTERNATE BID #3 - 1ST FLOOR EXIST (AREA B)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
36	Interior Glazing	1	Lump Sum	$28,100.00	$28,100.00
37	Millwork	1	Lump Sum	$16,100.00	$16,100.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
38	Storefront	1	Lump Sum	$18,932.00	$18,932.00
39	Ramp	1	Lump Sum	$31,400.00	$31,400.00
40	Railing	1	Lump Sum	$15,400.00	$15,400.00
41	Miscellaneous	1	Lump Sum	$13,200.00	$13,200.00
TOTAL					**$123,132.00**

ALTERNATE BID #4 - GLAZING IN CORRIDORS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
42	Glazing in Corridors	1	Lump Sum	$48,500.00	$48,500.00
TOTAL					**$48,500.00**

ALTERNATE BID #5 - CARPET IN EXISTING JUDGES CHAMBERS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
43	Carpet in Existing Judges Chambers	1	Lump Sum	$11,900.00	$11,900.00
TOTAL					**$11,900.00**

ALTERNATE BID #6 - 1ST FLOOR ENTRANCE (AREA A)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
44	Millwork	1	Lump Sum	$79,400.00	$79,400.00
45	Xray Machine	1	Lump Sum	$34,000.00	$34,000.00
46	Magnetometer	1	Lump Sum	$12,100.00	$12,100.00
47	Evolv Screening	1	Lump Sum	$96,600.00	$96,600.00
48	Ballistic Glass UL 752 Level 3	1	Lump Sum	$109,000.00	$109,000.00
49	Miscellaneous	1	Lump Sum	$58,500.00	$58,500.00
TOTAL					**$389,600.00**

ALTERNATE BID #7 - EXISTING MATERIALS IN GRAY SPACE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Removal and disposal of existing construction material and miscellaneous items currently stored in the existing gray space on the 2nd Floor/proposed Judges chambers.	1	Lump Sum	$5,400.00	$5,400.00
TOTAL					**$5,400.00**

DEDUCTIVE ALTERANTE #8 - SUBSTITUTIONS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Provide a deduct amount for any substitutions proposed. Documentation itemizing all substitutions shall be provided in the Supplier Questionnaire.	-1	Lump Sum	$0.00	-$0.00
TOTAL					$0.00

Local Business Affidavit of Eligibility

A. Local Business Definition:

(i) a person or business entity which maintains a permanent place of business with full-time employees within Clay County for a minimum of twelve months prior to the date bids or quotes were received for the purchase or contract at issue, which provides from such permanent place of business the kinds of goods or services solicited, and which at the time of the solicitation submits the Local Business Affidavit of Eligibility; or

(ii) a person or business entity which utilizes for at least 40% of the solicited work local Clay County sub-contractors or suppliers, meaning sub-contractors or suppliers which maintain a permanent place of business with full-time employees within Clay County for a minimum of twelve months prior to the date bids or quotes were received for the purchase or contract at issue, provide from such permanent place of business the kinds of goods or services solicited, and at the time of the solicitation submit the Local Business Affidavit of Eligibility.

B. Bidding/Quotes/Proposals (local price match option):

(i) Bidding/Quotes: For procurement secured through competitive bids or written quotes, local preference will be given to a Local Business when its bid/quote is the lowest responsive and responsible local bid and it is within five percent (5%) of and does not exceed by more than $250,000 the lowest responsive and responsible bid/quote submitted by a non-Local Business. The Local Business will be entitled to match or beat the lowest bid/quote submitted by the non-Local Business and then be considered the lowest, best bidder. The Purchasing Department will notify the responsive and responsible lowest Local Business that they have forty-eight (48) business hours to re-submit a bid or quote that matches or beats the low bid or quote by the non-Local Business. If the lowest local bidder fails to respond as required confirming its ability to match or beat the lowest bid/quote submitted, then award shall be made to the lowest responsive and responsible bid/quote submitted by the non-Local Business.

(ii) Proposals: For procurement secured through competitive request for proposals where price is not the only consideration, 5 points preference will be applied to the total individual selection committee member's score.

If requested by the County, the bidder will be required to provide documentation substantiating the information given in this affidavit. Clay County reserves the right to request supporting documentation as evidence to substantiate the information given in this affidavit. Failure to do so will result in the bidder's submission being deemed non-responsive.

The authorized purchasing authority of Clay County shall have the sole discretion to determine if a person or business entity meets the definition of Local Business. Such decision shall not be disputed nor protested.

The Board of County Commissioners reserves the right to award bids/quotes/proposals which would be in the best interest of the County or reject any and all bids/quotes/proposals. As such, the County reserves the exclusive right to compare, contrast and otherwise evaluate the qualifications, character, responsibility and financial qualifications of all persons, firms, partnerships, companies or corporations submitting bids or quotes in any procurement for goods and services when making an award in the best interests of the County.
(Resolution No. 2018/2019-2 can be found at: https://www.claycountygov.com/departments/purchasing-division/vendor-information)

This Local Business Affidavit of Eligibility form shall accompany the quotation or bid submittal in order to be considered valid and shall include, but not be limited to, the following current information to verify local status:

(i) A physical business and location address in Clay County;

(ii) Proof of payment of business license, lease agreement, and/or real property tax due to Clay County;

(iii) A copy of the business's most recent annual corporation report to the Florida Division of Corporations; and

(iv) Any additional information necessary to verify local status (example: 40% sub-contractors or supplier's information). **Please see Subcontractor/Supplier Form

Name of Project Bidding/Quoting (include Bid Number if applicable): Clay County Courthouse Renovation

Claiming Eligibility under Local Business Definition: A. (i) _____ or A. (ii) X

Company Name: C.C. Borden Construction, Inc.

Signature: [signature]

Title: President

Physical Business Address: 1019 Rosselle St.
Jacksonville, FL 32204

Date Business Established in Clay County: N/A

State of Florida, County of Duval

Sworn to and subscribed before me, a Notary Public, for the above State and County on this 7 day of July 2025 by Camille C. Borden (name of person making statement)

ALEXIA HOWELL
MY COMMISSION # HH 682074
EXPIRES: June 1, 2029
(Notary Seal)

[signature] 6/1/29

Name of Notary | Signature of Notary | Commission Expiration

The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

LIST OF PROPOSED SUB-CONTRACTORS/SUPPLIERS

Bidder shall submit any and all proposed sub-contractors and major material suppliers below for review/approval by the County. Bidder shall attach any and all licenses or certifications required for the proposed sub-contractor to perform the intended portion of the Work as stated below. All subcontractors and major materials suppliers are subject to approval of County. Any licenses or certifications listed below must be attached with this form when submitted. Repeat the form as necessary.

Goods or Services Provided	Company Name	Company Legal Address	Company Primary Contract (First & Last Name)	Primary Contact Phone Number	Primary Contact Email	Applicable License and/or Certification Number

[C.C. BORDEN CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

C.C. Borden Construction Response

CONTACT INFORMATION

Company:
c.c. Borden Construction

Email:
ccborden@ccborden.com

Contact:
Joy Howell

Address:
1019 Rosselle St.
Jacksonville, FL 32204

Phone:
N/A

Website:
N/A

Submission Date:
Jul 7, 2025 3:57 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jul 7, 2025 9:17 AM by Joy Howell

PRICE TABLES

BASE BID - 2ND FLOOR JUDGES CHAMBERS AND STATE ATTORNEY'S OFFICE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
GENERAL REQUIREMENTS					
1	General Conditions	1	Lump Sum	$304,853.00	$304,853.00
2	Payment & Performance Bond	1	Lump Sum	$33,000.00	$33,000.00
DIVISION 4 - MASONRY					
3	Masonry	1	Lump Sum	$21,200.00	$21,200.00
DIVISION 5 - METALS					
4	Metal Fabrication	1	Lump Sum	$39,000.00	$39,000.00
DIVISION 6 - WOOD AND PLASTICS					
5	Rough Carpentry	1	Lump Sum	$6,600.00	$6,600.00
6	Interior Architectural Woodwork	1	Lump Sum	$0.00	$0.00
7	Interior Architectural Millwork	1	Lump Sum	$63,700.00	$63,700.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
DIVISION 7 - THERMAL AND MOISTURE PROTECTION					
8	Joint Sealants	1	Lump Sum	$0.00	$0.00
DIVISION 8 - DOORS AND WINDOWS					
9	Steel Doors and Frames	1	Lump Sum	$23,000.00	$23,000.00
10	Flush Wood Doors	1	Lump Sum	$62,300.00	$62,300.00
11	Alum Storefronts	1	Lump Sum	$87,450.00	$87,450.00
12	Ballistic Storefronts	1	Lump Sum	$118,000.00	$118,000.00
13	Door Hardware	1	Lump Sum	$58,200.00	$58,200.00
14	Glazing	1	Lump Sum	$74,400.00	$74,400.00
DIVISION 9 - FINISHES					
15	Gypsum Board Assemblies	1	Lump Sum	$424,064.00	$424,064.00
16	Ceramic Tiling	1	Lump Sum	$38,900.00	$38,900.00
17	Acoustical Tile Ceilings	1	Lump Sum	$81,270.00	$81,270.00
18	Resilient Wall Base and Accessories	1	Lump Sum	$5,700.00	$5,700.00
19	Resilient Tile Flooring	1	Lump Sum	$24,300.00	$24,300.00
20	Modular Carpet	1	Lump Sum	$54,300.00	$54,300.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21	Paint	1	Lump Sum	$53,000.00	$53,000.00
DIVISION 10 - SPECIALITES					
22	Signage	1	Lump Sum	$3,300.00	$3,300.00
23	Fire Extinguishers	1	Lump Sum	$8,200.00	$8,200.00
DIVISION 12 – FURNISHINGS					
24	Manual Shade	1	Lump Sum	$17,700.00	$17,700.00
DIVISION 22 - PLUMBING					
25	Plumbing	1	Lump Sum	$111,900.00	$111,900.00
DIVISION 23 - MECHANICAL					
26	Heating, Ventilating & Air Conditioning	1	Lump Sum	$436,100.00	$436,100.00
DIVISION 26 - ELECTRICAL					
27	Electrical	1	Lump Sum	$237,500.00	$237,500.00
DIVISION 27 – COMMUNICATIONS CABLING					
28	Communications Cabling	1	Lump Sum	$111,000.00	$111,000.00
DIVISION 28 –SECURITY					
29	Security	1	Lump Sum	$144,700.00	$144,700.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
TOTAL					$2,643,637.00

ALTERNATE BID #1 - BALLISTIC GLASS UPGRADE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
30	Ballistic Glass upgrade from UL 752 Level 3 to Level 7	1	Lump Sum	$27,500.00	$27,500.00
TOTAL					$27,500.00

ALTERNATE BID #2 - 1ST FLOOR LOUNGE (AREA C)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
31	Demolition	1	Lump Sum	$2,200.00	$2,200.00
32	Cabinets	1	Lump Sum	$9,200.00	$9,200.00
33	Appliances	1	Lump Sum	$8,600.00	$8,600.00
34	Paint	1	Lump Sum	$1,400.00	$1,400.00
35	Miscellanous	1	Lump Sum	$2,700.00	$2,700.00
TOTAL					$24,100.00

ALTERNATE BID #3 - 1ST FLOOR EXIT (AREA B)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
36	Interior Glazing	1	Lump Sum	$34,600.00	$34,600.00
37	Millwork	1	Lump Sum	$16,100.00	$16,100.00
38	Storefront	1	Lump Sum	$18,932.00	$18,932.00
39	Ramp	1	Lump Sum	$31,400.00	$31,400.00
40	Railing	1	Lump Sum	$15,400.00	$15,400.00
41	Miscellaneous	1	Lump Sum	$13,200.00	$13,200.00
TOTAL					$129,632.00

ALTERNATE BID #4 - GLAZING IN CORRIDORS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
42	Glazing in Corridors	1	Lump Sum	$88,500.00	$88,500.00
TOTAL					$88,500.00

ALTERNATE BID #5 - CARPET IN EXISTING JUDGES CHAMBERS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
43	Carpet in Existing Judges Chambers	1	Lump Sum	$11,900.00	$11,900.00
TOTAL					$11,900.00

ALTERNATE BID #6 - 1ST FLOOR ENTRANCE (AREA A)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
44	Millwork	1	Lump Sum	$79,400.00	$79,400.00
45	Xray Machine	1	Lump Sum	$42,900.00	$42,900.00
46	Magnetometer	1	Lump Sum	$17,172.00	$17,172.00
47	Evolv Screening	1	Lump Sum	$96,600.00	$96,600.00
48	Ballistic Glass UL 752 Level 3	1	Lump Sum	$109,000.00	$109,000.00
49	Miscellaneous	1	Lump Sum	$98,500.00	$98,500.00
TOTAL					$443,572.00

ALTERNATE BID #7 - EXISTING MATERIALS IN GRAY SPACE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Removal and disposal of existing construction material and miscellaneous items currently stored in the existing gray space on the 2nd Floor/proposed Judges chambers.	1	Lump Sum	$5,400.00	$5,400.00
TOTAL					$5,400.00

DEDUCTIVE ALTERANTE #8 - SUBSTITUTIONS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Provide a deduct amount for any substitutions proposed. Documentation itemizing all substitutions shall be provided in the Supplier Questionnaire.	-1	Lump Sum	$0.00	-$0.00
TOTAL					**$0.00**

[CARLTON CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

Carlton Construction, Inc. Response

CONTACT INFORMATION

Company:
Carlton Construction, Inc.

Email:
zac@carltonconstruction.net

Contact:
Zac Small

Address:
4615 US Highway 17
Suite 1
Fleming Island, FL 32003

Phone:
N/A

Website:
www.carltonconstruction.net

"No Bid" submitted on Jun 11, 2025 12:23 PM for the following reason:
Not bidding this one.

[K & G CONSTRUCTION CO INC] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

K & G CONSTRUCTION CO INC Response

CONTACT INFORMATION

Company:
K & G CONSTRUCTION CO INC

Email:
milissa@kandgcontractors.com

Contact:
Milissa Calvert

Address:
542 Edgewood Avenue S
Jacksonville, FL 32205

Phone:
(904) 772-1316

Website:
www.kandgcontractors.com

"No Bid" submitted on Jul 1, 2025 9:07 AM for the following reason:
The timeline to respond is too short

[SAUER CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

Sauer Construction Response

CONTACT INFORMATION

Company:
Sauer Construction

Email:
kbosco@sauer-inc.com

Contact:
Kayla Bosco

Address:
6621 Southpoint Dr. N
200
Jacksonville, FL 32216

Phone:
N/A

Website:
sauerconstruction.com

Submission Date:
Jul 7, 2025 3:09 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jul 1, 2025 10:58 AM by Kayla Bosco

PRICE TABLES

BASE BID - 2ND FLOOR JUDGES CHAMBERS AND STATE ATTORNEY'S OFFICE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
GENERAL REQUIREMENTS					
1	General Conditions	1	Lump Sum	$736,151.00	$736,151.00
2	Payment & Performance Bond	1	Lump Sum	$30,973.00	$30,973.00
DIVISION 4 - MASONRY					
3	Masonry	1	Lump Sum	$8,800.00	$8,800.00
DIVISION 5 - METALS					
4	Metal Fabrication	1	Lump Sum	$0.00	$0.00
DIVISION 6 - WOOD AND PLASTICS					
5	Rough Carpentry	1	Lump Sum	$0.00	$0.00
6	Interior Architectural Woodwork	1	Lump Sum	$0.00	$0.00
7	Interior Architectural Millwork	1	Lump Sum	$88,945.00	$88,945.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
DIVISION 7 - THERMAL AND MOISTURE PROTECTION					
8	Joint Sealants	1	Lump Sum	$0.00	$0.00
DIVISION 8 - DOORS AND WINDOWS					
9	Steel Doors and Frames	1	Lump Sum	$229,294.00	$229,294.00
10	Flush Wood Doors	1	Lump Sum	$0.00	$0.00
11	Alum Storefronts	1	Lump Sum	$25,080.00	$25,080.00
12	Ballistic Storefronts	1	Lump Sum	$0.00	$0.00
13	Door Hardware	1	Lump Sum	$0.00	$0.00
14	Glazing	1	Lump Sum	$0.00	$0.00
DIVISION 9 - FINISHES					
15	Gypsum Board Assemblies	1	Lump Sum	$660,716.00	$660,716.00
16	Ceramic Tiling	1	Lump Sum	$0.00	$0.00
17	Acoustical Tile Ceilings	1	Lump Sum	$75,599.00	$75,599.00
18	Resilient Wall Base and Accessories	1	Lump Sum	$151,061.00	$151,061.00
19	Resilient Tile Flooring	1	Lump Sum	$0.00	$0.00
20	Modular Carpet	1	Lump Sum	$0.00	$0.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21	Paint	1	Lump Sum	$86,750.00	$86,750.00
DIVISION 10 - SPECIALITES					
22	Signage	1	Lump Sum	$34,760.00	$34,760.00
23	Fire Extinguishers	1	Lump Sum	$10,170.00	$10,170.00
DIVISION 12 – FURNISHINGS					
24	Manual Shade	1	Lump Sum	$16,075.00	$16,075.00
DIVISION 22 - PLUMBING					
25	Plumbing	1	Lump Sum	$85,800.00	$85,800.00
DIVISION 23 - MECHANICAL					
26	Heating, Ventilating & Air Conditioning	1	Lump Sum	$522,022.00	$522,022.00
DIVISION 26 - ELECTRICAL					
27	Electrical	1	Lump Sum	$527,615.00	$527,615.00
DIVISION 27 – COMMUNICATIONS CABLING					
28	Communications Cabling	1	Lump Sum	$0.00	$0.00
DIVISION 28 –SECURITY					
29	Security	1	Lump Sum	$150,109.00	$150,109.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
TOTAL					$3,439,920.00

ALTERNATE BID #1 - BALLISTIC GLASS UPGRADE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
30	Ballistic Glass upgrade from UL 752 Level 3 to Level 7	1	Lump Sum	$23,788.00	$23,788.00
TOTAL					$23,788.00

ALTERNATE BID #2 - 1ST FLOOR LOUNGE (AREA C)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
31	Demolition	1	Lump Sum	$2,200.00	$2,200.00
32	Cabinets	1	Lump Sum	$8,485.00	$8,485.00
33	Appliances	1	Lump Sum	$0.00	$0.00
34	Paint	1	Lump Sum	$404.00	$404.00
35	Miscellanous	1	Lump Sum	$14,338.00	$14,338.00
TOTAL					$25,427.00

ALTERNATE BID #3 - 1ST FLOOR EXIST (AREA B)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
36	Interior Glazing	1	Lump Sum	$0.00	$0.00
37	Millwork	1	Lump Sum	$3,495.00	$3,495.00
38	Storefront	1	Lump Sum	$49,280.00	$49,280.00
39	Ramp	1	Lump Sum	$43,665.00	$43,665.00
40	Railing	1	Lump Sum	$21,907.00	$21,907.00
41	Miscellaneous	1	Lump Sum	$34,440.00	$34,440.00
TOTAL					$152,787.00

ALTERNATE BID #4 - GLAZING IN CORRIDORS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
42	Glazing in Corridors	1	Lump Sum	$42,503.00	$42,503.00
TOTAL					$42,503.00

ALTERNATE BID #5 - CARPET IN EXISTING JUDGES CHAMBERS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
43	Carpet in Existing Judges Chambers	1	Lump Sum	$16,646.00	$16,646.00
TOTAL					$16,646.00

ALTERNATE BID #6 - 1ST FLOOR ENTRANCE (AREA A)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
44	Millwork	1	Lump Sum	$82,669.00	$82,669.00
45	Xray Machine	1	Lump Sum	$33,880.00	$33,880.00
46	Magnetometer	1	Lump Sum	$33,158.00	$33,158.00
47	Evolv Screening	1	Lump Sum	$153,153.00	$153,153.00
48	Ballistic Glass UL 752 Level 3	1	Lump Sum	$99,990.00	$99,990.00
49	Miscellaneous	1	Lump Sum	$47,547.00	$47,547.00
TOTAL					$450,397.00

ALTERNATE BID #7 - EXISTING MATERIALS IN GRAY SPACE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Removal and disposal of existing construction material and miscellaneous items currently stored in the existing gray space on the 2nd Floor/proposed Judges chambers.	1	Lump Sum	$2,232.00	$2,232.00
TOTAL					$2,232.00

DEDUCTIVE ALTERANTE #8 - SUBSTITUTIONS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Provide a deduct amount for any substitutions proposed. Documentation itemizing all substitutions shall be provided in the Supplier Questionnaire.	-1	Lump Sum	$0.00	-$0.00
TOTAL					**$0.00**

[SCORPIO.] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

Scorpio. Response

CONTACT INFORMATION

Company:
Scorpio.

Email:
bhochwender@scorpioco.com

Contact:
Brandon Hochwender

Address:
3911 West Newberry Road
Gainesville, FL 32607

Phone:
N/A

Website:
scorpioco.com

Submission Date:
Jul 7, 2025 3:57 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jul 7, 2025 12:19 PM by Brandon Hochwender

PRICE TABLES

BASE BID - 2ND FLOOR JUDGES CHAMBERS AND STATE ATTORNEY'S OFFICE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
GENERAL REQUIREMENTS					
1	General Conditions	1	Lump Sum	$82,538.00	$82,538.00
2	Payment & Performance Bond	1	Lump Sum	$17,899.00	$17,899.00
DIVISION 4 - MASONRY					
3	Masonry	1	Lump Sum	$50,378.00	$50,378.00
DIVISION 5 - METALS					
4	Metal Fabrication	1	Lump Sum	$0.00	$0.00
DIVISION 6 - WOOD AND PLASTICS					
5	Rough Carpentry	1	Lump Sum	$29,419.00	$29,419.00
6	Interior Architectural Woodwork	1	Lump Sum	$43,698.00	$43,698.00
7	Interior Architectural Millwork	1	Lump Sum	$43,698.00	$43,698.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
DIVISION 7 - THERMAL AND MOISTURE PROTECTION					
8	Joint Sealants	1	Lump Sum	$31,840.00	$31,840.00
DIVISION 8 - DOORS AND WINDOWS					
9	Steel Doors and Frames	1	Lump Sum	$64,738.00	$64,738.00
10	Flush Wood Doors	1	Lump Sum	$64,738.00	$64,738.00
11	Alum Storefronts	1	Lump Sum	$56,950.00	$56,950.00
12	Ballistic Storefronts	1	Lump Sum	$0.00	$0.00
13	Door Hardware	1	Lump Sum	$64,738.00	$64,738.00
14	Glazing	1	Lump Sum	$36,680.00	$36,680.00
DIVISION 9 - FINISHES					
15	Gypsum Board Assemblies	1	Lump Sum	$384,620.00	$384,620.00
16	Ceramic Tiling	1	Lump Sum	$50,204.00	$50,204.00
17	Acoustical Tile Ceilings	1	Lump Sum	$115,360.00	$115,360.00
18	Resilient Wall Base and Accessories	1	Lump Sum	$50,204.00	$50,204.00
19	Resilient Tile Flooring	1	Lump Sum	$50,204.00	$50,204.00
20	Modular Carpet	1	Lump Sum	$50,204.00	$50,204.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21	Paint	1	Lump Sum	$63,899.00	$63,899.00
DIVISION 10 - SPECIALITES					
22	Signage	1	Lump Sum	$28,316.00	$28,316.00
23	Fire Extinguishers	1	Lump Sum	$23,432.00	$23,432.00
DIVISION 12 – FURNISHINGS					
24	Manual Shade	1	Lump Sum	$27,595.00	$27,595.00
DIVISION 22 - PLUMBING					
25	Plumbing	1	Lump Sum	$180,227.00	$180,227.00
DIVISION 23 - MECHANICAL					
26	Heating, Ventilating & Air Conditioning	1	Lump Sum	$429,685.00	$429,685.00
DIVISION 26 - ELECTRICAL					
27	Electrical	1	Lump Sum	$395,340.00	$395,340.00
DIVISION 27 – COMMUNICATIONS CABLING					
28	Communications Cabling	1	Lump Sum	$117,353.00	$117,353.00
DIVISION 28 –SECURITY					
29	Security	1	Lump Sum	$121,050.00	$121,050.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
TOTAL					$2,675,007.00

ALTERNATE BID #1 - BALLISTIC GLASS UPGRADE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
30	Ballistic Glass upgrade from UL 752 Level 3 to Level 7	1	Lump Sum	$22,853.00	$22,853.00
TOTAL					$22,853.00

ALTERNATE BID #2 - 1ST FLOOR LOUNGE (AREA C)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
31	Demolition	1	Lump Sum	$7,065.40	$7,065.40
32	Cabinets	1	Lump Sum	$7,065.40	$7,065.40
33	Appliances	1	Lump Sum	$7,065.40	$7,065.40
34	Paint	1	Lump Sum	$7,065.40	$7,065.40
35	Miscellanous	1	Lump Sum	$7,065.40	$7,065.40
TOTAL					$35,327.00

ALTERNATE BID #3 - 1ST FLOOR EXIST (AREA B)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
36	Interior Glazing	1	Lump Sum	$29,894.00	$29,894.00
37	Millwork	1	Lump Sum	$29,894.00	$29,894.00
38	Storefront	1	Lump Sum	$29,894.00	$29,894.00
39	Ramp	1	Lump Sum	$29,894.00	$29,894.00
40	Railing	1	Lump Sum	$29,894.00	$29,894.00
41	Miscellaneous	1	Lump Sum	$29,894.00	$29,894.00
TOTAL					$179,364.00

ALTERNATE BID #4 - GLAZING IN CORRIDORS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
42	Glazing in Corridors	1	Lump Sum	$37,710.00	$37,710.00
TOTAL					$37,710.00

ALTERNATE BID #5 - CARPET IN EXISTING JUDGES CHAMBERS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
43	Carpet in Existing Judges Chambers	1	Lump Sum	$40,050.00	$40,050.00
TOTAL					$40,050.00

ALTERNATE BID #6 - 1ST FLOOR ENTRANCE (AREA A)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
44	Millwork	1	Lump Sum	$40,872.50	$40,872.50
45	Xray Machine	1	Lump Sum	$40,872.50	$40,872.50
46	Magnetometer	1	Lump Sum	$40,872.50	$40,872.50
47	Evolv Screening	1	Lump Sum	$40,872.50	$40,872.50
48	Ballistic Glass UL 752 Level 3	1	Lump Sum	$40,872.50	$40,872.50
49	Miscellaneous	1	Lump Sum	$40,872.50	$40,872.50
TOTAL					$245,235.00

ALTERNATE BID #7 - EXISTING MATERIALS IN GRAY SPACE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Removal and disposal of existing construction material and miscellaneous items currently stored in the existing gray space on the 2nd Floor/proposed Judges chambers.	1	Lump Sum	$4,454.00	$4,454.00
TOTAL					$4,454.00

DEDUCTIVE ALTERANTE #8 - SUBSTITUTIONS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Provide a deduct amount for any substitutions proposed. Documentation itemizing all substitutions shall be provided in the Supplier Questionnaire.	-1	Lump Sum	$0.00	-$0.00
TOTAL					**$0.00**

[STG CONTRACTING GROUP, INC.] RESPONSE DOCUMENT REPORT

RFB No. 24/25-075

Clay County Courthouse Renovation

RESPONSE DEADLINE: July 7, 2025 at 4:00 pm

STG Contracting Group, Inc. Response

CONTACT INFORMATION

Company:
STG Contracting Group, Inc.

Email:
clw@stgcontractinggroup.com

Contact:
Candace Williams

Address:
109 Nature Walk Parkway
Suite 103
Saint Augustine, FL 32092

Phone:
N/A

Website:
www.stgcontractinggroup.com

Submission Date:
Jul 7, 2025 3:54 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jul 7, 2025 11:18 AM by Candace Williams

PRICE TABLES

BASE BID - 2ND FLOOR JUDGES CHAMBERS AND STATE ATTORNEY'S OFFICE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
GENERAL REQUIREMENTS					
1	General Conditions	1	Lump Sum	$277,346.90	$277,346.90
2	Payment & Performance Bond	1	Lump Sum	$281,050.10	$281,050.10
DIVISION 4 - MASONRY					
3	Masonry	1	Lump Sum	$9,000.00	$9,000.00
DIVISION 5 - METALS					
4	Metal Fabrication	1	Lump Sum	$0.00	$0.00
DIVISION 6 - WOOD AND PLASTICS					
5	Rough Carpentry	1	Lump Sum	$500.00	$500.00
6	Interior Architectural Woodwork	1	Lump Sum	$15,002.00	$15,002.00
7	Interior Architectural Millwork	1	Lump Sum	$41,100.00	$41,100.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
DIVISION 7 - THERMAL AND MOISTURE PROTECTION					
8	Joint Sealants	1	Lump Sum	$8,500.00	$8,500.00
DIVISION 8 - DOORS AND WINDOWS					
9	Steel Doors and Frames	1	Lump Sum	$27,272.75	$27,272.75
10	Flush Wood Doors	1	Lump Sum	$42,338.88	$42,338.88
11	Alum Storefronts	1	Lump Sum	$0.00	$0.00
12	Ballistic Storefronts	1	Lump Sum	$0.00	$0.00
13	Door Hardware	1	Lump Sum	$91,119.53	$91,119.53
14	Glazing	1	Lump Sum	$26,100.00	$26,100.00
DIVISION 9 - FINISHES					
15	Gypsum Board Assemblies	1	Lump Sum	$524,184.00	$524,184.00
16	Ceramic Tiling	1	Lump Sum	$44,692.03	$44,692.03
17	Acoustical Tile Ceilings	1	Lump Sum	$65,133.00	$65,133.00
18	Resilient Wall Base and Accessories	1	Lump Sum	$9,585.32	$9,585.32
19	Resilient Tile Flooring	1	Lump Sum	$23,905.68	$23,905.68
20	Modular Carpet	1	Lump Sum	$57,898.93	$57,898.93

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21	Paint	1	Lump Sum	$41,240.00	$41,240.00
DIVISION 10 - SPECIALITES					
22	Signage	1	Lump Sum	$733.38	$733.38
23	Fire Extinguishers	1	Lump Sum	$9,431.73	$9,431.73
DIVISION 12 – FURNISHINGS					
24	Manual Shade	1	Lump Sum	$17,550.00	$17,550.00
DIVISION 22 - PLUMBING					
25	Plumbing	1	Lump Sum	$167,635.00	$167,635.00
DIVISION 23 - MECHANICAL					
26	Heating, Ventilating & Air Conditioning	1	Lump Sum	$401,349.00	$401,349.00
DIVISION 26 - ELECTRICAL					
27	Electrical	1	Lump Sum	$284,700.00	$284,700.00
DIVISION 27 – COMMUNICATIONS CABLING					
28	Communications Cabling	1	Lump Sum	$44,000.00	$44,000.00
DIVISION 28 –SECURITY					
29	Security	1	Lump Sum	$136,463.00	$136,463.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
TOTAL					$2,647,831.23

ALTERNATE BID #1 - BALLISTIC GLASS UPGRADE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
30	Ballistic Glass upgrade from UL 752 Level 3 to Level 7	1	Lump Sum	$22,785.00	$22,785.00
TOTAL					$22,785.00

ALTERNATE BID #2 - 1ST FLOOR LOUNGE (AREA C)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
31	Demolition	1	Lump Sum	$1,590.00	$1,590.00
32	Cabinets	1	Lump Sum	$8,500.00	$8,500.00
33	Appliances	1	Lump Sum	$0.00	$0.00
34	Paint	1	Lump Sum	$1,270.00	$1,270.00
35	Miscellanous	1	Lump Sum	$24,020.28	$24,020.28
TOTAL					$35,380.28

ALTERNATE BID #3 - 1ST FLOOR EXIST (AREA B)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
36	Interior Glazing	1	Lump Sum	$2,000.00	$2,000.00
37	Millwork	1	Lump Sum	$5,000.00	$5,000.00
38	Storefront	1	Lump Sum	$23,700.00	$23,700.00
39	Ramp	1	Lump Sum	$34,500.00	$34,500.00
40	Railing	1	Lump Sum	$15,490.00	$15,490.00
41	Miscellaneous	1	Lump Sum	$50,402.73	$50,402.73
TOTAL					$131,092.73

ALTERNATE BID #4 - GLAZING IN CORRIDORS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
42	Glazing in Corridors	1	Lump Sum	$45,218.32	$45,218.32
TOTAL					$45,218.32

ALTERNATE BID #5 - CARPET IN EXISTING JUDGES CHAMBERS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
43	Carpet in Existing Judges Chambers	1	Lump Sum	$22,501.75	$22,501.75
TOTAL					$22,501.75

ALTERNATE BID #6 - 1ST FLOOR ENTRANCE (AREA A)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
44	Millwork	1	Lump Sum	$103,798.00	$103,798.00
45	Xray Machine	1	Lump Sum	$31,905.00	$31,905.00
46	Magnetometer	1	Lump Sum	$11,062.50	$11,062.50
47	Evolv Screening	1	Lump Sum	$86,623.22	$86,623.22
48	Ballistic Glass UL 752 Level 3	1	Lump Sum	$90,900.00	$90,900.00
49	Miscellaneous	1	Lump Sum	$57,788.36	$57,788.36
TOTAL					$382,077.08

ALTERNATE BID #7 - EXISTING MATERIALS IN GRAY SPACE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Removal and disposal of existing construction material and miscellaneous items currently stored in the existing gray space on the 2nd Floor/proposed Judges chambers.	1	Lump Sum	$10,750.00	$10,750.00
TOTAL					$10,750.00

DEDUCTIVE ALTERANTE #8 - SUBSTITUTIONS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
50	Provide a deduct amount for any substitutions proposed. Documentation itemizing all substitutions shall be provided in the Supplier Questionnaire.	-1	Lump Sum	$0.00	-$0.00
TOTAL					**$0.00**

3. Scope of Work

3.1. Purpose

Clay County Board of County Commissioners (County) is requesting bids from licensed Contractors for the Clay County Courthouse Renovation located at 825 N. Orange Avenue Green Cove Springs, FL 32043 per the plans and specifications associated with this Request for Bid (RFB).

3.2. Scope of Work

The project shall include, but not limited to, the following Scope of Work:

- Base Bid - 2nd Floor Judges Chambers and State Attorney's Office
    - Development of government offices and judicial chambers within the gray space of the Clay County Courthouse (Courthouse). This area will support the operations of the State Attorney's Office and will include enhanced security measures, along with two (2) fully equipped Judges' chamber suites.
- Alternate Bid #1 - Ballistic Glass Upgrade
    - Raising ballistic Level UL 752 from Level 3 to Level 7 in the storefront system.
- Alternate Bid #2 - 1st Floor Lounge (Area C)
    - Renovation of the 1st Floor breakroom into a lounge area to align with modern facility best practices. The work shall include, but limited to, demolition, new interior construction, appliances and paint.
- Alternate Bid #3 - 1st Floor Exit (Area B)
    - Construction of a new exterior exit on the south side of the Courthouse to enhance pedestrian flow and improve overall accessibility. The work shall include, but limited to, relocating existing interior glazing and doors, new interior construction, demolition, new exterior construction, stairs, ramp, grading and sitework.
- Alternate Bid #4 - Glazing in Corridors
    - Installation of glazing in the hallway on the 2nd Floor. The work shall include, but limited to, three (3) hollow metal fames and associated glazing and window film.
- Alternate Bid #5 - Carpet in Existing Judges Chambers
    - Removing and replacing carpet and wall base in existing Judges chambers.
- Alternate Bid #6 - 1st Floor Entrance (Area A)
    - Construction aimed at enhancing the flow and experience of citizens visiting the Courthouse for various purposes. The design incorporates integrated security features and custom

judicial millwork. The work shall include, but limited to, millwork, x-ray machine, magnetometer, Evolv screening and ballistic glass.

- Alternate Bid #7 - Existing Materials in Gray Space
    - Removal and disposal of existing construction material and miscellaneous items currently stored in the existing gray space on the 2nd Floor/proposed Judges chambers.
- Deductive Alternate Bid #8
    - Provide a deduct amount for any substitutions proposed. Documentation itemizing all substitutions shall be provided in the Supplier Questionnaire.

Available budget will determine the award of the Base Bid or Bid Alternates.

3.3. Mandatory Pre-Bid Meeting

A Mandatory Pre-Bid Meeting will be held on June 05, 2025 at the Clay County Courthouse (825 N. Orange Avenue Green Cove Springs, FL 32043) with a start time of 10:00 AM. Attendees from the public are required to sign in upon arrival, with the sign-in sheet provided by a Purchasing Department representative. Once the sign-in sheet has been collected, the Pre-Bid Meeting will officially commence. Please note that no additional attendees will be allowed to sign in or participate in the meeting after the sign-in sheet has been collected.

Contractors can request plans prior to the Pre-Bid meeting by sending a request to purchasing@clayountygov.com.

3.4. Obtaining Plans for the Project

Due to Florida Statute 119.071(3)(b), plans for this project are exempt from Public disclosure. Plans will be given to all Contractors who attend the Mandatory Pre-Bid meeting and who complete an Exempt Documents Distribution Form. The County shall provide the form. Any subcontractors and major material suppliers that the Bidder provides the plans to are also required to complete an Exempt Documents Distribution Form. Completed forms from all applicable parties shall be uploaded within the Vendor Questionnaire.

Contractors can request plans prior to the Pre-Bid meeting by sending a request to purchasing@clayountygov.com.

3.5. Background Screening

The awarded General Contractor will be required to perform Level 2 background screening on any and all employees and other personnel, including Subcontractors that will perform services, at any time, on the property, under the awarded Contract. Background screenings include, but are not limited to, national and local criminal history, driver license record, national sexual offender, and employment

history. The awarded Contractor shall be required to make any and all records from background screenings of General Contractor and Subcontractors provided personnel available to the County for review/audit, upon request from the County. The General Contractor shall be responsible for obtaining any and all necessary permissions from the screened individuals allowing the transmission of records to the County for review

3.6. Tools/Equipment Requirement

If tools/equipment are left in the Courthouse, the General Contractor and Subcontractors will need to provide a gang box to secure the tools. All tools/equipment will be required to be checked when entering and leaving the facility. All tools/equipment left in a gang box are subject to periodic checks to ensure all items are accounted for.

3.7. Examine Bidding Documents and Site Visit

The General Contractor shall be held to have examined the premises and site during the Pre-Bid Meeting so as to compare the existing conditions with the Drawings and Specifications, and to have satisfied himself as to the condition of the premises, any obstructions, the actual levels, and all other work necessary for carrying out the project, before delivery of his proposal. The General Contractor shall also acquaint himself with the character and extent of the County's and other Contractor's operations in the area of the work, so that he may make his construction plans accordingly. No allowances or extra payment will be made to a Contractor for, or on account of, costs or expenses occasioned by his failure to comply with the provisions of this paragraph, or by reason of error or oversight on the part of the General Contractor, or on account of interferences by the County or a Subcontractor's activities.

3.8. Qualifications of Contractor

In order to be qualified, General Contractors must be able to present evidence that they are currently registered with or hold an unexpired certificate as a General Contractor, issued by the Florida Construction Industry Licensing Board in accordance with Chapter 486, Part II Licensing of Construction Industry, Florida Statutes. In order to be qualified, if the Contractor is a Corporation, he must be properly registered with the State of Florida, Department of State, Division of Corporations, and must hold a current State Corporate Charter Number in accordance with Chapter 607, Florida Statutes.

Furthermore, the awarded Contract will only be entered into with responsible General Contractors, found to be satisfactory to the Architect and the County, qualified by experience and in a financial position to do the work specified.

3.9. Subcontractors and Major Material Suppliers

Contractor shall submit names of subcontractors and major material suppliers that they anticipate utilizing for any portion of the Work required within this RFB.

The County reserves the right to approve all subcontractors. If subcontractors are to be utilized, their names must be included within this Bid. The County may request references of the subcontractors prior to approval. Responsibility for the performance of the Contract remains with the main Contractor exclusively. After the commencement of the project, Sub-Contractors may be added or modified during the Contract period only with prior written permission from

the County, and only for reasonable cause, as judged by the County. If any subcontractor or Major Material Supplier is found to be incompetent, careless, or neglectful, or unduly delays progress of work, they shall be dismissed. Another shall then be employed in its place, as approved the County.

3.10. Sales Tax

General Contractors shall include in his Bid Proposal all sales and use taxes on materials and equipment which may be required by law.

3.11. Direct Purchase Program

The County may wish to utilize a Direct Purchase Program to purchase materials and equipment for construction of this project to maximize sales and use tax savings (see attached special provisions relating to the Direct Purchase Program).

At the County's option, the Contractor shall be required to provide the County with the details of their Purchase Order, including vendor name, address, and quantity and type of materials being ordered. The County may choose to order the major materials related to the construction and/ or equipment related to the construction direct. Should the County choose to do this, any payment for materials that is made direct by the County (plus an amount equal to the sales tax that would have been paid by the Contractor) for the materials shall be a direct deduct from the Contractor's Contract as if the payment were made direct to the Contractor. The whole purpose of this provision is to save the amount of sales taxes that would be otherwise be assessed to the Contractor for purchases required for the construction.

3.12. Work Hours

Workdays and hours – Normal work hours of Monday through Friday, 7:30 a.m. to 5:00 p.m. unless approved by the County Project Manager or designee.

Any work performed outside of the normal County business hours will require prior County approval and payment to the County for all expenses incurred by the County may be required.

3.13. Permit & Fees

The Contractor shall comply with all applicable State and local laws, ordinances, codes, and regulations. The Contractor is required to familiarize themselves with all permits required that pertain to the Scope of Work specified in this Request for Quotation, If a City/County permit is required, this project is not exempt from permit fees and permit fees must be paid by the Contractor.

For questions about City of Green Cove Springs permitting please contact:

City of Green Cove Springs Building Division

Phone: (904) 297-7500

Email: building@greencovesprings.com

Website: https://www.greencovesprings.com/192/Building-Division

All applicable permits, fees, licenses, and final County and municipality inspections are the responsibility of and will be paid for by the Contractor.

All other permits, assessments, fees, bonds, and other charges as necessary to perform and complete the work of the awarded Contract are the responsibility of and will be paid for by the Contractor, including any related inspection fees. Utility service connection, if any shall be coordinated by the Contractor. Utility service connection fees shall be paid for by the County.

3.14. Clean up & Restoration of Site

Contractor shall remove all debris from site and dispose of the debris appropriately at the Contractors expense.

Contractor shall maintain work site in a safe manner, and daily clear construction debris.

3.15. Workmanship

Where not more specifically described in this document, workmanship shall conform to all of the methods and operations of best standards and accepted practices of the trade or trades involved, and shall include all items of fabrication, construction or installation regularly furnished or required for completion of the services.

3.16. Damage to Public or Private Property

The Contractor is responsible for anything damaged due to the direct result of installation or construction. Remove all debris from site and dispose of appropriately at Contractor expense. If property (public or private) is damaged while Contractor is performing work specified or is removed for the convenience of the work, it shall be repaired or replaced at the expense of the Contractor in a manner acceptable to the County prior to the final acceptance of the work. Contractor will be responsible for applying and securing any permits that may be required to complete such repairs.

Contractor must provide protection necessary to prevent damage to property being repaired or replaced.

If the work site has any pre-existing damage, the Contractor shall notify the County Project Manager in writing. Failure to do so shall obligate the Contractor to make repairs per the above section. Any damage to property (public or private) caused by the action of the Contractor shall be repaired or replaced at the expense of the Contractor to the satisfaction of the County. Failure to restore said property within five (5) working days following notification will result in a

deduction from the final payment invoice. All damages which occur as a result of the Contractor's application of materials shall be remedied by the Contractor at no additional cost to the County. Repairs made as a result of damage must be guaranteed for a period of thirty (30) days. Should the replacement be damaged within the thirty (30) day period, the Contractor shall replace the materials continually until the area is re-established.

Should the County have any expenses incurred due to the Contractor not restoring the property/damage within said time, any appropriate labor, material, and/or equipment use or rental to restore damaged property to its original condition will be deducted from the final Invoice prior to a payment being made.

3.17. Compliance with Occupation Safety and Health Act

The Contractor warrants that the product(s) and/or service(s) supplied to Clay County shall conform in all respects to the standards set forth in the Occupational Safety and Health Act (OSHA) of 1970 as amended and the failure to comply will be considered a breach of contract. Clay County shall be held harmless against any unsafe conditions and contractor employee incidents.

Contractor certifies that all material, equipment, services, etc., furnished in this Bid meets all OSHA requirements for the applicable Sectors. Contractor further certifies that, if the successful Bidder, and the material, equipment, service, etc., delivered or provided is subsequently found to be deficient in any OSHA requirement in effect on date of delivery or service fulfillment date, all costs necessary to bring the material, equipment, service, etc., into compliance with the aforementioned requirements shall be borne by the Bidder. All Personal Protective Equipment used by the Contractor and their employees shall be ANSI certified and meet OSHA standards.

3.18. Unsatisfactory Equipment and/or Services

The County will discuss all instances of unacceptable equipment and/or services with the awarded Contractor. This shall be immediately rectified by the Contractor at no charge to the County, to include any labor and materials as it may apply.

During this time, the County may suspend service with the Contractor until the problem(s) are corrected or may elect to use another company on an emergency basis. A record of failure to perform or of an unsatisfactory performance may result in supplier debarment.

3.19. Payment

The Contractor may request payment no more than once monthly, based on the amount of work completed. All partial estimates and payments found to be in error shall be subject to correction in the estimates and payments subsequent thereto, and in the final estimate and payment. Payments will be made in accordance with the Florida Local Government Prompt Payment Act.

The amount of such payments shall be the total value of the project work completed to the date of the estimate, based on the quantities and the Contract unit and/or lump sum prices, less an amount retained and less payments previously made. The amount retained shall be determined in accordance with Section 255.078, Florida Statutes.

3.20. Warranty

The Contractor shall provide a warranty for all workmanship and material for a period of two (2) years unless a longer manufacture warranty/guarantee time is given. Warranty will begin from the date of final acceptance.

3.21. Term

Substantial Completion shall be accomplished within three hundred (300) days from the Notice to Proceed.

Final Completion shall be accomplished within three hundred forty-five (345) days from the Notice to Proceed.

3.22. Liquidated Damages

The Contractor shall be assessed Liquidated Damages (LD) of $500.00 for each day past substantial completion date set by the contract.

3.23. Performance Evaluation

A work performance evaluation will be conducted periodically to ensure compliance with the Contract.

3.24. Cancellation of Contract

If the awarded Contractor fails to maintain acceptable product quality or to perform adequately in accordance with the terms, conditions and specifications established in this Request for Bid, the County reserves the right to cancel the contract upon thirty (30) days written notice to the Contractor.

3.25. Value Engineering

The County reserves the right to engage in value engineering discussions prior to the award of the RFB.

The County will give the lowest qualified Bidder the opportunity to determine if viable options exist to meet the budget threshold without substantially reducing the scope of the project as designed and solicited.

3.26. Additional Services

If the County and/or awarded Contractor identifies any additional services to be provided by Contractor that are not covered under the Agreement but are beneficial to the County, such additional services shall be mutually negotiated between the County and the Contractor.

Project View Count

1767

Vendor Funnel

Followers	**54**
Downloaders	**93**
Applicants	**12**
No Bids	**3**
Submissions	**4**

Vendors

Vendor	Followed	Downloaded	Applied	No Bid	Submitted
8-koi, Inc. No Reviews *mtorres@8-koi.com*	✔	✔			
8-koi, Inc. No Reviews *estimates@8-koi.com*	✔	✔			
AC General, Inc No Reviews *tsimpson@acgeneral.com*	✔	✔			
AEC Electrical Contractors No Reviews *kobier@aecelectrical.net*	✔	✔			
ARKEST LLC No Reviews *arkest@att.net*	✔	✔			
Acrisure No Reviews *hgrippi@acrisure.com*		✔			
Acrisure Bonds No Reviews *cmirisola@acrisure.com*		✔			
Adaptaspace Inc. No Reviews *earmbruster@adaptaspace.com*		✔			
Advanced Flooring Removal No Reviews *advancedflooringremoval@gmail.com*	✔	✔			
Ajax Building Company, LLC No Reviews *kasey.diehl@ajaxbuilding.com*		✔			

Alligood Electric Company No Reviews *jalligood@alligoodelectric.com*		✔			
Alpha Team Construction LLC No Reviews *peeplestara@gmail.com*	✔	✔			
Atlantic Coast Construction Group No Reviev *estimates@atlcoast.org*	✔	✔	✔		
Auld & White Constructors LLC No Reviews *creis@auld-white.com*	✔	✔			
Auld & White Constructors LLC No Reviews *lgiles@auld-white.com*	✔	✔			
Baker Consulting & Engineering LLC, Baker De *kvalasek@bdbjax.com*	✔	✔	✔	✔	
Baker Consulting & Engineering LLC, Baker De *kvojtech@bdbjax.com*	✔	✔			
Bartram Trail Surveying Inc. No Reviews *cfortner@bartramtrail.net*	✔	✔			
BigKing Services No Reviews *contact@bigkingservices.com*	✔				
Blackridge Research and Consulting No Rev *venkatesh@blackridgeresearch.com*		✔			
C3EL No Reviews *hurstj@c3el.com*	✔	✔			
CA Estimating Solutions No Reviews *sam@caestimatingsolutions.com*		✔			
CCS Presentation Systems No Reviews *dphillips@ccssoutheast.com*	✔	✔			
CGL Companies No Reviews *dbruining@cglcompanies.com*		✔			
Carlton Construction, Inc. No Reviews *dalton@carltonconstruction.net*		✔			
Carlton Construction, Inc. No Reviews *zac@carltonconstruction.net*		✔	✔	✔	
Charles Perry Partners, Inc. No Reviews *rich.pritt@cppi.com*	✔	✔			
City of Newberry, Florida No Reviews		✔			

spuhalla@newberryfl.gov				
Clayton Co Consultants LLC No Reviews *kenneth.casimir@claytoncodesignbuild.com*		✔		
Conner Construction and Demolition No Rev *david@connerservices.us*	✔			
ConstructConnect No Reviews *content@constructconnect.com*	✔	✔		
Construction Bid Source No Reviews *tgephart@constructionbidsource.com*		✔		
DF Interactive NC LLC No Reviews *bids+opengov@davidfine.dev*		✔		
Dinkins Construction LLC No Reviews *parker@dinkinsconstruction.com*		✔		
Dodge Data And Analytics No Reviews *jayalakshmil@construction.com*		✔		
Dodge Data And Analytics No Reviews *dodge.docs@construction.com*		✔		
E. Vaughan Rivers, Inc. No Reviews *estimating@riversconstruction.com*	✔	✔	✔	
Estimation Company No Reviews *ahsan.constructestimates@gmail.com*	✔	✔		
Federal Government Advisors No Reviews *william.vear@federalgovadvisors.com*	✔	✔		
Fga No Reviews *juanjorg222@gmail.com*	✔	✔		
First Construction No Reviews *hannahlee.firstconstruction@gmail.com*		✔		
Flo Construction Company No Reviews *flo@orangehillscorp.com*		✔		
Florida Surety Bonds, Inc. No Reviews *kim@floridasuretybonds.com*	✔			
Florida Surety Bonds, Inc. No Reviews *sarah@floridasuretybonds.com*	✔			
Foresight Construction Group, Inc. No Revie *rwest@foresightcgi.com*	✔	✔		

Foresight Construction Group, Inc. No Revie *rdorau@foresightcgi.com*	✔	✔	✔		
Gray Construction Services No Reviews *cjharris@gray-construction.com*	✔	✔			
Green Administrative Services No Reviews *haroldgreen197410@gmail.com*		✔			
Gt plumbing-mechanical llc No Reviews *garrett@gtplumbing.com*	✔	✔			
Ikio LED Lighting No Reviews *rsales@ikioledlighting.com*		✔			
Johnson Controls No Reviews *sergio.reyes@jci.com*	✔	✔			
K & G CONSTRUCTION CO INC No Reviev *milissa@kandgcontractors.com*	✔	✔	✔	✔	
KBT Contracting Corp No Reviews *info@kbtcorp.com*	✔	✔			
Kimley-Horn and Associates, Inc. No Reviev *florida.marketing@kimley-horn.com*		✔			
Ladson Construction Company, LLC No Rev *jwilliams@ladsonco.com*		✔	✔		
Lincoln Surety Group No Reviews *mark@lincolnsuretygroup.com*	✔	✔			
Lylam, LLC No Reviews *valerie@fccfla.com*		✔			
Miatt Construction, Inc. No Reviews *larry@miattconstruction.net*	✔	✔			
Mid State Builders Exchange Inc No Reviews *hugh@bxplanroom.com*	✔	✔			
Miller Electric Company No Reviews *tbartmess@mecojax.com*	✔	✔			
Monolith Construction - Panhandle, LLC No *nick@monolithgc.com*		✔			
NV5 No Reviews *shelby.paul@nv5.com*	✔	✔			
None No Reviews		✔			

martin.larinas@gmail.com					
North America Procurement Council Inc., PBC *notifications@napc.me*		✔			
North American Bullet Proof No Reviews *kris@nabulletproof.com*	✔	✔			
ODP Business Solutions No Reviews *matthew.murray@odpbusiness.com*	✔	✔			
PQH Group Design, Inc. No Reviews *marketing@pqh.com*		✔			
PV Inc No Reviews *primevendor123@gmail.com*		✔			
Pathway Technologies Inc. No Reviews *dwhitsett@pathwaytech.com*	✔	✔			
Plexi-Chemie No Reviews *kaylag@plexi-chemie.com*		✔			
Plexi-Chemie, Inc dba Industrial Floorin No R *epoxy@floorcure.com*	✔				
Prime Vendor Inc. No Reviews *primevendor124@gmail.com*		✔			
RevStar Consulting No Reviews *nastassia.barkouskaya@revstarconsulting.com*		✔			
S.A. Casey Construction No Reviews *icasey@sacaseyconstruction.com*		✔			
STG Contracting Group, Inc. No Reviews *clw@stgcontractinggroup.com*	✔	✔	✔		✔
STG Contracting Group, Inc. No Reviews *gs@stgcontractinggroup.com*	✔				
Sauer Construction No Reviews *kbosco@sauer-inc.com*		✔	✔		✔
Sauer Construction No Reviews *ereichle@sauer-inc.com*		✔	✔		
Scorpio. No Reviews *rtaylor@scorpioco.com*	✔	✔			
Scorpio. No Reviews *bhochwender@scorpioco.com*	✔	✔	✔		✔

Shaw Contract No Reviews *rj.clark@shawcontract.com*		✔			
Temporary Wall Systems No Reviews *brian.seltz@tempwallsystems.com*	✔	✔			
Temporary Wall Systems No Reviews *kevin.mooney@tempwallsystems.com*	✔	✔			
The Rose Report No Reviews *rose@therosereport.com*		✔			
Thomas May Construction Company No Rev *schandler@tmay.net*	✔	✔			
Topline Builders No Reviews *parkerf0111@gmail.com*		✔			
TriCoast Building Group, LLC No Reviews *cpatton@tricoastbuilding.com*	✔	✔			
TriCoast Building Group, LLC No Reviews *jbarnes@tricoastbuilding.com*	✔	✔			
Ulloa Management Group, LLC No Reviews *management@ulloagroupllc.com*		✔			
VendorLink, LLC No Reviews *bids@evendorlink.com*		✔			
Visual No Reviews *visualbidalerts@gmail.com*		✔			
WB Mason 4.5 *daniel.ditaranto@wbmason.com*		✔			
Winter Construction No Reviews *sgolias@winter-construction.com*		✔			
Workspace Technology Inc. No Reviews *robin@workspacetechnology.com*	✔	✔			
Wunderlich-Malec No Reviews *tyren.hartford@wmeng.com*		✔			
bidnet No Reviews *gbs@bidnet.com*	✔	✔			
blackwater construction services No Reviews *derek@blackwatercsllc.com*	✔	✔			
c.c. Borden Construction No Reviews	✔	✔	✔		✔

ccborden@ccborden.com					
eRepublic, Inc. No Reviews *mlamoreaux@erepublic.com*		✔			

In Partnership With

OPENGOV

Mandatory Pre-Bid Meeting

Request for Bids No. 24/25-075, Clay County Courthouse Renovation

June 05, 2025, 10:00 AM

Company	First Name	Last Name	Phone Number	Email Address
CC BORDEN CONST	ROBERT	COLLINS	(904) 354-1654	CCBORDEN@CCBORDEN.COM
GT Plumbing	Garrett	Denson	(904)-796-7228	Garrett@GTPlumbing.com
GT Plumbing	Heather	Stover	( )	
Ray's Metal Works	Justin	Russell	(352) 316-5862	Justinr@raysmetalworks.com
KBT Contracting	Don	Trant	(904) 647-0700	INFO@KBTcorp.com
Kustom Restoration	Tom	Hayes	(386) 871-7922	Thomas.Hayes@Kustom.us
8-Koi	Otto	Herrera	(321) 802-6768	estimates@8-koi.com
8-Koi	GABRIEL	HERRERA	(321) 802-6768	estimates@8-koi.com
Carlton Construction	Zac	Small	(703) 403-7586	Zac@carltonconstruction.net
Sauer Construction	Phillip	Barker	(904) 402-6563	PBarker@sauer-inc.com
Sauer Construction	Erich	Reichle	(904) 603-0963	ereichle@sauer-inc.com
K&G CONSTRUCTION CO	MILISSA	CALVERT	(904) 772-1316	INFO@KANDGCONTRACTORS.COM
FLO CONSTRUCTION	JHONNY	SILVA	(407) 533 0388	RODRIGO.FLOWNSTRUCTION@GMAIL.COM
PCG	Felipe	Linares	(904) 504-2844	Felipe@Precomgrp.com
WATSON'S DEMOLITION & SALVAGE	RAYMOND	WATSON	(904) 370-0420	WMWATSON13@LIVE.COM
Temp Wall Systems	KEVIN	MOONEY	(904) 466-9467	Kevin.Mooney@tempwallsystems.com

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Mandatory Pre-Bid Meeting

Request for Bids No. 24/25-075, Clay County Courthouse Renovation

June 05, 2025, 10:00 AM

Company	First Name	Last Name	Phone Number	Email Address
Blackwater Construction	Elliott	Andersen	(269) 225-2199	elliott@blackwatercsllc.com
C R MECHANICAL	DAVID	REYNOLDS	(386) 867 3929	REYNOLDSDAVID1976@GMAIL.COM
Waddington & Son Electric	Mike	Waddington	(904) 219.3191	Jmichael@waddingtonelectric.com
E. Vaughan Rivers, Inc.	Arielle	Pennington	(904) 264-0123	arielle.pennington@riversconstruction.com
E. Vaughan Rivers, Inc.	Erin	Shevers	(904) 264-0123	erin@riversconstruction.com
Bill William A/C & Heating	Jon	ROGERS	(904.) 387-0491	jrogersBWAC@gmail.com
Powell & Hinkle Engineering	David	Spell	(904) 284-5520	dspell@powellandhinkle.com
Powell & Hinkle Eng.	Dale	Howard	(904) 264-5570	dhoward@powellandhinkle.com
AC General	Tom	Simpson	(904) 783-4200	Tsimpson@ACGeneral.net
CPPI	Rich	Pritt	(904) 321-6327	rich.pritt@cppi.com
DASHER HURST	PAUL	MCLARNEY	(845) 891-5206	PMCLARNEY@DASHERHURST.COM
Foresight construction	Rich	DORAU	(407) 953-0386	RDORAU@Foresightcgi.com
Mike Glass	Mike	President	(904) 325-3535	MG@STGCONTRACTINGGRP.COM
JOHN LEMEN	JOHN	LEMEN	(904) 305-6553	JKL@STGCONTRACTINGGROUP.COM
SCORPID	BRANDON	HOCHWENDER	(904) 947-3949	BHOCHWENDER@SCORPIDCO.COM
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In Partnership With

OPENGOV

Mandatory Pre-Bid Meeting

Request for Bids No. 24/25-075, Clay County Courthouse Renovation

June 05, 2025, 10:00 AM

Company	First Name	Last Name	Phone Number	Email Address
Atlantic Coast Construction	Bradley	Clark	(904) 874-4891	brad@atlcoast.org
"	Dennis	Burkhardt	(303) 818 5554	dennis@atlcoast.org
DAVE MOTH PAINTING	RYAN	WILSON	(954) 464 1473	RYANW@DAVEMOTTHPAINTING.COM
Gray Construction	CJ	Harris	(352) 949-6528	CJharris@gray-construction.com
ARKEST LLC	Rafael	Caldera	(904) 355-9001	ARKEST@ATT.NET
LADSON Construction	ANTOINE	MELHEM	(904) 412-6746	ANTOINE@LADSONCO.COM
Colonial Electrical Services	Blane	Jeffords	(904) 509-5133	bcjeffords@bellsouth.net
MIATT CONSTRUCTION, INC	LARRY	CUNDIFF	(904) 660-4411	LARRY@MIATTCONSTRUCTION.NET
MIATT PAINTING	ROBERT	REED	(904) 881-2970	estimating@miattpainting.com
AULD AND WHITE	RUSS	GUINN	(904) 296-2555	AWCESTIMATING@AULD-WHITE.COM
Baker Design Build	painiz	Hadad	(904) 551-2647	rhadad@bdbjax.com
LANCE MAXWELL PLUMBING	CORY	Nettles	(904) 458 3020	cnettles@LMPJAX.com
CT Mechanical	Hunter	Ward	(352) 999-2236	Hunter@ctmechanical.us
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			( )	
			( )	

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Administrative and Contractual Services

SUBJECT:
Approval of the Agreement with the University of Florida Board of Trustees regarding UF/IFAS Extension Faculty and Staff Services for a five-year term beginning October 1, 2025 through September 30, 2030 for the support of salaries, fringe benefits, and operational expenses for four (4) Extension Services positions. Total salary and benefits are projected by UF to be $194,469.54, pending approval of the FY25/26 budget, and will be invoiced quarterly based on actual expenses incurred during the quarter.

Funding Source:
General Fund - Agricultural Agent - Professional Services

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
This is a cost reimbursement agreement for the County's share of funding for four Extension Program positions: 4-H Youth Development Agent, 4-H Program Assistant, Family and Consumer Sciences Program Assistant, Horticulture Program Assistant. Continuation of this agreement after the first fiscal year is subject to the approval of the County's approval of the annual budget and availability of funds. For FY24/25, the County agreed to reimburse UF $181,157.33 for the same four positions.

Is Funding Required (Yes/No):
Yes

If Yes, Was the item budgeted (Yes\No\N/A):
Yes

Funding Source:
General Fund-Agricultural Agent-Professional Services
Account No:

FD1000-CC1199-SC531000

Advanced Payment

Sole Source (Yes\No):
No

Advanced Payment (Yes\No):
No

Planning Requirements:
Public Hearing Required (Yes\No):
No

Hearing Type:

Initiated By:

N/A

ATTACHMENTS:

	Description	Type	Upload Date	File Name
🗋	Contracts_UF IFAS MOA	Agreement/Contract	7/17/2025	MOU_UF_BoardofTrustees_FacultyStaffClay.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/15/2025 - 3:47 PM	Item Pushed to Agenda

MEMORANDUM OF UNDERSTANDING

UNIVERSITY OF FLORIDA AND CLAY COUNTY

EXTENSION FACULTY SERVICES

This Memorandum of Understanding (hereinafter “AGREEMENT”) is made and entered into by and between Clay County, a political subdivision of the State of Florida (hereinafter "COUNTY"), and the University of Florida Board of Trustees, a public body corporate of the State of Florida (hereinafter "UNIVERSITY”), (hereinafter, when referred to individually as “Party” or collectively as "Parties").

WITNESSETH

WHEREAS, under the laws of the State of Florida and the Smith-Lever Act of May 8, 1914 (38 Statute 372), the University of Florida, through its Cooperative Extension Service (Extension), is charged with disseminating the latest knowledge and applicable technologies in agriculture, human and natural resources, and the life sciences to the public in order to sustain and enhance the quality of human life in the State of Florida; and

WHEREAS, this function is performed through the Florida Cooperative Extension Service, a partnership between state, federal, and county governments, that includes extension faculty members, scientists, educators, administrative staff, and volunteers working cohesively throughout Florida's 67 counties; and

WHEREAS, UNIVERSITY is responsible for planning and implementing educational programs for agriculture producers, families, homeowners, and young people within the County; and

WHEREAS, said programs will be developed and implemented in the County by Extension Faculty employed by UNIVERSITY, with support from COUNTY, to work directly with local advisory committees and Extension Personnel; and

WHEREAS, the Extension Faculty will use appropriate Extension Personnel from the University of Florida and the County and educational methods including the program development process, area subject matter information and other materials or methods as deemed necessary by Extension Faculty in various program areas to conduct the aforesaid education programs.

NOW, THEREFORE, in consideration of the mutual covenants and provisions contained herein, the Parties hereto agree as follows:

PURPOSE

The Florida Cooperative Extension Service was established as an integral part of the Institute of Food and Agricultural Sciences (IFAS), University of Florida, for the purpose of extending non-biased, research-based educational information from the University to the people of the State of Florida on subjects related to agriculture, horticulture, water quality and quantity, natural resources and the environment, energy, family and consumer sciences, community development, 4-H youth development, and other programs deemed necessary. The Florida Cooperative Extension Service makes the finding of research in these areas available to the people of Florida through the UF/IFAS Extension Service in partnership with Florida’s Boards of County Commissioners.

To ensure that educational programs meet the needs of local clientele, and comply with Section 1004.37 of the Florida Statutes, it is essential that the UNIVERSITY and COUNTY identify respective responsibilities.

This AGREEMENT establishes the respective responsibilities of UNIVERSITY, through UF/IFAS Extension Service (collectively referred to as UNIVERSITY) and COUNTY. The purpose of this AGREEMENT is to specify terms under which each, UNIVERSITY and COUNTY, will contribute to personnel, educational, technical, and research information to Extension in the County.

ARTICLE 1. DEFINITIONS

1.1 **County Extension Director or "CED."** The employee of UNIVERSITY responsible for the administration of the County Extension Services and the administrative contact for the Programs described herein.

1.2 **Extension Education Building.** The County-owned building(s) located on the Premises described herein for UNIVERSITY to provide the Extension Services under this AGREEMENT.

1.3 **Extension Faculty.** The employees of UNIVERSITY responsible for providing the Extension Services including, but not limited to, research, teaching, and program management for the Programs described herein.

1.4 **Extension Staff.** The employees of UNIVERSITY responsible for administrative support staff services for the Extension Services described herein.

1.5 **Extension Services.** The Programs, events, and other activities described herein.

1.6 **Extension Specialists.** The Faculty of UNIVERSITY at Assistant, Associate, or Full Professor level with at least 30% assigned Extension FTE (Full Time Equivalent) who generate research-based information and translate it to solve problems or address issues in agriculture, horticulture, water and natural resources, family and consumer sciences, and youth development.

1.7 **Premises.** The County-owned property located at 2463 State Road 16 West, Green Cove Springs, Florida 32043.

1.8 **Programs.** The various educational programs and services provided by UNIVERSITY for homeowners, residents, businesses, youth, commercial industry associations, and community groups as part of the Extension Services provided under this AGREEMENT.

1.9 **Subcontractor.** A firm, partnership, corporation, independent contractor (including 1099 individuals), or combination thereof approved by COUNTY to provide any of the Extension Services for UNIVERSITY under this AGREEMENT. The term Subcontractor excludes any independent contractors/vendors who come onto the Premises to make deliveries of any goods for, or relating to, the Extension Services, or such persons who collaborate with Extension Faculty to provide any portion of the Programs under the Extension Services for adults.

ARTICLE 2. GOALS AND OBJECTIVES

2.1 Plan, develop, implement, teach, evaluate, and report non-biased, research-based public educations programs targeting the County's citizens and citizen groups (e.g., agricultural and horticultural producers, homeowners, businesses, youth, commercial industries and their associations, community groups, local governments).

2.2 Develop and distribute creative works and educational materials to the community.

2.3 Develop and sustain partnerships with community agencies and leaders, businesses, media and the public.

2.4 Extend educational training through volunteer systems.

ARTICLE 3. RESPONSIBILITIES

The responsibilities of COUNTY and UNIVERSITY relating to the Extension Services provided under the AGREEMENT shall be as follows with respect to the Extension Faculty and Staff positions in Exhibit A.

3.1 With respect to hiring Extension Faculty and Extension Staff:

3.1.1 UNIVERSITY and COUNTY will hold joint discussion and agree on whether to fill vacancies in positions of Extension Faculty and Extension Staff.

3.1.2 UNIVERSITY will establish minimum employment requirements and qualifications for Extension Faculty and Extension Staff.

3.1.3 UNIVERSITY will recruit, interview and screen candidates for employment as Extension Faculty and Extension Staff.

3.1.4 UNIVERSITY will recommend to COUNTY qualified applicants for appointment to vacant or new Extension Faculty positions in accordance with the provisions of Section 1004.37, Florida Statutes.

3.2 With respect to salaries of Extension Faculty:

3.2.1 Before hire, UNIVERSITY and COUNTY will establish the proportion of the starting base salaries of Extension Faculty that each Party will pay.

3.2.2 UNIVERSITY will determine the total amount of the starting base salary of Extension Faculty.

3.2.3 As outlined in Article 5; Exhibit A, UNIVERSITY and COUNTY will each pay its own respective portion of all salaries and fringe benefits for Extension Faculty but will not be responsible for payment of the other Party's portion.

3.2.4 UNIVERSITY will determine the total dollar amount of Salary including but not limited to, cost-of-living, merit, bonuses, higher education, and rank promotion salary increases for each Extension Faculty and submit the COUNTY'S portion of this figure to COUNTY annually through Exhibit A.

3.2.5 With respect to salaries of Extension Staff:

3.2.5.1 UNIVERSITY will determine the total amount of the starting base salary of Extension Staff.

3.2.5.2 As outlined in Section 5; Exhibit A, COUNTY is responsible for 100% of salaries and fringe benefits for Extension Staff.

3.2.5.3 UNIVERSITY will determine the total dollar amount of including by not limited to, cost-of-living, merit bonuses and salary increases for Extension Staff and submit to COUNTY annually through Exhibit A.

3.3 Responsibilities of UNIVERSITY:

3.3.1 Through the County Extension Director (CED), prepare and submit an annual budget request to the County's designee for the County's contribution of funds for salaries, operating expenses, equipment, and other program support for Extension Services.

3.3.2 Provide in-service training for Extension Faculty and provide funds for official travel to such training.

3.3.3 Provide a staff of state Extension Specialists to train Extension Faculty in current technology and assist Extension Faculty in the conduction of education programs in these areas.

3.3.4 Develop and administer a personnel management plan for Extension Faculty that will provide for an annual review of each Extension Faculty's performance.

3.3.5 Provide general administrative and supervisory leadership for Extension programs and personnel, in compliance with UNIVERSITY personnel and administrative policies and procedures, plus state and federal Affirmative Action and Equal Employment Opportunity requirements.

3.3.6 Develop and maintain a County Advisory Committee system using Practices found in the UF/IFAS Extension publication "Advisory Committees, A Guide for UF/IFAS Extension Faculty" to ensure that Extension programs are based on the needs and priorities of the people in the County.

3.4 Responsibilities of COUNTY:

3.4.1 With respect to Extension Faculty and Extension Staff, COUNTY shall:

3.4.1.1 Pay COUNTY's agreed share of salary and fringe benefits of Extension Faculty and Extension Staff as more specifically set out in Section 5; Exhibit A.

3.4.1.2 Agree to any accrued leave payout proportional to COUNTY's salary contribution when an Extension Faculty or Extension Staff member retires or resigns.

3.4.2 With respect to Management and Administration, COUNTY shall:

3.4.2.1 Review and consider the annual departmental budget requests from UNIVERSITY and act thereon as COUNTY may deem appropriate.

3.4.2.2 Provide office and teaching space, equipment, supplies, utilities, demonstration materials, and funding and/or vehicles for official county travel (both in-county and out-of-county), and other operational needs for the County Extension Office.

3.4.2.3 Coordinate computer network access with UNIVERSITY to ensure that all Extension Faculty and staff have access to UNIVERSITY computer network resources.

3.5 General Management and Administration Provisions:

3.5.1 COUNTY will establish Extension Office hours of operation and holiday calendars.

3.5.2 All Extension Faculty and Extension Staff appointments will be made cooperatively in accordance with Section 1004.37, Florida Statues.

3.5.3 UNIVERSITY and COUNTY will cooperate in applying Equal Employment Opportunity policies for Extension in the County.

3.5.4 Policies regarding leave accrual, leave balances and administering leave, including annual, sick, civil, holiday and military leave and regarding payment of unused annual and sick leave upon separation will be established and maintained by the UNIVERSITY, and shall apply to Extension Faculty and Extension Staff.

3.5.5 The CED is responsible for operating this Extension Office in the County under the joint direction of COUNTY or designee and the UNIVERSITY's Dean of Extension or designee.

3.5.6 Extension Faculty are professional employees exempt from the provisions of the Fair Labor Standards Act. The Professional Scheduling Policy and Procedures established by the UNIVERSITY will apply to Extension Faculty.

3.5.7 Extension Faculty will be permitted to charge appropriate fees for Extension programs. These fees will be retained by UNIVERSITY for use in program support in accordance with UNIVERSITY policy.

3.5.8 With UNIVERSITY's prior approval, COUNTY may assign Extension Faculty and Extension Staff emergency response duties in their County Continuing Operations Plan (COOP), e.g., agriculture-related assessments, statewide ES17 assignments, providing educational training materials to the public and targeted audiences, and other duties as needed for Extension related emergency duty assignments. Coordination will be made through the County Extension Director or designee.

3.5.9 Extension Faculty and Extension Staff assigned to work during a Local State of Emergency, as declared by the Clay County Board of County Commissioners ("Board"), may be entitled to additional pay or other benefits, to which COUNTY will be solely responsible to fund.

ARTICLE 4. TERM – RENEWAL - MODIFICATION - TERMINATION

4.1 This AGREEMENT shall commence following the complete execution of this AGREEMENT by the Parties on October 1, 2025 (''Effective Date") and shall continue through September 30, 2030 ("Term"), unless terminated earlier or extended as provided for herein. The continuation of this AGREEMENT beyond the end of any COUNTY fiscal year during the term of this Agreement is subject to both the appropriation and the availability of funds in accordance with Chapter 129, Florida Statutes, and the approval by COUNTY of an annual budget request submitted by UNIVERSITY for the applicable COUNTY fiscal year under this AGREEMENT, as described in Article 5.

4.2 This AGREEMENT may be modified at any time by mutual consent of both parties.

4.3 This AGREEMENT may be terminated for convenience by either Party by providing twelve (12) months prior written notice to the other Party at the address provided for Notice in Section 10.1.5. Termination for convenience by COUNTY shall be by the Board or others delegated authority or otherwise authorized to execute same on behalf of the COUNTY, which shall be effective on the termination date stated in written notice provided by COUNTY, which termination date shall be not less than twelve (12) months after the date of such written notice.

ARTICLE 5. FUNDING AND PAYMENTS

5.1 COUNTY will pay UNIVERSITY total sum as indicated on Exhibit A in support of salary and fringe benefits, and operational expenses for Extension Services for the period commencing on the Effective Date of this AGREEMENT through September 30, 2030. Funding for each subsequent COUNTY fiscal year under the Term shall be determined and provided to UNIVERSITY in accordance with Section 5.2. Total sum is based upon known current salary cost at the time of Exhibit A development and could be modified subsequently if estimates were not sufficient to cover actual costs. This AGREEMENT is cost reimbursable.

5.2 Salaries outlined on Exhibit A for the first year and each subsequent COUNTY fiscal year will be modified and submitted annually to COUNTY by UNIVERSITY. Exhibit A is an estimate of projected salary and fringe benefit expenses for the year and shall not require separate written addendum to this AGREEMENT to implement. Actual expenses may vary due to vacancies, midyear promotions, new hires, unexpected changes in fringe benefit costs and other UNIVERSITY adjustments as indicated in Section 3.2.4. UNIVERSITY will submit Exhibit A to COUNTY annually per the following timetable:

Proposed Annual Budget Request by March 1st – UNIVERSITY will include proposed figures for COUNTY to begin budget process.

Annual Budget Request by July 1st – UNIVERSITY will make necessary adjustments to Exhibit A figures as needed and submit a final budget request to COUNTY for approval.

5.3 UNIVERSITY invoice(s) will be cost reimbursable and issued in accordance with the "Anticipated Payment Schedule" on Exhibit A. COUNTY will make payment to UNIVERSITY within forty-five (45) days after the receipt of UNIVERSITY invoice(s) for the first year and each subsequent COUNTY fiscal year. Quarterly invoices submitted by UNIVERSITY to COUNTY should be sent to the contact listed in Exhibit A or as otherwise designated by the COUNTY.

5.4 Payment shall be made to University of Florida, Attn: Contracts Grants, PO Box 24736, New York, NY 10087-4736.

5.5 UNIVERSITY shall expend all funds received from COUNTY under this AGREEMENT only on expenses directly related to the provision of Extension Services. UNIVERSITY shall be required to maintain specific accounts and records of expenses incurred with funding received from COUNTY and shall promptly share such records with COUNTY upon request.

5.6 COUNTY agrees to allow UNIVERSITY to use their direct contributions to Extension Services as a certified match to sponsored awards, pursuant the cost sharing principles outlined in 2 CFR 200.306.

5.7 Any and all annual salary/wage increases will be based on the University's annual salary/wage increase determinations.

5.8. The performance and obligation to pay by the County under this Agreement is contingent upon an annual appropriation by the Board. If funds are not appropriated for this Agreement, then this Agreement shall terminate, in whole or in part, as of September 30 of the last fiscal year for which funds were appropriated. The County shall notify the UNIVERSITY in writing of any such non-allocation of funds as soon as possible. Any other provisions of the Agreement to the contrary notwithstanding, and pursuant to the provisions of Section 129.07, Florida Statutes, the maximum payment that the COUNTY is obligated to make under the Agreement from the budget of any fiscal year shall not exceed the appropriation for said fiscal year.

ARTICLE 6. LIABILITY

6.1 Nothing herein is intended to serve as a waiver of sovereign immunity by any Party nor shall anything included herein be construed as consent to be sued by third parties in any matter arising out of this AGREEMENT or any other contract. The Parties are state agencies or political subdivisions as defined in Section 768.28, Florida Statutes, and shall be fully responsible for the acts and omissions of their respective agents or employees when acting within the scope of their agency or employment, to the extent permitted by law.

6.2 COUNTY shall not be liable for any damage or injury which may be sustained by any person(s) resulting from any of the Extension Services provided by UNIVERSITY under this AGREEMENT. UNIVERSITY shall not be liable for any damage or injury which may be sustained by any person(s) resulting from any of COUNTY's activities or operations under this AGREEMENT.

ARTICLE 7. INSURANCE

7.1 The Parties are governmental entities subject to Section 768.28, Florida Statutes, and each Party shall furnish the other Party, upon request, with written verification of liability protection in accordance with state law prior to final execution of this AGREEMENT. The acquisition of any commercial liability insurance coverage, self-insurance coverage, or local government liability insurance pool coverage shall not be deemed a waiver of immunity to the extent of liability coverage, nor shall this AGREEMENT or any contract entered by COUNTY be required to contain any provision for waiver.

ARTICLE 8. CRIMINAL BACKGROUND SCREENING

8.1 UNIVERSITY shall conduct criminal background screening on its officers, faculty, employees, volunteers, and Subcontractors who will be providing any of the Extension Services under this AGREEMENT prior to the performance of any such services. Such screening shall be in accordance with UNIVERSITY's background screening policies and as required by law, which, at a minimum, shall Include screening to prohibit any person who is listed as a sexual predator or sexual offender on the Florida Department of Law Enforcement, Sexual Offenders and Predators Website or the United States Department of Justice, National Sex Offender Public Website from providing any Extension Services under this AGREEMENT.

8.2 In the event UNIVERSITY obtains, or is provided, supplemental criminal background information, including police reports and arrest information, which potentially disqualifies a person previously deemed eligible by UNIVERSITY to provide any of the Extension Services under this AGREEMENT, UNIVERSITY shall take immediate action to review the matter; however, during such review time and until a determination of eligibility is made by UNIVERSITY based on the requirements of this section, UNIVERSITY shall immediately cease allowing the person to provide any of the Extension Services. Additionally, UNIVERSITY shall be required to inform all persons who have been background screened, pursuant to this section and who are providing any of the Extension Services under this AGREEMENT, to notify UNIVERSITY within twenty-four (24) hours of any arrest related to violence or sexual misconduct which has occurred after the person was deemed eligible to provide such services.

ARTICLE 9. NONDISCRIMINATION

9.1 No Party to this AGREEMENT may discriminate based on race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this AGREEMENT.

ARTICLE 10. MISCELLANEOUS

10.1.1 RIGHTS IN DOCUMENTS AND WORK. UNIVERSITY shall furnish COUNTY with copies of any documents or data created by UNIVERSITY as part of the Extension Services, upon request of COUNTY. If a copyright is registered, UNIVERSITY grants permission to COUNTY to use the

copyrighted item(s) in part or in full for educational purposes, and to make and distribute copies to the public, provided that credit is given to UNIVERSITY.

10.1.2 PUBLIC RECORDS. The Parties shall comply with their respective obligations under the provisions of the Florida Public Records Law, Chapter 119, Florida Statutes.

10.1.3 AUDIT RIGHTS, AND RETENTION OF RECORDS. COUNTY shall have the right to audit the books, records, and accounts of UNIVERSITY and its Subcontractors that are related to this AGREEMENT. UNIVERSITY and its Subcontractors shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this AGREEMENT and performance thereunder. All books, records, and accounts of UNIVERSITY and its Subcontractors shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, UNIVERSITY or its Subcontractor, as applicable, shall make same available at no cost to COUNTY in written form.
UNIVERSITY shall preserve and make available, at reasonable times within County for examination and audit by COUNTY. All financial records, supporting documents, statistical records, and any other documents pertinent to this AGREEMENT shall be kept in accordance with the state records retentions rule, FAC 1B-24.003, or termination of this AGREEMENT or until resolution of any audit findings, whichever is longer. COUNTY audits and inspections pursuant to this section may be performed by any COUNTY representative (including any outside representative engaged by COUNTY). COUNTY reserves the right to conduct such audit or review at UNIVERSITY's place of business, if deemed appropriate by COUNTY, with seventy-two (72) hours' advance notice.

Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for COUNTY's disallowance and recovery of any payment upon such entry.

10.1.4 THIRD PARTY BENEFICIARIES. Neither UNIVERSITY nor COUNTY intends to directly or substantially benefit a third party by this AGREEMENT. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this AGREEMENT and that no third party shall be entitled to assert a right or claim against either of them based upon this AGREEMENT.

10.1.5 NOTICES. In order for a notice to a Party to be effective under this AGREEMENT, notice must be sent via U.S. first-class mail with a contemporaneous copy via e-mail to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

TO COUNTY:

CLAY COUNTY
County Manger
P.O. Box 1366
Green Cove Springs, FL 32043
Email address:
howard.wanamaker@claycountygov.com

TO UNIVERSITY:

UNIVERSITY OF FLORIDA
Division of Sponsored Programs
207 Grinter Hall, P.O. Box 115500
Gainesville, Florida 32611-5500
Email address: ufawards@ufl.edu

and copied to

UF/IFAS Clay County Extension
County Extension Director
2463 SR 16 West
Green Cove Springs, FL 32043

and copied to

UNIVERSITY OF FLORIDA
IFAS Extension Business Services
1604 McCarty Drive, Suite 1030
PO Box 110250
Gainesville, FL 32611-0250

10.1.6 ASSIGNMENT AND PERFORMANCE. Except for subcontracting approved in writing by COUNTY at the time of its execution of this AGREEMENT or any written amendment hereto, neither this AGREEMENT nor any right or interest herein may be assigned, transferred, subcontracted, or encumbered by UNIVERSITY without the prior written consent of COUNTY. If UNIVERSITY violates this provision, COUNTY shall have the right to immediately terminate this AGREEMENT. UNIVERSITY represents that each person and entity that will provide services under this AGREEMENT is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. UNIVERSITY agrees that the Extension Services shall be performed in a skillful and respectful manner.

10.1.7 MATERIALITY AND WAIVER OF BREACH. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this AGREEMENT, and each is, therefore, a material term hereof. Either Party's failure to enforce any provision of this AGREEMENT shall not be deemed a waiver of such provision or modification of this AGREEMENT. A waiver of any breach of a provision of this AGREEMENT shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this AGREEMENT.

10.1.8 COMPLIANCE WITH LAWS. The Parties shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this AGREEMENT.

10.1.9 SEVERABILITY. In the event any part of this AGREEMENT is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this AGREEMENT and the balance of this AGREEMENT shall remain in full force and effect.

10.1.10 JOINT PREPARATION. This AGREEMENT has been jointly prepared by the Parties hereto and shall not be construed more strictly against either Party.

10.1.11 PRIORITY OF PROVISIONS. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached hereto or referenced or incorporated herein and any provision of Articles 1 through 10 of this AGREEMENT, the provisions contained in Articles 1 through 10 shall prevail and be given effect.

10.1.12 LAW, JURISDICTION. VENUE, WAIVER OF JURY TRIAL This AGREEMENT shall be interpreted and construed in accordance with and governed by the laws of the state of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this AGREEMENT shall be in the state or federal courts of Florida.

10.1.13 AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this AGREEMENT and executed by the COUNTY and UNIVERSITY or others delegated authority or otherwise authorized to execute same on their behalf.

10.1.14 PRIOR AGREEMENTS. This AGREEMENT represents the final and complete understanding of the Parties regarding the subject matter hereof and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, AGREEMENT, or understanding concerning the subject matter of this AGREEMENT that is not contained in this written document.

10.1.15 INCORPORATION BY REFERENCE. All Recital clauses stated above are true and correct and are incorporated herein by reference. The attached Exhibits are incorporated into and made a part of this AGREEMENT.

10.1.16 REPRESENTATION OF AUTHORITY. Everyone executing this AGREEMENT on behalf of a Party hereto hereby represents and warrants that he or she is, on the date he or she signs this AGREEMENT, duly authorized by all necessary and appropriate action to execute this AGREEMENT on behalf of such Party and does so with full legal authority.

10.1.17 COUNTERPARTS AND MULTIPLE ORIGINALS. This AGREEMENT may be executed in multiple originals, and may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same AGREEMENT.

10.1.18 PRIVILEGES AND IMMUNITIES. All of the privileges and immunities from liability, exemptions from laws, ordinances, and any applicable rules and regulations, and pensions and relief, disability, workers' compensation, and other benefits which apply to the activity of each Party's respective officers, agents, or employees when performing their respective duties under this AGREEMENT within the jurisdictional boundaries of COUNTY shall apply to the same degree and extent to the performance of such functions and duties of such officers, agents, volunteers, or employees outside the jurisdictional boundaries of COUNTY.

10.1.19 NO PERSONAL LIABILITY. No covenant or AGREEMENT contained herein shall be deemed to be a covenant or AGREEMENT of any member, officer, agent, or employee of COUNTY or UNIVERSITY in his or her individual capacity, and no member, officer, agent, or employee of COUNTY or UNIVERSITY shall be subject to any personal liability or accountability by reason of the execution of this AGREEMENT.

10.1.20 BINDING EFFECT. The terms, covenants, conditions, and provisions of this AGREEMENT shall bind and inure to the benefit of the Parties and their respective legal representatives, successors, and assigns.

10.1.21 COVENANT OF NO INTEREST. Neither Party presently has any interest, and shall not acquire any interest, which would conflict in any manner or degree with its performance under this AGREEMENT, and that the only interest of each Party is to perform and receive benefits as set forth in this AGREEMENT.

10.1.22 INDEPENDENT CONTRACTORS. The Parties are independent contractors under this AGREEMENT. In providing any of the Extension Services under this AGREEMENT, neither Party nor its agents shall act as officers, employees, or agents of the other Party. Neither Party shall have the right to bind the other Party to any obligation not expressly undertaken by that Party under this AGREEMENT.

[The remainder of the page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have made and executed this AGREEMENT.

FOR COUNTY:

CLAY COUNTY, a political subdivision of the State of Florida

By: _____
Betsy Condon
Its Chairman

_____
Date

ATTEST:

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

FOR UNIVERSITY:

APPROVED BY:

_____
Division of Sponsored Programs

_____
Printed Name

_____
Date

WITNESSED BY:

_____
Signature

_____
Printed Name and Title

_____
Date

Exhibit "A" - FY2026 Annual Expense Budget

5/8/2025

Clay County Extension Faculty and Staff
FY2026 Summary
Annual Budget: 10/01/2025 - 9/30/2026

Payroll Due From County for FY2026		
Giles, Elaine	$	37,235.26
Groves, Lauren	$	58,394.84
Snyder, Christine	$	69,642.02
Young, Marilyn	$	29,197.42
Total Payroll:	**$**	**194,469.54**

Total Projected Budget for FY2026		
Total	**$**	**194,469.54**

Anticipated Payment Schedule:		
January 10	$	48,617.38
April 10	$	48,617.38
July 10	$	48,617.38
September 10	$	48,617.38
Total:	**$**	**194,469.54**

* **Cost Reimbursable Agreement**- Quarterly invoices will be based on actual expenses incurred during the quarter.
** Invoicing for September will be partially projected. Final invoice may take place.

Please remit invoices to:
UF/IFAS Extension Clay County
Attn: Annie Wallau
2463 SR 16 W
Green Cove Springs, FL 32043
Email: aasheldon@ufl.edu

Clay County Extension Faculty and Staff
Salary Details
Annual Budget: 10/01/2025 - 9/30/2026

38915399		Annual	State	County	Total	Total Due From County
Giles, Elaine	Percentage	100.000%	60.000%	40.000%	5.000%	
4-H Youth Development Agent						
Position 0002-3025	Salary	66,408.52	39,845.11	26,563.41	1,328.17	$ 27,891.58
Fringe Pool Rate:	Pooled Fringe	22,246.85	13,348.11	8,898.74	444.94	$ 9,343.68
33.50%						
	Grand Totals	88,655.37	53,193.22	35,462.15	1,773.11	$ 37,235.26
Exempt						

14723019		Annual	State	County	5% Margin	Total Due From County
Groves, Lauren	Percentage	100.000%	0.000%	100.000%	5.000%	
4-H Program Assistant						
Position 0003-7583	Salary	36,066.23	-	36,066.23	1,803.31	$ 37,869.54
Fringe Pool Rate:	Pooled Fringe	19,547.90	-	19,547.90	977.39	$ 20,525.29
54.20%						
	Grand Totals	55,614.13	-	55,614.13	2,780.71	$ 58,394.84
Non-Exempt						

13915479		Annual	State	County	Total	Total Due From County
Snyder, Christine	Percentage	100.000%	0.000%	100.000%	5.000%	
FCS Program Assistant						
Position 0003-8865	Salary	43,012.80	-	43,012.80	2,150.64	$ 45,163.44
Fringe Pool Rate:	Pooled Fringe	23,312.94	-	23,312.94	1,165.65	$ 24,478.58
54.20%						
	Grand Totals	66,325.74	-	66,325.74	3,316.29	$ 69,642.02
Non-Exempt						

57014134		Annual	State	County	Total	Total Due From County
Young, Marilyn	Percentage	100.000%	0.000%	100.000%	5.000%	
Hort Program Assistant						
Position 00014528	Salary	18,033.12	-	18,033.12	901.66	$ 18,934.77
Fringe Pool Rate:	Pooled Fringe	9,773.95	-	9,773.95	488.70	$ 10,262.65
54.20%						
	Grand Totals	27,807.07	-	27,807.07	1,390.35	$ 29,197.42
Non-Exempt						

Clay Total Projected Payroll: $ 194,469.54

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Administrative and Contractual Services

SUBJECT: Approval of the Agreement for Banking Services with Wells Fargo Bank National Association beginning October 1, 2025 for a term of three (3) years with the option to renew the agreement for additional terms upon written agreement. List of service charges are attached as Exhibit B.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

RFP No. 24/25-109 was issued to request Proposals from qualified Banks to provide comprehensive banking services. On January 28, 2025, the Board accepted Staff's ranking and directed negotiations with the top-ranked Proposer, Wells Fargo Bank, N.A., the current provider of these services. the current agreement with Wells Fargo does not expire until Sept. 30, 2025. Fees and charges as set forth in Exhibit B will not be increased for a period of three (3) years and are thereafter subject to negotiation for any renewal terms.

Is Funding Required (Yes/No): If Yes, Was the item budgeted (Yes\No\N/A):

Approval of the Agreement for Banking Services with Wells Fargo Bank National Association beginning October 1, 2025 for a term of three (3) years with the option to renew the agreement for additional terms upon written agreement.

Sole Source (Yes\No): Advanced Payment (Yes\No):

ATTACHMENTS:

Description Type Upload File Name

		Date	
Clay County BOCC Banking Services Contract - 2025 4901-7118-6725 - 7.16.25	Agreement/Contract	7/18/2025	Clay_County_BOCC_Banking_Services_Contract_-_2025_4901-7118-6725_-_7.16.25.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Hamilton, Alyssa	Approved	7/17/2025 - 4:38 PM	Item Pushed to Agenda

Clay County Agreement/Contract No. 2024/2025-_____

Master Banking Services Agreement
[Wells Fargo Bank. NA]

This MASTER BANKING SERVICES AGREEMENT (the "**Agreement**") is made and entered into by and between CLAY COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners (the "**County**"), and WELLS FARGO BANK, NATIONAL ASSOCIATION (the "**Bank**"), and shall constitute a binding Contract between the parties.

WITNESSETH:

WHEREAS, the County issued a Request for Proposal, RFP 23/24-109 for Master Banking Services, on October 3, 2024 (the "RFP") pursuant to state and local law to solicit proposals to serve as the County's primary relationship bank; and

WHEREAS, the Bank responded to the RFP by submitting its Proposal for Banking Services on November 4, 2024 (the "Proposal"); and

WHEREAS, County staff reviewed and evaluated the proposals received in response to the RFP, and on January 28, 2025, the Board of County Commissioners of Clay County, Florida (the "Board") accepted the staff's evaluation and awarded the RFP to the Bank based on the Bank's submitted Proposal and the approved ranking; and

WHEREAS, the Bank is qualified to perform the requested services and is currently providing banking services to the County pursuant to a master banking services agreement set to expire on September 30, 2025; and

WHEREAS, the parties desire to commemorate their agreement in writing.

NOW THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the County and the Bank hereby covenant and agree as follows:

Section 1. Incorporation by reference

The foregoing recitals are incorporated herein by this reference.

Section 2. Delineation of Banking Services

The banking services to be provided to the County by the Bank (collectively, the "Services") shall include the following:

(a) Each of the specific requirements, terms and conditions set forth in the RFP (except to the

extent the Bank expressly took exception in its Proposal) which are hereby incorporated into this Agreement by reference in their entirety. The Scope of Work section of the RFP is attached hereto as Exhibit A and is incorporated herein by reference; and

(b) Each of the services, terms and conditions set forth in the Proposal, which are hereby incorporated into this Agreement by reference in their entirety; and

(c) Each of the terms, conditions and provisions of this Agreement. Unless the context requires otherwise, all references to "this Agreement" and use of the terms "herein," "hereby," "hereof," "hereto," "hereunder" and the like shall be deemed to include this Agreement, the Bank's Proposal, the RFP, and all addenda and attachments thereto, and any subsequent terms and conditions associated with additional banking services that may be provided upon request of the County (collectively, the "Contract").

Section 3. Controlling Provisions

In the event of a conflict between the terms of the Agreement and any other documents forming a part of the Contract, the terms of the Agreement shall control. In the event of a conflict between the terms of the Proposal and any other document forming a part of the Contract, other than the Agreement, the terms of the Proposal shall control. In the event of a conflict between the terms of the RFP and any other documents forming the Contract, other than the Agreement and the Proposal, the terms of the RFP shall control. Notwithstanding any of the foregoing provisions of this Section 3, the County acknowledges and agrees that the Bank conducts its affairs pursuant to standard Bank documentation and services descriptions for specific depository, cash management and treasury services including but not limited to the Bank's commercial deposit agreement as amended from time-to-time including its provisions related to ACH and wire transfer and other standard documents dealing with many of the services called out by this Agreement and the exhibits and schedules hereto. The County agrees that all such standard documentation will apply to the Services provided and the County agrees to be bound by the terms and conditions of such documentation and where required by Bank policy to execute documents necessary to effect certain transactions. All such standard documentation shall be given full effect and shall be modified or superseded only to the extent that the terms of any such documentation are in direct conflict with the terms stated in the Agreement, the Proposal, and the RFP. Notwithstanding anything to the contrary in this Agreement, the Bank shall provide the County with no less than thirty (30) calendar days' prior written notice of any proposed changes to its standard documentation that would materially affect the County's rights, obligations, fees, or operational procedures under the Contract. Any such changes shall not become effective as to the County without the County's prior written consent.

Section 4. Services to be Rendered

(a) The Bank will provide the County with the banking Services set forth in the Proposal and RFP, as more fully defined by the terms of the Contract.

(b) If the County and/or the Bank identify any additional services not covered under the Agreement that are deemed beneficial to the County, such services shall be subject to mutual agreement of the

parties and shall be memorialized in a written amendment executed by both the County and the Bank.

(c) Additional services agreements may be added to the Contract from time to time as mutually agreed upon in writing by the parties, and any service agreement may be terminated separately and severally without affecting the continued enforceability of all other provisions of the Contract as to non-terminated services.

Section 5. Fees

(a) The Proposal contains the final pricing schedule, which is attached hereto as Exhibit B and is incorporated herein by reference. The Bank will prepare a billing for services rendered monthly. The billing will disclose the calculation of earnings credits or interest earned and credited to the account based on the daily fund balance of the account.

(b) The fees will be payable monthly in arrears upon presentation of the earnings credit calculation. The Banking services chargeable are as stated in the Proposal.

(c) The Bank will work with the County to provide alternate fee payment processes should the rate environment change. "Rate environment change" is hereby defined by market interest rates as published by the Federal Reserve or other recognized financial indices or benchmarks.

(d) The fees and charges set forth for the Services to be provided to the County will begin on the 1st day of October 2025 and shall not be increased for a period of three (3) years after commencement of the term of the Contract. Pricing for any renewal of the term will be subject to negotiation by both parties.

Section 6. Representations, Warranties and Covenants

(a) The Bank hereby represents and warrants to the County that it has full power and authority to enter into this Agreement and fully perform its obligations hereunder without the need for any further corporate or governmental consents or approvals, and that the persons executing this Agreement are authorized to execute and deliver it. Assuming the due authorization, execution, delivery, legality and enforceability hereof by or against the County when executed and delivered by the parties, this agreement will constitute a valid and binding agreement of the Bank, enforceable against it in accordance with its terms, subject only to the application of general principles of equity and limitations arising from bankruptcy, insolvency, and moratorium.

(b) The Bank hereby represents and warrants to the County that it has not employed or retained any person employed by the County to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person employed by the County any fee, commission percentage, brokerage fee, or gift of any kind contingent upon or resulting from the award of this Agreement.

(c) The County hereby represents and warrants to the Bank that the County will be authorized to perform all of its obligations under this Agreement. The County's acceptance of the Bank's Proposal has not been rescinded, modified or amended in any way and remains in full force and effect on and as of the date hereof. Assuming the due authorization, execution, delivery, legality, and enforceability hereof by or against either party, when executed and delivered by the parties, this Agreement will

constitute a valid and binding agreement of the County, enforceable against it in accordance with its terms, subject only to the application of general principles of equity.

(d) At the request of the Bank, the County agrees to cause its designated officials or their designees to execute such signature cards and other signature and identification verification documents as the Bank deems reasonably necessary for purposes of establishing appropriate security measures in connection with the banking services to be provided hereunder and as provided by law.

Section 7. Indemnification by the Bank

The Bank shall indemnify, defend, and hold harmless the County and the Clay County Clerk of Court and Comptroller's Office, in their official capacity as custodian of County funds ("Clerk's Office"), and their directors, officers, employees, representatives, agents, boards and commissions from and against any and all third party claims, actions, damages, liabilities, penalties, losses, and expenses (including reasonable attorneys' fees) arising out of or resulting from: (1) the Bank's performance or failure to perform any obligation under this Agreement, (2) any negligent act, omission, or intentional misconduct of the Bank or its employees, agents, or subcontractors, (3) any intentional violation of applicable federal, state, or local law. In no event will the Bank be liable for any indirect, special, consequential or punitive damages, whether or not the likelihood of such damages was known to Wells Fargo, and regardless of the form of the claim or action or the legal theory on which it is based. Bank's liability under this indemnity will be limited to an amount not to exceed 10 times Bank fees incurred during the calendar month immediately preceding the calendar month in which such loss or damages were incurred (or, if no Bank fees were incurred in such month, Bank fees incurred in the month in which the losses or damages were incurred. This indemnity obligation includes the duty to defend the County and the Clerk's Office and shall survive the termination or expiration of this Agreement. The obligations set forth in this section are separate from, and in addition to, any other remedies available to the County under this Agreement or applicable law.

Section 8. Limitation of Liability

The Bank shall be liable to the County for any loss, damage, or expense arising directly from the Bank's negligent performance, negligent non-performance, intentional misconduct, or intentional malfeasance in connection with the Services provided under the Contract. The Bank's standard of care shall be reasonable and ordinary care. The Bank shall not be liable for any errors or delay on the part of any third party, including without limitation, third parties used by the Bank in exercising a payment order or performing a related act due to any cause other than the Bank's own failure to exercise reasonable and ordinary care, and no such third party shall be deemed to be the Bank's agent. The Bank shall not be liable for its refusal to honor any request if the Bank, in good faith, is unable to satisfy itself that such request is valid based upon the Bank's adherence to its security procedures. EXCEPT AS MAY BE OTHERWISE PROVIDED BY LAW, IN NO EVENT SHALL THE BANK BE LIABLE FOR SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, EVEN IF THE BANK SHALL HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. Notwithstanding the foregoing, nothing contained in this Agreement shall be construed or interpreted as (1) denying to either party any remedy or defense available to such party under the laws of the State of Florida; (2) the consent of the State of Florida or its agencies, agents or public bodies corporate to be sued; or (3) a waiver of sovereign immunity of the State of

Florida, its agencies, agents and public bodies corporate beyond the limited waiver provided in Section 768.28, Florida Statutes.

Section 9. Term and Termination

(a) The Contract shall have an initial term of three (3) years, beginning on the 1st day of October 2025, and ending the 30th day of September 2028. The County shall have the option to renew the Contract for additional terms as may be mutually agreed upon by the parties in writing, under the same terms and conditions, unless otherwise modified by mutual agreement. Any renewal shall be made in writing and executed by both the County and the Bank.

(b) Either party may terminate the Contract without cause by giving the other party at least one hundred twenty (120) calendar days prior written notice. This right of termination may be exercised only after the Contract has been in effect for a minimum of three (3) calendar months.

(c) The Bank shall further have the right to terminate specific Services, but only upon the conditions and to the extent expressly provided therein.

(d) If either party does not comply with terms of the Contract, the County or the Bank may give notice to the defaulting party of the specific default in writing. If the default(s) is/are not corrected within ninety (90) days, this Contract (including the Proposal and RFP) may be terminated ninety (90) days from the written notice of default, by the non-defaulting party.

Section 10. Right to Audit

The County, from time to time, during Bank business hours and with at least two (2) business days prior notice to the Bank, shall have the right to audit the Bank's books and records at the County's expense with regard to the accounts services provided to the County hereunder to ensure that all aspects of the Contract are being met. Notwithstanding the foregoing, the County shall have no right to audit or inspect the Bank’s data center(s), facilities, systems, networks or equipment.

Section 11. Changes

(a) Except as otherwise noted herein, no modifications or changes to the Contract shall be binding unless consented to in writing by the parties. However, the Bank in its sole discretion may change (or add to) the service documentation for the Services, but only if such change, or addition is (i) in response to a change in or required by Applicable Law or interpretations thereof or (ii) a Bank-wide change affecting substantially all customers who use the Services or a specific Service. In any such event, the Bank shall provide written notice of the change to the County no later than thirty (30) calendar days prior to the effective date of the change, unless such notice period is impracticable due to the nature or timing of the legal or regulatory requirement.

(b) The County may, from time to time, request changes in the scope of services of the Bank to be performed hereunder. Such changes, which are mutually agreed upon in writing by and between the County and the Bank, shall be incorporated in written amendments to the Contract.

Section 12. Equal Employment Opportunity; Non-discrimination

The Bank will not discriminate against any employee or an applicant for employment because of race, color, religion, sex, national origin or handicap. The Bank shall ensure that applicants are employed and that employees are treated fairly during employment without regard to race, color, religion, sex, natural origin or handicap.

Such action shall include, but not be limited, to the following: Employment, upgrading, demotions or transfers, recruitment or recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training including apprenticeship; and participation in recreational and educational activities.

The Bank shall keep such records and submit such reports as the Secretary of Labor of the United States requires. The Bank agrees to comply with such rules, regulations and guidelines as the Secretary may issue to implement these requirements.

Section 13. Compliance with Laws

Both parties shall comply with all applicable laws, ordinances and codes pertaining to the Contract, of Federal, State and local governments applicable to that party.

Section 14. Waiver

No waiver by either party of a breach of any provision of the Contract shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

Section 15. Severability

Should any provisions, paragraphs, sentences, words or phrases contained in the Contract be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida or the rules of the County, such provisions, paragraphs, sentences, words or phrases shall be deemed modified to the extent necessary in order to conform with such laws, and to the extent they cannot be so modified, then same shall be deemed severable, and in either event, the remaining terms and provisions in the Contract shall remain unmodified and in full force and effect.

Section 16. Governing Law

The Contract shall be construed and enforced according to: (a) U.S. federal law and (b) the Laws of the State of Florida and venue shall lie in state or federal courts in or for Clay County, Florida without reference to its principles of conflicts of laws.

Section 17. Notices

All written notices, demands and other communications required or provided for hereunder or

under any of the documents comprising the Contract (excluding day-to-day communication in the administration and management of this Agreement in the ordinary course) shall be sent by U.S. mail or by electronic transmission producing a written record, or hand delivered to the following address and person bearing the following title for each party hereto or such other addresses or person as shall be designated by a party in a written notice given in the manner required hereby:

County: Clay County
P.O. Box 1366
477 Houston Street
Green Cove Springs, FL 32043
Attn: County Manager

Copy to:
Clay County Clerk of Court and Comptroller's Office
P.O. Box 698
825 N. Orange Ave.
Green Cove Springs, FL 32043
Attn: General Counsel
Copy to: Finance Director - Comptroller

Bank: Wells Fargo Bank, N A
Vincent Mattio
100 South Ashley Drive, 10th floor
Tampa, FL 33602

All notices shall be deemed delivered when received. The Bank shall have reasonable time to act on any notices that it receives. In the event that different contacts are designated by either party after execution of this Agreement, notice of the name, title, and address of the respective party will be provided to the other party.

Section 18. Scrutinized Companies Certification

In compliance with Section 287.135(5), Florida Statutes (2018), as may be amended or revised, the undersigned hereby certifies that the Bank is not participating in a boycott of Israel as defined in Section 287.135(1), Florida Statutes (2018), as may be amended or revised and is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List as referred to in Section 287.135(2), Florida Statutes (2018), as may be amended or revised. In accordance with Section 287.135(3), Florida Statutes (2018), as may be amended or revised, the County shall have the option of terminating this Agreement if the Bank is found to have submitted a false certification as provided under Section 287.135(5), Florida Statutes (2018), as may be amended or revised, or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel as defined in Section 287.135(1), Florida Statutes (2018), as may be amended or revised.

Section 19. Human Trafficking Attest

In compliance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of the Bank, a nongovernmental entity, hereby attests under penalty of perjury as follows:

a) The Bank does not use coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
b) If, at any time in the future, the Bank does use coercion for labor or services, the Bank will immediately notify the County and no contracts may be executed, renewed, or extended between the parties.
c) By execution of this Agreement, the undersigned represents that undersigned has read the foregoing statements and confirms that the facts stated in it are true and are made for the benefit of, and reliance by the County.

Section 20. E-Verify Requirement

Pursuant to Section 448.095, Florida Statutes, the Bank certifies that it has registered with and uses the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees during the term of this Agreement.

Section 21. Force Majeure

Both parties agree that neither party shall have responsibility or liability for delay in its performance under the Contract or any losses arising out of delays and/or interruptions of business due to acts of God, acts of government authority, acts of terrorism, acts of any public enemy, or war, riots, civil disturbances, complete power failure, complete telecommunications failure, natural disasters or other causes beyond the other's reasonable control. The time, if any, required for such performance under this Agreement shall be automatically extended during the period of such delay or interruption.

Section 22. Assignment

Neither party shall assign the Contract or any interest therein, or delegate any of its duties hereunder, without the other party's prior written consent, except that it is agreed by the County that the Bank may delegate certain services to be provided through independent contractors as described in and to the extent authorized by any documents comprising the Contract. Furthermore, the Bank may assign Contract without consent in connection with a merger, acquisition or corporate restructuring involving Bank. The County reserves the right, in its sole discretion, to terminate this Agreement without penalty or further obligation should the County determine, in good faith, that any proposed assignee fails to meet County's reasonable standards of acceptability.

Section 23. Independent Contractor

It is hereby mutually agreed that the Bank and the County are and shall remain independent contractors without authority to bind the other in any respect.

Section 24. Legal Fees

ln the event of a dispute between the parties regarding the interpretation or enforcement of the Contract, each party shall be responsible for its respective legal fees associated with the dispute and any appeal thereof.

Section 25. Remedies

The parties will attempt to settle any dispute arising under Contract through consultation and a spirit of mutual cooperation. The dispute will be escalated to appropriate higher-level managers of the parties, if necessary. If the parties are not able to come to a mutually agreed upon resolution of any dispute, the parties may submit the dispute to federal courts in or for Clay County, Florida.

Section 26. Indemnification by County

With respect to any indemnification by the County provided under this Agreement, Contract, or Proposal any such indemnification shall be subject to and within the limitations set forth in Section 768.28, Florida Statutes, and to any other limitations, restrictions and prohibitions that may be provided by law, and shall not be deemed to operate as a waiver of the County's sovereign immunity.

Section 27. Bank's Insurance Acknowledgment and Maintenance

(a) The Bank represents and warrants that it currently maintains the insurance coverages set forth below, in the amounts specified in its Proposal, and agrees to maintain such insurance, without interruption, throughout the term of this Agreement, including any extensions or renewals thereof.

1. Commercial General Liability Insurance
2. Automobile Liability
3. Workers' Compensation and Employers' Liability
4. Cyber Liability Insurance
5. Financial Institution Bond (Employee Dishonesty) coverage
6. Professional Liability/Errors and Omissions Insurance

(b) The Bank further agrees to provide the County's Purchasing Department with valid certificates of insurance evidencing such coverage prior to the commencement of Services under this Agreement and upon each renewal of coverage or upon request by the County.

(c) Certificates of insurance for the Bank's Commercial General Liability and Automobile Liability Insurance policies shall reflect that "**Clay County, a political subdivision of the State of Florida, and The Board of County Commissioners, Clay County, Florida, its employees, agents, boards and commissions, as their interests may appear**" are included as **Additional Insureds**, under a blanket or omnibus additional insured endorsement, to the extent permitted by the applicable insurance policies. No policy endorsement specifically naming the County is required.

(d) The Certificate Holder on the certificates of insurance should read as follows: "**Clay County Board of County Commissioners, P.O. Box 1366, Green Cove Springs, FL 32043**" or as otherwise designated by the County's Purchasing Department.

(e) The certificates of insurance shall be provided to the County with a thirty (30) day notice of cancellation; ten (10) days' notice if cancellation is for nonpayment of premium. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the Bank to provide the proper notice.

Section 28. Taxes

In that the County is a governmental agency exempt from sales and use taxes, the County shall pay no such taxes, any other provisions of this Agreement to the contrary notwithstanding. The County shall provide proof of its exempt status upon reasonable request.

Section 29. Public Records

The Bank acknowledges the County's and the Clerk's Office obligation under Art. 1, Section 24, Florida Constitution, and Chapter 119, Florida Statutes, as from time to time amended (together, the Public Records Laws), to release public records to members of the public upon request. The Bank acknowledges that the County and the Clerk's Office are required to comply with the Public Records Laws in the handling of the materials created under the Agreement and that the Public Records Laws control over any contrary terms in the Agreement. The Bank shall comply with all requirements of Chapter 119, Florida Statutes, to the extent applicable to the records and documents associated with this Agreement. The Bank shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as disclosure: (a) authorized by law or legal process, (b) to federal and state bank examiners, and other regulatory officials having jurisdiction over Bank, (c) to (i) Bank's representatives (including, without limitation, all other banks and companies affiliated with Wells Fargo & Company, and their legal counsel, auditors, and other professional advisors retained by Bank or its affiliates who need to know the confidential information and (ii) any rating agency of Bank, provided that each such individual or entity is informed of the confidential nature of the information, and agrees to treat the information as confidential in accordance with terms and conditions no less protective than as set forth in this Agreement or (d) otherwise authorized in writing by County, for the duration of the Agreement term and following completion of the Agreement if the Bank does not transfer the records to the County. A request to inspect or copy public records relating to the Agreement must be made directly to the County.

IF THE BANK HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 529-3604, publicrecords@claycountygov.com, POST OFFICE BOX 1366, GREEN COVE SPRINGS, FLORIDA 32043.

Section 30. Sufficient Appropriation

The Bank acknowledges that in the budget for each fiscal year of the County during which the term of the Agreement is in effect a limited amount of funds are appropriated which are available to make payments arising under this Agreement. If the County's funding is materially reduced or terminated, County must give Bank written notice within thirty (30) days of the reduction or termination of funding. If the County becomes aware of its inability to pay future amounts due and payable pursuant to the Agreement, the County must give the Bank written notice of said inability to pay, and the Bank will have the option to terminate the Agreement effective thirty (30) days after the giving of such notice. In the alternative, County and Bank may agree, in such circumstance, to a suspension of some or all obligations under this Agreement. Such a modification, if the parties agree thereto, may permit a restoration of previous contract terms in the event funding is reinstated. The County will remain liable for payment to Bank for Services rendered.

Section 31. Authority

The parties agree to utilize electronic signatures and that the digital signatures of the parties set forth below are intended to authenticate this Agreement and have the same force and effect as manual written signatures. The Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but such counterparts shall, together, constitute only one instrument. Each person signing on behalf of the parties represents and warrants that he/she has full authority to execute this Agreement on behalf of such party and that the Agreement will constitute a legal and binding obligation of such party.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the parties have executed this Agreement hereto as of the day and year last written below.

WELLS FARGO BANK, N.A.

By: _____

Print Name: _____

Print Title: _____

Date: _____

CLAY COUNTY, a political subdivision of the State of Florida

By: _____
Betsy Condon
Its Chairman

Date: _____

ATTEST:

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

EXHIBIT A

REQUEST FOR PROPOSAL

23/24-109

MASTER BANKING SERVICES

Clay County

477 Houston Street

Green Cove Springs, FL 32043

RELEASE DATE: October 3, 2024

LAST DATE FOR INQUIRIES: October 23, 2024, 4:00 pm

BID DUE: November 4, 2024, 4:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

https://secure.procurenow.com/portal/claycounty

3. Scope of Work

3.1. Purpose

The Clay County Board of County Commissioners (County) is seeking a qualified Bank to provide comprehensive banking services to the County. The County seeks to establish a banking relationship that maximizes cash availability through a concentration and zero-balance account structure, ensures efficient processing of wire transfers and Automated Clearing House (ACH) transactions, offers robust online banking capabilities, and complies with statutory collateralization requirements. Additionally, the County requires detailed monthly statements and account analyses, daily BAI2 account reconciliation files, effective collection and deposit services, reliable stop payment and reconciliation services, lockbox services, and a transparent fee structure. The awarded Bank must demonstrate a commitment to exceptional service, competitive interest rates, and stringent security measures, providing a seamless and cost-effective banking solution tailored to the County's specific needs.

The Clay County Clerk's Office is an autonomous office within the County, responsible for serving as Ex-Officio Clerk of the Board of County Commissioners, County Auditor, County Recorder and Custodian of all county funds. The Clerk works in partnership with the County to ensure proper handling of funds, all banking services, and compliance with regulations, while providing essential services to both the public and local government. The Clay County Clerk of Court and Comptroller's personnel ensure that all County financial assets are safeguarded against unauthorized use or disposition. this office is sometimes also referred to as the County Finance Office or Comptroller Office.

The County's current Master Banking Services Agreement expires on September 30, 2025.

3.2. Requirements

MINIMUM MANDATORY REQUIREMENTS are as follows:

A. The Bank must maintain Qualified Public Depository status (Chapter 280, Florida Statutes) for the duration of the contracts

B. The Bank must be able to provide BAI2 or equivalent reports daily

C. The Bank must have experience with integrating electronic files with our Workday software or similar ERP software.

D. The Bank must have depositor services within ten (10) miles of the Clay County Courthouse, or provide courier or deposit kiosk accommodations.

Banks that cannot meet the MINIMUM MANDATORY REQUIREMENTS above will be deemed non-responsive and will not be considered for contracts negotiations.

Fees:

Bank service charges included on the pricing table will be considered the total cost of providing that service as herein defined in this Request for Proposal (RFP). If there are additional services or charges in addition to these, fees must be included in Section 5. Supplier Questionnaire. After the contract has been awarded, any further additional charges to provide the defined service will not be allowed, and will

subject the Bank contract to termination by the County. Any changes in the scope of the services (other than very minor changes) will be subject to negotiation between the County and the Bank.

Supplies and Specifications

The County intends to pay for all services specified within this RFP. All other services must be priced separately and included in the proposal submitted. The Bank shall outline any services that are customarily provided to the County at no cost separately from fees.

Please provide Magnetic Ink Character Recognition (MICR) specifications to the County. The County will be responsible for updating the ERP system and the Clerk of the Court and Comptroller being responsible for all check printing.

Payment of Banking Fees

The County reserves the right to either pay banking fees directly or applying compensating balance earnings toward bank charges, or a combination thereof. If compensating balances are used, earnings above the charges shall be credited to the County's bank account. If the earnings do not cover the charges the County shall be allowed to make the shortfall up within sixty (60) days by depositing additional funds with the Bank. The preferred way of payment of Bank fees would be by a compensating balance arrangement.

Account Structure:

The County desires to maximize its cash availability through the use of concentration and zero-balance accounts. This main account structure will be comprised of a Concentration Account, and two (2) zero--balance accounts (Accounts Payable and Payroll). The County will also maintain two (2) additional accounts, one (1) for a self-insured Worker's Compensation payments that is not part of the main account structure and is not a zero-balance account and another Non-Interest-Bearing Account that is not part of the main account structure and is not a zero balance account. However, all accounts should be visible through the online service network as a consolidated entity.

All balances in the main account structure, whether available or unavailable, will be maintained in the Concentration Account. The balances in the Accounts Payable and Payroll accounts will be transferred or reimbursed at the close of the business day. These zero-balance accounts will always have a zero ledger balance at the beginning of each business day. Transfers between the accounts will be charged to the County only as transfers and not also as items deposited and checks paid.

The County reserves the right to open additional accounts, including zero-balance type accounts, during the contract period at the price proposed in this proposal.

The following bank accounts are required in this RFP:

Concentration Account:

The purpose of this account is to concentrate the cash balances on a daily basis. All wire transfers (incoming and outgoing) and the majority of the ACH transactions will occur in this account. Deposits and withdrawals from the Accounts Payable and Payroll accounts will be transferred to or reimbursed from the Concentration Account on a daily basis. Any available balances remaining in the Concentration

Account will be automatically invested in the Automatic Overnight Investment by the Bank in accordance with this RFP.

Accounts Payable (Zero-Balance):
This account will be used solely to process disbursements for Accounts Payable. There will not be any deposits into this account, except for the transfer from the Concentration Account to cover checks presented for payment.

Payroll (Zero-Balance):

This account will be used to process payroll disbursements to employees. There will not be any deposits into this account, except for the transfer from the Concentration Account to cover checks presented for payment.

Worker's Compensation Account:
This account will be used to process deposits and disbursements related to the County's Self-Insured Worker's Compensation Program. This account will not sweep into the Concentration Account. Any interest earnings on this account must be calculated separately and posted to this account. This account will need to be able to receive interbank transfers from the main Concentration Account initiated through our Workday system.

Non-Interest-Bearing Account:
This account will be used to hold funds that the County does not wish to earn interest on. This account will need to be able to wire in/out funds into the Concentration Account.

Other Accounts:
Other accounts may be established over the contract term by the County.

Wire Transfers:

Incoming
The County intends to consider any incoming wire transfers as "available for investment" on the day received by the Bank.

Outgoing:
The awarded Bank must agree to make timely execution of any orders for outgoing wire transfers. The County desires to enter all wire transactions via electronic access that requires a two-person approval structure. The County also desires to have a wire transfer system that allows for storing of repetitive wire transfer instructions. The County will notify the Bank via Electronic Access prior to the Bank's cutoff time of any outgoing wire transfers. If necessary, adjustments must be made for any lost interest, or charges resulting from a "fail" to consummate an investment transaction due to the Bank's untimely transmission of the wire.

Automated Clearing House (ACH) Transactions:
The County currently initiates ACH-debit and ACH-credit transactions. ACH-credit transactions are initiated from the Concentration Account two (2) to three (3) times per month for direct deposit of payroll checks and two (2) to three (3) times per week for account payable payments. The ACH files are generated from our Workday software and automatically interface to the bank.

The County requires that the awarded Bank be a sending and receiving Bank of the National Automated Clearing House Association (NACHA).

Availability of Funds:

The awarded Bank must credit the County's accounts for selected items according to the following schedule:

- Incoming Wire Transfers - same day availability and ledger credit regardless of receipt.
- Automated clearinghouse entries on the day of receipt

All other items will be based on the awarded Bank's availability schedule. Proposing Banks are required to upload a copy of their current availability schedule and to note whether their policy differs from the Federal Reserve Bank. Awarded Bank agrees to notify the County, in writing, of any changes to the Federal Reserve schedule, or the Bank's schedule if it differs from the Federal Reserve's.

Lockbox Services:

The awarded Bank must maintain a separate lock box for our ambulance billing payments. The Bank must send to the Board any correspondence received with the check and/or stub. The account number will be written on any correspondence, subject to compliance with all applicable laws. The Bank is prohibited from contacting any customer regarding their account or payment. All information will be transmitted electronically.

Other Related Services:

Monthly Statements and Account Analysis

Monthly bank statements will be for the full calendar month and must be available for download within ten (10) calendar days after the end of the month.

Monthly account analysis statements will also be for the full calendar month and must be available for download within ten (10) calendar days after the end of the month. The County requests that the total amount of fees due for the month be deducted from the Concentration Account for the main account structure.

Collection and Deposit Services

Deposits will be made periodically during the business day to a teller or location mutually agreed upon by the Clerk's Office and the awarded Bank. The County desires a same day credit cutoff of 4:00 p.m. If your Bank has adopted an earlier cutoff time than 4:00 p.m., please note this exception in Section 5. Supplier Questionnaire.

All returned checks will be automatically deposited a second time. If the check is returned a second time, the Bank will provide notification to the Clerk's Office for further instructions.

All debit and credit memos required to adjust errors caused by the Bank will not be charged to the County. In regards to deposit errors, any errors noted in deposits made at branches will be communicated to the Finance Department for confirmation before continued processing of the deposit.

Collateralization of Deposits and Overnight Investment Program

The funds of the County are statutorily required to be collateralized in accordance with Chapter 280, Florida Statutes.

The awarded Bank must have a depositor location within ten (10) miles of the County Courthouse or provide a courier or deposit kiosk service.

The awarded Bank agrees to automatically invest the available balance in the Concentration Account on the Bank's books at the close of the business day into a Preferred Checking Account within the Bank. The balance on the books at the close of the business day should include any incoming wires received during the day, less any outgoing wires. The collected balance in the Concentration Account averages between $8 and $10 million per day.

The daily investment rate specified for the Preferred Checking Account shall be based on the Effective Federal Funds Rate for the day plus or minus a set spread. Exceptions to this specified basis of the Effective Federal Funds Rates must be noted. If a rate basis other than the Effective Federal Funds rate is proposed, then also indicate a one (1) year history of that rate basis. Please provide detail on how the overnight investment earnings rate that you are proposing will be calculated. See Section 5. Supplier Questionnaire.

A different arrangement may be utilized during the term of the engagement, upon mutual agreement between the County, Clerk's Office and the awarded Bank, in order to give the County the maximum earnings credit. However, at all times, all deposited funds must be fully collateralized in accordance with Chapter 280, Florida Statutes.

Interest shall be calculated and posted monthly to the Concentration Account.

The Workers Compensation account is a low volume account. It carries an approximate monthly average balance of $80,000. The monthly activity consists of approximately three (3) deposits and sixty (60) checks.

Online Banking Services

- The awarded Bank shall have electronic access available to the designated individuals within the Clerk's Office to transact business for the County with Dual Authentication within the Administration function.
- The Clerk's Office requires the ability to process wires, view account balances and transactions, place stop payments, send positive pay files, decision positive pay items, and send ACH files via online access.
- The Clerk's Office requires the ability to view images via online access (i.e. copies of cleared checks, deposit tickets, returned checks, and bank adjustments).
- The Clerk's Office requires the ability to view same day transactions via online access.

Account Reconciliation

The awarded Bank shall provide reconciliation service for the accounts payable and payroll accounts. This would include an electronic file of cleared checks, deposits (broken down by identified fund) and incoming wires.

The Bank will provide the Clerk's Office with a separate statement or electronic file of all activity, each month for the Workers Compensation account. The bank will also provide daily BAI2 files for the main concentration, payroll and payables clearing accounts.

Main Contact Person(s)

The County requests that the proposing Bank provide the names of the contact person(s) by operations area. The County also requests that there be one (1) main contact for the County to call on all issues. See Section 5. Supplier Questionnaire.

Overdraft Processing

The County does not have a history of overdrafts, always maintaining adequate balances on hand to prevent overdrafts. However, the County may perform daylight overdrafts to the extent that incoming wire transfers are expected during the business day.

In the event that an incoming wire transfer does not arrive by the close of the wire transfer operations, interest on any overdrawn balances will be calculated using the same formula that the County receives interest on the Automatic Overnight Investment Agreement.

Stop Payment Services

The County may have need to periodically place stop payments on specific checks.

Transition Plan:

The County acknowledges the need for a comprehensive transition plan should a new banking provider be selected. The Bank is required to outline their proposed transition plan for the transfer of the County's assets. This plan should include information on the lead times required before contract implementation, as well as details on the education and training to staff on the Bank's systems. Additionally, the Bank shall provide a detailed timeline for full implementation, which must be completed at no cost to the County. See Section 5. Supplier Questionnaire.

3.3. Term

The initial term of the Agreement shall be for three (3) years from the date of execution of the executed Agreement with the County reserving the right and option to extend the Agreement for additional mutually agreed terms.

3.4. Additional Services

If the County and/or awarded Bank identifies any additional services to be provided by the Bank that are not covered under the Agreement, but are beneficial to the County, such additional services shall be mutually negotiated between the County and the Bank.

3.5. Selection Criteria / Evaluation Committee

The Professional Services Evaluation Committee shall determine qualifications, interest and availability by reviewing all Bids received that express an interest in performing these services, and when deemed necessary, by conducting formal interviews of selected Bidders that are determined to be best qualified based upon the evaluation of the Bids.

Bidders are advised that lengthy or overly verbose or redundant submissions are not necessary. Compliance with all requirements will be solely the responsibility of the Bidder. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the Bid as non-responsive. The response to each of the criteria will be evaluated relative to the other responses received and the RFP shall be awarded to the most qualified Bidder that meets all requirements of the RFP. Bidders are encouraged to arrange their Bids in a format that will offer ready review and evaluation of each criterion. The Board of County Commissioners reserves the right to request oral presentations from one or more selected Bidders.

3.6. Cancellation of Contract

If the awarded Bank fails to perform adequately in accordance with the terms, conditions and specifications established in this Request for Bid, the County reserves the right to cancel the contract upon thirty (30) days written notice to the Bank.

EXHIBIT B

[WELLS FARGO] RESPONSE DOCUMENT REPORT

RFP No. 23/24-109

Master Banking Services

RESPONSE DEADLINE: November 4, 2024 at 4:00 pm

Wells Fargo Response

CONTACT INFORMATION

Company:
Wells Fargo

Email:
vincent.mattio@gmail.com

Contact:
Vincent Mattio

Address:
100 South Ashley Drive
10th floor
Tampa, FL 33602

Phone:
N/A

Website:
N/A

Submission Date:
Nov 4, 2024 2:37 PM (Eastern Time)

Pricing Proposal

Bank is to specify the Unit of Measure

Line Item	Service Description	Unit of Measure/ Wells Fargo Bank	Unit Cost / Wells Fargo Bank
Balance and Compensation			
1	RECOUPMENT MONTHLY IB	Per $1000 average balance	$ 0.08
General Account Services			
2	E-STMT SUBSCRIPTION - ACCOUNT	Per account / per month. However, note this will be part of the information reporting package so will not be charged separately.	No charge. Included in information reporting package pricing.
3	E-STMT SUBSCRIPTION - ITEM	Per item. However, note this will be part of the information reporting package so will not be charged separately.	No charge. Included in information reporting package pricing.
4	SUBACCOUNT MAINTENANCE	Per subaccount / per month	$ 10.00
5	ACCT MAINTENANCE	Per account / per month	$ 10.00
6	ZERO BALANCE MONTHLY BASE	Per account (whether master or sub) / per	$ 10.00
7	DEBITS POSTED	Per item	$ 0.04
Lockbox Services			
8	LBX WHOLESALE BASE	Per Lockbox	$ 150.00
9	LBX CORRESPONDENCE OR REJECTS	Per reject or correspondence / envelope	$ 0.30
10	LBX STANDARD CHECK PROCESSED	Per check	$ 0.45
11	LBX DOCUMENT SCANNED	Per Image (each front is counted as an image as is each back)	$ 0.05
12	LBX 7 YEAR IMAGE ARCHIVE	Per item. This charge is going away, 7 year iimage storage included with document scanned fee.	No charge

Pricing Proposal

Bank is to specify the Unit of Measure

Line Item	Service Description	Unit of Measure/ Wells Fargo Bank	Unit Cost / Wells Fargo Bank
13	LBX WL BATCH IMAGE RETRIEVAL	Per Image. Volume of images transmitted form the lockbox and made available to the customer in a PDF file via CEO BIR	$ 0.06
14	LBX PKG US MAIL DELIVERY	This is a pass through charge, note it will show as a price of $1 per item on analysis.	$ 1.00
15	LBX TIR REPORT PER ITEM	Per Item. This charge is being retired so will not appear on analysis statements starting in January 2025.	No charge
Depository Services			
16	RETN ITEM SUBSCRIPTION PER ACCT	Per Account or subaccount / per month.	No charge
17	RETN ITEM SUBSCRIPTION PER ITEM	Per item	No charge
18	MISCELLANEOUS CREDITS POSTED	Per item	$ 0.50
19	BRANCH DEPOSIT POST VERIFY	Per deposit	$ 4.00
20	DEPOSIT LOCATION REPORTING - ITEM	Per item	$ 0.05
21	DEPOSITED CHECK	Per item	$ 0.10
22	WHOLESALE LOCKBOX - DEPOSITED CHECK	Per item	$ 0.10
23	POST VERIFY CASH DEPOSITED	Per $1 deposited	$ 0.0040
24	RETURN ITEM - CHARGEBACK	Per item	$ 1.00
25	RETURN ITEM RETRIEVAL-IMAGE	Per item	No charge
26	RETURN ITEM SERVICE MTHLY BASE	Per account / Per Month	No charge
Paper Disbursement Services			
27	POSITIVE PAY EXCEPTION-ONLINE IMAGE	Per item	$ 0.05
28	MICR CHECK REJECTS OVER 2%	Per item.	$ 0.25
29	PYMT AUTH MAX CHECK MTHLY BASE	Per Account or subaccount / per month.	$ 10.00
30	POSITIVE PAY ONLY MONTHLY BASE	Per account / per month	$ 25.00

Pricing Proposal

Bank is to specify the Unit of Measure

Line Item	Service Description	Unit of Measure/ Wells Fargo Bank	Unit Cost / Wells Fargo Bank
31	POSITIVE PAY ONLY - ITEM	Per item	$ 0.05
32	IMAGE VIEW < 90 DAYS - ITEM	Per item. However, note this will be part of the information reporting package so will not be charged separately.	No charge. Included in information reporting package pricing.
33	IMAGE VIEW > 90 DAYS - ITEM	Per item. However, note this will be part of the information reporting package so will not be charged separately.	No charge. Included in information reporting package pricing.
34	POSITIVE PAY EXCEPTIONS - ITEM	Per item	$ 5.00
35	POSITIVE PAY MONTHLY BASE	Per account (this only applies if the account is using a recon service)	No charge
36	CHECK CASHING THRESHOLD MO BASE	Per account	No charge
37	OTC DEBIT BLOCK MONTHLY BASE	Per account	No charge
38	CHECKS PAY TO INDIV BLOCK MO BASE	Per account	No charge
39	DDA CHECKS PAID	Per item.	$ 0.08
40	PAYEE VALIDATION STANDARD-ITEM	Per item	$ 0.03
41	STOP PAYMENT - AUTO RENEWAL	Per stop payment renewed.	No charge
Paper Disbursement Recon Services			
42	ARP MONTHLY BASE - PARTIAL	Per account	$ 25.00
43	ARP PART POSITIVE PAY ISSUE - ITEM	Per item	No charge
44	ARP OUTPUT - TRANSMISSION	Per transmission	$ 10.00
45	ARP OPTIONAL REPORTS	Per report / per month	No charge
46	ARP AGED ISSUE RECORDS ON FILE-ITEM	Per item	No charge
47	OUTGOING TRANSMISSION - PER ITEM	Per item	$ 0.01
48	ONLINE ARP STMT & RPTS MONTHLY BASE	Per account / per month	No charge
49	ARP PARTIAL RECONCILIATION - ITEM	Per item	$ 0.05
General ACH Services			

Pricing Proposal

Bank is to specify the Unit of Measure

Line Item	Service Description	Unit of Measure/ Wells Fargo Bank	Unit Cost / Wells Fargo Bank
50	ACH SUBSCRIPTION - ACCOUNT	Currently per account, switching to PER Company ID.	No charge
51	ACH SUBSCRIPTION - ITEM	This line item will be retired and included as part of the information reporting reported items.	No charge
52	ELECTRONIC CREDITS POSTED	Per item	$ 0.25
53	ACH ONLINE INQ 13 MONTHS RETENTION	Per ACH Company ID / per month	No charge
54	ACH RETURN SUBSCRIPTION-ACCOUNT	Per Account	No charge
55	ACH RETURN SUBSCRIPTION - ITEM	Per item	No charge
56	ACH MONTHLY BASE	Per ACH Company ID / per month	$ 38.00
57	ACH COID DELETE EXEMPT SURCHARGE	Per ACH Company ID / per month	No charge
58	ACH FUTURE DATED ITEM	Per item / whether originated via direct transmission or ACH payments.	$ 0.03
59	ACH SAME DAY	Per item / whether originated via direct transmission or ACH payments.	$ 0.10
60	ACH ORIGINATED - ADDENDA REC	Per item	$ 0.02
61	ACH RECEIVED ITEM	Per item	No charge
62	ACH RECEIVED ADDENDA	Per addenda received	No charge
63	ACH RETURN ADMIN -ELECTRONIC	Per item. Note same fee applies to ACH Return admin manual, ACH return item electronic, ACH return item manual, ACH return unauthorized electronic, and ACH return unauthorized manual.	$ 2.00

Pricing Proposal

Bank is to specify the Unit of Measure

Line Item	Service Description	Unit of Measure/ Wells Fargo Bank	Unit Cost / Wells Fargo Bank
64	ACH TRANSMISSION CHARGE	Per transmission. Same fee for online payments batch release if ACH is originated in that manner.	$ 10.00
65	SDD ACH REPORTING	Per report / per month	$ 10.00
66	ONLINE PAYMENTS BASE FEE	Per Company ID originating ACHs via ACH Payments on online portal / per month	$ 38.00
67	ACH FRAUD FILTER REVIEW MO BASE	Per Account or subaccount / per month.	$ 7.50
68	ACH FRAUD FILTER STOP MTHLYBASE	Per Account or subaccount / per month.	$ 7.50
69	ACH FRAUD FILTER REVIEW - ITEM	Per item	$ 1.00
70	ACH NOC - ELECTRONIC	Per item or ACH NOC (applies to all variations of ACH NOCs)	$ 2.00
EDI Payment Services			
71	ONLINE EDI PMT DETAIL - ITEM	Per item	No charge
72	ONLINE EDI PMT DETAIL-ADDENDA ITEM	Per item	No charge
Integrated Payables & Receivables			
73	ONLINE EDI PMT DETAIL SUBSC MO BASE	Per account or subaccount / per month	No charge
Wire & Other Funds Transfer Service			
74	WIRE IN TO USA ACCT-USA DOMESTIC	Per wire	$ 8.00
75	WIRE OUT DOMESTIC VANTAGE/API	Per wire	$ 8.00
Information Services			
76	WIRE TEMPLATE ONLINE	Per template	$ 0.33
77	ONLINE SEARCH	Per online inquiry	No charge

Pricing Proposal

Bank is to specify the Unit of Measure

Line Item	Service Description	Unit of Measure/ Wells Fargo Bank	Unit Cost / Wells Fargo Bank
78	PREV DAY BASE PER ACCT PER REPORT	Per account or subaccount / per month. Note this line item will be retired and replaced with the PREMIUM INFOR RPTG BASE PER ACCOUNT which includes previous day and current day.	$ 35.00
79	PREV DAY REPORTING ITEMS LOADED	Per item. Note this line item will be retired and replaced with REPORTING ITEMS LOADED.	$ 0.03
80	INTRADAY BASE PER ACCT PER REPORT	This line item will be retired.	See price above under previous day per account.
81	INTRADAY REPORTING ITEMS RPTD	This line item will be retired.	See price above reporting items loaded.
82	ALERTS SERVICE - EMAIL	Per email. This line item will be retired and capability included as part of the premium package.	No charge
83	WIRE TRANSFER REPORT BASE	Per account or subaccount / per month. This line item will be retired and included as part of the premium package.	No Charge
84	BAI MONTHLY BASE	Note this line item will be retired and replaced by TRANSMISSION ACCESS PER ACCOUNT.	$ 60.00
85	BAI TRANSACTIONS REPORTED	Note this line item will be retired. Item included in the REPORTING ITEMS LOADED.	No additional charge. Refer to REPORTING ITEMS LOADED pricing above.

Additional Services Pricing Pages			
	Cash Vault Deposited	Per deposit	$ 3.00000
	Cash Vault Order Automated (via online portal)	Per change order	$ 7.00000
	Cash vault Currency / Coin deposited	Per $1 deposited	$ 0.00130
	Cash Vault Deposit Adjustment	Per adjustment	$ 8.00000

Pricing Proposal

Bank is to specify the Unit of Measure

Line Item	Service Description	Unit of Measure/ Wells Fargo Bank	Unit Cost / Wells Fargo Bank
	Cash Vault Coin Rolls Furnished	Per roll	$ 0.12000
	Cash Vault Currency Furnished	Per $1	$ 0.00130
	Cash Vault Report via Email	Per report / per month	$ 50.00000
	Desktop Deposit Deposited Item	Per deposited item	$ 0.04000
	Desktop Deposit Monthly Base. Please note scanner pricing provided in a separate document and subject to change.	Per account / per month	$ 30.00000
	Electronic Deposit Deposit Adjustment (applicable to Desktop Deposit)	Per adjustment	$ 20.00000
	Branch Deposit (where the deposit is verified at the counter)	Per deposit	$ 6.00000
	Adjustment for cash deposited via branch	Per adjustment	$ 20.00000
	Cash deposited in Wells Fargo Branch (where cash isi verifie	Per $1 deposited	$ 0.00600
	Cash order via branch	Per change order	$ 15.00000
	Currency ordered via Wells Fargo Branch	Per $1 ordered	$ 0.00600
	Rolled coin furnished via Wells Fargo Branch	Per roll	$ 0.80000
	Daily use of Uncollected Funds	Per average daily negative collected balance	Wells Fargo Prime + 3%
	Supplies	Per supplies ordered via Bank's vendor	At Cost
	Overdrafts	Per Item	$ 35.00000

Disclosures

We created this proposal for you based on our understanding of your requirements and the services in which you expressed interest. This proposal confirms the deposit and treasury management services and the pricing we plan to provide you based on certain assumptions including projected volumes and other relevant information you provided.

This document is confidential. Please do not share it without first obtaining our written permission. The services and pricing contained in this proposal are valid for 90 days. The pricing is subject to change if the actual volume or scope of services differs from the assumptions upon which we based the pricing, or pricing methodology changes are implemented for a particular service that prompt the need to provide updated pricing.

Please let us know if you believe this proposal does not accurately represent the prices or services we discussed with you. If you have questions about the services in this proposal, please contact your Treasury Management Consultant or visit: www.wellsfargo.com/accountanalysis for additional information about the services.

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Administrative and
Contractual Services

SUBJECT:
A) Approval of the Interlocal Agreement with the Housing Finance Authority of Clay County (HFA) addressing the County's contribution in the amount of $340,000 to the Developer, Kelli Grove, Ltd., related to the construction of affordable housing. HFA will deliver the above amount to the County which the County will use to provide the County's contribution to the Developer in exchange for a Note at the closing. The terms of the Note will be secured by the mortgage on the Project given by the Developer to the County. After closing, the County will assign the Note and Mortgage to HFA.

B) Additional approval of the Local Government Verification of Contribution Loan Form.

Funding Source:
General Fund - Fund Level Activity - PRJ - Accrued Liabilities

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
The Kelli Grove project funding request was previously approved by the Board on August 8, 2023 and again on May 28, 2024 whereby an interlocal and verification of contribution were executed, however, the project was not selected by the Florida Housing Finance Corporation as part of FHFC RFA 2023-201 either time, thereby voiding the interlocal agreements. The developer is now re-applying which requires a new agreement and verification of contribution be approved.

The Project is located within the Lake Asbury Master Plan and zoned Lake Asbury Village Center. Kelli Grove will consist of approximately 84 units with a mixture of studios, 1-bedroom, and 2-bedroom units located on Sandridge Road, 500 feet east of the intersection of Sandridge Road and Rolling View Boulevard.

The loan will be a non-amortizing loan, with interest at the rate of 5% per annum on the

outstanding amount. Interest-only payments will be paid semi-annually. The Note will mature 18 years from closing at which time any outstanding interest and principal will be due and payable.

Is Funding Required (Yes/No):	If Yes, Was the item budgeted (Yes\No\N/A):
Yes	**Yes**

Funding Source:
General Fund - Fund Level Activity - PRJ - Accrued Liabilities

Account No:
FD1000 - CC1257 - PRJTBD - 218000

Sole Source (Yes\No):	Advanced Payment (Yes\No):
No	**No**

Planning Requirements:
Public Hearing Required (Yes\No):
No

Hearing Type:

Initiated By:

N/A

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Contracts_Kelli Grove Interlocal	Agreement/Contract	7/17/2025	Interlocal_-_Kelli_Grove_5.16.25.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/17/2025 - 7:18 AM	Item Pushed to Agenda

CLAY COUNTY AGREEMENT/CONTRACT NO. 2024/2025 -____

INTERLOCAL AGREEMENT BETWEEN CLAY COUNTY AND THE HOUSING FINANCE AUTHORITY OF CLAY COUNTY [KELLI GROVE]

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this _____ day of July, 2025 by and between Clay County, a political subdivision of the State of Florida (the "County"), and the Housing Finance Authority of Clay County, Florida, a public body corporate and politic ("HFA").

RECITALS

WHEREAS, Chapter 163, Florida Statutes, permits local governmental units to make the most efficient use of their powers, resources, and capabilities by enabling them to cooperate with other localities on a basis of mutual advantage; and

WHEREAS, Kelli Grove, Ltd. ("Developer") is a limited partnership organized and existing under the laws of the State of Florida; and

WHEREAS, the Developer wishes to construct a low-income senior housing (income/rent restricted) apartment community consisting of approximately 90 units with a mixture of studios, 1-bedroom, and 2-bedroom units that will be located on Sandridge Road, north of the intersection of Sandridge Road and Lago Vista Drive, in Clay County, Florida, to be known as Kelli Grove (the "Project"); and

WHEREAS, the Project is located within the Lake Asbury Master Plan and zoned Lake Asbury Village Center, which permits residential uses in the form of apartments; and

WHEREAS, in connection with the Project, the Developer intends to apply to the Florida Housing Finance Corporation ("FHFC") as part of FHFC RFA 2025-201, Housing Credit Financing for Affordable Housing Developments Located in Small And Medium Counties ("Financing"); and

WHEREAS, in order to improve the application for the Local Government Area of Opportunity Funding Designation in connection with the Financing, the Developer is required to submit, as part of its application to FHFC, evidence of local government financial support, including a form executed by the local government verifying its financial commitment; and

WHEREAS, the Developer has requested that the County make a certain contribution to the cost of the Project as the local government contribution for purposes of the Developer's application for the Financing (the "County's Contribution"); and

WHEREAS, if FHFC awards the Financing to the Developer for the Project, then at the closing of the Developer's loan for the principal financing of the Project (the "Closing"), the

County is willing to provide the County's Contribution by making a loan to the Developer in the amount of $340,000.00 (the "County's Loan"); and

WHEREAS, in exchange for the County's Loan, the Developer will give to the County a note at the Closing payable to the County in the amount of $340,000.00 (the "Note"); and

WHEREAS, the loan will be a non-amortizing loan, with interest at the rate of 5% per annum on the outstanding amount. Interest-only payments will be paid, at least, semi-annually. The Note shall mature 18 years from Closing at which time any outstanding interest and principal will be due and payable; and

WHEREAS, Part IV of Chapter 159, Florida Statutes, authorizes county governments to create housing finance authorities within the State for the purpose of issuing revenue bonds and refunding bonds to assist in relieving the shortage of housing available at prices or rentals which are affordable to many persons and families; and

WHEREAS, HFA is a public body corporate and politic created under the authority of Section 159.604, Florida Statutes; and

WHEREAS, by the adoption of Ordinance No. 80-19, the County's Board of County Commissioners created the HFA pursuant to Section 159.604, Florida Statutes; and

WHEREAS, HFA has agreed to provide to the County the full amount of the funds necessary for the County to provide the County's Contribution; and

WHEREAS, the County and the HFA desire to enter into this Agreement to address the terms and conditions under which the HFA shall provide to the County the County's Contribution for the Project as set forth herein.

NOW THEREFORE, for and in consideration of the foregoing recitals and the mutual covenants set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged and objections to the sufficiency and adequacy of which are hereby waived, the County and the HFA (the "Parties") do hereby agree as follows:

1. The above recitals are an integral part of this Agreement and are incorporated herein by reference.

2. This Agreement is entered into pursuant to the provisions of Section 163.01, Florida Statutes, commonly known as the "Florida Interlocal Cooperation Act of 1969", and all applicable portions of the Act are made a part hereof and incorporated herein as if set forth in full, including, but not limited to the following specific provisions:

   a. All of the privileges and immunities and limitations from liability, exemptions from laws, ordinances and rules, and all pensions and relief, disability, workers' compensation and other benefits which apply to the activity of officers, agents, or employees of the Parties hereto when performing their respective functions within

their respective territorial limits for their respective agencies, shall apply to the same degree and extent to the performance of such functions and duties of such officers, agents or employees extra-territorially under the provisions of this Agreement.

b. This Agreement does not and shall not be deemed to relieve any of the Parties hereto of any of their respective obligations or responsibilities imposed upon them by law except to the extent of the actual and timely performance of those obligations or responsibilities by one or more of the Parties to this Agreement, in which case performance provided hereunder may be offered in satisfaction of the obligation or responsibility.

c. As a condition precedent to its effectiveness, and pursuant to Section 163.01(11), Florida Statutes, this Agreement and any subsequent amendments hereto shall be filed with the Clerk of the Circuit Court of Clay County.

3. The HFA will deliver the sum of $340,000.00 to the County for the purpose of providing the County's Contribution for the Project (the "Commitment Sum") on or before the 30th day prior to the Closing.

4. Provided that the County first receives the full amount of the Commitment Sum from the HFA as provided in paragraph 3, the County will provide the County's Contribution to the Developer in exchange for the Note at the Closing so long as the Closing occurs on or before December 15, 2026 ("Initial Closing Deadline"), or at a later date if a written request by the Developer to extend the Closing date beyond the Initial Closing Deadline is approved by the County Manager, but in no event can the Closing date be extended beyond February 15, 2028 ("Final Closing Deadline").

5. In order to provide evidence to FHFC of the County's obligation to provide the County's Contribution under this Agreement, the County shall cause to be executed and delivered to the Developer certification of the County's Contribution in connection with the Project on the form designated by FHFC.

6. The terms of the Note will be as reflected in the above recitals, and will be secured by a mortgage on the Project given by the Developer to the County (the "Mortgage") that will be subordinate only to the mortgage securing the Developer's loan for the principal financing of the Project.

7. After the Closing has successfully occurred, the County will immediately assign the Note and the Mortgage to the HFA. Upon such assignment, the HFA shall have no recourse against the County, its principals, officers, employees and agents, for nonpayment, nonperformance or other default under the terms of the Note, the Mortgage or both. In the event the Closing does not occur on or before the Initial or Final Closing Deadlines, or in the event the Developer's application for the Financing is denied by the FHFC, then the County shall promptly return the Commitment Sum to the HFA if the HFA has already delivered such Commitment Sum to the County.

8. As a condition precedent to the County's obligation to provide the County's Contribution at the Closing, the County must have a minimum of 30 days prior notice of the date of the Closing, to be provided by either the HFA or the Developer to the County.

9. All notices given under this Agreement shall be in writing and shall be deemed to have been duly given (a) when delivered by hand, (b) two days after having been delivered to Federal Express, UPS, Airborne or another recognized overnight courier or delivery service, or (c) five days after having been deposited into the United States mail, by registered or certified mail, return receipt requested, postage prepaid, to the respective Parties at their respective addresses set forth below:

County:

County Manager
P.O. Box 1366 (mail)
477 Houston Street, 4th Floor (delivery)
Green Cove Springs, FL 32043

HFA:

Executive Director
P.O. Box 1620 (mail)
Orange Park, FL 32067-1620
1845 East West Parkway, Suite 6
Fleming Island, FL 32003(delivery)

In the event that different addresses or representatives are designated by either Party after execution of this Agreement, notice of the name, title, and address of the respective Party will be provided to the other Party.

10. Subject to and within the limitations set forth in Section 768.28, Florida Statutes, and to any other limitations, restrictions and prohibitions that may be provided by law, and without being deemed to operate as a waiver of the HFA's sovereign immunity, the HFA shall fully and completely indemnify, protect, defend and hold harmless the County and its respective officers, employees and agents from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character arising out of or directly or indirectly relating to any and all claims, liens, demands, obligations, or actions, proceedings or causes of action of every kind and character in connection with or arising directly or indirectly out of this Agreement. Without limiting the generality of the foregoing, any and all such claims including, but not limited to, those for personal injury, death, damage to or destruction of property, defects in materials or workmanship, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court, shall be included in the indemnity hereunder.

11. The HFA acknowledges that in the budget for each fiscal year of the County during which the term of this Agreement is in effect a limited amount of funds are appropriated which are available to make payments arising under this Agreement. Any other provisions of the Agreement to the contrary notwithstanding, and pursuant to the provisions of Section 129.07, Florida Statutes, the County's financial obligation under this Agreement, if any, in any given fiscal year shall not exceed the amount appropriated for that purpose in the County's annual budget for such fiscal year.

12. The access to, disclosure, non-disclosure, or exemption of records, data,

documents, and/or materials, associated with this Agreement shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes), and other applicable State or Federal law. The Parties shall comply with all requirements of Chapter 119, Florida Statutes, to the extent applicable to the records and documents associated with this Agreement that are in its possession or under its control. A request to inspect or copy public records relating to the Agreement must be made directly to the County. All records in connection with this Agreement must be retained for a period of at least five (5) years after the Closing has occurred or this Agreement ends, whichever occurs first. All records shall be kept in such a way as will permit their inspection pursuant to Chapter 119, Florida Statutes. Each Party to this Agreement, upon written reasonable notice, shall have the right to audit and inspect any records of the other Party relating to this Agreement to ensure compliance with the terms of this Agreement.

IF HFA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 529-3604, publicrecords@claycountygov.com, POST OFFICE BOX 1366, GREEN COVE SPRINGS, FLORIDA 32043.

13. In the performance of its covenants and obligations under this Agreement, HFA will be acting in the capacity of an independent contractor and not as an agent, employee, partner, joint venture or associate of the County. HFA shall be solely responsible for the means, methods, techniques, sequences and procedures utilized by HFA in the full performance of and to comply with the terms of this Agreement. Neither HFA nor any of its employees, officers, agents or other individual directed to act on behalf of HFA for any act related to this Agreement shall represent, act as, purport to act as, or be deemed to be the agent, representative, employee or servant of the County.

14. HFA shall not assign or otherwise transfer, in whole or in part, any of its rights, duties, or obligations under this Agreement to any other Party without the prior written consent of the County, which consent may be withheld by the County for any or no reason. Any such assignment attempted by HFA without such prior written consent shall be null and void. If HFA attempts to assign any such rights or duties without securing such prior written consent, this Agreement may be declared in default and immediately terminated by the County.

15. Any other provisions of this Agreement to the contrary notwithstanding, no third-party beneficiaries are intended or contemplated under this Agreement, and no third-party shall be deemed to have rights or remedies arising under this Agreement or such documents against either Party to this Agreement.

16. The Agreement may only be modified or amended upon mutual written agreement of the County and HFA. No oral agreements or representation shall be valid or binding upon either Party.

17. The Parties first attempt to settle any dispute arising from this Agreement through negotiation and a spirit of mutual cooperation. The Parties will use reasonable efforts to arrange meetings as needed, at mutually convenient times and places, to address and work toward resolution of issues that arise in the performance of this Agreement. The dispute will be escalated to appropriate higher-level managers of the Parties, if necessary. Each Party shall have the right to seek the judicial enforcement and interpretation of this Agreement.

18. Each of the Parties shall cooperate with one another, shall do and perform such actions and things, and shall execute and deliver such agreements, documents and instruments, as may be reasonable and necessary to effectuate the purposes and intents of this Agreement.

19. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation, mediation, or other action proceeding between the Parties arising out of this Agreement shall lie in Clay County, Florida.

20. In the event either Party shall retain an attorney to litigate on its behalf against the other Party regarding the enforcement or interpretation of this Agreement or regarding the rights, remedies, or obligations of the Parties arising under this Agreement, the Party prevailing on the majority of its claims, or which successfully defends against a majority of the other Party's claims, shall be entitled to an award of reasonable attorney's fees, costs, and expenses against the other Party, including fees, costs, and expenses incurred from the date of referral of the dispute to the prevailing Party's attorney through the conclusion of litigation, or incurred in bankruptcy or on appeal. Nothing contained herein is intended to serve as a waiver of sovereign immunity and extend the County's liability beyond the limits established in Section 768.28, Florida Statutes.

21. If any provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Agreement, and this Agreement shall be enforced as if such invalid and unenforceable provision had not been contained herein.

22. No waiver by either Party of any term or condition of this Agreement will be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different section, subsection, paragraph, subparagraph, clause, phrase, or other provision of this Agreement.

23. The Agreement may be executed in one or more counterparts and by the separate Parties in separate counterparts, each of which shall be deemed to constitute an original and all of which shall be deemed to constitute the one and the same agreement.

24. It is mutually acknowledged and agreed by the Parties that this Agreement contains the entire agreement between the County and the HFA with respect to the subject matter of this Agreement. No understanding, statement, representation, writing, agreement, course of conduct or course of action by the Parties or the authorized representatives of the Parties, which is not expressed in this Agreement shall be valid.

25. The Parties to this Agreement agree to utilize electronic signatures and that the digital signatures of the Parties set forth below are intended to authenticate this Agreement and have the same force and effect as manual written signatures. Each person signing on behalf of the Parties to the Agreement represents and warrants that he/she has full authority to execute this Agreement on behalf of such Party and that the Agreement will constitute a legal and binding obligation of such Party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date and year first written above.

HOUSING FINANCE AUTHORITY OF CLAY COUNTY, a public body corporate and politic

By: _____
James Ryan
Its Chairman

Attest for the HFA:

_____
Theresa Sumner
Its Executive Director

CLAY COUNTY, a political subdivision of the State of Florida

By: _____
Betsy Condon
Its Chairman

ATTEST:

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

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Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Administrative and
Contractual Services

SUBJECT:
Approval of the Thirteenth Amendment to Agreement No. 2019/2020-196 AM13 for Owner's Representative Services for the Bonded Transportation Program with WGI, Inc. for additional work on Projects 4, 5, and 6A in the amount of $233,469.91.
Funding Source:
Multiple Funds

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
Amendment includes an additional survey and environmental and project management for changes in the pond location for Project 5, for additional work associated with final appraisals for Project 6A, and additional work on Project 4. Funding for these changes have been redistributed from other projects where the scope of work has been reduced or postponed.

Is Funding Required (Yes/No):
Yes

If Yes, Was the item budgeted (Yes\No\N/A):
Yes

Funding Source:
Multiple Funds

Sole Source (Yes\No):
No

Advanced Payment (Yes\No):
No

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Contracts_WGI AM13	Agreement/Contract	7/17/2025	2019-2020-196_AM13.WGI_Owner_s_Rep.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/17/2025 - 7:18 AM	Item Pushed to Agenda

Clay County Agreement/Contract No. 2019/2020 – 196 AM13

THIRTEENTH AMENDMENT TO AGREEMENT FOR OWNER'S REPRESENTATIVE SERVICES FOR 2020 TRANSPORTATION BOND PROGRAM [WGI, INC.]

This Thirteenth Amendment to Agreement for Owner's Representative Services for 2020 Transportation Bond Program ("Thirteenth Amendment") is entered into on this ____ day of July 2025, between Clay County, a political subdivision of the State of Florida (the "County") and WGI, Inc., a Florida Profit Corporation ("Owner Rep"). Capitalized words not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

RECITALS

WHEREAS, on September 8, 2020, the parties entered into an Agreement for Owner's Representative Services for 2020 Transportation Bond Program ("Bond Program"), Clay County Agreement/Contract No. 2019/2020-196 ("Agreement"), which is incorporated herein by reference, wherein the Owner Rep agreed to serve as the County's owner's representative to oversee the design and construction (by others) in relation to the Bond Program; and

WHEREAS, the Bond Program is comprised of seven roadway Projects identified as follows:

1) Project No. 1: CR218 from Cosmos Ave. to Pine Tree Lane
2) Project No. 2: CR 209 from Highway 17 to CR 315B
3) Project No. 3: CR 209 from Sandridge Road to CR 315B
4) Project No. 4: Sandridge Road from Henley Road to CR 209
5) Project No. 5: CR 220 from Baxley Road to Henley Road
6) Project No. 6A: First Coast Connector, Maryland Ave. (CR 315) to Highway 17
7) Project No. 6B: First Coast Connector, SR 23 to Maryland Ave. (CR 315); and

WHEREAS, the categories of Services to be provided by the Owner Rep in relation to these seven Projects are as follows:

1) Program Wide Management Services
2) Design Criteria Package Services for Design Build
3) Program Wide Right of Way Acquisition Services
4) CMAR Wide Stormwater and Environmental Strategy Services
5) CMAR Wide Surveying Services
6) Program Wide Construction Engineering and Inspection ("CEI") Services
7) Program Wide Reimbursables Services; and

WHEREAS, on February 23, 2021, the parties entered into the First Amendment to the Agreement, incorporated herein by reference, to remove all references to subcontractor Birchfield and Humphrey, Inc., its associated legal services, and all associated costs; and

WHEREAS, on January 19, 2022, the parties entered into the Second Amendment to the Agreement, incorporated herein by reference, to provide an additional means for payment related to appraisal work completed by the subcontractor, CBRE Group, Inc. based on its unit rates; and

WHEREAS, on March 8, 2022, the parties entered into the Third Amendment to the Agreement, incorporated herein by reference, to amend the scope of services to provide for Owner Rep Services in the total amount of $95,197.88 in relation to the roundabout study, typical analysis, and Sandridge realignment in connection with CMAR Group 1, Project 3 of the Bond Program; and

WHEREAS, on March 8, 2022, the parties entered into the Fourth Amendment to the Agreement, incorporated herein by reference, to include a new roadway project under the Agreement identified as CR 218 from Carter Spencer Road to Cosmos Ave. to be paid by the County using Impact Fee District 2 funding; and

WHEREAS, on September 26, 2022, the parties entered into the Fifth Amendment to the Agreement, incorporated herein by reference, to include Cultural Resource Assessment Survey (CRAS) as required by the St. Johns River Water Management District in relation to CMAR Group #2, Project 2 in the total amount of $28,890.57, create a new subcategory under Service category 1 called "Cultural Resource Assessment" for the Owner Rep to provide support services in relation to these surveys/reports, amend Article 8.1 to add SEARCH, Inc. as a subcontractor under the Agreement, amend Composite Attachment G to provide for a CPI rate adjustment for the rates associated with the cost reimbursement Services for FY 22/23, amend Article 9.1 to increase the total not to exceed amount to account for the CRAS Services, and amend Article 9.2 A-G to reference Attachment F instead of the amounts; and

WHEREAS, on October 25, 2022, the parties entered into the Sixth Amendment to the Agreement, incorporated herein by reference, to include additional Services to be performed by the Owner Rep under the Service categories for Program Wide Management, Design Criteria Package for Design Build, Program Wide Right of Way Acquisition, CMAR Wide Stormwater and Environmental Strategy, and CMAR Wide Surveying related to design services and support, permitting support, and right of way/establishment of right of way monumentation and plat creation in the total amount of $3,532,555.78; and

WHEREAS, effective May 10, 2023, the Design-Build Agreement for the design and construction of Project 1 of the Bond Program was mutually terminated between the County and the design-build contractor; and

WHEREAS, on July 19, 2023, the parties entered into the Seventh Amendment to the Agreement, incorporated herein by reference, to amend the scope of services for Project 1 from a design-build to a design-bid-build Project, provide for additional services to be performed by the Owner Rep in relation to the design-bid-build of Project 1 in the total amount of $967,981.64 to include finalizing the design with a modified scope, permitting, utility coordination, right of way, assisting the County with a bid for the construction, and post design services, and reduce amounts for certain Projects under the Service categories for Program Wide Right of Way Acquisition and Program Wide CEI Services in the total amount of (-$967,981.64), which resulted in a zero cost

amendment to the total not to exceed under the Agreement; and

WHEREAS, on July 25, 2023, the parties entered into the Eighth Amendment to the Agreement, incorporated herein by reference, to amend the scope of services to include CEI Services for the Utility Work and coordination with Clay County Utility Authority's (CCUA) representative for Project 4 in the total amount of $119,658.61, which would be reimbursed by CCUA, amend Article 9.1 of the Agreement to increase the total contract sum, amend Attachment D (Summary of Services), and amend Attachment F (Schedule of Values); and

WHEREAS, on December 12, 2023, the parties entered into the Ninth Amendment to the Agreement, incorporated herein by reference, to add GAI Consultants, Inc., Cornerstone Land Surveying, Inc., and GEC-Florida Civil Construction as subcontractors under the Agreement in accordance with Article 8.1 to assist with ROW acquisition efforts, provide for a CPI rate adjustment to the cost reimbursement Services effective October 1, 2023, and amend Composite Attachment G (Prime and Subcontractor Cost Reimbursables Hourly Rates); and

WHEREAS, due to budget constraints associated with inflation, the County was unable to accept the Guaranteed Maximum Price (GMP) presented for Project 5; and

WHEREAS, on June 14, 2024, the parties entered into the Tenth Amendment to the Agreement, incorporated herein by reference, to re-allocate costs from the remaining budget for Project 5 ($776,608.01) into Projects 1, 2, 3, 4, and 6 as set forth in amended Attachment D (Summary of Services) and amended Attachment F (Schedule of Values) attached to the Tenth Amendment, which resulted in a zero cost amendment to the total not to exceed amount under the Agreement; and

WHEREAS, on September 25, 2024, the parties entered into the Eleventh Amendment to the Agreement, incorporated herein by reference, to Amend Article 8.1 to include McIntosh Associates, Inc., an LJA Company as a subcontractor, provide for a rate adjustment to the cost reimbursement Services effective October 1, 2024 based on the CPI annual percentage changes, and amend Composite Attachment G (Prime and Subcontractor Cost Reimbursables Hourly Rates); and

WHEREAS, on November 26, 2024, the parties entered into the Twelfth Amendment to the Agreement, incorporated herein by reference, to extend the Final Completion Date for an additional two years through December 15, 2026 to align the services with the estimated completion date of the Projects and amend the Owner Rep's Services to provide for an overall increase in the amount of $1,857,486.90 to manage the work through the end of project construction; and

WHEREAS, the Owner Rep has submitted a Change Order in the net amount of $233,469.91 to revise the Services and Schedule of Values to reflect the following additional Services to be performed by the Owner Rep:

1) For Project No. 5, a change in pond location requiring additional survey, environmental, and project management Services;

2) For Project 6A, right-of-way Services for additional work associated with final appraisals; and
3) For Project No. 4, construction engineering and inspection (CEI) Services; and

WHEREAS, this increase in the contract amount does not result in an overall increase to the Bond Program (BTP) budget, as the budgetary adjustment will be accommodated through a redistribution of existing funds within the BTP Program; and

WHEREAS, the parties now wish to enter into this Thirteenth Amendment to amend Article 9.1 to reflect the increased contract amount, revise Attachment D (Summary of Services), and update Attachment F (Schedule of Values) all to incorporate the above-described modifications to the scope of Services and corresponding Schedule of Values.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged and all objections to the sufficiency and adequacy of which are hereby waived, the parties agree as follows:

1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Scope of Work Modifications. The Agreement is hereby amended to reflect revisions to the scope of work as detailed in amended Attachment D (Summary of Services) and amended Attachment F (Schedule of Values), both of which are attached hereto and incorporated herein by reference. These amendments capture the additional Services to be performed by the Owner Rep as described in the recitals above.

3. Contract Price Adjustment. The total not to exceed amount, as previously amended, is hereby increased by $233,469.91 from $20,820,968.43 to $21,054,438.34. This increase has been allocated among the applicable Service categories, as set forth in amended Attachment F (Schedule of Values). Accordingly, Article 9.1 of the Agreement is hereby amended and replaced in its entirety with the following:

> 9.1. The County agrees to pay the Owner Rep for the Services performed for the Bond Program in accordance with the terms of this Agreement, on a cost reimbursement and lump sum basis, in an amount that **shall not exceed the total sum of $21,054,438.34**. This amount includes the Services performed by the Owner Rep and all other costs, expenses and reimbursables associated with the Owner Rep's performance of the Services to complete the Bond Program.

4. Attachment D Amendment. Attachment D (Summary of Services) to the Agreement, as previously amended, is hereby removed and replaced in its entirety with amended Attachment D (Summary of Services) attached hereto.

5. Attachment F Amendment. Attachment F (Schedule of Values) to the Agreement, as previously amended, is hereby removed and replaced in its entirety with amended Attachment F (Schedule of Values) attached hereto.

6. Conforming Changes. All provisions in the Agreement and any amendments, attachments, schedules or exhibits thereto in conflict with this Thirteenth Amendment shall be and hereby are changed to conform to this Thirteenth Amendment.

7. Ratification of Agreement. Except as expressly provided herein, all other terms and conditions of the Agreement, as previously amended, not affected by this Thirteenth Amendment are incorporated herein and shall remain in full force and effect.

8. Authority. The parties agree to utilize electronic signatures and that the digital signatures of the parties set forth below are intended to authenticate this Thirteenth Amendment and have the same force and effect as manual written signatures. Each person signing on behalf of the parties represents and warrants that he/she has full authority to execute this Thirteenth Amendment on behalf of such party and that the Thirteenth Amendment will constitute a legal and binding obligation of such party.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the parties have executed this Thirteenth Amendment to the Agreement as of the date and year first written above.

WGI, INC.

By: _____
Gregory Sauter
Its President

CLAY COUNTY, a political subdivision of the State of Florida

By: _____
Betsy Condon
Its Chairman

ATTEST:

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

Total Amount	$15,187,178.69
AM1	No Price Change
AM2	No Price Change
AM3	$ 95,197.88
AM4	Impact Fee District 2 Funding
AM5	$ 28,890.57 (and CPI rate adjustment)
AM6	$ 3,532,555.78
AM7	Zero Cost Amendment
AM8	$ 119,658.61
AM9	CPI rate adjustment
AM10	Zero Cost Amendment
AM11	CPI rate adjustment
AM12	$ 1,857,486.90
AM13	$ 233,469.91
Adjusted Total Amount	$21,054,438.34

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ATTACHMENT D
(SUMMARY OF SERVICES)

ATTACHMENT D

SUMMARY OF SERVICES

The Owner Rep shall provide Services as detailed in the Agreement, the RFQ Scope of Services attached as Attachment B to the Agreement, and the Owner Rep's Response attached as Attachment C to the Agreement. This Summary of Services is to set forth the associated cost reimbursable and lump sum amounts for the seven categories of Services agreed upon by the parties to ensure performance of the Services as described in the table below:

	Service Categories	**Contract Amounts**
1	Program Wide Management	Cost Reimbursable **$7,362,956.74**
2	Design Criteria Package for Design Build (DB)	Cost Reimbursable $2,347,415.55
3	Program Wide Right of Way Acquisitions	Cost Reimbursable **$3,533,358.40**
4	CMAR Wide Stormwater and Environmental Strategy	**$620,462.61**
5	CMAR Wide Surveying	Lump Sum **$702,465.60**
6	Program Wide Construction Engineering Inspection (CEI)	Lump Sum $**6,333,916.97**
7	Program Wide Reimbursables	Cost Reimbursable $153,862.48
	TOTAL OWNER'S REP FEE	$**21,054,438.34**

Description of Change: An overall increase of $233,469.91 for additional work (Survey, Environmental and Project Management) on project No. 5 (CR 220) for pond location change. Right-of-way budget was adjusted to finalize project 6A (CR 315) and the CEI budget was adjusted for project 4 (CR 739B).

Each service category has been further divided into subcategories by the parties to reflect the work effort to be performed under each service category and the associated cost within each service category. The following tables for each service category identify the subcategories and associated contract amount and are followed by a description of work effort attributed to the subcategories.

SERVICE CATEGORY 1 - PROGRAM WIDE MANAGEMENT

Category	Contract Amount	Comments
Roadway Reviews (Support)	**$895,949.37**	All DB Projects and CMAR Projects oversight
Drainage Reviews (Support)	**$528,844.72**	Technical oversight services for all DB Projects and CMAR Projects
Utility Verification (Support)	**$287,002.67**	Technical oversight services for all DB Projects and CMAR Projects
Geo-Tech (Support)	$103,558.79	Technical oversight services for all DB Projects and CMAR Projects
Public Involvement (GIS Support)	$69,539.28	Support services for all DB Projects and CMAR Projects
Cultural Resource Assessment	**$193,749.01**	Support services for all DB and CMAR projects
Program Management *	**$4,764,791.11**	All DB Projects and CMAR Projects *
Project Controls*	$395,609.72	HDR – Subcontractor services for all DB Projects and CMAR Projects *
Post Design *	$123,912.08	CR 218 Post Design Services during Construction *
Sub-Total Program Wide Management Services	**$7,362,956.74**	

* These services are required for the next 2-year to complete projects currently under construction.

Description of Change: An increase of $37,221.83 for Program Management Services to include Roadway/Drainage reviews, utility verification, survey, environmental and cultural resource assessment of the new pond location.

DESCRIPTION:

The Services to be provided under the Program Wide Management Service Category include,

but are not limited to, professional services necessary to manage the study, design, right of way acquisitions/relocations, construction and inspections of the Bond Program and are divided into the following described subcategories.

Roadway Reviews:
These Services are program wide support services for all seven Projects and are described as tracking and close-out of all comments and responses related to each Project through the entire design review process for Project plans and Project submittals, including design exceptions and quality control assurance reviews to include the technical review of plans and supporting documentation for all seven Projects at 30%, 60%, 90%, and 100% submittals. Design analysis as required for recommendations for cost savings or to meet the scope of the project. Prepare for and attend meetings related to design guidance including MOT, quantities, and interface issues.

Drainage Reviews:
These Services are for technical oversight review support services for all seven Projects and are described as services to determine all Project drainage design and construction methods in accordance with standard drainage practices (see the most current edition of the FDOT Drainage Manual for reference). These Services also include the technical review of plans and supporting documentation for all seven Projects at 30%, 60%, 90%, and 100% submittals. Design analysis as required for recommendations for cost savings or to meet the scope of the project. Prepare for and attend meetings related to design guidance including stormwater and drainage systems, shared use ponds, and coordination with permitting agencies such as SJRWMD and DEP.

Utility Verification:
These Services are for technical oversight review support services for all seven Projects and are described as the process of obtaining all utility information available to develop a plan which incorporates all utilities (electric, water, wastewater, communications, data and gas) into the Project(s) work plan which includes all existing aerial and underground utilities. The plan includes reviewing permits for applicability and completeness, tracking each permit through each project, work with utility agencies to ensure timely deliverable of existing conditions or planned improvements, and confirming final work to the satisfaction of the county. This addendum includes finalizing the CR 218 Utility Work Schedule for a conventional design bid build project.

Geo-Tech:
These Services are for technical oversight review support services for all seven Projects and are described as using principles of soil mechanics to investigate subsurface conditions and materials; determining the relevant physical/mechanical and chemical properties of these materials; evaluating stability of natural slopes and man-made soil deposits; assessing risks posed by site conditions; designing earthworks and structure foundations; monitoring site conditions, earthwork and foundation construction; reviewing Geo-tech scopes, reports and recommendations; and providing feedback and recommendations to the Program

Administrator.

Public Involvement (GIS Support):
These Services, which may be requested by the County, are program wide support services for all seven Projects and may consist of public outreach; assisting the County with developing a Program Wide Public Outreach Plan; attending and participating in public meetings and workshops related to public awareness, preparing flyers, brochures, and hand-outs; notifying media sources of Project actions; and performing any other related awareness/communication services if authorized by the Program Administrator.

Cultural Resource Assessment
Prepare a Cultural Resource Assessment Survey/Report for each project as required by the permitting agency(s).

Program Management:
These Services are program wide support services for all seven Projects and are described as:

- Schedule: Per the Agreement, establish a Master Program Plan and Schedule consisting of individual plans and schedules for each Project based on the following Project groupings, and throughout the Bond Program review schedule and sequencing and provide recommendations:
    a. Conventional Project #1, CR 218 – Mimosa Ave to Pine Tree Lane:
        - Deliver as a Conventional Design-Bid- Build
    b. Design Build Project #6B, First Coast Connector (FCC) – new road connecting CR 315 to First Coast Expressway (FCE):
        - Deliver as a low-bid Design Build
    c. CMAR Project Group #1
        - Project #3, Russell Road (CR 209) – Sandridge Road to CR 315B
        - Project #4, Sandridge Road – Henley Road to Russell Road (CR 209)
    d. CMAR Project Group #2
        - Project #2, CR209 – US 17 to CR 315B
        - Project# 5, CR 220 – Baxley Road to Henley Road
        - Project #6A, CR 315 – US 17 to Project #6B (FCC)
    e. Draw from the Master Program Plan and Schedule to establish and monitor individual Project scheduling requirements and major milestone/critical path events for engineering/ construction activities such as the following:
        - Review, coordinate and manage Project consultants and contractors.
        - Review design development compliance with approved Project design criteria.
        - Oversee the work between Design Consultants and CMARs as they work together to develop Project budgets and ultimately GMP's.

- Develop scope of work and special contract provisions.
- Review Project consultants progress reports and review and recommend approval of Project consultants' and contractors' invoices.
- Provide oversight and support services during the construction period to ensure compliance with contract documents and industry best practices.

- Budget: Review and update conceptual budget and scope; Establish financial accounting systems, advise the County of projected funding needs monthly, perform cash flow analyses, and validate program requirements and budgets for financial/accounting support, general administrative, and professional support; Develop baseline Cash Flow metric (specifically linking Program Wide Funding to the detailed Project activity and projected needs) that will be updated throughout the life of the Bond Program; Develop a baseline Master Program Budget, Schedule and Cash Flow that is a living document and develop metric-based Program Management dashboards. Incorporate mobility fee credits, interest income, and other sources into budget and plan for availability for construction payments. Support the County in an effort to apply for additional funding sources.
- Project Services Support:
    a. Develop design documentation to support each project which may include typical section development and/or changes, alignment changes due to new or changing information. Prepare roundabout layout at locations deemed appropriate for its consideration. Prepare shared use pond analysis or other drainage analysis to support changing conditions, or changing approaches to the project
    b. Prepare white papers as needed to support shared use ponds, location of County facilities, or other analyses as requested by the County.
    c. Prepare a Cultural Resource Assessment Survey/Report for each project as required by the permitting agency(s).
    d. Provide document controls and filing systems, establish Project schedules, conduct production meetings, provide status reports, and other general administrative services.
    e. Review scope of services for Project design, review contract agreements, provide baseline surveying, right of way mapping and legal descriptions, and prepare paperwork and documentation necessary for submittal to the County's Board of County Commissioners.
    f. Coordinate the timing of the roadway construction, including analysis of other construction that may impact the roadways to determine the most efficient means and timing to conduct the work to minimize the impact on the public.
    g. Use proactive management and technical oversight in all areas of planning through construction to ensure success in delivery of the Projects within budget and on-time before the mandated deadlines.
    h. Establish Project controls protocols and coordinate with County Administrative Staff on how to make the linkages as seamless as possible:
        - Accounting Systems

    - Purchasing and Procurement Systems
    - Project Scheduling and Tracking Systems
- Meetings
    a. Attend progress meetings to status the program and report progress.
    b. Hold regularly scheduled meetings with team members to coordinate with partners, assign responsibility, and track progress.
    c. Attend BOCC meetings to report progress and provide material as needed.
    d. Prepare for and attend quarterly meetings with the County senior leadership team to report progress and receive guidance on proper implementation of the program.
    e. Prepare for and attend meetings with developers including for geometric coordination as well as design and permitting requirements for stormwater system design.
- Risk Management:
    a. Develop a Risk Profile and prepare a Risk Management Plan and maintain a Risk Register from task authorization through completion of the Bond Program. Risk assessment will be discussed weekly with the County so the County and the Owner Rep are aware of the current exposure and probability and continue to effectively address issues.
    b. Consider all potential risks, including, but not limited to, COVID-19 and any other infectious disease outbreak, cybersecurity, and natural disasters/extreme weather such as hurricanes, etc.
    c. Work with the County to establish response protocols and hold industry forums to communicate with the industry and seek feedback to mitigate any potential risks.
- Right of Way: Review the existing right of way and establish an acquisition strategy that includes an evaluation of the proposed typical section for each Project to determine if alternatives might yield less right of way impacts.
- Design Build Project (CR 216 Cathedral Oak Parkway)
    a. For design-build work, perform constructability review; perform geotechnical advisory support; and perform surveying support.
    b. Conduct an in-depth constructability review and conduct a Quality Control (QC) pre-construction meeting to review specifications, outline testing procedures, review responsibilities, and resolve contractor questions.
    c. Review Project schedules against FDOT or other Project improvements to coordinate traffic control plans and other Project coordination.
    d. Implement partnering in improving communications, increasing trust, managing goals, and expediting decision-making time.
    e. Assist in value engineering; review periodic progress payment requests;
- Conventional Design Bid Build (CR 218)
    a. Finalize the CR 218 Plans for Permitting, From Cosmos Ave to Pine Tree Lane
    b. Prepare plans for Base Bid from Pine Tree Ln to Masters Rd (Omega Park)
    c. Prepare Alternative Bid Option 1 to Extend the project to Mimosa Ave
    d. Prepare Alternative bid Option 2 for Intersection Improvements at Mimosa Ave

    e. Prepare Alternative Bid Option 3 to Extend the Shared Use Path form Mimosa Ave to Cosmos Ave

- CMAR Projects:
    a. Assist with selecting two Engineering design consultants ("Design Consultants") to design the five roadway Projects associated with the two CMAR Projects. This will include, but not be limited to, assisting with preparation of Request for Qualifications, assisting with negotiations with Design Consultants, and assisting with issuing the Notices to Proceed to each Design Consultant.
    b. Assist with developing the process needed to secure the services of two CMAR entities for the CMAR Projects and assist with negotiations with CMAR entities for pre-construction services.
    c. While working in conjunction with the Design Consultants and CMARs, Owner Rep, Design Consultants, and CMARS will work together through 100% design developing an Open Estimate Guaranteed Maximum Price (GMP). The Owner Rep will help manage the Design Consultants and CMARs in the development of a set of construction plans with a GMP for each Project.
    d. Submit the GMP and construction plans for the CMAR Projects to the County for the County's review and approval. Review and recommend whether the County should continue with the CMARs or competitively bid the Project(s). If the County accepts the GMP, then construction will begin, and the CMAR will become the point of responsibility for construction of its assigned Projects. If the GMP and construction plans are not accepted, the Project(s) will be bid competitively.
- Both Design Build and CMAR Projects:
    a. Perform preliminary design activities including development criteria, standards and elements that will be transferred to the Design Consultants to establish consistency and assist with the review and negotiation of the design fee proposals, monitor Design Consultants performance; review/comment on the 30%, 60%, 90%, and 100% submittals; review design criteria development compliance; assist in value engineering; review periodic progress payment requests.
    b. Value engineering will include cost mitigation meetings including review of 60% plans with a full-service design team to investigate changes that will result in cost savings to the County. This may include design analysis including realignment, typical section changes, construction phasing changes, and elimination of scope of work.
    c. During the construction, provide CEI Services as outlined in Service Category 6, schedule and conduct pre-construction and weekly meetings, enforce construction documents, review shop drawings and RFIs, review and analyze change orders, review monthly progress payment requests, prepare/maintain monthly progress schedules and reports, test construction materials, collect and deliver documents and deliverables prior to recommending final payments, deliver financial accounting reports, and conduct warranty reviews as needed.
    d. Serve as an expert witness and perform any other design support services.
- CEI Services: Oversee and manage CEI services for all seven Projects.

Project Controls:
These Services are program wide support services for all seven Projects and are described as Project data gathering, management and analytics to predict, understand and constructively influence the time and cost outcomes of the Projects through the communication of information in formats that will assist effective management and decision making of the Bond Program.

SERVICE CATEGORY 2 – DESIGN CRITERIA PACKAGES

Categories	Contract Amounts	Comments
Survey (Topo/ Right of Way) *	$440,309.79	Surveying effort to support the preparation of the Design Build Criteria Package and all other needs related to the delivery of Project #1, CR 218 and Project #6B, FCC
Structures (BDR, Bridge Development Report) *	$146,806.61	All this effort related to Project #6B, FCC over Peter's Creek - preparation of 30% Structures Plans and a Bridge Development Report (BDR) to be included in the Design Criteria Package
Roadway *	$561,063.00	Develop a 30% set of plans for both Design Build Projects and secure SJRWMD ERP, Formal Wetland Delineation, and USACE permit
Drainage *	$184,710.83	Develop a 30% set of plans for both Design Build Projects and secure SJRWMD ERP, Formal Wetland Delineation, and USACE permit
Geotech*(Reviews and Borings)	$198,673.61	For Project 6B, FCC – Roadway borings at every 500 ft. (35 max), 3 bridge borings and one boring per pond (5 max) CR 218 finalize Geotech Documents
Drainage*(Analysis and Permitting)	$455,424.53	Develop preliminary drainage basins, ponds and bridge hydraulics report as needed to secure SJRWMD ERP, Formal Wetland Delineation, and USACE permit

Wetland Delineation*	$243,252.66	Delineate State & Federal jurisdictional wetlands and prepare wetland application for SJRWMD and USACE as needed to support the issuance of SJRWMD ERP
CCUA Plans*	$36,784.10	Finalize CCUA Plans for Work by Highway contractor
S&PM, Signal, Lighting Analysis and Plans*	$80,390.41	Final Component Plans Sets
Sub-Total Supporting Professional Services to Develop Design Criteria Packages	**$2,347,415.55**	

* These efforts were performed and completed. The projects are now under construction; therefore, these values are reduced to reflect what was actually expended and close-out the items.

Description of Change: **No Change**

DESCRIPTION:

The Services to be provided under the Design Criteria Package Service Category include but are not limited to professional services necessary to develop Design Build (DB) and Design Bid Build criteria packages for:

- Project #1, CR 218 –Cosmos Avenue to Pine Tree Lane (Design-Bid-Build)
- Project #6B, First Coast Connector (FCC) – new road connecting CR 315 to FCE

The Low Bid Design Build delivery method will be used on Project #6B, FCC – FCE to CR 315. It was determined that a low bid Design Build delivery model would allow the County to leverage existing investments on this project and to immediately begin a process that would lead to an early start on construction activity and shift appropriate risks to the Design Build contractors. Project #1, CR 218 – Cosmos Avenue to Pine Tree Lane will be delivered as a Conventional Design-Bid-Build, with a Base Bid and alternative bid options.

The design build packages will be designed to a 30% design completion by the Owner Rep. These packages will be of sufficient quality to issue Design Build Request for Proposals and/or Qualifications. The Owner Rep may assist the County through the procurement process. The preparation of the Design Build Criteria Packages will involve the development of design and contract documents of sufficient strength to allow Design Build contractors to evaluate and bring forth competitive responses. The general objective is for the Owner Rep to develop Design Build Request for Proposals and/or Qualifications to be used by the County for

procurement of Design Build Firm(s) (DBFs) on the two Project(s). In addition, the Owner Rep will provide Services to support the DB Projects during the DBF procurement effort. The professional Services authorized under this category include due diligence and planning; limited Geotechnical Services; preliminary Engineering Design, preparing bid documentation and assisting in the evaluation of industry responses, including transition into construction phase services.

The conventional Package will include final construction documents and assistance with the Design Build Bid Request for Proposal in selecting the Qualified Contractor.

The Program Manager will prepare analysis and review of Construction Saving Initiatives (CSI) as submitted by the design-builder from time to time.

Project #1, CR 218 - Cosmos Avenue to Pine Tree Lane:

This Project has been previously designed and permitted by others and it is our understanding that Clay County owns the property where the stormwater treatment facility was proposed to be located under that previous set of permitted design documents. However, the St. Johns River Water Management District (SJRWMD) has advised that due to the time that has elapsed between the issuance of the above referenced permit, it has been rendered null and void.

This proposal includes the effort required to secure the SJRWMD ERP, Formal Wetland Delineation, and USACE permit. The Owner Rep will use DB 90% design (drainage system, stormwater management and environmental permitting) as a baseline and revise it as needed to comply with current industry best practices and regulatory requirements. It is anticipated that this effort will include the preparation of drainage maps, stormwater pond sheets, drainage detail sheets, erosion control plans, SWPPP sheets and stormwater calculations that will be signed and sealed as a part of the submittal of SJRWMD ERP and USACE applications. The Owner Rep work effort will involve some of the more detailed effort as described below:

- Review the SJRWMD ERP (17128-4) and USACE permit including any special conditions.
- Review the stormwater management system to determine compliance with current industry best practice and regulatory requirements:
    a. Drainage maps
    b. Pond designs
    c. SWPPP & Erosion Control Plans
    d. Drainage System Design and adjust as needed for changing conditions
- Conduct field reviews to determine any significant change in condition.
- Wetland delineation and general wildlife surveys for due diligence.
- Perform UMAM analysis on proposed wetland impacts.
- Review of DB permit modification(s) as needed for their design including both early-works plans and their final design adjustments.
- Determine mitigation requirements and develop a mitigation plan.
- Perform plans updates and obtain SJRWMD ERP and USACE permit, including:

a. Drainage maps
b. Pond detail sheets
c. SWPPP and erosion control plans (assumes County will provide CADD files of permitted plans)
d. Secure the SJRWMD Stormwater ERP, USACE permit, and Formal Wetland Delineation
e. Concurrence letters from DHR, FWC, & USFWS
f. RFP preparation assistance (if requested)
g. Final Construction plans and calculations
h. Post Design Support

Project #6B, FCC – FCE to CR 315:

A preliminary alignment has been established, and the County will obtain from the landowner the Right of Way for the roadway and stormwater ponds. The proposed stormwater ponds will likely be joint use requiring coordination with the proposed development.

- Owner Rep will develop 30% level plans to be able to obtain permits for the Project and include:
    a. Adjust plans to accommodate requested changes such as typical section, median width, and layout, change in alignment location and addition of roundabout, relocation of the shared use path, joint use ponds and additions of cross drains, and attendance at technical meetings to coordinate the changes.
    b. Pond Siting analysis to include recommended ponds sites, preliminary storage requirements and acreage. Estimated 5 ponds.
    c. Preliminary drainage maps on aerials.
    d. Storm system layout (cross drain preliminary pipe sizes only).
    e. RFP preparation assistance (if requested).
    f. Perform 60%, 90% and 100% phase plans and calculations reviews.
    g. Secure SJRWMD Stormwater ERP, Formal Wetland Delineation and USACE permit.
    h. Concurrence letters from DHR, FWC, & USFWS
    i. SWPPP and erosion control plans
    j. Bridge Hydraulics Report for the Peters Creek Crossing.
    k. FEMA No-rise Certification for the Peters Creek crossing (It is a FEMA Floodway).
    l. Jurisdictional agency coordination.
    m. Bridge Development Report.

The Design Build Service Category is divided into the following subcategories for cost allocation:

Survey**:**

These Services are to support the preparation of the DB package and all other needs related to the delivery of Project #1, CR 218 and Project #6B, FCC with the general statement of work described as:

- Survey work will be in accordance with Rule 5J-17, Florida Administrative Code, pursuant to Chapter 472 of the Florida Statutes.
- Survey work shall adhere to the required work zone safety for each task.
- Vertical control will be based on the North American Vertical Datum of 1988 (NAVD88).
- Horizontal control will be based on the State Plane Coordinate System of 1983, Florida East Zone.
- Existing Right of Way Survey:
    a. Establish primary horizontal control
    b. Establish primary vertical control
    c. Survey of existing right of way based upon supplied right of way maps and adjacent property descriptions (legal descriptions, plats, etc.)
    d. Right of way maps shall be created of the existing right of way to aid in the creation of property acquisitions, temporary construction easements, etc.
    e. Project #1, CR 218 - Cosmos Avenue to Pine Tree Lane: Review existing right of way maps and locate existing control to determine current County right of way
    f. Project #6B, FCC – FCE to CR 315: Prepare maps and stake alignment/right of way (to be staked at 1000' intervals or changes in direction) acquired by the County
- Topographic Survey:
    a. Establish secondary horizontal/vertical control for LiDAR scans and additional topo
    b. LiDAR scan of project corridor
        - Task includes the data acquisition, post processing, and extraction
    c. Topographic survey of obscured areas and pond sites
        - Topographic limits to extend 10 feet past the right of way
    d. Drainage survey of existing structures
    e. Bridge survey (if applicable)
    f. Channel survey (if applicable)
    g. Jurisdiction line survey (wetlands as flagged by others)
    h. SUE (CR 218 only)
        - Quality Level "A" (test holes)
        - Quality Level "B" (horizontal designates)
    i. Project #1, CR 218 - Cosmos Avenue to Pine Tree Lane: Survey of 2.59-mile Project limits to extend 10 feet on either side of the proposed right of way and proposed pond sites
    j. Project #6B, FCC – FCE to CR 315: Survey of 3.94-mile Project limits to extend 10 feet on either side of the acquired right of way and proposed pond sites; Locate monumentation; locate section corners; Establish R/W monumentation as required by plat

Structures:
These Services are in connection with Project #6B, FCC and include the preparation of 30% Structures Plans and a Bridge Development Report (BDR) to be included in the Design Criteria Package for Project #6B. Additionally, the CR 218 Stain Pole Design at Mimosa Ave will be Finalized.

Roadway:
These Services are for both Project #1, CR 218 and Project #6B, FCC and include the development of a 30% set of plans as well as the securing of the SJRWMD ERP, Formal Wetland Delineation and USACE permit. Final Construction Plans for CR 218 will be provided.

Drainage (30% Plans):
These Services are for both Project #1, CR 218 and Project #6B, FCC and include the development of a 30% set of plans and securing of the SJRWMD ERP, Formal Wetland Delineation, and USACE permit. Final Drainage Plans for CR 218 will be provided.

Geotech:
These Services are for Project #6B, FCC and include roadway borings at every 500 ft. (35 max), 3 bridge borings and one boring per pond (5 max). Final Geotechnical Information for CR 218 will be reviewed.

Drainage (Analysis and Permitting):
These Services are for both Project #1, CR 218 and Project #6B, FCC and include developing preliminary drainage basins, ponds and bridge hydraulics report (BHR) as needed to secure SJRWMD ERP, Formal Wetland Delineation, and USACE permit. Final Drainage analysis and Permit for CR 218 will be acquired.

Wetland Delineation:
These Services are for both Project #1, CR 218 and Project #6B, FCC and are to delineate State & Federal jurisdictional wetlands and prepare wetland application for SJRWMD and USACE as needed to support the issuance of SJRWMD ERP.

SERVICE CATEGORY 3 – PROGRAM WIDE
RIGHT OF WAY ACQUISITION

Category	Contract Amount	Comments
Acquisition (WGI) *	$409,394.10	DB Project #1 and CMAR Projects
Acquisition (HDR)*	$1,614,418.93	DB Project #1 and CMAR Projects
Appraisal (CBRE)*	**$953,392.33**	DB Project #1 and CMAR Projects
Legal Description*	$358,956.67	DB Project #1 and CMAR Projects
Environmental Phase I*	$153,876.29	DB Project #1 and CMAR Projects
Environmental Phase II*	$27,330.82	Technical oversight services for DB Project #1 and CMAR Projects
Environmental Phase III*	$4,139.27	Technical oversight services for DB Projects and CMAR Projects
Title Search (Barrie) *****	$11,850.00	Title searches for parcels to be acquired All CMAR projects
Sub-Total Right of Way Acquisition Services	**$3,533,358.40**	This amount is a designated allowance to be used at the discretion of the County

* At the County's discretion these efforts may be required over the next 2 years on a few select projects.

Description of Change: An increase of $10,000.00 for final appraisals for project 6A.

DESCRIPTION:

The Services to be provided under the Right of Way Acquisition Service Category are set forth in the RFQ Scope of Services, Attachment B to the Agreement, and will be subcontracted out by the Owner Rep. The subcontractor(s)' right of way acquisition services shall include but not be limited to all services needed for the County to acquire complete or partial properties for construction and are divided into the following described subcategories for cost allocation:

Acquisition:
These Services are for the acquisition of necessary right of way property for Design Build (DB) Project #1 and the CMAR Projects and are described as including, but not limited to, negotiating purchases; assisting in relocation; preparing suit packages for eminent domain; performing title searches; serving as expert witness; providing recorded deeds; maintaining financial accounting of all real estate transactions; preparing bid packages for demolishing structures; utility adjustment and relocation needs; permitting requirements; and general site conditions.

Appraisal:
These Services are for any appraisals necessary for acquisition of right of way property for Project #1 and the CMAR Projects and are described as including but not limited to performing appraisals and confirming accuracy thereof.

Legal Description:
These Services are for the preparation of the legal descriptions for the acquisitions necessary for DB Project #1 and the CMAR Projects and are described as:

- Boundary rectification surveys shall be completed on parcels that will be affected by acquisitions or easements. Only sufficient field work shall be completed to allow for the County to understand the approximate location of common boundary lines of adjacent parcels. Extensive boundary surveys of each adjacent parcel shall not be performed.
- Legal descriptions of each of the parcels shall be created to be included in the right of way process.
- This phase will not begin until the parcels being affected have been identified.
- Includes staking parcels for appraisals, as requested.
- It is noteworthy that the specific proposal for right of way services provides an outline of the number of parcels that are estimated to be impacted by takings and temporary construction estimates and there is a direct correlation between the number of parcels and the stated fee.
    a. DB Project #1:
        - CR 218 – Cosmos Avenue to Pine Tree Lane: Number of parcels based on conceptual right of way is 45.
    b. CMAR Project Group #1:
        - Project #3, Russell Road (CR 209) – Sandridge Road to CR 315B: Number of parcels based on conceptual right of way is 20.
        - Project #4, Sandridge Road – Henley Road to Russell Road (CR 209): Number of parcels based on conceptual right of way is 26.
    c. CMAR Project Group #2:
        - Project #2, CR 209 – US 17 to CR 315B: Number of parcels based on conceptual right of way is 8.
        - Project #5, CR 220 – Baxley Road to Henley Road: Number of parcels based

on conceptual right of way is 14.

- Project # 6A, CR 315 (FCC) – US 17 to FCC (Project #6B): Number of parcels based on conceptual right of way is 10.

d. No legal descriptions or associated survey will be required for DB Project #2-Project #6B, FCC - as the County will acquire the necessary right of way for the road and ponds.

Environmental Phase I:
These Services are for conducting any required environmental phase I in connection with DB Project #1 and the CMAR Projects and are described as identifying and recognizing environmental conditions for the potential of impacts to the Projects.

Environmental Phase II:
These Services are for providing technical oversight services for DB Project #1 and the CMAR Projects if authorized and are described as environmental testing of soils, groundwater, subsurface, and such for environmental impact.

Environmental Phase III:
These Services are for providing technical oversight services for the DB Projects and the CMAR Projects if authorized and are described as any remediation services identified through testing in Environmental Phases I and II for the DB Projects and the CMAR Projects.

SERVICE CATEGORY 4 – CMAR WIDE STORMWATER AND ENVIRONMENTAL STRATEGY

Category	Contract Amount
Stormwater Strategy*	$255,270.48
Wetland Delineation*	$365,192.13
Sub-Total CMAR Wide Stormwater and Environmental Strategy Services*	**$620,462.61**

*These efforts may be required over the next 2 years to facilitate efficient construction progress and minimize ROW acquisition costs.

Description of Change: An increase of $24,064.06 for Environmental Services on project No. 5 (CR 220) due to the change in pond location.

DESCRIPTION:

The Services to be provided under the CMAR Wide Stormwater and Environmental Strategy Service Category are divided into two subcategories for cost allocation:

Stormwater Strategy:
These Services are for the CMAR Projects and include, but are not limited to, the following:

- Gather and review existing data including but not limited to historic plans, right of way maps, aerial photography, soil surveys, FEMA maps, topographic data, existing and proposed land uses, wetland areas, etc.
- Field review to document hydrologic and hydraulic features including potential outfalls.
- Preliminary drainage basin maps.
- Pond Siting Analysis Report (recommend pond site, type, acreage required).
- Jurisdictional agency coordination.
- Develop a comprehensive stormwater and wetland permitting strategy, guide Design Consultants through the permitting process, review permit application and documentation packages, and perform any other needed Services.
- Perform shared use pond analysis and recommendations
- Lead contact and communication with agency partners such as SJRWMD and DEP.
- Attend and report at technical meetings.
- Review additional ponds sites as may be required as a result of the right-of-way.
- Review and take into consideration new permits that may affect the progress of Design-build or CMAR projects.

Wetland Delineation:
These Services are for the CMAR Projects and are to identify and flag any jurisdictional wetlands in, along and adjacent to any of the CMAR Projects. To include the realignment of Sandridge Rd and CR 209B.

The above-stated effort will be to support and provide assistance to the CMAR Projects as they seek to acquire the stormwater and environmental permits.

Environmental Services Project No. 5 (CR 220):

- Project pond shift coordination and research into timeline.
- Delineate and assess state and federal jurisdictional wetlands within the pond site parcels.
- Conduct presence/absence surveys of state and federally listed species and their habitat within the pond site parcels.
- Site visit with SJRWMD/USACE personnel to verify wetland line and scores. Update wetland exhibits and application documentation as needed to depict wetland flagging adjustments
- Coordinate D&F sketches with prime and impact revisions coordination.
- Review and assist prime designer with wetland mitigation and avoidance statement. Coordinate and obtain wetland mitigation credit reservation letter.
- Office support and coordination between prime designer, WGI and client staff regarding design revisions and pond swap coordination with respect to regulatory agency support.
- Update state and federal wetland functional assessment for pond shift and Coordinate with appropriate mitigation banks as necessary to secure credits needed. Credits to be purchased by Clay County.

SERVICE CATEGORY 5 – CMAR WIDE SURVEYING

Category	Contract Amount
Right of Way Survey *	$261,609.20
Topographic Survey *	$440,856.40
Sub-Total CMAR Wide Surveying Services	**Lump Sum $702,465.60**

DESCRIPTION:

*This effort may be necessary during the next 2 years since survey may be required to complete ROW acquisition and to verify possible plan previsions.

Description of Change: An increase of $18,787.89 for additional Right of way and Topographic Survey on project No. 5 (CR 220) due to the change in pond location.

The Survey Services to be provided under the CMAR Wide Surveying Service Category are for the CMAR Projects and will be performed either in house by the Owner Rep or subcontracted out by the Owner Rep, with payment on a lump sum basis. The Services shall adhere to the following general principles:

- Survey work will be in accordance with Rule 5J-17, Florida Administrative Code, pursuant to Chapter 472 of the Florida Statutes.
- Survey work shall adhere to the required work zone safety for each task.
- Vertical control will be based on the North American Vertical Datum of 1988 (NAVD88).
- Horizontal control will be based on the State Plane Coordinate System of 1983, Florida East Zone.

The CMAR Project Groups are as follows:

- CMAR Project Group #1:
    a. Project #3, Russell Road (CR 209) – Sandridge Road to CR 315B -Survey of 2.70-mile project limits to extend 10 feet on either side of the acquired right of way and proposed pond sites. To include the realignment of Sandridge Rd with CR 209 B. Boundary survey for 3 affected parcels; update plat locations; Establish monumentation along plat boundary;
    b. Project #4, Sandridge Road – Henley Road to Russell Road (CR 209) - Survey of 3.7-mile project limits to extend 10 feet on either side of the acquired right of way and proposed pond sites. Additional topo sites as required for pond site located at

school; additional drainage information offsite for updated pond site; and roadway information updates; stakeout for land owner.

- CMAR Project Group #2:
    a. Project #2, CR 209 – US 17 to CR 315B - Survey of 0.66-mile project limits to extend 10 feet on either side of the acquired right of way and proposed pond sites.
    b. Project #5, CR 220 – Baxley Road to Henley Road - Survey of 1.28-mile project limits to extend 10 feet on either side of the acquired right of way and proposed pond sites.
    c. Project # 6A, CR 315 (FCC) – US 17 to FCC (Project #6B) - Survey of 0.83-mile project limits to extend 10 feet on either side of the acquired right of way and proposed pond sites. Additional survey for additional pond sites and roundabout. Locate additional SUE designated by other for roundabout areas. Topo related to additional pond sites and boundary work for property affected.

The CMAR Wide Surveying Service Category and lump sum allocation is divided into the following described subcategories:

<u>Right of Way Survey</u>:
These Services are described as:

- Establish primary horizontal control.
- Establish primary vertical control.
- Survey of existing right of way will be based upon existing right of way maps if available and adjacent property descriptions (legal descriptions, plats, etc.).
- Right of way maps shall be created of the existing right of way to aid in the creation of property acquisitions, temporary construction easements, etc.
- Review existing right of way maps and locate existing control to determine current county right of way.

<u>Topographic Survey</u>:
These Services are described as:

- Establish secondary horizontal/vertical control for LiDAR scans and additional topo.
- LiDAR scan of Project corridor.
    - Task includes the data acquisition, post processing, and extraction.
- Topographic survey of obscured areas and pond sites.
    - Topographic limits to extend 10 feet past the right of way.
        - Drainage survey of existing structures.
        - Bridge survey (if applicable).
        - Channel survey (if applicable).
        - Jurisdiction line survey (wetlands as flagged by others).

SERVICE CATEGORY 6 – PROGRAM WIDE CONSTRUCTION ENGINEERING INSPECTION SERVICES (CEI)

Category	Contract Amount
Inspection Services*	$6,181,491.97
Material Testing*	$ 152,425.00
Sub-Total CEI SERVICES*	**Lump Sum $6,333,916.97**

DESCRIPTION:

* These efforts will be necessary during the next 2 years of construction.

Description of Change: An increase of $143,396.13 for CEI Services on Project No. 4 (Sandridge Rd).

The CEI Services to be performed for the lump sum amount are set forth in the RFQ Scope of Services, Attachment B to the Agreement, and will be subcontracted out by the Owner Rep. The subcontractor's services are intended to provide the professional services necessary to oversee the construction (by others) of all Bond Program Projects. Services are divided into construction inspection and material testing subcategories for the work effort being performed. Addendum No. 8 includes CEI services for CCUA utility adjustment work along Sandridge Rd (BTP Project No. 4) and Coordination with CCUA's representative.

Inspection Services:

These Services will specifically include, but not be limited to:

- Review safety measures and perform daily safety review checklists; perform daily inspections and report deficiencies to contractor for immediate correction.
- Monitor contractors' erosion control practices daily and measure pay item quantities daily.
- Inspect construction work and document the findings in the daily report of construction, review verification testing and perform monthly QC records to confirm appropriate testing and controls are performed and documented.
- Ensure contract compliance with plans, specifications, and other contract documents prior to the end of each shift.
- Conduct bi-weekly meetings with contractors and utility owners, resolve problems that arise in the field, and avoid claims by identifying potential conflicts early.
- Track the Critical Path Method (CPM) schedule during construction and make suggestions to get the Project(s) back on track if schedule is threatened.
- Monitor contractors' performance on addressing the punch lists and monitor contractors'

completion of all of their obligations under the warranty periods of the contracts.

Material Testing:
These Services encompass the testing necessary to confirm compliance with design requirements for the materials such as concrete testing, asphalt testing, density and moisture testing, etc.

SERVICE CATEGORY 7 – PROGRAM WIDE REIMBURSABLES

Category	Contract Amount
Software Solutions (ProjectWise, Sharepoint, etc.)	$33,600.00
Permitting Fees	$20,000.00
Recording Fees	$5,500.00
Legal Fees on behalf of the County	$15,000.00
Direct Costs (printing, mileage, etc.)	$20,000.00
Misc./ Other Direct Costs	$59,762.48
Sub-Total Reimbursable	**$153,862.48**

Description of Change : No change to the amount of Cost Reimbursable expenses since the amount authorized to date appears to be adequate for the next 2 years.

DESCRIPTION:

The Program Wide Reimbursables Service Category is to allocate funds for Reimbursable Expenses (software, permitting fees, recording fees, legal fees) on behalf of the County, certain direct costs and any other minor unforeseen associated reimbursable expense(s) as preapproved by the Program Administrator.

The Software category is for the provision of programs such as ProjectWise and Sharepoint to manage the Bond Program documentation. Owner Rep agrees to grant up to 5 ProjectWise external licenses to Clay County for the length of the Owner Rep Agreement (extended by 2 years). The current fee is $280 a quarter/per license. These licenses can be used by up to 5 assigned staff members for use in connection with the Bond Program on WGI Data Source.

ATTACHMENT F
(SCHEDULE OF VALUES)

	Clay County Owner's Rep	1	2	3	4	5	6A	6B	
1)	Program Wide Management	CR 218 -DB	CR 209 (Group 2)	CR 209 (Group 1)	Sandridge (Group 1)	CR 220 (Group 2)	CR 315-FCC-6A (Group 2)	FCC-6B (DB)	Check
	Roadway Review (Support)	$91,830.36	$179,828.00	$186,534.66	$104,927.66	**$77,593.20**	$113,300.68	$141,934.80	$895,949.37
	Drainage Reviews (Support)	$70,833.34	$96,041.65	$71,917.32	$68,797.46	**$55,059.42**	$39,966.05	$126,229.48	$528,844.72
	Utility Verification (Support)	$84,841.90	$37,399.04	$41,413.28	$31,031.78	**$15,833.65**	$30,224.22	$46,258.79	$287,002.67
	Geotech (Wood) Support	$8,429.73	$11,653.01	$26,359.31	$27,073.66	$9,655.96	$9,121.41	$11,265.71	$103,558.79
	Public Involvement (GIS Support)	$10,374.50	$14,109.32	$12,127.96	$7,561.79	$6,612.76	$7,109.64	$11,643.30	$69,539.28
	CRAS Survey (SEARCH)	$16,261.28	$28,890.57	$29,661.80	$37,071.50	**$22,114.78**	$28,197.17	$31,551.91	$193,749.01
	Program Management	$1,071,323.65	$867,657.02	$818,315.37	$586,946.91	**$392,738.42**	$452,445.85	$575,363.88	$4,764,791.11
	Project Controls (HDR)	$92,315.89		$108,338.91	$0.00	$98,022.71	$0.00	$96,932.21	$395,609.72
	Post Design (RFI, RFM,Etc.)	$123,912.08							$123,912.08
	Section 1 Sub-total	$1,570,122.73	$1,235,578.61	$1,294,668.62	$863,410.77	**$677,630.90**	$680,365.03	$1,041,180.09	**$7,362,956.74**

		1						6B	
2)	Design Criteria Package	CR 218 -DBB						FCC-6B (DB)	Check
	Survey (RW & Topo Survey)	**$175,091.06**						$265,218.73	**$440,309.79**
	Structures (Strain Poles)	$10,138.16						$136,668.45	**$146,806.61**
	Roadway Analysis and Plans	**$444,684.25**						$116,378.75	**$561,063.00**
	Drainage Plans	**$87,696.55**						$97,014.28	**$184,710.83**
	Geotech (WSP)	**$9,908.80**						$188,764.81	**$198,673.61**
	Drainage (Analysis and Permitting)	**$261,971.14**						$193,453.39	**$455,424.53**
	Wetland (Delineation)	$83,066.76						$160,185.90	**$243,252.66**
	CCUA Plans	**$36,784.10**						$0.00	**$36,784.10**
	S&PM, Signal, Lighting Analysis and Plans	$80,390.41						$0.00	**$80,390.41**
	Section 2 Subtotal	**$1,189,731.23**						$1,157,684.32	**$2,347,415.55**

		1	2	3	4	5	6A	6B	
3)	Program Wide Right of Way Ac	CR 218 -DB	CR 209 (Group 2)	CR 209 (Group 1)	Sandridge (Group 1)	CR 220 (Group 2)	CR 315-FCC-6A (Group 2)	FCC-6B (DB)	Check
	Acquisition (WGI)	$0.00	**$38,371.92**	**$50,538.81**	$31,500.00	$89,894.10	**$199,089.27**	$0.00	$409,394.10
	Acquisition (HDR)	$197,009.35	**$256,873.38**	**$324,598.09**	$200,525.77	$225,000.00	**$410,412.34**	$0.00	$1,614,418.93
	Appraisal (CBRE)	$0.00	**$194,253.47**	**$351,167.59**	$36,560.00	$74,685.28	**$296,725.99**	$0.00	$953,392.33
	Env-PH 1 (WGI)	$20,243.38	$37,209.60	$29,023.46	$24,048.00	$26,466.06	$16,885.79	$0.00	$153,876.29
	Env-PH 2 (AES)	$5,440.00	$4,460.80	$6,549.12	$4,959.90	$0.00	$5,920.99	$0.00	$27,330.82
	Legal Description	$66,988.60	$36,320.00	$63,337.00	$55,308.50	$56,723.07	$80,279.50	$0.00	$358,956.67
	SEARCH	$454.87	$972.40	$842.20	$537.32	$0.00	$489.99	$842.48	$4,139.27
	Title Search (Barrie)	$0.00	$2,100.00	$2,067.91	$600.00	$4,200.00	$2,882.09	$0.00	$11,850.00
	Section 3 Subtotal	$290,136.20	**$570,561.57**	**$828,124.18**	$354,039.49	$476,968.51	**$1,012,685.96**	$842.48	**$3,533,358.40**

			2	3	4	5	6A		
4)	CMAR Wide Stormwater and Environmental Strategy		CR 209 (Group 2)	CR 209 (Group 1)	Sandridge (Group 1)	CR 220 (Group 2)	CR 315-FCC-6A (Group 2)		Check
	Stormwater Strategy		$42,751.55	$56,308.53	$57,066.13	$33,620.31	$65,523.96		$255,270.48
	Wetland (Delineation)		$73,157.79	$58,443.38	$78,425.43	**$94,718.96**	$60,446.56		$365,192.13
	Section 4 Subtotal		$115,909.34	$114,751.92	$135,491.56	**$128,339.27**	$125,970.52		**$620,462.61**

			2	3	4	5	6A		
5)	CMAR Wide Surveying		CR 209 (Group 2)	CR 209 (Group 1)	Sandridge (Group 1)	CR 220 (Group 2)	CR 315-FCC-6A (Group 2)		Check
	RW Survey		$46,969.33	$88,272.61	$47,815.63	$43,730.44	$34,821.19		**$261,609.20**
	Topographic Survey		$54,291.84	$122,514.82	$117,386.33	**$73,330.21**	$73,333.20		**$440,856.40**
	Section 5 Subtotal		$101,261.17	$210,787.43	$165,201.96	**$117,060.65**	$108,154.39		**$702,465.60**

		1	2	3	4	5	6A	6B	
6)	Program Wide Construction Engineering Inspection (E&R, VIA, CSI, Alrod, WGI)	CR 218 -DB	CR 209 (Group 2)	CR 209 (Group 1)	Sandridge (Group 1)	CR 220 (Group 2)	CR 315-FCC-6A (Group 2)	FCC-6B (DB)	Check
	Inspection	$1,297,784.18	1,079,084.62	$936,979.91	**$1,589,756.45**	**$56,950.00**	**$37,083.76**	$1,183,853.05	$6,181,491.97
	Material	$25,000.00	$34,000.00	$29,447.50	$18,787.50	$0.00	$17,132.50	$28,057.50	$152,425.00
	Section 6 Subtotal	$1,322,784.18	$1,113,084.62	$966,427.41	**$1,608,543.95**	**$56,950.00**	**$54,216.26**	$1,211,910.55	**$6,333,916.97**

		1	2	3	4	5	6A	6B	
7)	Program Wide Reimbursables	CR 218 -DB	CR 209 (Group 2)	CR 209 (Group 1)	Sandridge (Group 1)	CR 220 (Group 2)	CR 315-FCC-6A (Group 2)	FCC-6B (DB)	Check
	Reimburses	$21,500.00	$30,625.61	$25,269.19	$16,129.05	$21,500.00	$14,830.27	$24,008.36	$153,862.48
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Section 6 Subtotal	$21,500.00	$30,625.61	$25,269.19	$16,129.05	$21,500.00	$14,830.27	$24,008.36	$153,862.48

8)	Project Totals	**$4,394,274.34**	**$3,167,020.92**	**$3,440,028.74**	**$3,142,816.78**	**$1,478,449.33**	**$1,996,222.43**	**$3,435,625.80**	**$21,054,438.34**

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Administrative and Contractual Services

SUBJECT:
Approval of the First Renewal to Agreement No. 2019/2020-228 for Economic and Development Services with Clay County Economic Development Corporation (EDC) beginning October 1, 2025 through September 30, 2026 in an amount not to exceed $200,000.00, pending approval of the FY25/26 budget, same rate as prior year.

Funding Source:
General Fund-County Commissioners-Other Contractual Services

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
The initial contract with the Clay County Economic Development Corporation was for a term of five (5) years with the option to renew for two (2) additional one-year terms, whereby the EDC provided economic development services and coordinated economic and development efforts to assist with the creation and expansion of new and existing businesses in the County. The annual cost for this service remains the same ($200,000.00) as FY24/25.

Is Funding Required (Yes/No):	If Yes, Was the item budgeted (Yes\No\N/A):
Yes	**Yes**

Funding Source:
General Fund-County Commissioners-Other Contractual Services
Account No:
FD1000-CC1100-SC534000

Sole Source (Yes\No):	Advanced Payment (Yes\No):
No	**No**

ATTACHMENTS:

Description	Type	Upload Date	File Name
Contracts_EDC 1st Renewal	Agreement/Contract	7/17/2025	Economic___Development_Services_Agreement_RN1.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/17/2025 - 7:18 AM	Item Pushed to Agenda

CLAY COUNTY AGREEMENT/CONTRACT NO. 2019/2020-228 RN1

FIRST RENEWAL TO AGREEMENT FOR ECONOMIC AND DEVELOPMENT SERVICES

This First Renewal to Agreement for Economic and Development Services ("First Renewal") is entered into this ____ day of _____, 2025, between Clay County Economic Development Corporation, a Florida not for Profit Corporation ("EDC"), and Clay County, a political subdivision of the State of Florida ("County"). Capitalized words not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

RECITALS

WHEREAS, on September 22, 2020, the parties entered into the Agreement for Economic and Development Services, Clay County Agreement/Contract No. 2019/2020-228 ("Agreement"), which is attached hereto as Exhibit 1 and incorporated herein by reference, wherein the EDC agreed to serve as the lead entity responsible for coordinating economic and development efforts within the County by supporting the creation, growth, and expansion of new and existing businesses; and

WHEREAS, on January 18, 2022, the parties entered into the First Amendment to the Agreement, which is incorporated herein by reference, wherein the County and the EDC agreed to collaborate with L'Ascend Co. LLC on the production of a short film aimed at promoting community growth and economic development within Clay County; and

WHEREAS, the Agreement provides for an initial five-year term beginning on October 1, 2020 and continuing through September 30, 2025, with the option to renew the Agreement for two additional one-year periods upon written renewal executed by the parties; and

WHEREAS, the parties now wish to enter into this First Renewal to renew the Agreement for an additional one-year period – representing year six of the Agreement– commencing on October 1, 2025 and continuing through September 30, 2026, at the same annual funding amount established for year five, as set forth herein.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged and all objections to the sufficiency and adequacy of which are hereby waived, the parties agree as follows:

1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Renewal. The Agreement is hereby renewed for an additional one-year period commencing on October 1, 2025 and continuing through September 30, 2026.

3. Payment for Year Six. For Services performed during this renewal term,

representing year six of the Agreement, the County agrees to pay the EDC in an amount that shall not exceed the total sum of $200,000, in accordance with the terms and conditions set forth in the Agreement.

4. Human Trafficking Attestation. In compliance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of the EDC, a nongovernmental entity, hereby attests under penalty of perjury as follows:

a. The EDC does not use *coercion* for *labor* or *services*, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
b. If, at any time in the future, the EDC does use coercion for labor or services, the EDC will immediately notify the County and no contracts may be executed, renewed, or extended between the parties.
c. By execution of this First Renewal, the undersigned represents that undersigned has read the foregoing statements and confirms that the facts stated in it are true and are made for the benefit of, and reliance by the County.

5. Conforming Changes. All provisions in the Agreement, and any amendments, attachments, schedules or exhibits thereto in conflict with this First Renewal shall be and hereby are changed to conform to this First Renewal.

6. Ratification of Agreement. Except as expressly provided herein, all terms and conditions of the Agreement not affected by this First Renewal are incorporated herein and shall remain in full force and effect.

7. Counterparts. This First Renewal may be executed in counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute and be one and the same instrument.

8. Authority. The parties agree to utilize electronic signatures and that the digital signatures of the parties set forth below are intended to authenticate this First Renewal and have the same force and effect as manual written signatures. Each person signing on behalf of the parties represents and warrants that he/she has full authority to execute this First Renewal on behalf of such party and that the First Renewal will constitute a legal and binding obligation of such party.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the parties have executed this First Renewal as of the date and year first written above.

CLAY COUNTY ECONOMIC DEVELOPMENT CORPORATION

By: _____

Print Name: _____

Print Title: _____

CLAY COUNTY, a political subdivision of the State of Florida

By: _____
Betsy Condon
Its Chairman

ATTEST:

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

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EXHIBIT 1

Clay County Agreement/Contract No. 2019/2020 – 228

Agreement for Economic and Development Services

This Agreement for Economic and Development Services ("Agreement") is made and entered into this 22ND day of September, 2020 by and between Clay County Economic Development Corporation, a Florida Not for Profit Corporation ("EDC"), and Clay County, a political subdivision of the State of Florida, by and through its Board of County Commissioners (the "County").

RECITALS

WHEREAS, the County is one of the fastest growing counties in the State of Florida and is primed for additional growth due to its desirable location, "A" rated school system, business community, and a strong multi-modal transportation system that includes the new First Coast Expressway, numerous rail lines and the Keystone Height's Airport; and

WHEREAS, the County's partnerships with Clay County Chamber of Commerce, Clay County Development Authority and Choose Clay, serves as a catalyst for government/business collaboration to promote and market the County as a highly competitive location for attracting and retaining diversified businesses; and

WHEREAS, the County's goal is to create initiatives for sustainable economic growth by creating job opportunities that reduce the tax burden placed on residential property owners by focusing efforts on industrial recruitment and retention, business development, and entrepreneurship; and

WHEREAS, the County issued a Request for Proposal, RFP No. 19/20-45 ("RFP"), to solicit and engage a firm to lead the County's economic development efforts to promote economic development to help assist with the creation and expansion of new and existing businesses; and

WHEREAS, the EDC responded to the RFP with a proposal and pricing to offer the requested services and the County selected the EDC based on its response ("EDC's Response") and being the number one ranked firm by the evaluation committee; and

WHEREAS, the EDC desires to provide the services to the County as set forth in the RFP, the EDC's Response, and under the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the foregoing Recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged and all objections to the sufficiency and adequacy of which are hereby waived, the parties agree as follows:

ARTICLE 1. AWARD AND SERVICES

1.1. This Agreement serves as the formal and binding award of the RFP to the EDC. The EDC will serve as the lead firm for coordination of economic and development efforts and must provide the services set forth in the scope of services in the RFP, a copy of which is attached hereto as **Attachment A** with the entire RFP being incorporated herein by reference, and in the EDC's Understanding of Project/Project Approach section of its Response, a copy of which is attached hereto as **Attachment B** with the entire EDC Response being incorporated herein by reference, (the "Services").

1.2. The Services to be provided by the EDC are summarized as follows:

A. Perform economic development services and coordinate economic and development efforts to assist with the creation and expansion of new and existing businesses in the County.

B. Encourage economic expansion of the County's existing business and industry.

C. Encourage expansion of new business and industry, especially in locations where existing public services and infrastructure are in place.

D. Encourage business and industry to locate in areas where future infrastructure will become available as designated in the Public Facilities Element and Capital Improvement Program.

E. Seek businesses that will utilize and train the local labor force as skilled employees and provide better than median wages and salaries.

F. Seek business and industry that will promote economic diversity while building on existing assets of the area.

G. Encourage existing and new business to encompass the new opportunities available through the County's improved transportation and infrastructure systems within the County, including the First Coast Expressway.

H. Encourage businesses that will capitalize on its synergy with the Department of Defense and others, to include, Camp Blanding Joint Training Center, as well as the County's neighboring county partners such as Cecil Commerce Center and Space Florida.

I. Inform prospective businesses the availability of job training programs through the Orange Park Campus of the St. Johns River State College, and other County institutes of post-primary education, which will provide a skilled labor force.

J. Support and encourage public/private partnerships to strengthen economic development energies.

K. Pursue a competitive economy that combines a variety of business and industry, which will produce goods and services for export and for local consumption, which would otherwise be imported into the area.

L. Maintain an inventory of available buildings and industrial sites.

M. Maintain working relationships with Clay County Chamber of Commerce, Clay County Development Authority, JAXUSA, Enterprise Florida, the Governor's Office with Tourism, Trade and Economic Development, the Florida First Coast Marketing Coalition, railroads, utilities and other economic development corporations to generate potential business and industry locations for the County.

N. Coordinate efforts to obtain grant monies where available.

O. Provide advice, cooperation and assistance as may be requested in developing County policies and programs in the areas of economic growth, the economic development elements of the 2040 Clay County Comprehensive Plan, zoning ordinances, permitting processes and development issues.

P. Encourage clustering of major business and industry activities to occur in areas close to arterial roads, access to utilities, port facilities, and areas that minimize impacts on the natural environment and on adjacent lands.

Q. Continue programs of economic diversification and in the location of new business and industry.

1.3. In providing the Services, the EDC must:

A. Conduct business in a manner that reflects favorably at all times on the Services and the goodwill and reputation of the County.

B. Ensure that all records, reports, services which relate to funding, provided by the County, are available for review or audit by the County Manager or his designee.

C. Furnish both hard copies and digital copies of reports, memorandum, charts, tables, maps, presentation charts prepared for public meetings, etc. to the County in formats that are usable by the County.

D. Perform the Services competently and with a high degree of expertise and professionalism, using that degree of care and skill customarily exercised by other professionals performing similar services in the industry.

E. Engage and communicate with Clay County Chamber of Commerce; Clay County Development Authority; JAXUSA; Clay County stakeholders; businesses and other local, regional and state agencies; municipalities; and County employees

and representatives in furthering the best interests of the County to promote economic development in the County.

F. Maintain close liaison and cooperation with the County during performance of the Services to obtain agreement and coordination of the Services in accordance with this Agreement.

G. Attend all meetings and conferences as arranged and required by the County during the progress of the Services.

H. Provide the County with written memoranda and/or meeting minutes to confirm and record the understandings and agreements resulting from meetings and conferences related to the Services provided pursuant to this Agreement.

1.4. As part of the Services, the EDC must implement the Strategic Plan. The Strategic Plan shall be in accordance with Exhibit J, Economic Development Element, of the 2040 Clay County Comprehensive Plan, a copy of which is attached hereto as **Attachment C** and incorporated herein by reference.

1.5. The EDC shall prepare and submit written reports to the County that include measurable goals detailing the results of the EDC's efforts on behalf of the County as outlined in Article 1.6 that are due each quarter of the fiscal year by December 31, March 31, June 30, and September 30 with the first quarterly report being due by December 31, 2020. The EDC shall prepare an annual written report to the County that must be filed with the Office of Economic and Demographic Research and posted on the County's website as required by Section 125.045(4), Florida Statutes.

1.6. The EDC will provide data collected from the United States Department of Labor, Bureau of Labor Statistics and the Florida Department of Economic Opportunity, etc. to report on new business starts, unemployment rate, private sector jobs, housing data, and average weekly wages in its quarterly and annual written reports and presentations to the County. To gauge the success of the EDC's efforts in economic development in the County, the EDC will provide the status of the following annual outcomes/performance measures in its quarterly and annual written reports and presentations to the County:

Annual Outcomes/Performance Measures for FY

Measurement	Goal	Current Effort	% of Goal
New High-Wage Jobs	100		
New Business Projects	$100 M		
Business Site Visits	20		
Local Expansion Projects	5		
New Infrastructure Investments	$10 M		
JAXUSA EFI Trade Show Events	6		

*The parties may revise and add additional measures to the chart throughout this Agreement as needed.

In addition to the information that must be provided in the above chart, the quarterly and annual written reports must detail how County funds were spent such as provided in the EDC's monthly financial report to the County, the results of the EDC's efforts on behalf the County in relation to economic development, and any additional information as requested by the County. The EDC must also provide to the County annual investor financial commitments.

1.7. The EDC shall attend and make presentations to the County on a quarterly basis regarding the status of the Services and economic development and expansion of the County at the County's Board of County Commissioners' meetings on the dates requested by the County.

1.8. In entering into this Agreement, the EDC represents that it now has or will secure all personnel required to perform all Services under this Agreement. The EDC shall not have any direct or indirect contractual relationship with any officer or employee of the County which will conflict with its ability to perform the Services. All personnel assigned to the work shall be properly qualified for the Services to be performed. Should the EDC retain or subcontract with any third parties to provide any services under this Agreement, the parties agree that the County shall retain the absolute right to interview and approve of any third party prior to commencement of any work for the County.

1.9. The terms of this Agreement, the RFP, and the EDC's Response are intended to be read in conjunction with each other to every extent possible; however, in the event of a conflict, the documents shall control in the following priority: 1) this Agreement and any attachments hereto; 2) the RFP; and 3) the EDC's Response.

1.10. For purposes of the Agreement, the County Representatives will be Howard Wanamaker, County Manager, and Chereese Stewart, Economic and Development Services Director, or their designee(s).

ARTICLE 2. ADDITIONAL SERVICES AND FEES

If the County identifies or the EDC recommends any additional Services to be provided by the EDC that are not covered under the Agreement but are beneficial services not anticipated in the original scope of services, such additional services, including scope, timing, and fees of any additional services must be mutually agreeable between the County and the EDC and be made a part of this Agreement by a written Amendment.

ARTICLE 3. TERM

The term shall begin on October 1, 2020 ("Effective Date") and shall remain in effect for a period of five (5) years from the Effective Date, unless otherwise terminated as provided herein. The County has the sole option to renew the Agreement for two (2) additional one (1) year periods if it is deemed to be in the County's best interest to do so.

ARTICLE 4. TERMINATION

4.1. This Agreement shall continue and remain in full force and effect, as to all of its terms, conditions, and provisions as set forth herein, until and unless the County shall give written notice to the EDC of its desire to terminate this Agreement with or without cause on a specified time and date thereafter. Such written notice to terminate this Agreement shall be given no less than thirty (30) days prior to the date this Agreement shall be so terminated. In the event of any such termination, the EDC shall be paid by the County for all Services actually and timely rendered up to receipt of the notice of termination, and thereafter until the date of termination, the EDC shall be paid only for such Services as are specifically authorized in writing by the County.

4.2. Upon termination of this Agreement, and upon payment to the EDC in accordance with this Agreement, the EDC shall provide to the County copies of requested documents, not subject to confidentiality agreements or proprietary to specific business operation of companies, that have been accumulated by the EDC and/or prepared on behalf of the County in relation to this Agreement, whether completed or in progress.

ARTICLE 5. PAYMENT

5.1. The County agrees to pay the EDC for Services performed in relation to this Agreement based on Invoices submitted to the County on a quarterly basis accompanied by the EDC's quarterly written report and supporting documentation in accordance with this Agreement. For Services performed during the first year from October 1, 2020 through September 30, 2021, the County agrees to pay the EDC in an amount that shall not exceed the total sum of $125,000. For Services performed during the second year from October 1, 2021 through September 30, 2022, the County agrees to pay the EDC in an amount that shall not exceed the total sum of $150,000. For Services performed during the third year from October 1, 2022 through September 30, 2023, the County agrees to pay the EDC in an amount that shall not exceed the total sum of $175,000. For Services performed during the fourth year from October 1, 2023 through September 30, 2024, the County agrees to pay the EDC in an amount that shall not exceed the total sum of $200,000. For Services performed during the fifth year from October 1, 2024 through September 30, 2025, the County agrees to pay the EDC in an amount that shall not exceed the total sum of $200,000.

5.2. The EDC shall invoice the County for payment for Services rendered on a quarterly basis. The amount of the quarterly payments shall be based on the total annual amount set forth in Article 5.1, less payments previously made. Invoices shall be submitted to the Economic and Development Services Director, the "Paying Agent".

5.3. The quarterly Invoice shall describe the Services performed by the EDC during the invoiced timeframe. The quarterly written report, supporting records, and documentation of the Services rendered shall accompany the Invoice along with any additional documents, records, updates, or information as needed that may be requested by the County. Upon review and approval of the Invoice, the County shall issue payment to the EDC as provided herein and in accordance with the Local Government Prompt Payment Act.

5.4. The County shall not be responsible for reimbursement or payment of any costs or other expenses, including, but not limited to, materials, supplies, courier service, telephone, facsimile, copying or postage charges, out-of-pocket expenses, fees, overhead, and other items or requirements to complete the Services as any and all costs or expenses incurred by the EDC are to be included as part of the payment addressed in this Article 5.1.

5.5. The County has approved an economic development fee in connection with economic development grant awards approved after October 1, 2018. The approved economic development fee will be allocated in accordance with the County's Business Incentive Policy.

ARTICLE 6. PAYMENT PROCEDURES

6.1. As used in this Article, the term "Act" means the Local Government Prompt Payment Act set forth in Part VII of Chapter 218, Florida Statutes; the term "Invoice" means a statement, invoice, bill, draw request or payment request submitted by the EDC under this Agreement; the term "Manager" means the County Manager of the County; the term "Paying Agent" means the Department Head of the County's department or division coordinating the Agreement to whom Invoices must be submitted; the term "Submittal Date" means, with respect to an Invoice, the submittal date thereof to the Paying Agent. All payments for Services rendered shall be made by the County in accordance with the Act. Upon receipt of a proper Invoice, the County shall have 45 days as provided in the Act in which to make payment.

6.2. Promptly upon receipt of an Invoice submitted under this Article, the Paying Agent shall date stamp the same as received. Thereafter, the Paying Agent shall review the Invoice and may also review the Services as delivered, installed, performed or to be performed to determine whether the quantity and quality of the Services is as represented in the Invoice and is as required by this Agreement. If the Paying Agent determines that the Invoice does not conform with the applicable requirements of this Agreement or this Article or that the Services within the scope of the Invoice has not been properly delivered, installed, performed or to be performed in full accordance with this Agreement, the Paying Agent shall notify the EDC in writing within 20 days after the improper Invoice is received that the Invoice is improper and indicate what corrective action on the part of the EDC is needed to make the Invoice proper. The County shall pay each proper Invoice in accordance with the applicable provisions of the Act.

6.3. By the submittal of an Invoice hereunder, the EDC shall have been deemed to have warranted to the County that all Services for which payments have been previously received from the County shall be free and clear of liens, claims, security interests or other encumbrances in favor of the EDC or any other person or entity for failure to make payment.

6.4. The parties will attempt to settle any payment dispute arising under this Article through consultation and a spirit of mutual cooperation. The dispute will be escalated to appropriate higher-level managers of the parties, if necessary. If the dispute remains unresolved within 30 calendar days following the Submittal Date, then the Paying Agent shall schedule a meeting with the County Manager between the EDC's representative and the Paying Agent, to be held no later than 45 calendar days following the Submittal Date, and shall provide written notice to the EDC regarding the date, time and place of the meeting no less than 7 calendar days prior thereto. At

the meeting, the EDC's representative and the Paying Agent shall submit to the County Manager their respective positions regarding the dispute, including any testimony and documents in support thereof. The County Manager shall issue a written decision resolving the dispute within 60 calendar days following the Submittal Date, and serve copies thereof on the EDC's representative and the Paying Agent.

6.5. To the extent not otherwise expressly provided in the Agreement, any work or professional services subcontracted for by the EDC for which the County has agreed to reimburse the EDC shall not be marked-up, but shall be payable by the County only in the exact amount reasonably incurred by the EDC. No other such subcontracted services shall be reimbursed.

ARTICLE 7. TAXES

In that the County is a governmental agency exempt from sales and use taxes, the County shall pay no such taxes, any other provisions of this Agreement to the contrary notwithstanding. The County shall provide proof of its exempt status upon reasonable request.

ARTICLE 8. APPROPRIATED FUNDS

The EDC acknowledges that in the budget for each fiscal year of the County during which the term of the Agreement is in effect a limited amount of funds are appropriated which are available to make payments arising under the Agreement. Any other provisions of the Agreement to the contrary notwithstanding, and pursuant to the provisions of Section 129.07, Florida Statutes, the maximum payment that the County is obligated to make under the Agreement from the budget of any fiscal year shall not exceed the appropriation for said fiscal year.

ARTICLE 9. PUBLIC RECORDS

The EDC acknowledges the County's obligation under Art. 1, Section 24, Florida Constitution, and Chapter 119, Florida Statutes, as from time to time amended (together, the Public Records Laws), to release public records to members of the public upon request. The EDC shall comply with all requirements of Chapter 119, Florida Statutes, to the extent applicable to the records and documents associated with this Agreement.

ARTICLE 10. PATENTS/ROYALTIES/COPYRIGHTS

Unless otherwise provided, the EDC will be solely responsible for obtaining the right to use any patented or copyrighted materials in the performance of the Agreement. The EDC, without exception, will indemnify and hold harmless the County and its employees from liability of any nature or kind, including costs and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured, created, or supplied by the EDC. In the event of any claim against the County of copyright or patent infringement, the County will promptly provide written notification to the EDC. If such a claim is made, the EDC shall use its best efforts to promptly purchase for the County any infringing products or services or procure a license at no cost to the County which will allow continued use of the service or product. If none

of the alternatives are reasonably available, the County agrees to return the article on request to the EDC and receive reimbursement, if any, as may be determined by a court of competent jurisdiction.

ARTICLE 11. INDEMNIFICATION; SOVEREIGN IMMUNITY

11.1 The EDC shall promptly defend, indemnify, hold the County harmless from and pay all demands, claims, judgments, liabilities, damages, fines, fees, taxes, assessments, costs, losses, penalties, attorney's fees and suits of any nature or kind whatsoever caused by, arising out of or related to the EDC's performance or breach of this Agreement.

11.2. With respect to any indemnification by the County provided under this Agreement, any such indemnification shall be subject to and within the limitations set forth in Section 768.28, Florida Statutes, and to any other limitations, restrictions and prohibitions that may be provided by law, and shall not be deemed to operate as a waiver of the County's sovereign immunity.

11.3. No officer, employee or agent of the County acting within the scope of his/her employment or function shall be held personally liable in tort or named as a defendant in any action for any damage suffered as a result of any act, event, or failure to act. The County shall not be liable in tort for the acts or omissions of an officer, employee, or agent committed while acting outside the course and scope of his/her employment. This exclusion includes actions committed in bad faith or with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property.

ARTICLE 12. NOTICE

All notices given under this Agreement shall be in writing and shall be deemed to have been duly given (a) when delivered by hand, (b) two days after having been delivered to Federal Express, UPS, Airborne or another recognized overnight courier or delivery service, or (c) five days after having been deposited into the United States mail, by registered or certified mail, return receipt requested, postage prepaid, to the respective parties at their respective addresses set forth below:

If to EDC:

Clay County Economic Development Corporation
1845 Town Center Blvd., Suite 110-B
Fleming Island, FL 32203
Attention: JJ Harris, President

If to County:

Clay County Board of County Commissioners
P.O. Box 1366
477 Houston Street
Green Cove Springs, FL 32043
Attention: Howard Wanamaker, County Manager
Copy to: Chereese Stewart, Economic and Development Services Director

ARTICLE 13. INSURANCE

The EDC shall comply with all insurance requirements stated in the RFP. The EDC shall secure and maintain in effect at all times during the term of this Agreement, and any renewal terms hereof, a general liability insurance policy, workers compensation/employers liability policy, and professional liability insurance policy in the minimum amounts stated in the RFP. Either prior to, or simultaneously with the execution of this Agreement, the EDC must deliver certificates of insurance for the required insurance coverage to the County, other than workers compensation and professional liability, **naming "Clay County, a political subdivision of the State of Florida; and The Board of County Commissioners, Clay County, Florida, its employees, agents, boards and commissions, as their interests may appear" as "Additional Insured."** The certificates of insurance shall also include a thirty-day prior written notice of cancellation, modification or nonrenewal to be provided to the County. If any required insurance coverage is canceled, terminated or revoked, the EDC agrees to immediately suspend services until replacement insurance is obtained and verified. Should the EDC obtain any company vehicles, the EDC shall secure and maintain an automobile liability insurance policy, naming Clay county as an Additional Insured as provided above.

ARTICLE 14. INDEPENDENT CONTRACTOR

14.1. The EDC is an independent contractor to the County in provision of the Services under this Agreement and is not an employee, agent, joint-venture, or partner of the County. No statement contained in this Agreement shall be construed so as to find the EDC or any of its staff or employees, contractors, servants, or agents to be employees of the County.

14.2. The EDC shall not pledge the County's credit or make it a guarantor or surety to any contract, debt, obligation, judgment, lien or any form of indebtedness. The EDC further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Agreement.

ARTICLE 15. AUDIT

The EDC shall retain all records relating to this Agreement for a period of at least five (5) years after the Agreement ends or terminates, which occurs first. All records shall be kept in such a way as will permit their inspection pursuant to Chapter 119, Florida Statutes, to the extent applicable. In addition, the County reserves the right to examine and/or audit such records. The EDC is required to make this provision a part of any subcontract entered into for the purposes of performance under this Agreement.

ARTICLE 16. ACCURACY OF SERVICES

The EDC shall be responsible for the accuracy of its work, including work by any subcontractors, and shall promptly make necessary revisions or corrections resulting from errors and omissions on the part of the EDC or subcontractors without additional compensation. Acceptance of the work by the County shall not relieve the EDC of the responsibility for subsequent corrections of any such errors and the clarification of any ambiguities.

ARTICLE 17. REMEDIES

Each party shall have the right to seek the judicial enforcement and interpretation of this Agreement, and to avail itself of all remedies available to it arising at law or in equity for the breach of this Agreement. Remedies are mutually available, and include damages and specific performance, as appropriate.

ARTICLE 18. GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation, mediation, or other action proceeding between the parties arising out of this Agreement lies in Clay County, Florida.

ARTICLE 19. STATE OF FLORIDA CONVICTED VENDOR

A person or affiliate who has been placed on the state of Florida convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity for a period of 36 months from the date of being placed on the convicted vendor list.

ARTICLE 20. SEVERABILITY

If any provisions of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Agreement, and this Agreement shall be enforced as if such invalid and unenforceable provision had not been contained herein.

ARTICLE 21. NON-ASSIGNABLE; SUBCONTRACTING

21.1. The EDC shall not assign or transfer any of its interest, rights or duties under this Agreement to any other party without the prior written consent of the County, which consent may be withheld for any or no reason. Any such assignment attempted by the EDC without such prior written consent shall be null and void. If the EDC attempts to assign or transfer any such rights or duties without securing such prior written consent, this Agreement may be declared terminated by the County.

21.2. Utilization of any subcontractor(s) in connection with this Agreement may only be obtained for reasonable cause, as judged by the County, and requires PRIOR WRITTEN CONSENT from the County Representatives. Any subcontractor utilized by EDC, shall be supervised and compensated by EDC.

21.3. Nothing in the Agreement shall be construed as providing any subcontractor with any rights or remedies against the County or any of its employees, principals, officers, or agents for nonpayment or otherwise.

ARTICLE 22. NO THIRD-PARTY BENEFICIARIES

Any other provisions of this Agreement to the contrary notwithstanding, no third-party beneficiaries are intended or contemplated under this Agreement, and no third-party shall be deemed to have rights or remedies arising under this Agreement or such documents against either party to this Agreement.

ARTICLE 23. CONFLICT OF INTEREST

Throughout the term of this Agreement, the EDC must not accept nor perform any other employment, assignments of contracts nor obligations that would conflict with the EDC's duties and obligations provided under this Agreement.

ARTICLE 24. AMENDMENT OR MODIFICATION OF AGREEMENT

The Agreement may only be modified or amended upon mutual written agreement of the County and the EDC. No oral agreements or representation shall be valid or binding upon either party. No alteration or modification of the Agreement terms shall be valid or binding against the County. The EDC may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms onto the EDC's documents forwarded by the EDC to the County.

ARTICLE 25. FURTHER ASSURANCES

Each of the parties shall cooperate with one another, shall do and perform such actions and things, and shall execute and deliver such agreements, documents and instruments, as may be reasonable and necessary to effectuate the purposes and intents of this Agreement.

ARTICLE 26. ATTORNEYS' FEES

In the event of any action or administrative proceeding between the parties arising under this Agreement, the prevailing party will be entitled to an award of reasonable attorneys' fees, costs, and expenses, including such fees, costs, and expenses incurred by the prevailing party in the pursuit of any appellate proceedings, regardless of whether such action or administrative proceeding is pursued before any state or federal court or agency.

ARTICLE 27. WAIVER

No waiver by the County of any breach of any provision of this Agreement by the EDC shall constitute a waiver of any other breach of either the same provision or of any other provision by the EDC. The failure of the County to enforce at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof or any other provisions.

ARTICLE 28. HEADINGS

The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of any or all of the provisions hereof.

ARTICLE 29. COUNTERPARTS

The Agreement may be executed in one or more counterparts and by the separate parties in separate counterparts, each of which shall be deemed to constitute an original and all of which shall be deemed to constitute the one and the same agreement.

ARTICLE 30. ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties for the provision of the Services. No understanding, statement, representation, writing, agreement, course of conduct, or course of action by the parties or the authorized representatives of the parties, which is not expressed in this Agreement, shall be valid

ARTICLE 31. AUTHORITY

Each person signing on behalf of the parties to the Agreement represents and warrants that he/she has full authority to execute the Agreement on behalf of such party and that the Agreement will constitute a legal and binding obligation of such party.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first written above.

CLAY COUNTY ECONOMIC DEVELOPMENT CORPORATION

By: _____

Print Name: GEORGE M. EGAN

Print Title: BOARD CHAIR

CLAY COUNTY, a political subdivision of the State of Florida

By: _____

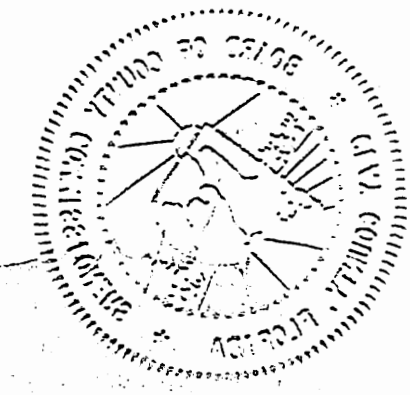
Gayward F. Hendry
Its Chairman

ATTEST:

_____

Howard Wanamaker
County Manager and Clerk of the
Board of County Commissioners

F:\Contract\Economic Development Corporation (EDC)\Economic & Develop Services\Economic & Development Services Agreement v3.doc



ATTACHMENT A

RFP NO. 19/20-45, ECONOMIC AND DEVELOPMENT SERVICES

(Provided by Economic and Development Services Department)

PURPOSE

The Clay County Board of County Commissioners is seeking proposals for a Firm to lead our economic development efforts, promoting economic and development to help assist with the creation and expansion of new and existing businesses.

HISTORY

Clay County has a strong business community. Industries leading in information technology, manufacturing, healthcare and life sciences, aviation and defense, and logistics and distribution are here to serve business and residents of Clay County. Many partnerships and stakeholders continue to work together to enhance economic development for Clay County. By working with those stakeholders, Clay County has worked to create zoning and entitlements for significant commercial, office and industrial space. Clay County is primed for growth with a strong multi-modal transportation system that includes the new First Coast Expressway, numerous rail lines and the Keystone Height's Airport. Clay County is a great place of beauty for those who love nature and the outdoors and an "A" rated school system working to create a workforce ready employee base.

SCOPE OF SERVICES

The provider will serve as the lead Firm for coordination of economic and development efforts and provide the following services:

- Encourage economic expansion of our existing business and industry.
- Encourage expansion of new business and industry, especially in locations where existing public services and infrastructure are in place. Should appropriate locations not be available, encourage business and industry to locate in areas where future infrastructure will become available as designated in the Public Facilities Element and Capital Improvement Program.
- Seek businesses that will utilize and train the local labor force as skilled employees and provide better than median wages and salaries.
- Seek business and industry that will promote economic diversity while building on existing assets of the area.
- Encourage existing and new business to encompass the new opportunities available through our improved transportation and infrastructure systems within the county, including the First Coast Expressway.
- Encourage businesses that will capitalize on our synergy with the Department of Defense and others, to include, Camp Blanding Joint Training Center. As well as our neighboring county partners such as Cecil Commerce Center and Space Florida.
- Inform prospective businesses the availability of job training programs through the Orange Park Campus of the St. Johns River State College, and other Clay County institutes of post-primary education, which will provide a skilled labor force.
- Support and encourage public/private partnerships to strengthen economic development energies.
- Implement the Strategic Plan. The plan shall be in accordance with Exhibit J, Economic Development Element, of the 2040 Clay County Comprehensive Plan attached.

- Pursue for Clay County a competitive economy that combines a variety of business and industry, which will produce goods and services for export and for local consumption, which would otherwise be imported into the area.
- Maintain an inventory of available buildings and industrial sites.
- Maintain working relationships with Enterprise Florida, the Governor's Office with Tourism, Trade and Economic Development, the Florida First Coast Marketing Coalition, railroads, utilities and other economic development corporations to generate potential business and industry locations for Clay County.
- Coordinate efforts to obtain grant monies where available.
- Provide advice, cooperation and assistance as may be requested in developing Clay County policies and programs in the areas of economic growth, the economic development elements of the Comprehensive Plan, zoning ordinances, permitting processes and development issues.
- Encourage clustering of major business and industry activities to occur in areas close to arterial roads, access to utilities, port facilities, and areas that minimize impacts on the natural environment and on adjacent lands.
- Continue programs of economic diversification and in the location of new business and industry.
- Ensure that all records, reports, services which relate to funding, provided by the County, are available for review or audit by the County Manager or his/her designee.
- Furnish the County with quarterly written reports and BCC presentations on economic development activities and a final written report at the end of each calendar year.

The County reserves the right to interview and approve all agencies and personnel providing services to the County prior to commencement of work for the County.

PAYMENT

A valid quarterly invoice including a quarterly report is required and subject to staff and Board approval prior to payment.

ATTACHMENT B

CLAY FLORIDA

Economic Development Corporation

POSSIBILITY FLOWS | JUST SOUTH OF JACKSONVILLE

Understanding of Project Approach

SCOPE OF SERVICES

Clay County Economic Development Corporation (Clay EDC) understands the expectations of Clay County Board of County Commissioners and will serve as the lead firm for coordination of economic development efforts. Clay EDC will provide the following services:

- Develop marketing materials and programs.
- Attend and represent Clay County at trade shows and industry recruitment events.
- Conduct in-person meetings with local and national businesses. Clay EDC will survey their needs and develop programs and policies that assist with their growth and diversification efforts.
- Prepare and reply to all site location inquires.
- Host site selection officials and delegations and report back to the county and municipalities on needs and ongoing economic development efforts.
- Encourage economic expansion of our existing business and industry.
- Encourage expansion of new business and industry, especially in locations where existing public services and infrastructure are in place. Should appropriate locations not be available, encourage business and industry to locate in areas where future infrastructure will become available as designated in the Public Facilities Element and Capital Improvement Program.
- Seek businesses that will utilize and train the local labor force as skilled employees and provide better than median wages and salaries.
- Seek business and industry that will promote economic diversity while building on existing assets of the area.
- Encourage existing and new business to encompass the new opportunities available through our improved transportation and infrastructure systems within the county, including the First Coast Expressway.
- Encourage businesses that will capitalize on our synergy with the Department of Defense and others, to include, Camp Blanding Joint Training Center. As well as our neighboring county partners such as Cecil Commerce Center and Space Florida.

- Inform prospective businesses on the availability of job training programs through the Orange Park Campus of the St. Johns River State College, and other Clay County institutes of post-primary education, which will provide a skilled labor force.

- Support and encourage public/private partnerships to strengthen economic development energies.

- Implement the Strategic Plan. The plan shall be in accordance with Exhibit J, Economic Development Element, of the 2040 Clay County Comprehensive Plan attached.

- Pursue for Clay County a competitive economy that combines a variety of business and industry, which will produce goods and services for export and for local consumption, which would otherwise be imported into the area.

- Maintain an inventory of available buildings and industrial sites.

- Maintain working relationships with Enterprise Florida, the Governor's Office with Tourism, Trade and Economic Development, the Florida First Coast Marketing Coalition, railroads, utilities and other economic development corporations to generate potential business and industry locations for Clay County.

- Coordinate efforts to obtain grant monies where available.

- Provide advice, cooperation and assistance as may be requested in developing Clay County policies and programs in the areas of economic growth, the economic development elements of the Comprehensive Plan, zoning ordinances, permitting processes and development issues.

- Encourage clustering of major business and industry activities to occur in areas close to arterial roads, access to utilities, port facilities, and areas that minimize impacts on the natural environment and on adjacent lands.

- Continue programs of economic diversification and in the location of new business and industry.

- Ensure that all records, reports, services which relate to funding, provided by the County, are available for review or audit by the County Manager or his/her designee.

- Furnish the County with quarterly written reports and BCC presentations on economic development activities and a final written report at the end of each calendar year.

CLAY EDC ACTIONS AND TACTICS

The mission of Clay EDC is to promote high-wage job creation and taxable nonresidential capital investment in Clay County. To achieve that mission we:

- Recruit new businesses to re-locate/expand to Clay
- Encourage and support the retention and expansion of existing high-wage companies
- Encourage and support the creation of new high-wage businesses in Clay
- Actively promote Clay County as a viable location for corporate relocation/expansion
- Communicate regularly with JAXUSA and EFI about available real estate, available workforce, and other assets to keep Clay top-of-mind for these critical sources of leads
- Communicate as often as possible with national site selectors about available real estate, available workforce, and other assets to keep them aware of Clay as a possible location for their clients
- Maintain and improve our key marketing tool, www.chooseclay.com
- Maintain a current inventory of available real estate options for prospects to consider
- Grow and maintain a healthy network of regional business and government contacts to support our mission
- Promote retention and expansion of existing high-wage employers
- Constantly look for opportunities to refer business to existing Clay companies, especially Clay-to-Clay business
- Conduct existing business surveys to look for an opportunities to support/promote growth
- Be aware of potential issues that may cause a business to relocate out of Clay
- Promote entrepreneurship and new business growth in Clay
- Financially support fulltime SBDC office in Clay
- Offer advice and insight to potential new businesses
- Manage all leads from various sources
- Respond to all appropriate RFIs
- Qualify all leads until closed or dead
- Stay in regular communication with all prospects
- Answer all inquiries for information about Clay

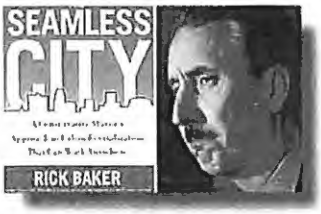


- Make introductions as needed from prospect to service provider
- Regularly update public sector and private sector investors about ongoing EDC activities and successes
- Quarterly reports to Clay BCC
- Quarterly Luncheons for broader Clay and regional business community
- Semi-annual meetings to report to investor members
- Attend monthly meetings of CCDA, Chamber, as schedule permits
- Provide post-decision customer service
- Act as a concierge for new companies for any request
- Connect existing Clay businesses with new company for future business opportunities
- Regularly engage in professional development of EDC staff
- IEDC economic development training
- EFI/JAXUSA/SBDC economic development training
- Collaborate with Clay stakeholders to promote and implement a dynamic pro-growth economic development strategy
- Seek out private sector contributions
- Actively recruit new Clay/regional businesses to support EDC mission
- Maintain good working relationships with existing private sector investors to maintain or increase their investment to support EDC mission
- Seek out public sector funding
- Apply for and manage economic development grants
- Implement contract for services with CareerSource



Clay County leadership meeting with Senator Marco Rubio to discuss aviation and defense sector improvements.

QUARTERLY ECONOMIC DEVELOPMENT PRESENTATIONS





Clay County Economic Development Corporation (Clay EDC) hosts quarterly economic development presentations featuring industry leaders and subject matter expert keynote speakers. These events feature timely topics, economic development trends, opportunities, and strategies. These events are very informative and provide a powerful networking opportunity. These events also feature marketing opportunities to support the mission of Clay EDC and the local business community. These are high-level engagements and provide a unique value to local business and public leadership.

FIRST COAST EXPRESSWAY SUMMIT



Clay EDC hosts an annual First Coast Expressway Summit to bring together key stakeholders related to the development surrounding the expressway. This event allows local leaders to work together to create successful growth strategies and circumvent obstacles. The summit provides a robust education opportunity for the business community and is a highly anticipated event in the business community.

CLIENT RECEPTIONS



Clay EDC gathers the financial supporters of the organization together on an annual basis to thank them for their involvement and support of economic development in Clay County. The individuals and corporations have demonstrated commitment to the growth and development of the community. The events provide an opportunity to give a robust overview of the activities completed by Clay EDC in the previous year and discuss and layout where the organization is going in the year ahead.

HOST AMBASSADOR AND DIGNITARY VISITS



Working with our elected officials, Clay EDC hosts visiting dignitaries and ambassadors when they visit the area. Clay EDC will serve as the conduit to set-up the visit and gather the relevant area leaders for round table discussion on foreign direct investment opportunities in key industry sectors. These talks provide an opportunity to broaden our international trade.

BOARD GOVERNANCE

The Clay EDC Board understands the importance of how a strong and effective Board governance structure will improve oversight and the execution of the EDC's mission. To that end, Clay EDC retained the highly respected subject matter expert, Doug Eadie, as a consultant to evalute the current Clay EDC Board of Directors governance structure and make recommendations for increased representation and performance. Mr. Eadie thoroughly evaluated the corporation and conducted extensive interviews with leadership and stakeholders. On March 12, 2020; the Clay EDC Board of Directors, staff, and Doug Eadie spent the day in a Board Governance workshop. The conclusion was the creation of the High-Impact Board Governance Action Report for Board adoption and implementation. The plan calls for an increase to the number of directors, increased committee structure, increased accountability and participation of directors, and a more dynamic decision making body. On July 9, the plan will be formally adopted and implementation will begin.

Doug Eadie & Company

COMPETITIVE INCENTIVE ANALYSIS

Incentives make a good shovel-ready site or building more marketable. They also act as a tool for the local community leadership and project development team to find project consesus. Through a formal RFP process, Clay EDC retained the renowned international tax firm, Crowe & Company, to evalute the current Clay County Economic Development Incentives Policy and make recommendations for competitiveness and strategic plan alignment improvements. Ivan Baker is the project manager. He and his team extensively reviewed the organization, strategic plan, and community to understand composition, strengths, and weaknesses. The team traveled to Clay County and conducted one-on-one confidential interviews with stakeholders, clients, project managers, industry leaders, and developers. The firm then prepared a recommendations report. The firm will be traveling into Clay County again as soon as travel restrictions are lifted. They will present their recommendations report to the Clay County Board of County Commissioners with the intent of strengthening the current policy to help Clay County become more competitve for relocation and expansion projects.

Crowe

FISCAL AGENT FOR CLAY DAY

At the county's request, Clay EDC has served as the fiscal agent for Clay Day for the past four years. Duties include acounts receivable and accounts payable activities, reconciliation, budgeting, and event support. Clay EDC also maintains the website domain www.ClayCountyDay.com, hosts event information webpages on the backside of the www.ChooseClay.com website, and points the domain appropriately.



AFFILIATED AND PARTNER ORGANIZATIONS

Clay EDC works diligently to maintain strong working relationships with the following:

Clay County Board of County Commissioners
Clay County Tourism Development Council
Clay County Development Authoriy
Clay County School District
Clay County Chamber of Commerce
Small Business Development Council
St. Johns River State College
JAXUSA Partnership (for Regional Economic Development)
Jacksonville Chamber of Commerce
Northeast Florida Regional Planning Council
North Florida Economic Development Partnership
Northeast Florida Builders Association
Northeast Florida Realtors Association
CareerSource NE Florida
Camp Blanding Joint Training Center
Naval Air Station Jacksonville
Clay County Utility Authority
Jacksonville Energy Authority (JEA)
Clay Electric Cooperative
TECO Peoples Gas
Florida Power and Light
AT&T
Comcast
Uniti Fiber
Cecil Commerce Center Advisory Board
Keystone Heights Airport Authority
Clay Safety Net
Clay County Sheriff's Department
Clay County Clerk of Courts
Reinhold Foundation
Middleburg Civic Association
Small Business Resource Network
Clay County Bar Association
Rotary Clubs
Florida Economic Development Council
Southern Economic Development Council
International Economic Development Council
First Coast Manufacturers Association

DATA SUBSCRIPTIONS AND DISTRIBUTION

Our vast network of industry partners provides tremendous data collection resources. Clay EDC uses significant data for recruitment efforts and local business retention and expansion projects. Clay EDC also provides customized presentations to Clay County business partners, as requested, to support their decision making. These presentations allow corporate decision makers to have a micro and macro understanding of current events, the economic climate, market trends, short and long-term community development plans, talent development options, and data analysis.

- Clay EDC maintains a propriatary database in partnership with DEO. This quarterly report lists every business in Clay County, physical and mailing addresses, NAICS codes, employee count, and quarterly wages. This database is currently the only accurate accounting of Clay County businesses updated on a quarterly basis.

- CareerSource NE Florida provides Clay EDC with quarterly employment counts and outbound/inbound workforce migration studies.

- NEFAR provides subscription housing and real estate reporting.

- NEFBA provides building permit counts by month, year, and county for the NE FL Region for comparative analysis.

- Access to the JAXUSA Business Intelligence Subscription Package through partnership provides:

  -Salesforce (CRM platform for project, company, industry visit, contact tracking and reporting)
  -EMSI (Workforce and education data)
  -CoStar (Comprehensive real estate database)
  -GIS Planning (Searchable online sites and buildings database)
  -JobsEQ (Employment and wages by occupation and industry)
  -ESRI Business Analyst (Population demographics and mapping tools)
  -Woods & Poole (Historical and forecast economic and demographic data at the county level)
  -Tableau Professional (Data visualization software)

JAXUSA PARTNERSHIP
For Regional Economic Development

EXHIBIT J

INTRODUCTION

Economic Development Element

Chapter 163 of the Florida Statutes (F.S.) provides the statutory authority for local governments to establish an optional Economic Development Element. The Economic Development Element of the County will guide policy to attract economic prosperity, build a strong business environment, achieve long-term structural change and communicate the Clay County opportunity to targeted businesses and basic industries to support a viable local economy.

The Economic Development Element relates to the ability of Clay County to attract and retain basic industries which create higher-wage jobs. Basic industries are defined as the businesses that sell their goods or services outside the geographic boundaries of the local economy. Basic industries, as a result of their out-of-county earnings, create new incomes and additional spending power in the County's economy by importing new financial capital. Furthermore, certain basic industry sectors are prioritized or targeted for economic development business recruitment and retention activities because of their value or contributory nature to the local economy in creating higher skilled, higher wage jobs. Current examples of target/key industries include manufacturing facilities; professional, scientific and technical services such as healthcare and life sciences, finance and insurance services, logistics and distribution, information technology, aviation and defense; and, administrative and business support services as well as corporate headquarters. The list of statewide target industries is maintained by Enterprise Florida, Inc. The list of local/regional target industries is maintained by the Clay County Economic Development Corporation; subsequently, the target/key industries listed are periodically updated and are subject to change.

The County has the responsibility to support and accommodate projected economic development activities while serving the public interest. The County has a key role in guiding land use and infrastructure which supports economic development including transportation, water and sewer, energy resources (i.e., electric and gas); telecommunications, environmental conservation, education, investment incentives, and coordination of economic development efforts.

The Clay County Economic Development Corporation (Clay EDC) performs economic development activities, and has a Contract for Services with the Clay County Board of County Commissioners. The purpose of implementing an economic

development program is the creation of quality jobs through the development of a favorable business climate with the overall goal to diversify the economy within Clay County. The Clay EDC has an agreement with the Clay County Board of Commissioners to fund participation in JAX USA, the Regional Economic Development Partnership, which markets Northeast Florida nationally and internationally to new business opportunities.

The Clay County Development Authority (the "Authority") was created by a special act of the state legislature in 1957 to perform economic development activities. The Authority supports economic development through its ability to issue Industrial Revenue Bonds to assist in the expansion of industrial facilities to support production capacity that promotes quality job growth.

The Clay EDC oversees the completion of studies which contain assessments of the County's strengths, opportunities, and shortcomings, and also include detailed information on harnessing those strengths and opportunities to support the County's strategies for economic development activities.

This Element is intended to serve as a broad decision-making guide to direct the physical planning, programming, infrastructure and financial resources to support countywide economic development efforts. The Goal, Objectives and Policies established within this Element reflect the County's concerns regarding Economic Development, including: the continued diversification of the economy; the offering of County-based incentives as part of a strategy to attract and retain basic industries to the area; that land should be allocated for economic growth; and, that appropriate infrastructure should be available for economic growth.

This Element has been designed to meet the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act and the expectations of the citizens and officials of Clay County.

The Economic Development Element contains two (2) Goals and eight (8) Objective Areas. The Objectives Areas are:

1. Coordinated Economic Development Strategy
2. Allocation of Land Uses supporting Employment Generation
3. New and Existing Businesses and Industries
4. Infrastructure
5. Budgetary Resources and Incentives
6. Development Regulations
7. Workforce Development
8. Attracting Entrepreneurs and Millennials

EDE GOAL 1 **Clay County will achieve and maintain a diversified and growing economy by providing a positive business climate that assures maximum employment opportunities while maintaining the quality of life and quality of the environment.**

EDE OBJ 1.1 **Clay County shall create a local economic development environment through a coordinated strategy that is conducive to the creation and growth of new businesses and the expansion of existing businesses.**

EDE POLICY 1.1.1
Clay County shall partner with private sector agencies in conducting a coordinated economic development program.

EDE POLICY 1.1.2
Clay County shall maintain public-private partnerships through its continued support of the Clay County Economic Development Corporation in an effort to provide a sufficient and stable base for business, governmental, and financial support for the County's economic development efforts.

EDE POLICY 1.1.3
Clay County shall work with the Clay County Economic Development Corporation and encourage active development and implementation of programs that promote a diversified economy for Clay County through the following: attraction and retention of targeted/key businesses and basic industries, creation of public private partnerships, and the education of the community on the value of economic development.

EDE POLICY 1.1.4
Clay County shall pursue an integrated approach to economic development that includes tourism, arts and cultural resources, natural resources, education, business, industry and government.

EDE OBJ 1.2 **Clay County shall ensure an adequate supply of land uses that support a viable economy and allow for employment generation such as office and industrial uses on the *Future Land Use Map* (FLUM).**

EDE POLICY 1.2.1
Clay County shall prioritize the land use planning of sites meeting the locational requirements of identified targeted/key industries and basic industries uses in appropriate and compatible locations and recognize this

priority during the review of plan amendments, rezoning requests, site plan approvals and permitting processes.

EDE POLICY 1.2.2

Clay County shall support employment generating land uses in order to maintain a diverse and fiscally sustainable property tax base.

EDE POLICY 1.2.3

Clay County shall support and encourage planned mixed or multi-use employment centers that may include a functional mix of residential, commercial, office and industrial land uses. The combination of residential and commercial shall be less than 30 percent of the entire floor areas within the designated land uses for employment generation.

EDE POLICY 1.2.4

The County shall encourage office and/or industrial infill and redevelopment activities by establishing strategies, such as mixed-use and increased intensities, as well as support for brownfields redevelopment.

EDE POLICY 1.2.5

Clay County shall work with its partners to ensure the First Coast Expressway is strategically incorporated into the County's Future Land Use planning framework to ensure the infrastructure investment is maximized to support long-term transportation and economic development efforts.

EDE OBJ 1.3 **Clay County shall promote and encourage the recruitment of new industry as well as the expansion and retention of existing industries that engage in basic and/or target/key industry activities which export their goods or services outside the geographic boundaries of the local economy and help to diversify the County's economic base.**

EDE POLICY 1.3.1

Clay County shall support efforts to formulate an economic development plan to assist in the attraction and location of targeted/key businesses and basic industries to facilitate the diversification of the County's economic base.

EDE POLICY 1.3.2

Clay County shall evaluate and propose or revise as necessary, Comprehensive Plan policies to create land use for the location of targeted/key businesses and basic industries to expand the economic capacity of the County.

EDE POLICY 1.3.3

Clay County shall promote economic diversity and growth by creating an environment which encourages entrepreneurs to engage in basic business and target/key industry activities.

EDE POLICY 1.3.4

Clay County shall provide the opportunity for expansion of existing business and industry and the location of new business and industry by taking action to improve public service, coordination, and regulatory components that increase the County's competitive position in the marketplace.

EDE POLICY 1.3.5

Clay County shall collaborate with the appropriate public and private organizations to implement programs and maintain an environment conducive to business recruitment and retention including business development incentives, transportation resources, utilities such as the extension of sewer and water facilities, labor supply, workforce training, available land and buildings, business support services, local government cooperation and the quantity and quality of educational, recreational and community services.

EDE OBJ 1.4 **Clay County shall enhance business development opportunities by ensuring that Clay County develops and maintains a comprehensive, long-range infrastructure program as a key critical component of sustaining current economic growth as well as attracting future economic growth.**

EDE POLICY 1.4.1

Clay County shall support and encourage the expansion and development of public services and infrastructure, such as transportation, utilities, and stormwater facilities that complement economic development and business diversification.

EDE POLICY 1.4.2

Clay County shall endeavor to accommodate an appropriate balance of infrastructure investment that supports new and existing office and industrial land uses within the Capital Improvement Element of the Comprehensive Plan.

EDE POLICY 1.4.3

Clay County shall coordinate future growth areas with the Clay County Utility Authority and/or municipal government expansion areas to encourage the expansion of existing and/or development of new businesses and industries.

EDE POLICY 1.4.4

Clay County shall encourage the location of businesses and industries in areas with adequate infrastructure; in areas scheduled for future infrastructure improvements to expand existing capacity as identified in the Capital Improvement Element; or in areas to be provided with the required infrastructure as identified in binding development agreements.

EDE POLICY 1.4.5

Clay County shall coordinate and align the County's Capital Improvements Program and the adopted five-year schedule within the Capital Improvements Element with other infrastructure providers to ensure that infrastructure (such as transportation, sewer and water facilities) is available at the time new economic development opportunities present themselves.

EDE POLICY 1.4.6

Clay County shall support programs designed to ensure the availability of infrastructure needed for advanced telecommunications and high technology targeted business opportunities.

EDE POLICY 1.4.7

Clay County shall encourage utility providers to expand and extend public water and sewer facilities in a timely manner to support county wide economic development objectives and to facilitate the expedient processing of requests for service in projected growth areas.

EDE POLICY 1.4.8

The County shall encourage the expansion of access to broadband internet technology to attract new people and businesses, but also inspire innovation from existing residents and businesses which ultimately creates high quality jobs, supports telecommuting and economic development opportunities.

EDE POLICY 1.4.9

The County shall support efforts to maintain, expand and upgrade the community's information technology infrastructure. Clay County shall

possess an integrated technology infrastructure that operates at levels equal to or greater to that of surrounding counties by the year 2040.

EDE POLICY 1.4.10

The County shall seek assistance from Federal or State programs that are designed to address the digital divide and that increases access to information technology, especially within minority, low income, disabled, rural, and aging communities by supporting new internet infrastructure.

EDE POLICY 1.4.11

The County shall require new residential developments to provide access to high speed internet.

EDE POLICY 1.4.12

Priority for County economic development incentives shall be given to any private sector initiative for construction of internet infrastructure that improves the reliability and/or speed of existing internet service.

EDE OBJ 1.5 **The County shall support availability and access of public and private financial resources to maintain a sustainable source of support for economic development activities.**

EDE POLICY 1.5.1

Clay County shall maintain dedicated funding for countywide economic development programs which utilize a range of public revenues, grants and private sector contributions.

EDE POLICY 1.5.2

Clay County shall support incentive programs that will invest in retaining and creating high wage job opportunities and value-added businesses.

EDE POLICY 1.5.3

Clay County shall encourage and support local revitalization efforts to leverage private investment activities through public investment in community development and infrastructure improvements.

EDE POLICY 1.5.4

Clay County shall support the use of development agreements as a mechanism to fund infrastructure and improvements and expansion of existing facilities.

EDE POLICY 1.5.5
Clay County shall pursue grants and other programs available to expand infrastructure for economic development.

EDE POLICY 1.5.6
Clay County shall encourage the use of innovative methods of financing for infrastructure and services, leveraging resources wherever possible, in order to minimize increases in the current and future tax burden.

EDE POLICY 1.5.7
Clay County shall investigate ways to implement a strategy to provide financial or other incentives to assist in the expansion of business and industry, which may include the mitigation and/or delay of impact fees or similar development costs for qualifying targeted/key businesses and basic industries.

EDE OBJ 1.6 **Clay County shall ensure County policies and regulations are consistent with and promote economic development objectives, develop public understanding and support for the economy and its connection to a sustained quality of life, and align community development issues with economic efforts.**

EDE POLICY 1.6.1
Clay County shall endeavor to streamline the review and permitting process for targeted/key businesses and basic industries and develop clearly defined development guidelines that will promote the accomplishment of the goal, objectives and policies of this Element.

EDE POLICY 1.6.2
Clay County shall employ the use of priority review and permitting procedures, identify a liaison to assist or other internal processes that may be necessary to expedite site review, permitting, concurrency, and inspection of targeted/key businesses and basic industries and the expansion/relocation of existing industries.

EDE POLICY 1.6.3
Clay County shall use pre-application conferences and preparation and distribution of guides, handouts, and other information on regulatory and permitting procedures affecting economic development to streamline and expedite the application review and permitting process.

EDE POLICY 1.6.4
Clay County shall evaluate and incorporate Land Development Regulations that support the objectives of this Element.

EDE POLICY 1.6.5
Clay County shall avoid duplicating permits, inspections, or functions that overlap state and/or federal permits, inspections or functions. This policy shall not preclude the adoption of County regulations more stringent than state or federal regulations.

EDE GOAL 2 **Partner in a community-wide effort focused on attracting, developing and retaining 21st-century workforce to support targeted/key industries and entrepreneurship.**

EDE OBJ 2.1 **Support efforts to develop a highly skilled and globally-competitive workforce to meet the needs of employers in Clay County.**

EDE POLICY 2.1.1
Champion the development of education curricula, training facilities and programs that increase appropriately credentialed employees.

EDE POLICY 2.1.2
Encourage the clustering or co-locating of high schools, vocational schools and colleges or universities near employment centers to better connect students with potential employment opportunities.

EDE OBJ 2.2 **Support practices that encourage the attraction and development of a workforce that is younger, entrepreneurial and diverse.**

EDE POLICY 2.2.1
Support the implementation of regulations that focus on the development of diverse housing options, multi-modal transportation, employment centers with enhanced social amenities that support placemaking in the County.

EDE POLICY 2.2.2
Expand housing options that support the local workforce by planning new urban residential development near employment centers.

EDE POLICY 2.2.3

Focus on competing for millennials by supporting urban and neighborhood infill development and redevelopment including the adaptive reuse of buildings.

EDE POLICY 2.2.4

Encourage co-work spaces and incubator accelerators to attract business start-ups and entrepreneurs to Clay County.

Definitions

Millennials - a person who was born in the 1980s or 1990s.

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Administrative and Contractual Services

SUBJECT:
Approval for staff to solicit Solid Waste Franchise Applications, evaluate the applicants received, and develop Franchise Agreement(s) with the qualified companies. Such Franchise Agreement(s) will be brought back before the Board for approval.
Funding Source (Revenue):
Solid Waste Fund - Environmental Service - Franchise Fee-Solid Waste

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
Providing quality waste collection throughout the County is a key element of the County's solid waste disposal and recovery system. Because of overriding public health, safety and welfare concerns associated with providing this service, it is necessary to regulate the collection and hauling of non-residential solid waste through franchising of these services. The Clay County Solid Waste Franchising and Collection Ordinance 90-24 regulates solid waste services in order to protect the environment and the citizens and businesses of Clay County. Franchising ensures that services are performed in an environmentally responsible manner, that waste is disposed of properly at the Rosemary Hill Solid Waste Management Facility, that customer complaints are responded to, and that public streets and right-of-way property is protected.
The ordinance stipulates that no application for franchise may be submitted to the County unless the Board has first solicited for application. There are currently 30 franchisees authorized to work within the County. A number of service providers have requested the opportunity to be granted a franchise. The County's solicitation for franchise applications would offer these providers that opportunity.

Is Funding Required (Yes/No):
No

If Yes, Was the item budgeted (Yes\No\N/A):
No

Funding Source (Revenue):
Solid Waste Fund - Environmental Service - Franchise Fee-Solid Waste
Account No:
FD4000 - CC1208 - SC323700

Sole Source (Yes\No):

Advanced Payment (Yes\No):

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Cover Letter_Application for Franchise_13Jul25	Cover Memo	7/18/2025	Cover_Letter_Application_for_Franchise_13Jul25.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/17/2025 - 7:19 AM	Item Pushed to Agenda

Environmental Services

Rosemary Hill SWMF
3545 Rosemary Hill Road
Green Cove Springs, FL
32043

Phone: 904-284-6374

Fax: 904-284-0345

County Manager
Howard Wanamaker

Commissioners:

John Sgromolo
District 1

Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke, DC
District 5

www.claycountygov.com

July 13, 2025

Subject: Commercial Solid Waste Services Franchise Opportunity

Dear Prospective Applicant:

Clay County is soliciting applications from qualified commercial solid waste service providers. The County is seeking to award additional non-exclusive franchises to provide commercial collection services within unincorporated Clay County.

Franchisees must comply with all provisions of the Solid Waste Franchising and Collection Ordinance. An electronic copy of the ordinance is available by request. The ordinance is also available in the Code Library at https://www.municode.com/. It is listed under Appendix D, Article III of the Clay County, Florida Code of Ordinances. Please review the franchise obligations when deciding if you wish to apply.

Included is the Application for Franchise. To apply, submit your completed application packet along with a $250.00 non-refundable application fee to the Environmental Services Department at 3545 Rosemary Hill Road, Green Cove Springs, Florida 32043. Make check payable to the Clay County Environmental Fund.

Applications must be received no later than September 1, 2025. Incomplete applications, applications received after this date or received without the required application fee will not be considered.

Applicants approved for franchise must complete the franchisee process prior to beginning work. This will include signing of the franchise agreement, providing the required certificates of insurance, a $25,000 performance and payment bond, and depositing funds in a "pre-pay" tip fee disposal account with the county.

Please contact this office at 904-284-6374 if you have questions.

Sincerely,

Milton Towns, CPM
Director

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners

DATE: 7/7/2025

FROM: Theresa Sumner

SUBJECT:

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Diego Martinez, Loan Amount $24,800.00. This amount has been repaid to the County. Homeowner is released from his obligation.

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Satisfaction for Martinez	Cover Memo	7/17/2025	Satisfaction_of_Mortgage-Martinez.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
SHIP	Stewart, Chereese	Approved	7/7/2025 - 4:05 PM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	7/10/2025 - 1:11 PM	AnswerNotes

This instrument prepared by:
Clay County SHIP
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 22nd day of July, 2025, on behalf of **CLAY COUNTY, FLORIDA,** a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, dated April 12, 2021, and executed and given by Diego Felipe Martinez and Viviana A. Garibello which mortgage is recorded in Official Records Book 4473, Page 535 of the public records of Clay County, Florida, encumbering the property described therein, in the amount of $24,800.00. In consideration of receipt by the Mortgagee of payment in full of the amount of the Mortgage, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,

CLAY COUNTY, FLORIDA

BY:

_____
Betsy Condon
Chairman

(OFFICIAL SEAL)

ATTEST:

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

DPA/SATISMTG-Martinez, D

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners

DATE: 7/8/2025

FROM: Theresa Sumner

SUBJECT:

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

See Attached Memo

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Satisfaction of Mortgages under the NSP 3 Program	Backup Material	7/17/2025	Agenda_Item_for_7-22-25.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
SHIP	Stewart, Chereese	Approved	7/8/2025 - 2:40 PM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	7/10/2025 - 1:21 PM	AnswerNotes

State Housing Initiative
Partnership Program

Mailing Address:
P.O. Box 1366
Green Cove Springs, FL
32043

Phone: 904-529-4700
904-278-4700
Fax: 904-278-4708

County Manager
Howard Wanamaker

Commissioners:

John Sgromolo
District 1

Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke, DC
District 5

www.claycountygov.com

MEMORANDUM

TO: Chereese Stewart, Assistant County Manager,
Director of Economic Development Services,

FROM: Theresa Sumner, SHIP Program Administrator

DATE: July 7, 2025

RE: Satisfaction of Mortgage for NSP 3 Properties

In 2012, the County entered into a contract with the Department of Economic Opportunity (DEO) to carry out Neighborhood Stabilization 3 (NSP 3) activities, utilizing federal funds distributed in response to the foreclosure crisis. Under this program, the County partnered with the area developer BASCA to acquire foreclosed residential properties.

BASCA purchased, renovated and leased the properties to income eligible qualified renters in accordance with program requirements. The terms for the repayment of the obligation by BASCA provided for the forgiveness of the loan after a 15 year period, provided program conditions were met through the term. BASCA has rented the properties to income eligible qualified renters for the duration of the 15 year period.

The 15 years has now concluded and BASCA is requesting forgiveness and satisfaction of the mortgages tied to the properties. There are four properties eligible for loan forgiveness and mortgage satisfaction under this request. They are:

1534 Center Street, Green Cove Springs, FL

1191 Summer Springs Drive, Middleburg, FL

1351 Summerbrook Drive, Middleburg, FL

1657 Teaberry Drive, Middleburg, FL

I am requesting those Satisfactions be placed on the County Commission's Consent Agenda for approval.

This instrument prepared by:
Clay County SHIP Program
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 22nd day of July, 2025, on behalf of **CLAY COUNTY, FLORIDA,** a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, 14th day of May, 2010 and executed and given by BASCA, Inc., which mortgage is recorded in Official Records Book 3207, Page 1349-1362, and Modified on December 12, 2011 recorded in Official Records Book 3461, Pages 2156-2157 of the public records of Clay County, Florida, encumbering the property described therein, in the amount of $89,000.00. In consideration of receipt by the Mortgagee of payment in the amount of ten dollars and other valuable considerations, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY: _____

Betsy Condon
Chairman

(OFFICIAL SEAL)

ATTEST:

_____

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

F:/Downpay/Satisfactions/Satisfaction of Mort Maturity/BASCA-Teaberry

This instrument prepared by:
Clay County SHIP Program
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

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IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY: _____

Betsy Condon
Chairman

(OFFICIAL SEAL)

ATTEST:

_____

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

This instrument prepared by:
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Clay County, Florida

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IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY: _____

Betsy Condon
Chairman

(OFFICIAL SEAL)

ATTEST:

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Clay County Clerk of Court and Comptroller
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IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY: _____

Betsy Condon
Chairman

(OFFICIAL SEAL)

ATTEST:

_____

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

F:/Downpay/Satisfactions/Satisfaction of Mort Maturity/BASCA-Center St.

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners

DATE: 7/11/2025

FROM: Courtney Grimm

SUBJECT:

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
🗋	Resolution for SB 784	Resolution Letter	7/17/2025	Resolution_for_SB_784_(2025)_Plat_Requirements_revised_7.14.25.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	7/17/2025 - 7:22 AM	Item Pushed to Agenda

RESOLUTION N0. 2024/2025 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AUTHORIZING AND DIRECTING COUNTY STAFF TO FOLLOW THE PROCESS AND REQUIREMENTS PROVIDED IN CHAPTER 2025-164, LAWS OF FLORIDA; DESIGNATING THE DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES AS THE ADMINISTRATIVE AUTHORITY; DESIGNATING THE COUNTY MANAGER OR HIS AUTHORIZED DESIGNEE AS THE ADMINISTRATIVE OFFICIAL; AND DIRECTING STAFF TO IMMEDIATELY INITIATE AMENDMENTS TO THE CLAY COUNTY LAND DEVELOPMENT REGULATIONS TO COME INTO COMPLIANCE WITH CHAPTER 2025-164, LAWS OF FLORIDA.

RECITALS

WHEREAS, on June 20, 2025, the Governor approved Chapter 2025-164, Laws of Florida, making it mandatory, effective July 1, 2025, for counties and municipalities to approve plats and replats through an administrative process that does not require action by the local governing body; and

WHEREAS, Chapter 2025-164, Laws of Florida, requires, among other things, that the County designate an administrative authority to process receipt of a plat or replat and an administrative official, who may be a county administrator, a deputy county administrator, an assistant county administrator, or other high-ranking county department or division director, to approve plats and replats; and

WHEREAS, the Governor's approval of Chapter 2025-164, Laws of Florida, on June 20, 2025, and subsequent effective date of July 1, 2025, leaves inadequate time to amend the Clay County Land Development Regulations in accordance with established procedures; and

WHEREAS, in order to be consistent with the actions of the Florida Legislature, the Board of County Commissioners finds that it is necessary and in the public interest to authorize and direct County staff to implement the process as provided in Chapter 2025-164, Laws of Florida; and

WHEREAS, the Board of County Commissioners further finds that it is appropriate and in the public interest to direct County staff to initiate the necessary amendments to the Clay County Land Development Regulations consistent with Chapter 2025-164, Laws of Florida.

NOW THEREFORE, **BE IT RESOLVED BY THE CLAY COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:**

Section 1. The above recitals are true and correct and are hereby incorporated herein as if they had been set forth in their entirety.

Section 2. County staff is hereby authorized and directed to follow the process and requirements provided in Chapter 2025-164, Laws of Florida.

Section 3. The Department of Economic and Development Services is hereby designated as the Administrative Authority to receive, review and process plats and replats as provided in Chapter 2025-164, Laws of Florida.

Section 4. The County Manager is hereby designated as the Administrative Official responsible for approving, approving with conditions, or denying plats or replats as provided in Chapter 2025-164, Laws of Florida. The County Manager is specifically authorized to name a designee to fulfill these functions.

Section 5. No plat or replat shall be approved by the Administrative Official until the plat or replat has been reviewed for conformity with Chapter 177, Florida Statutes, by a professional surveyor and mapper either employed by or under contract with the County, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Section 6. County staff is further directed to immediately initiate amendments to the Clay County Land Development Regulations as needed to comply with the provisions of Chapter 2025-164, Laws of Florida.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

By: _____
Betsy Condon
Its Chairman

ATTEST:

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

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: Laura Christmas, Director of Communications

SUBJECT:

AGENDA ITEM TYPE:

ATTACHMENTS:

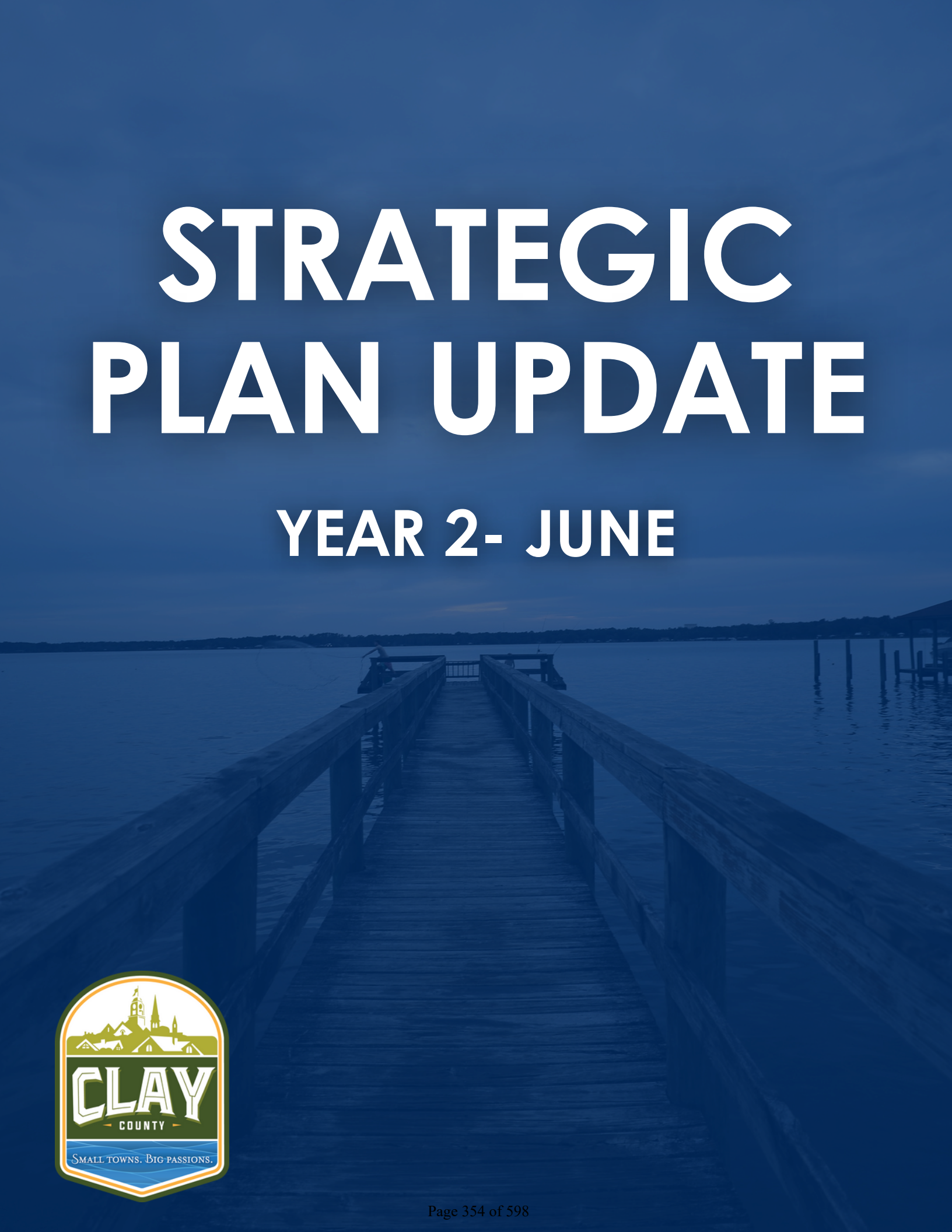
	Description	Type	Upload Date	File Name
	Strategic Plan Update - June 2025	Backup Material	7/21/2025	Strategic_Plan_Update-_June_2025ada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/17/2025 - 7:19 AM	Item Pushed to Agenda

STRATEGIC PLAN UPDATE

YEAR 2- JUNE



CLAY COUNTY

SMALL TOWNS. BIG PASSIONS.

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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.



GOALS

- 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 revenue.
- 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 organizations' leadership (i.e., constitutionals, 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.**

TARGET - GG1.T1

Increase overall communication participation (i.e., social media, website, newsletter) by 50% in five years.*

*Goal accomplishment will be measured by the average percentage of the entire year for all categories.

June

Social Media:
- Content was viewed 4,224,684 times*

GovDelivery:
- 32,337 total subscribers
- 201,678 total subscriptions
- 72.72% total engagement

Website:
- 53K general users
- 45K new users
- 196K website views

*change in verbiage to accurately reflect reporting data

Year 1- 2024

Social Media:
- 9,862,455 people reached

GovDelivery:
- 31,719 total subscribers Year 1 end
- 192,651 total subscriptions Year 1 end
- 76% engagement rate average

Website:
- 776,000 general users total
- 687K new users total
- 2,910,000 website views total

2023- Baseline

Social Media:
- 13,700,909 people reached

GovDelivery:
- 26,303 total subscribers
- 140,579 total subscriptions
- 74% total engagement

Website:
- 389K general users
- 388K new users
- 1M website views

TARGET - GG1.T2

Increase participation in the County emergency alerting systems (AlertClay) by 30% in five years.

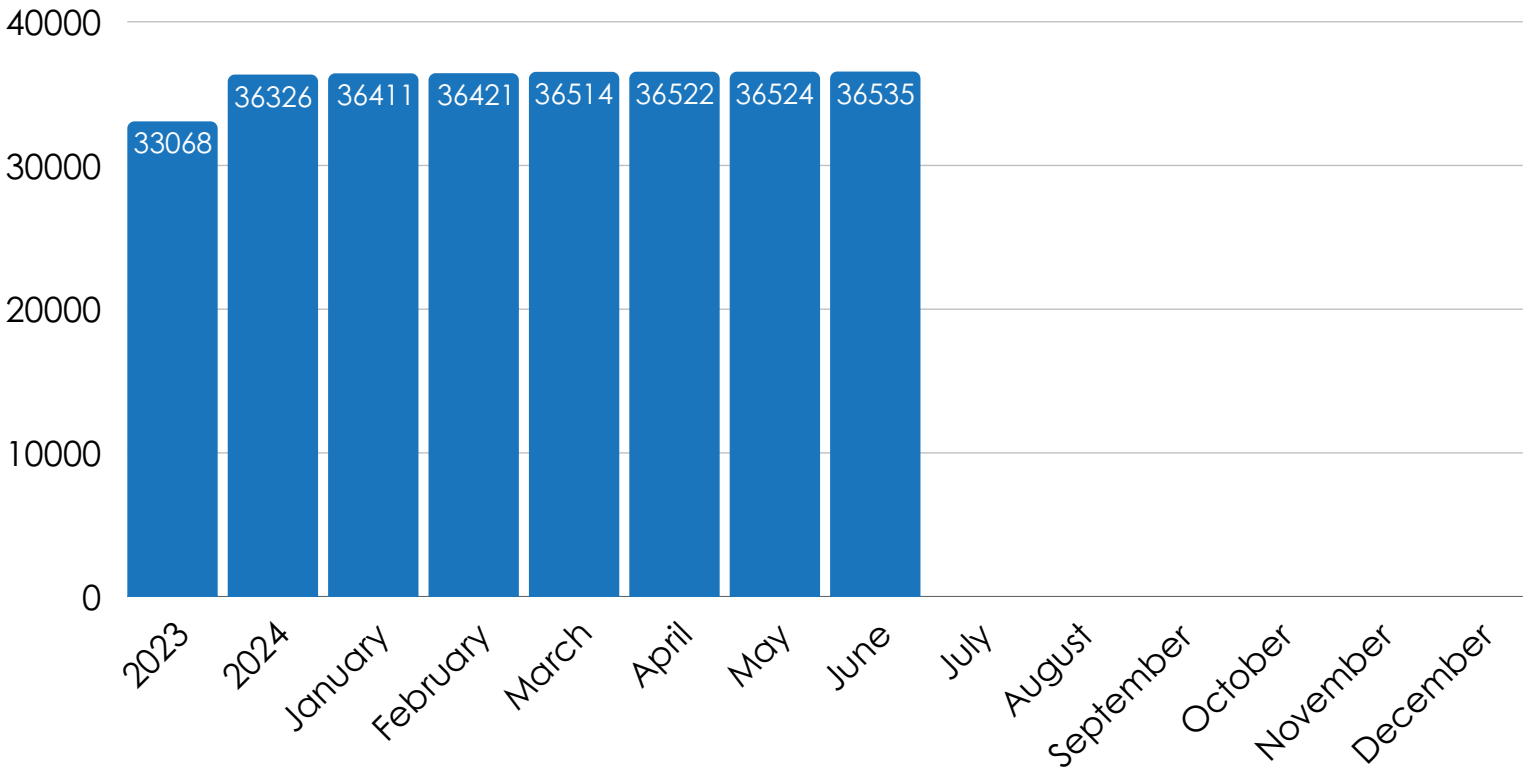
June: 36,535

Total AlertClay subscribers 2024: **36,326**

Percentage Accomplished in 2024: **10%**

Baseline:

33,068



TARGET - GG2.T3

Achieve 100% of procurements over $20,000 being sourced through the County's procurement portal for fair bidding in five years.

Current Rate:

90%

Baseline from 2023: 89%
End of 2024: 91%

June Information:

23 Purchase Orders issued over $20,000.00 that are comprised of:

3 Owner Direct Purchases
7 Pre-Established Agreements
5 OpenGov (Consisting of solicitations, quotes, and TOs)
2 Exemption
6 Piggyback
0 Sole Source
0 Department Obtained Quotes

TARGET - GG3.T4

Ensure that 95% of County employees receive at least 24 hours of training per year.

49.6%

2025 CURRENT STAFF TRAINING RATE

Baseline Current Staff Training Rate: 46%
2024 Ending Current Staff Training Rate: 53.90%



TARGET - GG3.T5

Maintain a 90% County employee retention rate yearly.



TARGET - GG4.T6

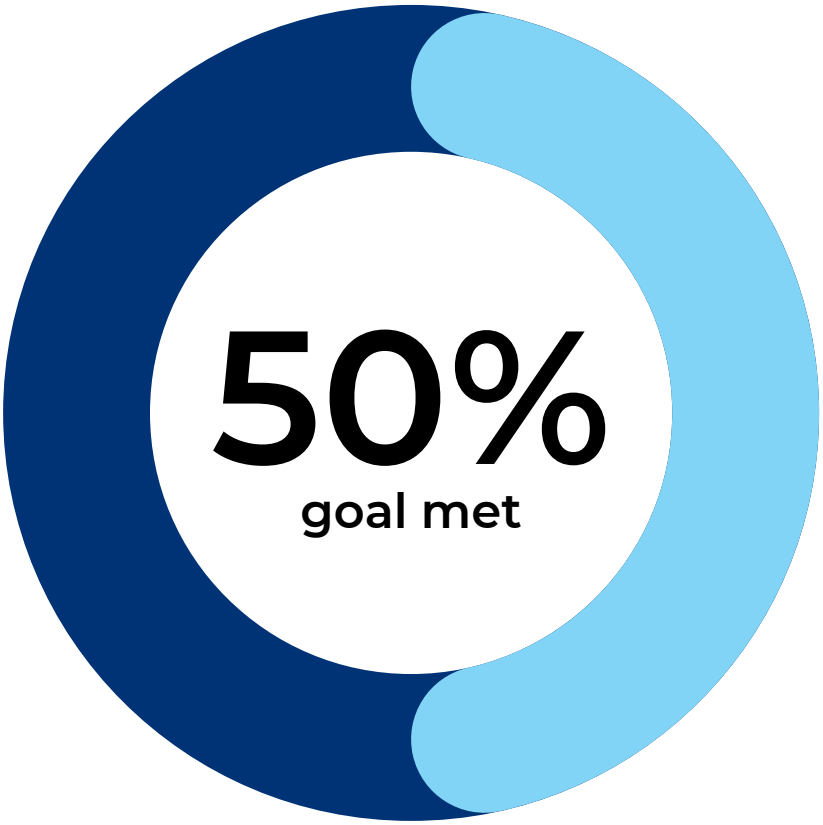
Host and facilitate 10 meetings with partner organizations.

- **None in June**



Bold Goal

Generate $100 million in grant revenues in five years.



Total grant awards end of 2024:
$48,883,785.00

Total grant awards to date:
$50,823,961.00

Community Health and Safety

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.

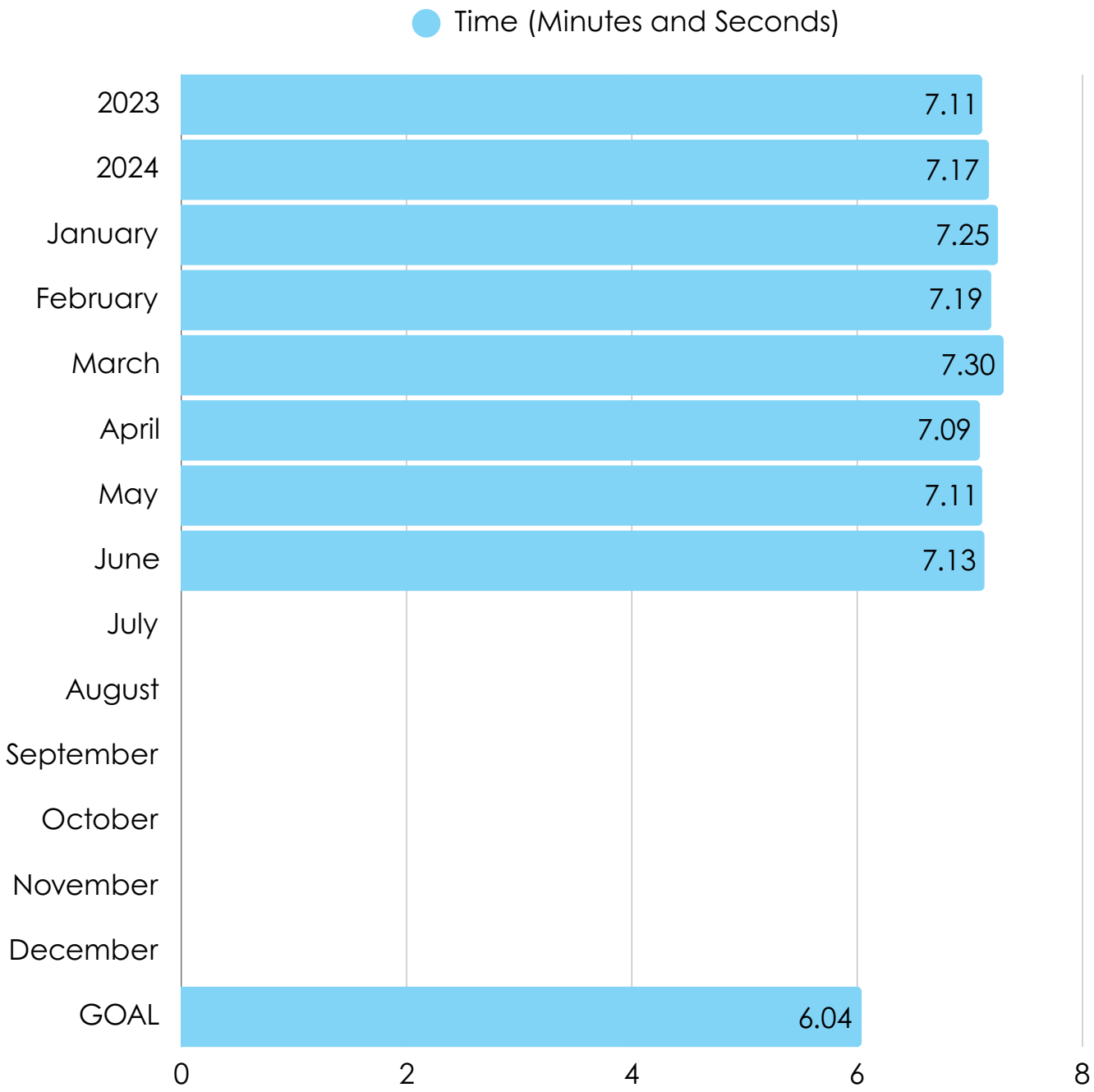


GOALS

- 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 homelessness 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 engagements through the County care referral system to 1,000.**

TARGET - CHS1.T1

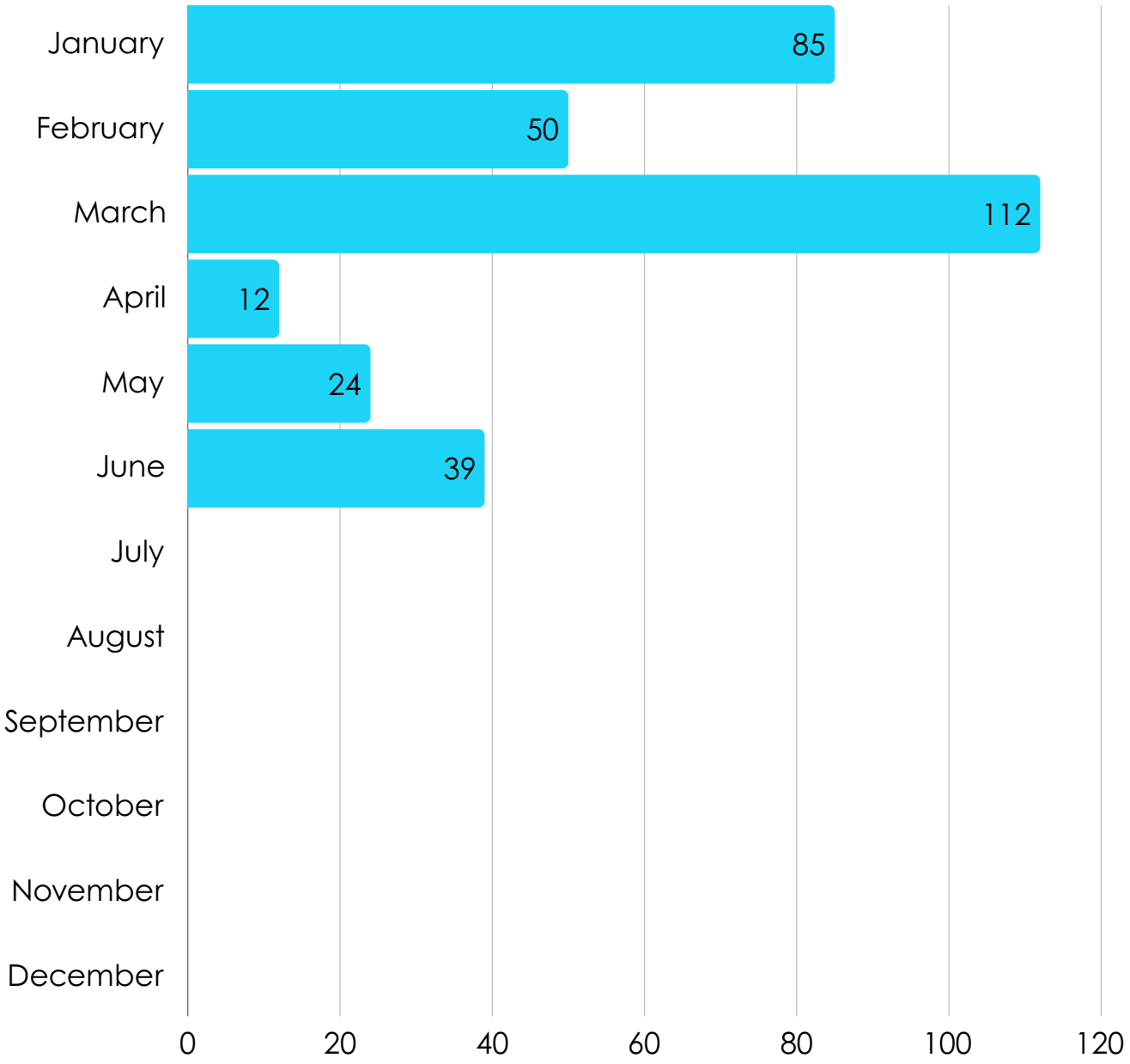
Decrease the Fire Rescue response time to emergency calls by 15% in five years.



Goal is to reduce overall response by 1:04
Average Fire Rescue response time in 2023 was 7:11
Average Fire Rescue response time in 2024 was 7:17

TARGET - CHS1.T2

Inspect 100% of all High-Risk Occupancy Buildings each year.



Total inspected in 2024: **458**
Total inspected to date: **780**
Total number of High-Risk Occupancy Buildings in the county: **1151**

TARGET - CHS3.T5

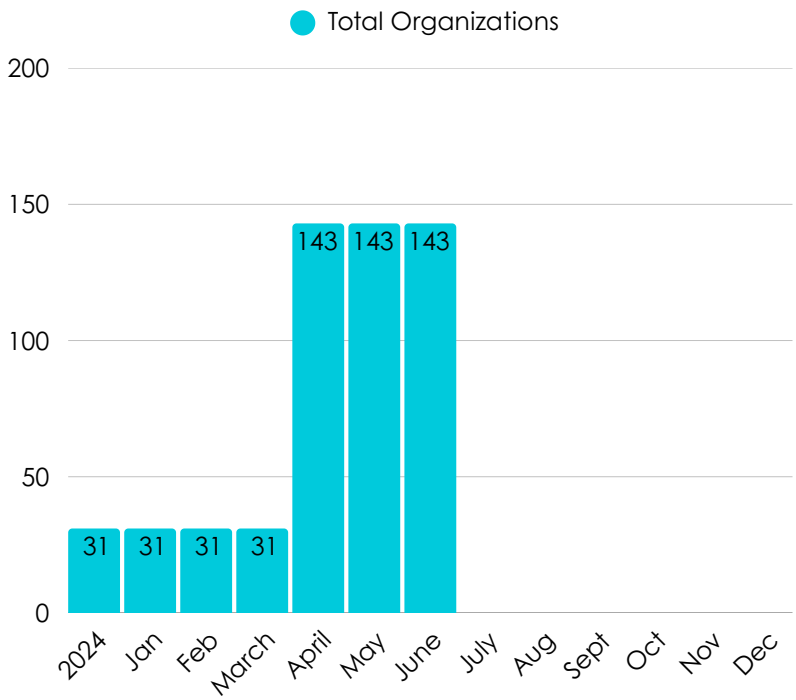
Increase access to Automated External Defibrillators (AEDs) and Narcan around the County to 250 locations in five years.

Current number of AEDs in the County

172

TARGET - CHS4.T6

Register 100 private and non-profit agencies in the County care referral system in five years.



*Number of agencies listed in the referral resource guide

Current total number of agencies 2024: 31

Current total number of agencies 2025: 143

TARGET - CHS5.T7

Increase solid waste processing capacity to 1,500 average tons per day in five years.

1,000 TPD

The current Solid Waste Processing Capacity is 1000 tons per day.

This project is ongoing and will be updated once the property has been purchased and a new transfer station has been established.



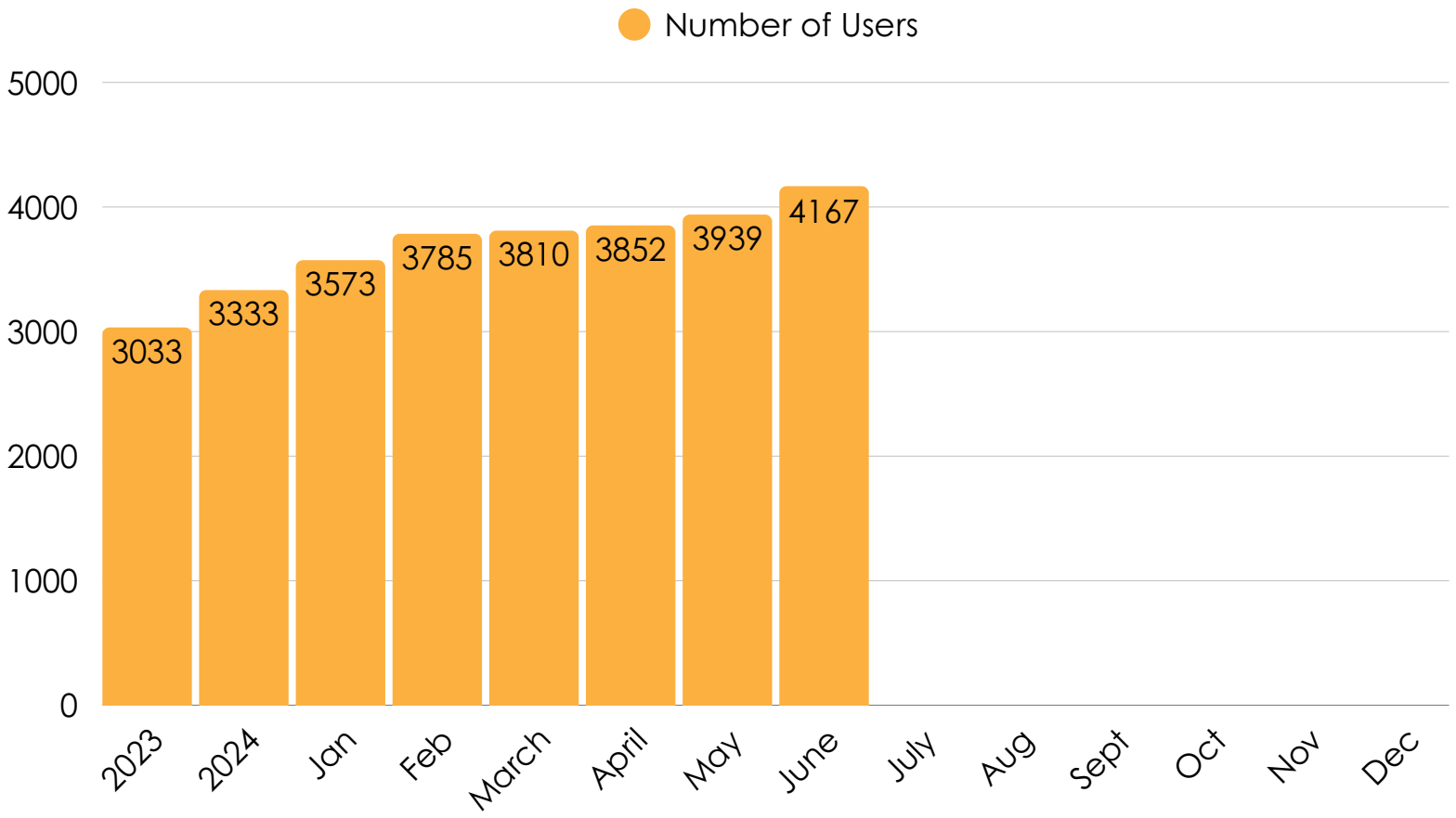
TARGET - CHS6.T8

Increase the number of participants in PulsePoint by 20% in five years.

CURRENT INCREASE

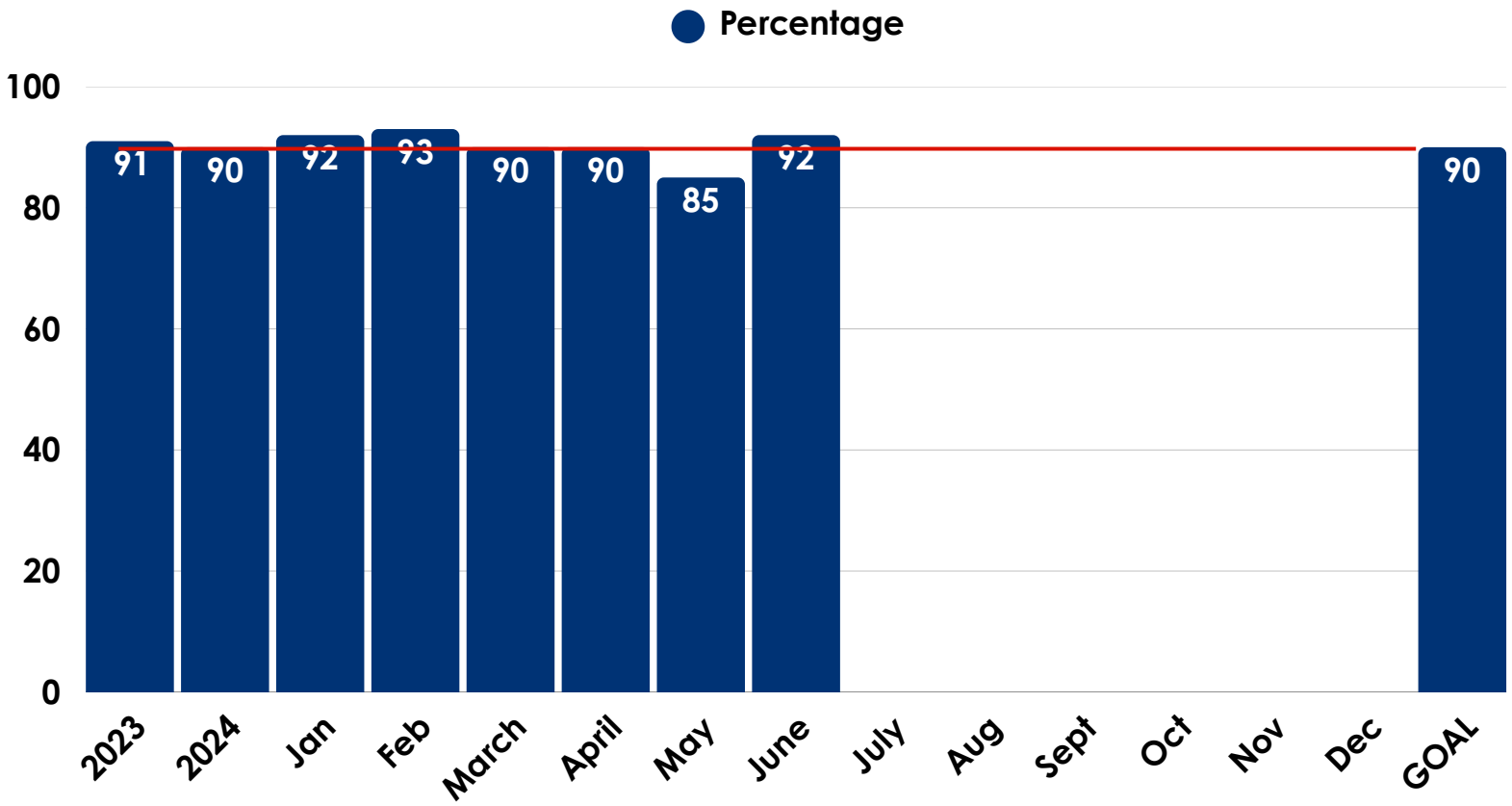
37.39%

TOTAL PARTICIPANTS: 4,167
BEGINNING TOTAL: 3,033
2024 ENDING TOTAL: 3,333



TARGET - CHS7.T9

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



Current Live Release Rate: 92%



Bold Goal

Increase the number of engagements through the County care referral system to 1,000 in one year.

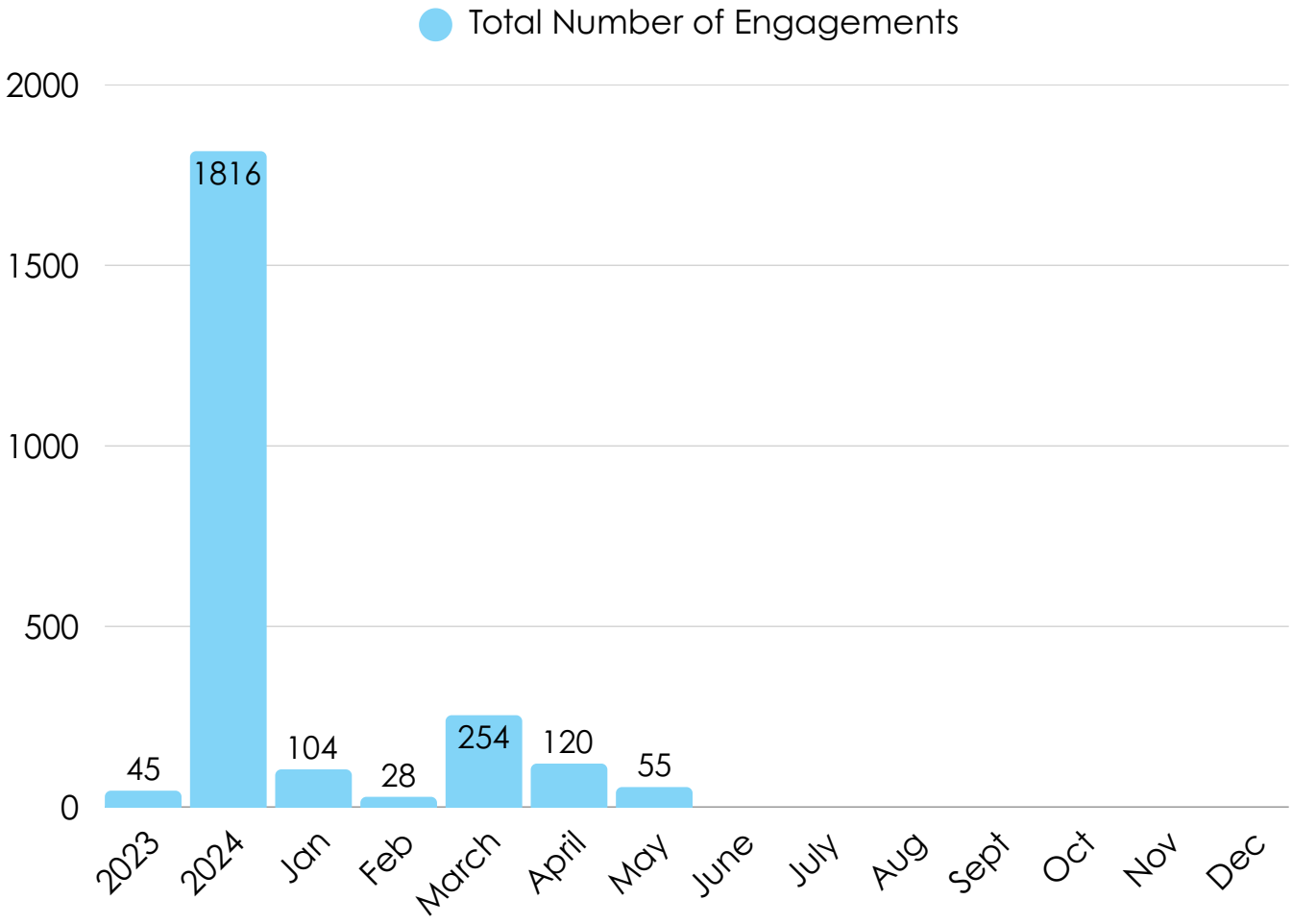


Current Total Number of Engagements 2024:

1816

Current Total Number of Engagements to Present:

2,422



Economic and 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.



GOALS

- 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.**

TARGET - ECD1.T1

Attract five new types of businesses that are Targeted Economic Opportunities.

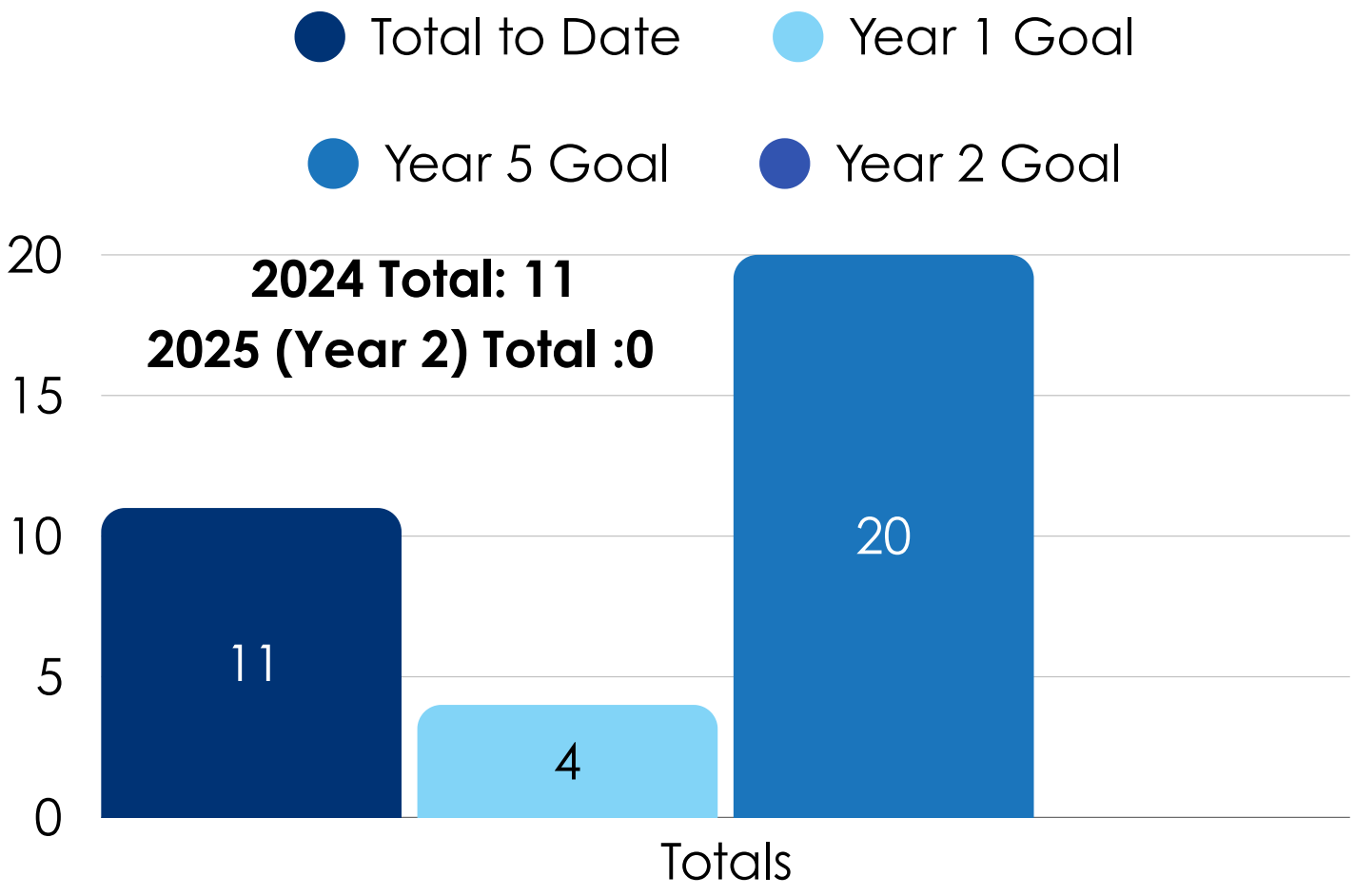
Baseline Information:

2 Businesses in 2023



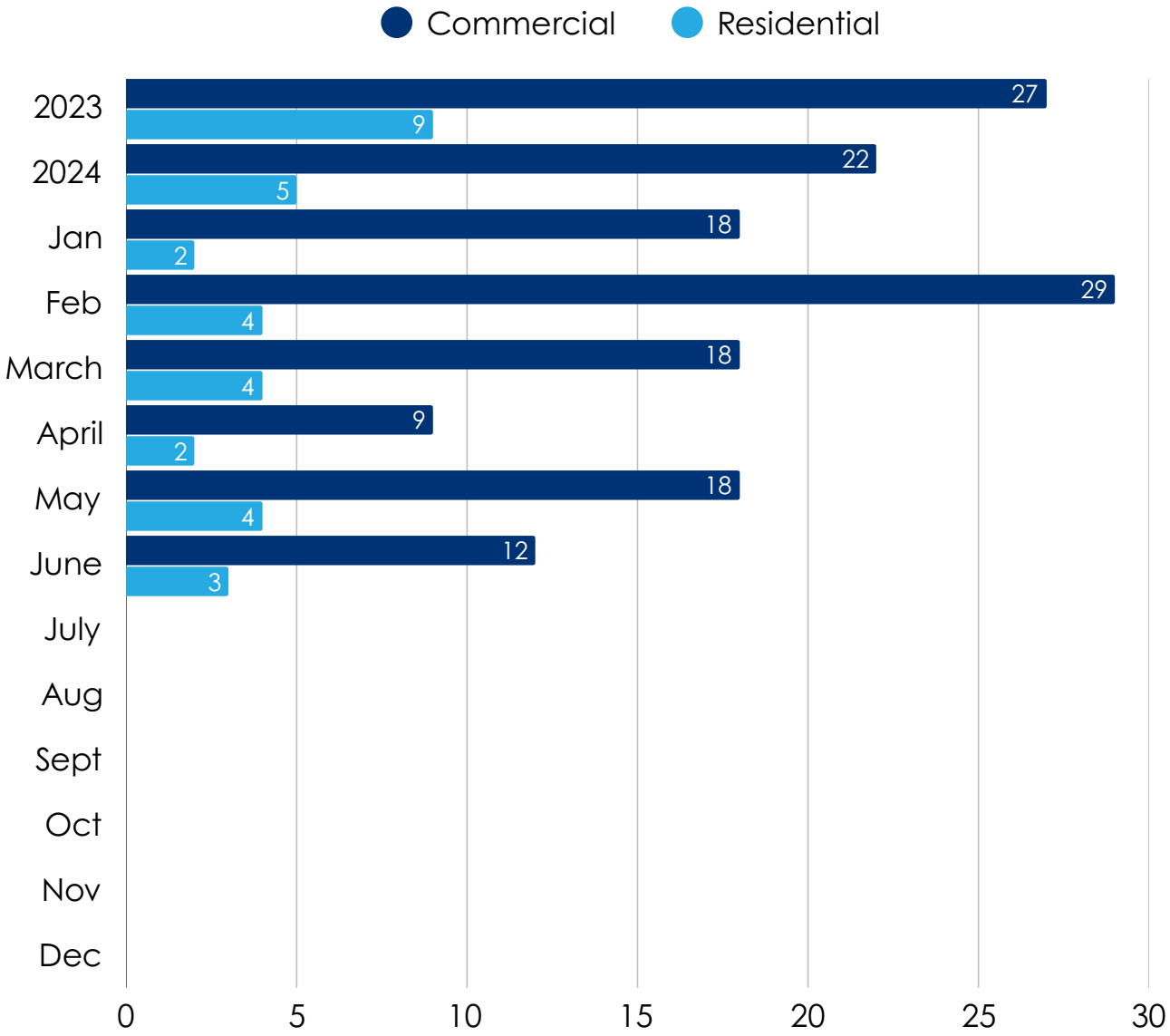
TARGET - ECD2.T2

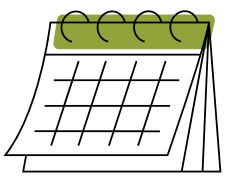
Attract 20 new multi-day tourism events within the County generating overnight stays in the next five years.



TARGET - ECD3.T3

Reduce the average permit review time for residential review to 7 days and commercial review to 30 days.





Current Review Time:
Commercial - 12 Days
Residential - 3 Days

TARGET - ECD4.T4

Reduce the County classification for the Community Rating System (CRS) program to a 5.

The Community Rating System, or CRS, is a voluntary program under the Federal Emergency Management Agency that allows communities to earn flood insurance discounts for conducting eligible floodplain management activities above the minimum national flood insurance program requirements.

Current Rating: 6



TARGET - ECD4.T5

Improve the Building Code Effectiveness Grading Schedule (BCEGS) score to a 4 for commercial and residential buildings in five years.



Current BCEGS Score:

Residential: 4

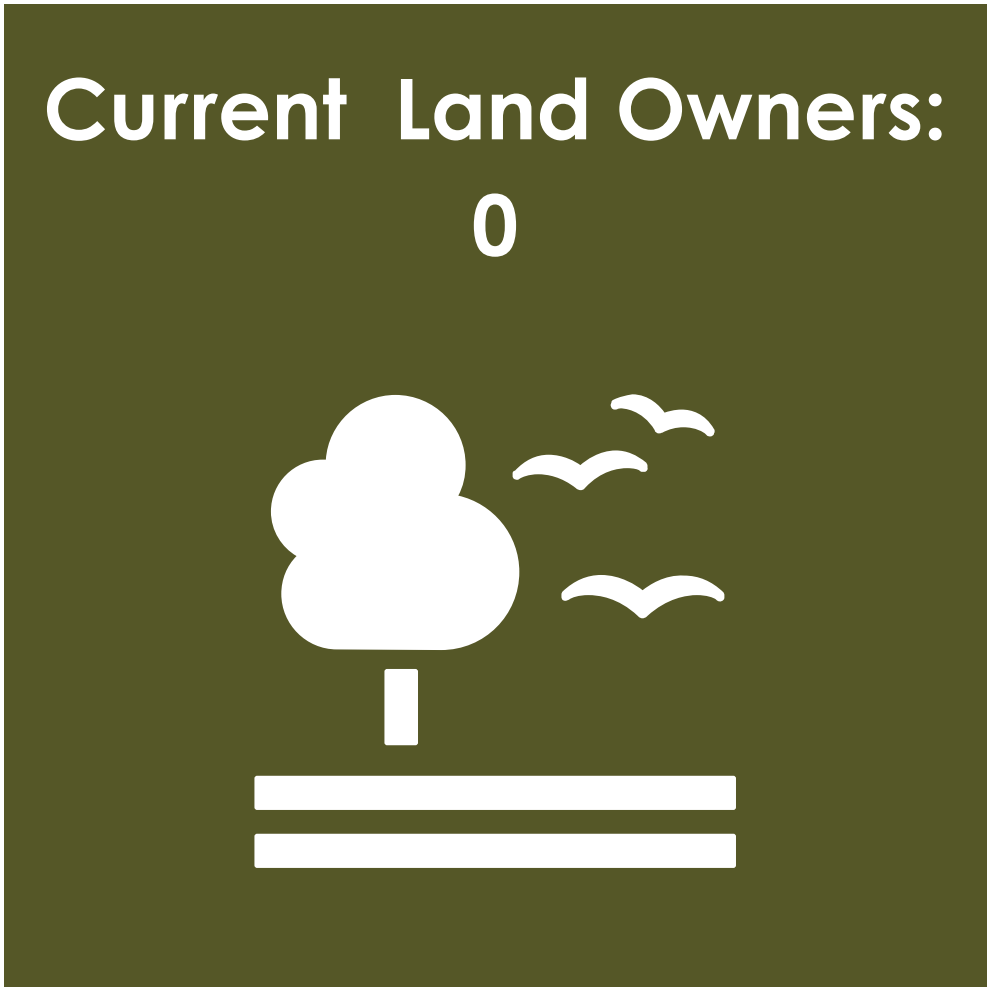
Commercial: 3

Specific steps we took to improve the score:

- Increased the number of licenses held by each inspector.
- Reduced the number of inspections/plans reviews done daily per inspector by increasing staffing.
- Increased the accuracy of our record-keeping through a new permitting system.

TARGET - 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.



Latest Update:

We are coordinating with local agriculture organizations and the Land Conservation Committee to advance this initiative.

Bold Goal

Achieve a Class 3 ISO Public Protection Classification.



Current Ranking: Class 4

What are we doing to achieve our goal?

- Continuing the design process on the Burn Building.
- Working with CCUA to secure up-to-date hydrant data.
- Continuing to hire new firefighters.*
- Adding additional apparatus'

**These items are critical to improve our score as we improve our assembly time (a certain number of firefighters on scene within a certain time).*

We are currently under review for our ISO score. On track to update information for 2026.

Infrastructure

Ensuring the County is maintaining its structures, facilities, and roads at the highest level while looking to grow and provide satisfactory resources and promote resiliency.



GOALS

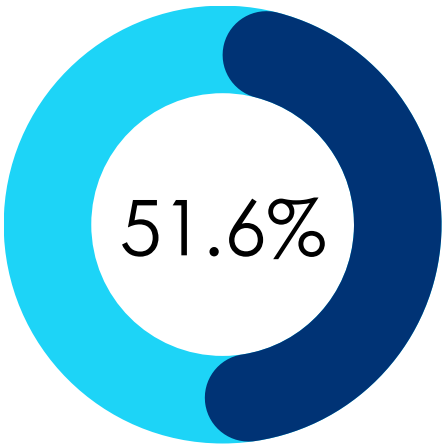
- IN1 - Promote different forms of transportation to provide options to citizens. Examine ways to grow the existing transportation services that are offered in the County.
- IN2 - Maintain and grow our current road system, ensuring that the road system supports the changing needs of the County.
- IN3 - 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. Take into account the impacts of hurricanes and sea water rise on stormwater systems and promote 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%.**

TARGET - IN1.T1

Increase ridership for public transportation (i.e., Jacksonville Transit Authority) by 20% over five years.

Total Riders for 2023: 42,184
Total Riders for 2024: 44,835

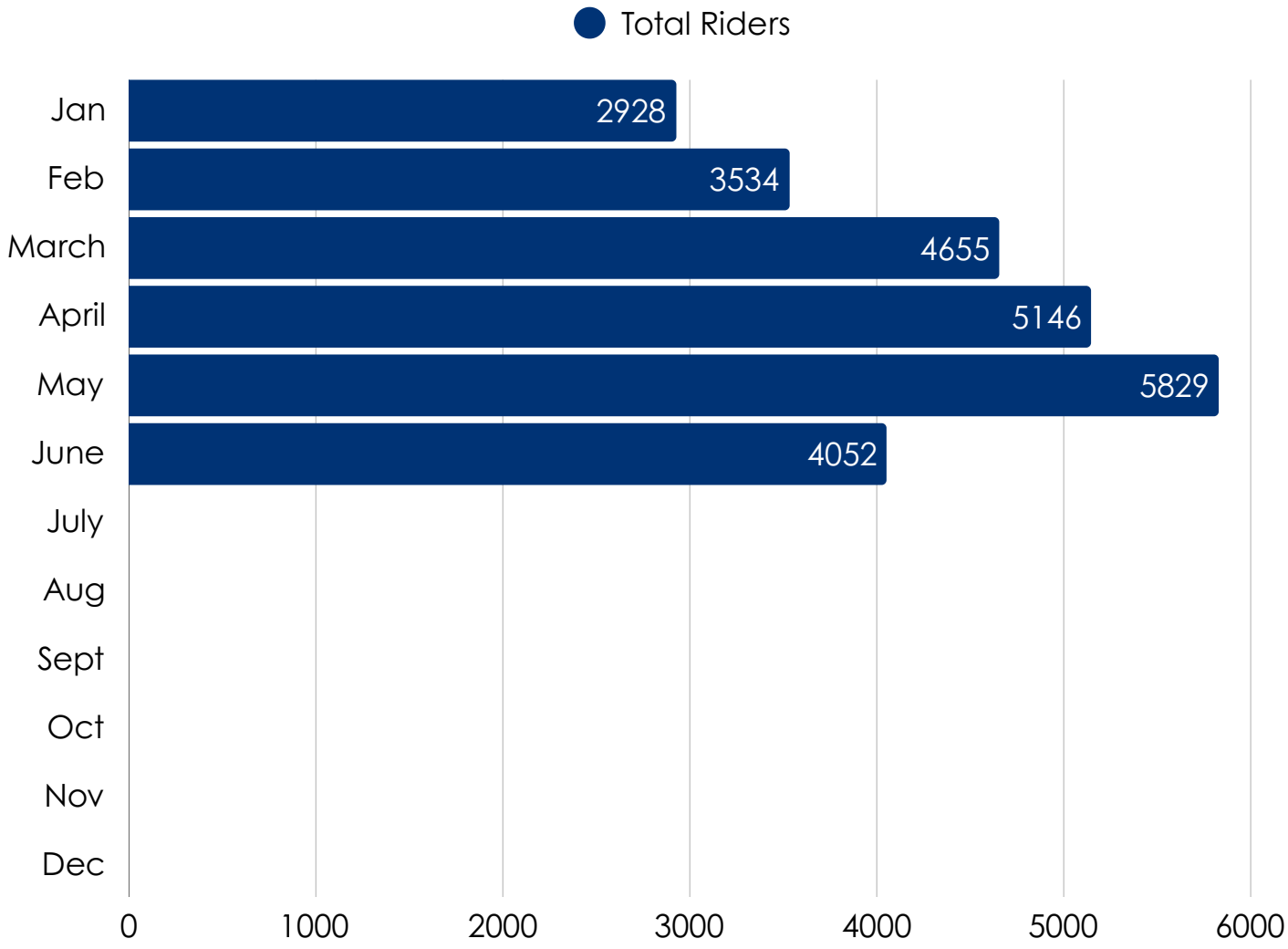
Year 2:



Total Riders for 2025:

26,144

Total Goal: 50,621



TARGET - IN2.T2

Resurface 100 miles of roadways in five years.



CURRENT TOTAL

65.86 miles

TARGET - IN3.T3

Improve or add 20 miles of sidewalks and/or trails in five years.

CURRENT TOTAL

34.33 miles



TARGET - IN4.T4

Maintain and improve 10,000 feet of pipes and ditches to improve stormwater systems in five years.

Overall Total: 34,591.8

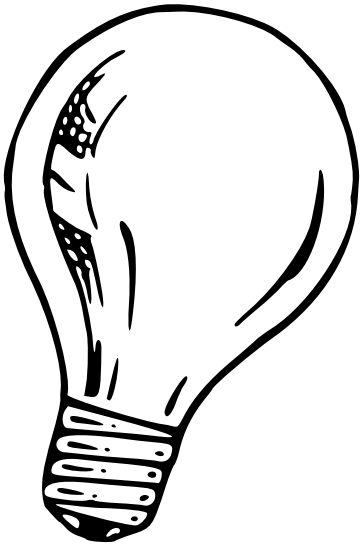
Year 2 Current Total Feet Completed: 30,187.8



TARGET - IN5.T6

Reduce electricity and water consumption by 5% in five years.

What are we going to do to reach this goal?



- Develop policy and procedures to ensure staff are informed of the importance of turning off electric items before leaving their office.
- Install and replace bulbs with Light-Emitting Diode (LED).
- Work with departments to update outdated facilities to ensure better utility use, with less waste.

TARGET - IN5.T5

Update IT infrastructure to prevent IT equipment from being more than 12 months past end of life (EOL).

23 Servers past EOL

6 pending for the end of the month for Active Directory and SQL upgrades

38 Network devices past EOL

2 new switches installed this month

58 Endpoint devices past EOL

PC replacements are mostly conducted at Public Works, and some are scattered throughout other departments

Additional Info:

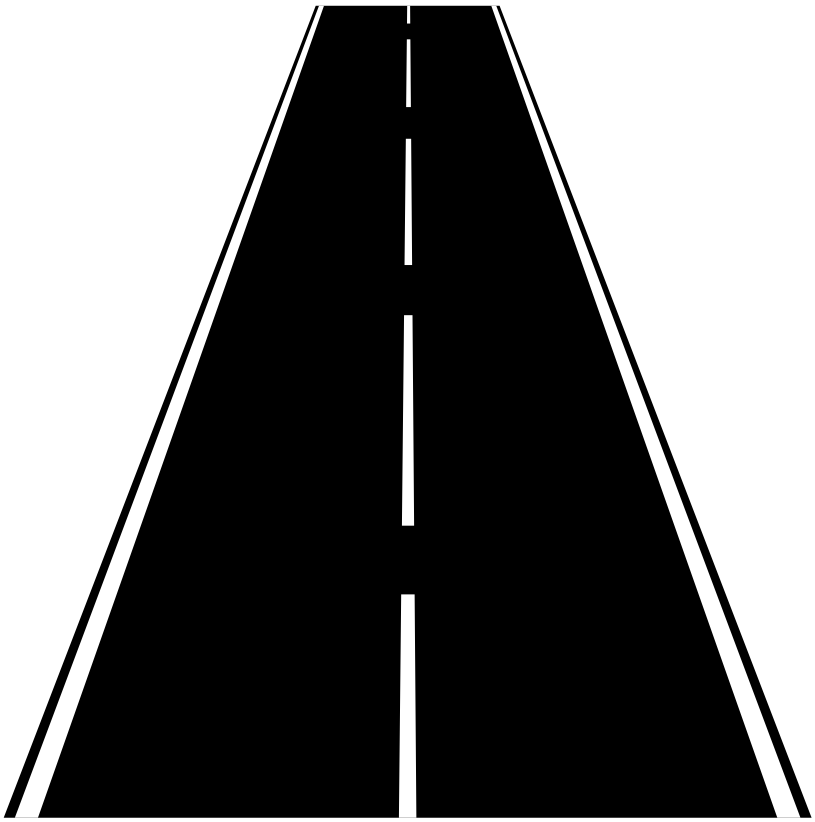
- Windows 10 goes EOL in October 2025, which will push the number of dated devices to 30%.
- More than 200 devices will reach EOL by October 2026.



Bold Goal

Improve the overall County road rating for critical and deficient roads by 5% in five years.

This goal is currently in progress



* New rating and evaluation is planned for the 25/26 fiscal year.

Quality and Balance Life

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



GOALS

- 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 (e.g., boating, kayaking, skiing, fishing).
- 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 County educational, recreational, and cultural programs by 35%.**

TARGET - QBL1.T1

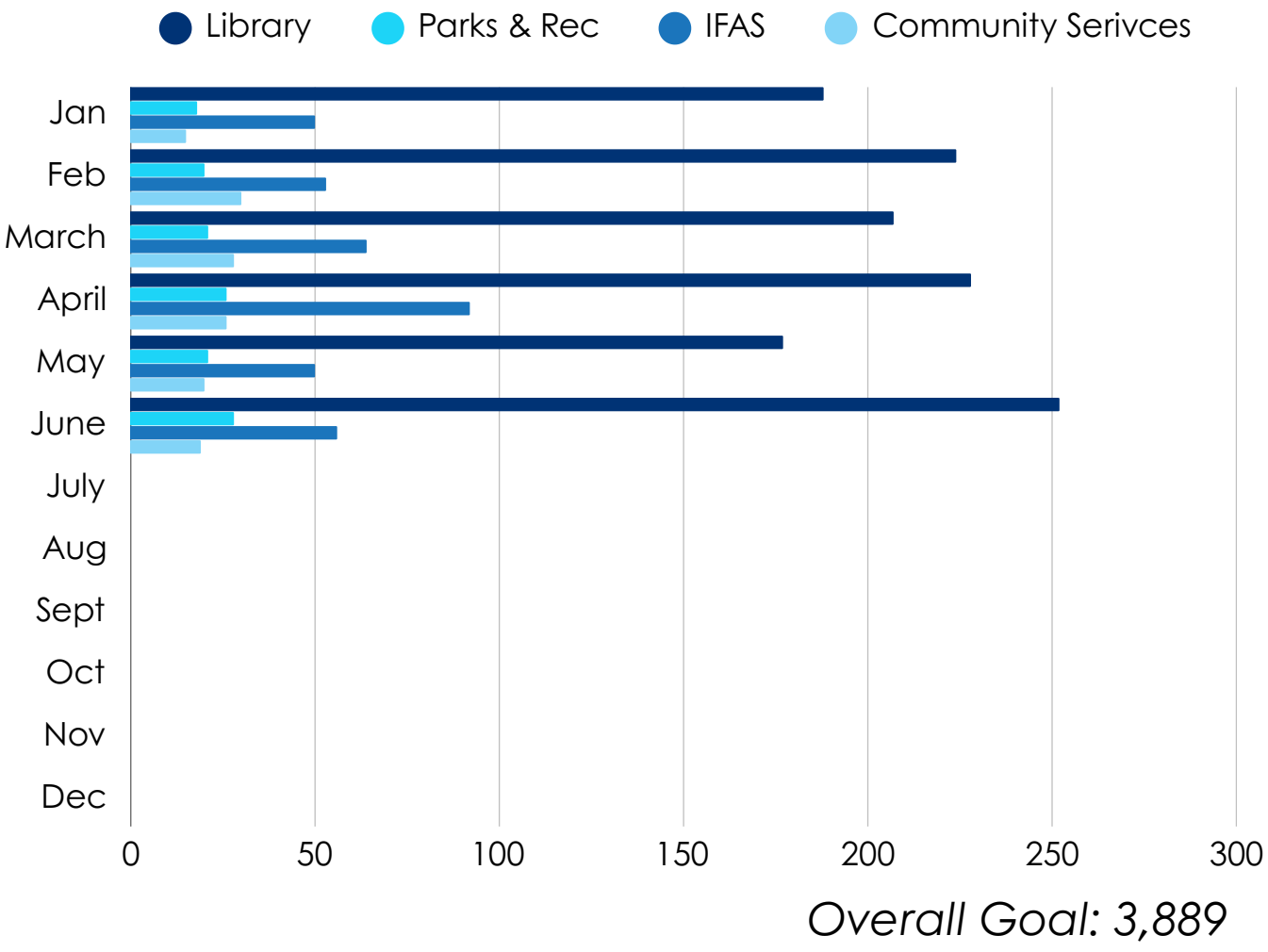
Increase the number of overall County-hosted programs by 20% in five years.



TOTAL REPORTED PROGRAMS FOR 2024: 3,332

TOTAL REPORTED PROGRAMS FOR JUNE:

355



Overall Goal: 3,889

TARGET - QBL2.T2

Increase the number of recreational water access points (e.g., boat ramps, kayak launches) by 3 in five years.

Current Water Access Points



Kayak Launches:

- Williams Park
- Camp Chowenwaw Park

Boat Ramps:

- Main Street Boat Ramp
- Old Ferry Boat Ramp
- Governors Creek Boat Ramp
- Lakeshore Boat Ramp
- Knight's Marina & Boat Ramp
- Williams Park Boat Ramp
- Lake Geneva Park
- Lake Geneva Boat Ramp
- Lake Brooklyn Boat Ramp
- Shands Pier

TARGET - QBL3.T3

Increase recreation space by 10% in five years.

Current Acreage: 2137.00

TARGET - QBL4.T4

Increase the amount of conservation land by 10% in five years.

Current Acreage: 298.57

Bold Goal

Increase the number of participants in County educational, recreational, and cultural programs by 35% over five years.

Total Participants Reported 2024:

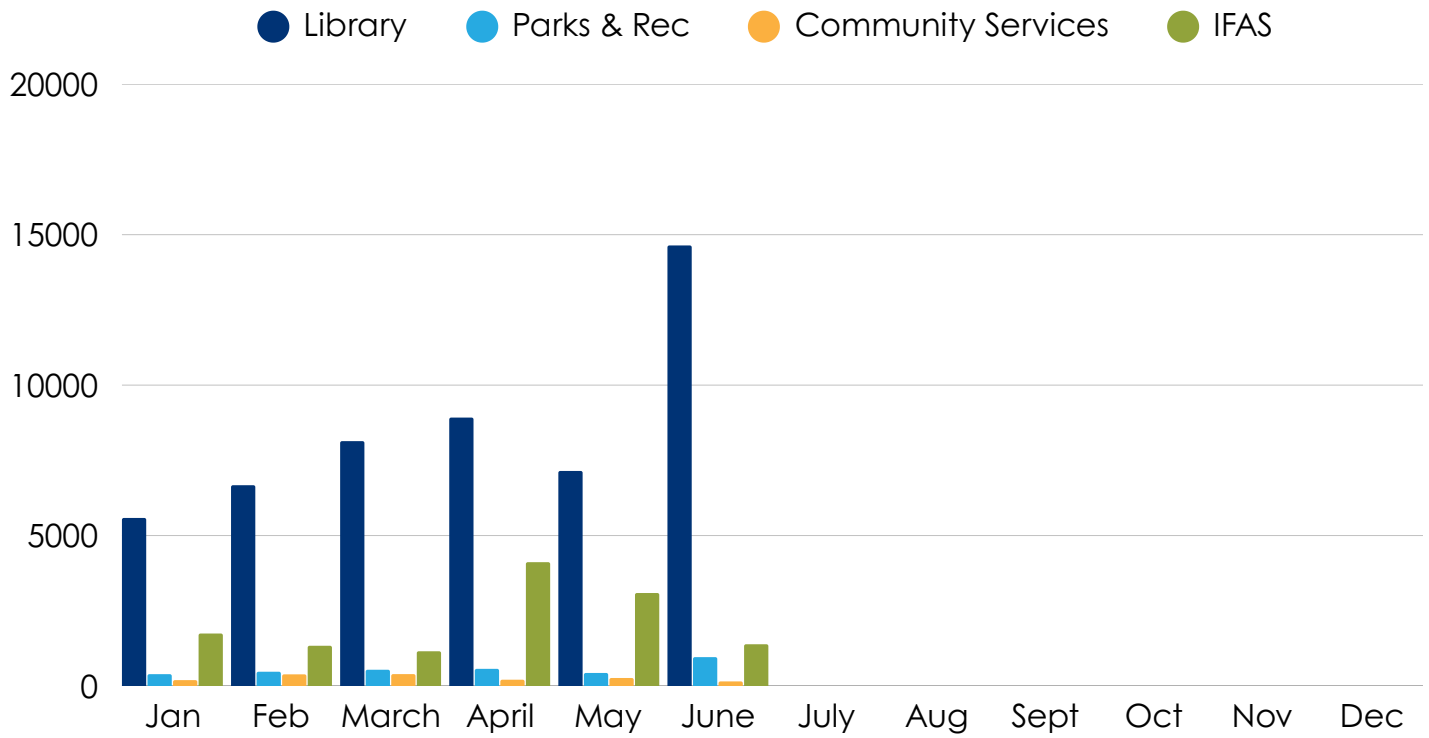
128,353



Total Participants Reported 2025:

68,906

TOTAL PARTICIPANTS REPORTED:



Overall Goal: 133,373

County Manager Report

STRATEGIC PLAN UPDATE YEAR 2 - JUNE

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/17/2025 - 7:20 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE:

FROM: Capital Projects and
Administrative and Contractual
Services

SUBJECT:
A) Review of Oakleaf Library operational costs, grant and deed deadlines, architectural and construction estimates, and the projected timeline across fiscal years.

B) Approval of Agreement with Fleischman and Garcia & Planners, AIA, PA for Professional Architectural Services for the Oakleaf Library in the amount of $863,516.00. Design services are to be completed within 10 months from Notice to Proceed.

C) Review of Staff's ranking of the submittals received for RFQ No. 24/25-074, Construction Manager at Risk (CMAR) for the Oakleaf Library. If awarded, approval of award will be effective after the 72-hour protest period has expired. An agreement will be negotiated and brought back to the Board for approval for Phase I, CMAR Preconstruction Services. A Phase II Construction Agreement will be provided at a later date which will include the Guaranteed Maximum Price (GMP). If desired, the Board may request presentations from a minimum of the top three firms.

1. The Haskell Company - 96.7
2. Winter Construction - 95.7
3. E. Vaughan Rivers, Inc. - 95.7
4. Charles Perry Partners, Inc. - 93
5. Meyer Najem Construction - 91.3
6. Perry-McCall Construction, Inc. - 89.3
7. K & G Construction Co., Inc. - 59.3

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

A) Attached is a briefing document outlining Oakleaf Library operational costs, grant and deed deadlines, architectural and construction estimates, and the projected timeline across fiscal

years.

B) Agreement with Fleischman and Garcia & Planners for Architectural Services was presented and discussed at the last BCC meeting.

C) Review of Staff's ranking of the submittals received for Construction Manager at Risk (CMAR) services

A committee consisting of the Deputy Building Official, Facilities Director, and Capital Projects Manager performed the evaluation and ranking of the submittals received. If desired, the Board may request presentations from a minimum of the top three firms.

916 Suppliers were notified
57 Suppliers downloaded the Request for Qualifications
7 Proposals were received
1 No-Bids were received

CMAR services shall include but are not limited to providing design phase assistance and complete construction services with a GMP for the construction of a new library and other related services.

Is Funding Required (Yes/No):	If Yes, Was the item budgeted (Yes\No\N/A):
Yes	**Yes**

Funding Sources:
Capital Improvement Plan (CIP) Project Fund - Non Capital Improvement Element - Oakleaf Library - Buildings
Capital Improvement Plan (CIP) Projects Fund - All Grants Organization - Oakleaf Library - Buildings

Account Numbers:
FD3003 - CC1232 - PRJ100526 - SC562000
FD3003 - CC1233 - PRJ100526 - SC562000

Sole Source (Yes\No):	Advanced Payment (Yes\No):
No	**No**

Planning Requirements:
Public Hearing Required (Yes\No):
No

Hearing Type:

Initiated By:

N/A

ATTACHMENTS:

	Description	Type	Upload Date	File Name
🗋	Agreement - Action Item B.	Cover Memo	7/9/2025	Architectural_Services_for_Oakleaf_Library-Fleischman.ADA_(1).pdf
🗋	RFQ Backup	Backup Material	7/17/2025	Bid_Backup_RFQ_No._2425-074.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/17/2025 - 7:20 AM	Item Pushed to Agenda

Clay County Agreement/Contract No. 2024/2025 – _____

AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE OAKLEAF LIBRARY

This Agreement for Professional Architectural Services for the Oakleaf Library ("Agreement") is entered into this ____ day of July, 2025 ("Effective Date") between Fleischman and Garcia Architects and Planners, A.I.A., P.A dba Fleischman Garcia Maslowski, a Florida Profit Corporation ("Consultant") and Clay County, a political subdivision of the State of Florida (the "County").

RECITALS

WHEREAS, the County issued Request for Qualification, RFQ No. 24/25-052 ("RFQ") to solicit proposals from qualified firms to provide professional design services for a new library in Clay County, Florida, referred to as the Oakleaf Library; and

WHEREAS, the Consultant submitted a response to the RFQ, offering to provide the requested services (the "Consultant's Response"); and

WHEREAS, County staff evaluated and ranked the submitted proposals in accordance with Section 287.055, Florida Statutes; and

WHEREAS, on May 27, 2025, the Board of County Commissioners of Clay County, Florida (the "Board"), heard presentations from the top five ranked firms and awarded the RFQ to the Consultant; and

WHEREAS, the Consultant is duly licensed and qualified to provide the services described in the RFQ; and

WHEREAS, the parties acknowledge and agree that the RFQ and all its attachments, along with the Consultant's Response, are incorporated into and made part of this Agreement by reference; and

WHEREAS, the County intends to retain a Construction Manager at Risk (CMAR) for the Project, and the Consultant shall coordinate and work with the selected CMAR throughout the design and construction phases as needed to support successful project delivery; and

WHEREAS, the Consultant acknowledges that the construction phase of the project will be funded, in whole or in part, by grant funds awarded to the County by the Florida Department of State, and agrees that all services performed under this Agreement shall be conducted in a manner that supports the County's compliance with applicable grant requirements; and

WHEREAS, the parties now desire to enter into this Agreement, under which the Consultant will perform the services requested by the County, subject to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged and all objections to the sufficiency and adequacy of which are hereby waived, the parties agree as follows:

SECTION 1. THE PROJECT AND SERVICES

(a) The above recitals are true and correct and are incorporated herein by reference.

(b) For purposes of this Agreement, the County Representative will be Howard Wanamaker, County Manager, and the Project Manager will be Craig Singleton, Capital Projects-Project Manager, or designee.

(c) The Consultant shall provide professional architectural design services for the planning and design of a new public library facility located in Clay County, Florida, referred to as the Oakleaf Library (the "Project").

(d) The scope of services to be provided by the Consultant in performing both design and post-design services for the Project (the "Services") shall be as set forth in: (i) the RFQ Scope of Services attached hereto as **Attachment A**, (ii) the Consultant's Response to the RFQ, which is incorporated herein by reference, and (iii) the Consultant's Fee Proposal attached hereto as **Attachment B**. If any ambiguity, inconsistency, or conflict arises between the provisions of Attachment A and Attachment B, the provisions of Attachment B shall control.

(e) As part of these Services, the Consultant shall coordinate and work cooperatively with the County's selected Construction Manager at Risk (CMAR) throughout the design and construction phases. This coordination shall include, but not be limited to, participation in value engineering efforts, constructability and scope reviews, development of design documents responsive to the CMAR's cost estimates, and ongoing communication to support efficient Project delivery.

(f) The general objective for the Consultant is to provide all necessary architectural, mechanical, electrical, networking and data, civil and structural designs, specifications and drawings required for permitting, bidding, and construction for the new Oakleaf Library. The design shall comply with all applicable City, County, State, and Federal regulations, standards, and building codes for public libraries. The Consultant shall furnish plans and documents at the phase submittals set forth in **Attachment A** so that the County may adequately review, coordinate, and approve the plans. The Consultant acknowledges that all plans, specifications, and phase submittals will be subject to review and comment by the County's Internal Review Committee (IRC) and Development Review Committee (DRC), as applicable. The Consultant shall coordinate with these committees and incorporate their feedback into the development and refinement of Project deliverables.

(g) Within 30 days of the Effective Date of the Agreement, the Consultant shall prepare and submit to the Project Manager a design schedule for the Services that aligns with the Design Completion Date set forth in Section 3 (the "Project Schedule"). Upon the County's review and acceptance, the Project Schedule shall be incorporated into this Agreement as part of **Attachment B**. The Project Schedule may be updated by the Consultant as necessary; however, the Consultant

shall not implement any material changes that would extend the Design Completion Date without prior written approval by the County, documented through an executed Change Order or written amendment to this Agreement. Approval or acceptance of the Project Schedule by the County shall not be construed as endorsement of the Consultant's assumptions, logic constraints, task sequencing, resource allocations, staffing levels, equipment assignments, or any other underlying components of the schedule. The Consultant shall remain solely responsible for planning, managing, and executing the Services in a manner that ensures timely delivery of all required submittals and completion of the Project in accordance with the Agreement.

(h) The Consultant must meet with the Project Manager on a regular basis as arranged by the parties to review the status of the Services, upcoming critical activities, and overall performance. In addition to the meetings, the Consultant must provide to the Project Manager thorough and accurate monthly progress reports detailing the status of the Project and overall progress of the Services in accordance with the Project Schedule, identifying forecasted Services to be performed, and timeframe of the Services.

(i) In entering into this Agreement, the Consultant represents and warrants that it presently possesses, or will obtain in a timely manner, all equipment, materials, and personnel necessary to fully perform the Services described herein. The Consultant shall assign sufficient qualified personnel as are required to ensure the diligent, timely, and competent performance of the Services in accordance with the terms of this Agreement. The Consultant shall ensure that all personnel assigned to perform the Services: (1) are properly trained, licensed, and certified as may be required by applicable law and industry standards; (2) possess the necessary qualifications and experience to carry out their assigned duties; and (3) comply with all applicable terms and conditions of this Agreement.

(j) The Consultant represents and warrants to the County that Consultant is experienced with providing the Services described in this Agreement and is qualified and competent to perform such Services. The Consultant shall perform all Services in a professional, timely, and competent manner consistent with industry standards and in accordance with all applicable laws, rules, and regulations.

(k) In performance of the Services, the Consultant is bound by and shall comply with all terms and conditions of this Agreement and all applicable federal, state, and local laws, statutes, and regulations, as they may be modified from time to time, or any new laws that may be established during the term of the Agreement. Any reference in this Agreement to a particular law, rule, or regulation in no way implies that no other law, rule, or regulation applies. Any violation of these laws, rules, and regulations shall constitute a material breach of this Agreement and shall entitle the County to terminate this Agreement upon delivery of written notice of termination to the Consultant as outlined herein.

(l) The County reserves the right, in its sole discretion, to reduce or eliminate, in whole or in part, the scope of any Service at any time and for any reason. Such changes shall become effective upon written notice from the County Representative or Project Manager to the Consultant, specifying the nature and extent of the reduction or elimination. In the event of such a change, the Consultant shall be compensated for: (1) Services performed prior to the date of the County's written notice; and (2) Services remaining to be performed under the Agreement that are not

affected by the reduction or elimination. The Consultant shall not be entitled to compensation for any Services that are eliminated and not performed as a result of such County-directed reduction. No claim for lost profits, anticipated revenue, or other consequential damages shall be allowed due to any reduction or elimination in scope.

(m) The County may, at any time and for any reason, direct the Consultant to suspend Services, in whole or in part, under this Agreement. Such direction must be in writing from the County Representative or Project Manager and specify the period during which Services shall be stopped. The Consultant shall resume its Services upon the date specified, or upon such other date as the County may thereafter specify in writing. The Consultant's sole remedy for such suspension or delay will be a tolling of the completion date until the County instructs the Consultant to resume Services. The suspension or delay of Services, regardless of whether caused by the actions or inactions of the County, does not give rise to any claim by the Consultant against the County.

(n) During the term of the Agreement, the County will conduct performance evaluations to determine compliance with the Agreement. One or more evaluations may be conducted solely at the discretion of the County.

SECTION 2. ADDITIONAL SERVICES AND FEES

(a) If the County identifies or the Consultant recommends any additional services to be provided by the Consultant that are not covered under the Agreement but are beneficial to the Project, such additional services, including scope, timing, and fees of any additional services must be mutually agreeable between the County and the Consultant and authorized in writing by the County.

SECTION 3. TERM AND TIMELY PERFORMANCE

(a) The parties mutually acknowledge and agree that time is of the essence in the performance and completion of the Services under this Agreement. The Consultant shall perform all Services in a timely manner, as required by the terms of this Agreement.

(b) The Consultant shall deliver to the County 100% complete final design plans no later than ten (10) months from the date of issuance of the County's Notice to Proceed ("Design Completion Date"). Any extension of the Design Completion Date shall require prior written approval by the County and shall be memorialized in a written amendment executed by both the County and the Consultant.

(c) The Consultant shall provide post-design services for the duration of the construction phase of the Project, continuing through construction close-out and final inspection. These services shall include, but are not limited to, responding to requests for information (RFIs) and pay applications, reviewing shop drawings and submittals, attending construction meetings as necessary, conducting site visits to observe progress and conformance with design intent, and assisting with the preparation of punch lists and close-out documentation. The Consultant shall remain available to the County throughout this period to support successful completion of the Project in accordance with the approved design.

(d) The failure of the Consultant to meet the completion date(s) specified in this Agreement shall not, in and of itself, constitute a termination of this Agreement, unless such failure is accompanied by a termination notice issued in accordance with the terms herein. This Agreement shall remain in full force and effect, and the Consultant shall remain obligated to complete the Services, subject to any applicable remedies available to the County for such delay, unless an extension of time is expressly agreed to in writing by the County.

SECTION 4. SUBCONSULTANTS

(a) In connection with this Agreement, the County authorizes the Consultant's utilization of the subconsultants identified in the Consultant's Response. Utilization of any other subconsultant(s) in connection with this Agreement, shall require prior written authorization from the County. Such written authorization may be obtained from the Project Manager on behalf of the County and will not be unreasonably withheld.

(b) Any subconsultant utilized by the Consultant shall be supervised and compensated by the Consultant.

(c) The Consultant shall be fully responsible to the County for the (i) acts and omissions (ii) satisfactory performance and (iii) timeliness of Services of its subconsultants and of persons directly or indirectly employed by them.

(d) The Consultant shall cause appropriate provisions under this Agreement to be inserted in all subconsultant agreements relative to the Services giving the Consultant the same powers that the County may exercise over the Consultant under any provision of this Agreement.

(e) Nothing in the Agreement shall be construed as providing any subconsultant with any rights or remedies against the County or any of its employees, principals, officers, or agents for nonpayment or otherwise.

SECTION 5. PAYMENT FOR SERVICES

(a) The County agrees to pay the Consultant for the Services performed in connection with the Project in accordance with the terms and conditions of this Agreement. The total contract amount of $863,516 is a lump sum that includes compensation for both Basic Services and Additional Services, as outlined in **Attachment B**.

(b) The total contract amount includes the Services to be performed by the Consultant and its subconsultants, materials testing, travel, overtime, labor, man-hours, equipment, supplies, overhead, profit, and any other direct or indirect costs necessary for the Consultant's performance of the Services in accordance with the scope of services set forth in this Agreement. No separate or additional payment shall be made for any such costs unless expressly authorized in writing by the County.

(c) Payments are to be made by the County to the Consultant upon presentation of an Invoice submitted to the County on a monthly basis in accordance with Section 6.

SECTION 6. PAYMENT PROCEDURES

(a) As used herein, the term "Act" means the Local Government Prompt Payment Act set forth in Part VII of Chapter 218, Florida Statutes; the term "Invoice" means a statement, invoice, bill, draw request or payment request submitted by the Consultant under this Agreement; the term "Proper Invoice" means an Invoice that conforms with all statutory requirements set forth in the Act and all requirements specified herein; and the term "Submittal Date" means, with respect to an Invoice, the submittal date thereof to the Paying Agent. Invoices shall be submitted to Clay County Comptroller's office ("Paying Agent") by Email at invoices@clayclerk.com or U.S. Mail at Clay County BOCC, PO Box 988, Green Cove Springs, FL 32043 ATTN: Accounts Payable with a copy to the Project Manager. All payments will be governed by the Act, which provides that payments will be made not later than 45 days from receipt of Proper Invoice.

(b) The Consultant shall submit an invoice to the Paying Agent no more than once per month, based on the value of Services performed and completed for the Project. All invoices, including partial and progress payments, shall be subject to review and correction by the County. Any errors, omissions, or adjustments identified may be corrected in the current or subsequent invoices, or in the final payment.

(c) Invoices shall be signed by the Consultant and must include the following information and items:

1) The Consultant's name, address and phone number, including payment remittance address.

2) The Invoice number and date.

3) Reference to the Agreement by its title and number as designated by the County and Purchase Order number (if applicable).

4) The period and brief description of the Services covered by the Invoice.

5) The total amount of payment requested, the total amount previously requested, and the total amount paid to date.

6) Supporting documentation necessary to satisfy auditing requirements (both pre-audits and post-audits), for cost and Services completion.

7) The Consultant must provide any additional documents, records, updates, or information as needed to support or document the Invoice as may be requested by the County.

(d) Upon receipt of an Invoice submitted under this section, the Paying Agent and/or Project Manager shall date stamp the Invoice as received. Thereafter, the Paying Agent and/or Project Manager shall review the Invoice and may also review the Services to determine whether the quantity and quality of the Services is as represented in the Invoice and is as required by this

Agreement. If the Paying Agent and/or Project Manager determines that the Invoice does not conform with the applicable requirements of this Agreement or that the Services within the scope of the Invoice has not been properly delivered or performed in full accordance with this Agreement, the Paying Agent and/or Project Manager shall notify the Consultant in writing within 10 business days after the improper Invoice is received that the Invoice is improper and indicate what corrective action on the part of the Consultant is needed to make the Invoice proper.

(e) By the submittal of an Invoice hereunder, the Consultant shall have been deemed to have warranted to the County that all Services for which payments have been previously received from the County shall be free and clear of liens, claims, security interests or other encumbrances in favor of the Consultant or any other person or entity for failure to make payment.

(f) The parties will attempt to settle any payment dispute arising under this paragraph through consultation and a spirit of mutual cooperation. The dispute will be escalated to appropriate higher-level managers of the parties, if necessary. If the dispute concerning payment of an Invoice remains unresolved within 30 days following the Submittal Date, then the Project Manager shall schedule a meeting between the Consultant's representative and the Project Manager with the County Manager, to be held no later than 43 calendar days following the Submittal Date, and shall provide written notice to the Consultant regarding the date, time and place of the meeting no less than 5 calendar days prior thereto. At the meeting, the Consultant's representative and the Project Manager shall submit to the County Manager their respective positions regarding the dispute, including any testimony and documents in support thereof. The County Manager shall issue a written decision resolving the dispute within 45 calendar days following the Submittal Date, and serve copies thereof on the Consultant's representative and the Project Manager.

(g) Final Payment. The acceptance by Consultant, including its successors or assigns, of any Final Payment due upon the termination of this Agreement or completion of the Services, will constitute a full and complete release of the County from any and all claims or demands regarding further compensation for authorized Services rendered prior to such final payment that Consultant, its successors, or assigns have or may have against the County under the provisions of this Agreement, unless otherwise a claim was previously and properly filed by the Consultant.

(h) The County's review, approval, acceptance of, or payment for the Services required under this Agreement may not be construed or deemed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and the Consultant will be and remain liable to the County in accordance with applicable law for damages suffered by the County to the extent caused by the Consultant's negligent performance of any of the Services furnished under this Agreement.

SECTION 7. CHANGE ORDERS

(a) As used herein, a "Change Order" means a written change, amendment, or modification to this Agreement that must be approved in writing by the County. Change Orders may be used to clarify the Services, modify the scope of Services, adjust payment or amount, extend the Project schedule, settle contract claims, address unforeseen conditions, or otherwise ensure the Project is functionally operational in accordance with the intent of this Agreement. Prior to requesting

approval of a Change Order, the Consultant shall review all cost proposals and negotiate in good faith with any affected subconsultants. The Consultant shall provide the County with documentation supporting the validity and reasonableness of the proposed Change Order, including itemized pricing, time impacts, and any other relevant details as may be applicable. The proposed Change Order shall clearly set forth the requested cost adjustments, time extensions, and any other material changes to the Agreement. No work or services covered by a proposed Change Order shall be performed, nor shall payment be made until the County has approved the Change Order in writing. In the absence of prior written approval, the Consultant waives any claim for additional compensation or time related to the unapproved work. Submission of supporting documentation by the Consultant shall not, in itself, be construed as validation of the claim. Approved Change Orders will be made a part of this Agreement by a written amendment executed by both parties.

(b) Each Change Order must clearly set forth the basis for the change or requested adjustment, and must be supported by sufficient substantiating data to allow for a full and fair evaluation by the County. If a Change Order includes a request for a time extension, it must also include a detailed explanation of the circumstances justifying the extension, accompanied by adequate documentation or information to support such request. Change Orders shall not be used to request time extensions resulting from delays or conditions attributable to the Consultant.

SECTION 8. INSURANCE

(a) The Consultant shall maintain throughout the term of this Agreement and any renewal or extension term(s) of this Agreement or as required herein insurance of the following types and with such terms and limits:

1. Commercial General Liability
   Coverage must be afforded under a Commercial General Liability policy with limits not less than:
   - $1,000,000 each occurrence and $5,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
   - $1,000,000 each occurrence and $5,000,000 aggregate for Products and Completed Operations
   - $50,000 each occurrence for Damage to Rented Premises
   - $5,000 Medical Expenses (any one person)

   Commercial and General Liability policy must include coverage for contractual liability and independent contractors.

2. Business Automobile Liability
   Coverage must be afforded for all Owned, Hired, Scheduled, and Non-Owned vehicles for Bodily Injury and Property Damage in an amount not less than $1,000,000 combined single limit each accident. If the Consultant does not own vehicles, the Consultant shall maintain coverage for Hired and Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

3. Workers' Compensation and Employer's Liability
   Any person or entity performing work for or on behalf of the County must provide Workers' Compensation and Employer's Liability insurance in limits not less than:

   - Workers Compensation — Statutory limits
   - Employers Liability — $100,000 Each Accident
     $500,000 Disease Policy
     $100,000 Disease-Each Employee

   Exceptions and exemptions may be allowed by the County Manager, if they are in accordance with Florida Statutes.

   The Consultant waives, and the Consultant shall ensure that its insurance carriers listed above waive, all subrogation rights against the County, its employees, agents, boards, and commissions, for all losses or damages. The County requires the policy to be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or equivalent.

   The Consultant must be in compliance with all applicable State and federal workers' compensation laws, including the U.S. Longshore Harbor Workers' Act and the Jones Act, if applicable.

   For any Consultant who has exempt status as an individual, the County requires proof of Workers' Compensation insurance coverage for that Consultant's employees, leased employees, volunteers, and any workers performing work.

4. Professional Liability and/or Errors and Omissions
   Coverage must be afforded for Wrongful Acts in an amount not less than $1,000,000 each claim and $1,000,000 aggregate. Insurance must be kept in force until the third anniversary of the expiration or termination of the Agreement.

5. Umbrella/Excess Insurance
   If the Consultant's primary insurance policy/policies do not meet the minimum requirements, the Consultant may provide an Umbrella/Excess insurance policy to comply with the insurance requirements.

(b) Providing and maintaining adequate insurance coverage is a material obligation of the Consultant. Prior to commencement of the Services, the Consultant must deliver valid certificates of insurance for the required insurance coverage to the County's Purchasing Department.

(c) The certificates of insurance for the required coverages, with the exception of Workers' Compensation, Employer's Liability, and Professional Liability, shall name "**Clay County, a political subdivision of the State of Florida, and The Board of County Commissioners, Clay County, Florida, its employees, agents, boards and commissions, as their interests may appear**" **and "State of Florida Department of Transportation"** as "**Additional Insureds**." The coverage shall contain no special limitation on the scope of protection afforded to the County, its employees, agents, officials, boards, and commissions. The certificates of insurance shall indicate if coverage is provided under a claims-made or occurrence form. If any coverage is provided on a

claims-made form, the certificates of insurance will show a retroactive date, which should be the same date of the initial Agreement or prior. The Agreement number and/or other identifying reference must be listed on the certificates of insurance.

(d) The Certificate Holder on the certificates of insurance should read as follows: "**Clay County Board of County Commissioners, P.O. Box 1366, Green Cove Springs, FL 32043**" or as otherwise designated by the County's Purchasing Department.

(e) The certificates of insurance shall be provided to the County with a thirty (30) day notice of cancellation; ten (10) days' notice if cancellation is for nonpayment of premium. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the Consultant to provide the proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the Certificate Holder. In the event the Agreement term goes beyond the expiration date of any insurance policy, the Consultant shall provide the County's Purchasing Department with an updated certificate of insurance no later than ten (10) days prior to the expiration of the insurance currently in effect. The County reserves the right to suspend the Agreement until this requirement is met. If any required insurance coverage is canceled, terminated, or revoked, the Consultant agrees to immediately suspend its operations until replacement insurance is obtained and verified.

SECTION 9. INDEMNIFICATION; SOVEREIGN IMMUNITY

(a) To the fullest extent permitted by law and in accordance with Section 725.08, Florida Statutes, the Consultant shall indemnify and hold harmless the County, and its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant and other persons employed or utilized by the Consultant in the performance of the Agreement.

(b) The County does not agree to and shall not indemnify the Consultant or any other person or entity, for any purpose whatsoever. To the extent any indemnification by the County may be construed under this Agreement, any such indemnification shall be subject to, and limited by, the provisions of Section 768.28, Florida Statutes. Nothing herein shall be construed as a waiver of the County's sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes. Furthermore, nothing in this Agreement shall be interpreted as an agreement by the Consultant to indemnify the County for the negligent acts or omissions of the County and its officers, agents, or employees.

(c) No officer, employee or agent of the County acting within the scope of his/her employment or function shall be held personally liable in tort or named as a defendant in any action for any damage suffered as a result of any act, event, or failure to act.

(d) PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF CONSULTANT

MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

(e) The provisions in this section shall survive the termination or expiration of this Agreement.

SECTION 10. ACCURACY OF SERVICES

(a) The Consultant shall be solely responsible for the quality, accuracy, completeness, and propriety of all work and information furnished in connection with the Services, including any work performed by its subconsultants. The Consultant shall, at its sole expense and without additional compensation, promptly revise or correct any errors, omissions, ambiguities, or deficiencies attributable to the Consultant or its subconsultants. The County's review, approval, or acceptance of any Services shall not constitute a waiver of this obligation, nor shall it relieve the Consultant of its continuing duty to clarify or revise the Services as necessary to ensure compliance with the terms of this Agreement.

(b) If, upon or after completion of the Services, it is determined that the Services do not conform to the requirements or standards set forth in this Agreement, and the County provides written notice of such nonconformity to the Consultant within a reasonable time after discovery, the Consultant shall, at no cost to the County, promptly furnish all necessary remedial design, engineering, or consulting services required to bring the Services into compliance.

(c) At any time during construction of the Project, the Consultant shall confer with the County as needed to interpret the design documents or to correct any errors or omissions in the Services. The Consultant shall prepare all data, documentation, or other materials required to correct such errors or omissions at no additional cost to the County, regardless of whether final payment has been made.

SECTION 11. FINANCIAL CONSEQUENCES

(a) In addition to all other rights and remedies available to the County under this Agreement or applicable law, and without limiting the provisions of the Default and Termination section, the County may assess financial consequences against the Consultant in the event the Consultant fails to perform the Services in accordance with the terms of this Agreement, and such failure results in harm, damage, or financial loss to the County.

(b) Prior to imposing any financial consequences, the County shall provide the Consultant with written notice identifying the nature of the failure and providing the Consultant 10 calendar days to cure the failure, if curable. If the Consultant fails to timely cure the identified deficiency to the satisfaction of the County, the County may impose financial consequences as described herein.

(c) The amount of financial consequences shall be reasonably determined by the County and may include, but are not limited to: (i) reimbursement of any fees paid by the County to the Consultant for Services that were not performed or were improperly performed; (ii) the County's costs to correct, complete, or mitigate the Consultant's failure, including costs incurred to procure

substitute services; and (iii) any direct financial losses suffered by the County resulting from the Consultant's failure to perform as required.

(d) The Consultant's total liability under this provision shall not exceed the total compensation paid or payable by the County to the Consultant under this Agreement, except in cases involving gross negligence or willful misconduct. This limitation of liability shall not apply to the Consultant's indemnification obligations or to any damages which cannot be lawfully limited under applicable law.

(e) Nothing in this section shall be construed as limiting the County's right to pursue other available legal or equitable remedies, including claims for breach of contract. The County's decision to impose financial consequences shall not be deemed a waiver of any other rights or remedies it may have arising from the Consultant's default or failure to perform any obligation under this Agreement.

SECTION 12. DEFAULT AND TERMINATION

(a) Default. If the Consultant breaches any covenant made by it hereunder; fails to satisfactorily perform any condition, provision, or obligation of this Agreement; fails to make progress so as to endanger performance under the terms and conditions of the Agreement; fails to perform on time or in accordance with the Project Schedule; provides false or inaccurate information; fails to make payment to subconsultants or suppliers in accordance with the respective agreements between the Consultant and the subconsultants or suppliers; fails to comply with applicable rules, laws and regulations; or whenever the Consultant ceases operation, dissolves its corporation, or otherwise no longer provides the required Services under the terms of this Agreement, the County may consider the Consultant to be in default and may assert a default claim by giving the Consultant a written notice of default. Except for a default by the Consultant for failing to comply with applicable laws, rules, and regulations or for no longer providing the services contemplated under this Agreement which must be cured immediately or is otherwise subject to automatic termination for cause, the Consultant shall have 10 calendar days after receipt of the notice of default to either cure the default or, if the default is not curable within 10 calendar days, provide a written cure plan to the County describing how and when the default will be cured, which the County in its sole discretion may approve or disapprove. The Consultant will begin implementing the cure plan immediately after receipt of notice by the County that it approves the plan.

(b) Upon the failure or inability of the Consultant to cure the default, as set forth in (a) above, the County may at its discretion exercise any one of the following remedies, either concurrently or consecutively:

1. Terminate the Agreement for cause.
2. Begin an appropriate legal or equitable action to enforce performance of this Agreement.
3. Withhold or suspend payment of all or any part of a request for payment.
4. Exercise any corrective or remedial actions, to include, but not be limited to:
    i. Request additional information from the Consultant to determine the reasons for or the extent of non-compliance or lack of performance.

ii. Issue a written warning to advise that more serious measures may be taken if the situation is not corrected.
iii. Advise the Consultant to suspend, discontinue, or refrain from incurring costs for any activities or Services.

5. Exercise any other rights or remedies which may be available under law.

Pursuing any of the above remedies will not preclude the County from pursuing any other remedies in this Agreement or provided at law or in equity.

(c) Termination for Cause. Upon the failure or inability of the Consultant to cure the default as provided above, unless otherwise agreed in writing, the County may, at its option, without releasing or waiving its rights and remedies against the Consultant and without prejudice to any other right or remedy it may be entitled to hereunder or by law, terminate this Agreement, in whole or in part, for cause immediately upon written notice of termination by the County Representative to the Consultant. In the event the County terminates the Agreement, in whole or in part, because of default by Consultant, the County may procure goods, services, materials, and/or work similar to those terminated, and the Consultant shall be liable for any damages, costs, and any other expenses incurred due to this action.

(d) Termination for Convenience. The County may whenever the interests of the County so require, terminate the Agreement, in whole or in part, for the convenience of the County. The County Representative shall give 30 calendar days prior written notice of termination to the Consultant, specifying when the termination is to become effective. In the event of any such termination, the Consultant shall be paid by the County for all Services satisfactorily performed up to receipt of the notice of termination, and thereafter until the date of termination, the Consultant shall be paid only for such Services as are specifically authorized in writing by the County.

(e) Mutual Termination. The parties may agree to terminate this Agreement for their mutual convenience through a written amendment of this Agreement. The amendment will state the effective date of the termination and the procedures for proper close-out of this Agreement.

(f) Unless directed differently in the notice of termination, the Consultant shall incur no further obligations in connection with the terminated Services and shall stop Services to the extent specified and on the date given in the notice of termination. Additionally, unless directed differently, the Consultant shall terminate outstanding orders and/or subcontractor agreements related to the terminated Services and shall transfer all Services in progress, completed Services, and other materials related to the terminated Services to the County.

(g) Termination of this Agreement or a portion hereof under the provisions incorporated herein shall not relieve the Consultant of its responsibilities for the completed portion or concerning any just claims arising out of the Services performed.

(h) Force Majeure. Neither party shall be liable for any failure of or delay in performance of its obligations under this Agreement to the extent such failure or delay is due to a "Force Majeure Event". For purposes of this Agreement, "Force Majeure Event" shall mean any event or agency delaying or preventing the performance of a party's obligation(s) under this Agreement which is

beyond the reasonable control of the parties, including but not limited to acts of God, natural disasters, fire, flood, war, terrorism, governmental actions, labor strikes, pandemics, or other unforeseeable circumstances. Upon notice of a Force Majeure Event, the party whose performance under this Agreement is affected thereby shall: (i) promptly notify the other party by the quickest means available, explaining the nature and expected duration thereof; and (ii) use reasonable efforts to diligently remedy the interruption or delay, provided that the interruption or delay is reasonably capable of being remedied by that party. In the event that any event of Force Majeure occurs, the Consultant may request a reasonable extension of time for performance of its Services.

SECTION 13. DOCUMENTS, OWNERSHIP, AND USE

(a) All documents, including, but not limited to, notes, files, evaluations, reports, studies, estimates, data, drawings, artwork files, plans, maps, summaries, and other records, materials, and data relating to this Agreement (other than working papers) specifically prepared or developed by the Consultant or by any subconsultant or subcontractor on behalf of the County in connection with this Agreement shall be the property of the Consultant until the Consultant has been paid for providing and performing the Services required to produce such documents whereupon they shall become the sole property of the County. Any reuse of the work product described above without written verification or adaptation by Consultant, as appropriate, for the specific purpose intended, will be at County's sole risk and without liability or legal exposure to Consultant.

(b) Upon the effective date of termination or expiration of the Agreement, the Consultant shall provide to the County all documents, including, but not limited to, inspector's logs, all approved shop drawings, and any other documents and pictures compiled by the Consultant that have been prepared or developed by the Consultant or by any subconsultant or subcontractor on behalf of the County and for which the Consultant has been paid to provide and perform the Services required to produce such documents. The Consultant agrees to provide these documents to the County within 10 business days of the County's request in such format and/or arrangement as requested by the County, including, but not limited to, physical and/or electronic copies. The Consultant shall also require that all subconsultants or subcontractors hired or otherwise engaged by the Consultant to provide Services in connection with this Agreement agree in writing to be bound by this provision.

(c) The Consultant shall not use any of these documents, data and information contained therein on any other project or for any other client without prior written permission of the County. Any use by the County of the documents, data and information contained therein, obtained by the County under the provisions of the Agreement for any purpose not within the scope of the Agreement shall be at the sole risk of the County, for which the Consultant shall not be liable.

SECTION 14. AUDIT OF CONSULTANT'S RECORDS

(a) All records, expenditures, and payments under this Agreement are subject to examination and/or audit by the County. The Consultant and any of its subconsultants shall maintain all books, documents, papers, financial/accounting records and other evidence pertaining to costs incurred in the performance of the Work, and the Consultant must make the records available upon request.

(b) All records connected with this Agreement must be retained for a period of at least 5 years following the date of final payment and close-out of all pending matters. All records shall be kept in such a way as will permit their inspection pursuant to Chapter 119, Florida Statutes.

(c) Pursuant to Section 20.055(5), Florida Statutes, it is the duty of every state officer, employee, agency, special district, board, commission, contractor, subcontractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section. The Consultant understands and agrees to comply with Section 20.055(5), Florida Statutes.

(d) The Consultant must require that each of its subconsultants will provide access to the subconsultant's records pertaining to the Services upon request by the County.

(e) Failure of the Consultant or any of its subconsultants to comply with these requirements may result in disqualification or suspension from quoting and bidding on future projects/contracts or disapproval as a subcontractor at the option of the County.

(f) This section shall survive the termination or expiration of this Agreement.

SECTION 15. PUBLIC RECORDS

(a) The Consultant acknowledges the County's obligation under Art. 1, Section 24, Florida Constitution, and Chapter 119, Florida Statutes, as from time to time amended (together, the Public Records Laws), to release public records to members of the public upon request. The Consultant acknowledges that the County is required to comply with the Public Records Laws in the handling of the materials created under the Agreement and that the Public Records Laws control over any contrary terms in the Agreement. In accordance with the requirements of Section 119.0701, Florida Statutes, the Consultant covenants to comply with the Public Records Laws, and in particular to:

1. Keep and maintain public records required by the County to perform the Services required under the Agreement;
2. Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Consultant does not transfer the records to the County; and,
4. Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of the Consultant or keep and maintain public records required by the County to perform the Services. If the Consultant transfers all public records to the County upon completion of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Agreement, the Consultant shall meet all applicable requirements for retaining public records. All

records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

(b) The Consultant's failure to comply with the requirements of this section shall be deemed a material breach of this Agreement, for which the County may terminate the Agreement immediately upon written notice to the Consultant.

(c) The Consultant acknowledges the provisions of Section 119.0701(3)(a), Florida Statutes, which, as applicable to the County and the Consultant, require as follows:

1. A request to inspect or copy public records relating to the Agreement must be made directly to the County. If the County does not possess the requested records, the County shall immediately notify the Consultant of the request, and the Consultant must provide the records to the County or allow the records to be inspected or copied within a reasonable time.
2. If the Consultant does not comply with the County's request for records, the County shall enforce the contract provisions in accordance with the Agreement.
3. If the Consultant fails to provide the public records to the County within a reasonable time, the Consultant may be subject to penalties under Section 119.10, Florida Statutes.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 529-3604, publicrecords@claycountygov.com, POST OFFICE BOX 1366, GREEN COVE SPRINGS, FLORIDA 32043.

SECTION 16. TAXES

(a) In that the County is a governmental agency exempt from sales and use taxes, the County shall pay no such taxes, any other provisions of this Agreement to the contrary notwithstanding. The County shall provide proof of its exempt status upon reasonable request.

SECTION 17. APPROPRIATED FUNDS

(a) The Consultant acknowledges that in the budget for each fiscal year of the County during which the term of the Agreement is in effect a limited amount of funds are appropriated which are available to make payments arising under the Agreement. Any other provisions of the Agreement to the contrary notwithstanding, and pursuant to the provisions of Section 129.07, Florida Statutes, the maximum payment that the County is obligated to make under the Agreement from the budget of any fiscal year shall not exceed the appropriation for said fiscal year.

SECTION 18. SCRUTINIZED COMPANIES CERTIFICATION

(a) In compliance with Section 287.135(5), Florida Statutes, the undersigned hereby certifies that the Consultant is not participating in a boycott of Israel as defined in Section 287.135(1), Florida Statutes; is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List as referred to in Section 287.135(2), Florida Statutes; and does not have business operations in Cuba or Syria as defined in Section 287.135(1), Florida Statutes. In accordance with Section 287.135(3), Florida Statutes, the County shall have the option of terminating this Agreement if the Consultant is found to have submitted a false certification as provided under Section 287.135(5), Florida Statutes, or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria, or to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel as defined in Section 287.135(1), Florida Statutes.

SECTION 19. E-VERIFY REQUIREMENT

(a) Pursuant to Section 448.095, Florida Statutes, the Consultant shall register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees hired by the Consultant during the term of the Agreement, and shall expressly require any subconsultants performing work or providing services pursuant to the Agreement to likewise register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees hired by the subconsultant during the term of the subconsultant agreement. Subconsultants shall provide the Consultant with an affidavit stating that the subconsultant does not employ, contract with, or subcontract with an unauthorized alien, as set forth in Section 448.095(2)(b)1, Florida Statutes. Upon request, the Consultant must provide evidence of compliance with this provision. Failure to comply with this section is a material breach of the Agreement, and the County shall have the option of terminating this Agreement at its discretion.

SECTION 20. HUMAN TRAFFICKING ATTESTATION

(a) In compliance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of the Consultant, a nongovernmental entity, hereby attests under penalty of perjury as follows:

1. The Consultant does not use *coercion* for *labor* or *services*, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Consultant does use coercion for labor or services, the Consultant will immediately notify the County and no contracts may be executed, renewed, or extended between the parties.
3. By execution of this Agreement, the undersigned represents that undersigned has read the foregoing statements and confirms that the facts stated in it are true and are made for the benefit of, and reliance by the County.

SECTION 21. LOBBYING PROHIBITION CERTIFICATION

(a) In compliance with Section 216.347, Florida Statutes, the undersigned hereby certifies that the Consultant shall not use any funds associated with this Agreement for the purpose of lobbying the legislature, the judicial branch, or a state agency. The Consultant further certifies that no federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or an employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement.

SECTION 22. PROHIBITION AGAINST CONTINGENT FEES

(a) The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee or subcontractor working solely for the Consultant, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this section, the County shall have the right to terminate this Agreement without liability and, at its discretion, to deduct from the total not to exceed amount, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

SECTION 23. TRUTH-IN-NEGOTIATION CERTIFICATE

(a) The Consultant understands and agrees that execution of this Agreement by the Consultant shall be deemed to be simultaneous execution of a Truth-in-Negotiation Certification to the same extent as if such certificate had been executed apart from this Agreement, such certificate being required by Section 287.055, Florida Statutes. In compliance with Section 287.055(5)(a), Florida Statutes, the Consultant hereby states that the wage rates and other factual unit costs supporting the compensation for the Services hereunder are accurate, complete and current at the time of negotiating and entering into this Agreement. Further, the Consultant agrees that the compensation specified herein and any additions thereto shall be adjusted to exclude any significant sums by which the County determines the compensation was increased due to inaccurate, incomplete or noncurrent wage rates and other factual unit costs, provided that any and all such adjustments shall be made within one (1) year following the completion date of this Agreement.

SECTION 24. NON-DISCRIMINATION

(a) The Consultant agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.), which prohibits discrimination by public and private entities on the basis of disability in employment, public accommodations, transportation, state and local government services, and telecommunications.

(b) The Consultant represents that it has adopted and shall maintain a policy of non-discrimination against employees or applicants for employment on account of race, religion, sex, color, national origin, age or handicap, in all areas of employee relations, throughout the term of this Agreement. The Consultant agrees that on written request, the Consultant shall permit reasonable access to its records of employment, employment advertisements, application forms, and other pertinent data and records, by the Project Manager, for the purpose of investigation to ascertain compliance with the non-discrimination provisions of this Agreement. The Consultant agrees that if any of the obligations of this Agreement are to be performed by a subconsultant, then the provisions of this section shall be incorporated into and become a part of the subconsultant agreement.

SECTION 25. SUSPENSION AND DEBARMENT

(a) This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. By execution of this Agreement, the Consultant certifies, that neither it nor its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. §180.905) are presently disqualified, debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State or Federal Department or Agency (see 2 C.F.R. § 180.940 and 2 C.F.R. § 180.935).

(b) The Consultant must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a provision requiring such compliance with these regulations in any lower tier covered transaction it enters into.

(c) This certification is a material representation of fact relied upon by the County. If it is later determined that the Consultant did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the County and the State, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

SECTION 26. PUBLIC ENTITIES CRIMES/CONVICTED VENDOR LIST

(a) A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity, may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids, proposals, or replies on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

(b) By signing this Agreement, the Consultant represents that the execution of this Agreement will not violate the Public Entity Crimes Act (Section 287.133, Florida Statutes). Violation of this section shall result in termination of this Agreement and recovery of all monies paid hereto and may result in debarment from the County's competitive procurement activities.

(c) In addition to the foregoing, the Consultant further represents that there has been no determination, based on an audit, that it or any subcontractor has committed an act defined by Section 287.133, Florida Statutes, as a "public entity crime" and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether the Consultant has been placed on the convicted vendor list.

(d) The Consultant will promptly notify the County if it or any subconsultant of the Consultant is formally charged with an act defined as a "public entity crime" or has been placed on the convicted vendor list.

SECTION 27. NOTICE

(a) All notices given under this Agreement (excluding day-to-day communication in the administration of this Agreement in the ordinary course) shall be in writing and shall be deemed to have been duly given (a) when delivered by hand, (b) two days after having been delivered to Federal Express, UPS, Airborne or another recognized overnight courier or delivery service, or (c) five days after having been deposited into the United States mail, by registered or certified mail, return receipt requested, postage prepaid, to the respective parties at their respective addresses set forth below:

If to Consultant:	If to County:
Fleischman and Garcia Architects and Planners, A.I.A., P.A. 324 South Hyde Park Avenue Suite 300 Tampa, FL 33606 Attention: Marcel Maslowski, AIA Copy to:	Clay County P.O. Box 1366 477 Houston Street Green Cove Springs, FL 32043 Attention: County Manager Copy to: Project Manager

In the event that different addresses or representatives are designated by either party after execution of this Agreement, notice of the name, title, and address of the respective party will be provided to the other party.

SECTION 28. INDEPENDENT CONTRACTOR

(a) The parties to this Agreement are independent contractors. Neither party is an agent, representative, or partner of the other party. This Agreement shall not be interpreted or construed to create an association, agency, joint venture, or partnership between the parties or to impose any liability attributable to such a relationship upon either party.

SECTION 29. NO SUBLETTING OR ASSIGNMENT

(a) The Consultant shall not sublet or assign any of its rights or duties under this Agreement to any other party without the prior written consent of the County, which consent may be withheld by the County for any or no reason. Any such sublet or assignment attempted by the Consultant

without such prior written consent shall be null and void. If the Consultant attempts to sublet or assign any such rights or duties without securing such prior written consent, this Agreement may be declared in default and terminated by the County as provided herein.

SECTION 30. NO THIRD-PARTY BENEFICIARIES

(a) Any other provisions of this Agreement to the contrary notwithstanding, no third-party beneficiaries are intended or contemplated under this Agreement, and no third-party shall be deemed to have rights or remedies arising under this Agreement or such documents against either party to this Agreement.

SECTION 31. CONFLICT OF INTEREST

(a) Throughout the term of this Agreement, the Consultant must not accept nor perform any other employment, assignments of contracts nor obligations that would conflict with the Consultant's duties and obligations provided under this Agreement.

SECTION 32. AMENDMENT OR MODIFICATION OF AGREEMENT

(a) The Agreement may only be modified or amended upon mutual written agreement of the County and the Consultant. No oral agreements or representation shall be valid or binding upon either party. The Consultant may not unilaterally modify the terms of the Agreement by affixing additional terms to or by incorporating such terms onto the Consultant's documents or Invoices forwarded by the Consultant to the County.

SECTION 33. FURTHER ASSURANCES

(a) Each of the parties shall cooperate with one another, shall do and perform such actions and things, and shall execute and deliver such agreements, documents and instruments, as may be reasonable and necessary to effectuate the purposes and intents of this Agreement.

SECTION 34. REMEDIES

(a) The parties will first attempt to settle any dispute arising from this Agreement through negotiation and a spirit of mutual cooperation. The Consultant and the County will use reasonable efforts to arrange meetings as needed, at mutually convenient times and places, to address and work toward resolution of issues that arise in the performance of this Agreement. The dispute will be escalated to appropriate higher-level managers of the parties, if necessary. Each party shall have the right to seek the judicial enforcement and interpretation of this Agreement.

SECTION 35. GOVERNING LAW AND VENUE

(a) The County and Consultant agree that the terms and conditions hereof, and the subsequent performance hereunder, shall be construed and controlled exclusively in accordance with the laws of the State of Florida, that jurisdiction shall be limited to the courts of the State of Florida, and that venue shall lie exclusively in Clay County, Florida.

SECTION 36. ATTORNEYS' FEES

(a) In the event either party retains legal counsel to enforce or interpret any provision of this Agreement, or to assert or defend against any claim arising out of this Agreement, the party that prevails on the majority of its claims, or successfully defends against the majority of the opposing party's claims, shall be entitled to recover from the non-prevailing party its reasonable attorneys' fees, court costs, and litigation expenses. This includes, but is not limited to, fees and costs incurred from the date the dispute is referred to the prevailing party's attorney through the conclusion of litigation, including any appellate proceedings or bankruptcy-related actions. Nothing contained herein shall be construed as a waiver of the County's sovereign immunity or as an extension of the County's liability beyond the limits established in Section 768.28, Florida Statutes.

SECTION 37. WAIVER

(a) No waiver by either party of any term or condition of this Agreement will be deemed or construed as a waiver of any other term or condition, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different section, subsection, paragraph, subparagraph, clause, phrase, or other provision of this Agreement.

SECTION 38. SEVERABILITY

(a) If any provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Agreement, and this Agreement shall be enforced as if such invalid and unenforceable provision had not been contained herein.

SECTION 39. HEADINGS

(a) The headings contained in this Agreement are for reference purposes only and shall not be deemed to expand, limit or change any or all the provisions hereof.

SECTION 40. COUNTERPARTS

(a) The Agreement may be executed in one or more counterparts and by the separate parties in separate counterparts, each of which shall be deemed to constitute an original and all of which shall be deemed to constitute the one and the same agreement.

SECTION 41. ATTACHMENTS

(a) The Attachments listed in this Agreement are expressly incorporated herein by reference and made a part of this Agreement as if set out fully herein. In interpreting this Agreement and resolving any ambiguities, the main body of this Agreement takes precedence over the Attachments.

SECTION 42. ENTIRE AGREEMENT

(a) This Agreement, including all exhibits, attachments, and any properly executed change orders or amendments, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations, representations, understandings, and communications, whether written or oral.

SECTION 43. AUTHORITY

(a) The parties agree to utilize electronic signatures and that the digital signatures of the parties set forth below are intended to authenticate this Agreement and have the same force and effect as manual written signatures. Each person signing on behalf of the parties represents and warrants that he/she has full authority to execute this Agreement on behalf of such party and that the Agreement will constitute a legal and binding obligation of such party.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date stated in the introductory paragraph.

FLEISCHMAN AND GARCIA ARCHITECTS AND PLANNERS, A.I.A., P.A.
DBA FLEISCHMAN GARCIA MASLOWSKI

By: _____

Print Name: _____

Print Title: _____

CLAY COUNTY, a political subdivision of the State of Florida

By: _____
Betsy Condon
Its Chairman

ATTEST:

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

F:\Contract\grant agreements\Library\Architectural Services for Oakleaf Library-Fleischman.docx

ATTACHMENT A
RFQ SCOPE OF WORK

REQUEST FOR QUALIFICATION

24/25-052

PROFESSIONAL ARCHITECTURAL SERVICES FOR THE OAKLEAF LIBRARY

Clay County

477 Houston Street

Green Cove Springs, FL 32043

RELEASE DATE: February 27, 2025

LAST DATE FOR INQUIRIES: March 17, 2025, 4:30 pm

BID DUE: March 31, 2025, 4:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

https://secure.procurenow.com/portal/claycounty

proposed location does not have a physical address but it located on Parcels #05-04-25-007868-021-29 and #05-04-25-007868-021-26.

3. Scope of Work

3.1. Purpose

The Clay County Board of County Commissioners (County) is requesting qualifications from interested firms to provide professional architectural design services for a new Two-story Clay County Oakleaf Library and other related services. Building size will be approximately eighteen thousand (18,000) square feet.

The purpose of this RFQ is to evaluate, rank, and shortlist firms for the complete design of the Clay County Oakleaf Library and other related services. Interested respondents must be qualified and experienced in architectural design services of similar size and scope of the proposed Project. Firms must provide evidence of required qualifications, experience, and financial capability and stability in accordance with the information specified in this document. The intent of this RFQ is to qualify firms using the established selection criteria provided herein.

The awarded Consultant may be requested coordinate the design effort to include input and recommendations from County Staff and possibly a Construction Manager at Risk (CMAR) in order to maximize the constructability of the final design, and to incorporate the most cost effective and functional design components given the location, population, needs of the County as well as the target customer base.

3.2. Geographic Information

Clay County, located southwest of Jacksonville along the St. Johns River, is experiencing significant growth and is expected to grow substantively over the next ten (10) years. Clay County is conveniently accessible via interstate, federal and state highways. US Highway 17 (SR 15) and SR 21 are primary arteries that connect to Interstate 295. SR 23, known as the First Coast Expressway, bisects the County and when completed will provide a connection between Interstates 10 and 95. Clay County is made up of four (4) municipalities (Orange Park, Green Cove Springs, Keystone Heights and Penney Farms) and various communities (Middleburg, Fleming Island and Oakleaf).

3.3. Scope of Work

The County requires a qualified architect to provide all necessary architectural, mechanical, electrical, networking and data, civil and structural designs, specifications and drawings required for permitting, bidding, and construction for this project. The design shall comply with all applicable City, County, State, and Federal regulations, standards, and building codes for public libraries.

Services may include, but are not limited to:

- Prepare conceptual drawings and renderings, including interior and façade;
- Complete design, including civil, geotechnical, environmental, surveying, structural, architectural, and mechanical;
- Site plans depicting locations of all utilities, amenities, setbacks, etc.;
- Interior design services, space design and programming;

- Assist with any grant opportunities in which the County pursues with regards to this project;
- Establish project schedules (time frames);
- Participate in any required public hearings, and internal review of plans;
- Prepare cost estimates and preliminary construction schedule estimates;
- Prepare construction drawings and specifications suitable for permitting;
- Prepare legal description(s) for required utility easement(s);
- Address all permitting issues;
- Development of complete construction solicitation documents;
- Review of questions during construction solicitation, and preparation of addenda;
- Comprehensive evaluation of construction bid responses, and assist with preparation of recommendation for award;
- Provide monthly progress reports along with the schedule status reports;
- Provide monthly fiscal progress reports with payouts;
- Provide limited construction supervision/administration/management;
- Provide post design services including submittals, RFI's, pay applications, site visits, closeout package and attend meetings as required.

3.4. Plans Submittals

The Firm shall furnish plans and documents as required in the contract so that the County may adequately review, coordinate, and approve the plans.

The Firm shall prepare all plans and permit applications for all required permits, as well as respond to the permitting agency's requests for additional information.

The Firm shall assist the County in all negotiations and communications required during the processing of these permits.

The Firm shall provide copies of the required plans and documents for each Phase Review. Prior to each Phase Review, the County's Project Manager or designee will determine the specific number of copies required prior to each submittal.

The Firm shall distribute phase submittals as shown:

Phase I - 30% & 60% Submittal

- Submit three (3) copies of 11"x17" plans (all required components).

- Submit three (3) copies of draft of all permits, which will need to be acquired to construct the project along with any application fee.
- All information above (design documents & CADD drawing files) shall also be submitted in digital format on a flash drive.
- Submit preliminary cost estimates.
- All QC plans and documents for each component shall be electronic in pdf format.

Phase II - 90% Submittal

- Submit three (3) copies of 11”x17” plans (all required components).
- Submit two (2) copies of all design documentation
- Submit preliminary cost estimates.
- All information above (design documents & CADD drawing files) shall also be submitted in digital format on a flash drive.
- All QC plans and documents for each component shall be electronic in .pdf format.

Phase III (Final) - 100% Submittal

- Submit three (3) signed and sealed 11”x17” plans (all required components).
- Submit two (2) cost estimates based on signed and sealed plans.
- Submit two (2) signed and sealed design documentation once the 100% submittal is approved and accepted by the County.
- Submit signed and sealed technical special provisions (if applicable).
- All information above (design documents & CADD drawing files) shall also be submitted in digital format on a flash drive.
- Provide an engineer’s estimate along with an approximate timeline for construction completion.
- All QC plans and documents for each component shall be electronic in .pdf format.
- The Firm shall deliver final construction plans and documents in digital format. The final construction plans and documents shall be digitally signed and sealed and delivered to the County on acceptable electronic media, as determined by the County.
- If the plans are rejected and the County requires more than two (2) resubmittals a meeting will be held to resolve any outstanding issues or comments.
- Provide two (2) set of 18"x24" printed conformed plans to the County upon the approval of the final design .

Payment will not be made until each Phase of submittals have been reviewed and approved.

The Internal Review Committee (IRC) and the Development Review Committee (DRC) will be utilized for reviewing all plans, specifications, services, etc. to ensure compliance that all applicable codes and regulations are adhered to.

3.5. Project Bidding and Negotiating

The Firm shall coordinate the preparation of a bid package and specifications for the construction bidding of this project. If a CMAR can not be negotiated, a traditional construction bid will be let. The Firm will be responsible to assist with either method. Said bidding shall be in accordance with the County's normal bidding procedures. The Firm will be responsible for responding to questions during the bidding phase of the project and shall anticipate processing one or more addendum/clarification to the bid. Upon bid submittal, the Firm shall assist with the review of the bids and prepare a recommendation of the lowest qualified bidder. The entire bidding process shall be coordinated between the Firm and the Clay County Purchasing Department. The County shall provide to the consultant, all recent standard bid documentation and specifications.

3.6. Term

The County's objective is to have a complete design of the library no later than twelve (12) months of execution of a Contract with an awarded Consultant.

3.7. Performance Evaluation

A work performance evaluation will be conducted periodically and at the completion of each various project.

Financial consequences may be assessed should the Firm(s) fail to perform as specified in the awarded agreement or fail to meet the deliverables schedule. These consequences would impose a monetary damage assessment on the Firm for failure to perform under the agreement.

3.8. Additional Services

If the County identifies any additional services or projects to be provided by the firm that are not covered under the agreement that are beneficial to the County, such additional services shall be mutually negotiated between the County and the Firm.

3.9. Selection Criteria / Evaluation Committee

The Professional Services Evaluation Committee shall determine qualifications, interest and availability by reviewing all Bids received that express an interest in performing these services, and when deemed necessary, by conducting formal interviews of selected Bidders that are determined to be best qualified based upon the evaluation of the Bids.

Bidders are advised that lengthy or overly verbose or redundant submissions are not necessary. Compliance with all requirements will be solely the responsibility of the Bidder. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the Bid

as non-responsive. The response to each of the criteria will be evaluated relative to the other responses received and the RFB shall be awarded to the most qualified Bidder that meets all requirements of the RFB. Bidders are encouraged to arrange their Bids in a format that will offer ready review and evaluation of each criterion. The Board of County Commissioners reserves the right to request oral presentations from one or more selected Bidders.

Unless there is a clear statement provided within Bidders Bid, all other Consultants listed will be considered as subconsultants.

Please note **Project Approach** and **Work Plan** has 25 points maximum, **Volume of Work for Clay County** has 5 points maximum, and all other categories have 10 points maximum.

ATTACHMENT B
CONSULTANT'S
FEE PROPOSAL

FleischmanGarciaMaslowski
ARCHITECTURE | PLANNING | INTERIORS

June 30th, 2025

Karen Smith, CPPB, FCCN
Director of Administrative and Contractual Services
PO Box 1366
477 Houston Street
Green Cove Springs, FL 32403

RE: Fee proposal of Professional Architectural Services for the new Oakleaf Library 24/25-052

Dear Karen,

We are pleased to present the following fee proposal for your review and consideration for the new Oakleaf Library located Clay County, Florida. As a basis for our proposal, we have utilized the State of Florida Department of Management Services Fee Guide Calculator for Architectural and Engineering Services with Complexity Group “B” – more than average complexity.

The scope of the project is as follows:

- A new 1-story or 2-story library
- Building size will be approximately 11,000 to 15,000 gross square feet
- Prepare conceptual drawings and renderings, including interior and façade, including room layouts furnishing
- Complete design, including civil, geotechnical, environmental, surveying, structural, architectural, and mechanical
- Site plans depicting locations of all utilities, amenities, setbacks, etc.
- Interior design services, space design and programming
- Establish project schedules (time frames)
- Participate in any required public hearings, and internal review of plans
- Prepare cost estimates at each phase
- Prepare construction drawings and specifications suitable for permitting
- Address all permitting issues
- Development of complete construction solicitation documents
- Review of questions during construction solicitation, and preparation of addenda
- Comprehensive evaluation of construction bid responses, and assist with preparation of recommendation for award
- Provide monthly progress reports along with the schedule status reports
- Provide limited construction supervision/administration/management
- Provide post design services including submittals, RFI’s, pay applications, site visits, closeout package and attend meetings as required
- The County’s total estimated budget for construction of the project is $10,000,000 with $8,000,000 for building only.
- Design to be completed within 10 months of Notice To Proceed
- Construction is anticipated to be 14 months.

Basic Services

Basic Services include the following architectural and standard engineering services:

- Architecture
- Structural engineering
- Mechanical engineering
- Electrical engineering
- Plumbing engineering
- Fire suppression engineering

Compensation for Basic Services

Basic Service fee (based on State of Florida, Department of Management Services Fee Guide Calculator for Architectural and Engineering Services, Complexity Group "B")

• $8,000,000 Construction Cost, Complexity Group B =	$	$ 593,678

Additional Services

The following services are considered Additional to Basic Services and are not included within the Basic Services fee:

• Programming	$	32,000
• Survey – Topographic/Boundary*	$	7,700
• Subsurface Utility Engineering*	$	4,950
• Geotechnical Soils Investigations/Reports*	$	6,325
• Civil Engineering Design*	$	29,150
• Site Permitting*	$	17,050
• Landscape Architectural & Irrigation Design*	$	10,450
• Civil & Landscape Construction Administration*	$	6,600
• Technology including Voice/Data; Security; Electronic/Audio Visual*	$	28,133
• Interior Design	$	45,000
• Record Drawings	$	20,000
• Detailed Cost Estimate*	$	18,480
• Acoustical Consultant*	$	12,000
• FF&E Selection, Specification, Coordination	$	32,000
TOTAL ADDITIONAL SERVICES	$	269,838

*Includes a 10% mark-up for coordination, administration, and liability.

Services Not Included

- Master Planning
- Site Environmental Assessments
- Site DRI, PUD, Site Plan Review and/or Zoning Modifications
- Traffic Analysis and Traffic Signal Warrant Studies
- Existing Site Utility Infrastructure Improvements
- Food Service Consultant
- Life Cycle Cost and Federal DOE Energy Analysis
- Graphic and Signage Design – Assume County Standards and/or Oakleaf standards
- Documents Prepared for:

    - Alternate Bids exceeding Contract Scope
    - Multiple Construction Contracts
- Prolonged Construction Contract Administration services (45 calendar days past approved Final Completion date)
- Project Representation during Construction beyond bi-weekly administration
- Additional construction contract
- Building commissioning or Training services
- Post Occupancy Inspections/Evaluations
- Substantive Changes to scope, size of complexity (more than 20%) after Programming
- Owner requested changes to approved permit documents
- Reproduction/printing costs requested by Client beyond three (3) copies of 11”x17” plans per phase, two (2) sets of 18”x24” printed conformed plans
- LEED or Green Globe certification
- Permit fees
- Hurricane Shelter design
- Furniture procurement services
- Other specialty consultants not listed above

Fee Summary

Basic Services	$	593,678
Additional Services	$	269,838
TOTAL CONTRACT AMOUNT FEES	**$**	**863,516**

Please let me know if you have any questions or comments.

Sincerely,



Marcel Maslowski, AIA
President & Director of Design

BID RECOMMENDATION FORM

TITLE: RFQ No. 24/25-074, Construction Manager at Risk (CMAR) for the Oakleaf Library

DATE OF RECOMMENDATION: July 16, 2024

BIDDER	BID TOTAL
Charles Perry Partners, Inc.	To Be Determined
E. Vaugn Rivers, Inc.	To Be Determined
K&G Construction Co, Inc.	To Be Determined
Meyer Najem Construction, LLC	To Be Determined
Perry McCall Construction, Inc.	To Be Determined
STG Contracting Group, Inc.	No Bid
The Haskell Company	To Be Determined
The Winter Construction Company, LLC	To Be Determined

FUNDING SOURCE: Capital Improvement Plan (CIP) Project Fund -Non Capital

Improvement Element- Oakleaf Library - Buildings

RECOMMENDATION:

Review of Staff's ranking of the submittals received for RFQ No. 24/25-074, Construction Manager at Risk (CMAR) for the Oakleaf Library

If only one Bid is received, state reason why accepted and not rebidding:

Staff Assigned to Tabulate Bids and Make Recommendations:

NAME/TITLE:	SIGNATURE:
Craig Singleton, Capital Projects - Project Manager	Craig Singleton
Mary Canfield, Library Director	Mary Canfield Mary Canfield (Jul 16, 2025 15:57 EDT)

BID TABULATION FORM

RFQ: 24/25-074 Date: June 06, 2025

Proj: **Construction Manager at Risk (CMAR) for the Oakleaf Library** Time Open: 9:03 AM

Ad: Clay Today, May 01, 2025 Time Close: 9:04 AM

This is a generic Bid Tabulation Form; all required bid documents will be verified prior to bid recommendation.

Bids to be evaluated based on evaluation criteria established in bid document

	Bidder	Bid Total
1	Charles Perry Partners, Inc.	To Be Determined
2	E. Vaughn Rivers, Inc.	To Be Determined
3	K & G Construction Co. Inc.	To Be Determined
4	Meyer Najem Construction	To Be Determined
5	Perry-McCall Construction, Inc.	To Be Determined
6	STG Contracting Group, Inc.	No Bid
7	The Haskell Company	To Be Determined
8	The Winter Construction Company, LLC	To Be Determined
9		
10		
11		
12		

EVALUATION TABULATION

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

CONSENSUS SCORECARD SUMMARY

Vendor	Executive Summary - 5 Points Points Based 5 Points	Qualifications of Project Personnel - 25 Points Points Based 25 Points	Project Approach - 30 Points Points Based 30 Points	Financial Capability - 20 Points Points Based 20 Points	Similar Projects and References - 20 Points Points Based 20 Points	Total Score (Max Score 100)
Charles Perry Partners, Inc.	4.67	23.67	26	20	18.67	**93**
E. Vaughan Rivers, Inc.	5	24	30	20	16.67	**95.7**
K & G Construction Co, Inc.	2.33	15	11.67	20	10.33	**59.3**
Meyer Najem Construction, Inc.	5	23.67	30	15	17.67	**91.3**
Perry-McCall Construction, Inc.	4.33	23.67	29.33	15	17	**89.3**
The Haskell Company	4.67	24.67	29.67	20	17.67	**96.7**
Winter Construction Company, LLC	4.67	23.67	28.33	20	19	**95.7**

EVALUATORS

Name	Title
Pat Mcquiston	Deputy Building Official
Gene Price	Facilities Director
Craig Singleton	Capital Projects Manager

AGGREGATE SCORES SUMMARY

Vendor	Pat Mcquiston	Gene Price	Craig Singleton	Total Score (Max Score 100)
The Haskell Company **(Headquarters: Jacksonville, FL)**	96	98	96	**96.67**
E. Vaughan Rivers, Inc. **(Headquarters: Orange Park, FL)**	97	99	91	**95.67**
Winter Construction Company, LLC **(Headquarters: Jacksonville, FL)**	98	93	96	**95.67**
Charles Perry Partners, Inc. **(Headquarters: Jacksonville, FL)**	94	94	91	**93**
Meyer Najem Construction **(Headquarters: Jacksonville, FL)**	90	93	91	**91.33**
Perry-McCall Construction, Inc. **(Headquarters: Jacksonville, FL)**	91	93	84	**89.33**
K & G Construction Co, Inc. **(Headquarters: Jacksonville, FL)**	55	63	60	**59.33**

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Executive Summary - 5 Points	Points Based	5

Description:
Provide a company overview including the following information:

A. Introduction of Company
    1. Provide an overview of the Company's history, including the number of years in business and relevant experience in the CMAR industry.
    2. Detail the Company's size, including annual billings.
    3. Explain the structure and ownership.
    4. State the number of full-time employees.
    5. Include experience working with government entities or similar organizations.
    6. The volume of work during each of the last five (5) calendar years.

Criteria	Scoring Method	Weight (Points)
Qualifications of Project Personnel - 25 Points	Points Based	25

Description:
Describe your team, experience, and philosophy in providing the services as described in this RFQ. The description should include:

A. An organizational chart of the Contractor's team highlighting the key individuals who will work on this project as identified in the solicitation.

B. Provide brief resumes of key personnel to be assigned to the project including, but not limited to the items in the list below. Identify project-related capabilities of in-house staff and indicate the adequate depth and abilities of the organization that it can draw upon as needed. This will include management, technical, and support staff. (Indicate whether office or field related.)

1. Name and title;
2. Job assignment for other projects;
3. Percentage of time to be assigned full-time to this project;
4. How many years with this Contractor;
5. How many years with other Contractors;
6. Experience including types of projects, and specific involvement;
7. List degrees, certifications, and registrations.

Criteria	Scoring Method	Weight (Points)
Project Approach - 30 Points	Points Based	30

Description:
Contractors submitting should demonstrate their understanding of the project. An outline description of anticipated project tasks in the sequence each should be prepared. Contractors should identify anticipated deliverables and a general schedule for projects of this magnitude. The outline should include:

A. Define in detail the components of job-specific preconstruction services and the responsibility of the Contractor for each component of this phase including budget estimating, value engineering, constructability recommendations, and master project schedule.

B. Detail the approach to the CMAR's competitive bidding for subcontracts, other costs of the work, general conditions cost summary, CMAR fee negotiations, GMP compilation, etc.

C. Owner direct purchase and sales tax savings approach to the project.

D. Approach to the management and construction of the project.

E. Contractor's approach to quality workmanship and contract compliance control measures.

F. The Contractor should provide current project schedules as examples showing how the Contractor handles multiple projects

Criteria	Scoring Method	Weight (Points)
Financial Capability - 20 Points	Points Based	20

Description:
The Contractor shall provide documentation of financial capability that include:

A. A statement of financial position including a balance sheet and profit and loss statement for fiscal year 2024.

B. Bank reference.

C. Letter from a bonding agency and/or surety providing bonding capacity.

D. Describe and explain any litigation, major disputes, contract defaults, or liens experienced in the last ten (10) years.

Criteria	Scoring Method	Weight (Points)
Similar Projects and Reference - 20 Points	Points Based	20

Description:
Provide a minimum of of five (5) similar CMAR projects performed for public entities which best illustrate the experience of the Contractor and current staff.

For each project please provide:

A. Name and location of the project.

B. Description of services provided.

C. Size of projects (gross S.F. and/or area of construction).

D. Time period of the project or contract.

E. Cost of projects (construction cost including original contract total).

F. Summary of change orders.

G. Client's contact reference name, email, and current telephone number.

References shall be checked by County staff.

[CHARLES PERRY PARTNERS, INC.] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

Charles Perry Partners, Inc. Response

CONTACT INFORMATION

Company:
Charles Perry Partners, Inc.

Email:
marcom@cppi.com

Contact:
CPPI Team

Address:
12926 Gran Bay Parkway West
Suite 205
Jacksonville, FL 32258

Phone:
(352) 333-9292

Website:
www.cppi.com

Submission Date:
Jun 5, 2025 3:15 PM (Eastern Time)

[E. VAUGHAN RIVERS, INC.] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

E. Vaughan Rivers, Inc. Response

CONTACT INFORMATION

Company:
E. Vaughan Rivers, Inc.

Email:
ginger@riversconstruction.com

Contact:
Ginger Rivers

Address:
1882 Bellair Blvd
Orange Park, FL 32073

Phone:
N/A

Website:
https://www.riversconstruction.com/

Submission Date:
Jun 4, 2025 4:39 PM (Eastern Time)

[K & G CONSTRUCTION CO INC] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

K & G CONSTRUCTION CO INC Response

CONTACT INFORMATION

Company:
K & G CONSTRUCTION CO INC

Email:
milissa@kandgcontractors.com

Contact:
Milissa Calvert

Address:
542 Edgewood Avenue S
Jacksonville, FL 32205

Phone:
(904) 772-1316

Website:
www.kandgcontractors.com

Submission Date:
Jun 5, 2025 1:40 PM (Eastern Time)

[MEYER NAJEM CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

Meyer Najem Construction Response

CONTACT INFORMATION

Company:
Meyer Najem Construction

Email:
jblount@meyer-najem.com

Contact:
Jeff Blount

Address:
8647 Baypine Road, Suite 106
JACKSONVILLE, FL 32256

Phone:
(904) 723-8900

Website:
www.meyer-najem.com

Submission Date:
Jun 5, 2025 11:25 AM (Eastern Time)

[PERRY-MCCALL CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

Perry-McCall Construction, Inc. Response

CONTACT INFORMATION

Company:
Perry-McCall Construction, Inc.

Email:
cmccall@perry-mccall.com

Contact:
Carson Mccall

Address:
6104 S Gazebo Park Pl
Jacksonville, FL 32257

Phone:
N/A

Website:
N/A

Submission Date:
Jun 4, 2025 8:02 AM (Eastern Time)

[STG CONTRACTING GROUP, INC.] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

STG Contracting Group, Inc. Response

CONTACT INFORMATION

Company:
STG Contracting Group, Inc.

Email:
clw@stgcontractinggroup.com

Contact:
Candace Williams

Address:
109 Nature Walk Parkway
Suite 103
Saint Augustine, FL 32092

Phone:
N/A

Website:
www.stgcontractinggroup.com

Submission Date:
"No Bid" submitted on Jun 2, 2025 8:15 AM for the following reason:
We are too busy to respond

[THE HASKELL COMPANY] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

The Haskell Company Response

CONTACT INFORMATION

Company:
The Haskell Company

Email:
aidana.mercier@haskell.com

Contact:
AIDANA MERCIER

Address:
701 San Marco Blvd
Jacksonville, FL 32207

Phone:
N/A

Website:
www.haskell.com

Submission Date:
Jun 5, 2025 1:44 PM (Eastern Time)

[WINTER CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFQ No. 24/25-074

Construction Manager at Risk (CMAR) for the Oakleaf Library

RESPONSE DEADLINE: June 5, 2025 at 4:00 pm

Winter Construction Response

CONTACT INFORMATION

Company:
Winter Construction

Email:
sgolias@winter-construction.com

Contact:
Stephanie Golias

Address:
6620 Southpoint Drive South
Suite 510
Jacksonville, FL 32216

Phone:
N/A

Website:
N/A

Submission Date:
Jun 4, 2025 12:22 PM (Eastern Time)

3. Scope of Work

3.1. Purpose

The Clay County Board of County Commissioners (County) is requesting Statements of Qualifications from interested and qualified Contractors to provide Construction Manager at Risk (CMAR) services for the Clay County Oakleaf Library.

These services shall include, but are not limited to providing design phase assistance and complete construction services with a Guaranteed Maximum Price (GMP) for the construction of a new new two-story library and other related services. Building size will be approximately eighteen thousand (18,000) square feet.

3.2. Background

The construction of the new library for the Oakleaf Plantation Community will be a state-of-the-art new facility. The facility will encompass a wide range of amenities and services, including but not limited to cultural resources, literacy programs, education and enrichment offerings, STEM (Science, Technology, Engineering, and Mathematics) resources, art facilities, dedicated study rooms, meeting spaces, possibility as a polling location, and other community amenities and services. This facility will support the growing community in Oakleaf that does not currently have a library,

3.3. Geographic Information

Clay County, located southwest of Jacksonville along the St. Johns River, is experiencing significant growth and is expected to grow substantively over the next ten (10) years. Clay County is conveniently accessible via interstate, federal and state highways. US Highway 17 (SR 15) and SR 21 are primary arteries that connect to Interstate 295. SR 23, known as the First Coast Expressway, bisects the County and when completed will provide a connection between Interstates 10 and 95. Clay County is made up of four (4) municipalities (Orange Park, Green Cove Springs, Keystone Heights and Penney Farms) and various communities (Middleburg, Fleming Island and Oakleaf).

The Oakleaf community is located in both Clay County and Duval County; it is situated along the First Coast Expressway. The Clay County section is composed of Oakleaf Village, located on the eastern side of the First Coast Expressway, while Oakleaf Plantation is located along the western side of the First Coast Expressway. The various areas within Oakleaf Plantation are Eagle Landing , Plantation Oaks and Forest Hammock.

3.4. Grant Funded

Construction of this project is being supported, in whole or in part, by the Florida's General Appropriations Act for fiscal year 2024-2025.

The CMAR must comply with all Federal laws, rules, regulations, and executive orders applicable to the receipt of funding from the Grant and will be subject to the provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200) (the Uniform Guidance), including the cost principles and restrictions on general provisions for selected items of cost.

3.5. County Selected Design Firm

The County is currently evaluating proposals for the selection of a Design Firm. The County's contracted Design Firm will be directed by a single point of contact from the County. The Design Firm will provide a variety of services including, but not limited to:

- Prepare cost estimates and preliminary construction schedule with assistance from CMAR for the construction bid project;
- Assist with the CMAR approach;
- A comprehensive evaluation of GMP;
- Provide limited construction supervision/administration/management.

3.6. CMAR Preconstruction and Construction Services

CMAR services to be provided shall include, but are not limited to, preconstruction, bidding, and phase services. Compensation to the CMAR for these services shall be a negotiated fee, based on a percentage of the cost of the work. A portion of the fixed fee for services shall be incrementally paid to the CMAR for preconstruction phase services. The County expects the Contractor to work with the selected Design Firm during the design phase of the project to cohesively develop a GMP for the County's approval. A Phase I Contract will be issued for developing the GMP and preconstruction services. A separate Contract will be issued for Phase II upon acceptance of the GMP for construction. The Contractor is required to participate with the selected Design Firm and provide a cost estimate at 60% and 90% until a GMP is accepted by the County.

- Pre-Construction Services

  During the preconstruction phase the CMAR shall provide service to include, but not limited to, the following:

  - Interface with the Architect as required during the design phases of projects to establish a project team that includes the Engineer, design sub-consultants and the County, including attending all Architect meetings and review preliminary design drawings and specifications;
  - Quality assurance of the design;
  - Constructability and sustainability reviews;
  - Code compliance review to ensure permits are attainable;
  - Review and input of project cost and schedule;
  - Review of proposed construction materials and systems;
  - Project cost estimating and value engineering;
  - Coordinating of competitive bidding and contracting for trade subcontractors;
  - Preliminary site investigations;

- Presentation of the Contractor's Preliminary Guaranteed Maximum Price(GMP) to the County based on 100% plans and specifications. GMP shall be inclusive of all elements of construction from the submission of all required up front documents to final inspection and acceptance by the County as a completed project including all required final close out documents;
- The oversight of any early preconstruction work deemed beneficial to the project by the County during the preconstruction phase, upon request by the County.

Note: All bids, quotes, etc. received by the CMAR from their respective subcontractors shall be subject to County review and as such, all financial information relative to the project shall be made available at any time to the County and the Architect. The County Purchasing Department will work closely with the CMAR to establish a procedure to be used for soliciting and selecting subcontractors as well as material suppliers.

- Construction Phase Services

The CMAR shall become the single point of responsibility for performance of the construction contract for the project. The CMAR shall function in the role as the general contractor and shall be responsible for the successful, timely, quality and economical completion of the project and ensure compliance with all insurance requirements and safety programs. The CMAR shall provide overall coordination, management, supervision, and scheduling of the work of each contractor/subcontractor and of the work of all separate multi-prime contractors with each other and with the activities and responsibilities of the CMAR and the Architect so as to complete the project in accordance with the County's objectives of safety, cost, time and quality. The CMAR shall be responsible for the preparation of the bid packages and will serve under the at-risk model. The CMAR shall be responsible for all elements of work that require subcontractors and shall be held responsible for replacement of subcontractors that fail to perform. The CMAR shall maintain accurate records for the County to include direct and indirect costs of services and equipment, change orders, direct purchases and both bidding and construction timelines. The services required for the construction phase shall include, but not be limited to, the following:

- Provide required insurance coverage and performance and payment bonds;
- Prepare an overall Construction Management Plan for the project;
- Prepare a construction schedule that will be updated throughout the construction phase;
- Apply for, obtain, coordinate and pay for all permits, inspections and tests and oversee quality assurances;
- Ensure quality control and value engineered drawings and specifications to construct the project at or below the authorized budget amount;
- Prepare monthly construction progress reports during the construction phase summarizing the work of the various subcontractors;

- Hold weekly construction progress meetings with County, Architect, and trade contractors and maintain a daily construction diary during the construction phase describing events and conditions on the site. Copies of this diary are to be provided to the County and the Architect on a monthly basis as a supplement to the construction progress reports. Meetings will include, but are not limited to, updated project completion percentage, open Request for Information, submittals, two week look ahead, and Owner Direct Purchases updates;
- Prepare a monthly construction costs status report that will include the budget, schedule of values, and awarded purchase orders for any given contract or budgeted line item;
- Development and management of all electronic records in a centralized, automated project management information system including project scheduling;
- Contracting with all sub-contractors, materials suppliers, surveying firms, testing and inspection firms, and equipment suppliers as necessary for the construction of the project;
- Coordination and cooperation with any third-party contracts or contractors that the County may provide for this project;
- Development and administration of quality control systems to ensure the work is performed in strict accordance with design requirements, applicable building codes and the County's objectives;
- Preparation of County Owner Direct Purchase documents;
- Administration of jobsite safety programs that include monthly Recordable Incident Rate reports and progress meetings;
- Providing temporary facilities;
- Maintenance of on-site and off-site traffic;
- MOT plans, if applicable, in accordance with FDOT standards;
- Maintenance of all project records;
- Scheduling of inspections by authorities having jurisdiction over the project;
- Supervision of third-party testing to assure independence and proper conduct;
- Oversight of field surveying services;
- Administer post construction closeout, final completion, and start-up and warranty periods;
- Assist County with construction cost details/breakdowns for grant funding, when necessary.

3.7. Guaranteed Maximum Price

The selected CMAR shall prepare and submit a Guaranteed Maximum Price (GMP) proposal to the County after completion of the pre-construction services phase of the project. The GMP proposal must be prepared in accordance with the guidelines and delivered in the format specified by the County. The County, at its sole option and discretion, may specify different requirements for the GMP proposal. CMAR shall not withdraw its Guaranteed Maximum Price proposal for ninety (90) days following submission to the County. The CMAR shall submit the GMP proposal that includes, but not limited to, the following:

- Cover sheet including project title and County project number;
- Summary sheet of GMP Proposal shall include subcontractor bids, allowances, bonds, insurance, conditions, and exclusions. This sheet shall also contain contract time, construction start date, date of substantial completion, date of final completion, critical patch schedule, and proposed work hours;
- Schedule of values;
- Detailed summary of general conditions;
- Allowance list statement showing amounts and uses;
- Proposed subcontractor and supplier list;
- List of all solicited contractors and suppliers;
- Subcontractor and supplier bid sheets with proposed selected contractors and/or suppliers highlighted;
- Plans, drawings, and specifications specific to the GMP;
- Supporting documents referenced in the GMP.

After appropriate general review, and comparison of the initial GMP proposed by the CMAR with the County's projected project budget, the County may accept or reject the GMP proposed by the CMAR, or attempt to negotiate its amount and its terms and conditions with the CMAR. If the County rejects the GMP initially proposed by the CMAR, or the parties are unable to reach agreement on a negotiated GMP value, then the County may elect to utilize the services of an independent cost estimator to determine whether the initial or negotiated GMP value proposed by the CMAR is accurate and realistic. If the independent estimate supports a determination that the GMP value is accurate and realistic, the design architect / engineer shall be tasked by the County to revise the plans to support preparation of a GMP that falls within the projected project budget. If the independent estimate supports a determination that the GMP value proposed by the CMAR is not accurate and realistic, the County may then terminate the contract with the CMAR. At such time the GMP preparation process results in a mutually agreeable GMP value, the County will document its acceptance thereof in writing and both parties shall execute a contract document for the project that incorporates the GMP and its supporting documents into the

contract. The CMAR scope of basic and additional services shall be detailed and subject to a final determination of the project scope and size and careful negotiation and coordination between the selected CMAR and the County.

The County reserves the right to issue a competitive bid if a GMP cannot be reached with the CMAR.

3.8. Owner Direct Purchases

The County is exempt from sales tax and may wish to generate sales tax savings for the Project. The County reserves the right to make Owner Direct Purchases (ODP) of various construction materials and equipment. Upon acceptance of the GMP, the CMAR shall prepare a list of proposed items that may be desirable for ODP. Proposed items will be items that are purchased in a single order from a single Contractor with a value greater than $10,000. Items selected by the County for ODP will be coordinated through the CMAR. The CMAR shall provide written quotations from Contractors selected by the CMAR or the CMAR's Subcontractors for purchase order generation by the County. The CMAR will allow two (2) weeks for the execution of all such purchase orders by the County. The CMAR shall utilize its best efforts to cooperate with the County in implementing this sales tax savings program in order to maximize cost savings for the Project. The CMAR will generate deductive Change Orders under the Contract for the amounts of ODP, inclusive of sales taxes. With respect to all ODP performed by the County, the CMAR will remain responsible for coordinating, ordering, inspecting, accepting deliveries, storing, securing, handling, installing, warranting, and quality control for all purchases. All fees associated with this process will be considered as part of the Construction Management Fees.

3.9. Permit and Fees

The Contractor shall comply with all applicable State and local laws, ordinances, codes, and regulations. The Contractor is required to familiarize themselves with all permits required that pertain to the Scope of Work specified in this Request for Quotation, If a City/County permit is required, this project is not exempt from permit fees and permit fees must be paid by the Contractor.

For questions about Clay County permitting please contact:

Clay County Building Department

Phone: (904) 269-6307

Email: permits@claycountygov.com

Website: https://www.claycountygov.com/government/building

All applicable permits, fees, licenses, and final County and municipality inspections are the responsibility of and will be paid for by the Contractor.

All other permits, assessments, fees, bonds, and other charges as necessary to perform and complete the work of the awarded Contract are the responsibility of and will be paid for by the Contractor, including any related inspection fees. Utility service connection, if any shall be coordinated by the Contractor. Utility service connection fees shall be paid for by the County.

3.10. Compliance with Occupation Safety and Health Act

The Contractor warrants that the product, products, or services supplied to Clay County shall conform in all respects to the standards set forth in the Occupational Safety and Health Act (OSHA) of 1970 as amended and the failure to comply will be considered a breach of contract. Clay County shall be held harmless against any unsafe conditions and contractor employee incidents.

Contractor certifies that all material, equipment, services, etc., furnished in this bid meets all OSHA requirements for the applicable Sectors. Contractor further certifies that, if he is the successful bidder, and the material, equipment, service, etc., delivered or provided is subsequently found to be deficient in any OSHA requirement in effect on date of delivery or service fulfillment date, all costs necessary to bring the material, equipment, service, etc., into compliance with the aforementioned requirements shall be borne by the bidder. All Personal Protective Equipment used by the Contractor and their employees shall be ANSI certified and meet OSHA standards.

3.11. Damage to Public or Private Property

If property (public or private) is damaged while Contractor is performing work specified or is removed for the convenience of the work, it shall be repaired or replaced at the expense of the Contractor in a manner acceptable to the County prior to the final acceptance of the work. Contractor will be responsible for applying and securing any permits that may be required to complete such repairs. Such property shall include but not be limited to existing facilities and all of its components, site amenities, concrete and/or asphalt surfaces, vehicles, structures, sidewalks, curbs and gutters, driveways, utilities, bulkheads, etc.
Contractor must provide protection necessary to prevent damage to property being repaired or replaced.

If the work site has any pre-existing damage, the Contractor shall notify the County Project Manager in writing. Failure to do so shall obligate the Contractor to make repairs per the above section. Any damage to the roads, facilities, services, utilities, irrigation systems, park or street furniture, tree stakes or straps, vegetation, etc., caused by the action of the Contractor shall be repaired or replaced at the expense of the Contractor to the satisfaction of the County. Failure to restore said property within five (5) working days following notification will result in a deduction from the final payment invoice.

Should the County have any expenses incurred due to the Contractor not restoring the property/damage within said time, any appropriate labor, material, and/or equipment use or rental to restore damaged property to its original condition will be deducted from the final Invoice prior to a payment being made.

3.12. Term

The estimated project completion time frame for the preconstruction and construction phase is twenty-one (21) months from the effective date of the awarded agreement.

3.13. Warranty

The Contractor shall provide a warranty for all workmanship and material for a period of two (2) years unless a longer manufacture warranty/guarantee time is given. Warranty will begin from the date of final acceptance.

3.14. Performance Evaluation

A work performance evaluation will be conducted periodically to ensure compliance with the Contract.

3.15. Additional Services

If the County and/or awarded Contractor identifies any additional services to be provided by Contractor that are not covered under the Agreement but are beneficial to the County, such additional services shall be mutually negotiated between the County and the Contractor.

3.16. Selection Criteria / Evaluation Committee

The Evaluation Committee shall determine qualifications, interest and availability by reviewing all Bids received that express an interest in performing these services, and when deemed necessary, by conducting formal interviews of selected Bidders that are determined to be best qualified based upon the evaluation of the Bids.

Bidders are advised that lengthy or overly verbose or redundant submissions are not necessary. Compliance with all requirements will be solely the responsibility of the Bidder. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the Bid as non-responsive. The response to each of the criteria will be evaluated relative to the other responses received and the RFQ shall be awarded to the most qualified Bidder that meets all requirements of the RFQ. Bidders are encouraged to arrange their Bids in a format that will offer ready review and evaluation of each criterion. The Board of County Commissioners reserves the right to request oral presentations from one or more selected Bidders.

3.17. Cancellation of Contract

If the awarded Contractor fails to maintain acceptable product quality or to perform adequately in accordance with the terms, conditions and specifications established in this Request for Bid, the County reserves the right to cancel the contract upon thirty (30) days written notice to the Contractor.

Project View Count

970

Vendor Funnel

Followers	**40**
Downloaders	**57**
Applicants	**14**
No Bids	**1**
Submissions	**7**

Vendors

Vendor	Followed	Downloaded	Applied	No Bid	Submitted
Ajax Building Company, LLC No Reviews *kasey.diehl@ajaxbuilding.com*	✔	✔	✔		
Akel Logan Shafer, PA No Reviews *wbishop@alsarchitects.com*	✔	✔			
Alligood Electric Company No Reviews *jalligood@alligoodelectric.com*		✔			
Allstate Construction, Inc. No Reviews *adavis@allstateconstruction.com*	✔	✔			
Auld & White Constructors LLC No Reviews *creis@auld-white.com*	✔	✔			
Bent Construction, LLC No Reviews *chris@bentconstruction.com*		✔			
C.E. Gleeson Constructors, Inc. No Reviews *sabre@gleesonconstructors.com*		✔	✔		
Carlton Construction, Inc. No Reviews *jalters@carltonconstruction.net*	✔	✔			
Charles Perry Partners, Inc. No Reviews *marcom@cppi.com*	✔	✔	✔		✔
Clay County Utility Authority No Reviews *awilson@clayutility.org*	✔				

Conner Construction and Demolition No Rev *david@connerservices.us*	✔	✔			
Construction Bid Source No Reviews *tgephart@constructionbidsource.com*		✔			
DF Interactive NC LLC No Reviews *bids+opengov@davidfine.dev*		✔			
Dinkins Construction LLC No Reviews *parker@dinkinsconstruction.com*		✔			
Dodgedocs No Reviews *dodge.bidding@construction.com*		✔			
E. Vaughan Rivers No Reviews *morgan@riversconstruction.com*		✔			
E. Vaughan Rivers, Inc. No Reviews *ginger@riversconstruction.com*	✔	✔	✔		✔
E. Vaughan Rivers, Inc. No Reviews *estimating@riversconstruction.com*	✔	✔	✔		
Entram No Reviews *contact@envirobidnet.com*	✔	✔			
FSB America No Reviews *kimniv72@gmail.com*	✔				
Fleischman Garcia Maslowski No Reviews *rich@fgmfla.com*		✔			
Florida Surety Bonds, Inc. No Reviews *kim@floridasuretybonds.com*	✔				
Florida Surety Bonds, Inc. No Reviews *sarah@floridasuretybonds.com*	✔				
GAI Consultants No Reviews *d.dux@gaiconsultants.com*	✔	✔			
Gervais Ventures LLC No Reviews *ngervais@gervaisventures.com*	✔	✔			
Green Administrative Services No Reviews *haroldgreen197410@gmail.com*		✔			
Horus Construction Services, Inc. No Reviev *marketing@horus-cs.com*	✔	✔			
K & G CONSTRUCTION CO INC No Reviev	✔	✔	✔		✔

milissa@kandgcontractors.com					
Kellogg & Kimsey, Inc. No Reviews *ajones@kelloggkimsey.com*	✔	✔			
Kimley-Horn and Associates, Inc. No Review *florida.marketing@kimley-horn.com*		✔			
Lifeline Construction Inc No Reviews *erick@oplifeline.org*	✔	✔			
McCall Construction Management, LLC No *kmccall@mccallcm.com*		✔			
Meyer Najem Construction No Reviews *jblount@meyer-najem.com*	✔	✔	✔		✔
Meyer Najem Construction No Reviews *bdenham@meyer-najem.com*	✔	✔			
Mid State Builders Exchange Inc No Reviews *hugh@bxplanroom.com*	✔	✔			
North America Procurement Council Inc., PBC *notifications@napc.me*	✔	✔	✔		
Parrish McCall Constructors No Reviews *mpearson@parrish-mccall.com*		✔			
Perry-McCall Construction, Inc. No Reviews *cmccall@perry-mccall.com*	✔	✔	✔		✔
Prime Vendor Inc. No Reviews *primevendor124@gmail.com*		✔			
STG Contracting Group, Inc. No Reviews *clw@stgcontractinggroup.com*	✔	✔	✔	✔	
Saboungi Construction, Inc. No Reviews *erin@saboungiconstruction.com*	✔				
Saboungi Construction, Inc. No Reviews *mahmood@saboungiconstruction.com*		✔			
Sauer Construction No Reviews *kbosco@sauer-inc.com*		✔			
Scorpio. No Reviews *erik@scorpioco.com*	✔	✔			
Scorpio. No Reviews *rtaylor@scorpioco.com*	✔	✔	✔		

Scorpio. No Reviews *tori@scorpioco.com*	✔				
Source Management No Reviews *sourcemanagement@deltek.com*		✔			
Southeastern Surveying and Mapping Corporati *marketing@ssmc.us*	✔	✔			
Sunstate Trench Safety No Reviews *misty.leitch@sunstateequip.com*	✔	✔			
The A.D. Morgan Corporation No Reviews *emoraes@admorgan.com*	✔	✔	✔		
The Haskell Company No Reviews *dan.sandler@haskell.com*	✔	✔			
The Haskell Company No Reviews *morgan.hooks@haskell.com*	✔	✔			
The Haskell Company No Reviews *aidana.mercier@haskell.com*	✔	✔	✔		✔
Thomas May Construction Company No Rev *schandler@tmay.net*	✔	✔			
VendorLink, LLC No Reviews *bids@evendorlink.com*		✔			
Visual No Reviews *visualbidalerts@gmail.com*		✔			
Wharton-Smith, Inc. No Reviews *churst@whartonsmith.com*		✔			
Winter Construction No Reviews *mreid@winter-construction.com*		✔			
Winter Construction No Reviews *ncarpenter@winter-construction.com*	✔	✔			
Winter Construction No Reviews *alesnick@winter-construction.com*		✔			
Winter Construction No Reviews *sgolias@winter-construction.com*	✔	✔	✔		✔
blackwater construction services No Reviews *derek@blackwatercsllc.com*	✔	✔			
eRepublic, Inc. No Reviews		✔			

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

FROM:

SUBJECT:
A) Removal of Fiscal Year 2024/2025 projects.

B) Discussion of balancing the budget.

C) Approval of Resolution effecting the wishes of the electors in approving the land conservation referendum to levy up to 0.2 mills ad valorem property tax and directing the inclusion of an additional taxing unit for the Conservation Lands Program.

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/17/2025 - 7:21 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners

DATE: 6/29/2023

FROM: Howard Wanamaker

SUBJECT:

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Resolution	Resolution Letter	7/18/2025	Resolution_-_Maximum_Millage_Rates-revised.ADA.pdf
	Attachment A, B, C	Backup Material	7/18/2025	Attachments_A-B-C.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Budget Office	Streeper, Lisa	Approved	7/17/2025 - 7:21 AM	Item Pushed to Agenda

RESOLUTION NO. 2024/2025- _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, CERTIFYING THE MAXIMUM MILLAGE FOR FISCAL YEAR 2025-2026; SETTING THE TENTATIVE BUDGET HEARING FOR SEPTEMBER 9, 2025 AT 5:05 P.M.; AUTHORIZING THE COUNTY MANAGER TO EXECUTE THE CERTIFICATIONS OF TAXABLE VALUE; AND PROVIDING AN EFFECTIVE DATE.

RE: CERTIFICATION OF MAXIMUM MILLAGE – FISCAL YEAR 2025-2026

WHEREAS, in compliance with Chapters 129 and 200, Florida Statutes, tentative budgets for Clay County have been prepared; and

WHEREAS, the proposed Clay County Budget for the Fiscal Year 2024-2025 requires the imposition of ad valorem taxes to support Clay County countywide operations, other dependent special districts, and MSTUs.

NOW THEREFORE, BE IT RESOLVED, BY THE CLAY COUNTY BOARD OF COUNTY COMMISSIONERS, that:

1. The maximum ad valorem millages shown in Attachment ____ are hereby certified for the Fiscal Year 2025-2026 and the tentative budget hearing is set for September 9, 2025 at 5:05 p.m.

2. Pursuant to Section 200.065, Florida Statutes, the County Manager is hereby authorized to execute Certifications of Taxable Value.

3. This Resolution shall take effect immediately upon adoption.

ROLL CALL VOTES AS FOLLOWS:

For County Services
(Option 1 or 2 - Two-thirds vote/Option 3 - Majority vote)

Betsy Condon	_____	Alexandra Compere	_____
Jim Renninger	_____	Kristen Burke, D.C.	_____
John Sgromolo	_____		

For Unincorporated Services MSTU, and Fire Control MSTU
(Option 1 - Two-thirds vote/Option 2 or 3 - Majority vote)

Betsy Condon	_____	Alexandra Compere	_____
Jim Renninger	_____	Kristen Burke, D.C.	_____
John Sgromolo	_____		

For Law Enforcement MSTU
(Option 1, 2 or 3 - Two-thirds vote)

Betsy Condon	_____	Alexandra Compere	_____
Jim Renninger	_____	Kristen Burke, D.C.	_____
John Sgromolo	_____		

For Challenger MSTU
(Option 1 ,2 or 3 - Unanimous vote)

Betsy Condon	_____	Alexandra Compere	_____
Jim Renninger	_____	Kristen Burke, D.C.	_____
John Sgromolo	_____		

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA this 22nd day of July, 2025.

Board of County Commissioners
Clay County, Florida

_____
Betsy Condon, Chairman

ATTEST:

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

ATTACHMENT A

MAXIMUM ALLOWED MILLAGE RATES

CLAY COUNTY BOARD OF COUNTY COMMISSIONERS
COUNTYWIDE AD VALOREM MAXIMUM MILLAGES
FISCAL YEAR 2025-2026

TAXING UNIT	MILLAGE
Countywide	
County Services*	**6.1089**
Unincorporated Services MSTU*	**0.2504**
Law Enforcement MSTU*	**2.6261**
Fire Control MSTU*	**0.5675**
Lake Asbury MSBD	**0.0000**
Challenger Center MSTU**	**3.0000**

*Requires a two-thirds vote
**Requires an unanimous vote

Set Tentative Budget Hearing for September 9, 2025 at 5:05 PM

ATTACHMENT B

PROPOSED MILLAGE RATES

CLAY COUNTY BOARD OF COUNTY COMMISSIONERS
COUNTYWIDE AD VALOREM MAXIMUM MILLAGES
FISCAL YEAR 2025-2026

TAXING UNIT	MILLAGE
Countywide	
County Services**	**5.7471**
Unincorporated Services MSTU*	**0.1477**
Law Enforcement MSTU**	**2.4014**
Fire Control MSTU*	**0.5048**
Lake Asbury MSBD	**0.0000**
Challenger Center MSTU***	**3.0000**

*Requires a majority vote
**Requires a two-thirds vote
***Requires an unanimous vote
(Proposed Budget built with these millage rates)

Set Tentative Budget Hearing for September 9, 2025 at 5:05 PM

ATTACHMENT C

CURRENT UNCHANGED MILLAGE RATES

CLAY COUNTY BOARD OF COUNTY COMMISSIONERS
COUNTYWIDE AD VALOREM MAXIMUM MILLAGES
FISCAL YEAR 2025-2026

TAXING UNIT	MILLAGE
Countywide	
County Services*	**5.5471**
Unincorporated Services MSTU*	**0.1477**
Law Enforcement MSTU**	**2.4014**
Fire Control MSTU*	**0.5048**
Lake Asbury MSBD	**0.0000**
Challenger Center MSTU***	**3.0000**

*Requires a majority vote
**Requires a two-thirds vote
***Requires an unanimous vote

Set Tentative Budget Hearing for September 9, 2025 at 5:05 PM

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	7/17/2025 - 7:20 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE: 7/16/2025

FROM: Dodie Selig, AICP, Chief Planner

SUBJECT:
This application is a proposed text amendment to Article XII. Three of the four section changes are proposed in order to update certain operating procedures for the Clay County Citizen Advisory Committees (CAC's). The fourth change is to correct a scrivener's error in the Variance procedures section.

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Staff Report for ZON 25-0013	Cover Memo	7/17/2025	BCC_Staff_Report_-_ZON_25-0013_(CAC_s).ADA.pdf
	Ordinance for ZON 25-0013	Ordinance	7/17/2025	Ordinance_-_ZON_25-0013_(CAC_s)_Final.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Streeper, Lisa	Approved	7/17/2025 - 7:22 AM	Item Pushed to Agenda

Staff Report and Recommendations for ZON 25-0013

Owner / Applicant Information:

The Applicant is Clay County, Economic and Development Services

Introduction:

This application is a proposed text amendment to Article XII. Three of the four section changes are proposed in order to update certain operating procedures for the Clay County Citizen Advisory Committees (CAC's). The fourth change is to correct the omission of a word that happened in error.

Description:

Art. XII, Section 12-8 **Citizen Advisory Committees**

These changes will provide greater clarity, reduce the minimum number of CAC members from six to five which reduces the likelihood of a tied vote, changes the criteria for removal from failure to attend three "consecutive" meetings to three within one calendar year, clarifies that the CAC Secretary is responsible for providing the meeting minutes to the Planning & Zoning Staff and not to the Board of County Commissioners and requires each CAC member to attend an annual training event to be provided by County Staff covering the Sunshine Law.

Art. XII, Section 12-9 **Rezonings and Amendments to the Code**

There are three changes proposed in this subsection. The first adds a definition for Citizen Advisory Committees.

The second change removes the dollar amount charged for signs to be posted on property subject to a rezoning application and directs that the cost shall be as provided in the County's Schedule of Fees and Services.

The third change addresses the scheduling of rezoning applications for review by the CAC's. Every effort will be made to schedule the CAC meeting for a date prior to the Planning Commission meeting; however, when that is not possible, the CAC meeting will be scheduled for a date prior to the hearing before the Board. This change also clarifies that the lack of a quorum at a scheduled CAC meeting shall not delay the hearings before the Planning Commission or the Board.

Art. XII, Section 12-10 **Variances**

This change is to add the word "not" which was omitted in error from the variance criteria. The word was a part of the original code establishing variance criteria which was adopted under Ordinance 82-45, although in that ordinance it is misspelled as "nto". When Article XII was adopted under Ordinance 2009-52 the word was omitted. This is the type of situation where a single word can make a profound difference. The regulation (without this word) requires the Board of Adjustment to find that the granting of the variance will be injurious to the area involved. Taking the full sentence into account this omission is clearly the opposite of the intent of this criteria.

Art. XII, Section 12-11 **Amendments to the Comprehensive Plan**

This change matches the language proposed in Section 12-9 above to insure that the same rules apply to comprehensive plan amendment applications as apply to rezoning applications.

Analysis of Proposed Amendment

(a) Whether the proposed amendment is necessary as a result of a change of Florida, is corrective in nature, or is necessary to implement the requirements of the Code or the Plan;

The proposed amendment is corrective in nature as it will update the operating procedures for the Citizen Advisory Committees.

(b) The relationship of the proposed change to the policies and objectives of the Plan with consideration as to whether the proposed change will further the purposes and intent of the Code and the Plan.

The proposed amendment will further the intent of the Code by updating the standardized operational procedures for all Citizen Advisory Committees in review of Future Land Use and Zoning amendments to the Comprehensive Plan or the Land Development Code.

A copy of the proposed amendment is attached.

Recommendation

Staff recommends approval of ZON 25-0013.

Ordinance No. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, RELATING TO ARTICLE XII OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 2009-52, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE ADMINISTRATION, AMENDMENT AND ENFORCEMENT PROVISIONS; TO AMEND SECTION 12-8 CITIZEN ADVISORY COMMITTEES, SUBSECTIONS (3), (4), (5), (7), (9), (10), (11) AND (12) CONCERNING THE RESPONSIBILITIES, COMPOSITION, TERMS OF OFFICE, REMOVAL, OFFICERS, ADMINISTRATIVE SUPPORT, RULES OF PROCEDURE AND MEETINGS PROVISIONS THEREOF; TO AMEND SECTION 12-9, REZONINGS AND AMENDMENTS TO THE CODE, TO ADD A DEFINITION OF CITIZEN ADVISORY COMMITTEES AS SUBSECTION (1)(c) AND TO RE-ORDER THE LISTED DEFINITIONS (a) TO (i) ALPHABETICALLY, TO AMEND SUBSECTION (9)(a)(1) CONCERNING THE COST AND PLACEMENT OF REQUIRED SIGNS, TO ADD A NEW SUBSECTION (5) CONCERNING CITIZEN ADVISORY COMMITTEES MEETINGS AND TO RENUMBER THE SUBSEQUENT SECTIONS; TO AMEND SUBSECTION 12-10(f), VARIANCE, TO CORRECT A SCRIVENER'S ERROR; TO AMEND SECTION 12-11, AMENDMENTS TO THE COMPREHENSIVE PLAN, SUBSECTION (2)(g) TO PROVIDE FOR REVIEW OF AMENDMENTS BY THE CITIZEN ADVISORY COMMITTEES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 22, 2022, the Board adopted Ordinance 2022-16, codifying the administrative procedures for the Citizen Advisory Committees in Article XII of the Clay County Land Development Code; and,

WHEREAS, the Board desires to amend certain provisions of Article XII of the Clay County Land Development Code as provided below.

Be it ordained by the Board of County Commissioners of Clay County:

Section 1. As used herein, the term "Article XII" shall mean and refer to Article XII of the Clay County Land Development Code, being the codification of Ordinance 2009-52, as subsequently amended, and comprising the Zoning and Land Use Land Development Regulations.

Section 2. Article XII, Section 12-8, Citizen Advisory Committees, is hereby amended as follows:

[. . .]

(3) Responsibilities - Members shall hear applications for a change of the Future Land Use or Zoning District designation of properties within their respective Planning District and vote to recommend approval, approval with changes or denial of the application ~~to the Planning Commission~~.

(4) **Composition** – Each Citizen Advisory Committee shall be composed of five ~~six~~ to eleven ~~(11)~~ members. The Board of County Commissioners shall appoint the committee members from residents within the respective planning district.

(5) **Terms of Office** – Committee members shall serve two-year terms on a staggered basis. For the initial terms, committees comprised of six, eight, or ten members shall have half of the members initial terms be set at one year. Committees comprised of five, seven, nine or eleven members shall have three, four, five or six members initial terms set respectively at one year.

[. . .]

(7) **Removal** – Members of a Citizen Advisory Committee may be removed for cause by a majority vote of the entire membership of the Board of County Commissioners. Failure of a member to attend three ~~consecutive~~ meetings within one calendar year may result in the member forfeiting his office. ~~and the Citizen Advisory Committees can recommend to the Board of County Commissioners that the member be removed.~~

[. . .]

(9) **Officers**

(a) The Chairperson shall:
1. Conduct all meetings.
2. Represent the Committee at Planning Commission and Board of County Commissioners meetings.

(b) The Vice-Chairman shall:
1. Serve as the Chairperson's assistant.
2. Conduct meetings in the Chairperson's absence.
3. Represent the Committee at Planning Commission and Board of County Commissioners meetings in the Chairperson's absence.

(c) The Secretary shall:
1. Take minutes of each meeting.
2. Provide a copy of the minutes to the Director of the Planning & Zoning Division or designee ~~Board of County Commissioners to be attached to its minutes~~.

(10) **Administrative Support** – The Director of the Planning & Zoning Division or designee is responsible for overseeing the Citizen Advisory Committees and shall organize and coordinate administrative, professional and technical support as appropriate to the Committees. Staff will be responsible for identifying applications within an active Committee's boundary, scheduling a meeting of the respective Committee, placing required legal advertisement of the meeting with a newspaper of general circulation, ~~and~~ providing an agenda to the Committee members and transmitting Committee meeting minutes to the Board of County Commissioners. Staff may occasionally attend Committee meetings.

(11) **Rules of Procedure** – The Citizen Advisory Committees shall organize and perform their duties as called for herein.

(a) The members of the Citizen Advisory Committees shall elect a chairperson, vice-chairperson and secretary who shall each serve a one-year term.

1. Officers shall be elected from nominations received from the floor at the first meetings of the calendar year.
2. Officer terms shall be one year, commencing on ~~February 1~~the meeting following the officer elections.
3. No officer shall be elected whose Committee term has less than one year remaining.

(12) **Meetings** – Meetings of the Citizen Advisory Committees shall be considered public meetings and the following shall apply:

(a) All notices of a Committee meeting shall conform to the requirements of Florida law regarding legal and official advertisements. The advertisement shall be published at least seven (7) days prior to the meeting in a newspaper that is published at least weekly. The notice shall state the Committee's intent to hear public comment and shall identify the date, time and place of the meeting.

(b) Minutes of the Committee meetings shall be taken by the Secretary.

(c) Notice of meetings and the meeting agenda shall be sent to members by email and posted on the County website.

(d) Members shall not discuss Committee business among themselves except during duly noticed public meetings.

(e) The Committee shall meet in either a publicly accessible facility within the Committee's Planning District that is ADA accessible or at the Clay County Administration Building.

(f) Each CAC member shall attend once per calendar year a training session provided by County Staff covering the Sunshine Law. In the event a CAC member misses the training session, the member's participation on the committee shall be suspended until such time as the member completes the training.

Section 3. Article XII, Section 12-9, Rezonings and Amendments to the Code, is hereby amended to add a definition as subsection (1)(c) and re-order the definitions alphabetically as follows:

(1) **Definitions** - The definitions provided for in section 20.1-11 of the Clay County Land Development Code (the Code) shall apply and are incorporated as if fully set forth herein. In addition, the following definitions shall apply to this Article:

(a) *Amendment to the Code* means the procedures by which an ordinance of the County is enacted which results in a change to the text of the Code.

(b) *Applicant* means any owner, or individual legally authorized by the owner of real property to represent such owner's interest in regard to the Rezoning of real property.

(c) *Citizen Advisory Committee* (CAC) means a committee comprised of interested citizens which review and comment on comprehensive plan amendments and rezoning applications within their respective planning district. There are seven committees; one for each planning district.

(~~c~~d) *Clay County Land Development Regulations (LDR)* means ordinances enacted by the Board for the regulation of any aspect of land development and includes any concurrency action, zoning, rezoning, subdivision, environmental, or sign regulation.

(~~d~~e) *LDR Zoning Atlas* means the series of official maps of Clay County which depict the boundaries of the various zoning districts assigned to the unincorporated lands of Clay County, Florida and as provided for in section 20.3-2 of the Code.

(~~e~~f) *Local Planning Agency* (LPA) means the Clay County Planning Commission.

(~~f~~g) *Rezoning* means the procedures by which an ordinance of the County is enacted which results in a change to the LDR Zoning Atlas. Administrative Rezoning means Rezoning initiated by the Board, ~~or~~ the Local Planning Agency or county staff. Map Error Rezoning means Administrative Rezoning which corrects scrivener's errors in the LDR Zoning Atlas or corrects zoning classifications assigned in error and inconsistent with the Comprehensive Plan.

(~~g~~h) *Zoning Department* means the Zoning Department of Clay County.

(~~h~~i) *Zoning Director* means the Director of the Planning and Zoning Department or his or her designee.

Section 4. Article XII, Section 12-9, Rezonings and Amendments to the Code, subsection (9)(a)(1), is hereby amended as follows:

(9) Sign Requirements for Rezonings

(a) All Rezonings with the exception of Map Error Administrative Rezonings shall require signs as follows:

1. One or more signs shall be posted on the property to be rezoned, not less than twenty-one (21) days in advance of the date of the public hearing held before the Local Planning Agency. The sign or signs shall be obtained from the Zoning Department ~~at a cost of $20.00 for each sign~~. Payment shall be due upon receipt of the signs. The cost shall be as provided by the Clay County Schedule of Fees and Services. The requesting party shall be responsible for posting and maintaining signs at the location(s) identified by the Planning and Zoning Division. Such sign or signs shall be erected in full view of the public at intervals of not more than every five hundred (500) feet along all streets on which the land which is the subject of the application has frontage, and shall be maintained by the Applicant, as applicable, until the conclusion of all public hearings including the public hearing held before the Board. The sign or signs to be posted on said land shall measure at least 28 inches in width and 22 inches in height and shall contain substantially the following language in day glow orange with four (4) inch black lettering:

REZONING

A PUBLIC HEARING CONCERNING REZONING THIS PROPERTY TO _____ WILL BE HELD ON

_____, AT _____ P.M. IN THE CLAY COUNTY ADMINISTRATION BUILDING.

Section 5. Article XII, Section 12-9, Rezonings and Amendments to the Code, is hereby amended to add a new subsection (5) and to renumber the subsequent subsections (6) through (11) as follows:

[. . .]

(5) Citizen Advisory Committees (CAC) Meetings. Every effort will be made to schedule a meeting of the appropriate CAC for review of proposed amendments prior to the LPA meeting. When that is not possible, the meeting of the appropriate CAC shall be scheduled for a date prior to the hearing before the Board of County Commissioners. Lack of a quorum at a scheduled CAC meeting shall not be reason to delay the hearing of the amendment before the LPA or the Board of County Commissioners.

(~~5~~6) Rezoning Applications--Public Hearing and Notice Requirements for Rezoning Applications before the Local Planning Agency

(~~6~~7) Rezoning Applications--Public Hearing and Notice Requirements for Rezoning Real Property before the Board of County Commissioners

(~~7~~8) Amendment to the Code--Public Hearing and Notice Requirements for Amendments to the Code before the Local Planning Agency

(~~8~~9) Amendments to the Code--Public Hearing and Notice Requirements for Amendments to the Code before the Board of County Commissioners

(~~9~~10) Sign Requirements for Rezonings

(~~10~~11) Limitation on the Rezoning of Property

Section 6. Article XII, Section 12-10, Variance, subsection (3)(f), is hereby amended as follows:

(f) The granting of the variance will be in harmony with the general intent of this Code and ~~that~~ such variance shall not be injurious to the area involved or otherwise detrimental to the public welfare.

Section 7. Article XII, Section 12-11, Amendments to the Comprehensive Plan, subsection (2)(g), is hereby amended as follows:

(2)(g) Citizen Advisory Committees (CAC) Meetings. Every effort will be made to schedule a meeting of the appropriate CAC for review of proposed amendments prior to the LPA meeting. When that is not possible, the meeting of the appropriate CAC shall be scheduled for a date prior to the hearing before the Board of County Commissioners. Lack

of a quorum at a scheduled CAC meeting shall not be reason to delay the hearing of the amendment before the LPA or the Board of County Commissioners.

Section 8. If any portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provision of this Ordinance.

Section 9. This Ordinance shall become effective as provided by law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By:_____
Betsy Condon, Its Chairman

ATTEST:

By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE: 5/9/2025

FROM: Jenni Bryla, Zoning Chief

SUBJECT:
The Board continued this item from their June 24, 2025 meeting for further information regarding the ownership of Twelve Oaks Drive.

This application is a Rezoning to change 5.73 acres from Agriculture Residential (AR) to Multi-Family Residential (RD-4).

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
The subject parcel is located, off of Twelve Oaks Drive, in between Blanding Blvd. and Moody Avenue. The property is currently vacant and is essentially surrounded by higher intensity development. The Applicant is requesting to change the zoning designation in order to develop a 52-unit residential townhome community.

Planning Requirements:
Public Hearing Required (Yes\No):
Yes

Hearing Type: Second Public Hearing

Initiated By:Applicant

Donna B. Drake & Carole Ann Trufant ETAL: owners
Folks Huxford & Mike Herzberg: agents

ATTACHMENTS:

Description	Type	Upload Date	File Name
Ordinance ZON			ZON_24-0033-

24-0033	Ordinance	4/30/2025	Ordinance-finalada.pdf
Staff Report for ZON 24-0033	Cover Memo	5/21/2025	ZON_24-0033-Staff_Report_BOCC-Final_ada.pdf
Access Easement	Backup Material	5/21/2025	access_easementada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Carson, Beth	Approved	7/16/2025 - 8:53 AM	AnswerNotes
Economic and Development Services	Streeper, Lisa	Approved	7/17/2025 - 7:22 AM	Item Pushed to Agenda

Ordinance No. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 13-04-25-020338-000-00), TOTALING APPROXIMATELY 5.73 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO MULTI-FAMILY RESIDENTIAL DISTRICT (RD-4); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Application ZON 24-0033 seeks to rezone certain real property (tax parcel identification # 13-04-25-020338-000-00) (the Property), described in Exhibit "A-1", and depicted in Exhibit "A-2".

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Agricultural/Residential District (AR) to Multi-family Residential District (RD-4).

Section 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

Section 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 5. This Ordinance shall become effective as provided by law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of May 27, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By:_____
Betsy Condon, Its Chairman

ATTEST:

By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit “A-1”

Clay Parcel No. 13-04-25-020338-000-00

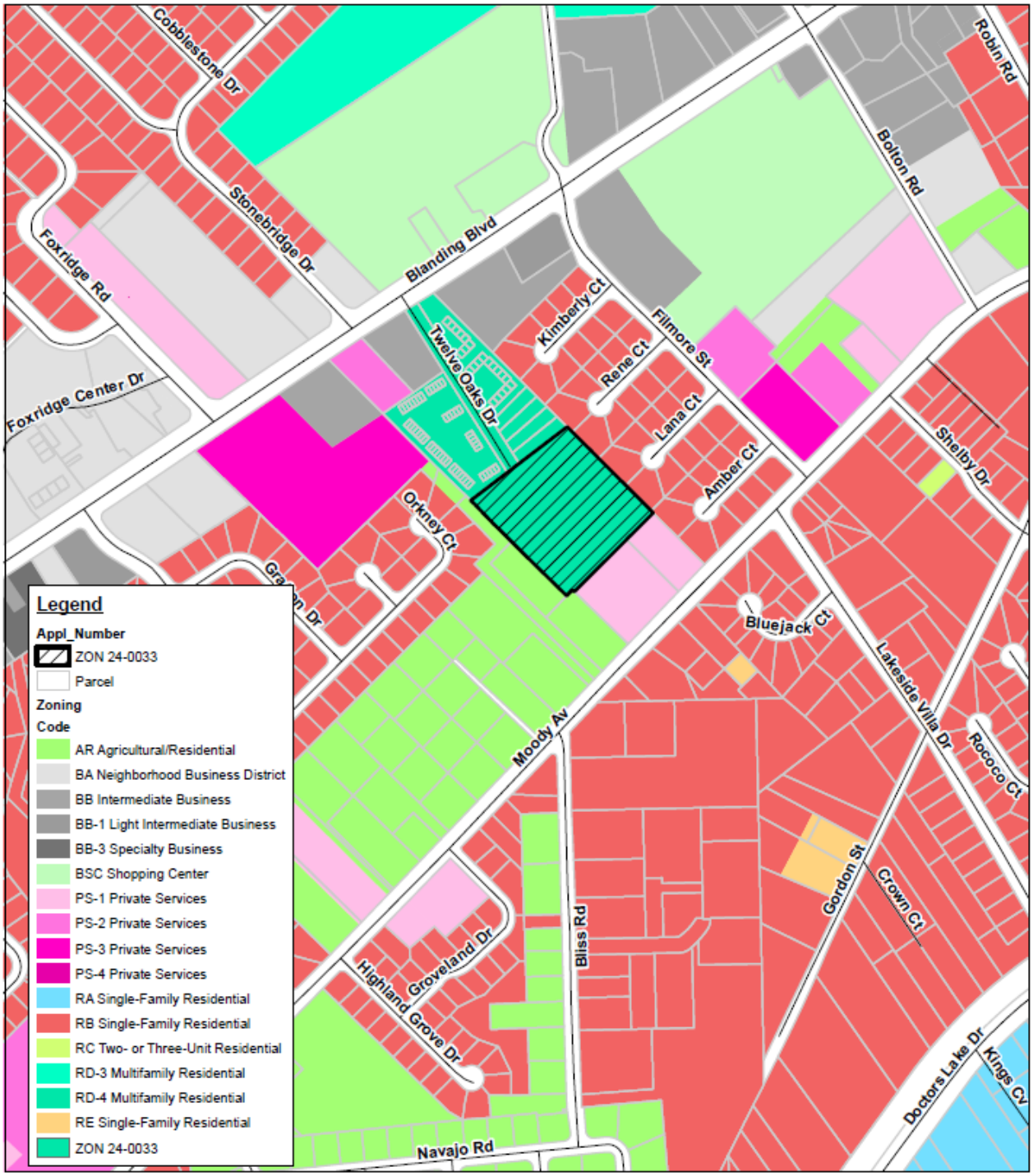
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLAY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE LANDS SHOWN HEREIN ARE PART OF AND WHOLLY WITHIN THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1538, PAGE 1384 AND BEING ONE IN THE SAME AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4"X 4" CONCRETE MONUMENT MARKING THE SOUTHEASTERLY CORNER OF LOT 4, OF LAUREN OAKS AS RECORDED IN PLAT BOOK 36, PAGE 63 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HAVING STATE PLANE GRID COORDINATES OF NORTH: 2,113,754.10, EAST: 417,127.16 AND REFERS TO THE FLORIDA STATE PLANE GRID SYSTEM, EAST ZONE 901, NAD83, IN U.S. SURVEY FEET, GRID BEARINGS ARE REFERENCED AND SHOWN AS (FM) ON MAP OF SURVEY, THENCE ALONG THE WESTERLY LINE OF THE COURTS AS RECORDED IN PLAT BOOK 16, PAGES 59 AND 60 OF SAID PUBLIC RECORDS RUN SOUTH 45 DEGREES 07 MINUTES 41 SECONDS EAST, A DISTANCE OF 487.59 FEET TO AN ONE-HALF INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN ORB 53 PG 530; THENCE ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN SAID O.R.B. 532, PG 530 AND CONTINUING ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 3144, PG 403, RUN SOUTH 44 DEGREES 50 MINUTES 52 SECONDS WEST, A DISTANCE OF 450.13 FEET TO A ONE-HALF INCH IRON PIPE I.D. ILLEGIBLE AND MARKING THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 3144 PG 403 AND ALSO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN 8684 PAGE 1021; THENCE ALONG THE EASTERLY LINE OF LANDS AFOREMENTIONED AS DESCRIBED IN O.R.B. 8684 PAGE 1021, RUN NORTH 45 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 311.39 FEET TO A 3/4" IRON PIPE MARKING THE NORTHEAST CORNER OF AFORESAID
LANDS DESCRIBED IN O.R.B. 8684, PAGE 1021; THENCE ALONG THE NORTHERLY LINE OF LOT 27, SECTION 13, BLOCK 1, RIDGEWOOD AS RECORDED IN DEED BOOK Q PAGE 663 RUN SOUTH 44 DEGREES 40 MINUTES 12 SECONDS WEST, A DISTANCE OF 32.00 FEET TO THE EASTERLY LINE OF LOT 7 OF SAID RIDGEWOOD RECORDED IN DEED BOOK Q, PAGE 663; THENCE ALONG LAST SAID LINE RUN NORTH 44 DEGREES 59 MINUTES 49 SECONDS WEST, A DISTANCE OF 241.73 FEET TO THE SOUTHWESTERLY CORNER OF TWELVE OAKS CONDOMINIUMS AS RECORDED IN O.R.B. 722, PAGE 663; THENCE ALONG THE SOUTHERLY LINE OF SAID TWELVE OAKS CONDOMINIUMS AND ALONG THE SOUTHERLY LINE OF AFORESAID LAUREN OAKS RUN NORTH 52 DEGREES 35 MINUTES 12 SECONDS EAST, A DISTANCE OF 485.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACCORDING TO OFFICIAL RECORDS BOOK 604, PAGES 319 AND 320 OF SAID PUBLIC RECORDS.

Exhibit “A-2”


Cobblestone Dr
Stonebridge Dr
Foxridge Rd
Foxridge Center Dr
Blanding Blvd
Twelve Oaks Dr
Kimberly Ct
Rene Ct
Lana Ct
Amber Ct
Filmore St
Bolton Rd
Robin Rd
Shelby Dr
Orkney Ct
Bluejack Ct
Lakeside Villa Dr
Rococo Ct
Moody Av
Bliss Rd
Gordon St
Crown Ct
Groveland Dr
Highland Grove Dr
Navajo Rd
Doctors Lake Dr
Kings Cv
Legend
Appl_Number
ZON 24-0033
Parcel
Zoning
Code
AR Agricultural/Residential
BA Neighborhood Business District
BB Intermediate Business
BB-1 Light Intermediate Business
BB-3 Specialty Business
BSC Shopping Center
PS-1 Private Services
PS-2 Private Services
PS-3 Private Services
PS-4 Private Services
RA Single-Family Residential
RB Single-Family Residential
RC Two- or Three-Unit Residential
RD-3 Multifamily Residential
RD-4 Multifamily Residential
RE Single-Family Residential
ZON 24-0033
Feet
0 255 510 1,020
Proposed Rezoning: ZON 24-0033
From AR to RD-4
CLAY COUNTY FLORIDA
IN GOD WE TRUST
N

Staff Report and Recommendations for ZON 24-0033

Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Parcel #: 13-04-25-020338-000-00
Owner: Carole Ann Trufant ETAL
Parcel #: 13-04-25-020338-000-00
Owner: Donna B. Drake

Property Information

Current Zoning: AR (Agricultural Residential)
Zoning Proposed: RD-4 (Multi-family Residential)
Commission District: 3 (Commissioner J.Renninger)
Land Use: UC-10 (Urban Core)
Total Acres: 5.73
Planning District: Doctors Inlet

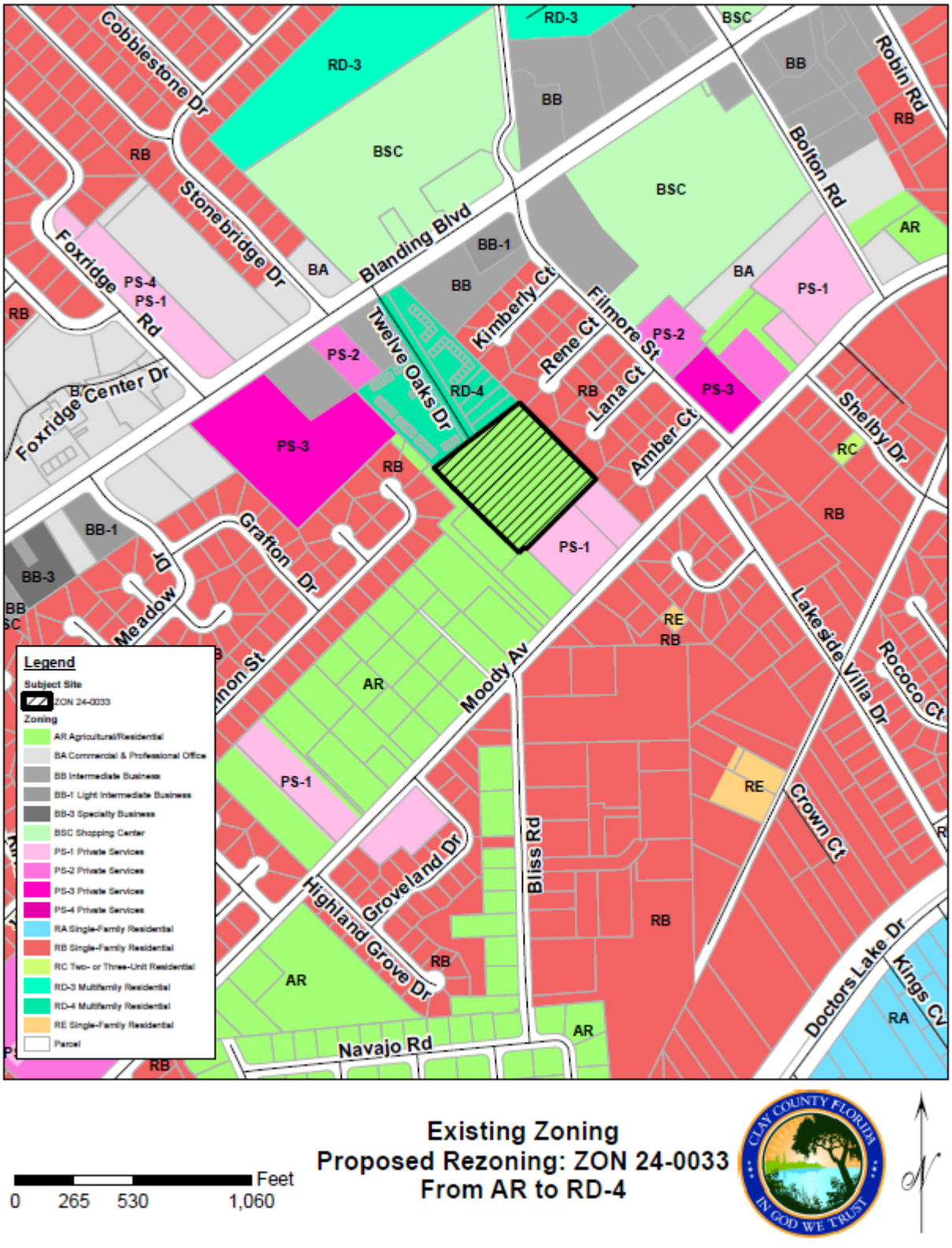
Background

This application is a request to change the zoning designation on one parcel of land from AR to RD-4. The subject parcel is approximately 5.73 acres and is located, off of Twelve Oaks Drive, in between Blanding Blvd. and Moody Avenue. The property is currently vacant and is essentially surrounded by higher intensity development. The Applicant is requesting to change the zoning designation in order to develop a 52 unit residential townhome community.

The zoning and future land use of the parcels surrounding the subject parcel is provided in the table below and are primarily residential to the east and industrial to the west. Existing uses in the area are primarily residential and agricultural.

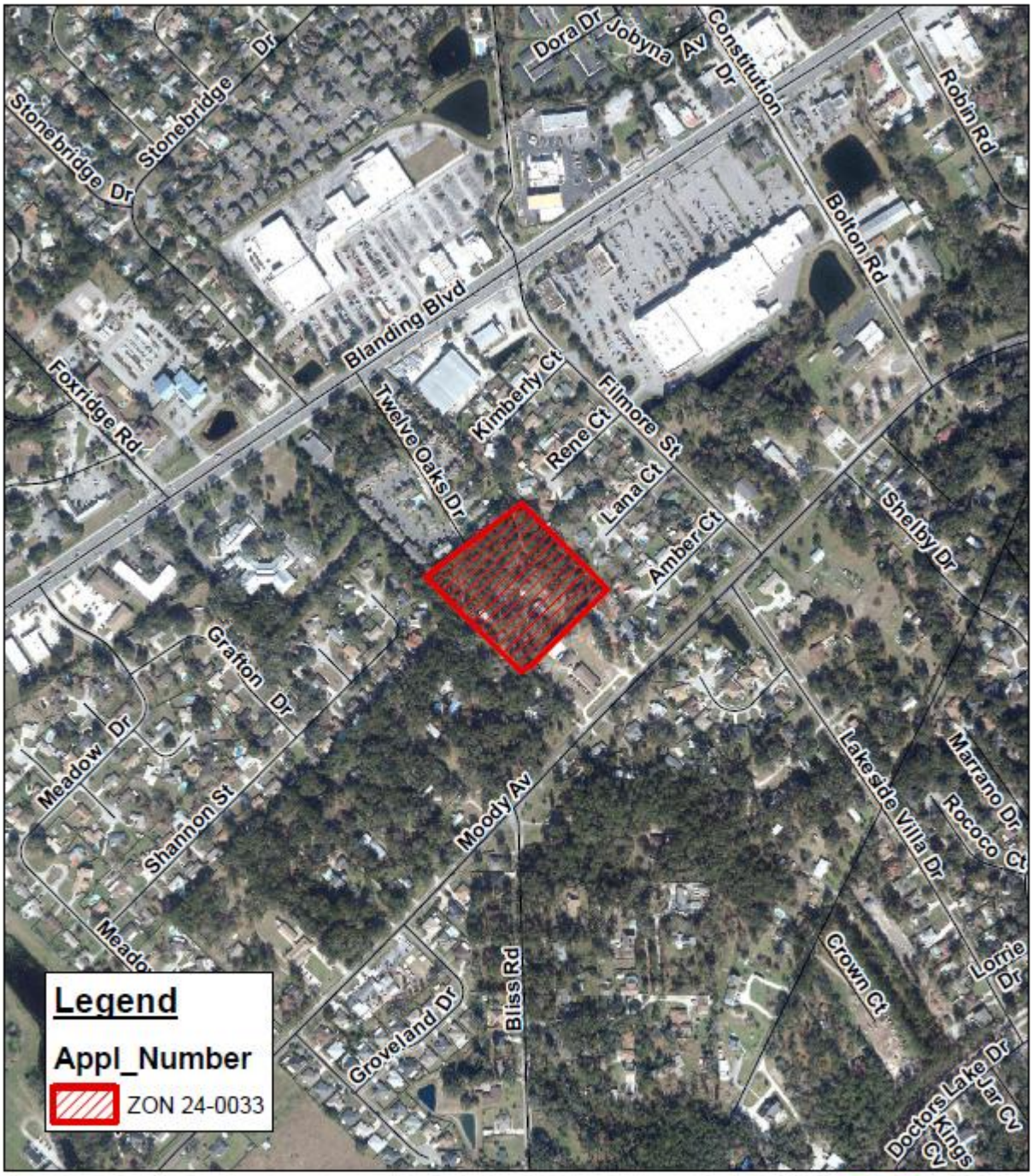
	ZONING	**FUTURE LAND USE**
North	RD-4 (Multi-family residential district) & RB (Single-family residential district)	UC-10 (Urban Core)
East	RB (Single-family residential district) & PS-1 (Private Services)	UC-10 (Urban Core)
West	RD-4 (Multi-family residential district) & AR (Agricultural / Residential)	UC-10 (Urban Core)
South	AR (Agricultural Residential) & PS-1 (Private Services)	UC-10 (Urban Core

31 **Surrounding Zonings**



32
33

34 **Aerial of Site**



35

Proposed RD-4 Zoning District

Sec. 3-19. MULTIFAMILY RESIDENTIAL DISTRICT (ZONE RD)

(a) *Intent*. All land designated as Zone RD shall be governed by the regulations of this Section and shall be further designated into one of the following sub-districts of RD-1, RD-2, RD-3, and RD-4, and shall be governed as hereinafter set forth. Said lands shall also be subject to the applicable restrictions in Sec. 20.3-10.

(b) *Uses Permitted*. (All sub-districts.) *(Rev. 07/27/2010)*

(1) Single-family attached or detached dwellings, multiple-family dwellings, dormitories, rooming houses, and accessory buildings incidental thereto, subject to the following:

(i) On lots of one acre or less:

a. no accessory structure shall exceed the height of the primary structure; and,

b. all other lot size requirements must be met as established within this Article.

(ii) On lots of more than one acre:

a. no accessory structure shall exceed the height of the primary structure; and,

b. all other lot requirements must be met as established within this Article.

(2) No accessory structure or use may be constructed or established on any lot prior to the issuance of a building permit for the principal structure. Accessory structures are prohibited within the side and, with the exception of waterfront lots, front yards. *Rev. 05/24/11*

(3) Satellite dish receivers to serve the development in which located.

(4) On-premises consumption of alcoholic beverages within recreation- and clubhouse- type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.

(5) Private boat pier or slip for the use of occupants of principal residential structures of the abutting lot; provided said pier or slip does not interfere with navigation.

(6) Recreational facilities and areas.

(7)

(8) Washing facilities for use by residents.

(9) Storage of travel trailers, recreational vehicles and boats provided such units are stored in a separate area, landscaped, and maintained. Storage of these units shall not be permitted on individual lots.

(10) Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way. *Rev. 04/22/08*

(f) *Lot and Building Requirements*.

(1) Setback of building(s) from property line (all sub-districts):

(i) Minimum Front Yard	20 ft.
(ii) Minimum Rear Yard	20 ft. or 25 ft. adjacent to single family residential
(iii) Minimum Side Yard - Interior:	
1 and 2 Units	10 ft.
3 Units and Over	10 ft.
(iv) Minimum Side Yard -	Street 20 ft.

(2) *Accessory Buildings (Not to exceed one (1) story)*.

(i) Minimum Setback from Lot Line	
Front	20 ft.
Rear	5 ft.
Side	5 ft.

(3) *Building Spacing*. For more than one building on a single lot:

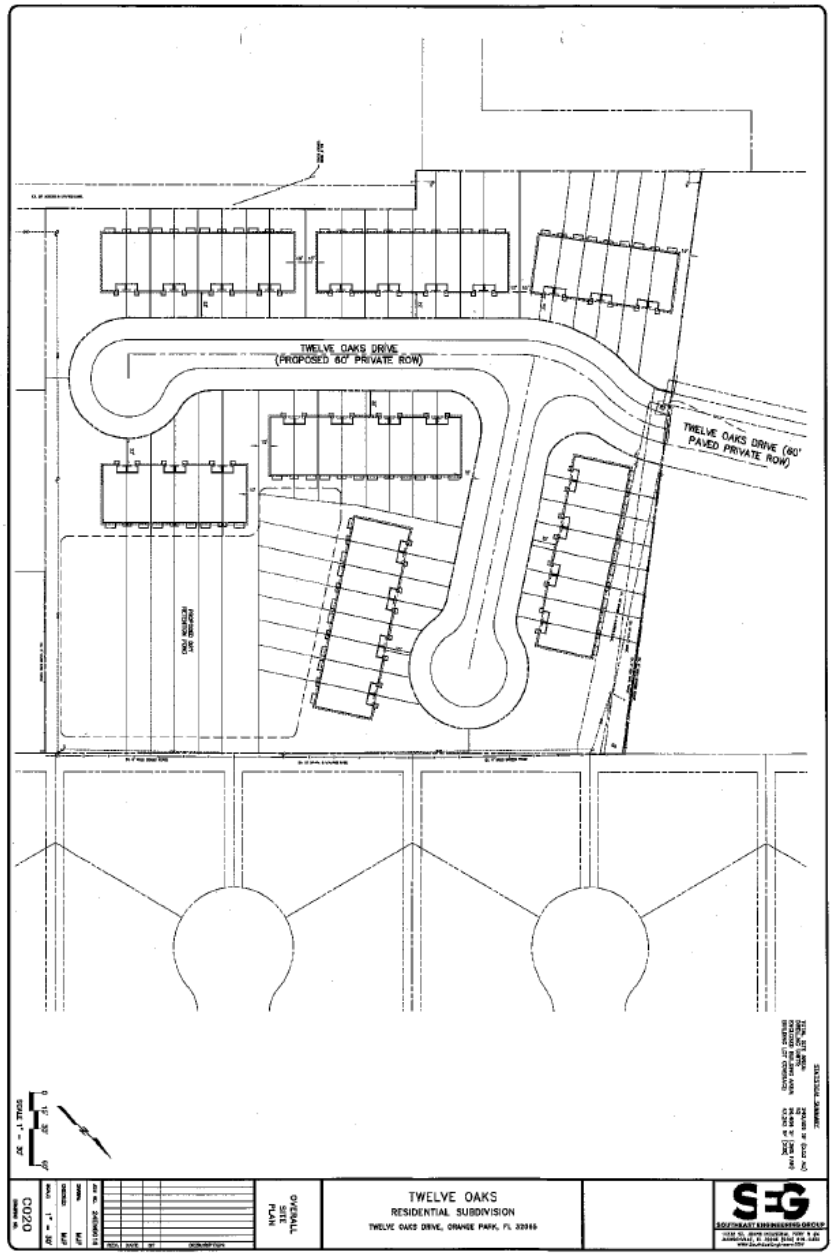
Front/Front	Front/Side	Front/Rear	Rear/Rear	Rear/Side	Side/Side
60 ft.	40 ft.	60 ft.	40 ft.	30 ft.	20 ft.

(4) Visual Barrier: Proposed multi-family development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8, unless said adjacent land zoned for multi-family development at the time of proposed development, with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) foot on center. (Ord 94-___ 4/26/94)

(5) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.

(6) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot width shall be measured by the chord terminated by the property corners at the ordinary high water line or the mean high water line as applicable. (amended 5/05 Ord. 05-18)

Proposed Layout



Analysis of Proposed Rezoning Amendment

In reviewing the proposed application for Rezoning, the following criteria may be considered along with such other matters as may be appropriate to the particular application:

(a) Whether the proposed change will create an isolated district unrelated to or incompatible with adjacent and nearby districts;

Staff Finding: The application supports the higher density development that surrounds the subject parcel. The proposed use should not create an isolated district that would be unrelated to the surrounding area.

(b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real property proposed for change;

Staff Finding: The County's district boundaries are not illogically drawn; the subject property could be considered in-fill residential development as there is no agricultural uses anywhere near the property. AR zoning district with a Future Land Use of UC10 allows for a maximum of two units per acre. The project is proposing approximately 9 units to the acre and the RD-4 zoning district with a UC10 Land Use allows for 10 units to the acre.

(c) Whether the conditions which existed at the time the real property was originally zoned have changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

Staff Finding: The district boundaries as indicated by the Comprehensive Plan designation of Agricultural Residential are no longer consistent with the development patterns in the area. The proposed zoning designation will match those to the north and east of the property as the area continues to transition to a denser commercial corridor.

(d) Whether the affected real property cannot be used in accordance with existing zoning;

Staff Finding: The subject properties could be used with the existing zoning, however the property would not yield as many housing units.

(e) Whether the proposed Rezoning application is compatible with and furthers the County's stated objectives and policies of the Plan;

Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent of the future land use designation. The Land Use of UC-10 states "Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten units per net acres. Densities from seven to ten units per net acre may be approved if the location meets required points and the development provides central water and sewer system. Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure a smooth transition in residential structure types and densities

(f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a legitimate public purpose;

Staff Finding: There appears to be no public purpose served by keeping the zoning district boundaries in their current locations on the subject parcels.

(g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is inconsistent with surrounding land use;

Staff Finding: The proposed rezoning will be consistent with the surround land use.

(h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density within the district already permitting such intensity or density.

Staff Finding: The density on the subject parcel will increase in an area that has goods and services in close proximity thereby providing greater connectivity and connections.

Staff Findings

There is no Citizen Advisory Committee for this area of the County.

The Planning Commission heard the item at their May 6th public hearing and provided a recommendation of **approval 7-0**

As evidenced by this report, the request is consistent with the Goals, Objectives and Policies of the Comprehensive Plan and is compatible with the surrounding zoning and Future Land Use, therefore Staff recommends **approval** of application ZON 24-0033.

CFN # 2021017321, OR BK: 4432 PG: 382, Pages 1 / 2, Recorded 3/22/2021 9:09 AM, Doc: D
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL
Deputy Clerk THACKERD

CFN # 2021014431, OR BK: 4426 PG: 1171, Pages 1 / 2, Recorded 3/9/2021 10:57 AM, Doc: D
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: $18.50 Doc D: $0.70
Deputy Clerk WESTA

Prepared by: Donna B. Drake
3068 Moody Ave
Orange Park, FL 32065

Quit Claim Deed

The Quit Claim Deed executed this 9th day of March, 2021, by first party, Grantor, *Carole Ann Trufant / Donna B. Drake whose post office address is 3064 Moody Ave - 3068 Moody Ave Orange Park, FL 32065 to second party, Grantee Kathryn Blalock Trust whose post office address is 2308 Twelve Oaks Dr. Orange Park, FL 32065.

Witnesseth, that the said first party, for the sum of $ 0, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements, and appurtenance thereto in Clay County, Florida to wit:

PT of Lots 6 & 7 BLK 1
Ridgewood Sec B OP, AS REC'D
R822 PG 226 & 4218 Pg 1329

Parcel ID#
13-04-25-020338-005-00

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed and delivered in the presence of:

Witness Signature
Amanda West
Printed Name
Deborah Thacker
Witness Signature
Deborah Thacker
Printed Name

Carole Trufant
Grantor Signature
CAROLE TRUFANT
Printed Name
Donna B. Drake
Grantor Signature
Donna B. Drake
Printed Name

County of: Clay State of: Florida

Sworn to and subscribed before me the 9th day of March, 2021 the party of the first part appeared, personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) upon behalf of which the person(s) acted, executed the instrument. Witness my hand an official seal.

Deborah Thacker
Notary Signature

DEBORAH THACKER
Commission # GG 061237
Expires March 1, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

DEBORAH THACKER
Commission # HH 059821
Expires March 1, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Being re-recorded to show correct notary stamp.
* Formerly known as: Carole Blalock Darling

EXHIBIT A

A parcel of land consisting of a portion of Lots 6 and 27, Block 1, Section 13, Ridgewood, Clay County, Florida, according to map recorded in Deed Book "Q", page 663 of the public records of said county, said parcel being more particularly described as follows:

Begin at the most Southerly corner of said Lot 6; thence on the Southwesterly line thereof run North 44 degrees 56 minutes 30 seconds West 31.00 feet; thence North 49 degrees 49 minutes 45 seconds East 110.0 feet; thence South 32 degrees 20 minutes 40 seconds East 116.60 feet; thence South 45 degrees 00 minutes 10 seconds West 52.00 feet; thence North 44 degrees 59 minutes 50 seconds West 92.00 feet to the Southeasterly line of said Lot 6; thence on last said line South 45 degrees 01 minute 05 seconds West 32.10 feet to the point of beginning, being 0.20 acre, more or less, in area.

Together with a perpetual, non-exclusive easement for ingress, egress and utilities according to Official Records Book 604, pages 319 and 320 of said public records.

This red stamp and signature signifies this 2 page document is a true and accurate copy as reflected in the Official Records of:
Tara S. Green
Clerk of the Circuit Court
Clay County, Florida
This 18th day of March, 2021
By: D. Thacker, Deputy Clerk

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE: 7/2/2025

FROM: Dodie Selig, AICP, Chief Planner

SUBJECT:
A. COMP 25-0002
This application is a FLUM Amendment to change 3.54 acres from Urban Core 10 (UC-10) to Industrial (IND).
B. PUD 25-0001
This application is a rezoning to change from Private Services 1 (PS-1) to Planned Industrial Development District (PID).

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Staff Report for COMP 25-0002	Backup Material	6/26/2025	PC_Staff_Report_-_COMP_25-0002_(Miller_St).ADA.pdf
	Ordinance for COMP 25-0002	Ordinance	6/26/2025	ordinance_-_COMP_25-0002_final.ADA.pdf
	Staff Report for PUD 25-0001	Backup Material	6/26/2025	PC_Staff_Report_-_PUD_25-0001_(Miller_St).ADA.pdf
	Ordinance for PUD 25-0001 (revised)	Ordinance	7/17/2025	Ordinance_-_PUD_25-0001_final_(revised).ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Carson, Beth	Approved	7/8/2025 - 9:25 AM	AnswerNotes
Economic				

and Development Services	Stewart, Chereese	Approved	7/8/2025 - 10:13 AM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	7/10/2025 - 1:05 PM	AnswerNotes

Staff Report and Recommendations for COMP 25-0002

Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: Theresa Floyd and The Estate of Theodore Floyd
Agent: Susan Fraser (SLF Consulting, Inc.)
Phone: 904-591-8942
Email: slfraser@bellsouth.net

Property Information

Parcel ID: 41-04-26-019839-000-00 and 41-04-26-019840-000-00
Address: Miller Street Orange Park, FL 32073
Current Land Use: Urban Core-10 (UC-10)
Current Zoning: Private Services (PS-1)
Proposed Land Use: Industrial (IND)
Acres: 3.54 +/- acres
Commission District: 3, Comm. Renninger
Planning District: Gateway

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of two (2) parcels of land from Urban Core-10 (UC-10) to Industrial (IND).

The subject parcels are located on the west side of Miller Street. The parcels are undeveloped land.

A companion Rezoning application from PS-1 to PID follows this comprehensive plan amendment.

Figure 1 – Location Map

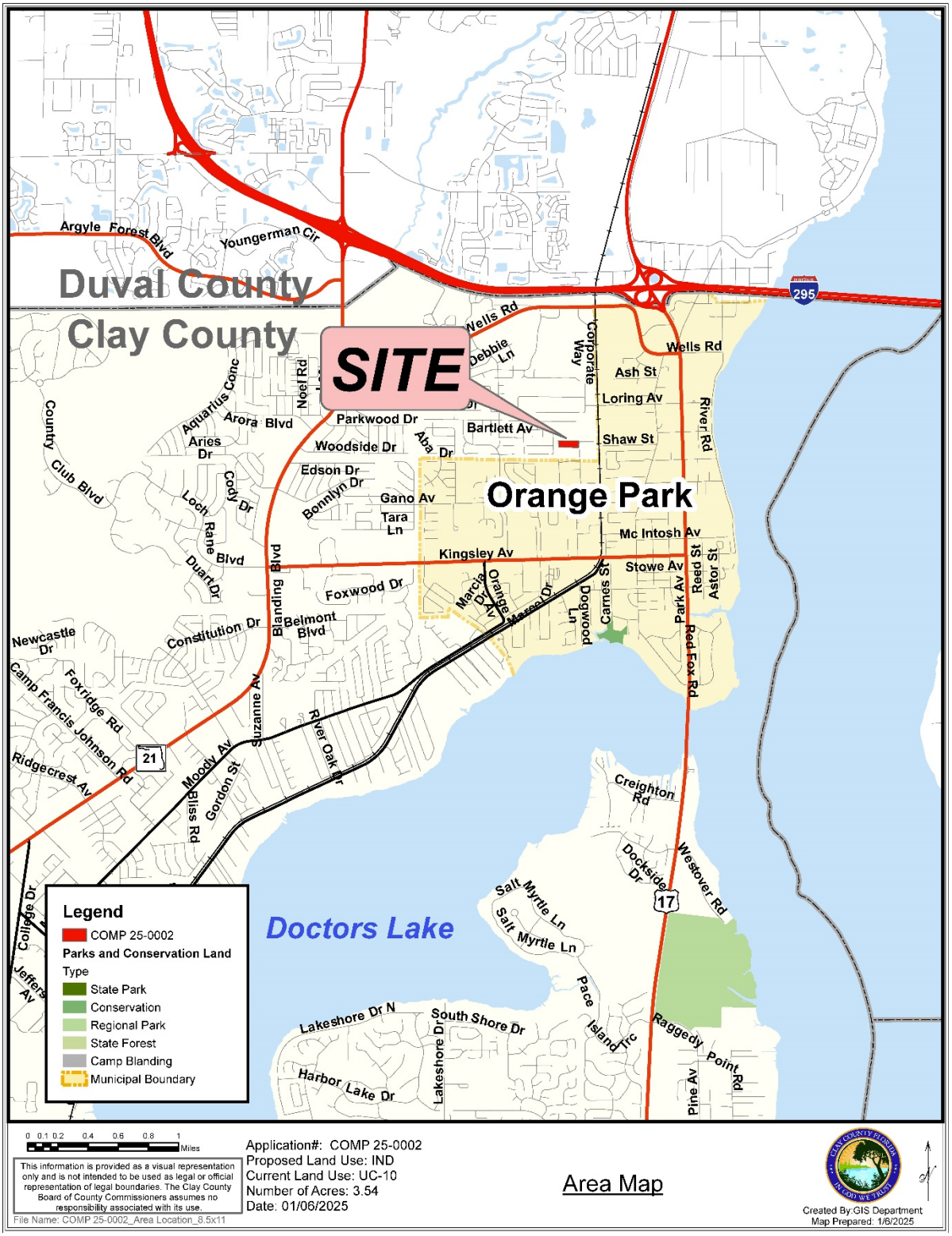
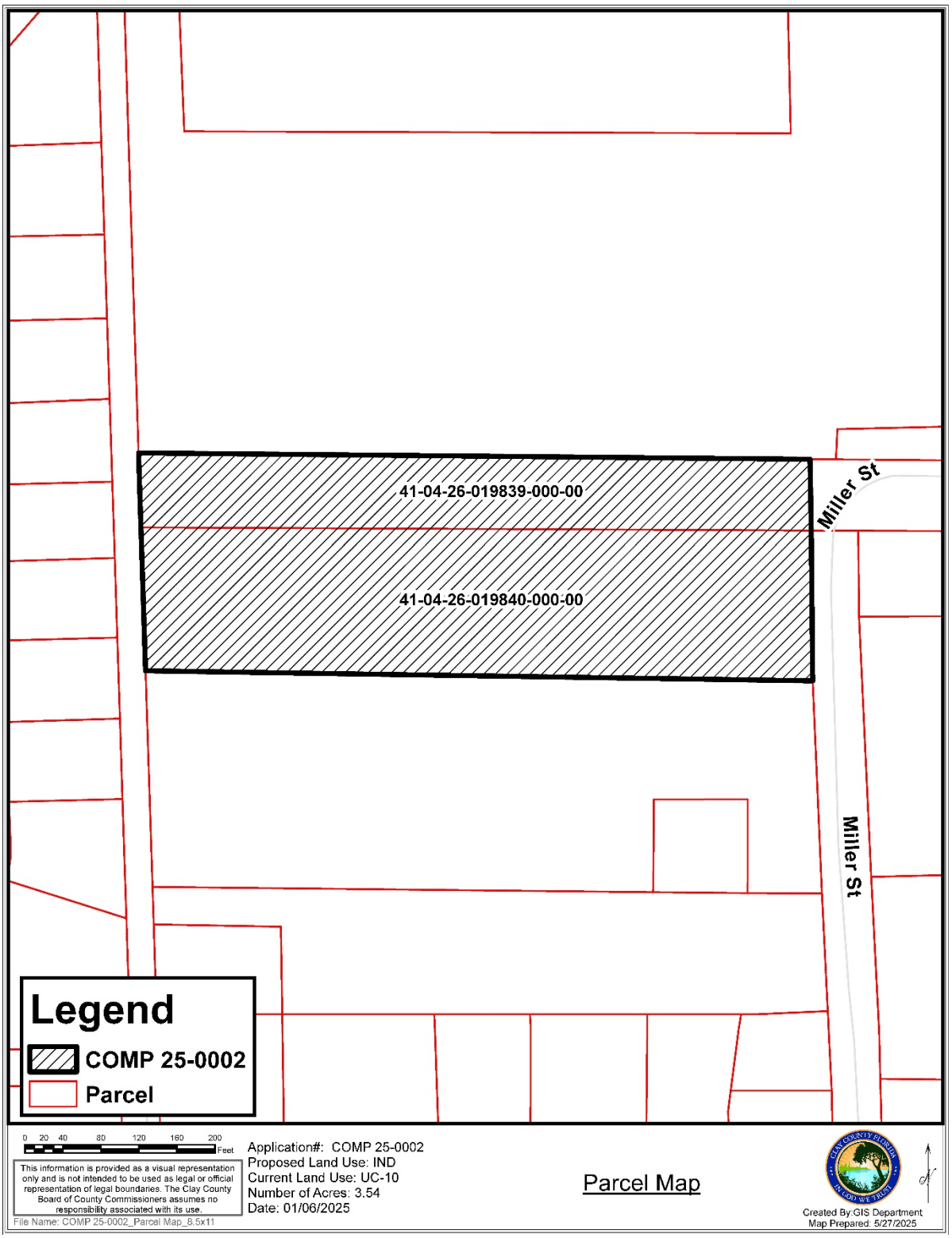


Figure 2 – Parcel Map



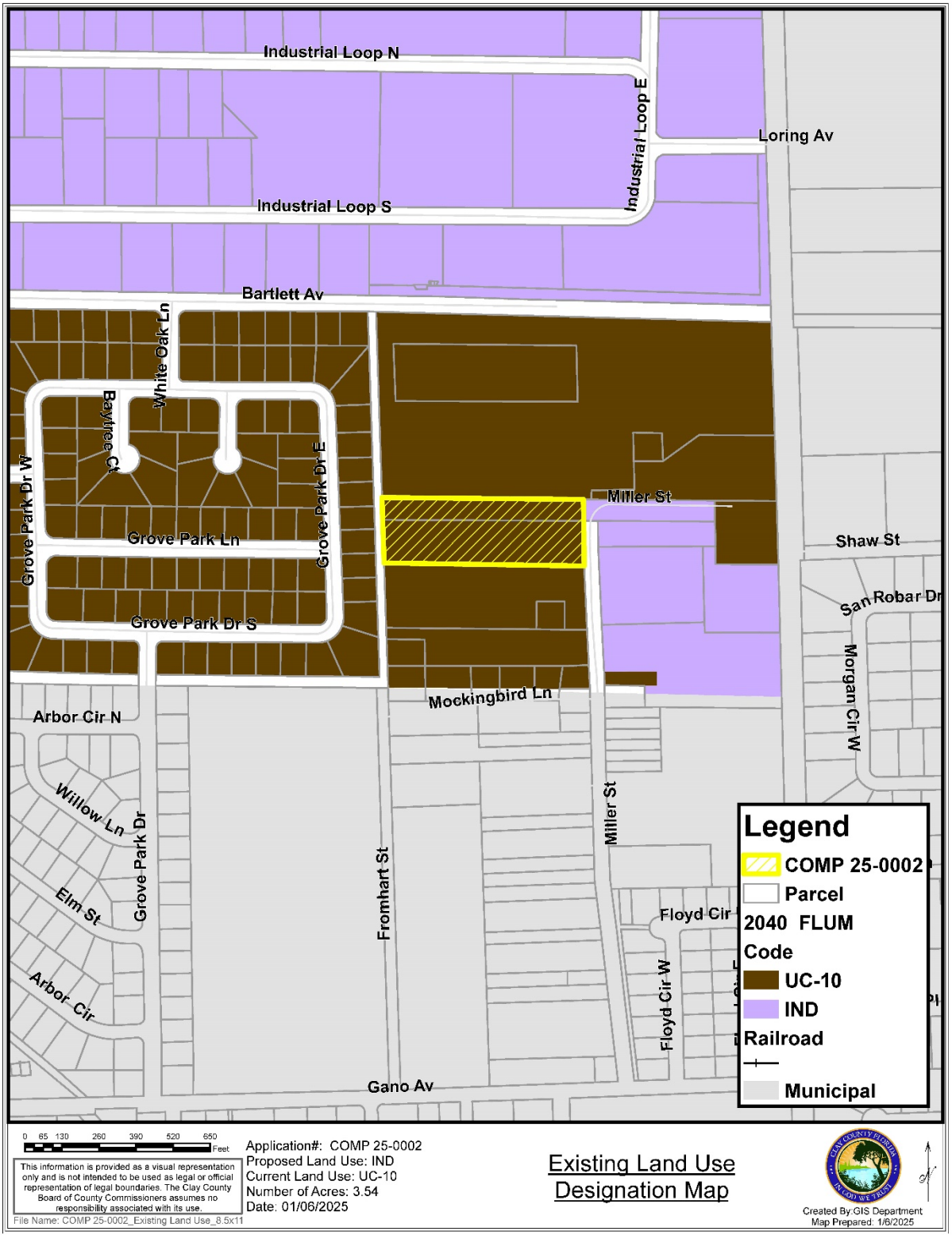
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Figure 3 - Aerial Photo

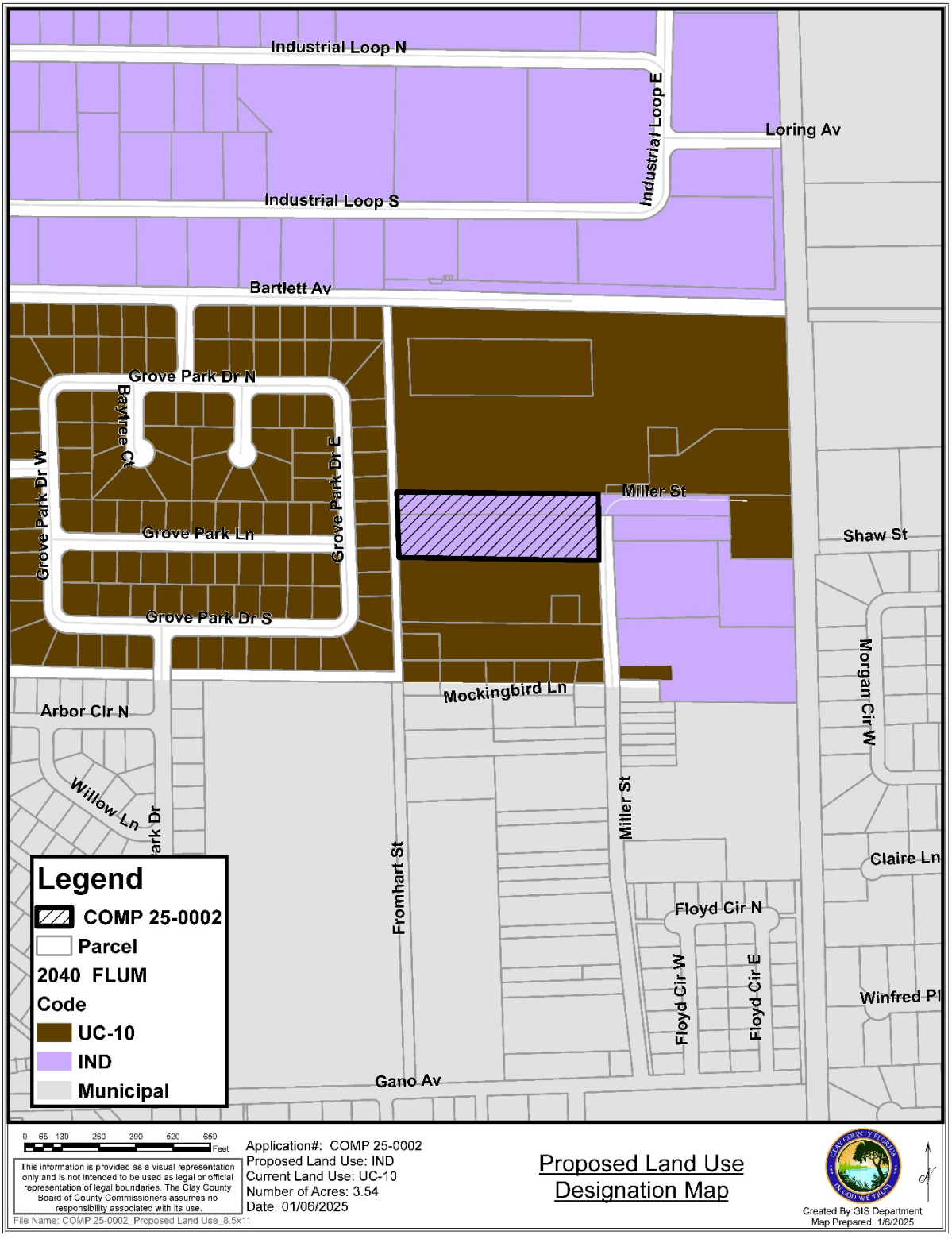


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Figure 4 – Existing Future Land Use Designation Map

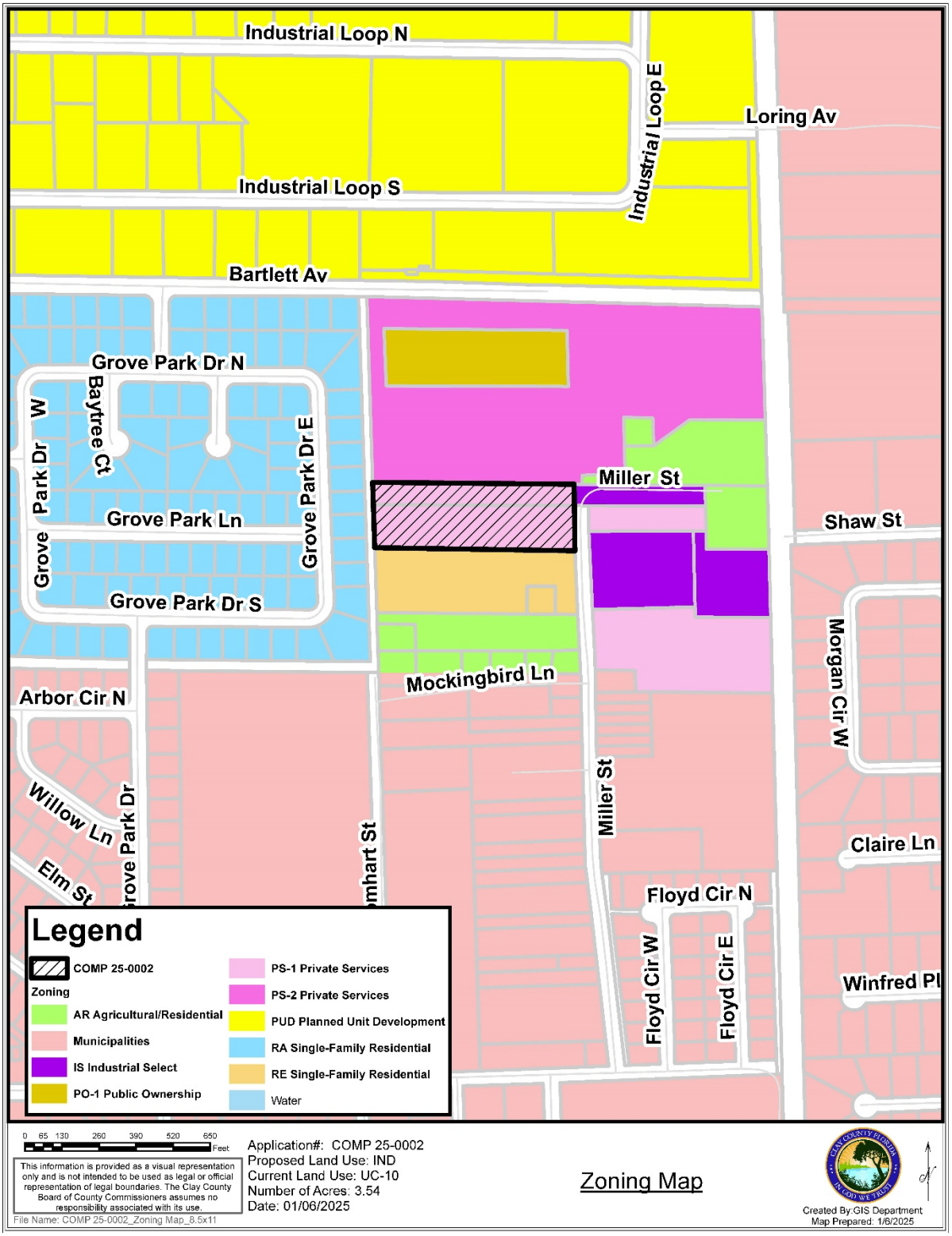


28 **Figure 5 – Proposed Future Land Use Designation Map**



29

Figure 6 – Zoning Map



Availability of Services

Traffic Facilities:

Trip Generation calculated as: General Light Industrial (ITE 110) P.M. Peak Hour of Generator Weekday

Average Rate of Vehicle Trips per 1,000 square feet = 0.65

Maximum Square Feet for subject parcel(s) = 18,000 sq.ft. (per proposed PID)

Total PM Peak Hour Trips for this project = 12 trips (0.65 x 18,000 sq.ft. / 1,000 sq.ft. = 11.7)

Roadway LOS

Road	Segment	Avg. Daily Trips	Adopted LOS
Miller St.	SR 21 to SR 224 (Kingsley Ave.)	2,300	E

There is available capacity on this segment of Miller Street to accommodate potential increase in project traffic.

The County's Mobility Fee will apply to development of this property.

Schools:

There are no residential uses associated with this land use change.

Recreation:

There are no residential uses associated with this land use change.

Water and Wastewater:

Water and sewer are both available for the proposed use.

Stormwater/Drainage:

Stormwater management for any new construction will need to meet County and Water Management District standards.

Solid Waste:

Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

Remaining Capacity ---------- 55,565,151 cubic yards

Daily Tons ----------4,537 tons

Rate of Fill ----------5,041 cubic yards per day

Estimated Fill Date ----------01/04/55

Years Remaining ----------38 years

Source: Environmental Protection Division, Georgia Department of Natural Resources,
Clay County 2045 Comprehensive Plan Data and Analysis,
Community Facilities Element

Land Suitability:

Soils:
See Figure 7.

Flood Plain:
Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See Figure 8.

Topography:
The subject parcel is basically level terrain. See Figure 9.

Regionally Significant Habitat:
There have been no wildlife sightings near the subject parcel. See Figure 10.

Historic Resources:
There are no historic resource structures on the subject parcel although historic structure locations have been mapped to the south and east of the subject parcel. See Figure 11.

Compatibility with Military Installations:
The subject property is not located near Camp Blanding.

Analysis of Surrounding Uses

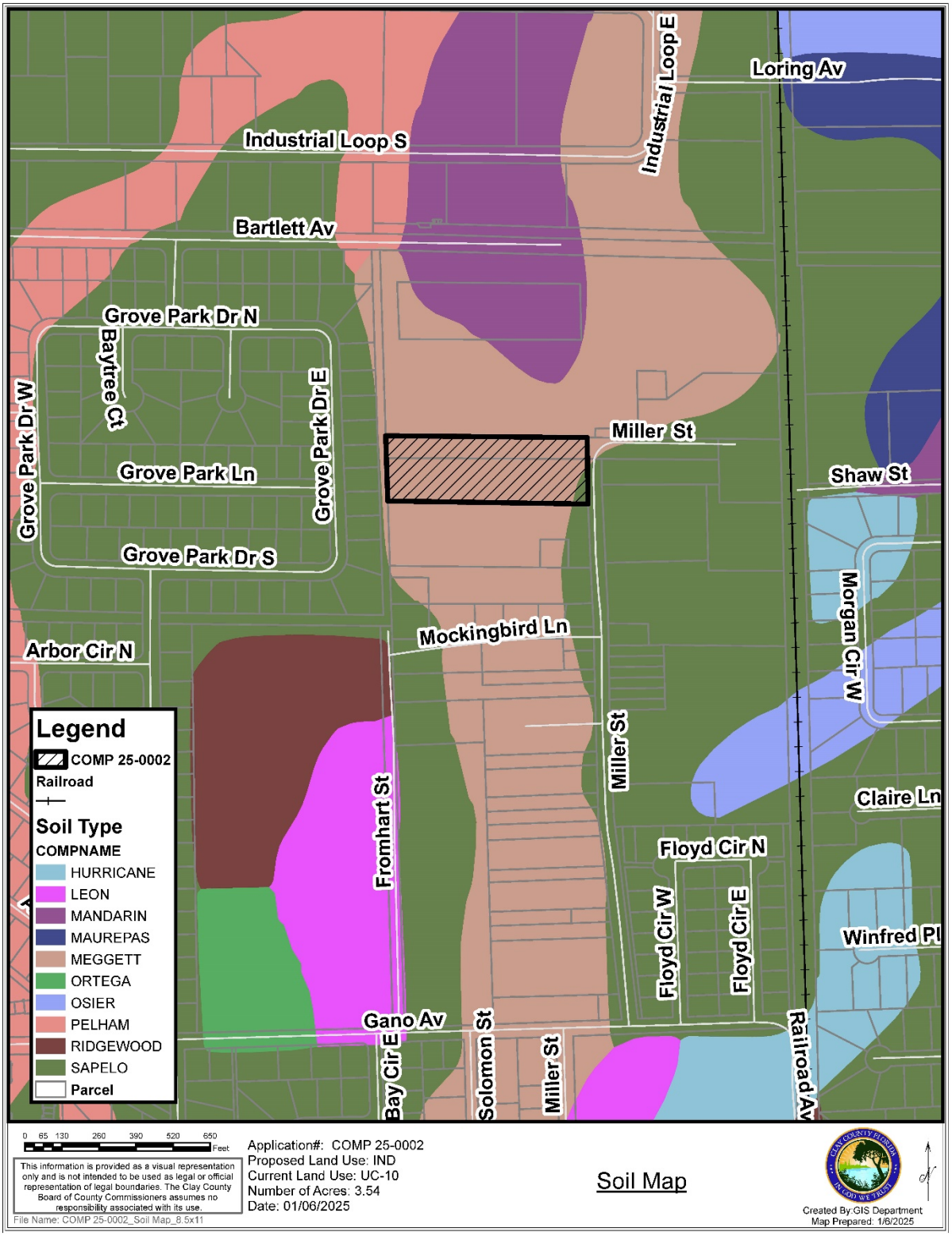
The proposed future land use amendment would change the future land use designation of two (2) parcels of land from Urban Core-10 (UC-10) to Industrial (IND). This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	Urban Core-10 (UC-10)	Private Services (PS-2)	Wastewater Treatment Facility
South	Urban Core-10 (UC-10)	Single Family Residential (RE)	Vacant Land / Mobile Home
East	Industrial (IND)	Industrial Select (IS) and Private Services (PS-1)	Auto Repair / Industrial Warehouse / Church
West	Urban Core-10 (UC-10)	Single Family Residential (RA)	Single-Family Residential

The subject parcels are the last two lots at the northern end of Miller Street. The surrounding uses are a mix of industrial, church and single-family residential. The existing wastewater treatment facility on the north side of the subject parcels, along with the existing auto repair and industrial warehousing uses on the east side of Miller Street, significantly limit the practical use of the properties to a similar type of use. Changing the Future Land Use and Zoning designations to allow light industrial will provide for a viable use option of these parcels.

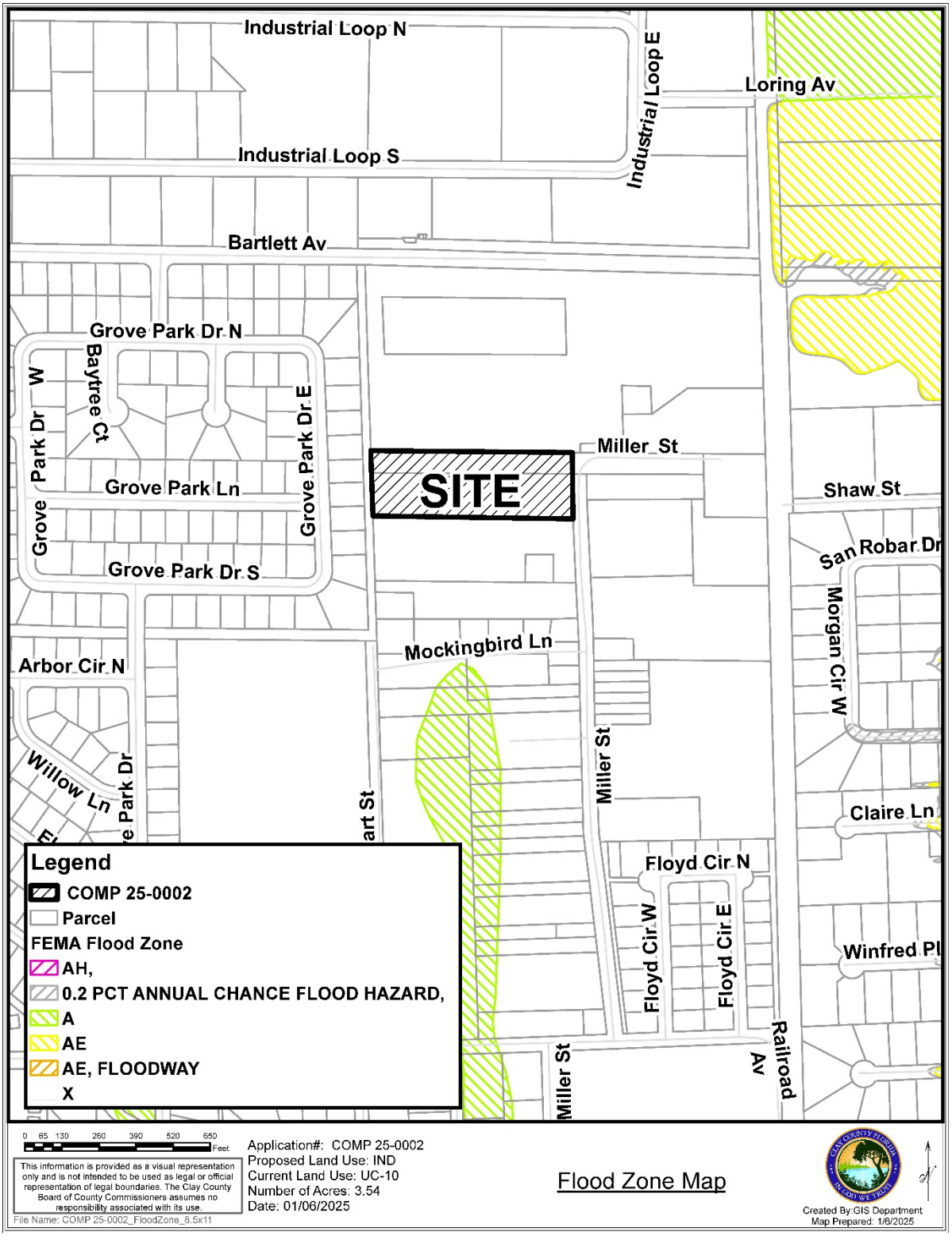
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Figure 7 – Soil Map



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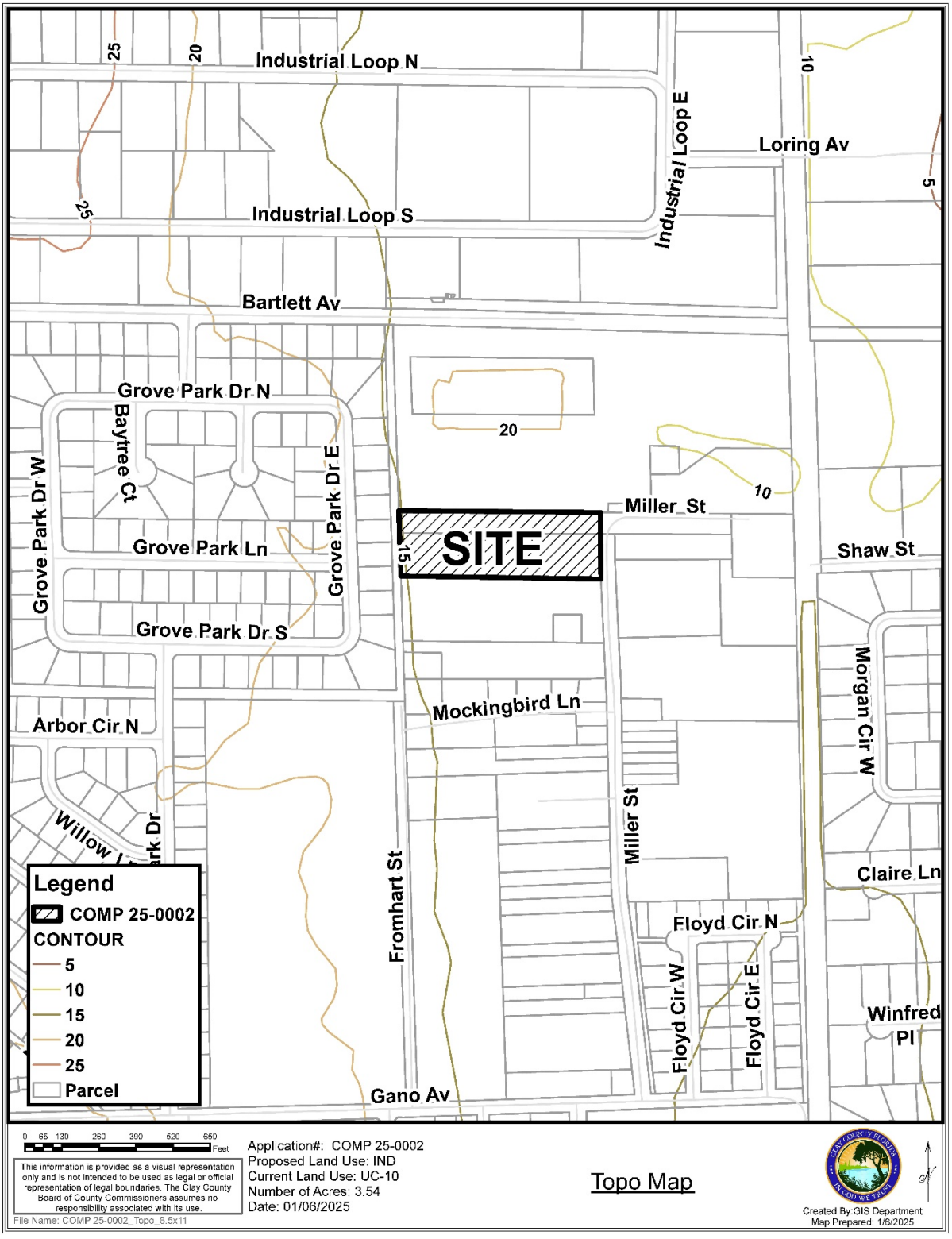
93 Figure 8 – Flood Zone Map



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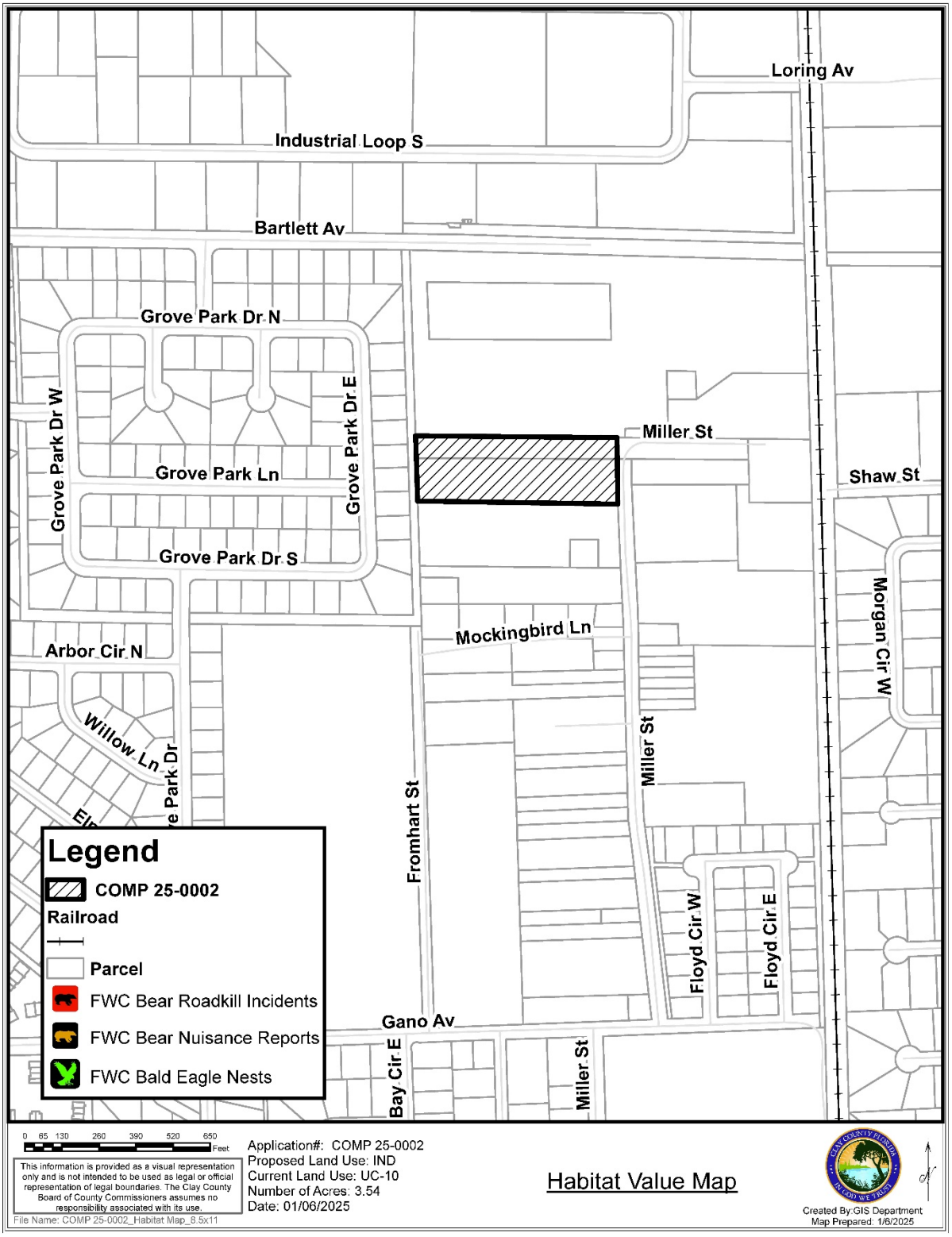
Figure 9 – Topography Map



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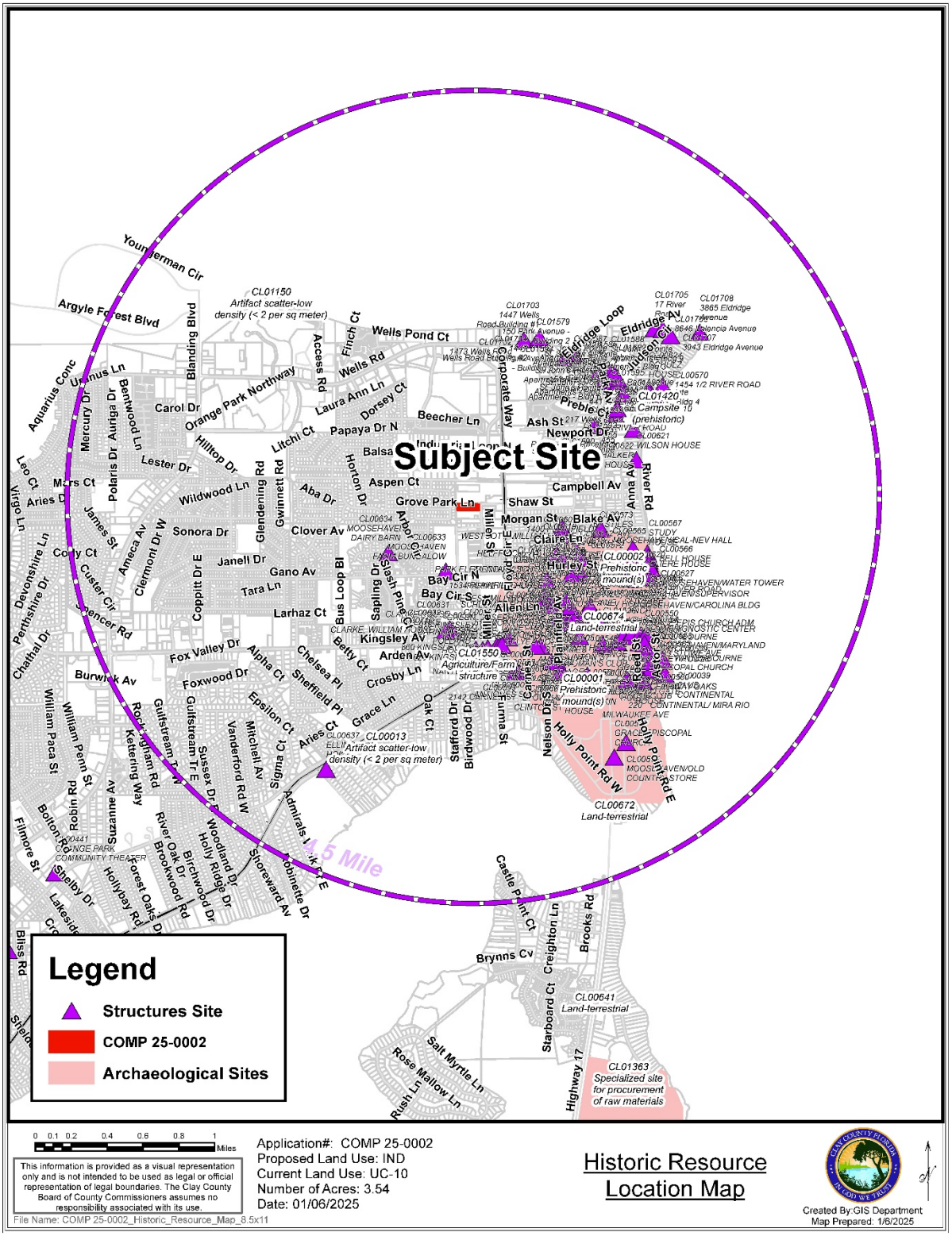
Figure 10 – Habitat Value Map



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Figure 11 - Historical Resources



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Relevant Clay County 2045 Comprehensive Plan Policies

The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

FLU Policy 1.4.7 Urban Core 10 (UC-10)

This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area shall range from a minimum of two units per net acre and a maximum of ten units per net acre. This classification includes single-family detached and attached, cluster and zero lot line dwellings, and multi-family housing.

Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten units per net acres. Densities from seven to ten units per net acre may be approved if the location meets required points and the development provides central water and sewer system.

Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure a smooth transition in residential structure types and densities.

A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing for very low-, low-income and moderate-income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

FLU Policy 1.4.12 Industrial (IND)

This designation accommodates the full range of industrial activities. The specific range and intensity for uses appropriate in a particular industrial area varies by location as a function of the availability of public services and access, and compatibility with surrounding uses shown on the Future Land Use Map. Through the zoning review process the use of particular sites or areas may be limited to allowable uses specified and defined by the Land Development Regulations.

Analysis Regarding Urban Sprawl

It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177, all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative impacts are not promoted.

1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Staff Finding: The proposed future land use change would allow the property to be developed as an industrial use.

2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Staff Finding: The subject property is surrounded by urban development.

3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

Staff Finding: The proposed amendment is an infill development project located adjacent to another industrial land use property.

4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems are negatively impacted by the development.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

Staff Finding: This is an infill development project. There are no adjacent active agricultural areas or activities.

6. *Fails to maximize use of existing public facilities and services.*

Staff Finding: There are existing public facilities and services available in the area which will serve this project.

7. *Fails to maximize use of future public facilities and services.*

Staff Finding: This is an infill site with existing public facilities and services.

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

Staff Finding: As an urban infill development project, the subject parcel is already connected to services including roads, potable water, sanitary sewer, etc.

9. *Fails to provide a clear separation between rural and urban uses.*

Staff Finding: The property is an infill property within a largely urban area.

10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

Staff Finding: The proposed amendment is for an infill development project.

11. *Fails to encourage a functional mix of uses.*

Staff Finding: The proposed FLU will allow for a different use more in keeping with the surrounding area.

12. *Results in poor accessibility among linked or related land uses.*

Staff Finding: The proposed change will not affect accessibility among related land uses.

13. *Results in the loss of significant amounts of functional open space.*

Staff Finding: The proposed amendment will not result in the loss of significant amounts of functional open space.

Recommendation

Staff recommends approval of COMP 25-0002.

Ordinance No. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00), TOTALING APPROXIMATELY 3.54 ACRES, FROM URBAN CORE-10 (UC-10) TO INDUSTRIAL (IND); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the "Board"), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the "Plan"); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 25-0002 requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for two parcels of land (tax parcel identification #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00), totaling approximately 3.54 acres, described in Exhibit "A-1", and depicted in Exhibit "A-2" is hereby changed from Urban Core-10 (UC-10) to Industrial (IND).

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By:_____
Betsy Condon, Its Chairman

ATTEST:

By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

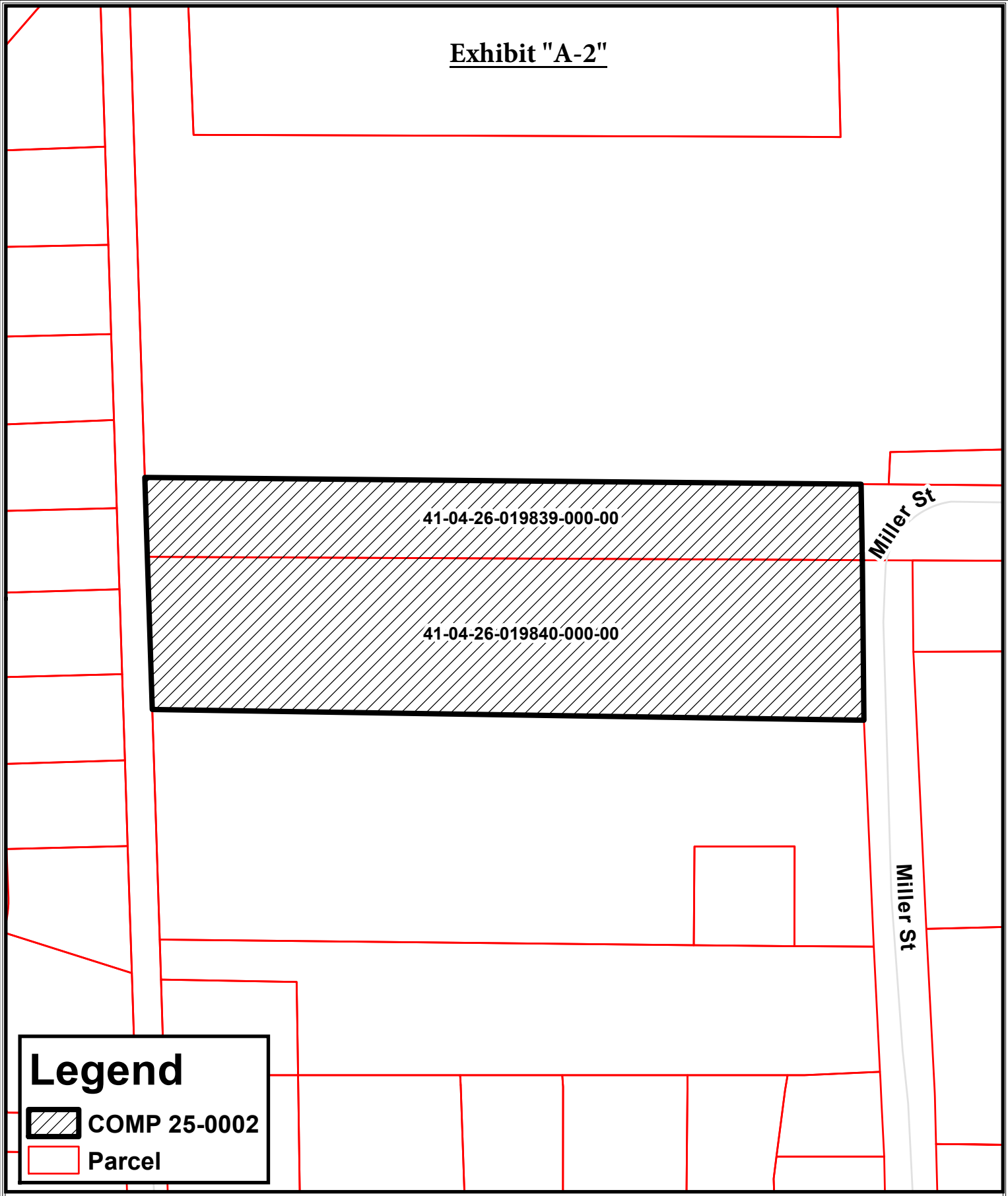
Exhibit “A-1”

Parcel "A"
The North 1/3 of the South 1/2 of Lot 35, Section 5, Orange Park, as shown on map of lands entitled "Map of Florida Winter Home and Improved Lands" according to plat thereof recorded in Plat Book 1, page 23 of the public records of Clay County, Florida.
Excepting there from the south 2 acres thereof conveyed to Robert Jacobs by deed recorded in Deed Book 28, page 38 of the public records of Clay County, Florida.

Parcel "B"
Two acres of the South 1/2 of Lot 35 as recorded in Official Records Book 134, page 16 and Official Records Book 310, page 74, Section 5, Orange Park.

All of the above being more particularly described as follows:
The North 1/3 of the South 1/2 of Lot 35, Section 5, Orange Park, Clay County, Florida, according to plat recorded in Plat Book 1, page 23 of the public records of said county, said North 1/3 being more particularly described as follows:
Begin at the northeast corner of said South 1/2 of Lot 35; thence on the east line thereof, run South 01 degree 51 minutes 35 seconds East, 221.93 feet; thence North 89 degrees 27 minutes 16 seconds West, 697.77 feet to the west line of said Lot 35; thence on said west line North 01 degree 47 minutes 50 seconds West, 221.52 feet to the north line of said South 1/2 of Lot 35; thence on said north line South 89 degrees 29 minutes 14 seconds East, 697.51 feet to the Point of Beginning. Being 3.54 acres, more or less, in area.

Exhibit "A-2"



This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: COMP 25-0002_Parcel Map_8.5x11

Application#: COMP 25-0002
Proposed Land Use: IND
Current Land Use: UC-10
Number of Acres: 3.54
Date: 01/06/2025

Parcel Map

Created By:GIS Department
Map Prepared: 5/27/2025

Staff Report and Recommendations for PUD 25-0001

Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: Theresa Floyd and The Estate of Theodore Floyd
Agent: Susan Fraser (SLF Consulting, Inc.)
Phone: 904-591-8942
Email: slfraser@bellsouth.net

Property Information

Parcel ID: 41-04-26-019839-000-00 and 41-04-26-019840-000-00
Address: Miller Street
Orange Park, FL 32073
Current Land Use: Urban Core-10 (UC-10)
Current Zoning: Private Services (PS-1)
Proposed Zoning: Planned Industrial Development (PID)
Acres: 3.54 +/- acres
Commission District: 3, Comm. Renninger
Planning District: Gateway

Introduction:

This application is a Rezoning of two (2) parcels of land from Private Services (PS-1) to Planned Industrial Development (PID).

The subject parcels are located on the west side of Miller Street. The parcels are undeveloped land.

A companion Future Land Use change from Urban Core-10 (UC-10) to Industrial (IND) precedes this rezoning.

Figure 1 – Parcel Map

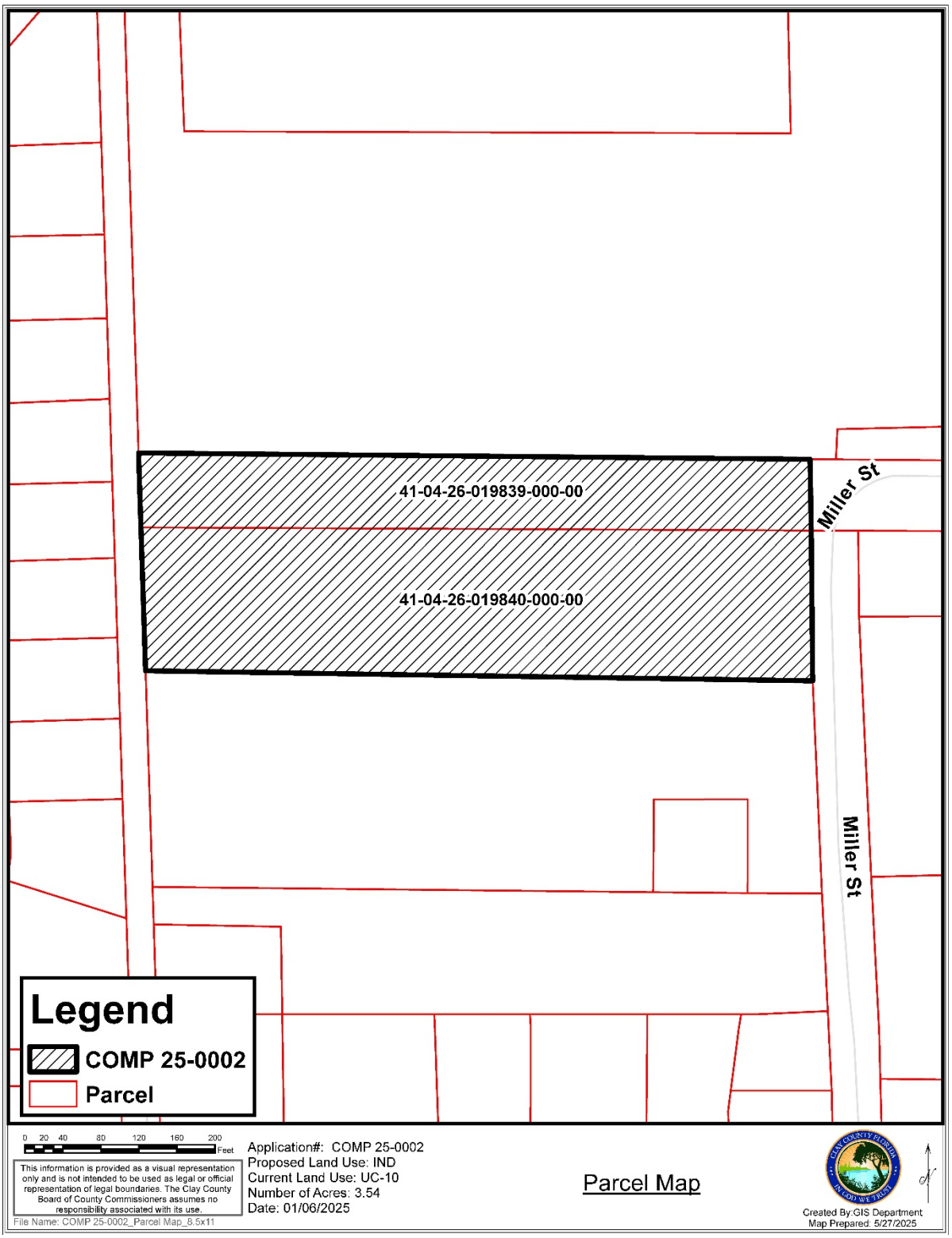


Figure 2 – Aerial Photo



Figure 3 – Existing Zoning Map



Figure 4 – Proposed Zoning Map



Relevant Clay County 2040 Comprehensive Plan Policies

The following Goals/Objective/Policies support the proposed Rezoning Amendment to the Code:

FLU Policy 1.4.7 Urban Core 10 (UC-10)

This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area shall range from a minimum of two units per net acre and a maximum of ten units per net acre. This classification includes single-family detached and attached, cluster and zero lot line dwellings, and multi-family housing.

Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten units per net acres. Densities from seven to ten units per net acre may be approved if the location meets required points and the development provides central water and sewer system.

Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure a smooth transition in residential structure types and densities.

A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing for very low-, low-income and moderate-income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

FLU Policy 1.4.12 Industrial (IND)

This designation accommodates the full range of industrial activities. The specific range and intensity for uses appropriate in a particular industrial area varies by location as a function of the availability of public services and access, and compatibility with surrounding uses shown on the Future Land Use Map. Through the zoning review process the use of particular sites or areas may be limited to allowable uses specified and defined by the Land Development Regulations.

Analysis of Surrounding Uses

The proposed rezoning would change the subject parcel from Private Services (PS-1) to Planned Industrial Development (PID). This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	Urban Core-10 (UC-10)	Private Services (PS-2)	Wastewater Treatment Facility
South	Urban Core-10 (UC-10)	Single Family Residential (RE)	Vacant Land / Mobile Home
East	Industrial (IND)	Industrial Select (IS) and Private Services (PS-1)	Auto Repair / Industrial Warehouse / Church
West	Urban Core-10 (UC-10)	Single Family Residential (RA)	Single-Family Residential

The subject parcels are the last two lots at the northern end of Miller Street. The surrounding uses are a mix of industrial, church and single-family residential. The existing wastewater treatment facility on the north side of the subject parcels, along with the existing auto repair and industrial warehousing uses on the east side of Miller Street, significantly limit the practical use of the properties to a similar type of use. Changing the Future Land Use and Zoning designations to allow light industrial will provide for a viable use option of these parcels.

Analysis of Proposed PUD

The Written Statement submitted for the proposed Planned Industrial Development provides the following regulations for the subject parcels.

Permitted Use:

- Light industrial use with related offices and showrooms, warehouse, warehouse showroom and distribution use. Retail allowed only as an accessory use to a warehouse showroom within the same building.

Use limitations:

- Off-street loading facilities shall be screened from abutting public street or land with a residential use.
- Accessory uses and limited retail sales may not be located in freestanding buildings. Such use may not exceed 2,000 sq.ft. in area and is further limited to 10% of the total square footage of use on the property.

Building setbacks:

- Front (east) = 25 feet
- Side = 30 feet
- Rear (west) = 100 feet

- Building Height = 25 feet max.

A PUD is intended to result in a development project which provides a public benefit or a higher standard of development than is required under the regular land development regulations in exchange for a reduction of some of the regular land development regulations. To this end the project proposes the following:

Perimeter Buffer:

- Wetlands to be retained for a depth of a minimum of 100 feet to the adjacent existing subdivision to the west of the subject parcels.

Analysis of Proposed Rezoning Amendment

In reviewing the proposed application for Rezoning, the following criteria may be considered along with such other matters as may be appropriate to the particular application:

(a) Whether the proposed change will create an isolated district unrelated to or incompatible with adjacent and nearby districts;

Staff Finding: The adjacent parcels to the north and east are zoned for water treatment and other industrial uses. The proposed change will not be incompatible with the adjacent and nearby districts.

(b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real property proposed for change;

Staff Finding: The existing district boundaries are not illogically drawn, however they are a mixture of residential and industrial uses.

(c) Whether the conditions which existed at the time the real property was originally zoned have changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

Staff Finding: This northern end of Miller Street is changing slowly from residential to light industrial.

(d) Whether the affected real property cannot be used in accordance with existing zoning;

Staff Finding: The parcels could be developed as a private school, however the existing wastewater treatment facility and industrial uses across the street would significantly limit the viability of the site for anything but a trade school use.

(e) Whether the proposed Rezoning application is compatible with and furthers the County's stated objectives and policies of the Plan;

Staff Finding: 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.

(f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a legitimate public purpose;

Staff Finding: There is no public purpose served by maintaining the existing zoning.

(g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is inconsistent with surrounding land use;

Staff Finding: Maintaining the existing zoning is not a reasonable course in this location as it hinders the full use of the parcels.

(h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density within the district already permitting such intensity or density.

Staff Finding: There is a demand for light industrial use in this area of the County.

Recommendation

Staff recommends approval of PUD 25-0001.

Ordinance No. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00), TOTALING APPROXIMATELY 3.54 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF PRIVATE SERVICES (PS-1) TO PLANNED INDUSTRIAL DEVELOPMENT DISTRICT (PID); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Application PUD 25-0001 seeks to rezone certain real property (tax parcel identification #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00) (the Property), described in Exhibit "A-1", and depicted in Exhibit "A-2".

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Private Services (PS-1) to Planned Industrial Development District (PID), subject to the conditions outlined in the Written Statement attached as Exhibit "B-1" and the Site Plan attached as Exhibit "B-2".

Section 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

Section 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 5. This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 25-0002 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By:_____
Betsy Condon, Its Chairman

ATTEST:

By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

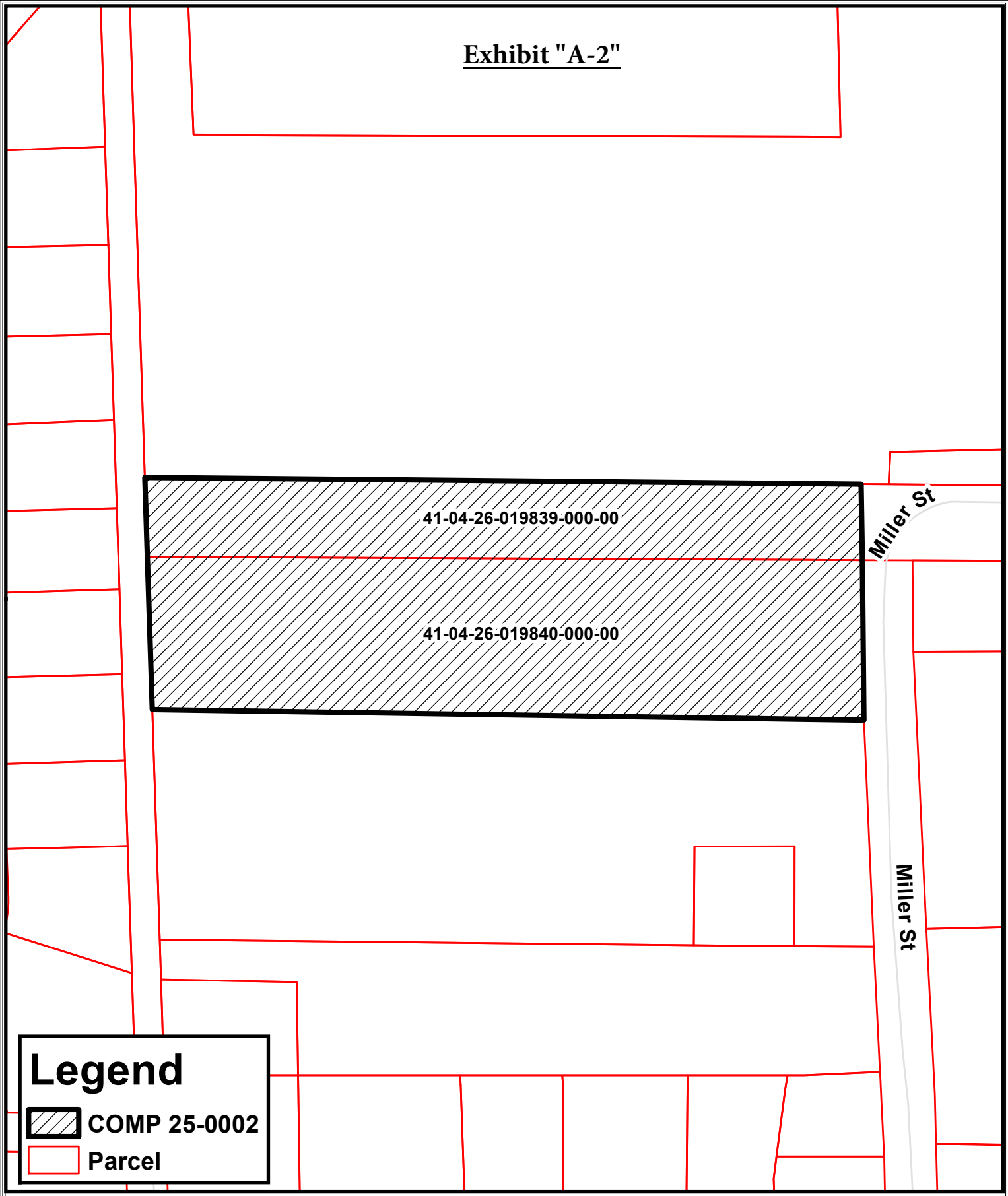
Exhibit “A-1”

Parcel "A"
The North 1/3 of the South 1/2 of Lot 35, Section 5, Orange Park, as shown on map of lands entitled "Map of Florida Winter Home and Improved Lands" according to plat thereof recorded in Plat Book 1, page 23 of the public records of Clay County, Florida.
Excepting there from the south 2 acres thereof conveyed to Robert Jacobs by deed recorded in Deed Book 28, page 38 of the public records of Clay County, Florida.

Parcel "B"
Two acres of the South 1/2 of Lot 35 as recorded in Official Records Book 134, page 16 and Official Records Book 310, page 74, Section 5, Orange Park.

All of the above being more particularly described as follows:
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Begin at the northeast corner of said South 1/2 of Lot 35; thence on the east line thereof, run South 01 degree 51 minutes 35 seconds East, 221.93 feet; thence North 89 degrees 27 minutes 16 seconds West, 697.77 feet to the west line of said Lot 35; thence on said west line North 01 degree 47 minutes 50 seconds West, 221.52 feet to the north line of said South 1/2 of Lot 35; thence on said north line South 89 degrees 29 minutes 14 seconds East, 697.51 feet to the Point of Beginning. Being 3.54 acres, more or less, in area.

Exhibit "A-2"



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File Name: COMP 25-0002_Parcel Map_8.5x11

Application#: COMP 25-0002
Proposed Land Use: IND
Current Land Use: UC-10
Number of Acres: 3.54
Date: 01/06/2025

Parcel Map

Created By:GIS Department
Map Prepared: 5/27/2025

Exhibit "B-1"

Written Statement
Miller Street Industrial Planned Industrial Development (PID)

PROPERTY OWNERS: **ESTATE OF THEODORE FLOYD**
1935 MILLER STREET
ORANGE PARK, FORID 32073

THERESA FLOYD
PO BOX 650939
VERO BEACH, FLORIDA 32965

AGENT: **SUSAN L. FRASER**
SLF CONSULTING, INC.
3517 PARK STREET
JACKSONVILLE, FL 32205
904-591-8942

Parcel Numbers:	41-04-26-019839-000-00 41-04-26-019840-000-00
Future Land Use Category:	Industrial
Existing Zoning:	PS-2
Proposed Zoning:	Planned Industrial Development
Acreage:	3.54 acres

Adjacent Land Use:		
	North	UC-10 (CCUA Sewage Treatment Plant)
	East	Industrial
	South	UC-10
	West	UC-10

Adjacent Zoning:
North - PS-2 & PO-1 (CCUA Miller Street Sewage Plant)
South – RE
East – IS and PS-1
West - Clay Drainage Tract / RA

Site Description:

Wetlands:	Approximately 1.8 acres, located on westerly 200+ feet, and adjacent to north property line.
Vegetation:	Wetlands are heavily treed with understory vegetation; wetlands to remain. Uplands include deciduous tree canopy.

Drainage:	High of elevation 18 on eastern half of property; low of elevation 12/13 along western property lone. Property drains to the west to the County maintained drainage tract (50' width) along western boundary.
Soils:	13- Meggett fine sandy loam 97% 23- Sapelo – Urban land complex 3%
Floodzone:	None of the property lies within the floodplain.
Utilities:	Water and wastewater service by CCUA.

Permitted Uses

Permitted Uses:	Light industries with related offices and showrooms, warehouse, warehouse showroom and distribution uses.	
Use Limitations:	1. Off-street loading facilities shall be visually screened from any abutting public street or land with a residential use.	
Building Setbacks:	25 foot	front yard at Miller Street
	30 foot	side setback to adjacent RE District (south)
	30 feet	side yard setback to CCUA Use (north)
	100 foot	minimum undisturbed wetland retained to RA District (west)
Height Limit:	25' max. height of structure	

Buffers and Landscaping

Perimeter buffers shall be provided as follows:

Adjacent RA Zoning :	Wetlands will be retained for a depth of a minimum of 100 feet to the adjacent RA Zoning (Grove Park Subdivision), exceeding the requirements of Article VI. Section 6-8 ("C" Buffer , subsection (c) 4.) for a perimeter buffer.
Adjacent RE Zoning:	30' "C" Type Buffer, except that a block wall shall not be required within the front yard at Miller Street or along the southern boundary. The southern boundary (to RE) shall include a 6' high opaque vinyl fence where it abuts the RE Zoning adjacent to the developed portion of the property (not within wetlands).
Adjacent CCUA Plant:	Min 30'; wetlands to north property line to be retained. No additional buffer over retained wetlands required.

Miller Street ROW: 15 foot ROW Buffer

Internal open space, including all landscaped areas, shall be provided pursuant to Article VI. Landscape and Tree Protection Standards of the Land Development Code. Landscaping within vehicular use areas that provide access or loading/unloading to support a permitted use may be provided adjacent to and outside the access drive or loading/unloading areas; relocation priority shall be given to the landscaped areas adjacent to the access drive and to increasing the area of parking islands to better support canopy trees.

Parking
Parking shall be provided at the rates established in Article VIII of the Clay County LDRs. As depicted on the PID Site Plan:

18,000 SF total
16,000 SF Storage/warehouse @ 1 space / 1,000 SF = 16 spaces
2,000 SF Office @ 1 space per 250 SF = 8 spaces
24 spaces required

PID Site Plan provides 24 spaces plus 2 accessible spaces. Modifications to the building square footage or changes in the use mix shall be subject to Article VIII standards.

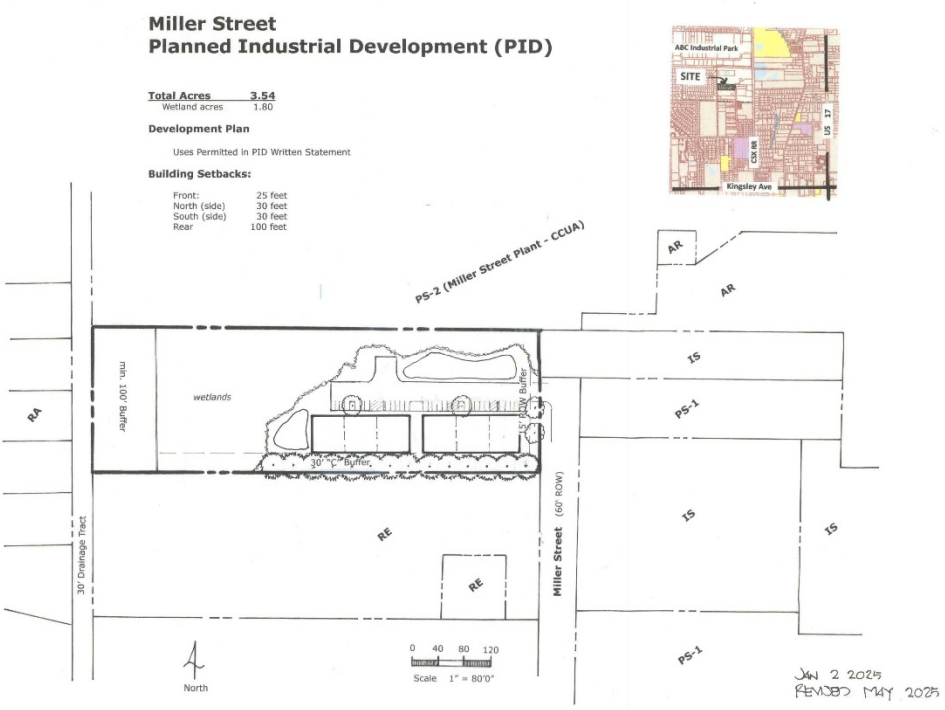
Lighting
A photometric plan shall be provided at the time of commercial site plan review for development within the PID. The plan shall cover all exterior lighting. All light fixtures shall be full cut-off luminaires; manufacturer cut sheets shall be provided with the photometric plan. All lights shall be mounted at a 90 degree angle to the ground surface. Building mounted fixtures and pole light fixtures shall not exceed twenty (20 feet) in height.

Density Requirements
A maximum of 18,000 square feet of building area (24% FAR).

Signs
Signs shall be permitted as provided in Article VII. Sign Ordinance.

Development Phasing
Development will occur in a single phase.

Exhibit "B-2"


Miller Street
Planned Industrial Development (PID)
Total Acres 3.54
Wetland acres 1.80
Development Plan
Uses Permitted in PID Written Statement
Building Setbacks:
Front: 25 feet
North (side) 30 feet
South (side) 30 feet
Rear 100 feet
ABC Industrial Park
SITE
CSX RR
US 17
Kingsley Ave
PS-2 (Miller Street Plant - CCUA)
AR
AR
IS
PS-1
RA
min. 100' Buffer
wetlands
30' "C" Buffer
15' ROW Buffer
IS
IS
RE
RE
30' Drainage Tract
Miller Street (60' ROW)
PS-1
North
0 40 80 120
Scale 1" = 80'0"
JAN 2 2025
REVISED MAY 2025

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE: 7/2/2025

FROM: Dodie Selig, AICP, Chief Planner

SUBJECT:
A. COMP 25-0011
This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway right-of-way owned by Clay County. This is a transfer of LA VC and LA MPC from one location to another under the same project.
B. ZON 25-0014
This application will match the FLU change above, but will apply to the zoning designations of those same portions of the parcels.

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Staff Report for COMP 25-0011	Cover Memo	6/26/2025	PC_Staff_Report_-_COMP_25-0011_(Saratoga_VC).ADA.pdf
	Ordinance for COMP 25-0011	Ordinance	6/26/2025	ordinance_-_COMP_25-0011_final.ADA.pdf
	Staff Report for ZON 25-0014	Cover Memo	6/26/2025	PC_Staff_Report_-_ZON_25-0014_(Saratoga_VC).ADA.pdf
	Ordinance for ZON 25-0014	Ordinance	6/26/2025	ordinance_-_ZON_25-0014_final.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development	Carson, Beth	Approved	7/8/2025 - 9:21 AM	AnswerNotes

Services				
Economic and Development Services	Stewart, Chereese	Approved	7/8/2025 - 10:15 AM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	7/10/2025 - 1:10 PM	AnswerNotes

Staff Report and Recommendations for COMP 25-0011

Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: SRTG Dev Owner, LLC
Agent: England-Thims & Miller, Inc.
Phone: 904-642-8990
Email: DendorC@etminc.com

Agent: Gunster
Phone: 904-354-1980
Email: fmiller@gunster.com

Property Information

Parcel ID: 31-05026-014455-000-00 and 31-05026-014455-009-00
Current Land Use: LA MPC and LA VC
Proposed Land Use: LA MPC and LA VC
Commission District: 5, Comm. Burke

Current Zoning: LA MPC and LA VC
Acres affected by change: 11.63 +/- acres
Planning District: Springs

Owner / Applicant Information:

Owners: Clay County
Agent: N/A
Phone: 904-529-5365
Email: Dodie.Selig@claycountygov.com

Property Information

Parcel ID: 31-05026-014455-006-00
Current Land Use: LA VC and LA GW
Proposed Land Use: LA MPC
Commission District: 5, Comm. Burke

Current Zoning: LA VC
Acres affected by change: 6.2 +/- acres
Planning District: Springs

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway

right-of-way owned by Clay County. A more detailed breakdown of the various portions of land affected by this change is provided below.

The subject parcels are located in the center of a former cattle ranch to the west of CR 315 and south of Sandridge Road. The portions of the two larger parcels contain a stormwater pond and undeveloped land. The third is the newly constructed Cathedral Oak Pkwy.

A companion Rezoning application follows this comprehensive plan amendment.

Summary of Changes Proposed:

The tables below break down the actual areas being changed. Following the tables is a map depicting these areas in color.

LA MPC = Lake Asbury Master Planned Community
LA VC = Lake Asbury Village Center

Parcel 31-05026-014455-000-00 Owned by SRTG Dev Owner, LLC

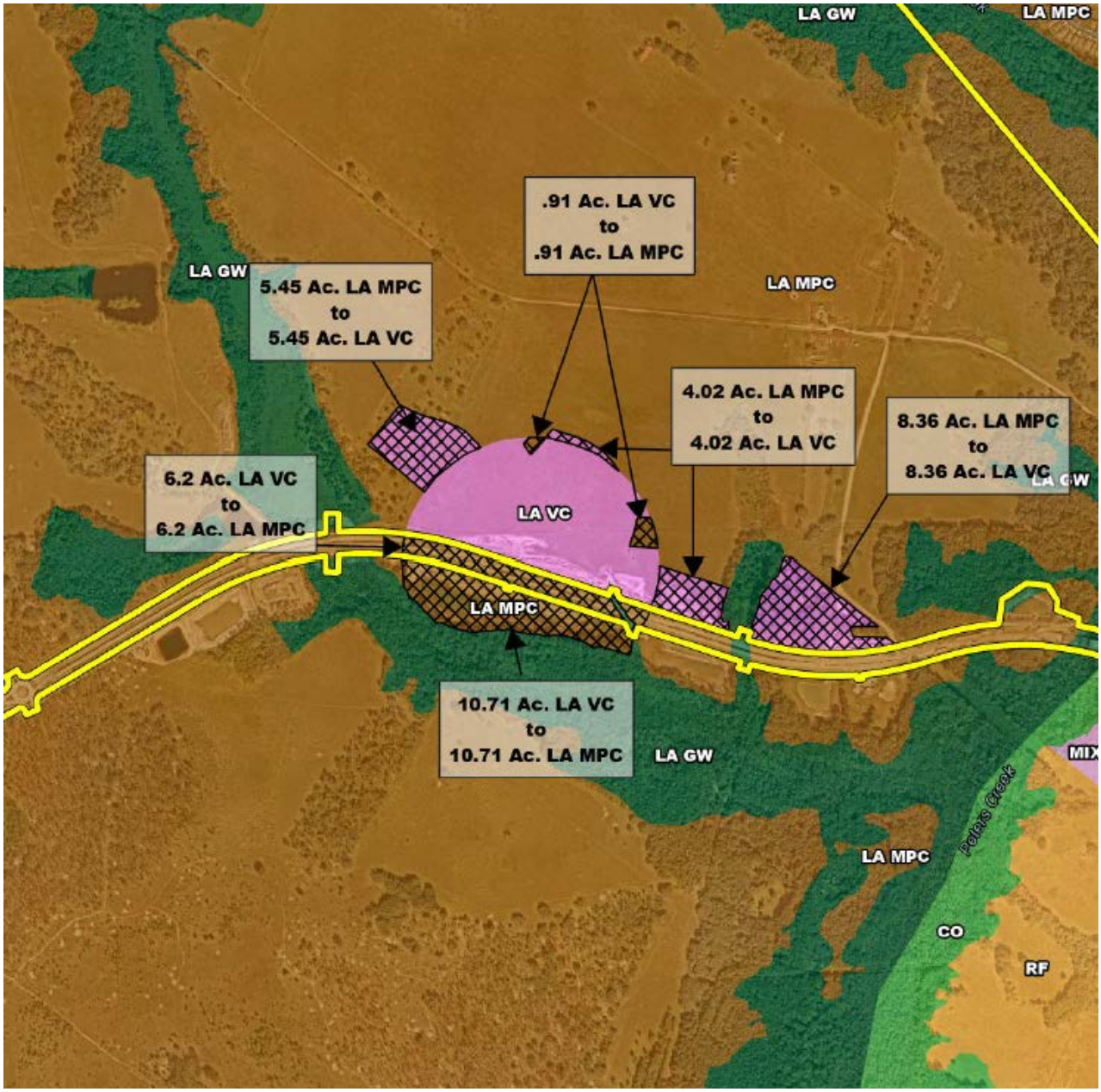
Acres affected:	Current FLU:	Proposed FLU:
5.45 acres	LA MPC	LA VC
0.91 acres	LA VC	LA MPC
4.02 acres	LA MPC	LA VC
8.63 acres	LA MPC	LA VC

Parcel 31-05026-014455-009-00 Owned by SRTG Dev Owner, LLC

Acres affected:	Current FLU:	Proposed FLU:
10.71 acres	LA VC	LA MPC

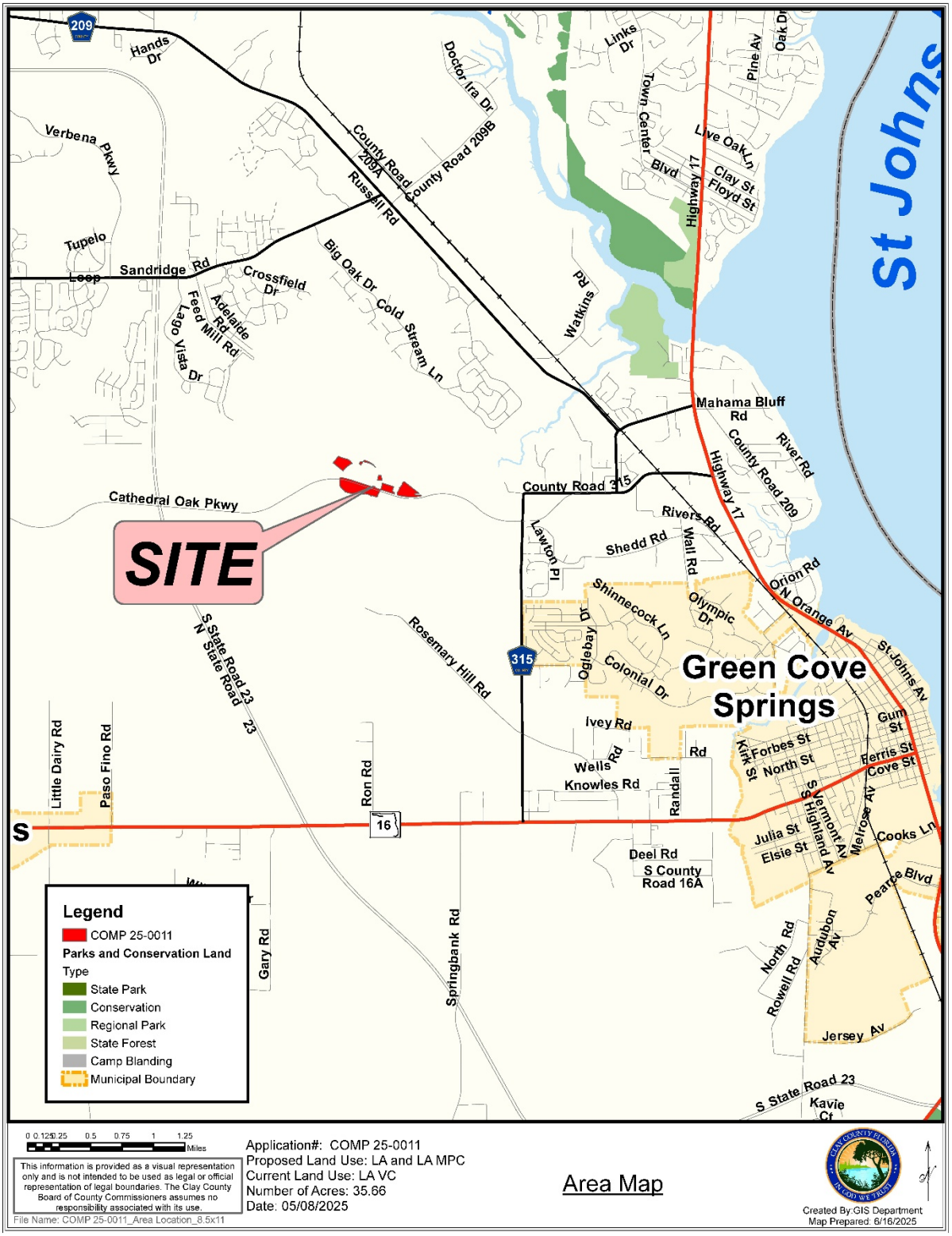
Parcel 31-05026-014455-006-00 Owned by Clay County

Acres affected:	Current FLU:	Proposed FLU:
6.2 acres	LA VC	LA MPC


LA GW
LA MPC
.91 Ac. LA VC
to
.91 Ac. LA MPC
LA GW
5.45 Ac. LA MPC
to
5.45 Ac. LA VC
LA MPC
4.02 Ac. LA MPC
to
4.02 Ac. LA VC
8.36 Ac. LA MPC
to
8.36 Ac. LA VC
6.2 Ac. LA VC
to
6.2 Ac. LA MPC
LA VC
LA MPC
10.71 Ac. LA VC
to
10.71 Ac. LA MPC
LA GW
MIX
Peters Creek
LA MPC
CO
RF

46
47
48

Figure 1 – Location Map



50

Figure 2 – Parcel Map

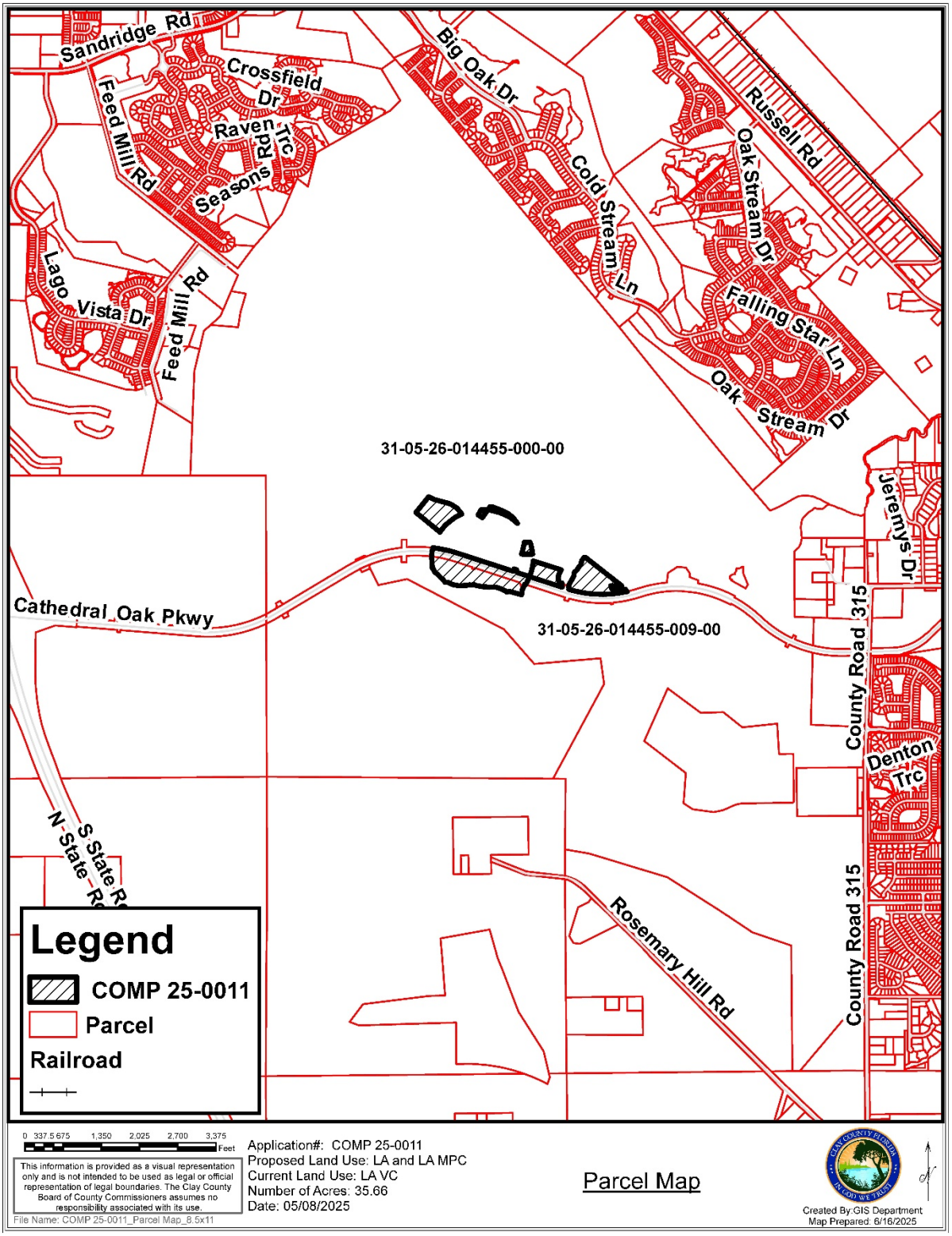


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

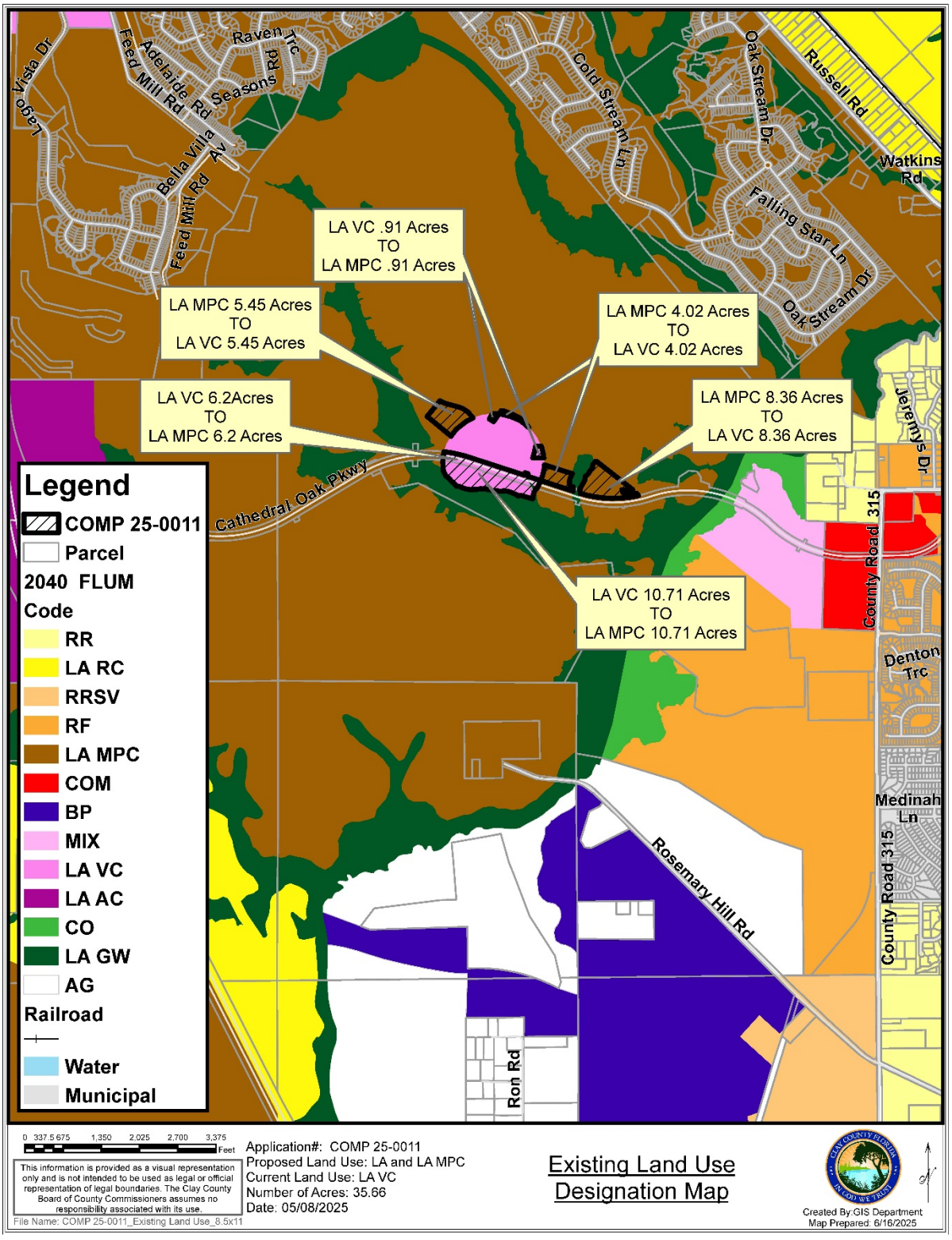


Figure 5 – Proposed Future Land Use Designation Map

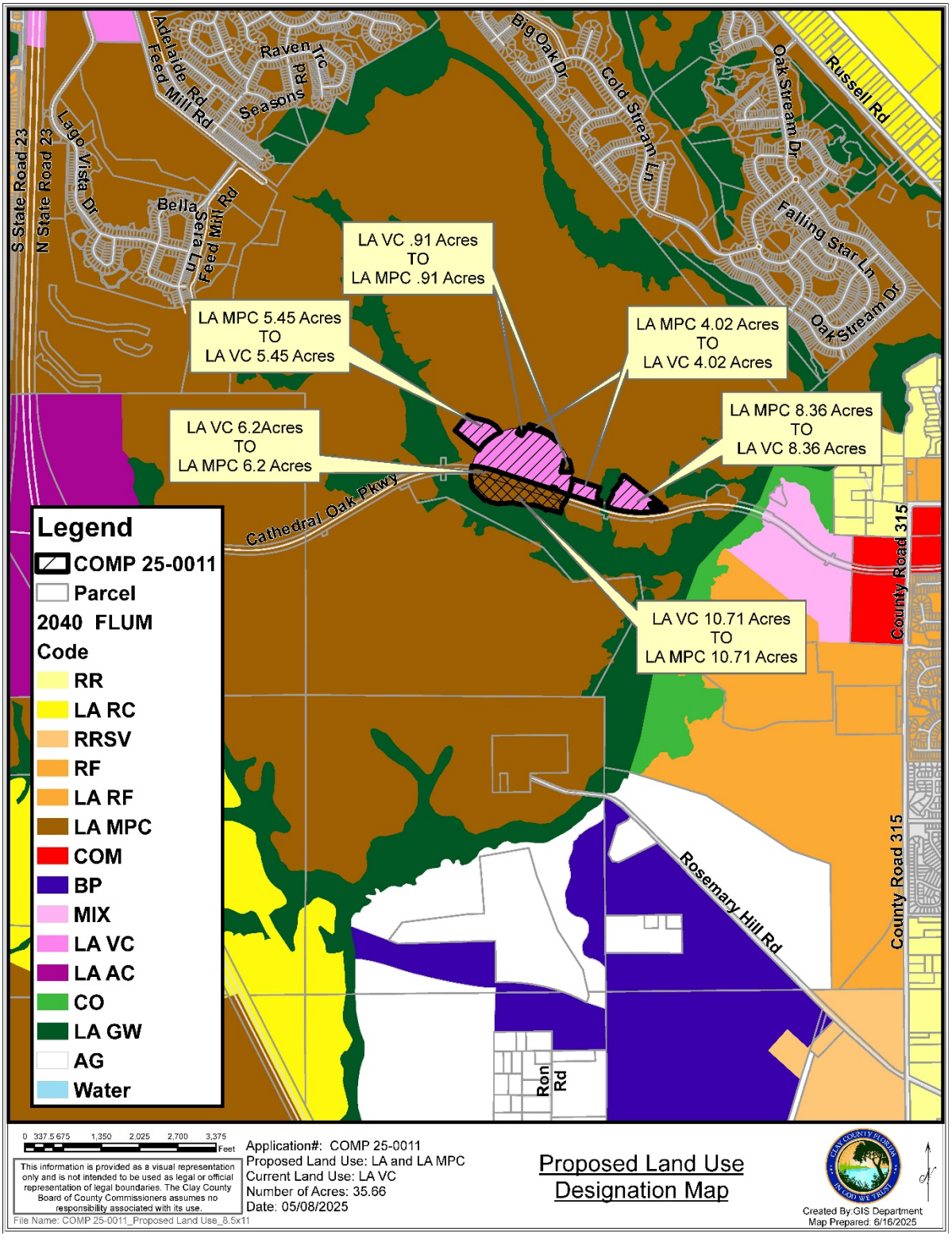
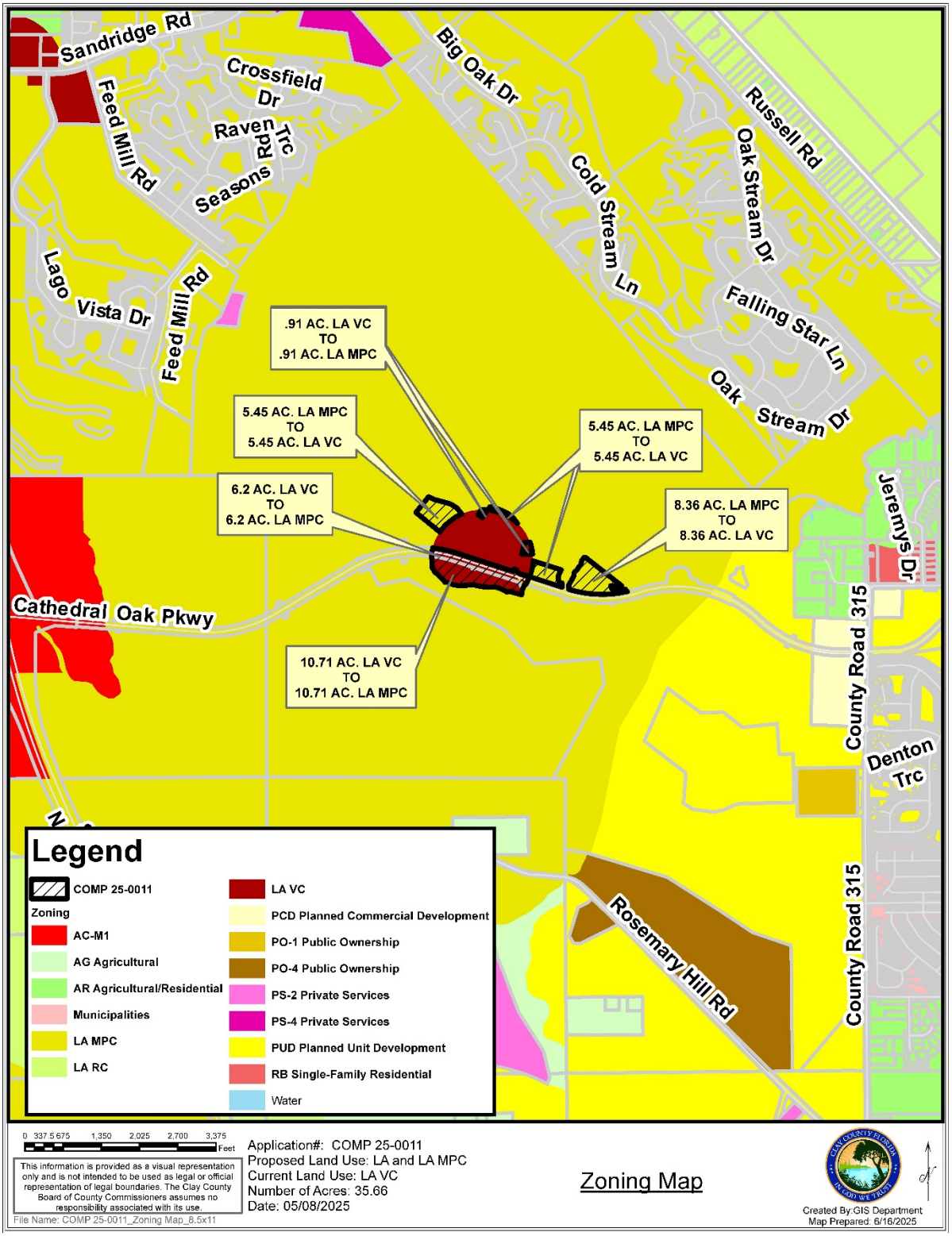


Figure 6 – Zoning Map



Availability of Services

This property will be served by Cathedral Oak Parkway which is not yet open to public use. The County's Mobility Fee will apply to future development of this property.

Schools:
There are two new schools proposed for other portions of the parent parcel. Provision of school concurrency will be required for any future residential development.

Recreation:
Provision of recreational areas for both residential and non-residential uses will be required for any future development.

Water and Wastewater:
Water and sewer will both be available for any future use.

Stormwater/Drainage:
Stormwater management for any new construction will need to meet County and Water Management District standards.

Solid Waste:
Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

Remaining Capacity ---------- 55,565,151 cubic yards

Daily Tons ----------4,537 tons

Rate of Fill ----------5,041 cubic yards per day

Estimated Fill Date ----------01/04/55

Years Remaining ----------38 years

Source: Environmental Protection Division, Georgia Department of Natural Resources,
Clay County 2040 Comprehensive Plan Data and Analysis,
Community Facilities Element

Land Suitability:

Soils:
See Figure 7.

Flood Plain:
Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See Figure 8.

Topography:
The subject parcel has large areas of level terrain mixed with creeks. See Figure 9.

Regionally Significant Habitat:
There is a bald eagle nest on northern parent parcel. See Figure 10.

Historic Resources:
There are no historic resource structures on the subject parcel although historic structure locations have been mapped to the north and east of the subject parcel. See Figure 11.

Compatibility with Military Installations:
The subject property is not located near Camp Blanding.

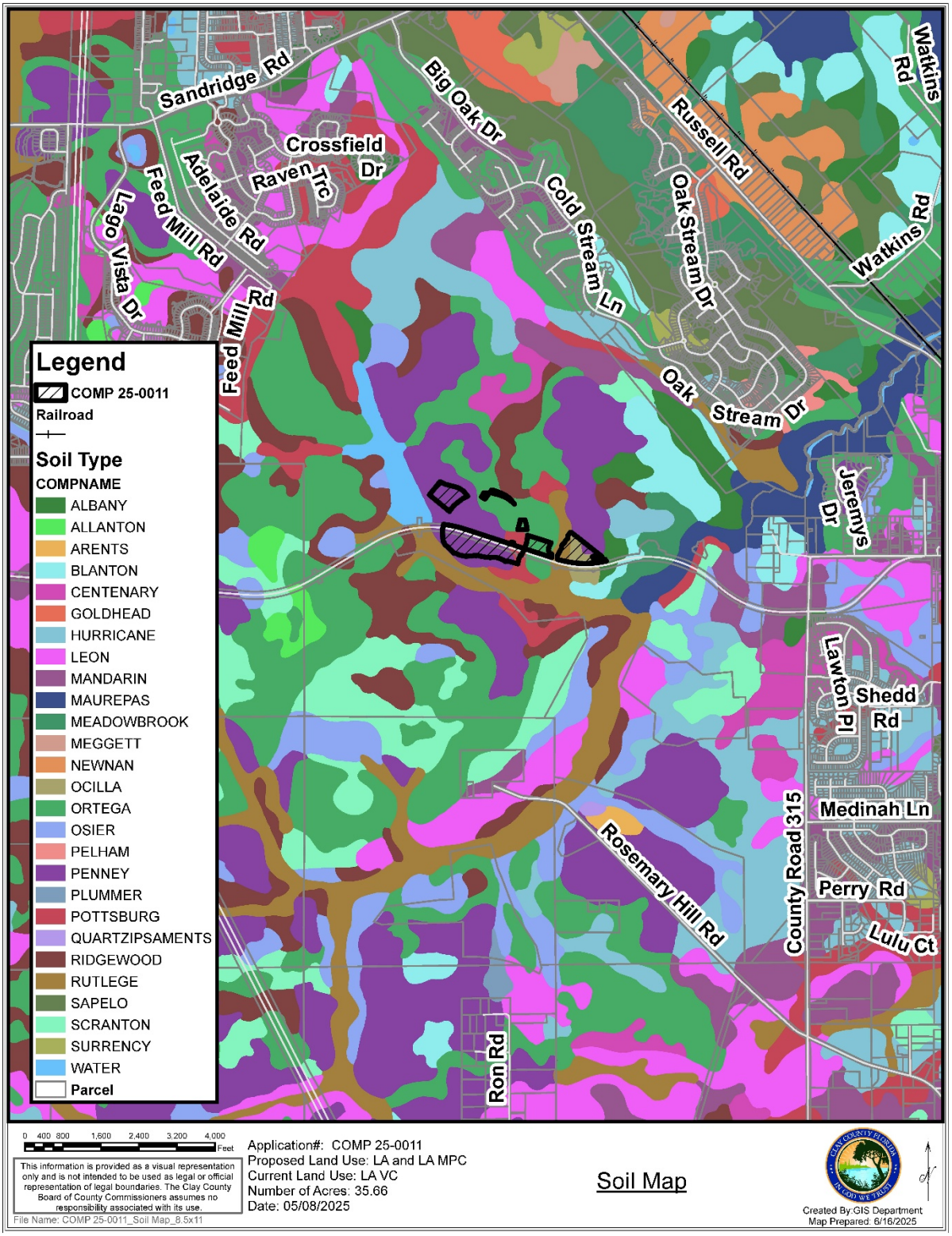
Analysis of Surrounding Uses

The proposed future land use amendment would change the future land use designation of several portions of three (3) parcels of land from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and vice versa. The change is proposed in order to move 10.71 acres of the LA VC land use designation from under a stormwater pond and 6.2 acres of LA VC from under the adjacent Cathedral Oak Parkway to areas adjacent to the existing LA VC lands immediately to the north. Ultimately this will allow the property owner to realign the LA VC from the present conceptual circle shape to better align with the topography of the land and the proposed development. This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	LA MPC	LA MPC	Vacant Land
South	LA MPC and LA GW	LA MPC	Vacant Land
East	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy
West	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy

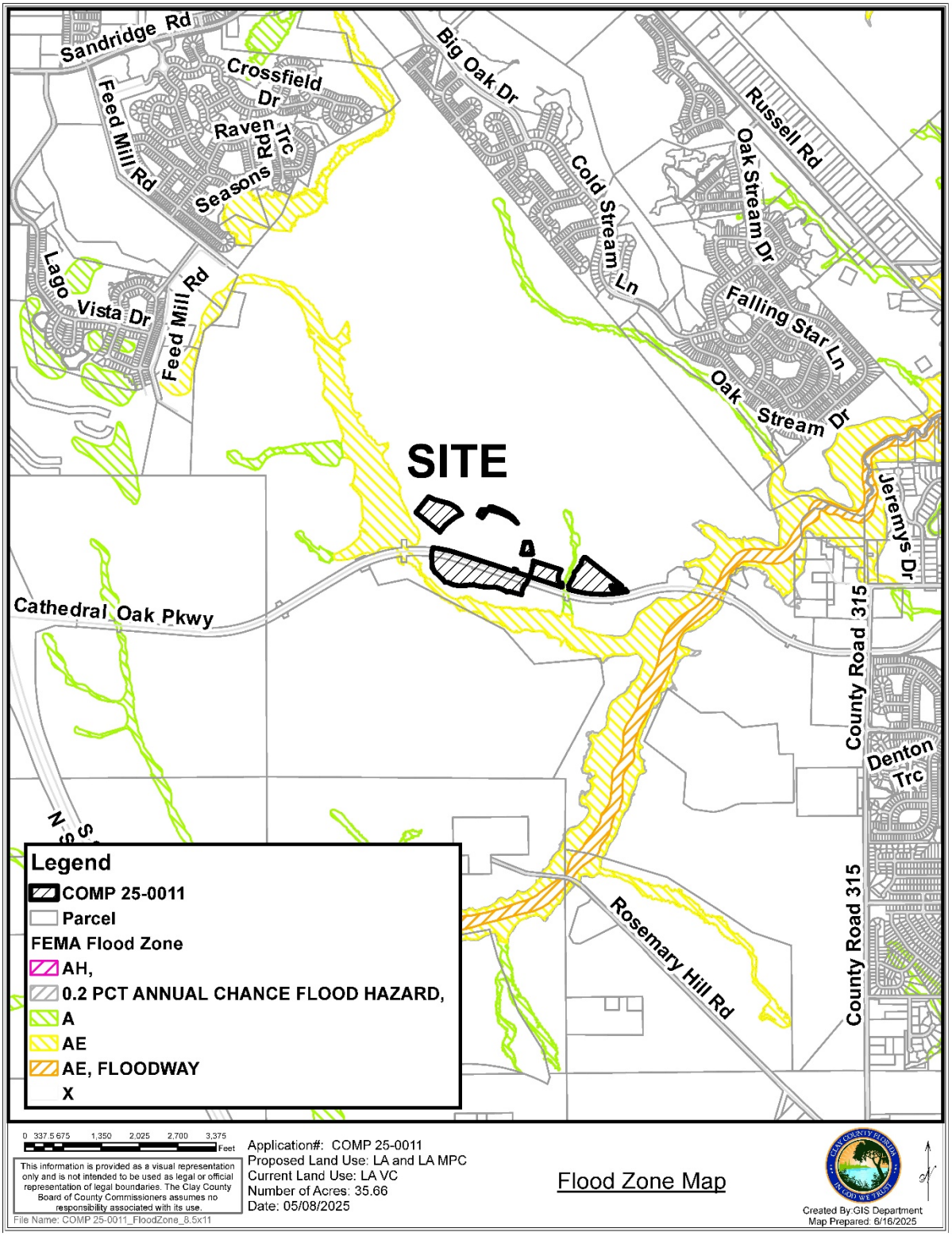
115

Figure 7 – Soil Map



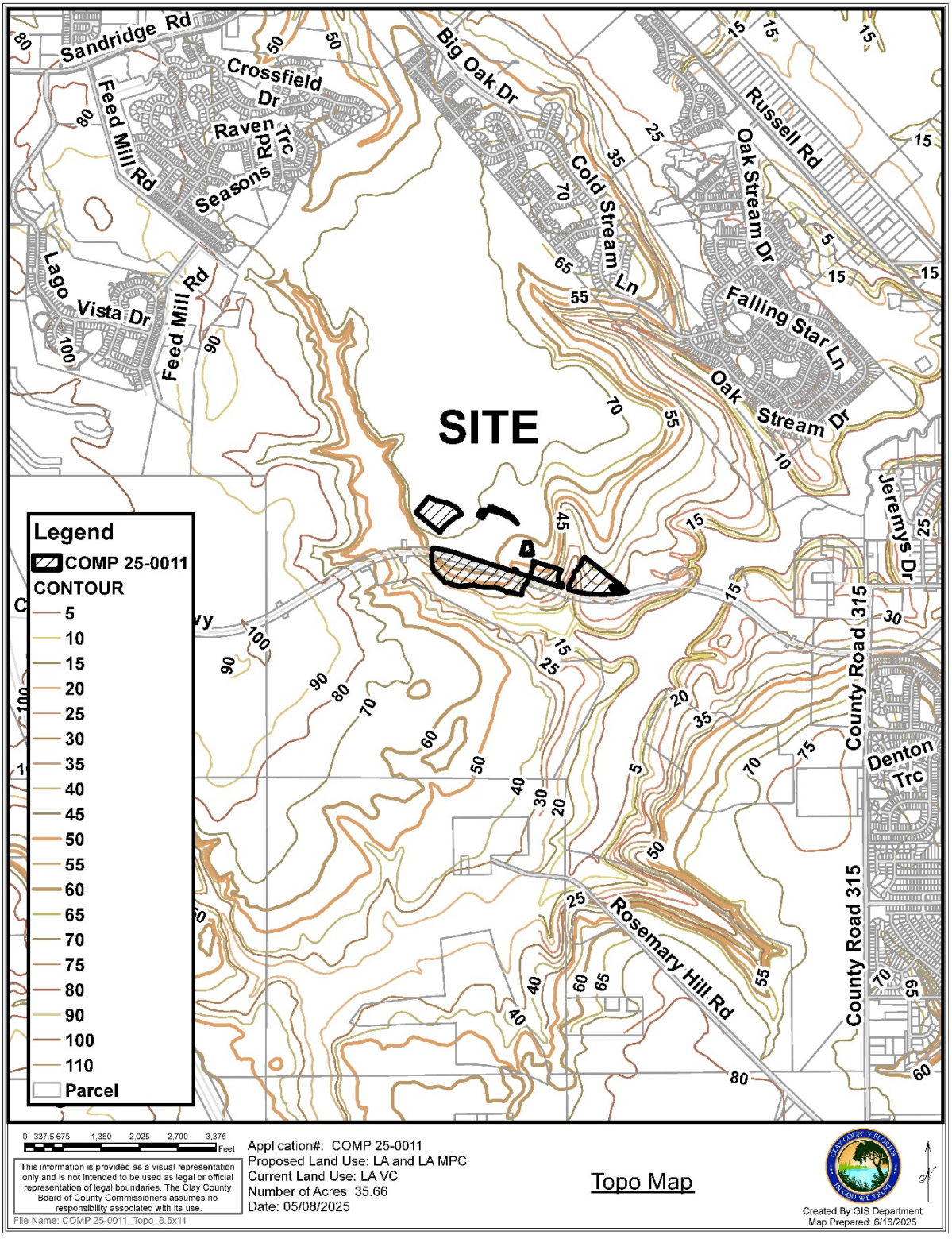
116

Figure 8 – Flood Zone Map



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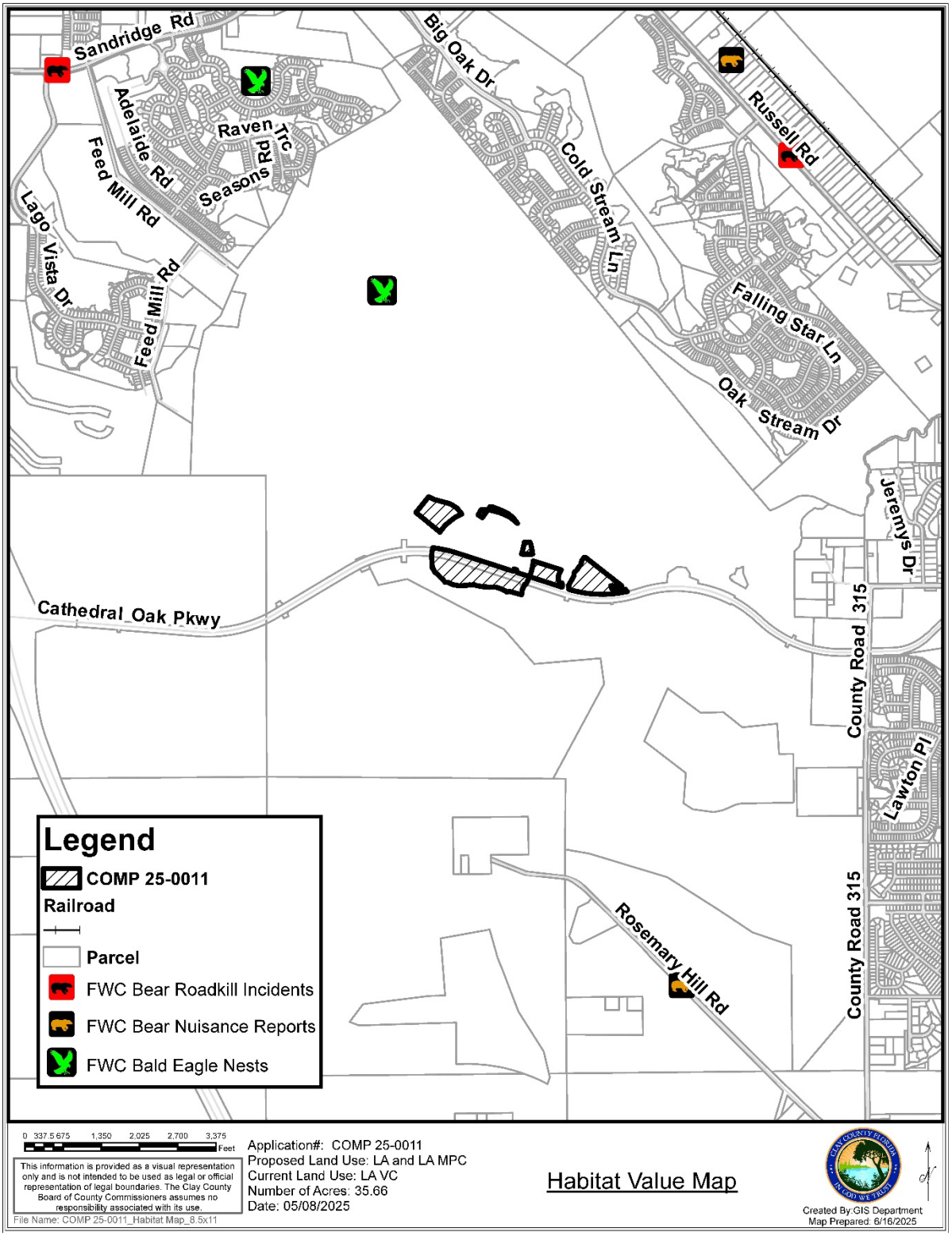
Figure 9 – Topography Map



120

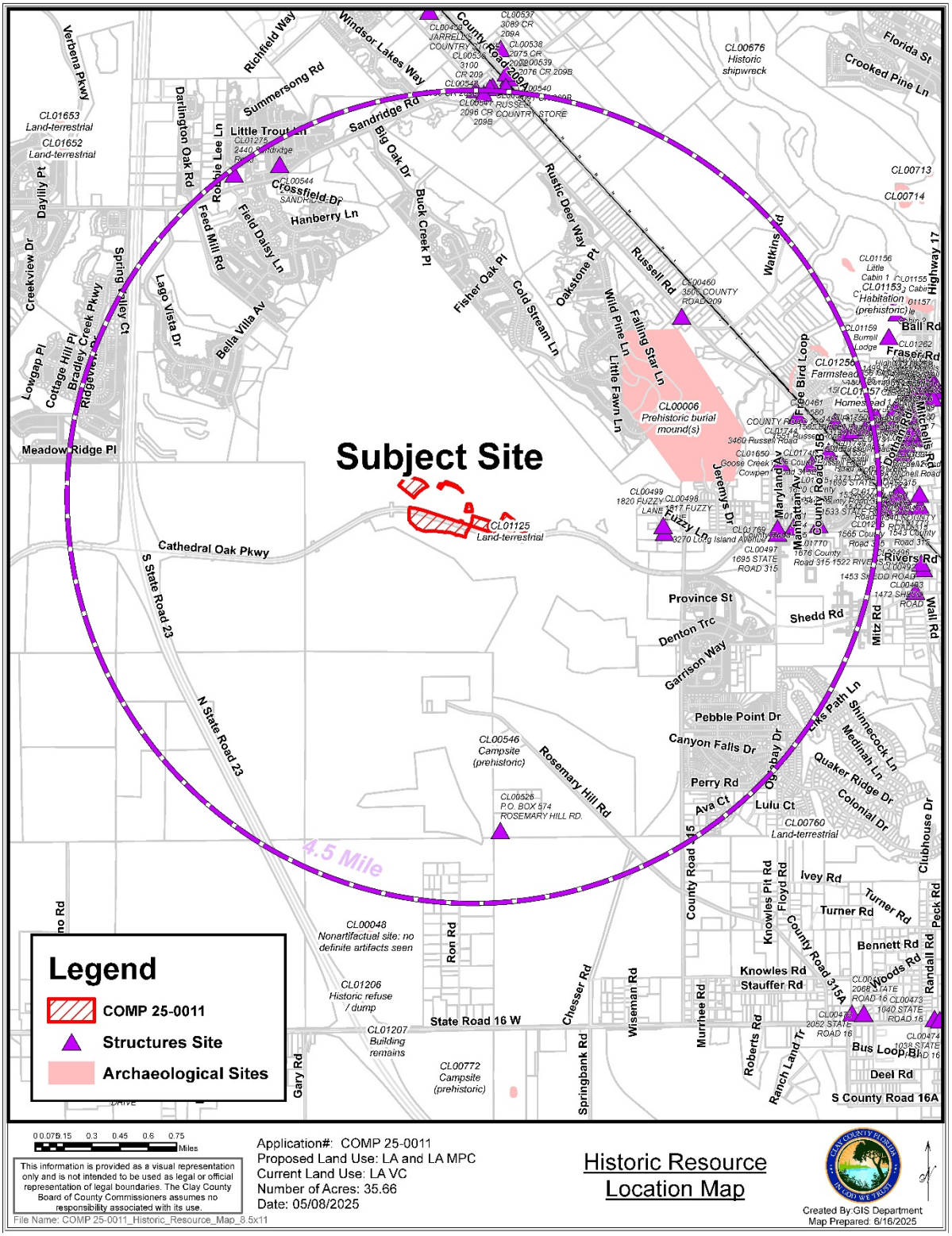
121

Figure 10 – Habitat Value Map



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Figure 11 - Historical Resources



Relevant Clay County 2045 Comprehensive Plan Policies

The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

LA FLU Policy 1.4.6 Master Planned Community (LA MPC)

1) Land Use

The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed around village centers. Single-family attached units may not exceed ten percent of potential units in the Master Planned Community within each village, and shall be located adjacent to Village Centers. Central water and sewer is required in this land use category.

2) Density

This category allows single-family detached units, with a maximum base density of 3 units per net acre (net calculated as uplands only). Single-family detached density may go up to five units per net acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-family attached density is allowed at a range between six and ten units per acre, and may go up to 12 units per acre through additional density associated with wetland-upland buffer and/or environmentally significant land dedication.

3) LA MPC Principles

Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use.

Neighborhoods shall contain a diversity of housing types through lot size varieties, and are encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, townhomes and apartments.

To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

4) Schools

Neighborhood school location shall allow students to walk or bike to school. Final locations shall be determined by the school district. Whenever possible, elementary schools are encouraged to be located close to or adjacent to village centers. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be co-located adjacent to public facilities such as parks, libraries and civic uses creating an activity node for primary use by students and their families.

5) Neighborhood Parks

The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park standards are addressed in LA REC Policy 1.1.1.

LA FLU Policy 1.4.10 Village Center and Interchange Village Center (LA VC and LA IVC)

Village Centers (LA VC):

Village Centers (LA VC) shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Within the Village Centers, residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with wetland-upland buffer and/or environmentally significant land dedication, as described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in a compact, walkable form accessible by sidewalk.

The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will provide park space in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof. The quantification of uses shall be consistent with the ranges identified in the following table.

Village Center Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Residential	Residential	Residential
25%	25%	25%
65%	65%	65%
Office	Office	Office

Notwithstanding the foregoing, any Village Center consisting of less than ten (10) acres existing as of November 22, 2022 shall not be subject to the quantification of uses described in the above matrix.

Village Centers adjacent to the Rural Community land use are limited to elementary schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

Analysis Regarding Urban Sprawl

It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177, all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative impacts are not promoted.

1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Staff Finding: The proposed future land use change would allow the larger parent property to maximize the existing area of higher density and mixed use.

2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Staff Finding: The portions of land subject to the proposed change are surrounded by a master planned development which in turn is in the midst of an area undergoing considerable growth. This change does not represent an increase in development potential as it is a net zero change which will move the location of LA VC land use, not increase the existing entitlement.

3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

Staff Finding: The proposed amendment will realign the boundaries of an existing Village Center and do not result in a radial, strip, isolated or ribbon pattern.

4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Staff Finding: The proposed change takes into account the adjacent area of Lake Asbury Greenway which serves to protect existing creeks and wetlands.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

Staff Finding: The proposed change will not affect any active agricultural areas or activities.

6. *Fails to maximize use of existing public facilities and services.*

Staff Finding: There are existing public facilities and services available in the area which will serve this project.

7. *Fails to maximize use of future public facilities and services.*

Staff Finding: This project will make use of the new Cathedral Oak Parkway which is being developed through the center of the original parent parcel.

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

Staff Finding: The proposed change will not create a disproportionate increase in the cost of service to the property.

9. *Fails to provide a clear separation between rural and urban uses.*

Staff Finding: The portions of the parent parcel affected by this change will provide a clearly defined "village center" for a mix of uses. The areas surrounding this center will be comprised of suburban residential developments.

10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

Staff Finding: The proposed amendment does not discourage or inhibit infill development .

11. *Fails to encourage a functional mix of uses.*

Staff Finding: The Lake Asbury Village Center designation allow for a mix of residential, office, commercial and civic uses.

12. *Results in poor accessibility among linked or related land uses.*

Staff Finding: The proposed change will not affect accessibility among related land uses.

13. *Results in the loss of significant amounts of functional open space.*

Staff Finding: The proposed amendment will not result in the loss of significant amounts of functional open space.

Recommendation

Staff recommends approval of COMP 25-0011.

Ordinance No. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM LAKE ASBURY VILLAGE CENTER (LA VC) TO LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) AND TO CHANGE PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) TO LAKE ASBURY VILLAGE CENTER (LA VC); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the "Board"), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the "Plan"); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 25-0011requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for portions of three parcels of land (Tax Parcel Identification #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), totaling approximately 17.83 acres, described in Exhibit "A-1", and depicted in Exhibit "A-2" is hereby changed from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and the Future Land Use designation for portions of three parcels of land (Tax Parcel Identification #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), totaling approximately 17.83 acres, described in

Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from from Lake Asbury Master Planned Community (LA MPC) to Lake Asbury Village Center (LA VC).

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By:_____
Betsy Condon, Its Chairman

ATTEST:

By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description of the Property

North Parcel

A portion of Sections 24, 25, 26, and 36, Township 5 South, Range 25 East, together with a portion of Sections 30, 31, and 32, Township 5 South, Range 26 East, all lying in Clay County, Florida, together with Tract "C", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning commence at the Northwest comer of said Section 36, said comer also being the Northeast comer of Section 35, Township 5 South, Range 25 East; thence South 89°49'51" West, along the Northerly line of said Section 35, a distance of 1288.60 feet to the Southeasterly comer of those lands described and recorded in Official Records Book 3469, page 215, of said Public Records; thence North 02°12'22" East, along the Easterly line of last said lands, and along the Easterly line of those lands described and recorded in Official Records Book 3373, page 204, of said Public Records, 1837.27 feet; thence North 13°33'49" East, continuing along the Easterly line of last said lands, 729.80 feet to the Southwesterly comer of those lands described and recorded in Official Records Book 4327, page 193, of said Public Records; thence Easterly, Northerly and Westerly along the boundary line of last said lands the following 4 courses: Course 1, thence South 85°43'45" East, departing said Easterly line, 556.00 feet; Course 2, thence North 09°13'24" East, 276.99 feet; Course 3, thence North 16°43'20" East, 330.83 feet; Course 4, thence North 80°45'26" West, 265.30 feet to a point lying on last said Easterly line; thence North 23°21'18" East, departing said boundary line and along said Easterly line, 446.04 feet to the Easterly most corner thereof; thence North 51°26'06" West, along the Northeasterly line thereof, 95.69 feet to a point lying on the Southwesterly prolongation of the Southeasterly line of those lands described and recorded in Official Records Book 4387, page 183, of said Public Records; thence North 36°47'27" East, along said Southwesterly prolongation and along said Southeasterly line, 526.43 feet; thence North 40°34'40" East, continuing along said Southeasterly line, and along the Southeasterly line of Granary Park Phase 2A, recorded in Plat Book 70, pages 1 through 12, of said Public Records, 765.54 feet; thence Northeasterly along last said Southeasterly line the following 4 courses: Course 1, thence North 23°18' 11" East, 685.35 feet; Course 2, thence South 53°00'46" East, 236.42 feet; Course 3, thence North 13°52'27" East, 612.69 feet; Course 3, thence North 60°20'34" East, continuing along said Southeasterly line and along the Southeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records, 1500.85 feet; thence North 44°43' 17" East, continuing along last said Southeasterly line, 250.99 feet to the Easterly most corner thereof; thence North 31°07'07" West, along the Northeasterly line thereof, 650.30 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line and along said Southerly line, 272.23 feet to the Northerly most comer of Parcel A, described and recorded in said Official Records Book 1863, page 1745; thence South 39°57'18" East, along the Northeasterly line of last said lands, and the Northeasterly line of Sections 24 and 25, Township 5 South, Range 25 East, and the Northeasterly line of Sections 30 and 31, Township 5 South, Range 26 East, a distance of 9873.41 feet to the Westerly most corner of Lot 5, Block 48, as depicted on Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, of said Public Records; thence South 39°56'32" East, continuing along said Northeasterly line, also being the Southwesterly line of said Lot 5 and the Southwesterly line of Lot 6, said Florida Farmer's Land Company's Subdivision, 1239 feet, more or less, to a point lying on the centerline of Peters Creek; thence Southwesterly, departing said Northeasterly line and along said centerline, a distance of 246 feet, more or less, to a point lying on the Westerly line of those lands described and recorded in Official Records Book 4433, page 401, of said Public Records; thence South 00°09'04" East, departing said centerline and along said Westerly line and along the Westerly lines

of those lands described and recorded in Official Records Book 2986, page 475, and Official Records Book 4131, page 1290, both of said Public Records, 1088 feet, more or less to the Southwesterly corner of last said lands; thence South 87°52' 18" East, along the Southerly line thereof, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records and along the Easterly prolongation thereof, 1376.17 feet to a point lying on the Westerly right of way line of County Road No. 315, and 80 foot right of way as presently established; thence South 01°47'04" West, along said Westerly right of way line, 532.03 feet to its intersection with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Westerly along said Northerly right of way line, the following 34 courses: Course 1, thence South 88°39'34" West, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 25°04'37", an arc length of 885.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°48'07" West, 878.37 feet; Course 3, thence North 26°03'34" East, along a non-tangent line, 57.07 feet; Course 4, thence North 64°01'56" West, 50.00 feet; Course 5, thence South 26°03'34" West, 58.40 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2023.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of 16°54'09", an arc length of 596.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°23'31" West, 594.63 feet; Course 7, thence North 47°57'1 l" West, along a non-tangent line, 132.01 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2143.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of 13°52'27", an arc length of 518.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 54°53'26" West, 517.66 feet; Course 9, thence North 28°10'55" East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southerly having a radius of 2168.00 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of 18°21'05", an arc length of 694.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 70°59'25" West, 691.43 feet; Course 11, thence North 05°30'50" East, along a non-tangent line, 53.81 feet; Course 12, thence North 69°45'26" West, 165.63 feet; Course 13, thence North 05°37'02" East, 64.92 feet; Course 14, thence North 33°32'36" West, 123.09 feet; Course 15, thence North 84°23'48" West, 149.32 feet; Course 16, thence South 57°01'03" West, 201.26 feet; Course 17, thence South 06°42'56" West, 169.87 feet to a point on a non-tangent curve concave Southerly having a radius of 2158.00 feet; Course 18, thence Westerly along the arc of said curve, through a central angle of 13°41'50", an arc length of 515.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°23'28" West, 514.66 feet; Course 19, thence Westerly along the arc of a curve concave Northerly having a radius of 2007.99 feet, through a central angle of36°00'46", an arc length of 1262.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 89°32'56" West, 1241.44 feet; Course 20, thence North 18°02'06" East, along a non-tangent line, 57.80 feet; Course 21, thence North 71°57'54" West, 74.33 feet; Course 22, thence South 18°02'06" West, 57.89 feet; Course 23, thence North 71°59' 11" West, 857.99 feet; Course 24, thence North 27°43'57" West, 40.77 feet; Course 25, thence North 18°53'39" East, 15.72 feet; Course 26, thence North 71°39' 13" West, 50.15 feet; Course 27, thence South 18°00'49" West, 44.46 feet; Course 28, thence North 71°59' 11" West, 1018.83 feet to the point of curvature of a curve concave Southerly having a radius of 2375.00 feet; Course 29, thence Westerly along the arc of said curve, through a central angle of 22°14'08", an arc length of 921.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°06'15" West, 915.93 feet; Course 30, thence North 00°13'32" East, along a non-tangent line, 129.00 feet; Course 31, thence North 89°46'28" West, 88.00 feet; Course 32, thence South 00°13'32" West, 137.50 feet to a point on a non-tangent curve concave Southerly having a radius of 2375.00 feet; Course 33, thence Westerly along the arc of said curve, through a central angle of 24°24'57", an arc length of 1012.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°26'14" West, 1004.44 feet; Course 34, thence South 59°13'45" West, 1293.72 feet to the Easterly most corner of Tract "A", said Cathedral Oak Parkway Phase 1 Replat; thence Northwesterly, Southwesterly and Southeasterly along the boundary line of said Tract "A", the following

7 courses: Course 1, thence South 85°19'58" West, 20.97 feet to the point of curvature of a curve concave Northeasterly having a radius of 44.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 65°29'43", an arc length of 50.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 61°55'11" West, 47.60 feet; Course 3, thence North 28°52'43" West, along a non-tangent line, 26.74 feet; Course 4, thence South 61°09'18" West, 92.00 feet; Course 5, thence South 28°51'41" East, 25.20 feet to a point on a non-tangent curve concave Westerly having a radius of 49.00 feet; Course 6, thence Southerly along the arc of said curve, through a central angle of 68°13'19", an arc length of 58.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 05°00'51" West, 54.96 feet; Course 7, thence South 39°07'30" West, 29.15 feet; thence South 59°13'45" West, departing said boundary line and along said Northerly right of way line, 41.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 2225.00 feet; thence Southwesterly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 03°48'35", an arc length of 147.94 feet to a point lying on the Easterly line of said Section 35, said arc being subtended by a chord bearing and distance of South 61°08'02" West, 147.91 feet; thence North 00°23'50" West, along said Easterly line, 2438.26 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 1 and Cell Tower Site:

Commercial Parcel 1

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase I Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 88°39'34" West, along said Northerly right of way line, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; thence Westerly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 15°43'16", an arc length of 555.08 feet to a point lying on the Westerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records, said arc being subtended by a chord bearing and distance of North 83°28'48" West, 553.34 feet; thence North 01°47'04" East, departing said Northerly right of way line, along the Westerly line of last said lands and along a non-tangent line, 514.09 feet to the Northwesterly comer of last said lands, said comer lying on the Southerly line of those lands described and recorded in Official Records Book 4131, page 1290, of said Public Records; thence South 87°52'18" East, along said Southerly line, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records, and its Easterly prolongation, 954.60 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 01°47'04" West, along said Westerly right of way line, 532.03 feet to the Point of Beginning.

Cell Tower Site

A portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at Point E, as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records, said Point E lying on the

Northeasterly right of way line of Cathedral Oak Parkway, a variable width right of way, as depicted on said Cathedral Oak Parkway Phase 1 Second Replat; thence Northwesterly along said Northeasterly right of way line the following 3 courses: Course 1, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 2143.00 feet, through a central angle of 06°57'44", an arc length of 260.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°20'48" West, 260.25 feet; Course 2, thence North 28°10'55" East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2168.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 04°40'55", an arc length of 177.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 64°09'20" West, 177.11 feet; thence North 30°14'32" East, departing said Northeasterly right of way line and along a non-tangent line, 47.04 feet; thence North 31°06' 12" East, 54.65 feet; thence North 24°56'34" East, 47.37 feet; thence North 08°59'10" West, 51.99 feet; thence North 01°48'23" East, 17.39 feet; thence North 61°0l '51" East, 27.95 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 61°01'5l" East, 18.28 feet; thence North 61°51'37" West, 48.41 feet; thence North 07°53'22" East, 42.97 feet; thence North 56°06'32" East, 55.15 feet; thence South 89°58'45" East, 42.15 feet; thence North 16°09'37" West, 22.55 feet; thence North 33°04'54" East, 40.17 feet; thence North 10°20'41" East, 48.39 feet; thence South 82°53'Ol" East, 26.82 feet; thence North 72°42'28" East, 56.87 feet; thence North 46°20'36" East, 29.31 feet; thence Due East, 16.32 feet to a point lying on the Westerly line of that certain 20 foot Electric Easement as described and recorded in Official Records Book 1452, page 1802, of said Public Records; thence South 01°29'09" East, along said Westerly line, 123.49 feet; thence South 22°10'24" East, continuing along said Westerly line, 209.12 feet; thence South 29°33'24" West, departing said Westerly line, 78.50 feet; thence North 60°26'36" West, 291.21 feet to the Point of Beginning.

South Parcel

A portion of Section 36, Township 5 South, Range 25 East, together with a portion of Sections 31 and 32, Township 5 South, Range 26 East, and a portion of Section 6, Township 6 South, Range 26 East, all lying in Clay County, Florida, together with Tract "D", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest comer of said Section 6, said comer also being the Northeast corner of Section 1, Township 6 South, Range 25 East; thence South 89°29' 14" West, along the Northerly line of said Section 1, a distance of 5299.37 feet to the Northwest corner thereof, said corner also being the Southeast corner of Section 35, Township 5 South, Range 25 East; thence North 00°45'58" East, along the East line of said Section 35, a distance of 2672.52 feet to a point lying on the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Northeasterly along said Southerly right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2380.00 feet, through a central angle of 05°40'46", an arc length of 235.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 62°04'08" East, 235.82 feet; thence North 59°13'45" East, continuing along said Southerly right of way line, 71.83 feet to the Westerly most comer of Tract "B", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, of said Public Records; thence Southeasterly, Easterly and Northeasterly along the boundary line of said Tract "B" the following 5 courses: Course 1, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 34.20

feet, through a central angle of 75°02'48", an arc length of 44.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°05'32" East, 41.66 feet; Course 2, thence South 25°04'00" East, along a non-tangent line, 31.03 feet; Course 3, thence North 64°59'52" East, 92.00 feet; Course 4, thence North 24°59'20" West, 23.50 feet to a point on a non-tangent curve concave Easterly having a radius of 59.72 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 70°30'00", an arc length of 73.48 feet to a point lying on said Southerly right of way line, said arc being subtended by a chord bearing and distance of North 10°19'20" East, 68.93 feet; thence Easterly along said Southerly right of way line the following 37 courses: Course 1, thence North 59°13'45" East, along said Southerly right of way line, 1300.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 2220.00 feet; Course 2, thence Easterly continuing along said Southerly right of way line and along the arc of said curve, through a central angle of 23°57' 17", an arc length of 928.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 71°12'24" East, 921.41 feet; Course 3, thence South 00°13'32" West, along a non-tangent line, 101.98 feet; Course 4, thence South 89°46'28" East, 88.00 feet; Course 5, thence North 00°13'32" East, 111.07 feet to a point on a non-tangent curve concave Southerly having a radius of 2220.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 22°32'47", an arc length of 873.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83°15'34" East, 867.96 feet; Course 7, thence South 71°54'27" East, along a non-tangent line, 315.87 feet; Course 8, thence South 17°55'18"West, 25.92 feet; Course 9, thence South 72°00'40" East, 40.00 feet; Course 10, thence North 17°55'02" East, 26.00 feet; Course 11, thence South 71°59'22" East, 828.15 feet; Course 12, thence South 27°13'54" East, 66.33 feet; Course 13, thence South 17°40'24" West, 15.75 feet; Course 14, thence South 71°56'42" East, 50.09 feet; Course 15, thence North 17°53' 18" East, 62.78 feet; Course 16, thence South 71°59' 11" East, 733.04 feet to the point of curvature of a curve concave Northerly having a radius of 2162.99 feet; Course 17, thence Easterly along the arc of said curve, through a central angle of 00°25'04", an arc length of 15.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°11'43" East, 15.77 feet; Course 18, thence South 17°35'45" West, along a non-tangent line, 50.00 feet; Course 19, thence South 73°21'50" East, 74.13 feet; Course 20, thence North 15°40'35" East, 50.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 21, thence Easterly along the arc of said curve, through a central angle of 19°44'1O", an arc length of 745.06 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 84°11'29" East, 741.38 feet; Course 22, thence South 04°34'58" East, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2188.99 feet; Course 23, thence Easterly along the arc of said curve, through a central angle of 01°02'27", an arc length of 39.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 85°24'50" East, 39.76 feet; Course 24, thence North 04°34'58" West, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 25, thence Easterly along the arc of said curve, through a central angle of 13°20'41", an arc length of 503.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 78°12'54" East, 502.64 feet; Course 26, thence Easterly along the arc of a non-tangent curve concave Southerly having a radius of 2003.00 feet, through a central angle of 21°53'04", an arc length of 765.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 82°29'50" East, 760.41 feet; Course 27, thence South 03°25'34" West, along a non-tangent line, 5.00 feet to a point on a non-tangent curve concave Southerly having a radius of 1998.00 feet; Course 28, thence Easterly along the arc of said curve, through a central angle of 24°44'50", an arc length of 862.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 74°12'00" East, 856.28 feet; Course 29, thence North 28°10'55" East, along a non-tangent line, 20.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2018.00 feet; Course 30, thence Southeasterly along the arc of said curve, through a central angle of 13°52'45", an arc length of 488.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°53'56" East, 487.64 feet; Course 31, thence South 47°56'37" East, along a non-tangent line, 131.94 feet to the point of curvature of a curve concave Northeasterly having a radius of 2148.00 feet; Course 32, thence Southeasterly along the arc of said curve, through a central angle of 15°34'43", an arc

length of 584.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°43'59" East, 582.24 feet; Course 33, thence South 26°00'29" West, along a non-tangent line, 58.01 feet; Course 34, thence South 64°05'01" East, 50.00 feet; Course 35, thence North 26°00'29" East, 58.10 feet to a point on a non-tangent curve concave Northerly having a radius of 2148.00 feet; Course 36, thence Easterly along the arc of said curve, through a central angle of 26°29'04", an arc length of 992.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°05'54" East, 984.08 feet; Course 37, thence North 88°39'34" East, 396.90 feet to a point lying on the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established; thence South 01°47'04" West, departing said Southerly right of way line and along said Westerly right of way line, 609.24 feet to the Northerly most comer of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence Southerly along the Westerly line of last said lands the following 3 courses: Course 1, thence South 04°05'13" West, departing said Westerly right of way line, 300.17 feet; Course 2, thence South 01°46'47" West, 440.22 feet; Course 3, thence South 00°29'48" East, 302.09 feet to the Southerly most corner thereof, said corner lying on said Westerly right of way line; thence South 01°47'04" West, along said Westerly right of way line, 108.24 feet to a point on a non-tangent curve concave Easterly having a radius of 11499.16 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of 00°17'06", an arc length of 57.22 feet to the Northerly most corner of Exhibit "A", described and recorded in Official Records Book 4717, page 1930, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°41'50" West, 57.22 feet; thence South 19°41'34" West, along the Westerly line of said Exhibit "A" and along a non-tangent line, 47.89 feet to a point on a non-tangent curve concave Easterly having a radius of 11514.16 feet; thence Southerly, continuing along said Westerly line and along the arc of said curve, through a central angle of 00°29'51", an arc length of 100.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 3729, page 53, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°04'46" West, 100.00 feet; thence South 89°35'27" West, along said Easterly prolongation and said Northerly line, 1093.78 feet to the Northwesterly corner thereof; thence South 01°01'02" East, along the Westerly line thereof, 853.28 feet to the Southwesterly corner thereof; thence North 89°35'27" East, along the Southerly line thereof and its Easterly prolongation, 1097.04 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 00°24'33" East, along said Westerly right of way line, 4497.42 feet to a point lying on the Southerly line of said Section 6; thence South 89°29'42" West, along said Southerly line, 1286.31 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 659, page 66, of said Public Records; thence North 00°24'23" West, along the Easterly line thereof, 2227.59 feet to the Northeasterly corner thereof; thence along the Northeasterly line thereof the following 3 courses: Course 1, thence North 75°24'05" West, 700.00 feet; Course 2, thence North 58°32'13" West, 1724.82 feet; Course 3, thence North 74°09'16" West, 1890.83 feet to the Northwesterly corner thereof, said corner lying on the East line of said Section 1; thence North 01°05'43" West, along said East line, 1431.42 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 2, Bypass R/W Parcel and Parcel A:

Commercial Parcel 2

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 01°47'04" West, along

said Westerly right of way line, 609.24 feet to the Northerly most comer of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence South 04°05'13" West, along the Westerly line of last said lands, 300.17 feet; thence South 01°46'47" West, continuing along said Westerly line, 350.10 feet to a point lying on the Southerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records; thence North 87°52'18" West, departing said Westerly line and along said Southerly line, 942.57 feet to the Southwesterly comer thereof; thence North 01°47'04" East, along the Westerly line thereof, 1274.57 feet to a point lying on said Southerly right of way line of Cathedral Oak Parkway; thence Easterly, along said Southerly right of way line and along the arc of a non-tangent curve concave Northerly having a radius of 2148.00 feet, through a central angle of 14°58'38", an arc length of 561.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°51'07" East, 559.89 feet; thence North 88°39'34" East, continuing along said Southerly right of way line, 396.90 feet to the Point of Beginning.

Bypass R/W Parcel

A portion of Section 6, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly line of said Section 6; thence South 89°29'42" West, along the Southerly line of said Section 6, a distance of 1142.79 feet; thence North 40°12'48" East, departing said Southerly line, 1113.51 feet to the point of curvature of a curve concave Westerly having a radius of 1422.50 feet; thence Northerly along the arc of said curve, through a central angle of 40°37'22", an arc length of 1008.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 19°54'08" East, 987.56 feet; thence North 89°35'27" East, along a non-tangent line, 75.00 feet to a point lying on said Westerly right of way line; thence South 00°24'33" East, along said Westerly right of way line, 1769.41 feet to the Point of Beginning.

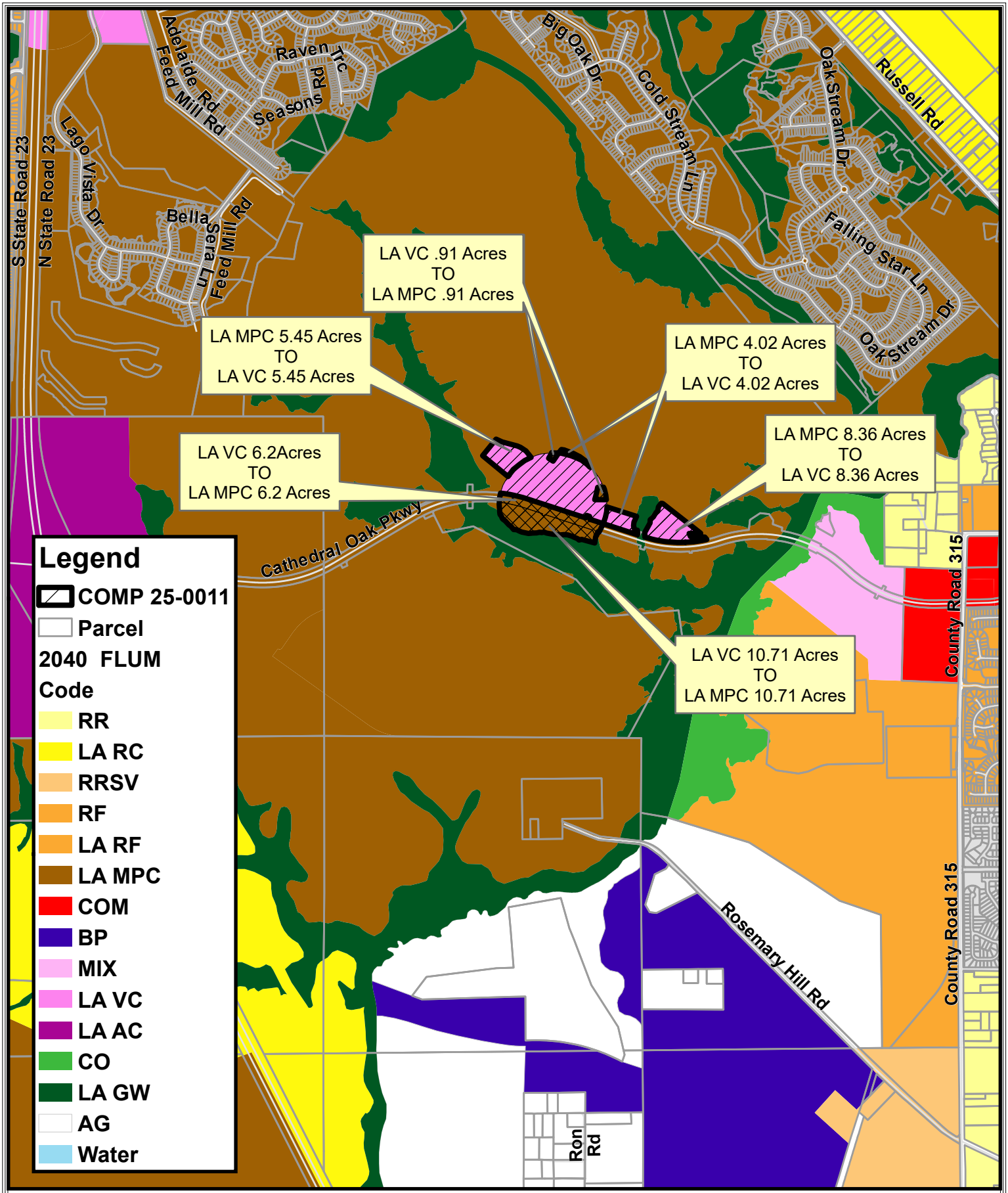
Parcel A

A portion of Section 6, Township 6 South, Range 26 East, together with a portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest comer of said Section 6, thence North 88°59'45" East, along the Northerly line thereof, 2134.74 feet to the Point of Beginning.

From said Point of Beginning, thence North 52°47'42" West, departing said Northerly line, 857.86 feet; thence North 24°00'23" East, 1017.06 feet; thence South 53°51'53" East, 723.08 feet; thence North 88°45'09" East, 399.18 feet; thence South 51°42'31" East, 428.63 feet; thence North 84°04'24" East, 617.74 feet; thence South 03°43'03" East, 534.86 feet; thence North 89°36'59" East, 236.77 feet; thence South 00°55'45" East, 834.61 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°56'15", an arc length of 39.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°02'23" West, 35.34 feet; thence South 89°00'30" West, 850.69 feet to the point of curvature of a curve concave Southerly having a radius of 530.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°08'13", an arc length of 214.02 feet to the point of

tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°26'24" West, 212.57 feet; thence South 65°52'17" West, 103.82 feet; thence South 67°39'31" West, 79.78 feet; thence South 78°38'39" West, 161.77 feet; thence North 82°01' 13" West, 371.67 feet; thence North 57°03'22" West, 193.38 feet; thence North 04°41 '28" East, 534.14 feet; thence North 52°47'42" West, 66.53 feet to the Point of Beginning.



This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: COMP 25-0011_Proposed Land Use_8.5x11

Application#: COMP 25-0011
Proposed Land Use: LA and LA MPC
Current Land Use: LA VC
Number of Acres: 35.66
Date: 05/08/2025

Exhibit "A-2"

Proposed Land Use Designation Map

Created By:GIS Department
Map Prepared: 6/16/2025

Staff Report and Recommendations for ZON 25-0014

Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: SRTG Dev Owner, LLC
Agent: England-Thims & Miller, Inc.
Phone: 904-642-8990
Email: DendorC@etminc.com

Agent: Gunster
Phone: 904-354-1980
Email: fmiller@gunster.com

Property Information

Parcel ID: 31-05026-014455-000-00 and 31-05026-014455-009-00
Current Zoning: LA MPC and LA VC
Proposed Zoning: LA MPC and LA VC
Commission District: 5, Comm. Burke

Current Land Use: LA MPC and LA VC
Acres affected by change: 11.63 +/- acres
Planning District: Springs

Owner / Applicant Information:

Owners: Clay County
Agent: N/A
Phone: 904-529-5365
Email: Dodie.Selig@claycountygov.com

Property Information

Parcel ID: 31-05026-014455-006-00
Current Zoning: LA VC
Proposed Zoning: LA MPC
Commission District: 5, Comm. Burke

Current Land Use: LA VC and LA GW
Acres affected by change: 6.2 +/- acres
Planning District: Springs

Introduction:

This application is a Rezoning that would change the zoning designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway

right-of-way owned by Clay County. A more detailed breakdown of the various portions of land affected by this change is provided below.

The subject parcels are located in the center of a former cattle ranch to the west of CR 315 and south of Sandridge Road. The portions of the two larger parcels contain a stormwater pond and undeveloped land. The third is the newly constructed Cathedral Oak Pkwy.

A companion Future Land Use change precedes this rezoning.

Summary of Changes Proposed:

The tables below break down the actual areas being changed. These are the same portions of the same parcels as were shown in the companion Comprehensive Plan Amendment (COMP 25-0011).

LA MPC = Lake Asbury Master Planned Community
LA VC = Lake Asbury Village Center

Parcel 31-05026-014455-000-00 Owned by SRTG Dev Owner, LLC

Acres affected:	Current Zoning:	Proposed Zoning:
5.45 acres	LA MPC	LA VC
0.91 acres	LA VC	LA MPC
4.02 acres	LA MPC	LA VC
8.63 acres	LA MPC	LA VC

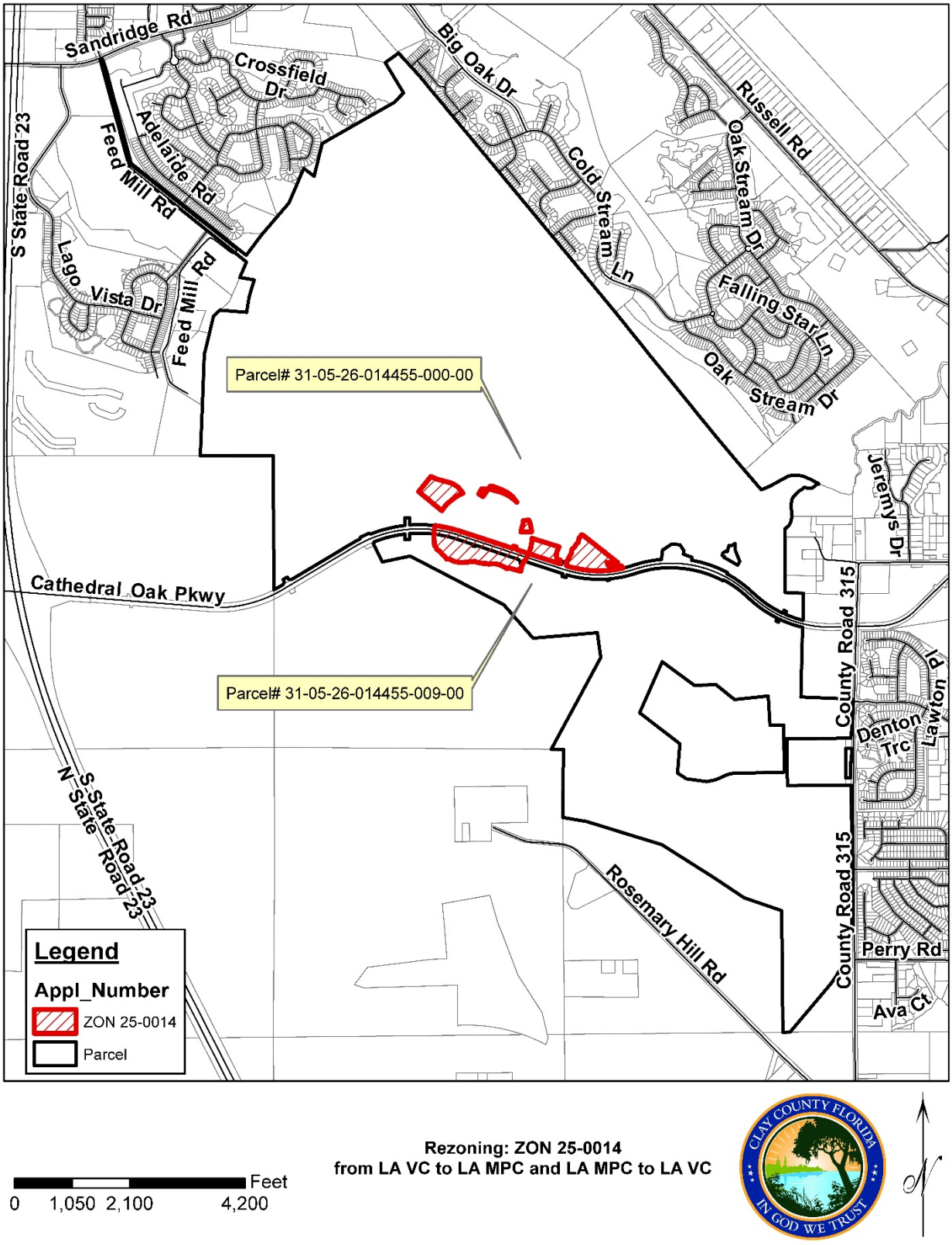
Parcel 31-05026-014455-009-00 Owned by SRTG Dev Owner, LLC

Acres affected:	Current Zoning:	Proposed Zoning:
10.71 acres	LA VC	LA MPC

Parcel 31-05026-014455-006-00 Owned by Clay County

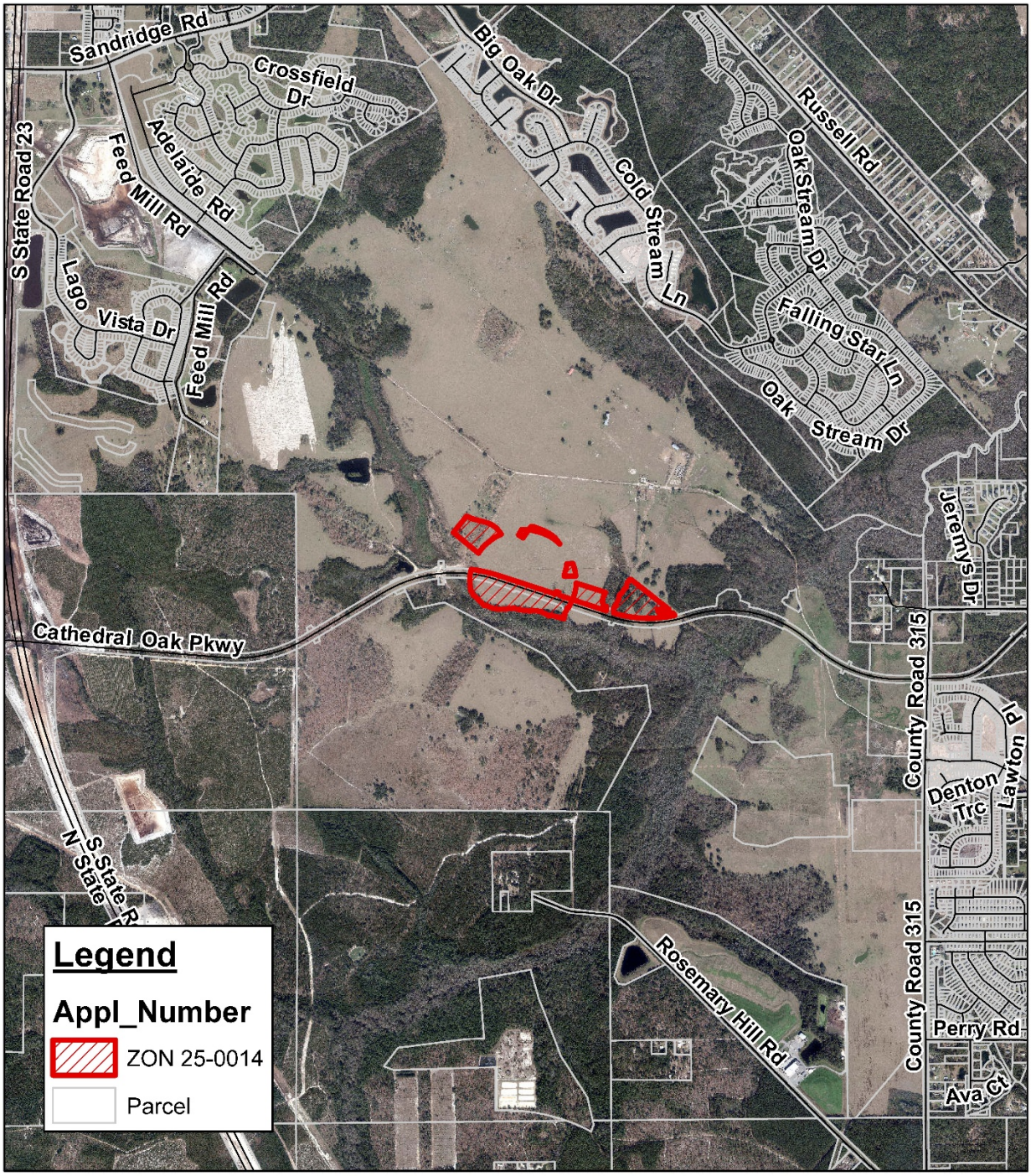
Acres affected:	Current Zoning:	Proposed Zoning:
6.2 acres	LA VC	LA MPC

Figure 1 – Parcel Map



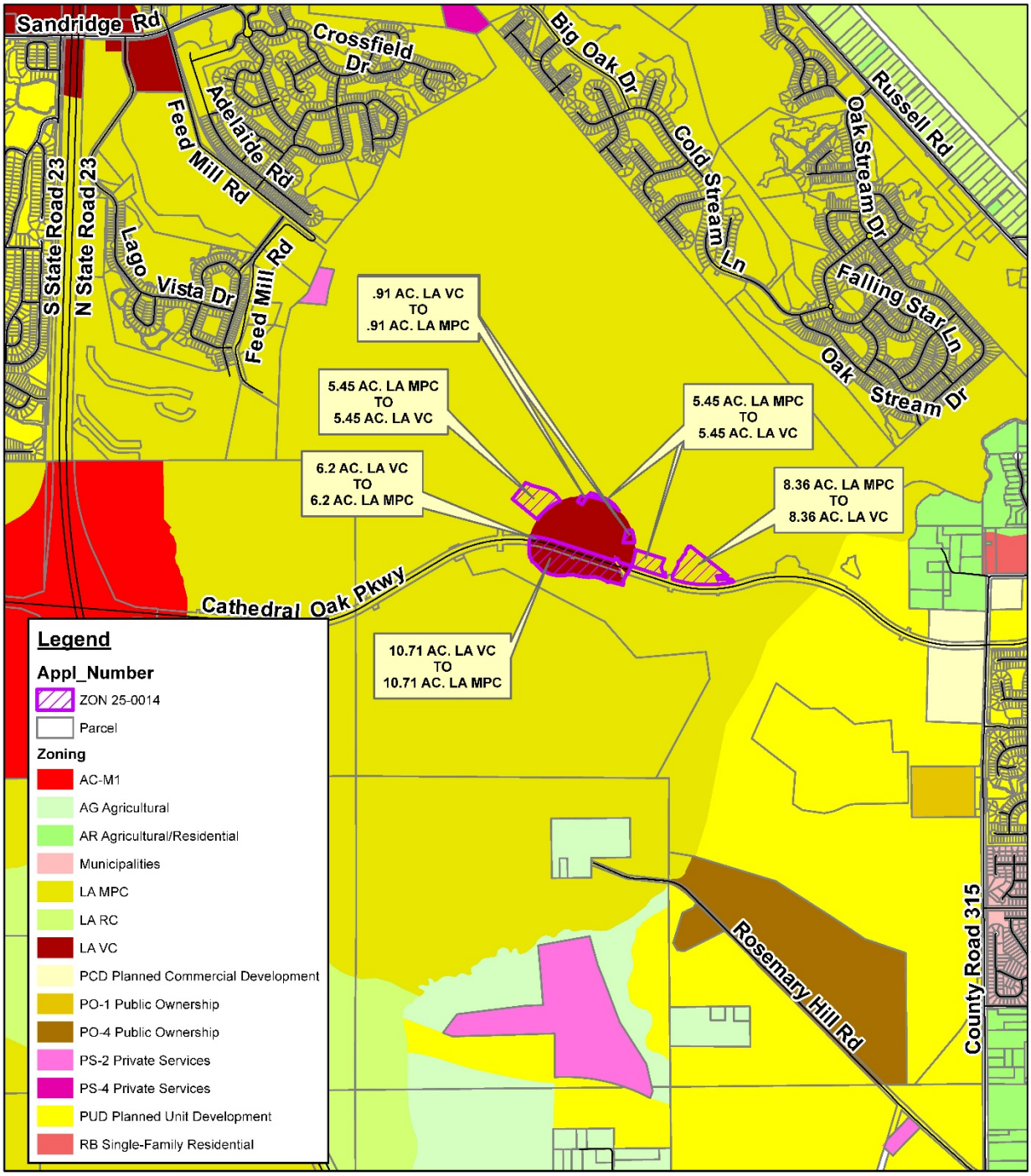
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Figure 2 – Aerial Photo



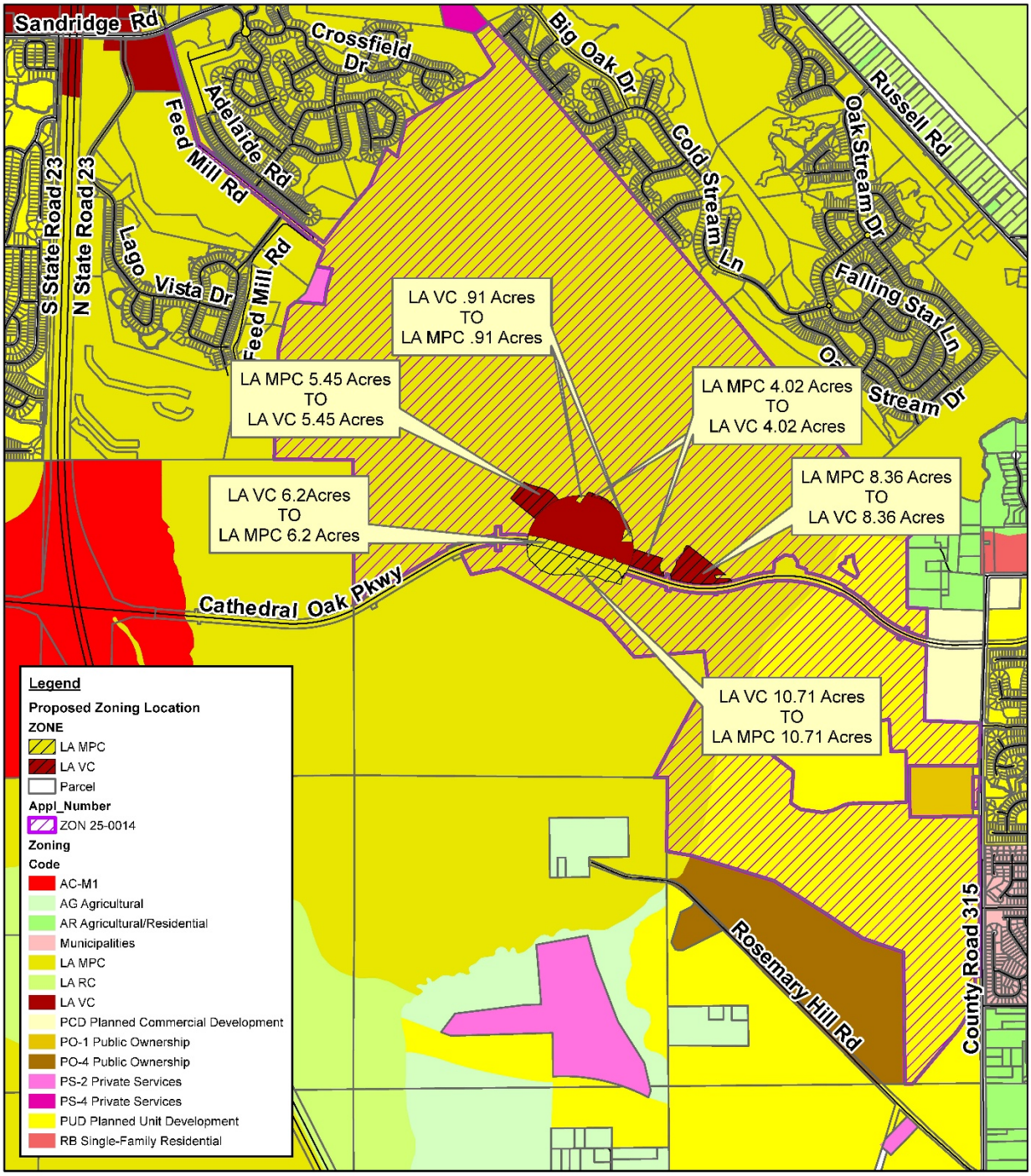
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Figure 3 – Existing Zoning Map



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Figure 4 – Proposed Zoning Map



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Relevant Clay County 2045 Comprehensive Plan Policies

The following Goals/Objective/Policies support the proposed Rezoning Amendment to the Code:

LA FLU Policy 1.4.6 Master Planned Community (LA MPC)

1) Land Use

The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed around village centers. Single-family attached units may not exceed ten percent of potential units in the Master Planned Community within each village, and shall be located adjacent to Village Centers. Central water and sewer is required in this land use category.

2) Density

This category allows single-family detached units, with a maximum base density of 3 units per net acre (net calculated as uplands only). Single-family detached density may go up to five units per net acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-family attached density is allowed at a range between six and ten units per acre, and may go up to 12 units per acre through additional density associated with wetland-upland buffer and/or environmentally significant land dedication.

3) LA MPC Principles

Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use.

Neighborhoods shall contain a diversity of housing types through lot size varieties, and are encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, townhomes and apartments.

To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

4) Schools

Neighborhood school location shall allow students to walk or bike to school. Final locations shall be determined by the school district. Whenever possible, elementary schools are encouraged to be located close to or adjacent to village centers. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be co-located adjacent to public facilities such as parks, libraries and civic uses creating an activity node for primary use by students and their families.

5) Neighborhood Parks

The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park standards are addressed in LA REC Policy 1.1.1.

LA FLU Policy 1.4.10 Village Center and Interchange Village Center (LA VC and LA IVC)

Village Centers (LA VC):

Village Centers (LA VC) shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Within the Village Centers, residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with wetland-upland buffer and/or environmentally significant land dedication, as described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in a compact, walkable form accessible by sidewalk.

The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will provide park space in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof. The quantification of uses shall be consistent with the ranges identified in the following table.

Village Center Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Residential	Residential	Residential
25%	25%	25%
65%	65%	65%
Office	Office	Office

Notwithstanding the foregoing, any Village Center consisting of less than ten (10) acres existing as of November 22, 2022 shall not be subject to the quantification of uses described in the above matrix.

Village Centers adjacent to the Rural Community land use are limited to elementary schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

Analysis of Surrounding Uses

The proposed rezoning would change the zoning designation of several portions of three (3) parcels of land from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and vice versa. The change is proposed in order to move 10.71 acres of the LA VC zoning designation from under a stormwater pond and 6.2 acres of LA VC from under the adjacent Cathedral Oak Parkway to areas adjacent to the existing LA VC lands immediately to the north. Ultimately this will allow the property owner to realign the LA VC from the present conceptual circle shape to better align with the topography of the land and the proposed development. This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	LA MPC	LA MPC	Vacant Land
South	LA MPC and LA GW	LA MPC	Vacant Land
East	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy
West	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy

Analysis of Proposed Rezoning Amendment

In reviewing the proposed application for Rezoning, the following criteria may be considered along with such other matters as may be appropriate to the particular application:

(a) Whether the proposed change will create an isolated district unrelated to or incompatible with adjacent and nearby districts;

Staff Finding: The proposed change will not create an isolated district, rather it will realign the boundary of the existing LA VC district with no net change in the acreage entitled.

(b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real property proposed for change;

Staff Finding: The existing district boundaries were not originally illogically drawn, however the recent construction of Cathedral Oak Parkway has created areas of higher density which are no longer accessible to development. This rezoning will realign the boundaries in a fashion compatible with the future development potential.

(c) Whether the conditions which existed at the time the real property was originally zoned have changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

Staff Finding: The development of Cathedral Oak Parkway has changed the nature of the property. Areas that were zoned LA VC are now a roadway and stormwater pond isolated from the remainder of the LA VC zoned land on the parent parcel. This rezoning will realign the boundary of the LA VC.

(d) Whether the affected real property cannot be used in accordance with existing zoning;

Staff Finding: The LA VC portions of property under the roadway and stormwater pond cannot be used in accordance with that zoning's mixed use intent.

(e) Whether the proposed Rezoning application is compatible with and furthers the County's stated objectives and policies of the Plan;

Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it creates a more accessible "village center" at the intersection of two future roads while also preserving an area of existing LA GW to allow for drainage and wildlife movement.

(f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a legitimate public purpose;

Staff Finding: There is no public purpose served by maintaining the existing zoning in its present locations.

(g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is inconsistent with surrounding land use;

Staff Finding: Maintaining the existing zoning in the current locations is not a reasonable course as it hinders the full use of the parcels.

(h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density within the district already permitting such intensity or density.

Staff Finding: There are a very limited number of LA VC sites allowed within the County. This rezoning will not increase that number nor increase the acreage of this existing Village Center, merely relocate the LA VC to an area that is accessible and appropriate for development.

Recommendation

Staff recommends approval of ZON 25-0014.

Ordinance No. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 AND 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF LAKE ASBURY VILLAGE CENTER (LA VC) TO LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) AND TO CHANGE PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 AND 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) TO LAKE ASBURY VILLAGE CENTER (LA VC); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Application ZON 25-0014 seeks to rezone portions of certain real property (tax parcel identification #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00) (the Property), described in Exhibit "A-1", and depicted in Exhibit "A-2".

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the subject portions of the Property is hereby changed from Lake Asbury Village Center (LA VC) and Lake Asbury Master Planned Community (LA MPC) to Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Village Center (LA VC).

Section 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

Section 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 5. This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 25-0011 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By:_____
Betsy Condon, Its Chairman

ATTEST:

By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description of the Property

North Parcel

A portion of Sections 24, 25, 26, and 36, Township 5 South, Range 25 East, together with a portion of Sections 30, 31, and 32, Township 5 South, Range 26 East, all lying in Clay County, Florida, together with Tract "C", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning commence at the Northwest comer of said Section 36, said comer also being the Northeast comer of Section 35, Township 5 South, Range 25 East; thence South 89°49'51" West, along the Northerly line of said Section 35, a distance of 1288.60 feet to the Southeasterly comer of those lands described and recorded in Official Records Book 3469, page 215, of said Public Records; thence North 02°12'22" East, along the Easterly line of last said lands, and along the Easterly line of those lands described and recorded in Official Records Book 3373, page 204, of said Public Records, 1837.27 feet; thence North 13°33'49" East, continuing along the Easterly line of last said lands, 729.80 feet to the Southwesterly comer of those lands described and recorded in Official Records Book 4327, page 193, of said Public Records; thence Easterly, Northerly and Westerly along the boundary line of last said lands the following 4 courses: Course 1, thence South 85°43'45" East, departing said Easterly line, 556.00 feet; Course 2, thence North 09°13'24" East, 276.99 feet; Course 3, thence North 16°43'20" East, 330.83 feet; Course 4, thence North 80°45'26" West, 265.30 feet to a point lying on last said Easterly line; thence North 23°21'18" East, departing said boundary line and along said Easterly line, 446.04 feet to the Easterly most corner thereof; thence North 51°26'06" West, along the Northeasterly line thereof, 95.69 feet to a point lying on the Southwesterly prolongation of the Southeasterly line of those lands described and recorded in Official Records Book 4387, page 183, of said Public Records; thence North 36°47'27" East, along said Southwesterly prolongation and along said Southeasterly line, 526.43 feet; thence North 40°34'40" East, continuing along said Southeasterly line, and along the Southeasterly line of Granary Park Phase 2A, recorded in Plat Book 70, pages 1 through 12, of said Public Records, 765.54 feet; thence Northeasterly along last said Southeasterly line the following 4 courses: Course 1, thence North 23°18' 11" East, 685.35 feet; Course 2, thence South 53°00'46" East, 236.42 feet; Course 3, thence North 13°52'27" East, 612.69 feet; Course 3, thence North 60°20'34" East, continuing along said Southeasterly line and along the Southeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records, 1500.85 feet; thence North 44°43' 17" East, continuing along last said Southeasterly line, 250.99 feet to the Easterly most corner thereof; thence North 31°07'07" West, along the Northeasterly line thereof, 650.30 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line and along said Southerly line, 272.23 feet to the Northerly most comer of Parcel A, described and recorded in said Official Records Book 1863, page 1745; thence South 39°57'18" East, along the Northeasterly line of last said lands, and the Northeasterly line of Sections 24 and 25, Township 5 South, Range 25 East, and the Northeasterly line of Sections 30 and 31, Township 5 South, Range 26 East, a distance of 9873.41 feet to the Westerly most corner of Lot 5, Block 48, as depicted on Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, of said Public Records; thence South 39°56'32" East, continuing along said Northeasterly line, also being the Southwesterly line of said Lot 5 and the Southwesterly line of Lot 6, said Florida Farmer's Land Company's Subdivision, 1239 feet, more or less, to a point lying on the centerline of Peters Creek; thence Southwesterly, departing said Northeasterly line and along said centerline, a distance of 246 feet, more or less, to a point lying on the Westerly line of those lands described and recorded in Official Records Book 4433, page 401, of said Public Records; thence South 00°09'04" East, departing said centerline and along said Westerly line and along the Westerly lines

of those lands described and recorded in Official Records Book 2986, page 475, and Official Records Book 4131, page 1290, both of said Public Records, 1088 feet, more or less to the Southwesterly corner of last said lands; thence South 87°52' 18" East, along the Southerly line thereof, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records and along the Easterly prolongation thereof, 1376.17 feet to a point lying on the Westerly right of way line of County Road No. 315, and 80 foot right of way as presently established; thence South 01°47'04" West, along said Westerly right of way line, 532.03 feet to its intersection with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Westerly along said Northerly right of way line, the following 34 courses: Course 1, thence South 88°39'34" West, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 25°04'37", an arc length of 885.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°48'07" West, 878.37 feet; Course 3, thence North 26°03'34" East, along a non-tangent line, 57.07 feet; Course 4, thence North 64°01'56" West, 50.00 feet; Course 5, thence South 26°03'34" West, 58.40 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2023.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of 16°54'09", an arc length of 596.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°23'31" West, 594.63 feet; Course 7, thence North 47°57'1 l" West, along a non-tangent line, 132.01 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2143.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of 13°52'27", an arc length of 518.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 54°53'26" West, 517.66 feet; Course 9, thence North 28°10'55" East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southerly having a radius of 2168.00 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of 18°21'05", an arc length of 694.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 70°59'25" West, 691.43 feet; Course 11, thence North 05°30'50" East, along a non-tangent line, 53.81 feet; Course 12, thence North 69°45'26" West, 165.63 feet; Course 13, thence North 05°37'02" East, 64.92 feet; Course 14, thence North 33°32'36" West, 123.09 feet; Course 15, thence North 84°23'48" West, 149.32 feet; Course 16, thence South 57°01'03" West, 201.26 feet; Course 17, thence South 06°42'56" West, 169.87 feet to a point on a non-tangent curve concave Southerly having a radius of 2158.00 feet; Course 18, thence Westerly along the arc of said curve, through a central angle of 13°41'50", an arc length of 515.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°23'28" West, 514.66 feet; Course 19, thence Westerly along the arc of a curve concave Northerly having a radius of 2007.99 feet, through a central angle of36°00'46", an arc length of 1262.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 89°32'56" West, 1241.44 feet; Course 20, thence North 18°02'06" East, along a non-tangent line, 57.80 feet; Course 21, thence North 71°57'54" West, 74.33 feet; Course 22, thence South 18°02'06" West, 57.89 feet; Course 23, thence North 71°59' 11" West, 857.99 feet; Course 24, thence North 27°43'57" West, 40.77 feet; Course 25, thence North 18°53'39" East, 15.72 feet; Course 26, thence North 71°39' 13" West, 50.15 feet; Course 27, thence South 18°00'49" West, 44.46 feet; Course 28, thence North 71°59' 11" West, 1018.83 feet to the point of curvature of a curve concave Southerly having a radius of 2375.00 feet; Course 29, thence Westerly along the arc of said curve, through a central angle of 22°14'08", an arc length of 921.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°06'15" West, 915.93 feet; Course 30, thence North 00°13'32" East, along a non-tangent line, 129.00 feet; Course 31, thence North 89°46'28" West, 88.00 feet; Course 32, thence South 00°13'32" West, 137.50 feet to a point on a non-tangent curve concave Southerly having a radius of 2375.00 feet; Course 33, thence Westerly along the arc of said curve, through a central angle of 24°24'57", an arc length of 1012.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°26'14" West, 1004.44 feet; Course 34, thence South 59°13'45" West, 1293.72 feet to the Easterly most corner of Tract "A", said Cathedral Oak Parkway Phase 1 Replat; thence Northwesterly, Southwesterly and Southeasterly along the boundary line of said Tract "A", the following

7 courses: Course 1, thence South 85°19'58" West, 20.97 feet to the point of curvature of a curve concave Northeasterly having a radius of 44.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 65°29'43", an arc length of 50.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 61°55'11" West, 47.60 feet; Course 3, thence North 28°52'43" West, along a non-tangent line, 26.74 feet; Course 4, thence South 61°09'18" West, 92.00 feet; Course 5, thence South 28°51'41" East, 25.20 feet to a point on a non-tangent curve concave Westerly having a radius of 49.00 feet; Course 6, thence Southerly along the arc of said curve, through a central angle of 68°13'19", an arc length of 58.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 05°00'51" West, 54.96 feet; Course 7, thence South 39°07'30" West, 29.15 feet; thence South 59°13'45" West, departing said boundary line and along said Northerly right of way line, 41.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 2225.00 feet; thence Southwesterly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 03°48'35", an arc length of 147.94 feet to a point lying on the Easterly line of said Section 35, said arc being subtended by a chord bearing and distance of South 61°08'02" West, 147.91 feet; thence North 00°23'50" West, along said Easterly line, 2438.26 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 1 and Cell Tower Site:

Commercial Parcel 1

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase I Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 88°39'34" West, along said Northerly right of way line, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; thence Westerly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 15°43'16", an arc length of 555.08 feet to a point lying on the Westerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records, said arc being subtended by a chord bearing and distance of North 83°28'48" West, 553.34 feet; thence North 01°47'04" East, departing said Northerly right of way line, along the Westerly line of last said lands and along a non-tangent line, 514.09 feet to the Northwesterly comer of last said lands, said comer lying on the Southerly line of those lands described and recorded in Official Records Book 4131, page 1290, of said Public Records; thence South 87°52'18" East, along said Southerly line, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records, and its Easterly prolongation, 954.60 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 01°47'04" West, along said Westerly right of way line, 532.03 feet to the Point of Beginning.

Cell Tower Site

A portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at Point E, as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records, said Point E lying on the

Northeasterly right of way line of Cathedral Oak Parkway, a variable width right of way, as depicted on said Cathedral Oak Parkway Phase 1 Second Replat; thence Northwesterly along said Northeasterly right of way line the following 3 courses: Course 1, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 2143.00 feet, through a central angle of 06°57'44", an arc length of 260.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°20'48" West, 260.25 feet; Course 2, thence North 28°10'55" East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2168.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 04°40'55", an arc length of 177.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 64°09'20" West, 177.11 feet; thence North 30°14'32" East, departing said Northeasterly right of way line and along a non-tangent line, 47.04 feet; thence North 31°06' 12" East, 54.65 feet; thence North 24°56'34" East, 47.37 feet; thence North 08°59'10" West, 51.99 feet; thence North 01°48'23" East, 17.39 feet; thence North 61°0l '51" East, 27.95 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 61°01'5l" East, 18.28 feet; thence North 61°51'37" West, 48.41 feet; thence North 07°53'22" East, 42.97 feet; thence North 56°06'32" East, 55.15 feet; thence South 89°58'45" East, 42.15 feet; thence North 16°09'37" West, 22.55 feet; thence North 33°04'54" East, 40.17 feet; thence North 10°20'41" East, 48.39 feet; thence South 82°53'Ol" East, 26.82 feet; thence North 72°42'28" East, 56.87 feet; thence North 46°20'36" East, 29.31 feet; thence Due East, 16.32 feet to a point lying on the Westerly line of that certain 20 foot Electric Easement as described and recorded in Official Records Book 1452, page 1802, of said Public Records; thence South 01°29'09" East, along said Westerly line, 123.49 feet; thence South 22°10'24" East, continuing along said Westerly line, 209.12 feet; thence South 29°33'24" West, departing said Westerly line, 78.50 feet; thence North 60°26'36" West, 291.21 feet to the Point of Beginning.

South Parcel

A portion of Section 36, Township 5 South, Range 25 East, together with a portion of Sections 31 and 32, Township 5 South, Range 26 East, and a portion of Section 6, Township 6 South, Range 26 East, all lying in Clay County, Florida, together with Tract "D", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest comer of said Section 6, said comer also being the Northeast corner of Section 1, Township 6 South, Range 25 East; thence South 89°29' 14" West, along the Northerly line of said Section 1, a distance of 5299.37 feet to the Northwest corner thereof, said corner also being the Southeast corner of Section 35, Township 5 South, Range 25 East; thence North 00°45'58" East, along the East line of said Section 35, a distance of 2672.52 feet to a point lying on the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Northeasterly along said Southerly right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2380.00 feet, through a central angle of 05°40'46", an arc length of 235.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 62°04'08" East, 235.82 feet; thence North 59°13'45" East, continuing along said Southerly right of way line, 71.83 feet to the Westerly most comer of Tract "B", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, of said Public Records; thence Southeasterly, Easterly and Northeasterly along the boundary line of said Tract "B" the following 5 courses: Course 1, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 34.20

feet, through a central angle of 75°02'48", an arc length of 44.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°05'32" East, 41.66 feet; Course 2, thence South 25°04'00" East, along a non-tangent line, 31.03 feet; Course 3, thence North 64°59'52" East, 92.00 feet; Course 4, thence North 24°59'20" West, 23.50 feet to a point on a non-tangent curve concave Easterly having a radius of 59.72 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 70°30'00", an arc length of 73.48 feet to a point lying on said Southerly right of way line, said arc being subtended by a chord bearing and distance of North 10°19'20" East, 68.93 feet; thence Easterly along said Southerly right of way line the following 37 courses: Course 1, thence North 59°13'45" East, along said Southerly right of way line, 1300.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 2220.00 feet; Course 2, thence Easterly continuing along said Southerly right of way line and along the arc of said curve, through a central angle of 23°57' 17", an arc length of 928.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 71°12'24" East, 921.41 feet; Course 3, thence South 00°13'32" West, along a non-tangent line, 101.98 feet; Course 4, thence South 89°46'28" East, 88.00 feet; Course 5, thence North 00°13'32" East, 111.07 feet to a point on a non-tangent curve concave Southerly having a radius of 2220.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 22°32'47", an arc length of 873.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83°15'34" East, 867.96 feet; Course 7, thence South 71°54'27" East, along a non-tangent line, 315.87 feet; Course 8, thence South 17°55'18"West, 25.92 feet; Course 9, thence South 72°00'40" East, 40.00 feet; Course 10, thence North 17°55'02" East, 26.00 feet; Course 11, thence South 71°59'22" East, 828.15 feet; Course 12, thence South 27°13'54" East, 66.33 feet; Course 13, thence South 17°40'24" West, 15.75 feet; Course 14, thence South 71°56'42" East, 50.09 feet; Course 15, thence North 17°53' 18" East, 62.78 feet; Course 16, thence South 71°59' 11" East, 733.04 feet to the point of curvature of a curve concave Northerly having a radius of 2162.99 feet; Course 17, thence Easterly along the arc of said curve, through a central angle of 00°25'04", an arc length of 15.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°11'43" East, 15.77 feet; Course 18, thence South 17°35'45" West, along a non-tangent line, 50.00 feet; Course 19, thence South 73°21'50" East, 74.13 feet; Course 20, thence North 15°40'35" East, 50.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 21, thence Easterly along the arc of said curve, through a central angle of 19°44'1O", an arc length of 745.06 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 84°11'29" East, 741.38 feet; Course 22, thence South 04°34'58" East, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2188.99 feet; Course 23, thence Easterly along the arc of said curve, through a central angle of 01°02'27", an arc length of 39.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 85°24'50" East, 39.76 feet; Course 24, thence North 04°34'58" West, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 25, thence Easterly along the arc of said curve, through a central angle of 13°20'41", an arc length of 503.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 78°12'54" East, 502.64 feet; Course 26, thence Easterly along the arc of a non-tangent curve concave Southerly having a radius of 2003.00 feet, through a central angle of 21°53'04", an arc length of 765.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 82°29'50" East, 760.41 feet; Course 27, thence South 03°25'34" West, along a non-tangent line, 5.00 feet to a point on a non-tangent curve concave Southerly having a radius of 1998.00 feet; Course 28, thence Easterly along the arc of said curve, through a central angle of 24°44'50", an arc length of 862.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 74°12'00" East, 856.28 feet; Course 29, thence North 28°10'55" East, along a non-tangent line, 20.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2018.00 feet; Course 30, thence Southeasterly along the arc of said curve, through a central angle of 13°52'45", an arc length of 488.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°53'56" East, 487.64 feet; Course 31, thence South 47°56'37" East, along a non-tangent line, 131.94 feet to the point of curvature of a curve concave Northeasterly having a radius of 2148.00 feet; Course 32, thence Southeasterly along the arc of said curve, through a central angle of 15°34'43", an arc

length of 584.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°43'59" East, 582.24 feet; Course 33, thence South 26°00'29" West, along a non-tangent line, 58.01 feet; Course 34, thence South 64°05'01" East, 50.00 feet; Course 35, thence North 26°00'29" East, 58.10 feet to a point on a non-tangent curve concave Northerly having a radius of 2148.00 feet; Course 36, thence Easterly along the arc of said curve, through a central angle of 26°29'04", an arc length of 992.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°05'54" East, 984.08 feet; Course 37, thence North 88°39'34" East, 396.90 feet to a point lying on the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established; thence South 01°47'04" West, departing said Southerly right of way line and along said Westerly right of way line, 609.24 feet to the Northerly most comer of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence Southerly along the Westerly line of last said lands the following 3 courses: Course 1, thence South 04°05'13" West, departing said Westerly right of way line, 300.17 feet; Course 2, thence South 01°46'47" West, 440.22 feet; Course 3, thence South 00°29'48" East, 302.09 feet to the Southerly most corner thereof, said corner lying on said Westerly right of way line; thence South 01°47'04" West, along said Westerly right of way line, 108.24 feet to a point on a non-tangent curve concave Easterly having a radius of 11499.16 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of 00°17'06", an arc length of 57.22 feet to the Northerly most corner of Exhibit "A", described and recorded in Official Records Book 4717, page 1930, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°41'50" West, 57.22 feet; thence South 19°41'34" West, along the Westerly line of said Exhibit "A" and along a non-tangent line, 47.89 feet to a point on a non-tangent curve concave Easterly having a radius of 11514.16 feet; thence Southerly, continuing along said Westerly line and along the arc of said curve, through a central angle of 00°29'51", an arc length of 100.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 3729, page 53, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°04'46" West, 100.00 feet; thence South 89°35'27" West, along said Easterly prolongation and said Northerly line, 1093.78 feet to the Northwesterly corner thereof; thence South 01°01'02" East, along the Westerly line thereof, 853.28 feet to the Southwesterly corner thereof; thence North 89°35'27" East, along the Southerly line thereof and its Easterly prolongation, 1097.04 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 00°24'33" East, along said Westerly right of way line, 4497.42 feet to a point lying on the Southerly line of said Section 6; thence South 89°29'42" West, along said Southerly line, 1286.31 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 659, page 66, of said Public Records; thence North 00°24'23" West, along the Easterly line thereof, 2227.59 feet to the Northeasterly corner thereof; thence along the Northeasterly line thereof the following 3 courses: Course 1, thence North 75°24'05" West, 700.00 feet; Course 2, thence North 58°32'13" West, 1724.82 feet; Course 3, thence North 74°09'16" West, 1890.83 feet to the Northwesterly corner thereof, said corner lying on the East line of said Section 1; thence North 01°05'43" West, along said East line, 1431.42 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 2, Bypass R/W Parcel and Parcel A:

Commercial Parcel 2

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 01°47'04" West, along

said Westerly right of way line, 609.24 feet to the Northerly most comer of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence South 04°05'13" West, along the Westerly line of last said lands, 300.17 feet; thence South 01°46'47" West, continuing along said Westerly line, 350.10 feet to a point lying on the Southerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records; thence North 87°52'18" West, departing said Westerly line and along said Southerly line, 942.57 feet to the Southwesterly comer thereof; thence North 01°47'04" East, along the Westerly line thereof, 1274.57 feet to a point lying on said Southerly right of way line of Cathedral Oak Parkway; thence Easterly, along said Southerly right of way line and along the arc of a non-tangent curve concave Northerly having a radius of 2148.00 feet, through a central angle of 14°58'38", an arc length of 561.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°51'07" East, 559.89 feet; thence North 88°39'34" East, continuing along said Southerly right of way line, 396.90 feet to the Point of Beginning.

Bypass R/W Parcel

A portion of Section 6, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly line of said Section 6; thence South 89°29'42" West, along the Southerly line of said Section 6, a distance of 1142.79 feet; thence North 40°12'48" East, departing said Southerly line, 1113.51 feet to the point of curvature of a curve concave Westerly having a radius of 1422.50 feet; thence Northerly along the arc of said curve, through a central angle of 40°37'22", an arc length of 1008.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 19°54'08" East, 987.56 feet; thence North 89°35'27" East, along a non-tangent line, 75.00 feet to a point lying on said Westerly right of way line; thence South 00°24'33" East, along said Westerly right of way line, 1769.41 feet to the Point of Beginning.

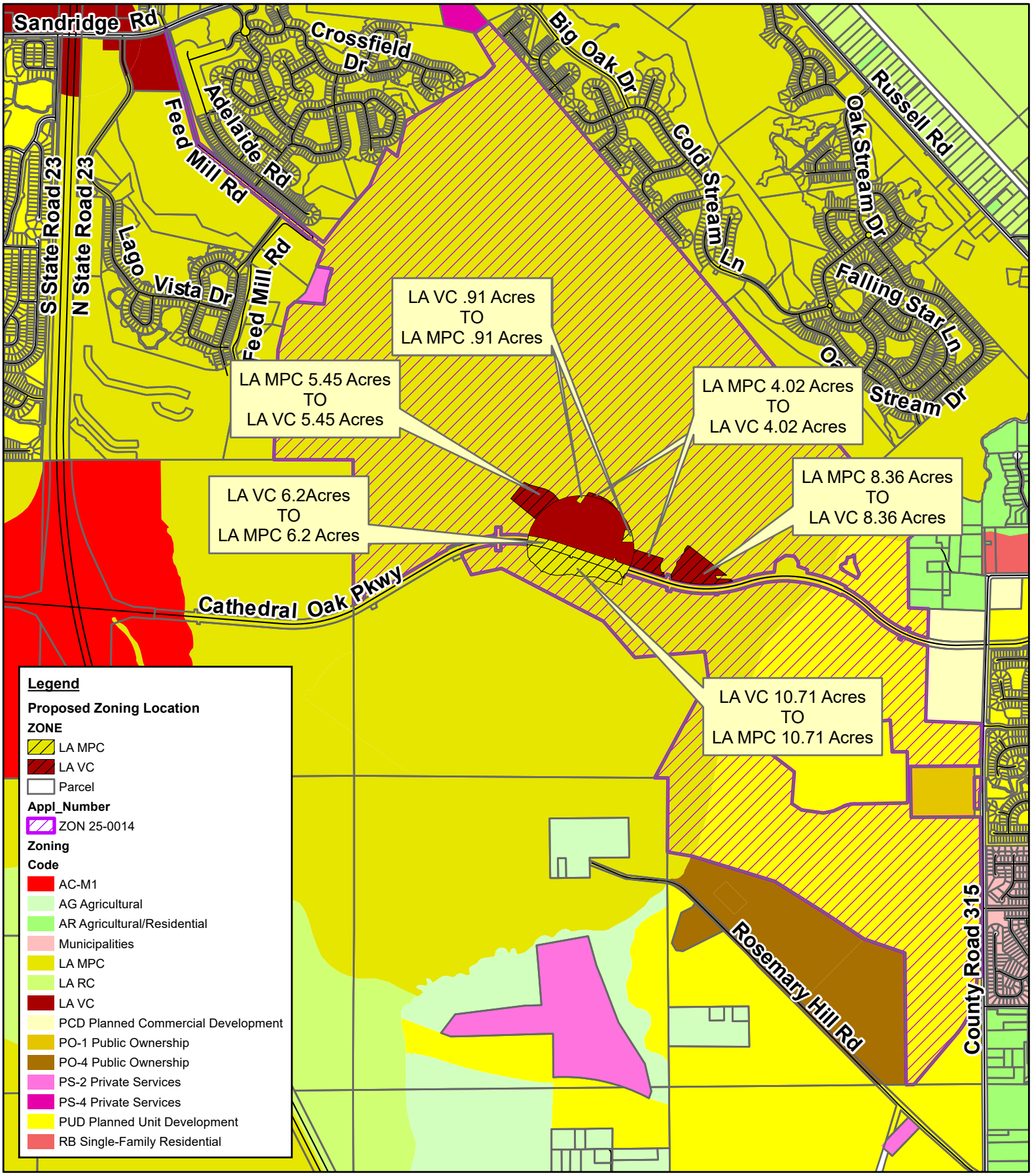
Parcel A

A portion of Section 6, Township 6 South, Range 26 East, together with a portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest comer of said Section 6, thence North 88°59'45" East, along the Northerly line thereof, 2134.74 feet to the Point of Beginning.

From said Point of Beginning, thence North 52°47'42" West, departing said Northerly line, 857.86 feet; thence North 24°00'23" East, 1017.06 feet; thence South 53°51'53" East, 723.08 feet; thence North 88°45'09" East, 399.18 feet; thence South 51°42'31" East, 428.63 feet; thence North 84°04'24" East, 617.74 feet; thence South 03°43'03" East, 534.86 feet; thence North 89°36'59" East, 236.77 feet; thence South 00°55'45" East, 834.61 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°56'15", an arc length of 39.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°02'23" West, 35.34 feet; thence South 89°00'30" West, 850.69 feet to the point of curvature of a curve concave Southerly having a radius of 530.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°08'13", an arc length of 214.02 feet to the point of

tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°26'24" West, 212.57 feet; thence South 65°52'17" West, 103.82 feet; thence South 67°39'31" West, 79.78 feet; thence South 78°38'39" West, 161.77 feet; thence North 82°01' 13" West, 371.67 feet; thence North 57°03'22" West, 193.38 feet; thence North 04°41 '28" East, 534.14 feet; thence North 52°47'42" West, 66.53 feet to the Point of Beginning.



0 1,050 2,100 4,200 Feet

Proposed Zoning
Rezoning: ZON 25-0014
from LA VC to LA MPC and LA MPC to LA VC

Exhibit "A-2"

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE: 6/24/2025

FROM: Courtney Grimm

SUBJECT: Private Meeting between the Board and its attorneys for the purpose of providing advice to the attorneys concerning Makayla Walsh-Brown v. Clay County, et al., Clay County Circuit Court Case No. 2023-CA-000635.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Request for this Private Meeting was approved by the Board on July 8, 2025.

REVIEWERS:

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	7/17/2025 - 7:23 AM	Item Pushed to Agenda

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: BCC DATE: 6/10/2025

FROM: Teresa Capo

SUBJECT: Ansil Lewis submitted his application for consideration of appointment to fill the vacant Seat 6 Not-for-Profit Provider.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
All advertising requirements have been met.

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Lewis Application	Backup Material	7/17/2025	Lewis_Application.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Capo, Teresa	Approved	7/10/2025 - 8:26 AM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	7/10/2025 - 1:03 PM	AnswerNotes

Teresa Capo

From: Clay County BCC <webmaster@claycountygov.com>
Sent: Monday, June 9, 2025 10:47 AM
To: Teresa Capo; Dawn Schull
Subject: *NEW SUBMISSION* Citizen Application Form

Categories: Pending

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Citizen Application Form

Submission #: 4105192
IP Address: 24.129.5.213
Submission Date: 06/09/2025 10:47
Survey Time: 16 minutes, 17 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Date and time:

06/09/2025 12:00 AM

Full name:

Mr. Ansil Lewis, Lewis

Name of board/committee you are applying for:

Full address:

4283 Great Egret Way
Middleburg, FL 32068
United States

Number of years at this address:

8 years

Phone:

(770) 296-0534

Email:

ansil.lewis@yahoo.com

District you live in:

2

Voting status:

I am a registered voter.

Employer:

Retired

Work phone number:

(770) 296-0534

Number of years at job:

0

Education

Please list all schools attended, years and degrees:

Keiser university 2019 Ba Marketing , Hawaii Pacific University BA Human resource development 2010

Volunteer Work, Civic, Professional, and other Activities

List any volunteer service organizations, clubs or professional societies you are a member of or titles you have held:

Commandant Marine Corps League 1047 2020-2021, Member VFW 8255, President Veterans Council Clay County 2019- 2025, Phi Beta Sigma Fraternity Tau Upsilon chapter Clay County Social action chairman.

Have you ever served on a committee or advisory board? If so, give the details, including any positions held:

Transportation Disadvantage board

Reason for Serving

Describe any additional knowledge, skill, education or experience you have, which would assist you in the duties of this Board /Committee:

I truly believe in a strong community

Miscellaneous

Do you do business or are you engaged in the management of any business enterprise that has a financial interest in Clay County Government? Please give details, including the name of the enterprise, the nature of the business, and the position you hold:

No

Have you ever been convicted for violation of any federal, state, county or municipal law, regulation or ordinance? If so, give details. Do not include traffic violations or fines of $100 or less that were imposed, unless it also included a jail sentence:

No

References

List names, addresses and telephone numbers of at least three persons who are qualified to comment on your qualifications and of whom inquiry may be made by Clay County Board of County Commissioners:

James Renninger - 904 813-0610 John Ruark 904 651-0581 Gayward Hendry 904-673-8892

Additional information and comments:

Read-Only Content

Thank you,
Clay County, FL

This is an automated message generated by Granicus. Please do not reply directly to this email.

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Board of County Commissioners DATE: 7/10/2025

FROM: Teresa Capo

SUBJECT: Elle Hunt, (Business Person) has submitted her resignation from the Construction Trades Licensing Board.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
Ms. Hunt is leaving the Board due to personal health issues.

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Hunt Resignation	Backup Material	7/18/2025	Hunt_Resignation_CTLB.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Capo, Teresa	Approved	7/10/2025 - 8:25 AM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	7/10/2025 - 1:03 PM	AnswerNotes

From: Patrick Mcquiston
To: Teresa Capo
Cc: Steven Schoeff; Kellie Henry
Subject: FW: Construction Trades Licensing Board meeting agenda
Date: Monday, July 7, 2025 8:51:07 AM

Hello,

Mrs. Hunt has asked me to forward this email to the Board of Commissioners as her letter of resignation.

Thank you.

Patrick McQuiston, C.B.O.
Deputy Building Official
P.O. Box 1366
Green Cove Springs, FL 32043
904-284-6307
Pat.McQuiston@claycountygov.com

You can access the online portal at the following link: CAP

From: Elle Hunt <huntsquared@gmail.com>
Sent: Saturday, July 5, 2025 12:51 PM
To: Patrick Mcquiston <Pat.McQuiston@claycountygov.com>
Subject: Re: Construction Trades Licensing Board meeting agenda

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Patrick,

Apologies for the very late notice, but I have to unfortunately resign my seat on this board. I was just diagnosed with cancer and will need the rest of the year to sort out treatment and recovery.

Thank you for your understanding.

Warmest regards,
Elle Hunt

Elle Hunt, JD
Biohacker, Author, Speaker, and High Performance Coach
Specializing in Emotional Resilience and Exceptional Communication

Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, July 22 4:00 PM

TO: Clay County Board of Commissioners

DATE: 6/6/2025

FROM: Karen Smith, Administrative & Contractual Services

SUBJECT:
Bid Opening Tabulations for July 8, 2025:
A. RFP No. 24/25-070, Conservation and Land Management Services
B. Bid No. 24/25-075, Clay County Courthouse Renovation

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:
Letters of Documentation

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Bid_Tabs	Backup Material	7/18/2025	Bid_Tabs_BCC_bid_openings_072225.ADA.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractural Services	Streeper, Lisa	Approved	7/17/2025 - 7:21 AM	Item Pushed to Agenda

BID TABULATION FORM

RFP: 24/25-070 Date: July 8, 2025

Proj: **Conservation and Land Management Services** Time Open: 9:00 AM

Ad: Clay Today, May 29, 2025 Time Close: 9:01 AM

This is a generic Bid Tabulation Form; all required bid documents will be verified prior to bid recommendation.

Bids to be evaluated based on evaluation criteria established in bid document

	Bidder	Addendum	Bid Bond	Total
1	Bio-Tech Consulting, LLC	YES	N/A	To Be Determined
2	Forestland Management, Inc.	YES	N/A	To Be Determined
3	Gold Coast Land Management, LLC	YES	N/A	To Be Determined
4	Halff Associates, Inc.	No Bid		
5	Revive Ecosystems, LLC.	YES	N/A	To Be Determined
6				
7				
8				
9				
10				
11				
12				

BID TABULATION FORM

Bid: 24/25-075

Date: July 08, 2025

Proj: **Clay County Courthouse Renovation**

Time Open: 9:01 AM

Ad: Clay Today, May 22, 2025

Time Close: 9:08 AM

This is a generic Bid Tabulation Form; all required bid documents will be verified prior to bid recommendation.

Bids to be evaluated based on evaluation criteria established in bid document

	Bidder	Bid Bond	Addendum	Base Bid	Bid Alt #1	Bid Alt #2	Bid Alt #3	Bid Alt #4	Bid Alt #5	Bid Alt #6	Bid Alt #7	Bid Alt #8	Total
1	Baker Consulting & Engineering, LLC	No Bid											
2	Carlton Construction, Inc.	No Bid											
3	CC Borden Construction	Yes	Yes	$ 2,643,637.00	$ 27,500.00	$ 24,100.00	$ 129,632.00	$ 88,500.00	$ 11,900.00	$ 443,572.00	$ 5,400.00	$ -	$ 3,374,241.00
4	K&G Construction Co. Inc.	No Bid											
5	Sauer Construction	Yes	Yes	$ 3,439,920.00	$ 23,788.00	$ 25,427.00	$ 152,787.00	$ 42,503.00	$ 16,646.00	$ 450,397.00	$ 2,232.00	$ -	$ 4,153,700.00
6	Scorpio	Yes	Yes	$ 2,675,007.00	$ 22,853.00	$ 35,327.00	$ 179,364.00	$ 37,710.00	$ 40,050.00	$ 245,235.00	$ 4,454.00	$ -	$ 3,240,000.00
7	STG Contracting Group, Inc.	Yes	Yes	$ 2,647,831.23	$ 22,785.00	$ 35,380.28	$ 131,092.73	$ 45,218.32	$ 22,501.75	$ 382,077.08	$ 10,750.00	$ -	$ 3,297,636.39
8													
9													
10													
11													
12													