



**BOARD OF COUNTY COMMISSIONERS
MEETING AGENDA**

February 10, 2026
Administration Building,
4th Floor, BCC Meeting Room, 477 Houston
Street,
Green Cove Springs, FL 32043
4:00 PM

INVOCATION

Commissioner Sgromolo

PLEDGE

Captain Duane Mallicoat, USN (Ret.)

CALL TO ORDER

ROLL CALL

PET ADOPTIONS

PROCLAMATIONS/RESOLUTIONS

1. Black History Month (February 2026)

CONSTITUTIONAL OFFICERS

APPROVAL OF MINUTES

2. Board of County Commissioners Meeting Minutes January 27, 2026.

PUBLIC COMMENTS

CONSENT AGENDA

3. Finance Business

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

4. Bid No. 25/26-013, Lake Geneva Restoration Project (K. Smith)
Approval to post Notice of Intent to Award Bid No. 25/26-013, Lake Geneva Restoration Project to C & S Site Prep, Inc. Services. After

award Task Orders will be issued utilizing prices received for Base and/or Alternate Bids individually or in combination, based priority restoration areas, available funding. Approval of award will be effective after the 72-hour protest period has expired.

Funding Source:

General Fund - All Grants Organization - Lake Geneva Restoration - Infrastructure & General Fund - Parks and Recreation Administration - Lake Geneva Restoration - Infrastructure & CIP Projects Fund - Non-Capital Improvement Element - Keystone Heights Lakes Projects - Infrastructure

5. Bid No. 25/26-014, Clay County Public Safety Physicals (K. Smith)
Approval to reject bids received for Bid No. 25/26-014, Clay County Public Safety Physicals.

Funding Source:

General Fund - Human Resources / Fire Control / Rescue Services - Medical, Dental and Related.

6. Fourth Amendment to Phase 2 Construction Agreement No. 2023/2024-25 for the Bonded Transportation Program CMAR Group #2, Project 2 with Superior Construction Company Southeast, LLC. (E. Dendor)
Approval of the Fourth Amendment to Phase 2 Construction Agreement No. 2023/2024-25 for the Bonded Transportation Program CMAR Group #2, Project 2 with Superior Construction Company Southeast, LLC. for additional work, plan revisions, and additional costs in the amount of \$502,379.17, and extending the completion date to May 19, 2027.

Funding Source:

Mobility-Lake Asbury-GCS / CR209-US17 to CR315B / Infrastructure

7. First Amendment to Agreement No. 2023/2024-119 for the Mobility Fee Studies with GFT Infrastructure, Inc. f/k/a Gannett Fleming, Inc. (C. Stewart)
First Amendment to Agreement No. 2023/2024-119 for the Mobility Fee Studies with GFT Infrastructure, Inc. f/k/a Gannett Fleming, Inc. in the amount of \$31,061.00 for additional stakeholder and agency engagement and updated studies and analysis to finalize the mobility plan and to extend the final completion date to June 30, 2026.

Funding Source:

8. Approval of Chesser Road Prescriptive Right of Way Map (C. Grimm)

DISCUSSION/UPDATES

9. Progress Report on the Bonded Transportation Program and Other

Capital Projects (Capital Projects Team)

10. Active & Upcoming Formal Solicitations (K. Smith)

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

11. First Public Hearing to consider Transmittal of COMP 25-0015 (District 5, Comm Burke) (D. Selig)

This application is a FLUM Amendment related to the Lake Asbury Interchange Village Center at CR 739 that would:

- Increase the total number of LA IVC acres allowed from 18.75 to 52.
- Reduce the minimum required acres for residential from 10% to 0%.
- Reduce the maximum required acres for residential from 50% to 30%.
- Amend the Future Land Use Map to clarify and increase the location of the LA IVC designation at CR 739 for a portion of two parcels.

The applicant will be requesting a continuance of this item to the February 24, 2026 Board agenda.

LETTERS FOR ACTION

12. Acceptance of Resignation and Appointment to the Middleburg/Clay Hill Citizens Advisory Committee

Samual Kilgore submitted his resignation.

John Barber submitted an application for appointment.

13. Acceptance of Resignation from the Oakleaf Branan-Ridge Citizens Advisory Committee

Patricia Kolosky submitted her resignation.

14. Discussion of Appointments to the Lake Asbury Municipal Service Benefit District

Applications for appointment were received from the following:

- Mark McMillan

Additionally Carol Weisenburger submitted her resignation from her seat.

LETTERS OF DOCUMENTATION

15. Bid Opening Tabulation (K Smith)

Bid Opening Tabulation for January 30, 2026:

A. RFQ No. 25/26-004, Professional Services for Civil Engineering, Environmental, Transportation, Traffic Engineering, Planning, Landscape, Structural Engineering, Surveying and Geotechnical

PUBLIC COMMENTS

COMMISSION AUDITOR

COUNTY ATTORNEY

COUNTY MANAGER

COMMISSIONERS' COMMENTS

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the 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, February 10 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/3/2026 - 1:23 PM	Item Pushed to Agenda



Agenda Item
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BCC	Streeper, Lisa	Approved	2/3/2026 - 1:23 PM	Item Pushed to Agenda



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REVIEWERS:

Department	Reviewer	Action	Date	Comments
Communications	Streeper, Lisa	Approved	2/3/2026 - 1:24 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of County Commissioners Meeting Minutes January 27, 2026.	Backup Material	2/2/2026	Board_of_County_Commissioners_Meeting_Minutes_January_27__2026.ADA_aw.pdf
Attachment "A" Pet Adoptions Strategic Plan Updates January 27, 2026	Backup Material	2/2/2026	Attachment_A_Pet_Adoptions.ADA_aw.pdf
Strategic Plan Updates January 27, 2026	Backup Material	2/2/2026	Strategic_Plan_Updates_January_27__2026.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/3/2026 - 1:24 PM	Item Pushed to Agenda



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

January 27, 2026
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043
4:00 PM

INVOCATION

Commissioner Jim Renninger, District 3, gave the Invocation.

PLEDGE

US Navy Airman Brandye Mackey led the Pledge of Allegiance.

Chairman Kristen Burke said Airman Brandye Mackey is a proud United States Navy Veteran who served from 1994 to 1997. Motivated by a desire for independence, her military service instilled in her the values of discipline, attention to detail, respect for the chain of command, teamwork, and the ability to perform under pressure—qualities that continue to shape her leadership today. Following her military service, Airman Mackey became the co-owner of Mackey's Munchies, a New Orleans-style restaurant that received multiple awards and was recognized as one of the top dining experiences in the Jacksonville Metropolitan area before closing on September 3, 2024. Airman Mackey and her husband, also a Navy Veteran, met during their service and have been married for 27 years. Together, they are the proud parents of three sons and are deeply committed to serving their community through youth mentorship and signature events, including Black History Month programs, the Annual Juneteenth Celebration, and Thanksgiving dinner giveaways for families in need.

Airman Mackey thanked the Board for the invitation to lead the Pledge of Allegiance and spoke about serving the community, and mentioned that "Kindness is Timeless" always choose to be kind.

CALL TO ORDER

Chairman Kristen Burke called the meeting to order at 4:03 pm.

ROLL CALL

Present:

Commissioner District 5 Dr. Kristen T. Burke, Chairman
Commissioner District 1 John Sgromolo, Vice-Chairman
Commissioner District 2 Alexandra Compere

Commissioner District 3 Jim Renninger
Commissioner District 4 Betsy Condon

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 outlining the details and information for the pets available for adoption - Tina (cat), Sam (dog), Henry (cat), and LuLu (dog). Ready to meet your new best friend - Visit our website to meet the adorable crew looking for their forever or foster home at clayadoptions@claycountygov.com or call (904) 269-6342. If you are interested in helping our furry friends but cannot take one home, please check our Amazon wish list at Amazon.com. We always need items for our foster kittens and shelter animals. See Attachment A.

PROCLAMATIONS/RESOLUTIONS

1. Holocaust Remembrance Day (January 27, 2026)

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 7:21 and ending at 12:15. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke said January 27, 2026, is recognized as National Holocaust Remembrance Day In honor of the millions of people persecuted and killed in the Holocaust.

Present for the Proclamation:

- Rabbi Maya Glasser - Congregation Ahavath Chesed

Commissioner Alexandra Compere read the Proclamation for Holocaust Remembrance Day - January 27, 2023.

Chairman Kristen Burke made a motion for approval of the Proclamation, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

Rabbi Glasser spoke about the importance of remembering Holocaust Day, thanked the Board for the Proclamation, and encouraged everyone to learn about each other's differences and learn something new, to keep conducting and finding what connections rather than what divides us.

Commissioner Betsy Condon noted her request for the Proclamation and touched on the reason for the request, recognizing her friend, who was born in a concentration camp,

and said antisemitism has no place in Clay County.

2. Recognition of Clay County State Champion Swimmers: William Shoesmith, FIHS and Noah Stotler, CHS.

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 12:38 and ending at 19:44. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke said we have a special Proclamation today recognizing two Clay County State Champion swimmers.

Present for the Proclamation:

- William Shoesmith
- Anna Shoesmith
- Noah Stotler
- Eva Stotler
- Debby Stotler
- Superintendent David Broskie
- Christina Thompson - District Athletics and Development Coordinator

Before reading the Proclamation Vice-Chairman John Sgromolo recognized William Shoesmith and Noah Stotler for their accomplishments and thanked their coaches, school staff and family for supporting them and all they do.

Vice-Chairman Sgromolo read the Proclamation recognizing the Clay County State Champion Swimmers - William Shoesmith (FIHS) and Noah Stotler (CHS).

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

Mr. Shoesmith thanked the Board for the recognition and for the support of his family and coaches.

Superintendent Broskie thanked the Board for recognizing the swimmers, congratulated them on their success, and wished them all the best in the future.

Ms. Thompson also thanked the Board for recognizing and supporting student-athletes, commending the swimmers on their success, and wished them all the best.

CONSTITUTIONAL OFFICERS

Constitutional Officer can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 20:36 and ending at 21:27. Below is a summary of the discussion.

Tara S. Green, Clay County Clerk of Court and Comptroller, addressed the Board to provide an overview and details on the external audit update. The audit is in progress and on schedule for the projected March completion date.

APPROVAL OF MINUTES

3. Board of County Commissioners Meeting Minutes January 13, 2026.

Commissioner Jim Renninger made a motion for approval of the January 13, 2026, BoCC Meeting Minutes, seconded by Commissioner Betsy Condon, which carried 5-0.

PUBLIC COMMENTS

Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 21:49 and ending at 29:52. Below is a summary of the discussion.

Chairman Kristen Burke opened the floor for public comment at 4:22 pm.

Nannette Outhiere, 3420 Biltmore Way, Orange Park, Florida, addressed the Board to express her concerns regarding the development of the proposed Oakleaf Library.

Teresa Sanday, 1955 Choctaw Trail, Middleburg, Florida, addressed the Board to express her concerns regarding government.

Hearing no other comments, Chairman Kristen Burke closed public comment at 4:29 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. Franchise Agreement for Container Service through 3/31/2030 (M. Towns)

Approval of new Franchise Agreement for Container Service for a term commencing January 27, 2026 continuing through March 31, 2030:

1) Double Ds Dumpsters, LLC

Fees Deposited in Fund:

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

6. Renewal of Franchise Agreements for Container Service (M. Towns)
Approval of the Second Renewal of the following Franchise Agreements for Container Service for an additional one-year period commencing on April 1, 2026 continuing through March 31, 2027:
 - 1) Chubeck Enterprises, Inc. dba Dumpster Dudez, 2022/2023-284
 - 2) CW Dumpsters, LLC, 2022/2023-280
 - 3) Dumpsters4U, Inc. aka Assist 2 Build, Inc., 2022/2023-282
 - 4) Five Talent Services, LLC dba MobileDumps of Jacksonville, 2022/2023-283
 - 5) Grambo's Roll Off & Waste, LLC, 2022/2023-279Fees Deposited in Fund:
Solid Waste Fund-Environmental Service-Franchise Fee - Solid Waste

7. TDC Event Marketing Grants (T. Meyer)
TDC Grant Request - United Soccer Alliance | United Soccer Showcase 2026 - \$15,000
TDC Grant Request - Inspire National Dance Competition | 2026 March Regional Dance Competition - \$13,500
TDC Grant Request - Inspire National Dance Competition | 2026 April Regional Dance Competition - \$13,500
TDC Grant Request - 2026 Clay County Fair - \$45,000

8. Agreement for Construction Manager at Risk (CMAR) services for Substance Use Disorder Recovery Center with E. Vaughan Rivers, Inc. (E. Dendor)
Approval of the Agreement for Phase 1 Construction Manager at Risk (CMAR) services for the Substance Use Disorder Recovery Center with E. Vaughan Rivers, Inc. in the amount of \$20,000.00, with the Guaranteed Maximum Price (GMP) being submitted within thirty (30) days after 100% design has been complete.
Funding Source:
Capital Improvement Plan Fund - Non-Capital Improvement - Substance Use Disorder Recovery Center - Buildings

9. Federally Funded Subaward and Grant Agreement with State of Florida, Division of Emergency Management Re: Emergency Management Performance Grant (EMPG) Program Agreement G0578 (M. Covey)
A) Approval of the FY2025 EMPG Federally Funded Grant Agreement for cost reimbursement not to exceed the amount of \$77,888.85. Period of performance begins October 1, 2025 through September 30, 2026.
B) Approval of the accompanying budget resolution.
Funding Source:
General Fund / All Grants Organization / 25-26 EMPG (Emergency

Management Performance Grant) / 25-26 EMPG / Machinery and Equipment – Capitalized

10. Resolution of the Board of County Commissioners for the purpose of acquiring ownership of certain surplus right of way from the State of Florida Department of Transportation for public purposes (a portion of State Road 23 ROW for NS-2 and FS 15) (R. Smith/C. Grimm)

Commissioner Betsy Condon made a motion for approval of the Consent Agenda, seconded by Commissioner Jim Renninger, which carried 5-0.

OLD BUSINESS

11. Adoption of Strategic Plan Update (T. Nagle)

Item Eleven (11) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 30:25 and ending at 36:57. Below is a summary of the discussion and the vote for this agenda item.

Troy Nagle, Assistant County Manager, presented a PowerPoint outlining the details and information for the Strategic Plan update. See Attachment B.

Topics Discussed:

- Community Health/Safety
- Good Governance
- Infrastructure
- Quality and Balance of Life
- Key Performance Indicators
- Next Steps

There were questions and discussions regarding republication/update.

Following the discussion, Commissioner Betsy Condon made a motion for approval, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

12. Approval of TPO Project List (R. Smith)

Item Twelve (12) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 36:58 and ending at 44:38. Below is a summary of the discussion and the vote for this agenda item.

Richard Smith, Director of Engineering, addressed the Board to provide details and information regarding the request for approval of the TPO project list. Information discussed is attached to the agenda.

There were questions and discussion regarding CR218 project and placement on the list, priority of other projects placed on the list, and costs for Cheswick Oaks.

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

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

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

Approval of the following resolutions that provide budget adjustments for departmental needs:

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

(2) Resolution amending the Non-Capital Improvement Element (Non-CIE) portion of the Clay County Capital Improvement Plan.

(3) Resolution amending the FY 25/26 Budget.

Various Funding Sources

Item Thirteen (13) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 1:04:02 and ending at 1:06:27. Below is a summary of the discussion and the vote for this agenda item.

Reginald Kantor, Budget Manager, addressed the Board to provide details and information for the public hearing regarding the Capital Improvement Plan and other budget adjustments as indicated above.

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

Chairman Kristen Burke opened the floor for the public hearing at 5:05 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 5:05 pm.

Commissioner Betsy Condon made a motion for approval of the above mentioned Ordinance, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

- 2. Resolution amending the Non-Capital Improvement Element (Non-CIE) portion of the Clay County Capital Improvement Plan.

Commissioner Jim Renninger made a motion for the above mentioned Resolution, seconded by Commissioner Betsy Condon which carried 5-0.

- 3. Resolution amending the FY 25/26 Budget

Vice-Chairman John Sgromolo made a motion for approval of the above mentioned Resoulton, seconded by Commissioner Jim Renninger, which carried 5-0.

14. Public Hearing on an Ordinance amending Article VI of Chapter 16 of the Clay County Code, Mobility Fee, being the codification of Clay County Ordinance No. 2020-39, as amended (B. Carson/R. Smith)

Staff requests continuance of this item.

Item Fourteen (14) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 1:06:29 and ending at 1:07:29. Below is a summary of the discussion and the vote for this agenda item.

Beth Carson, Director of Planning and Zoning, addressed the Board to request a continuance for item 14 until the February 24, 2026, BoCC Meeting, however there would need to be a public hearing due to advertisement.

Chairman Kristen Burke opened the floor for the public hearing at 5:07 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 5:07 pm.

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

LETTERS FOR ACTION

15. Acceptance of Resignation from the North Florida TPO Citizens Advisory Committee

Chip Dobson submitted his resignation from the Committee.

Item Fifteen (15) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 44:47 and ending at 45:18. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke opened the floor to discuss the resignation submitted for the North Florida TPO CAC as indicated above.

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

16. Acceptance of Resignations and Appointment to the Clay County

Historic Preservation Board

Terry Knight District 2 and Randy Harris District 5 members submitted their resignations from the Board.

Rita Petersen submitted her application for consideration of appointment. Ms. Petersen is a resident of District 5 and could fill the vacancy left by Mr. Harris.

Item Sixteen (16) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 45:19 and ending at 46:00. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke opened the floor to discuss the two resignations and the application for appointment to the Historic Preservation Board, as indicated above.

Commissioner Betsy Condon made a motion to accept the resignations and the submitted application for appointment, seconded by Commissioner Jim Renninger; the motion carried 5-0.

17. Discussion of Appointment for the Municipal Seat for Clay County on the Northeast Florida Regional Council

Item Seventeen (17) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 46:02 and ending at 54:12. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke opened the floor to discuss the appointment to the Northeast Florida Regional Council as indicated above.

Commissioner Jim Renninger made a motion to nominate Brandon Ludwig to serve on the Regional Council, seconded by Vice-Chairman John Sgromolo. There were comments and discussions to clarify Mr. Ludwig's duties and the services provided by the Council. The Board also thanked and commended Commissioner Renninger for his service on the Regional Council. The motion carried 5-0.

LETTERS OF DOCUMENTATION

18. 2025-2026 Board of County Commissioners Committee Assignments

19. Bid Opening Tabulations (K Smith)

Bid Opening Tabulations for January 9, 2026:

A. Bid No. 25/26-013, Lake Geneva Restoration Project

B. Bid No. 25/26-014, Clay County Public Safety Physicals

20. Tourist Development Council Meeting Minutes November 5, 2025
TDC meeting minutes from November 5, 2025.

Chairman Kristen burke acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Chairman Kristen Burke opened the floor for public comment at 5:07 pm.

Hearing no comments, Chairman Kristen Burke closed public comment at 5:07 pm.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor, had no comments.

COUNTY ATTORNEY

County Attorney can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 55:15 and ending at 56:44. Below is a summary of the discussion.

Courtney Grimm, County Attorney, mentioned that the next Charter Review Commission Meeting would be held on February 9, 2026. County Attorney Grimm mentioned the summary provided regarding the Economic Development grants. County Attorney Grimm also provided details for an update regarding the opioid litigation.

COUNTY MANAGER

County Manager can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), beginning at 56:45 and ending at 59:14. Below is a summary of the discussion.

Howard Wanamaker, County Manager, commended Troy Nagle - Assistant County Manager, Laura Christmas - Director of Communications and Heather Boucher - Commission Auditor for their efforts regarding the Strategic Plan. County Manager Wanamaker stated that the 2025 Veteran/Volunteer/Youth Volunteer of the Year nominations are open and the information is on the website: www.claycountygov.com. The winner will be announced at the Touch-A-Truck Event on April 25, 2026, to be held at the Fairgrounds. County Manager Wanamaker mentioned the upcoming weather conditions and encouraged everyone to prepare and stay warm. County Manager Wanamaker spoke about the scheduled Budget Workshop on February 5, 2026, at 1:00 pm at the Thrasher Horne Center and touched on the intent of the meeting and topics to be discussed.

COMMISSIONERS' COMMENTS

Commissioners can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 27, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2027,%202026), part one (1) beginning at 59:27 and ending at 1:04 and part two (2) beginning at 1:07:54 and ending at 1:26:47. Below is a summary of the discussion.

Commissioner Jim Renninger spoke about the cold-weather process and the impacts of wasting water, and mentioned the information provided on water use in the February issue of Florida Trend. Commissioner Renninger mentioned the success of the MLK Ceremony in Green Cove Springs, the ribbon-cutting for the Orange Park Art Guild Gallery, and the tour with CCUA of the water plants. Commissioner Renninger talked about the meeting with Express Scripts, the takeaways, and the need to ensure there is no fraud. Commissioner Renninger mentioned the upcoming Federated Republican Women's event with State Attorney Melissa Nelson speaking, the celebration for all the military selectees for all academies with Congressman Bean at Cecil Field on January 29, 2026, and noted he would be in Tallahassee on January 29 and 30, 2026, with the Florida Regional Council Association for the Winter Conference. Commissioner Renninger said the Science Fair will be held on Tuesday, February 3, 2026, at the Clay County Fairgrounds. Commissioner Renninger also mentioned the topic of property taxes being in the news.

Commissioner Alexandra Compere spoke about being in Tallahassee, noted conversations with the leading voices for Clay County, and mentioned the upcoming budget workshop. Commissioner Compere talked about the success of the CCUA tour attended. Commissioner Compere also spoke about the upcoming military celebration with Congressman Bean and said that on January 29, 2026, at 6:00 pm at the Phase Two Athletic Center, there would be an Oakleaf Library Workshop and discussed the intent of the meeting.

Commissioner Betsy Condon also spoke about being in Tallahassee and the information received. There are a lot of things happening. Commissioner Condon spoke about proposed bills and legislation and encouraged everyone to watch the BoCC Budget Meeting on February 5, 2026, at 1:00 pm, which will be held at the Thrasher Horne Center if they cannot attend. Commissioner Condon

Vice-Chairman John Sgromolo spoke about attending a Clay Chamber event, Bridge-To-Bridge, with State Attorney Melissa Nelson. Vice-Chairman Sgromolo mentioned the success of the State of the County Events held at the Thrasher Horne Center and commended Chairman Burke. Vice-Chairman Sgromolo recognized the Tourism Team and Airstream Ventures for their efforts in hosting the Cornhole Championship and provided the details/statistics from the event. Vice-Chairman Sgromolo spoke about the Budget in the Government Simulation and thanked the Budget Team for their efforts and hard work. Vice-Chairman Sgromolo mentioned the invitation and opportunity to read to Ms. Smith's Kindergarten Class during Literacy Week, and he also read to Ms. Timpiski's third-grade class. Vice-Chairman Sgromolo thanked the public for their presence and

engagement.

Chairman Kristen Burke reminded everyone about the traffic shift, especially at the Russell Road roundabout, and encouraged everyone to be careful and patient. Chairman Burke spoke about the success of the Martin Luther King Ceremony held at Vera Francis Park, highlighted the speech, and thanked all involved for a job well done. Chairman Burke spoke about attending the State of the County event and mentioned the Budget simulation, the upcoming BoCC Budget workshop, and her first meeting as a Board member with Clay Behavioral.

Commissioner Jim Renninger asked for an update on Ben Albritton, the Florida Senate President, who is hospitalized, and sent prayers and well wishes for his recovery.

Chairman Burke also offered prayers for the CCSO Deputies involved in the horrible incident.

Hearing no other business, Chairman Kristen Burke adjourned the meeting at 5:26 pm.

Attest:

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

Chairman or Vice-Chairman

Acronym Definitions

BoCC/BCC - Board of County Commissioners

CAC – Citizens Advisory Committee

CCSO – Clay County Sheriff’s Office

CCUA – Clay County Utility Authority

CHS – Clay High School

CIE – Capital Improvement Element

CR – County Road

FIHS – Fleming Island High School

FY – Fiscal Year

MLK – Martin Luther King

TPO – Transportation Planning Organization

ZON – Rezone

Attachment

“A”

Pet Adoptions



Tina

ANIMAL ID: A0060117795

SEX: Female

BREED: Domestic shorthair, 4 years old; 8.2 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Tina may have been a little shy when she first arrived, but she's blossoming into a true social butterfly! Now, she loves chatting up anyone who stops by during daily cleaning and soaking up all the attention she can get. Tina is curious, playful, and ready to share her purrs and personality with a forever home that appreciates her newfound outgoing side. Come meet Tina—you might just leave with a new best friend!



claycountygov.com/adopt



Sam

ANIMAL ID: A0059653481

SEX: Neutered Male

BREED: Mixed Breed; 63 pounds 1 year old; Heartworm Negative

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Sam isn't just playful—he's a four-legged entertainer! From his star-worthy Bow Wow Breakouts around town to his endless cuddles and clever tricks, this high-energy, treat-obsessed pup knows how to steal hearts. Are you ready to be his co-star?

claycountygov.com/adopt



Henry

ANIMAL ID: A0059619832

SEX: Neutered Male

BREED: Domestic Shorthair, 4 years old; 12 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Henry is a big softy and a total lover! A little shy at first, he warms up to play, cuddles, and a bit of mischief—he loves redecorating his kennel with his stuffies and toys when you're not looking. A handful of treats and some patience will go a long way with this sweet, playful guy. Come meet Henry today—he's ready to steal your heart!

claycountygov.com/adopt



Lulu

ANIMAL ID: A0060049085

SEX: Spayed Female

BREED: Mixed Breed; 4 years old; 67 pounds
Heartworm Negative

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Lulu is 4 years old and pure sweetness, with a face full of wrinkles that always look like she's asking the cutest questions. She was found as a stray with a leash labeled "emotional support animal,". Lulu is gentle, loving, and ready to find the forever home she truly deserves.



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

Clayoptions@claycountygov.com and let's chat!

Don't wait! Your new best friend is just a click away! 🏠 💖

**Pictured: puppies like Mistle-Toes (currently in a foster home), are always in need of foster homes where they can grow, receive socialization, and get the care they needs until they are ready for adoption. Could you provide a loving temporary home for one of our foster animals? If so, please contact us at clayfosters@claycountygov.com*

claycountygov.com/adopt



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

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

claycountygov.com/adopt

Strategic Plan Updates

January 27, 2026

Strategic Plan - Community Health/Safety

- ▶ CHS4 - Coordinate public and private resources to provide access to basic healthcare, mental health resources, affordable housing, universal basic needs, and homeless prevention for citizens in an effort to reduce mortality and morbidity.
 - ▶ **Added** - Total number of inpatients served in county-owned facilities

Strategic Plan - Community Health/Safety

- ▶ **Updated CHS5** - Continue to provide and improve efforts to ensure household garbage, yard trash, and other solid wastes are properly managed.
 - ▶ *Previous Verbiage - Continue to provide and improve the efforts to ensure proper management of household garbage, yard trash, and recycling.*
 - ▶ **Changed CHS5.T7** - Provide first-rate residential garbage and yard waste collection with a 100% on time service rate.
 - ▶ *Previous Goal - Increase solid waste processing capacity to 1,500 average tons per day*
 - ▶ **KPIs will focus on number vs percentage**
- ▶ **Previous Bold Goal** - Increase the number of engagements through the County care referral system to 1,000.
 - ▶ **Reduce premature deaths in Clay County by 5%.**

Strategic Plan - Good Governance

- ▶ **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.
 - ▶ *Removed Goal - Maintain a 90% county employee retention rate yearly.*
 - ▶ **Added: Maintain a 90% employment rate for first year employment**

Strategic Plan - Infrastructure

- ▶ **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
 - ▶ **Updated Goal** - Increase ridership for public transportation (i.e., Jacksonville Transit Authority) by **50%** (previously 20%)
- ▶ **IN4** - Improve systems to prevent flooding, protect water bodies, and prevent damage to property and wildlife habitat. Taking into account the impacts of hurricanes and sea water rise on stormwater systems and promoting county resiliency.
 - ▶ **Updated Goal** - Improve **20,000** feet of pipes and ditches to improve stormwater system
 - ▶ *Previous Verbiage - Maintain and Improve 10,000 feet of pipes and ditches to improve stormwater system*

Strategic Plan - Quality and Balance of Life

- ▶ QBL1.T1 - Increase the number of overall county-hosted programs by 30%
 - *Previous verbiage: Increase the number of overall County-hosted programs by 20%*

Key Performance Indicators

- ▶ **KPIs** - measurable data points we track to understand how well county services, programs, or community conditions are performing. They give the Board a consistent way to monitor trends, identify areas that need attention, and see where external factors—such as the economy, weather, or state policy—may influence outcomes even when the County cannot directly control them

Separate sheet provided

Additional Key Performance Indicators

- ▶ **Environmental Services**
 - ▶ Number of bulk pickups
 - ▶ Average time to complete bulk pickups
- ▶ **Grants**
 - ▶ Dollars brought in from partnerships and sponsorships
 - ▶ Number of grants awarded

Additional Key Performance Indicators

▶ Personnel

- ▶ Turnover less than 6 months employment
- ▶ Turnover less than 1 year of employment
- ▶ Turnover less than 5 years employment

▶ Parks and Conservation

- ▶ Number of park leases
- ▶ Number of association participants

Additional Key Performance Indicators

- ▶ **Public Records Request**
 - ▶ Medical records requests opened
 - ▶ Medical records requests completed
 - ▶ Medical requests average days to complete

Next Steps

- ▶ This data will be published on our website. That new platforms is in the works and should be available in the upcoming weeks.
- ▶ We will brief the Strategic Plan data each quarter to the board.



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 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
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REVIEWERS:

Department Reviewer	Action	Date	Comments
Budget Office Streeper, Lisa	Approved	2/3/2026 - 1:25 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Board of County Commissioners

DATE: 11/26/2025

FROM: Administrative and
Contractual Services

SUBJECT:

Approval to post Notice of Intent to Award Bid No. 25/26-013, Lake Geneva Restoration Project to C & S Site Prep, Inc. Services. After award Task Orders will be issued utilizing prices received for Base and/or Alternate Bids individually or in combination, based priority restoration areas, available funding. Approval of award will be effective after the 72-hour protest period has expired.

Funding Source:

General Fund - All Grants Organization - Lake Geneva Restoration - Infrastructure & General Fund - Parks and Recreation Administration - Lake Geneva Restoration - Infrastructure & CIP Projects Fund - Non-Capital Improvement Element - Keystone Heights Lakes Projects - Infrastructure

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The County requested Bids from qualified and experienced Contractors to perform services on the Lake Geneva Restoration Project. The project focuses solely on selective tree and biomass removal within five designated restoration areas totaling 342 acres of Lake Geneva. Services include removing merchantable trees and biomass within the designated lakebed (102.9 MSL), per County maps and markings, to prepare for restoration. Non-merchantable materials will be stockpiled in designated areas for later disposal by a third-party Contractor through controlled burning or other approved methods.

Task Orders will be issued when services are requested utilizing prices received for Base and/or Alternate Bids individually or in combination, based on available funding, environmental considerations, and project priorities.

This project is being supported, in whole or in part, by Grant Agreement L0165 with the Florida Department of Environmental Protection Agency and contributions from Keystone and other

1085 Suppliers were notified
67 Suppliers downloaded the Request for Bid
2 Bids were received
14 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.

<u>Is Funding Required (Yes/No):</u>	<u>If Yes, Was the item budgeted (Yes\No\N/A):</u>
--------------------------------------	--

Funding Source:

General Fund - All Grants Organization - Lake Geneva Restoration - Infrastructure & General Fund - Parks and Recreation Administration - Lake Geneva Restoration - Infrastructure & CIP Projects Fund - Non-Capital Improvement Element - Keystone Heights Lakes Projects - Infrastructure

Account No.:

FD1000 - CC1233 - PRJ100826 - SC563000 & FD1000 - CC1188 - PRJ100826 - SC563000 & FD3003 - CC1232 - PRJ100291 - SC563000

<u>Sole Source (Yes\No):</u>	<u>Advanced Payment</u>
No	<u>(Yes\No):</u>
	No


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

Hearing Type:

Initiated By:

N/A

ATTACHMENTS:

	Description	Type	Upload Date	File Name
	Bid Backup_Bid No. 2526-013	Cover Memo	2/4/2026	Bid_Backup_2526-013_dsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Purchasing	Streeper, Lisa	Approved	2/4/2026 - 4:21 PM	Item Pushed to Agenda



BID RECOMMENDATION FORM

TITLE:

RFB No. 25/26-013, Lake Geneva Restoration Project

DATE OF RECOMMENDATION:

2/03/2026

BIDDER

Advantage Contracting Group

C & S Site Prep, Inc

Precision Development Group

TOTAL

No Bid

To Be Determined

To Be Determined

FUNDING SOURCE:

General Fund - All Grants Organization - Lake Geneva Restoration -Infrastructure & General Fund - Parks and Recreation

Administration -Lake Geneva Restoration - Infrastructure & CIP Projects Fund - Non Capital Improvement Element - Keystone Heights Lakes Projects - Infrastructure

RECOMMENDATION:

Award Bid No.25/26-013, Lake Geneva Restoration Project to C&S Site Prep, Inc. After award, Task Orders will be issued utilizing prices received for Base and/or Alternate Bids individually or in combination, based priority restoration areas and available funding.

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

N/A

Staff Assigned to Tabulate Bids and Make Recommendations:**NAME/TITLE:**

Richard Smith, Director of Engineering

Director of Engineering

SIGNATURE:Richard C. Smith, Jr.

Richard C. Smith, Jr. (Feb 3, 2026 15:00:25 EST)

Richard C. Smith, Jr.

BID TABULATION FORM

Bid: **25/26-013**

Proj: **Lake Geneva Restoration Project**

Ad: Clay Today, November 13, 2025

Date: January 9, 2026

Time Open: 9:04 AM

Time Close: 9:09 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	Base Bid Total	Alternate #1 Total	Alternate #2 Total	Total
1	Advanatage Contracting Group	No-Bid					
2	C&S Site Prep, Inc.	Yes	Yes	\$660,000	-\$513,000	\$53,000	\$200,000
3	Precision Development Group	Yes	No	\$1,539,000	-\$581,400	\$1,539,000	\$2,496,600
4							
5							
6							
7							
8							
9							
10							



Clay County

Purchasing / Administrative and Contractual Services

477 Houston Street, Green Cove Springs, FL 32043

EVALUATION TABULATION

RFB No. 25/26-013

[Lake Geneva Restoration Project](#)

RESPONSE DEADLINE: January 8, 2026 at 4:30 pm

SELECTED VENDOR TOTALS

Vendor	Total
C&S Site Prep, Inc.	\$200,000.00
Precision Development Group	\$2,496,600.00

BASE BID

Merchantable Tree and Biomass Removal

Base Bid					C&S Site Prep, Inc.		Precision Development Group	
Selected	Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	Restoration Area #1 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$30,000.00	\$30,000.00	\$0.00	\$0.00
X	2	Restoration Area #1 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$213,000.00	\$213,000.00	\$639,000.00	\$639,000.00

EVALUATION TABULATION
RFB No. 25/26-013
Lake Geneva Restoration Project

Selected	Bid Item	Base Bid			C&S Site Prep, Inc.		Precision Development Group	
		Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	3	Restoration Area #2 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$53,000.00	\$53,000.00	\$0.00	\$0.00
X	4	Restoration Area #2 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$165,000.00	\$165,000.00	\$495,000.00	\$495,000.00
X	5	Restoration Area #3 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$30,000.00	\$30,000.00	\$0.00	\$0.00
X	6	Restoration Area #3 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$115,500.00	\$115,500.00	\$346,500.00	\$346,500.00
X	7	Restoration Area #4 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$9,000.00	\$9,000.00	\$0.00	\$0.00
X	8	Restoration Area #4 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$15,000.00	\$15,000.00	\$45,000.00	\$45,000.00

EVALUATION TABULATION
RFB No. 25/26-013
Lake Geneva Restoration Project

Base Bid					C&S Site Prep, Inc.		Precision Development Group	
Selected	Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	9	Restoration Area #5 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$25,000.00	\$25,000.00	\$0.00	\$0.00
X	10	Restoration Area #5 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$4,500.00	\$4,500.00	\$13,500.00	\$13,500.00
Total						\$660,000.00		\$1,539,000.00

ALTERNATE BID #1

Offsite Disposal of Non-Merchantable Materials

Alternate Bid #1					C&S Site Prep, Inc.		Precision Development Group	
Selected	Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	11	Restoration Area #1 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$213,000.00	- \$213,000.00	\$241,400.00	- \$241,400.00
X	12	Restoration Area #2 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$165,000.00	- \$165,000.00	\$187,000.00	- \$187,000.00

EVALUATION TABULATION
RFB No. 25/26-013
Lake Geneva Restoration Project

Alternate Bid #1					C&S Site Prep, Inc.		Precision Development Group	
Selected	Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	13	Restoration Area #3 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$115,500.00	- \$115,500.00	\$130,900.00	- \$130,900.00
X	14	Restoration Area #4 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$15,000.00	-\$15,000.00	\$17,000.00	-\$17,000.00
X	15	Restoration Area #5 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$4,500.00	-\$4,500.00	\$5,100.00	-\$5,100.00
Total						- \$513,000.00		- \$581,400.00

ALTERNATE BID #2

On-Site Burning of Non-Merchantable Materials

Alternate Bid #2					C&S Site Prep, Inc.		Precision Development Group	
Selected	Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	16	Restoration Area #1 - Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$10,000.00	\$10,000.00	\$639,000.00	\$639,000.00

EVALUATION TABULATION
RFB No. 25/26-013
Lake Geneva Restoration Project

Selected	Bid Item	Alternate Bid #2			C&S Site Prep, Inc.		Precision Development Group	
		Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	17	Restoration Area #1 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00
X	18	Restoration Area #2 - Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$10,000.00	\$10,000.00	\$495,000.00	\$495,000.00
X	19	Restoration Area #2- Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00
X	20	Restoration Area #3- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$10,000.00	\$10,000.00	\$346,500.00	\$346,500.00
X	21	Restoration Area #3- Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00
X	22	Restoration Area #4- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$2,500.00	\$2,500.00	\$45,000.00	\$45,000.00
X	23	Restoration Area #4 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$1,500.00	\$1,500.00	\$0.00	\$0.00
X	24	Restoration Area #5- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$2,500.00	\$2,500.00	\$13,500.00	\$13,500.00

EVALUATION TABULATION
RFB No. 25/26-013
Lake Geneva Restoration Project

Alternate Bid #2					C&S Site Prep, Inc.		Precision Development Group	
Selected	Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	25	Restoration Area #5 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$1,500.00	\$1,500.00	\$0.00	\$0.00
Total						\$53,000.00		\$1,539,000.00

Advantage Contracting Group Response

Pricing unsealed at Jan 9, 2026 9:05 AM

⊘ No Bid

"No Bid" submitted on Jan 8, 2026 9:22 AM for the following reason:
verbiage on the cleanup is too vague. The budget is too small for a project of this size.

CONTACT INFORMATION

Company

Advantage Contracting Group

Email

ryanw.acg@gmail.com

Contact

Ryan Worthington

Address

4200 COUNTY ROAD 218
MIDDLEBURG, FL 32068

Phone

N/A

Website

N/A

Submission Date

Jan 8, 2026 9:22 AM (Eastern Time)



Clay County
Purchasing / Administrative and Contractual Services
477 Houston Street, Green Cove Springs, FL 32043

[C&S SITE PREP, INC.] RESPONSE DOCUMENT REPORT

RFB No. 25/26-013

Lake Geneva Restoration Project

RESPONSE DEADLINE: January 8, 2026 at 4:30 pm

C&S Site Prep, Inc. Response

CONTACT INFORMATION

Company:

C&S Site Prep, Inc.

Email:

candsprep@gmail.com

Contact:

Kim Winfree

Address:

22787 NW 34th Avenue
Lawtey, FL 32058

Phone:

N/A

Website:

N/A

Submission Date:

Jan 8, 2026 11:30 AM (Eastern Time)

PRICE TABLES

BASE BID

Merchantable Tree and Biomass Removal

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Restoration Area #1 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$30,000.00	\$30,000.00
2	Restoration Area #1 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$213,000.00	\$213,000.00
3	Restoration Area #2 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$53,000.00	\$53,000.00
4	Restoration Area #2 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$165,000.00	\$165,000.00
5	Restoration Area #3 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$30,000.00	\$30,000.00
6	Restoration Area #3 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$115,500.00	\$115,500.00
7	Restoration Area #4 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$9,000.00	\$9,000.00
8	Restoration Area #4 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$15,000.00	\$15,000.00

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
9	Restoration Area #5 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$25,000.00	\$25,000.00
10	Restoration Area #5 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$4,500.00	\$4,500.00
TOTAL					\$660,000.00

ALTERNATE BID #1

Offsite Disposal of Non-Merchantable Materials

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
11	Restoration Area #1 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$213,000.00	-\$213,000.00
12	Restoration Area #2 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$165,000.00	-\$165,000.00
13	Restoration Area #3 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$115,500.00	-\$115,500.00
14	Restoration Area #4 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$15,000.00	-\$15,000.00

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
15	Restoration Area #5 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$4,500.00	-\$4,500.00
TOTAL					-\$513,000.00

ALTERNATE BID #2

On-Site Burning of Non-Merchantable Materials

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
16	Restoration Area #1 - Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$10,000.00	\$10,000.00
17	Restoration Area #1 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$5,000.00	\$5,000.00
18	Restoration Area #2 - Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$10,000.00	\$10,000.00
19	Restoration Area #2- Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$5,000.00	\$5,000.00
20	Restoration Area #3- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$10,000.00	\$10,000.00
21	Restoration Area #3- Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$5,000.00	\$5,000.00

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
22	Restoration Area #4- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$2,500.00	\$2,500.00
23	Restoration Area #4 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$1,500.00	\$1,500.00
24	Restoration Area #5- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$2,500.00	\$2,500.00
25	Restoration Area #5 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$1,500.00	\$1,500.00
TOTAL					\$53,000.00



Clay County
Purchasing / Administrative and Contractual Services
477 Houston Street, Green Cove Springs, FL 32043

[PRECISION DEVELOPMENT GROUP] RESPONSE DOCUMENT REPORT

RFB No. 25/26-013

Lake Geneva Restoration Project

RESPONSE DEADLINE: January 8, 2026 at 4:30 pm

Precision Development Group Response

CONTACT INFORMATION

Company:

Precision Development Group

Email:

pdgsitework@gmail.com

Contact:

Mitchel McQuaig

Address:

380 Sisco rd
Pomona Park, FL 32181

Phone:

(904) 814-3243

Website:

N/A

Submission Date:

Jan 8, 2026 4:26 PM (Eastern Time)

PRICE TABLES

BASE BID

Merchantable Tree and Biomass Removal

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Restoration Area #1 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$0.00	\$0.00
2	Restoration Area #1 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$639,000.00	\$639,000.00
3	Restoration Area #2 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$0.00	\$0.00
4	Restoration Area #2 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$495,000.00	\$495,000.00
5	Restoration Area #3 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$0.00	\$0.00
6	Restoration Area #3 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$346,500.00	\$346,500.00
7	Restoration Area #4 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$0.00	\$0.00
8	Restoration Area #4 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$45,000.00	\$45,000.00

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
9	Restoration Area #5 - Tree and vegetation removal (≥4" diameter) – includes cutting, extraction, hauling, and lawful disposal of all materials	1	LS	\$0.00	\$0.00
10	Restoration Area #5 - Consolidation and preparation of non-merchantable debris into burn piles within County-designated areas. Includes equipment, labor, and supervision.	1	LS	\$13,500.00	\$13,500.00
TOTAL					\$1,539,000.00

ALTERNATE BID #1

Offsite Disposal of Non-Merchantable Materials

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
11	Restoration Area #1 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$241,400.00	-\$241,400.00
12	Restoration Area #2 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$187,000.00	-\$187,000.00
13	Restoration Area #3 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$130,900.00	-\$130,900.00
14	Restoration Area #4 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$17,000.00	-\$17,000.00

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
15	Restoration Area #5 Deduct - Volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area.	-1	LS	\$5,100.00	-\$5,100.00
TOTAL					-\$581,400.00

ALTERNATE BID #2

On-Site Burning of Non-Merchantable Materials

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
16	Restoration Area #1 - Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$639,000.00	\$639,000.00
17	Restoration Area #1 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$0.00	\$0.00
18	Restoration Area #2 - Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$495,000.00	\$495,000.00
19	Restoration Area #2- Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$0.00	\$0.00
20	Restoration Area #3- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$346,500.00	\$346,500.00
21	Restoration Area #3- Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$0.00	\$0.00

[PRECISION DEVELOPMENT GROUP] RESPONSE DOCUMENT REPORT

RFB No. 25/26-013

Lake Geneva Restoration Project

Bid Item	Description	Quantity	Unit of Measure	Unit Cost	Total
22	Restoration Area #4- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$45,000.00	\$45,000.00
23	Restoration Area #4 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$0.00	\$0.00
24	Restoration Area #5- Controlled on-site burning operations, including all permits, labor, and equipment for ignition, monitoring, suppression, and cleanup.	1	LS	\$13,500.00	\$13,500.00
25	Restoration Area #5 - Post-burn cleanup, leveling of ash, and removal of unburned materials.	1	LS	\$0.00	\$0.00
TOTAL					\$1,539,000.00

3. Scope of Work

3.1. Purpose

Clay County Board of County Commissioners (County) is seeking a qualified and experienced Contractor to perform services on the Lake Geneva Restoration Project. The project focuses solely on the selective tree and biomass removal within five (5) designated areas.

These services shall include, but not limited to, merchantable trees and biomass removal within the designated lakebed boundaries (at or below the 102.9 mean sea level elevation), as identified in County-provided maps and field markings, to prepare the area for future restoration activities intended to improve hydrologic conditions and habitat health. All non-merchantable tree material or debris not suitable for reuse or profit shall be placed in designated stockpile areas within the lakebed, as directed by the County, for subsequent onsite disposal by a third-party Contractor through controlled burning or other approved methods.

3.2. Mandatory Pre-Bid Meeting

A Mandatory Pre-Bid Meeting will be held on December 04, 2025, at Keystone Heights City Hall, 555 S. Lawrence Blvd, Keystone Heights, FL 32656 with a start time of 10:00 am. From there, potential bidders will be required to follow to each access point location.

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.

3.3. Grant Funded

This project is being supported, in whole or in part, by Grant Agreement L0165 with the Florida Department of Environmental Protection Agency for \$250,000 to support the Lake Geneva Restoration Project in Keystone Heights.

With lower water levels vegetation has grown in the Lake Geneva lakebed over the last fifty (50) years, obstructing public recreation and posing safety risks for the community. The Clay County Board of Commissioners (Grantee), in cooperation with the City of Keystone Heights, aim to restore the lake to pre-1970s conditions through a 342-acre restoration project. This project focuses on an approximately 142-acre section of Lake Geneva.

The awarded Contractor 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.

3.4. Designated Work Areas

There are five (5) designated restoration areas associated with this project, as shown in Attachment L – Lake Geneva Restoration Project Scope Map. The approximate acreages for each area are as follows:

- Restoration Area 1: 142 acres
- Restoration Area 2: 110 acres
- Restoration Area 3: 77 acres
- Restoration Area 4: 10 acres
- Restoration Area 5: 3 acres

3.5. Scope - Base Bid

Merchantable Tree and Biomass Removal

The Lake Geneva Restoration Project encompasses selective tree and biomass removal within five (5) designated work areas, as identified in County-provided maps and field markings. The Contractor shall furnish all labor, equipment, materials, supervision, and incidentals necessary to complete the specified services in accordance with County standards, Florida Department of Environmental Protection (FDEP) requirements, and all applicable local, state, and federal regulations.

1. Tree and Biomass Removal

Contractor must be capable of both upland and in-water tree removal up to water three (3) feet in depth. The work shall include, but not limited to, cutting and removing all merchantable trees and biomass measuring greater than four (4) inches in diameter at breast height (DBH) located below the 102.9 mean sea level (MSL) contour. All merchantable material shall be removed from the lakebed area for appropriate offsite use or disposal. Cypress Trees are to be avoided at each restoration site.

2. Non-Merchantable Material

All non-merchantable tree and vegetation debris not suitable for reuse or profit shall be consolidated into piles within designated locations of the lakebed area, as directed by the County Project Manager or designee. These piles shall be prepared for subsequent onsite disposal by a third-party Contractor through controlled burning or other County-approved methods.

3. Environmental Protection and Access Measures

The Contractor shall adhere to the following environmental and operational requirements:

- **Access Restrictions:** Access within wetlands or surface waters for tree or vegetation removal shall not damage, alter, or rut the soil surface. This includes all areas waterward of the wetland delineation, safe upland line, and/or ordinary high-water line, whichever is higher.
- **Cutting Requirements:** Trees and shrubs shall be cut flush with the ground surface. Stumps shall remain in place; stump removal, root raking, grading, or disturbance of the existing soil surface is prohibited.
- **Debris Handling:** Excess material shall be placed in compact, burn-suitable piles within the lakebed, ensuring safe distances from property lines and sensitive environmental areas.
- **Property Limits:** All removal activities shall remain within the County's designated property boundaries at or below the 102.9 MSL contour line.

4. **Protected Species Compliance:** Contractors shall ensure compliance with all applicable state and federal regulations pertaining to protected species, including but not limited to the Eastern Indigo Snake, Florida Sandhill Crane, and Gopher Tortoise. Work activities shall be planned and executed to avoid disturbance, harm, or relocation of these species unless authorized by the appropriate regulatory agencies.

3.6. [Alternate Bid #1](#)

Non-Merchantable Material Removal and Disposal

In the event the County determines that volunteer groups shall handle all non-merchantable tree and vegetation debris not suitable for reuse or profit, such debris shall be consolidated into piles by the volunteer groups within designated areas of the lakebed, as directed by the County. The Contractor shall provide a deduct amount in Alternate Bid #1 reflecting the work not performed.

3.7. [Alternate Bid #2](#)

On-Site Burning of Non-Merchantable Materials

This Alternate includes the controlled onsite burning of non-merchantable tree and vegetation debris generated during clearing operations. The Contractor shall furnish all labor, equipment, materials, supervision, and incidentals necessary to perform the work safely and in full compliance with all applicable laws and regulations.

On-Site Burning of Non-Merchantable Materials shall include, but not be limited to, the following:

1. Preparation and Pile Management

- Burn piles shall be positioned to maintain safe distances from property lines, structures, utilities, and environmentally sensitive areas.
- All materials shall be dry, properly compacted, and free of prohibited items such as plastics, metals, or treated wood to promote efficient and compliant combustion.
- Burn site locations shall be the sole responsibility of the Contractor, who must coordinate with parcel owners or other responsible parties to ensure feasibility, proper authorization, and regulatory compliance.
- The Contractor shall consider prevailing wind direction, proximity to residences, roadways, and other public areas when determining burn pile placement and shall implement all required smoke control and safety mitigation measures.

2. Permitting and Regulatory Compliance

- The Contractor shall obtain and maintain all required burn authorizations and permits from the Florida Forest Service (FFS) and any other governing agencies prior to burning operations.
- The Contractor shall adhere to all conditions and restrictions outlined within the issued burn authorization, including burn day approval, weather conditions, smoke management, and fire suppression readiness.
- The Contractor shall comply with all local, state, and federal environmental regulations, including air quality and nuisance smoke provisions.

3. Operational Safety and Supervision

- The Contractor shall provide trained personnel onsite throughout all active burning operations and maintain adequate fire suppression equipment in accordance with FFS and NFPA standards.
- All burning activities shall be continuously monitored until complete extinguishment, with cold trailing conducted to ensure no smoldering material remains.
- All burn operations shall adhere to the conditions and restrictions specified by FFS and regulatory agencies, including burn day approval, weather parameters, smoke management, and suppression readiness.

4. Post-Burn Cleanup and Site Restoration

- Following completion of burn activities, the Contractor shall spread and level ash residues within the lakebed area, leaving the site free of large debris or unburned materials.
- No excavation, grading, or soil disturbance shall occur beyond the extent of the burn area.
- The site shall be restored to a stable and safe condition prior to demobilization.

3.8. Access Points

The Lake Geneva Restoration Project will utilize four (4) designated access points to facilitate tree and vegetation removal within the permitted work areas. Each access point will be subject to regular inspections by the Clay County Engineering Department to ensure compliance with project requirements. Should the Contractor propose or utilize any additional access points, such locations must be approved in advance by the County and will be subject to the same rules, regulations, and inspection requirements as the designated access points.

- A. Access Point A: 5th Street boat ramp. A Clay County-owned facility located at the terminus of 5th Street will be used to access Restoration Area 1 (approximately 142 acres). The existing boat ramp will serve as the primary entry for equipment and personnel during operations in this area.
- B. Access Point B: 6312 Baker Road. A privately owned, undeveloped parcel located at 6312 Baker Road will provide access to Restoration Area 2 (approximately 110 acres).
- C. Access Point C: 7941 Breezy Point Road West. A privately owned parcel located at 7941 Breezy Point Road West will serve as the designated entry for Restoration Areas 3 and 4 (approximately 77 and 10 acres, respectively). Written authorization is included.
- D. Access Point D: 4413 State Road 21. A privately owned parcel located at 4413 State Road 21 will provide access to Restoration Area 5 (approximately 3 acres).

The City, in conjunction with the Clay County Engineering Department, shall conduct regular inspections of all designated access points by qualified County inspectors to verify compliance with project requirements and applicable standards.

3.9. Site Inspections

It is incumbent upon all Bidders to examine the site and ensure that they are aware of all conditions that may affect the Contract work. The County will not be responsible for conclusions made by the Contractor. No claims for additional compensation will be considered on behalf of any Contractor, subcontractor, materials suppliers or others on account of that person's failure to be fully informed of all requirements of all parts of this RFB.

3.10. 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.

3.11. 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.

3.12. 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 RFB. If a County permit is required, this project is not exempt from permit fees and permit fees must be paid to the County Building Department 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 as specified in the plans.

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 fees shall be paid for by the County.

3.13. 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.

3.14. 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.

3.15. 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.

3.16. 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.

3.17. 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.

3.18. Bid Award

The project may be awarded in whole or in part, and the County reserves the right to exercise Base and/or Alternate Bids individually or in combination, based on available funding, environmental considerations, and project priorities.

3.19. Term

The awarded Contract term shall be for a period of twenty-four (24) months from the date of execution of the awarded Contract, with the County reserving the right and option to extend the Contract for an additional two (2) periods of twelve (12) months each, if such is agreeable with the successful Contractor.

For each Restoration Area, the County issues a Notice to Proceed to the Contractor. The Notice to Proceed shall specify the Substantial Completion Date by which the Contractor must achieve Substantial Completion of that specific Restoration Area. The Contractor shall achieve Final Completion of the project no less than thirty (30) calendar days after the delivery of the Punch List by the County to the Contractor.

3.20. Liquidated Damages

The Contractor shall be assessed Liquidated Damages (LD) of \$100.00 for each day past final completion date set by the Contract.

3.21. 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.

3.22. 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.

3.23. 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.

3.24. Performance Evaluation

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

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Vendors



In Partnership With



Bid Opening
Request for Bids No. 25/26-013, Lake Geneva Restoration Project

December 4, 2025, 10:00 AM

Company	First Name	Last Name	Phone Number	Email Address
ST Ruby	Bruce	Hamilton	(352) 672-8880	
ST Ruby Contracting	Joe Ruby	Ruby	(904) 320-8202	STRubyContractingSvc@gmail.com
Geiger Logging Inc	Jon	Hart	(904) 524-1566	jon.hart@geigerlogging.com
Core Con Solutions	Eric	Hardin	(352) 314-9669	ehard63@gmail.com
Ground Level Inc.	Keyland	Amig	(863) 559-2814	keyland@gliearth.com
CTS Site Prep	Jacob	Clemens	(352) 235-1210	Jacob@CandsPrep.com
Tim-Prep Inc.	Michael	Staker	(904) 289-7000	Cblong@timprep.com
K3S Land Care	Mark	Carrard	(904) 813-2974	Kslandcare@gmail.com
John C. Hipp Construction	Tom	Hysell	(352) 514-4359	estimating@jchipp.com
Advantage Contracting	Ryan	Worthington	(904) 219-3556	ryanw.acg@gmail.com
Precision Development Group	Mitchel	McQuay	(904) 814-3243	pdgsitework@gmail.com
CLS SITE PREP	Tyson	Clemens	(904) 454-0415	Tyson@CANDSPRE.COM
Florida Lawnmowers LLC	Jeremy	Howard	(352) 226-9222	Colestanfordp92@yahoo.com
Save-Our-Lakes	Scott	Slater	(352) 216-9751	save-our-lakes@comcast.net
East Coast Site	Mathew	Burkes	(904) 589-5649	ecsite11c@gmail.com
			()	

Contractors did not comply with the Mandatory Pre-Bid requirements outlined in the RFB - Specifically they didn't participate in the required follow-along to the designated access point locations.

As a result these Vendors are disqualified from submitting a bid.



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: Administrative and
Contractual Services

SUBJECT:

Approval to reject bids received for Bid No. 25/26-014, Clay County Public Safety Physicals.

Funding Source:

General Fund - Human Resources / Fire Control / Rescue Services - Medical, Dental and Related.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The County requested Bids from qualified Healthcare Suppliers to provide Pre-Employment Medical Services for Clay County First Responders Health and Wellness, Fire Service, County-Assigned Deputies and Clay County Administrative Personnel.

908 Suppliers were notified
23 Suppliers downloaded the Request for Bid
6 Bids were received

Is Funding Required (Yes/No):

Yes

If Yes, Was the item budgeted

(Yes\No\N/A):

Yes

Funding Source:

General Fund - Human Resources / Fire Control / Rescue Services - Medical, Dental and Related.

Account No.:

FD1000 - CC1103 / CC1154 / CC1169 - SC531400

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

Planning Requirements:Public Hearing Required (Yes\No):Hearing Type:Initiated By:

N/A

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Bid Backup_Bid No. 2526-014	Cover Memo	2/4/2026	Bid_Backup_Bid_No._2526-014_Publicdsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/4/2026 - 4:21 PM	Item Pushed to Agenda



BID RECOMMENDATION FORM

TITLE:

Bid No. 25/26-014 - Clay County Public Safety Physicals

DATE OF RECOMMENDATION:

2/3/2026

BIDDERS

ClayMed of North Florida, LLC

Ascension St. Vincent's Urgent Care & Occupational Medicine

Life Extension Clinics, Inc., d/b/a: Life Scan Wellness Centers

Bio-Care, Inc.

Front Line Mobile Health, PLLC

BID TOTAL

To be determined

To be determined

To be determined

To be determined

To be determined

FUNDING SOURCE: General Fund - Human Resources / Fire Control / Rescue Services - Medical, Dental and Related

FD100 - CC1103 / CC1154 / CC1169 - SC531400

RECOMMENDATION:

Reject all bids received due to discrepancies in unit rate. County staff we re-evaluate and issue a new solicitation that includes Board of County Commissioners and Public Safety employees.

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

Staff Assigned to Tabulate Bids and Make Recommendations:

NAME/TITLE:

Charles Leroy, Deputy Chief Administration

SIGNATURE:

Charles Leroy



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: Administrative and
Contractual Services

SUBJECT:

Approval of the Fourth Amendment to Phase 2 Construction Agreement No. 2023/2024-25 for the Bonded Transportation Program CMAR Group #2, Project 2 with Superior Construction Company Southeast, LLC. for additional work, plan revisions, and additional costs in the amount of \$502,379.17, and extending the completion date to May 19, 2027.

Funding Source:

Mobility-Lake Asbury-GCS / CR209-US17 to CR315B / Infrastructure

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Amendment includes modifications to the Scope of Work for Project 2 which are required to reflect plan revisions 2 through 6 listed in Exhibit 1, as well as additional work necessary to address unforeseen field conditions and work requested by FDOT and CSXT. These modifications increase the contract price by a total of \$502,379.17. Amendment also extends the Substantial Completion Date and the Final Completion Date by 113 days to accommodate the additional work, making Substantial Completion due no later than April 19, 2027 and Final Completion no later than May 19, 2027.

Is Funding Required (Yes/No):

Yes

If Yes, Was the item budgeted

(Yes/No/N/A):

Yes

Funding Source:

Mobility-Lake Asbury-GCS / CR209-US17 to CR315B / Infrastructure

Account No:

FD3012 - PRJ100196 - SC 563000

<u>Sole Source (Yes\No):</u>	<u>Advanced Payment</u>
No	<u>(Yes\No):</u>
	No

ATTACHMENTS:

Description	Type	Upload Date	File Name
▫ Contracts Superior CMAR BTP	Cover Memo	2/4/2026	Superior_CMAR_Group_2 - _Phase_2_Project_2_AM4dsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	2/4/2026 - 4:22 PM	Item Pushed to Agenda

Clay County Agreement/Contract No. 2023/2024-25 AM4

**FOURTH AMENDMENT TO PHASE 2 CONSTRUCTION AGREEMENT FOR THE
BONDED TRANSPORTATION PROGRAM CMAR GROUP #2, PROJECT 2**

This Fourth Amendment to Phase 2 Construction Agreement for the Bonded Transportation Program CMAR Group #2, Project 2 (“Fourth Amendment”) is entered into on this ____ day of February, 2026, between Superior Construction Company Southeast, LLC, a Florida Limited Liability Company (“Contractor”) and Clay County, a political subdivision of the State of Florida (the “County”). Capitalized words not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

RECITALS

WHEREAS, the County sold Sales Surtax Revenue Bonds, Series 2020 to finance the costs of the acquisition and construction of certain roadway improvements in the County referred to by the County as the Bonded Transportation Program (“BTP”); and

WHEREAS, on September 8, 2020, the County entered into an agreement with WGI, Inc. (“Owners Rep”) wherein the Owners Rep agreed to serve as the County’s representative to oversee the design and construction (by others) in relation to the BTP; and

WHEREAS, on June 22, 2021, the County entered into an agreement with Jacobs Engineering Group Inc. (“Consultant”) wherein the Consultant agreed to provide Engineering Design Consultant Services for the design of three roadway projects associated with the BTP designated as Construction Management at Risk (CMAR) Group #2, Projects 2, 5, and 6A; and

WHEREAS, on August 10, 2021, the County and the Contractor entered into the Phase 1 Preconstruction Agreement for Construction Management at Risk Services for the BTP CMAR Group #2, Projects 2, 5, and 6A, Clay County Agreement/Contract No. 2020/2021-234 (“Phase 1 Agreement”); and

WHEREAS, the Consultant prepared a set of contract documents/plans including 90% plans, specifications, supporting engineering analysis, calculations, and other technical documents for the construction of CMAR Group #2, Project 2 (“Contract Plans”); and

WHEREAS, on October 24, 2023, the County and the Contractor entered into the Phase 2 Construction Agreement for Project 2, CR 209 from Peters Creek Bridge south to US 17 in Lake Asbury, Clay County Agreement/Contract No.: 2023/2024-25, incorporated herein by reference, wherein the Contractor agreed to construct Project 2 in accordance with the Contract Plans and approved Guaranteed Maximum Price (GMP) (“Phase 2 Agreement”); and

WHEREAS, Project 2 involves the widening of roadway at CR 209 (Russell Rd) that crosses CSX Transportation, Inc. (“CSXT”) railroad and will be constructed through CXST right of way; and

WHEREAS, on July 1, 2021, the County and CSXT entered into a Preliminary Engineering Agreement for CSXT to perform certain engineering and design services for the proposed roadway widening at CR 209 (Russell Rd) to include the installation of a new railroad crossing surface with active grade crossing warning devices through the crossing at CR 209 (Russell Rd); and

WHEREAS, on April 30, 2024, the County and CSXT entered into a Construction Agreement, Clay County Agreement/Contract No.: 2023/2024-132 (“CSXT Construction Agreement”), to address the construction of the new railroad crossing surface with active grade crossing warning devices through the crossing at CR 209 (Russell Rd) in relation to Project 2; and

WHEREAS, on April 10, 2024, the County and the Contractor entered into the First Amendment to the Phase 2 Agreement, incorporated herein by reference, to address the requirements set forth in the CSXT Construction Agreement and amend the insurance provision to remove Builders Risk insurance and Installation Floater from the list of insurance types that the Contractor is required to maintain and add and incorporate the insurance required in the CSXT Construction Agreement resulting in an increase to the Contract Price in the amount of \$39,965.00; and

WHEREAS, on July 23, 2024, the County and the Contractor entered into the Second Amendment to the Phase 2 Agreement, incorporated herein by reference, to amend the scope of work to provide for the Contractor to construct as part of Project 2 the signalized intersection, widening, signing and pavement marking, and grading as shown in the Revision 1 Signalization Plans prepared by the Consultant, and all work required to complete the milling and resurfacing in the total amount of \$490,058.47; and

WHEREAS, on June 13, 2025, the County and the Contractor entered into the Third Amendment to the Phase 2 Agreement, incorporated herein by reference, which revised the Substantial and Final Completion Dates to align with the second Notice to Proceed issued August 2, 2024, requiring Substantial Completion within 877 days (December 27, 2026) and Final Completion within 907 days (January 26, 2027) of that second Notice to Proceed; and

WHEREAS, under the Phase 2 Agreement, Change Orders are used to address modifications in scope of work, contract price, contract time, or other matters necessary for the proper completion of Project 2; and

WHEREAS, modifications to the Scope of Work for Project 2 are required to reflect plan revisions 2 through 6 (incorporated herein by reference), as well as additional work necessary to address unforeseen field conditions and work requested by FDOT and CSXT, which modifications increase the Contract Price by a total of \$502,379.17, as summarized in the chart attached hereto as *Exhibit 1* and incorporated herein; and

WHEREAS, the parties desire to extend the Substantial Completion Date and the Final Completion Date by 113 days to accommodate the additional Work, such that, measured from the

second Notice to Proceed date of August 2, 2024, Substantial Completion shall be required within 990 days (April 19, 2027) and Final Completion within 1,020 days (May 19, 2027); and

WHEREAS, the revisions and additional Work described herein have been negotiated and approved by the County's Program Administrator and the Owners Rep; and

WHEREAS, the Phase 2 Agreement may only be modified or amended upon mutual written agreement of the County and the Contractor; and

WHEREAS, the parties desire to enter into this Fourth Amendment to amend the Scope of Work, Contract Price, and term of the Phase 2 Agreement 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. Scope of Work Modification. The Phase 2 Agreement is hereby amended to include the revised and additional Work necessary to implement plan revisions 2 through 6 and to address the changes summarized in the chart attached hereto as *Exhibit 1* for Project 2.

3. Contract Price Adjustment. The Contract Price is hereby increased by \$502,379.17 to account for the revised and additional Work described in this Fourth Amendment, resulting in a new total Contract Price of \$22,818,565.10. Accordingly, Section 6, Provision 6.1 of the Phase 2 Agreement is hereby amended to reflect the revised Contract Price of \$22,818,565.10.

4. Term Amendment. Section 4, Provision 4.2 of the Phase 2 Agreement is hereby amended and replaced in its entirety with the following:

4.2. The Contractor shall achieve Substantial Completion of Project 2 within 990 days from the Notice to Proceed issued on August 2, 2024 ("Substantial Completion Date"). As used herein, Substantial Completion shall mean the achievement of beneficial occupancy or use of the roadway for Project 2. The Contractor shall achieve Final Completion of Project 2 within 1,020 days from the Notice to Proceed issued on August 2, 2024 (the "Final Completion Date"). As used herein, Final Completion shall mean when all Work has been completed and the Contractor has fulfilled all contractual obligations under this Agreement, including the Punch List items, final inspections, and completion of the items addressed under final payment.

5. Conforming Changes. All provisions in the Phase 2 Agreement and any amendments, attachments, schedules or exhibits thereto in conflict with this Fourth Amendment shall be and hereby are changed to conform to this Fourth Amendment.

6. Ratification of Phase 2 Agreement. Except as expressly provided herein, all other terms and conditions of the Phase 2 Agreement, as amended, not affected by this Fourth Amendment are incorporated herein and shall remain in full force and effect.

7. Severability. If any provision hereto is in conflict with any applicable law or statute or is otherwise unenforceable, then such provisions shall be deemed null and void to the extent of such conflict and shall be deemed severable, without invalidating any other provision of this Fourth Amendment.

8. Entire Agreement. This Fourth Amendment, together with the Phase 2 Agreement, and prior Amendments, and any attachments thereto, constitute the entire agreement between the parties relating to the subject matter hereof, and supersedes all prior agreements or understandings, whether written or oral, and whether explicit or implicit, which have been entered into before the execution hereof.

9. Counterparts. This Fourth Amendment 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.

10. Authority. The parties agree to utilize electronic signatures and that the digital signatures of the parties set forth below are intended to authenticate this Fourth 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 Fourth Amendment on behalf of such party and that the Fourth 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 Fourth Amendment to the Phase 2 Agreement as of the date and year first written above.

**SUPERIOR CONSTRUCTION COMPANY
SOUTHEAST, LLC**

By: _____

Print Name: _____

Print Title: _____

**CLAY COUNTY, a political subdivision of the
State of Florida**

By: _____

Kristen Burke
Its Chairman

ATTEST:

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

Contract Price	\$21,786,162.46
AM1	\$ 39,965.00
AM2	\$ 490,058.47
AM3	No price change
AM4	\$ 502,379.17
Adjusted Contract Price	\$22,818,565.10

F:\Contract\2020 Transportation Bonding Project\CMAR Group 2 - Construction\CMAR Group 2 - Phase 2 Project 2 AM4.doc

EXHIBIT 1

**FOURTH AMENDMENT TO PHASE 2 CONSTRUCTION AGREEMENT FOR THE BONDED
TRANSPORTATION PROGRAM CMAR GROUP #2, PROJECT 2**

The modifications covered by the Fourth Amendment are summarized below:

Item No.	Description	Days	Cost
1	Side Drain Conflict – Unforeseen underdrain in conflict with proposed drainage system.	3	\$7,992.89
2	US 17 temporary ped pole and temporary multi-use path. Needed to comply with FDOT comments after GMP was accepted.	5	\$32,068.31
3	Multi-use path connection to new sidewalk associated with plan revision not previously shown in the plans.	2	\$14,044.36
4	Crossover – Phase 3 TTCP required additional temporary pavement due to elevation differences between proposed finished grade and existing pavement within the crossover area.	0	\$43,922.79
5	Allen Side Drain – Overland drainage flows were blocked by widening and needed relief. Required an added side drain and ditch grading to an outfall.	5	\$23,345.24
6	Roberts Driveway – Differing offsite elevations required additional driveway material to tie down.	0	\$2,402.61
7	HOA Sidewalk connection - Proposed sidewalk did not show connection to existing sidewalk to Edgewater Landing.	0	\$3,437.94
8	Temporary traffic shift east of railroad – required to keep construction moving on west side of railroad tracks to accommodate opening of westbound right turn lane early.	0	\$9,546.78
9	Unforeseen light pole foundation and drainage inlet not captured in the plans required removal.	0	\$1,976.17
10	Rip Rap bedding stone needed at cross drain. This item was added to the final plans after acceptance of GMP.	0	\$13,093.83
11	Revision 2 – Addressed widening required by FDOT to obtain grant funding. Modifications accommodate changes to intersection at US 17.	x	\$31,517.85
12	Revision 3 – Addressed traffic control issue discovered in the field. Required re-design and	77	\$311,060.29

	re-work by contractor. Also added 82LF of barrier wall needed at railroad – required by CSX.		
13	Revision 4 - Signal work and additional widening at US 17 to address comments from FDOT. Also included additional sidewalk in front of RaceTrac.	8	\$35,297.76
14	Revision 5 – modifications needed to address driveway modifications to satisfy right of way needs negotiated after GMP was received – also added dynamic railroad marking at CSX request and eliminated handrail. Revised connection to Peters Creek bridge due to changes to Project 3.	0	(\$14,294.69)
15	Revision 6 – Modified TTCP to eliminate a phase and open up westbound right turn lane early.	0	(\$54,538.51)
16	Hurricane Helene Impacts – Additional costs experienced by impacts of Hurricane Helene.	7	\$22,249.54
17	Hurricane Milton Impacts – Additional costs experienced by impacts of Hurricane Milton.	6	\$19,256.01
	Total	113	\$502,379.17



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: Administrative and
Contractual Services

SUBJECT:

First Amendment to Agreement No. 2023/2024-119 for the Mobility Fee Studies with GFT Infrastructure, Inc. f/k/a Gannett Fleming, Inc. in the amount of \$31,061.00 for additional stakeholder and agency engagement and updated studies and analysis to finalize the mobility plan and to extend the final completion date to June 30, 2026.

Funding Source:

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Amendment is needed due to changes to the mobility fee districts, anticipated future land use, the updated trip generation manual, and the County's project list and priorities. The scope of work is updated to include additional stakeholder meetings and project management, roadway data system updates, and 2040 mobility plan updates. Fee also includes the purchase of the 12th Edition ITE Trip Generation Manuals at a discount on the County's behalf (listed as expenses). The County is required to use the latest edition in the analysis of proposed comprehensive plan amendments and to determine the impacts for mobility fee determinations.

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	2/4/2026 - 4:22 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Board of County
Commissioners

DATE: 2/2/2026

FROM: Courtney K.
Grimm

SUBJECT:

AGENDA ITEM
TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	2/4/2026 - 4:23 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Budget Office	Streeper, Lisa	Approved	2/4/2026 - 4:23 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Board of County
Commissioners

DATE:

FROM:
Administrative and
Contractual Services

SUBJECT:

AGENDA ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Agenda Backup Upcoming Bid List Feb Mar 2026	Cover Memo	2/3/2026	Upcoming_Bids_-_February_and_March_2026dsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	2/4/2026 - 4:23 PM	Item Pushed to Agenda

PROJECT DESCRIPTION	DEPARTMENT	ESTIMATED BCC AWARD
ISSUED/ACTIVE		
RFQ No. 25/26-004, Pressional Services for Civil Engineering, Environmental, Transportation, Traffic Engineering, Planning,cape, Structural Engineering, Surveying and Geotechnical	Engineering	3/10/2026
RFP No. 25/26-018, Debrs Removal Services	Emergency Management	3/10/2026
RFB No. 25/26-015, Prevative Generator Maintenance	Public Works	3/24/2026
RFB No. 25/26-043, Mocasin Slough Boardwalk	Capital Projects / Parks & R	2/24/2026
RFB No. 25/26-039, Consruction of Fire Station No. 24	Capital Projects / Public Safety	3/24/2026
UPCOMING IN FEBRUA-MARCH (in no certain order)		
RFB No.25/26-005, Tile Racement - Clay County Jail	Capital Projects / CCSO	
Carl Pugh Drainage Imprements	Engineering	
RFB No. 25/26-017, Firlarm Upgrade - Clay County Jail	Facilities / CCSO	
CDBG - Sapp Lane Homehabilitation	Grants	
Public Safety Sheds	Capital Projects / Public Safy	
RFB No. 25/26-040, Storwater Pond Mowing	Public Works	
P3 for Public Safety Comex	Capital Projects / Public Safy	
Lake View and Hilltop Dit Road Paving	Engineering	
RFB No. 25/26-052, Mosto Control Program	Extension Service	
Town Center Blvd Buildiuild Out	Capital Projects / CCSO	
Knights Marina and Lakhore Park Improvements	Capital Project / Parks & R	
Adventure Park Mitigati FEMA	Capital Projects	
Fairgrounds Permanentepairs - FEMA	Capital Projects	
RFQ No. 25/26-016, Ctruction Engineering and Inspection Services for SUN Trail	Engineering	
Consulting Services for tommunity Development Block Grant Program	Grants	



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Board of County Commissioners

DATE: 2/4/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application is a FLUM Amendment related to the Lake Asbury Interchange Village Center at CR 739 that would:

- Increase the total number of LA IVC acres allowed from 18.75 to 52.
- Reduce the minimum required acres for residential from 10% to 0%.
- Reduce the maximum required acres for residential from 50% to 30%.
- Amend the Future Land Use Map to clarify and increase the location of the LA IVC designation at CR 739 for a portion of two parcels.

The applicant will be requesting a continuance of this item to the February 24, 2026 Board agenda.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP 25-0015 - Staff Report	Cover Memo	2/4/2026	COMP_25-0015 - _Staff_Report__(Transmittal).ADA_aw.pdf
▢ COMP 25-0015 - Ordinance	Ordinance	2/4/2026	ordinance_-_COMP_25-0015_final_w_exh.ADA_aw.pdf
▢ ZON 25-0029 - Staff Report	Cover Memo	2/4/2026	ZON_25-0029 - _Staff_ReportADA_aw.pdf
▢ ZON 25-0029 - Ordinance	Ordinance	2/4/2026	ordinance_-_ZON_25-0029_final_w_exh.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic				

and
Development
Services

Streeper, Lisa

Approved

2/4/2026 - 4:30 PM

Item Pushed to
Agenda



Staff Report and Recommendations for COMP 25-0015

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:

Owner: AY Ventures, Inc.

Owner: Black Sound Development Company LLC

Agent: Susan Fraser (SLF Consulting, Inc.)

Phone: 904-591-8942

Email: slfraser@bellsouth.net

Property Information

Parcel IDs: 16-05-25-009339-005-00 and 16-05-25-009339-005-04

Current Land Use: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)

Proposed Land Use: Lake Asbury Interchange Village Center (LA IVC)

Commission District: 5, Comm. Burke

Parcel Address: on the east side of Henley Road at the intersection of Verbena Parkway

Current Zoning: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)

Acres affected by FLU change: 52 +/- acres

Planning District: Lake Asbury/Penney Farms

Introduction:

This application is a FLUM Amendment related to the Lake Asbury Interchange Village Center at CR 739 that would:

- Increase the total number of LA IVC acres allowed from 18.75 to 52.
- Reduce the minimum required acres for residential from 10% to 0%.
- Reduce the maximum required acres for residential from 50% to 30%.
- Amend the Future Land Use Map to clarify and increase the location of the LA IVC designation at CR 739 for a portion of two parcels.

The subject parcels are located on the east side of Henley Road (CR 739) at the intersection with Verbena Parkway. With the exception of a stormwater pond for Verbena Pkwy, the parcels are undeveloped.

A companion Rezoning application (ZON 25-0029) to make the same change to the zoning follows this comprehensive plan amendment.

Note – On Figure 2 (Parcel Map), the 6 parcels called out in yellow south of Verbena Pkwy are not changing.

Figure 1 – Location Map

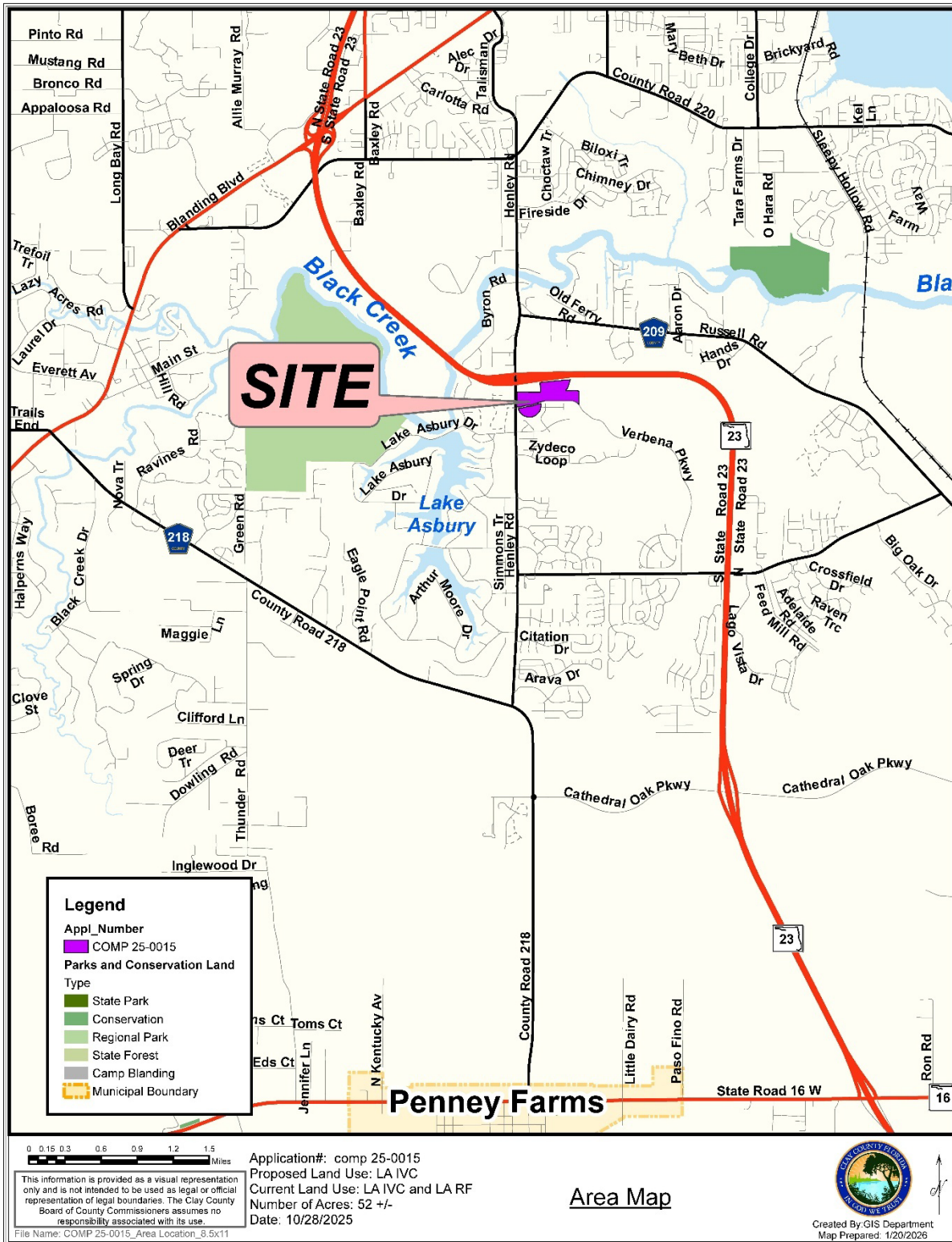


Figure 2 – Parcel Map

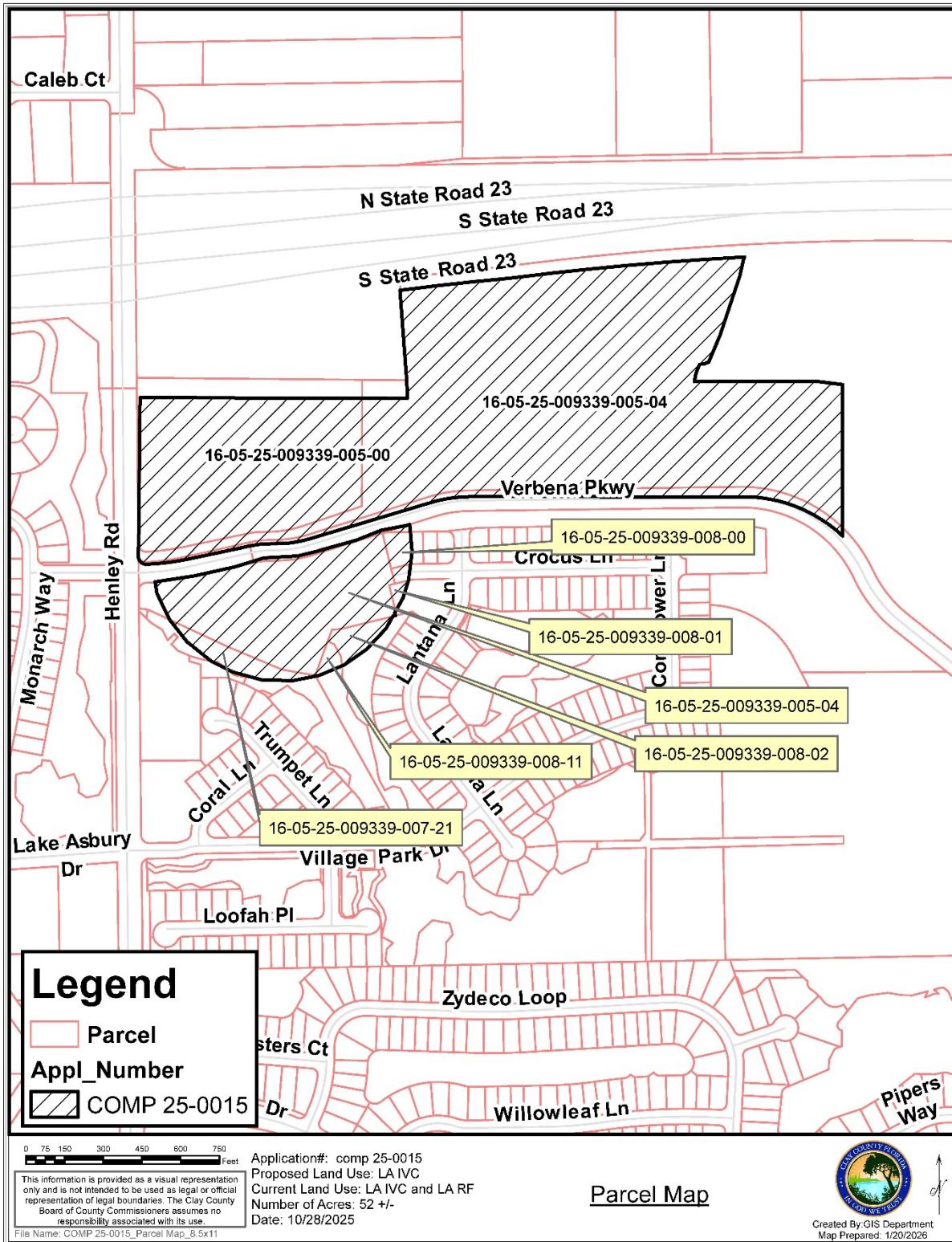


Figure 3 - Aerial Photo

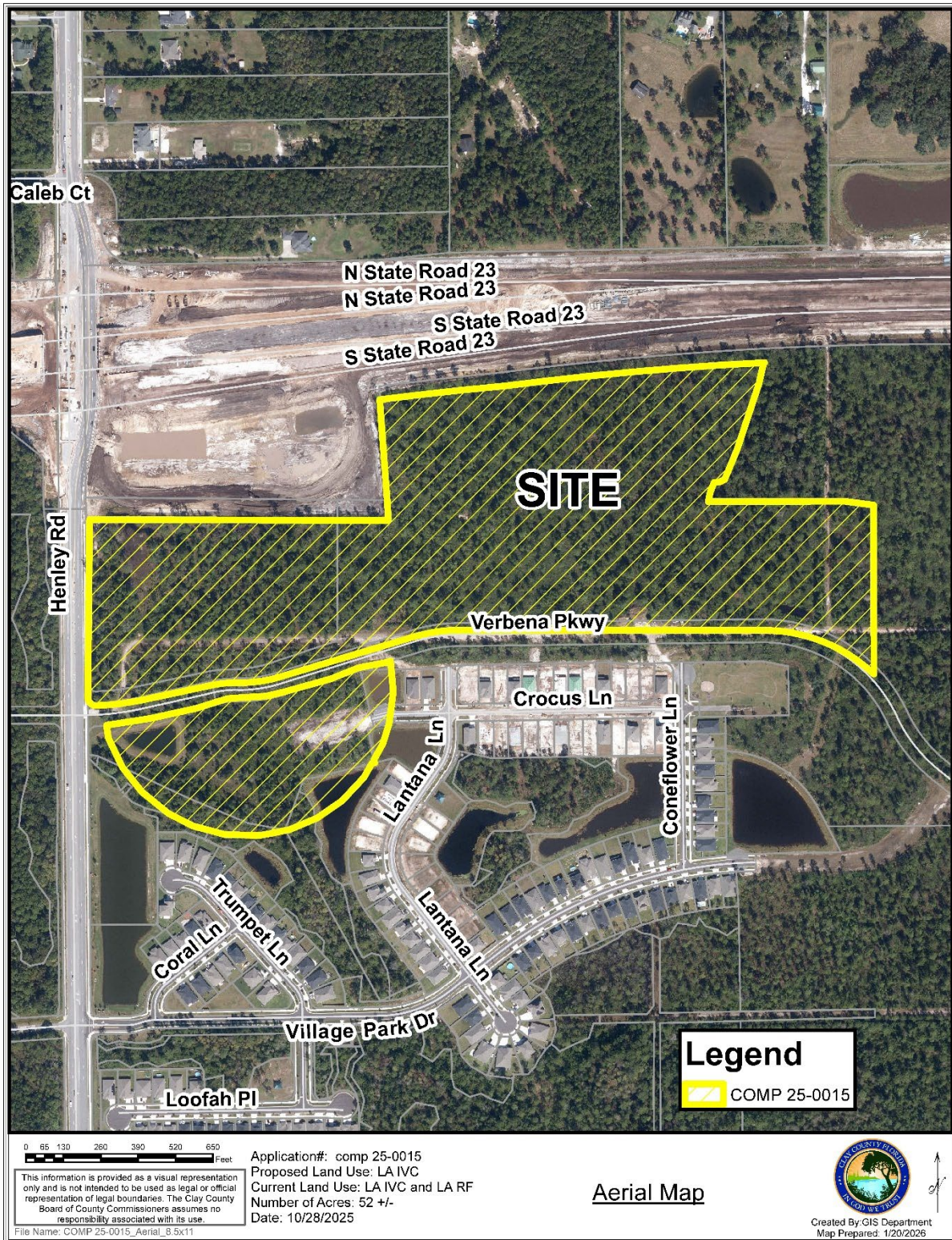
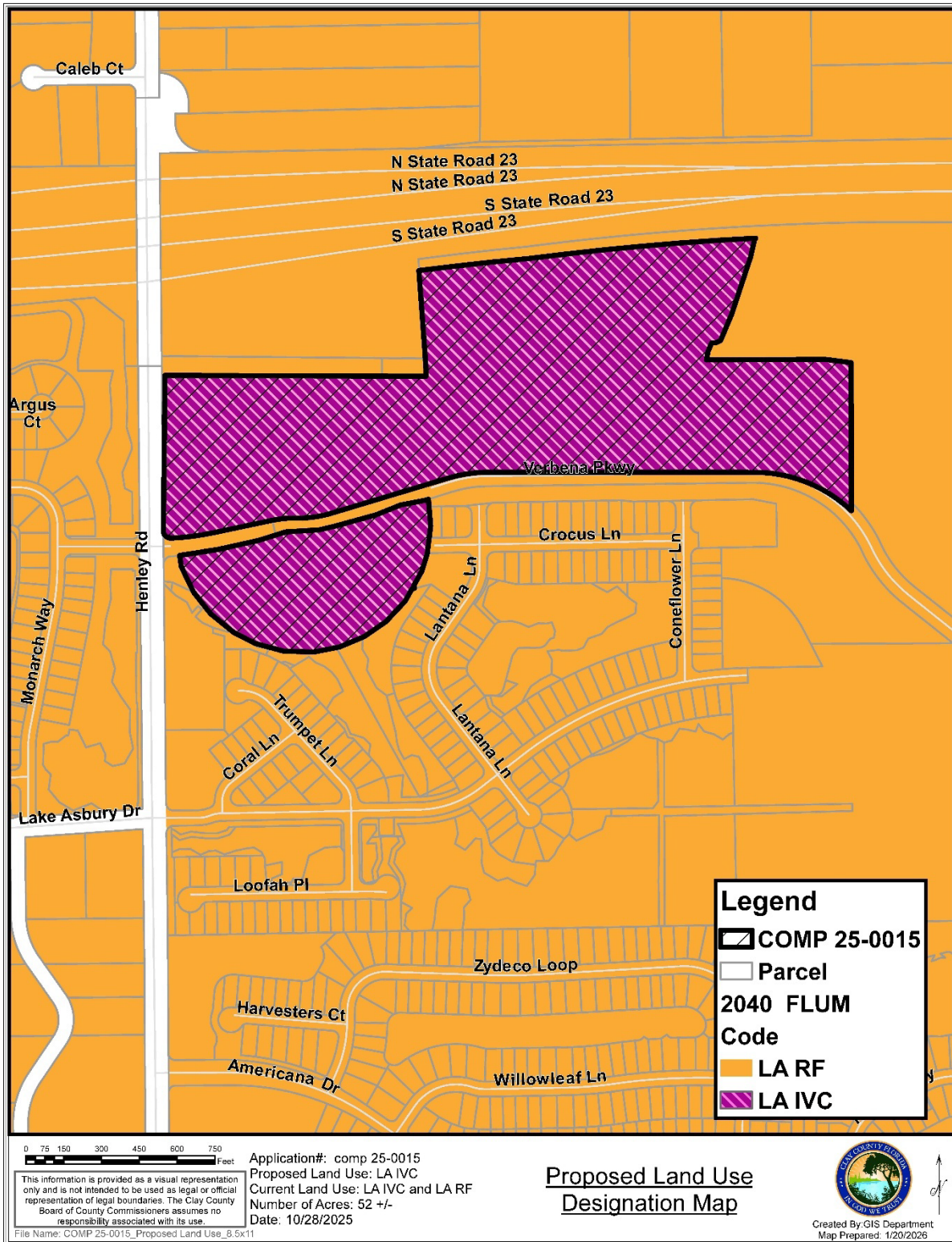


Figure 4 – Proposed Future Land Use Designation Map



34 Project Impact Summary

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU Category</u>	<u>Existing Maximum Density / Intensity</u>	<u>Proposed FLU Category</u>	<u>Proposed Maximum Density / Intensity</u>	<u>Net Increase or Decrease in Maximum Density / Intensity</u>
009339-005-04	33.25 acres	Rural Fringe (RF)	3 units per net acre = 99 units	Interchange Village Center (LA IVC)	<u>9.975 acres residential = 29 units</u> <u>0.70 FAR</u>	<u>Reduction of 70 dwelling units.</u> <u>Addition of up to 709,701 sq.ft. commercial use.</u>

35
36 The proposed change reduces the residential maximum density from 99 units to 29 dwelling units and
37 allows up to 709,701 sq.ft. of commercial/retail floor area.
38

39 Availability of Services

40 Traffic Facilities:

41 The County's Mobility Fee will apply to any future development of this property.

42 Schools:

43 Any future residential development will be required to ensure school capacity exists.
44

45 Recreation:

46 Both residential and commercial development will be required to provide recreational facilities according to
47 the requirements of the Lake Asbury Master Plan.
48

49 Water and Wastewater:

50 Water, sewer and reclaimed water are all available along CR 739 and on the south side of Verbena Parkway.
51

52 Stormwater/Drainage:

53 Stormwater management for any new construction will need to meet County and Water Management District
54 standards.

55 Solid Waste:

56 Clay County has existing solid waste capacity to serve the area.
57

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

59 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
60

61 Land Suitability:

62 Soils:

63 See Figure 5.

64 Flood Plain:

65 The existing floodplain area on the subject parcel is not in an area intended for development. Any impact that
66 might occur will be required to be mitigated. See Figure 6.

67 Topography:

68 The subject parcel has roughly ten feet of slope from a high area in the center of the LA IVC to lower areas to
69 the east and west. See Figure 7.

70 Regionally Significant Habitat:

71 There have been black bear sightings to the north, east and south of the subject parcels. See Figure 8.

72 Historic Resources:

73 There are no historic resource structures on the subject parcel although historic structure locations have been
74 mapped to the northeast and west of the subject parcel. See Figure 9.

75 Compatibility with Military Installations:

76 The subject property is not located near Camp Blanding.

77

78 **Analysis of Surrounding Uses**

79 The proposed comprehensive plan amendment would expand the Lake Asbury Interchange Village Center
80 (LA-IVC) for a portion of two parcels of land. The proposed amendment is in keeping with the evolving
81 character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
South	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
East	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
West	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)

82

83 The surrounding districts are also impacted by the addition of an on/off ramp at the intersection of CR 739
84 and the First Coast Expressway. This increases the demand for commercial/retail services in close proximity
85 to the intersection along with the increased demand from the construction of the surrounding residential
86 neighborhoods which also need local retail/service opportunities. Combined with the commuter corridor
87 functionality of Henley Road, the proposed amendment makes the trade-off of existing residential land use
88 density for an expansion of the LA IVC with its commercial/retail uses a better long term fit for the larger
89 surrounding community.

90

Figure 5 – Soil Map

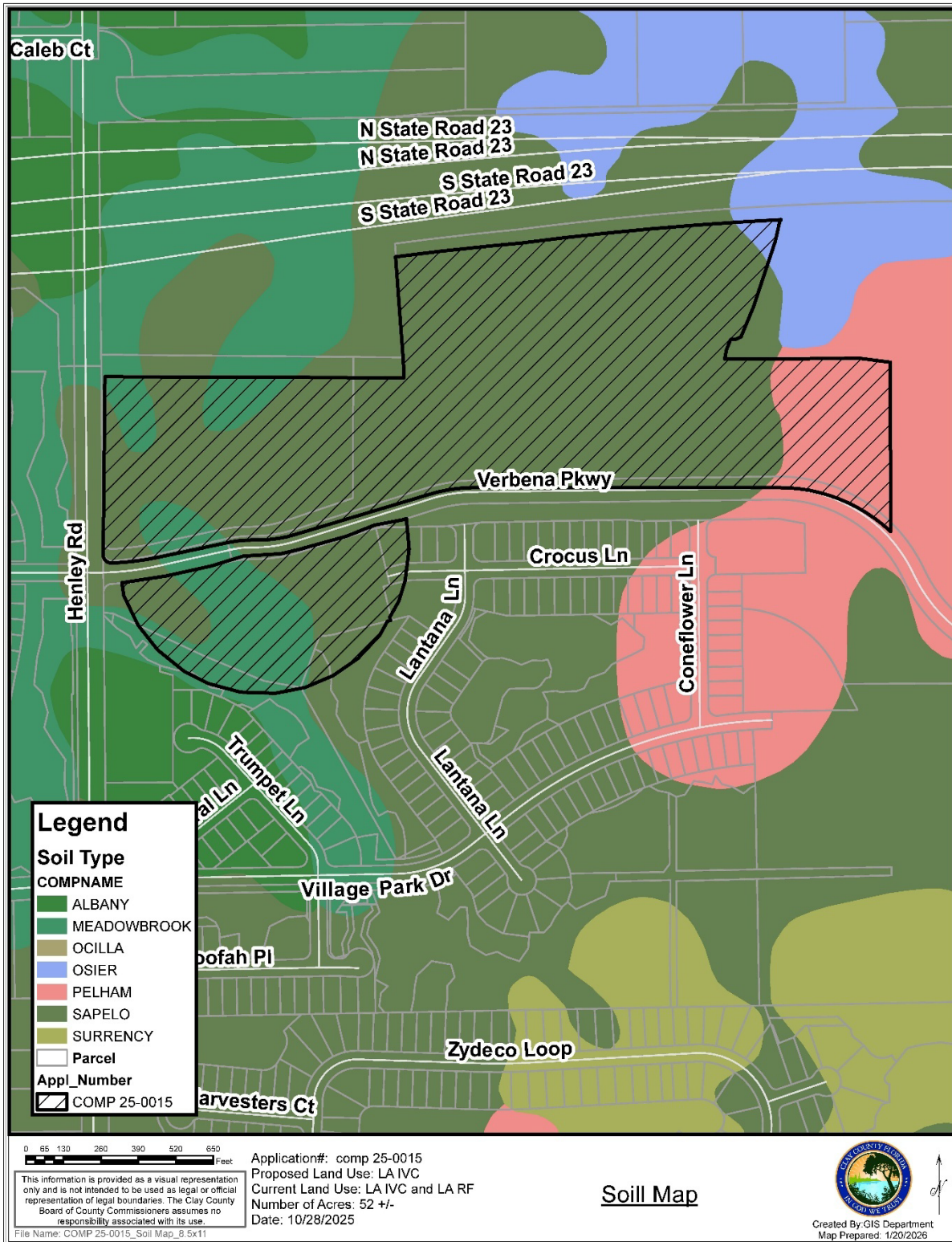


Figure 6 – Flood Zone Map

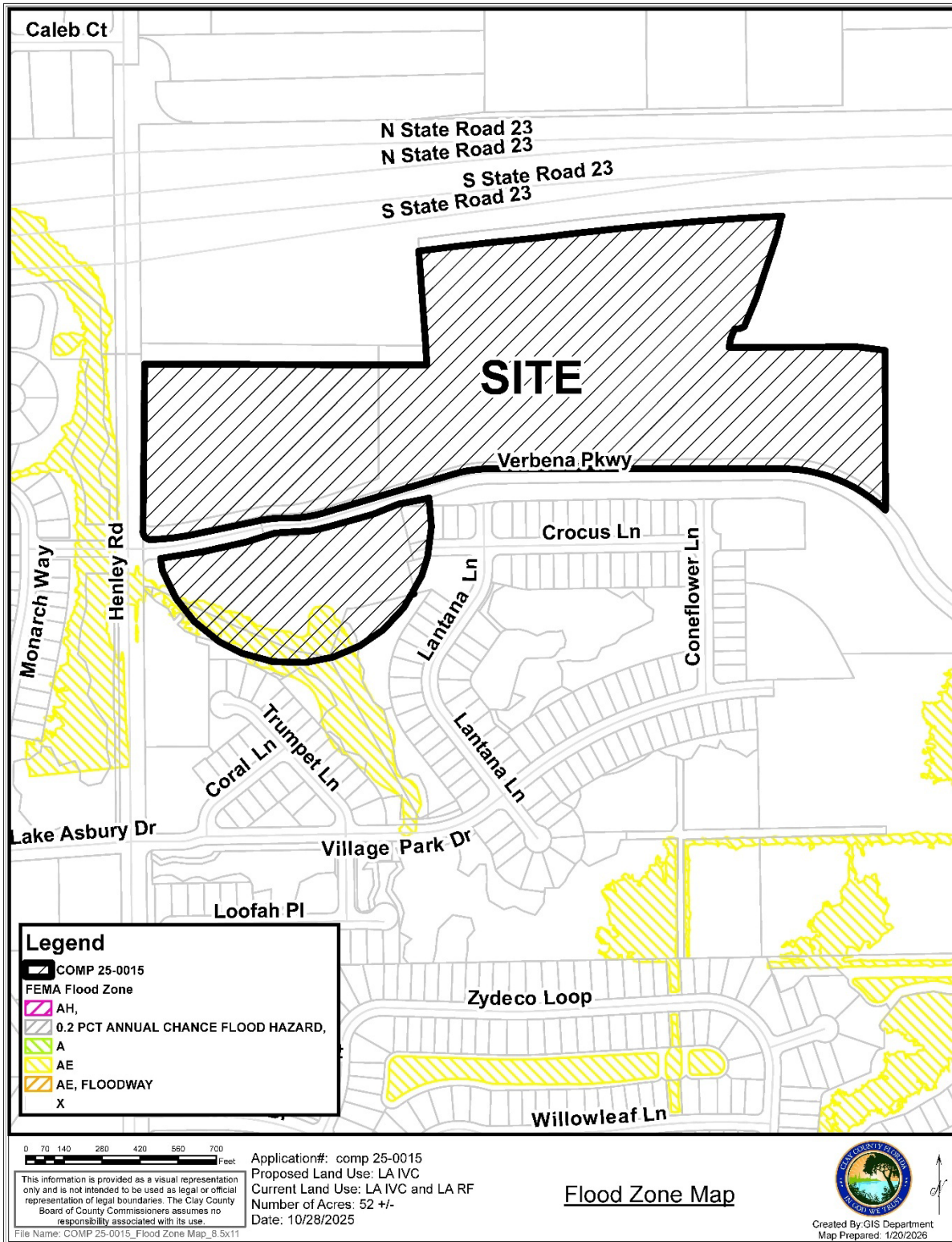


Figure 7 – Topography Map

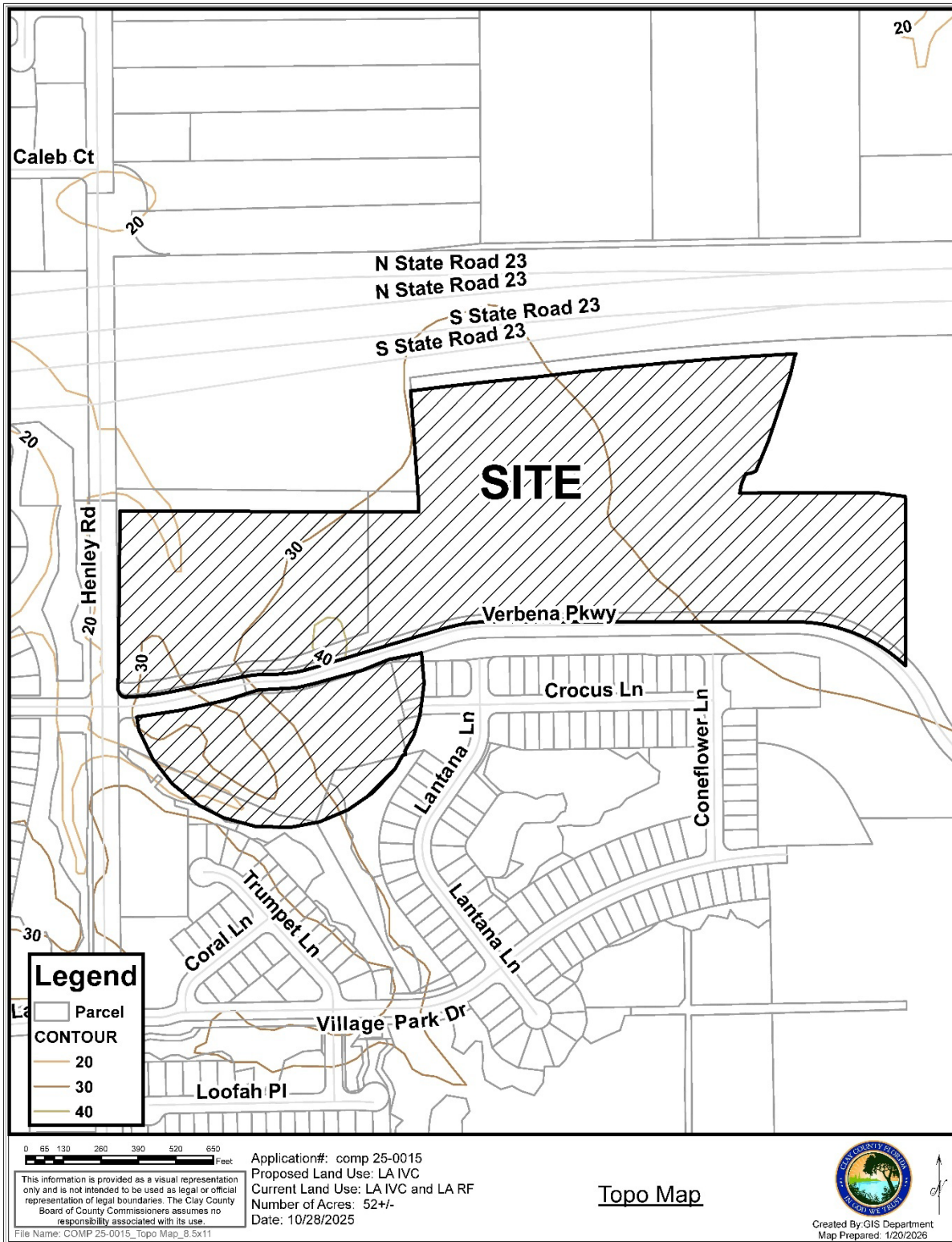


Figure 8 – Habitat Value Map

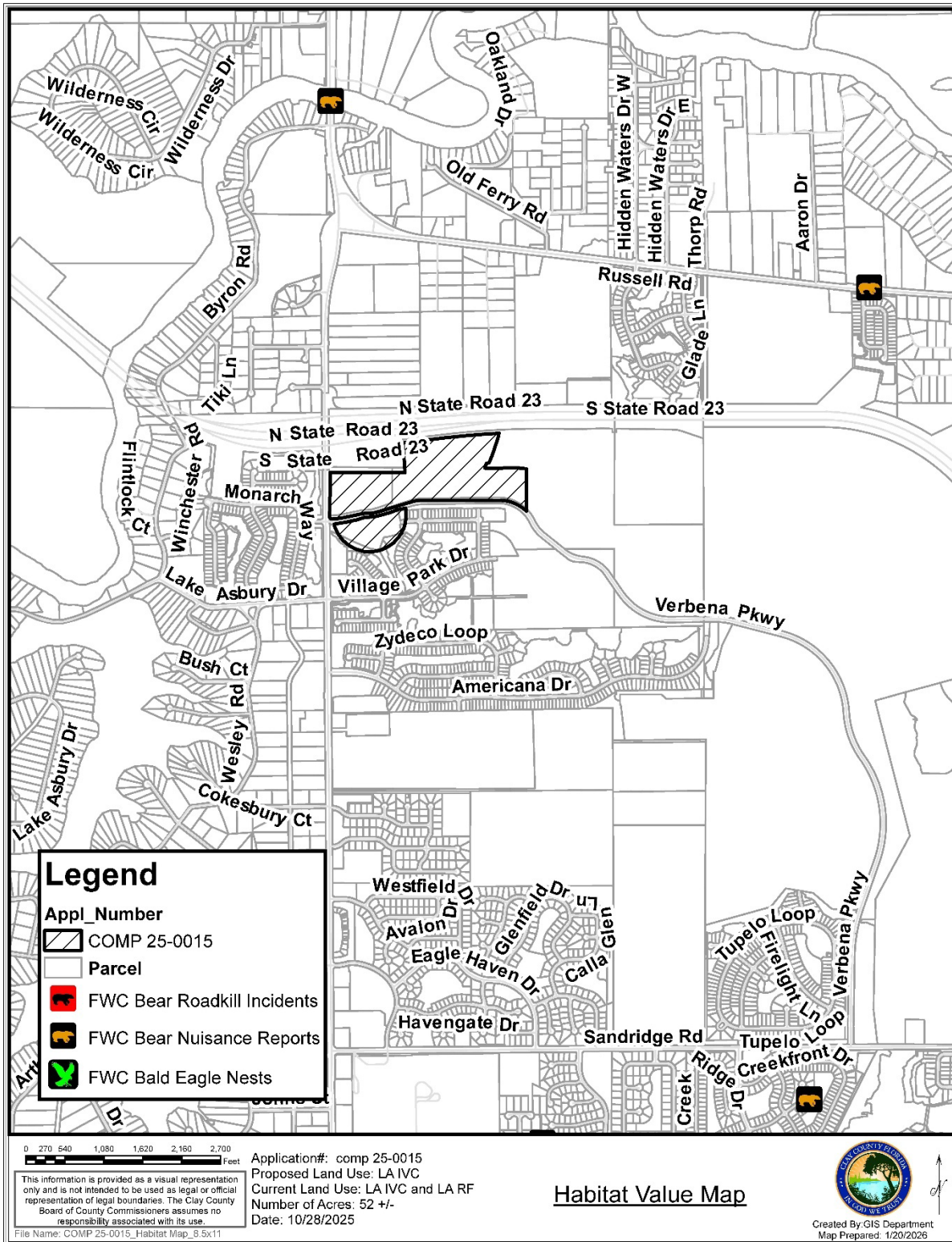
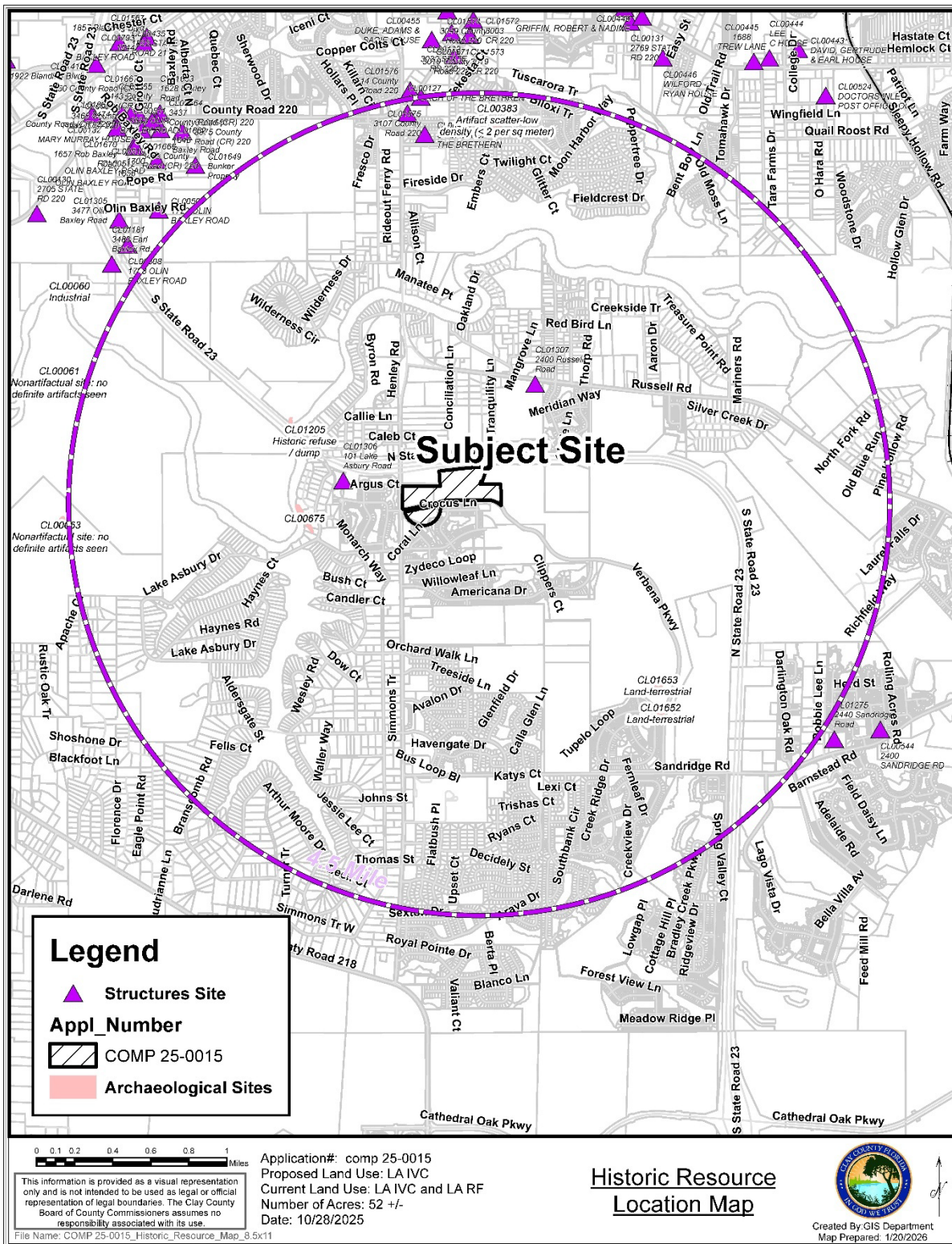


Figure 9 - Historical Resources



Relevant Clay County 2045 Comprehensive Plan Policies

The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

LA FLU POLICY 1.4.10

Village Center and Interchange Village Center (LA VC and LA IVC)

Interchange Village Centers (LA IVC):

The Interchange Village Centers (LA IVC) shall be located at the First Coast Expressway interchanges with State Road 16 and County Road 739.

Within the IVCs, residential uses are allowed in the form of attached single-family, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between six and 10 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%.

The IVCs 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 which may be in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof.

The Interchange Village Center located at State Road 16 shall have a maximum size of 150 acres. Office and retail uses can be of a regional scale and shall not be limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be more auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to the adjacent major transportation corridors and to adjacent development. Permitted uses within this Interchange Village Center shall include light industrial. Light industrial uses shall be limited to light manufacturing and processing, assembly, packaging, fabrication, distribution, warehousing and storage of products that are not objectionable to surrounding land uses with regard to safety, smoke, noise, odor, fumes, dust, toxic chemicals and hazardous wastes. Light industrial performance standards shall be established in the Interchange Village Center zoning designation to implement this land use category.

The Interchange Village Center located at County Road 739 shall have a maximum size of 18.75 acres. Office and retail uses are not limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to adjacent major transportation corridors and to adjacent development. Light industrial shall not be a permitted use within the C.R. 739 Interchange Village Center.

138 The quantification of land uses in an Interchange Village Center shall be consistent with the ranges
139 identified in the following table.

Interchange Village Center		
Land Use	Minimum Required (acres)	Maximum Permitted (acres)
Sub-Category		
Residential	10%	50%
Office	10%	No Max
Commercial/Retail	5%	65%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

140
141

Analysis Regarding 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. It is the intent of Clay County to discourage the proliferation of Urban Sprawl.

Statutory Indicators of the Promotion of Sprawl:

FS 163.3177(6)(a)9.a - The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

- (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- (II.) *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.*
- (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- (IV.) *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.*
- (V.) *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.*
- (VI.) *Fails to maximize use of existing public facilities and services.*
- (VII.) *Fails to maximize use of future public facilities and services.*
- (VIII.) *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.*
- (IX.) *Fails to provide a clear separation between rural and urban uses.*
- (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
- (XI.) *Fails to encourage a functional mix of uses.*
- (XII.) *Results in poor accessibility among linked or related land uses.*
- (XIII.) *Results in the loss of significant amounts of functional open space.*

177 **Statutory Indicators of the Discouragement of Sprawl:**

178 FS 163.3177(6)(a)9.b - The future land use element or plan amendment shall be determined to discourage the
179 proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or
180 more of the following:

- 181 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*
182 *community in a manner that does not have an adverse impact on and protects natural resources and*
183 *ecosystems.*
- 184 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- 185 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*
186 *uses at densities and intensities that will support a range of housing choices and a multimodal*
187 *transportation system, including pedestrian, bicycle, and transit, if available.*
- 188 (IV.) *Promotes conservation of water and energy.*
- 189 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*
190 *farmlands and soils.*
- 191 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 192 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*
193 *nonresidential needs of an area.*
- 194 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*
195 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*
196 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

197 **Staff Analysis regarding Sprawl:**

198 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because
199 it incorporates a development pattern or urban form that achieves the following four criteria under FS
200 163.3177(6)(a)9.b:

- 201 Staff Finding: (II.) Promotes the efficient and cost-effective provision or extension of public infrastructure
202 and services.
- 203 Staff Finding: (III.) Promotes walkable and connected communities and provides for compact development
204 and a mix of uses at densities and intensities that will support a range of housing choices and
205 a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- 206 Staff Finding: (IV.) Promotes conservation of water and energy.
- 207 Staff Finding: (VII.) Creates a balance of land uses based upon demands of the residential population for
208 the nonresidential needs of an area.

209 **Recommendation**

210 Staff recommends Transmittal of COMP 25-0015.

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 LA FLU POLICY 1.4.10 TO INCREASE THE TOTAL NUMBER OF ACRES ALLOWED FOR THE LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) LOCATED AT CR 739 FROM 18.75 ACRES TO 52 ACRES; TO AMEND LA FLU POLICY 1.4.10 TO REDUCE THE PERCENTAGE OF THE MINIMUM REQUIRED ACRES FOR RESIDENTIAL USE FOR THE LA IVC AT CR 739 FROM 10% TO 0%; TO AMEND LA FLU POLICY 1.4.10 TO REDUCE THE PERCENTAGE OF THE MAXIMUM PERMITTED ACRES FOR RESIDENTIAL USE FOR THE LA IVC AT CR 739 FROM 50% TO 30%; TO AMEND THE FUTURE LAND USE MAP TO CLARIFY AND INCREASE THE LA IVC AT CR 739 FUTURE LAND USE DESIGNATION OF A PORTION OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 16-05-25-009339-005-04 AND 16-05-25-009339-005-00), UP TO 52 ACRES, FROM LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) AND LAKE ASBURY RURAL FRINGE (LA RF) TO LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC); 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,

WHEREAS, Application COMP 25-0015 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 Sections 2 and 3 hereof.

Section 2. LA FLU Policy 1.4.10 of the Lake Asbury Master Plan Element of the adopted 2045 Comprehensive Plan is hereby amended as follows:

LA FLU Policy 1.4.10

VILLAGE CENTER AND INTERCHANGE VILLAGE CENTER (LA VC AND LA IVC)

INTERCHANGE VILLAGE CENTERS (LA IVC):

The **Interchange Village Centers (LA IVC)** shall be located at the First Coast Expressway interchanges with State Road 16 and County Road 739.

Within the IVCs, residential uses are allowed in the form of attached single-family, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between six and 10 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%.

The IVCs 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 which may be in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof.

The Interchange Village Center located at State Road 16 shall have a maximum size of 150 acres. Office and retail uses can be of a regional scale and shall not be limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be more auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to the adjacent major transportation corridors and to adjacent development. Permitted uses within this Interchange Village Center shall include light industrial. Light industrial uses shall be limited to light manufacturing and processing, assembly, packaging, fabrication, distribution, warehousing and storage of products that are not objectionable to surrounding land uses with regard to safety, smoke, noise, odor, fumes, dust, toxic chemicals and hazardous wastes. Light industrial performance standards shall be established in the Interchange Village Center zoning designation to implement this land use category.

The Interchange Village Center located at County Road 739 shall have a maximum size of ~~18.75~~ 52 acres. Office and retail uses are not limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to adjacent major transportation corridors and to adjacent development. Light industrial shall not be a permitted use within the C.R. 739 Interchange Village Center.

The quantification of land uses in an Interchange Village Center shall be consistent with the ranges identified in the following table.

Interchange Village Center Land Use Sub-Category	Minimum Required (acres)	Maximum Permitted (acres)
Residential <u>at SR 16</u>	10%	50%
Residential <u>at CR 739</u>	40% <u>0%</u>	50% <u>30%</u>
Office	10%	No Max
Commercial/Retail	5%	65%
Light Industrial <u>at SR 16</u>	0%	No Max
Civic/Public Parks	10%	No Max

Section 3. The adopted Future Land Use Map of the Plan is hereby amended such that the Lake Asbury Interchange Village Center (LA IVC) Future Land Use designation for two parcels of land (tax parcel identification #s 16-05-25-009339-005-04 and 16-05-25-009339-005-00), totaling approximately 52 acres, described in Exhibits “A-1” through “A-6”, and depicted in Exhibit “A-7” is hereby changed as shown.

Section 4. 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 5. The Planning and Zoning staff are authorized and directed within 10 days of the date of adoption of this Ordinance to transmit the proposed amendment package to the Florida Department of Commerce, and to other reviewing agencies, as specified in Section 163.3184, Florida Statutes.

Section 6. In accordance with Section 163.3184, Florida Statutes, if the Plan amendment provided by this Ordinance is not timely challenged, then the effective date of said Plan shall be the 31st day after the date the Department of Commerce notifies the County that the Plan amendment is complete. If the Plan amendment is timely challenged, however, said effective date shall be the date a final order is entered by the Department of Commerce or the Administrative Commission determining the amendment to be in compliance. No development orders, development permits or land uses dependent on this Plan amendment may be issued or commence before they have become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, 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

8.31 acres

CPA for IVC at CR 739

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts "T" and "W", Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county and a portion of Tracts "D", "E" and "F", Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane, said parcel being more particularly described as follows:

Begin at the northwest corner of said Tract "D", Village Park Unit 1-C, said corner being situated in the southerly line of Verbena Parkway; thence on said southerly line, run the following 5 courses: 1) South 73 degrees 19 minutes 13 seconds West, 275.67 feet; 2) westerly, along the arc of a curve concave northerly and having a radius of 530.00 feet, an arc distance of 166.12 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 17 minutes 58 seconds West, 165.44 feet; 3) westerly, along the arc of a curve concave southerly and having a radius of 314.12 feet, an arc distance of 73.24 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 36 minutes 01 second West, 73.08 feet; 4) South 78 degrees 09 minutes 34 seconds West, 248.43 feet; 5) westerly, along the arc of a curve concave northerly and having a radius of 1050.00 feet, an arc distance of 101.42 feet, said arc being subtended by a chord bearing and distance of South 80 degrees 55 minutes 34 seconds West, 101.38 feet; thence southeasterly, easterly and northeasterly, along the arc of a curve concave northerly and having a radius of 484.15 feet, an arc distance of 1534.56 feet to the said southerly line of Verbena Parkway, said arc being subtended by a chord bearing and distance of North 77 degrees 43 minutes 59 seconds East, 968.21 feet; thence on said southerly line, South 73 degrees 19 minutes 13 seconds West, 106.55 feet to the point of beginning; being 8.31 acres, more or less, in area.

Exhibit "A-2"

MAP OF

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts 'T' and 'W', Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, page 28 through 38 of the public records of said county and a portion of Tracts 'D', 'E' and 'F', Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane.

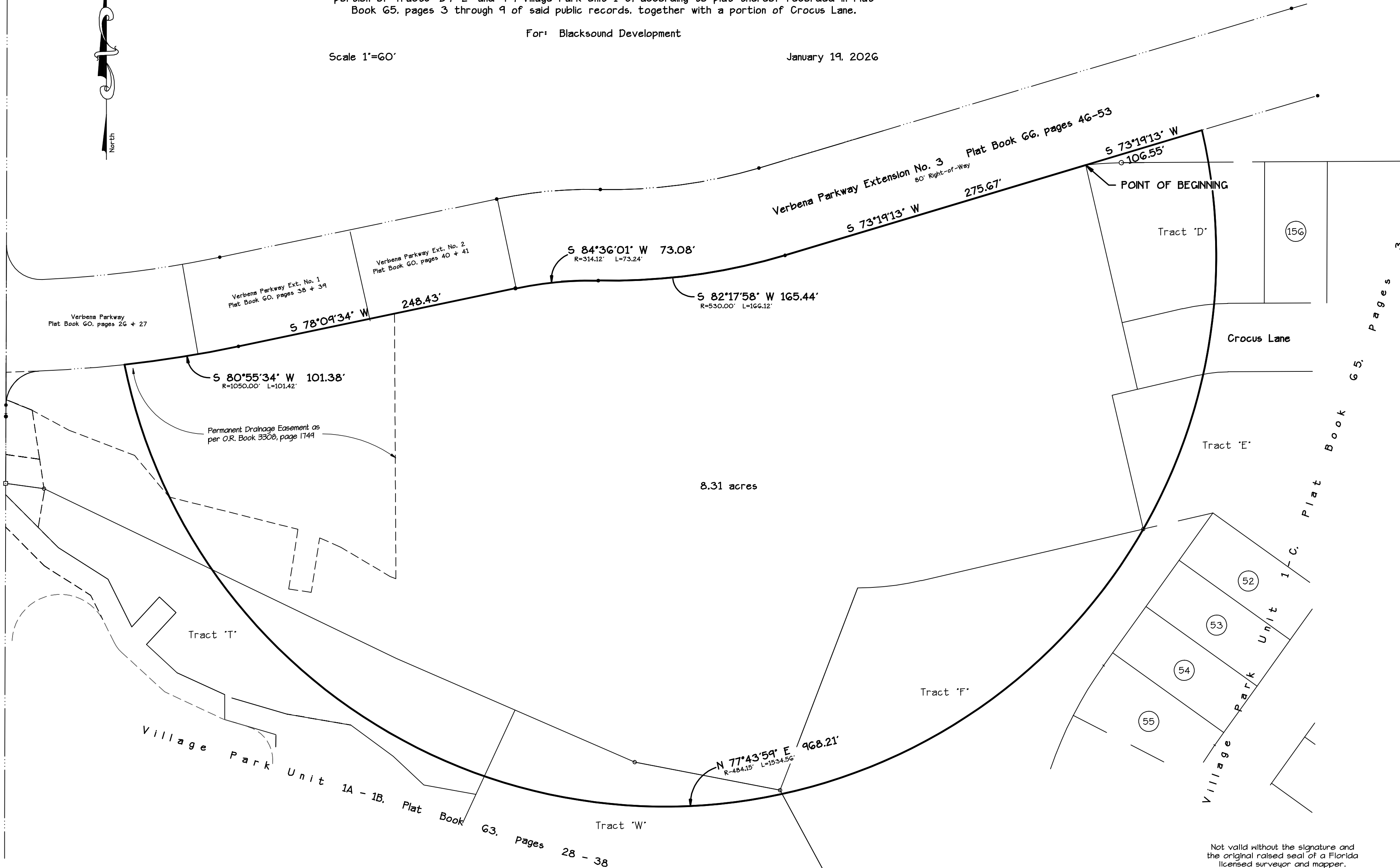
For: Blacksound Development

Scale 1"=60'

January 19, 2026



County Road No. 739 - Henley Road



Note:
This map was prepared for descriptive purposes only and does not represent an actual survey.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32073
Telephone 904-272-1000

Exhibit "A-3"

Legal Description 16.53 acres

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, page 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739 (a 94' right-of-way as presently established); thence on said east line, North 00 degrees 10 minutes 57 seconds East, 614.57 feet; thence South 89 degrees 48 minutes 07 seconds East, 45.34 feet; thence North 00 degrees 10 minutes 57 seconds East, 30.00 feet to the southwest corner of State Road No. 23, Parcel 117, Part "B"; thence on the south line thereof, South 89 degrees 48 minutes 07 seconds East, 990.89 feet to the easterly line thereof; thence on said easterly line, North 04 degrees 13 minutes 44 seconds West, 395.16 feet to the southerly line of said State Road No. 23; thence easterly, on said southerly line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said southerly line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 104.47 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 57 minutes 05 seconds East, 104.47 feet; thence South 00 degrees 45 minutes 18 seconds West, 224.91 feet; thence North 89 degrees 27 minutes 05 seconds West, 252.99 feet; thence South 00 degrees 32 minutes 55 seconds West, 641.30 feet to the northerly line of said Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of the public records of said county; thence on the northerly of said Verbena Parkway, run the following 7 courses: 1) southwesterly, along the arc of a curve concave southeasterly and having a radius of 550.00 feet, an arc distance of 153.33 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 18 minutes 25 seconds West, 152.84 feet; 2) South 73 degrees 19 minutes 13 seconds West, 488.13 feet; 3) southwesterly, along the arc of a curve concave northwesterly and having a radius of 450.00 feet, an arc distance of 141.04 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 17 minutes 58 seconds West, 140.47 feet; 4) southwesterly, along the arc of a curve concave southeasterly and having a radius of 400.00 feet, an arc distance of 91.59 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 43 minutes 08 seconds West, 91.39 feet; 5) South 78 degrees 09 minutes 33 seconds West, 248.42 feet; 6) southwesterly, along the arc of a curve concave northwesterly and having a radius of 970.00 feet, an arc distance of 157.34 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 48 minutes 22 seconds West, 157.17 feet; 7) northwesterly, along the arc of a curve concave northeasterly and having a radius of 30.00 feet, an arc distance of 48.55 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 46 degrees 10 minutes 57 seconds West, 43.42 feet; being 16.53 acres, more or less, in area.

Subject to a perpetual slope easement as per Official Records Book 3308, page 1746 of said public records.

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

Also, subject to a perpetual drainage easement as per Official Records Book 4009, page 2038 and Official Reords Book 1982, page 817, Part “B”.

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, pages 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739. Ca 94 right-of-way as presently established; thence on said east line, North 00 degrees 10 minutes 57 seconds East, 178.94 feet to the point of beginning; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 28.50 feet, an arc distance of 33.07 feet, said arc being subtended by a chord bearing and distance of North 56 degrees 57 minutes 11 seconds East, 31.25 feet; thence South 89 degrees 48 minutes 07 seconds East, 246.73 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 31.00 feet; thence North 00 degrees 11 minutes 53 seconds East, 6.00 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 150 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 11 minutes 53 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 212.93 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 74.57 feet; thence southeasterly, along the arc of a curve concave northwesterly and having a radius of 83.50 feet, an arc distance of 77.98 feet to the north line of Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records, said arc being subtended by a chord bearing and distance of South 26 degrees 57 minutes 05 seconds West, 75.18 feet; thence easterly, on said north line and along the arc of a curve concave southerly and having a radius of 400.00 feet, an arc distance of 9.82 feet, said arc being subtended by a chord bearing and distance of South 89 degrees 25 minutes 30 seconds East, 9.82 feet; thence continue on said north line and along the arc of a curve concave northerly and having a radius of 450.00 feet, an arc distance of 141.04 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 17 minutes 58 seconds East, 140.47 feet; thence continue on said north line, North 73 degrees 19 minutes 13 seconds East, 488.13 feet; thence continue on said north line and along the arc of a curve concave southerly and having a radius of 550.00 feet, an arc distance of 153.33 feet, said arc being subtended by a chord bearing and distance of North 81 degrees 18 minutes 25 seconds East, 152.84 feet; thence North 00 degrees 32 minutes 55 seconds East, 444.50 feet; thence North 89 degrees 48 minutes 07 seconds West, 247.71 feet to the east line of State Road No. 23, Parcel 117, Part B; thence on said east line, South 04 degrees 13 minutes 44 seconds East, 36.62 feet to the south line thereof; thence on said south line, North 89 degrees 48 minutes 07 seconds West, 990.89 feet; thence South 00 degrees 10 minutes 57 seconds West, 30.00 feet; thence North 89 degrees 48 minutes 07 seconds West, 45.34 feet to the east line of said County Road No. 739; thence on said east line, South 00 degrees 10 minutes 57 seconds West, 60.34 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 48.50 feet, an arc distance of 59.34 feet, said arc being subtended by a chord bearing and distance of North 55 degrees 07 minute 12 seconds East, 55.75 feet; thence South 89 degrees 48 minutes 07 seconds East, 230.35 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 328.15 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 45 degrees 11 minutes 53 seconds West, 13.44 feet; thence North 89 degrees 48 minutes 07 seconds West, 240.27 feet; thence northwesterly, along the arc of a curve concave northwesterly and having a radius of 48.50 feet, an arc distance of 40.00 feet to said east line of County Road No. 739, said arc being subtended by a chord bearing and distance of North 66 degrees 10 minutes 24 seconds West, 38.88 feet; thence on said east line, South 00 degrees 10 minutes 57 seconds West, 75.71 feet to the point of beginning; being 11.93 acres, more or less, in area.

Subject to a permanent slope easement as per Official Records Book 330B, page 1746 of said public records;

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

Also, subject to a perpetual drainage easement as per Official Records Book 4009, page 2018 and Official Records Book 4099, page 1982, Parcel 817, Part 'B'.

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, page 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 734 Ca 44 right-of-way as presently established; thence on said east line, North 00 degrees 10 minutes 57 seconds East, 254.65 feet to the point of beginning; thence continue North 00 degrees 10 minutes 57 seconds East, 299.53 feet; thence northeasterly along the arc of a curve concave south-easterly and having radius of 48.50 feet, an arc distance of 59.34 feet, said arc being subtended by a chord bearing and distance of North 55 degrees 07 minutes 12 seconds East, 55.75 feet; thence South 89 degrees 48 minutes 07 seconds East, 230.35 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 328.15 feet; thence southwesterly, along the arc of a curve concave northerly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 45 degrees 48 minutes 07 seconds West, 13.44 feet; thence North 89 degrees 48 minutes 07 seconds West, 240.27 feet; thence northwesterly, along the arc of a curve concave northerly and having a radius of 48.50 feet, an arc distance of 40.00 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 66 degrees 10 minutes 29 seconds West, 38.88 feet; being 2.26 acres, more or less, in area.

Subject to a permanent pole easement as per Official Records Book 3308, page 1746 of said public records.

Also, subject to a 20 Foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, pages 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739. Ca 94 right-of-way as presently established; thence on said east line, North 00 degrees 10 minutes 57 seconds East, 178.94 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 28.50 feet, an arc distance of 33.07 feet, said arc being subtended by a chord bearing and distance of North 56 degrees 57 minutes 11 seconds East, 31.25 feet; thence South 89 degrees 48 minutes 07 seconds East, 246.73 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 31.00 feet; thence North 00 degrees 11 minutes 53 seconds East, 6.00 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 15.5 feet, an arc distance of 19.54 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 11 minutes 53 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 212.93 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 74.57 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 83.50 feet, an arc distance of 77.98 feet to the north line of Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records, said arc being subtended by a chord bearing and distance of South 26 degrees 57 minutes 05 seconds West, 75.18 feet; thence westerly, on said north line and along the arc of a curve concave southerly and having a radius of 400.00 feet, an arc distance of 81.77 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 00 minutes 55 seconds West, 81.63 feet; thence continue on the north line of said Verbena Parkway, the following 3 courses: 1) South 78 degrees 04 minutes 33 seconds West, 248.42 feet; 2) westerly, along the arc of a curve concave northerly and having a radius of 970.00 feet, an arc distance of 157.34 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 48 minutes 22 seconds West, 157.17 feet; 3) northwesterly, along the arc of a curve concave northeasterly and having a radius of 30.00 feet, an arc distance of 48.55 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 46 degrees 10 minutes 57 seconds West, 43.42 feet; being 2.34 acres, more or less, in area.

Subject to a permanent slope easement as per Official Records Book 3308, page 1746 of said public records.

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.



Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067 272-1000

Exhibit "A-5"

Legal Description

Proposed Interchange Village Center Land Use Portion of Parcel 16-05-25-009339-005-04

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northeast corner of Tract P-3, Village Park Unit 1A, 1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county; thence on the northerly line thereof, North 78 degrees 30 minutes 39 seconds West, 92.28 feet; thence North 02 degrees 45 minutes 57 seconds West, 147.58 feet to the north line of Verbena Parkway Extension No. 3, according to plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records and the point of beginning; thence on said north line, North 89 degrees 59 minutes 11 seconds West, 1051.24 feet; thence continue on said north line and along the arc of a curve concave southerly and having a radius of 550.00 feet, an arc distance of 6.91 feet, said arc being subtended by a chord bearing and distance of South 89 degrees 39 minutes 47 seconds West, 6.91 feet; thence North 00 degrees 32 minutes 55 seconds East, 444.51 feet; thence North 89 degrees 40 minutes 17 seconds West, 247.92 feet; thence North 04 degrees 13 minutes 44 seconds West, 359.11 feet to the south line of State Road No. 23; thence easterly, on said south line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said south line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 903.60 feet, said arc being subtended by a chord bearing and distance of North 84 degrees 52 minutes 27 seconds East, 903.38 feet; thence South 34 degrees 02 minutes 15 seconds West, 7.90 feet; thence South 12 degrees 43 minutes 55 seconds West, 68.16 feet; thence South 18 degrees 24 minutes 22 seconds West, 240.92 feet; thence South 22 degrees 35 minutes 42 seconds West, 113.33 feet; thence South 66 degrees 29 minutes 32 seconds West, 20.59 feet; thence South 86 degrees 14 minutes 10 seconds West, 16.95 feet; thence South 22 degrees 35 minutes 36 seconds West, 37.08 feet; thence South 10 degrees 45 minutes 51 seconds West, 33.61 feet; thence North 89 degrees 46 minutes 04 seconds East, 471.08 feet; thence South 82 degrees 39 minutes 15 seconds East, 104.34 feet; thence South 00 degrees 04 minutes 45 seconds East 586.37 feet to said north line of Verbena Parkway Extension No. 3; thence on said north line and along the arc of a curve concave southwesterly and having a radius of 560.00 feet, an arc distance of 417.72 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 68 degrees 37 minutes 01 second West, 438.10 feet; being 27.16 acres, more or less, in area.

October 24, 2025

Exhibit "A-6"

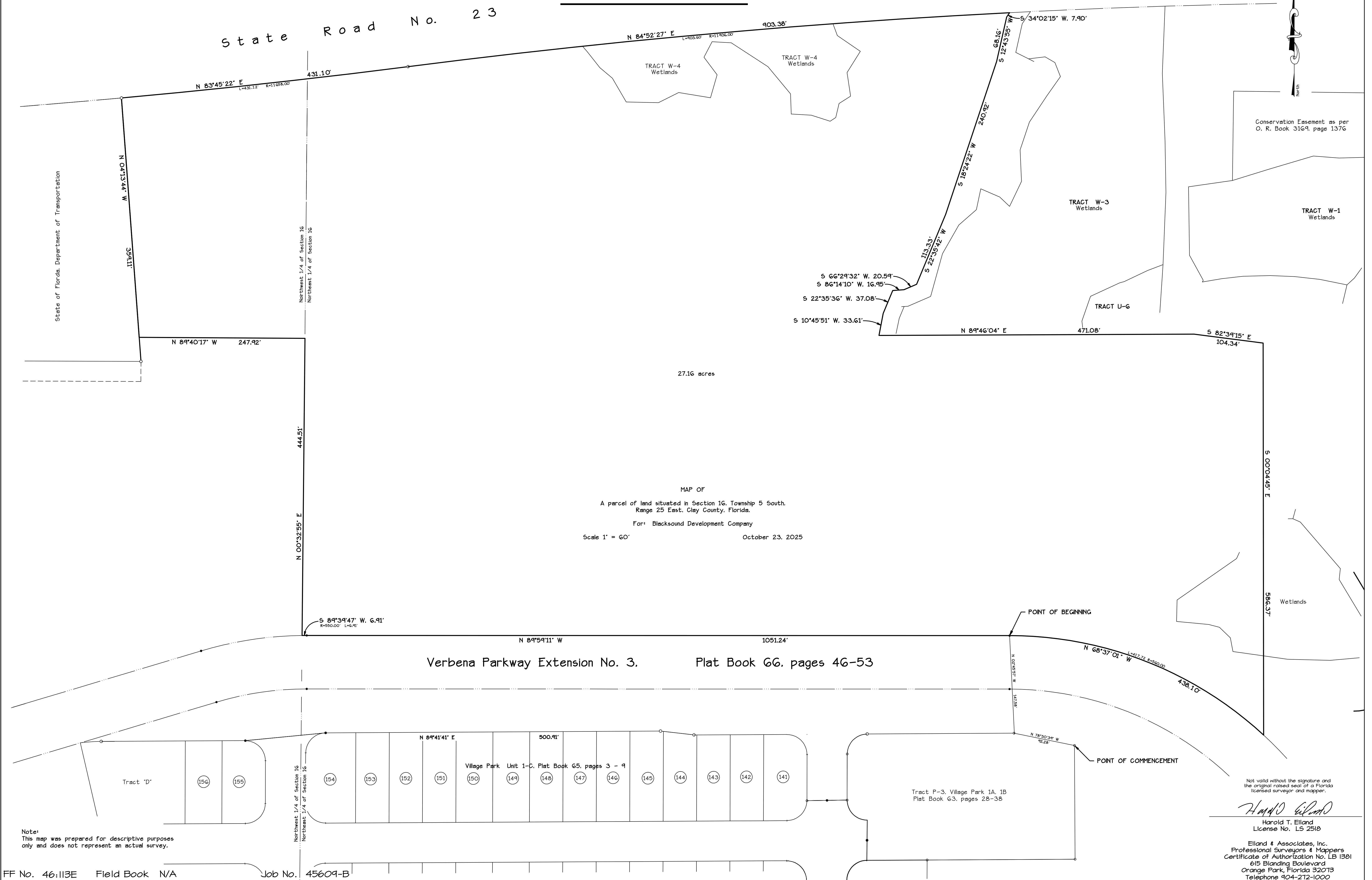
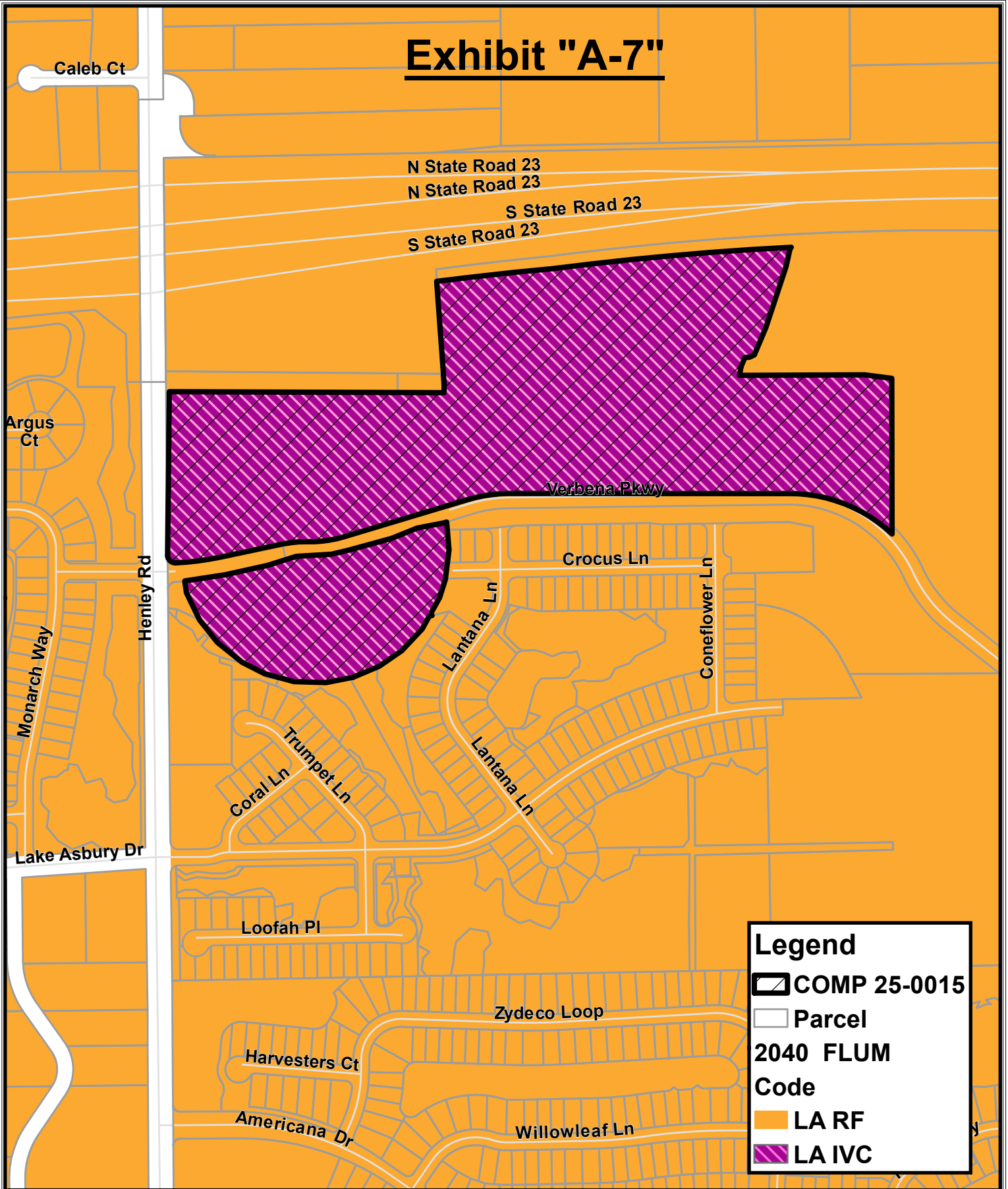




Exhibit "A-7"




Legend


 **COMP 25-0015**

 **Parcel**

2040 FLUM

Code

 **LA RF**

 **LA IVC**

0 75 150 300 450 600 750 Feet

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 25-0015_Proposed Land Use_8.5x11

Application#: comp 25-0015
 Proposed Land Use: LA IVC
 Current Land Use: LA IVC and LA RF
 Number of Acres: 52 +/-
 Date: 10/28/2025

Proposed Land Use Designation Map



Created By: GIS Department
 Map Prepared: 1/20/2026



Staff Report and Recommendations for ZON 25-0029

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:

Owner: AY Ventures, Inc.
Owner: Black Sound Development Company LLC
Agent: Susan Fraser (SLF Consulting, Inc.)
Phone: 904-591-8942
Email: slfraser@bellsouth.net

Property Information

Parcel IDs: 16-05-25-009339-005-00 and 16-05-25-009339-005-04	Parcel Address: on the east side of Henley Road at the intersection of Verbena Parkway
Current Zoning: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)	Current Land Use: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)
Proposed Zoning: Lake Asbury Interchange Village Center (LA IVC)	Acres affected by FLU change: 52 +/- acres
Commission District: 5, Comm. Burke	Planning District: Lake Asbury/Penney Farms

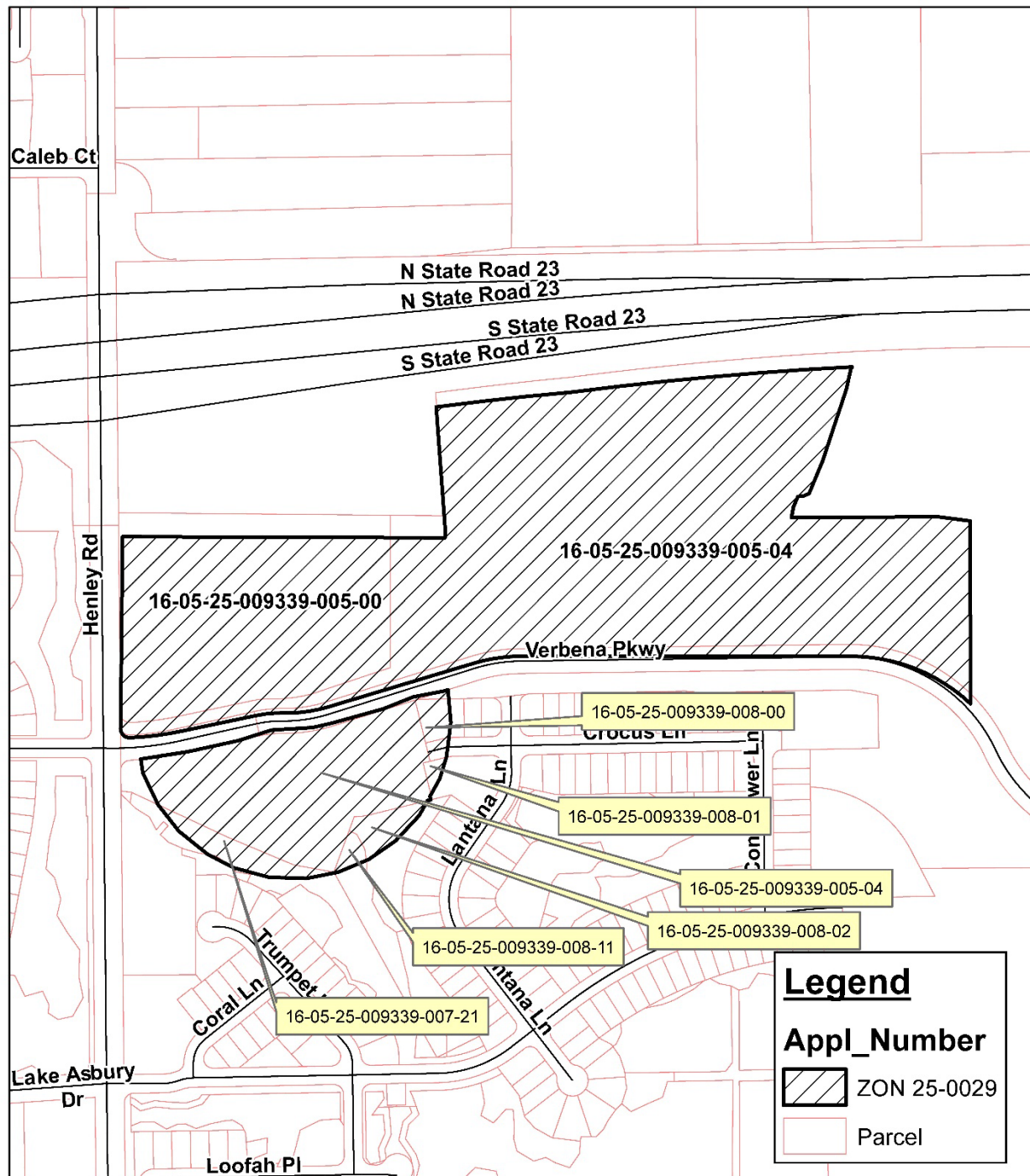
Introduction:

This application is a rezoning to clarify and increase the location of the LA IVC zoning designation at CR 739 for a total of 52 acres.

The subject parcels are located on the east side of Henley Road (CR 739) at the intersection with Verbena Parkway. With the exception of a stormwater pond for Verbena Pkwy, the parcels are undeveloped.

A companion Comprehensive Plan Amendment application (COMP 25-0015) preceded this application.

Figure 1 – Parcel Map



0 205 410 820 Feet

**Rezoning: ZON 25-0029
Parcel Map**



Figure 2 - Aerial Photo

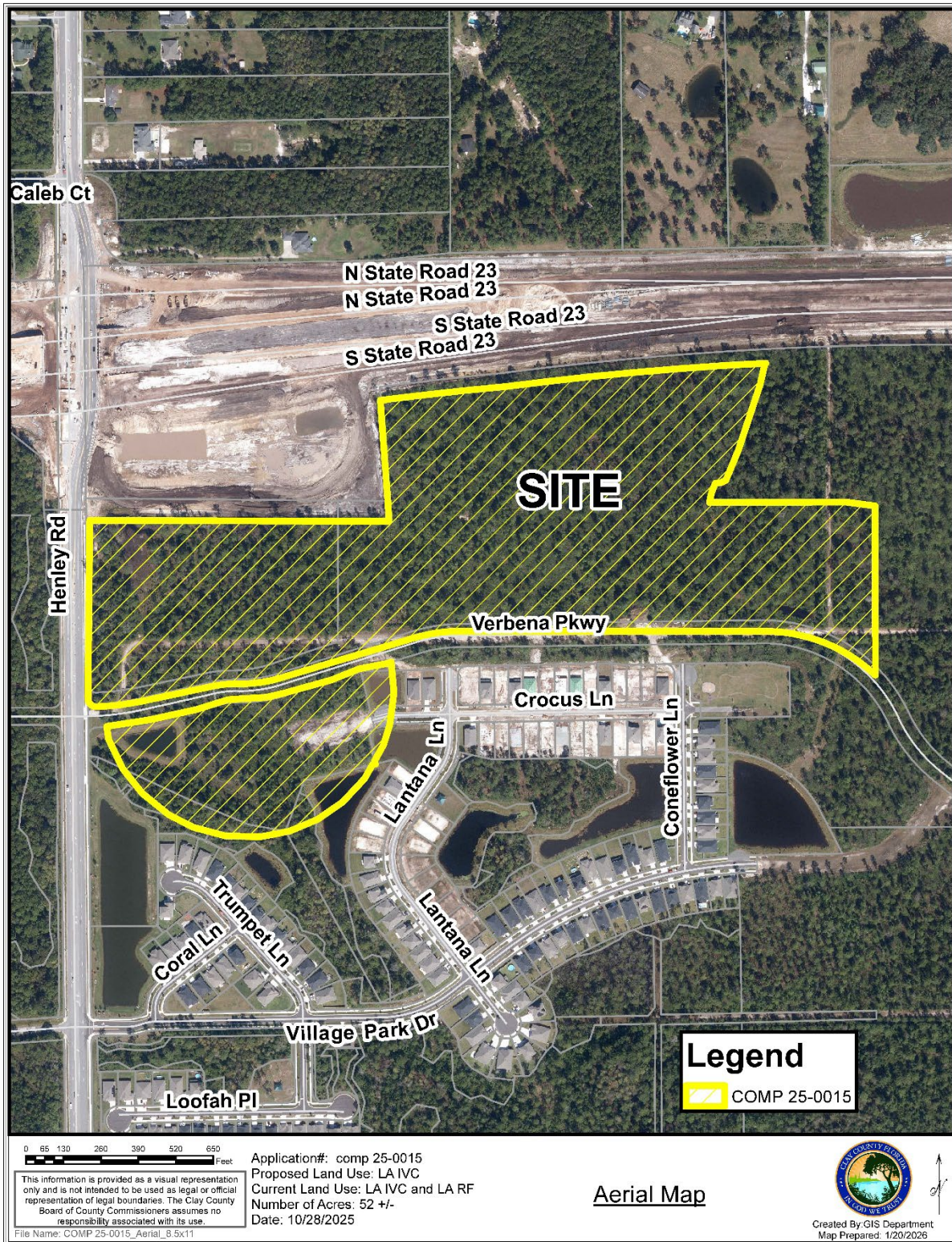
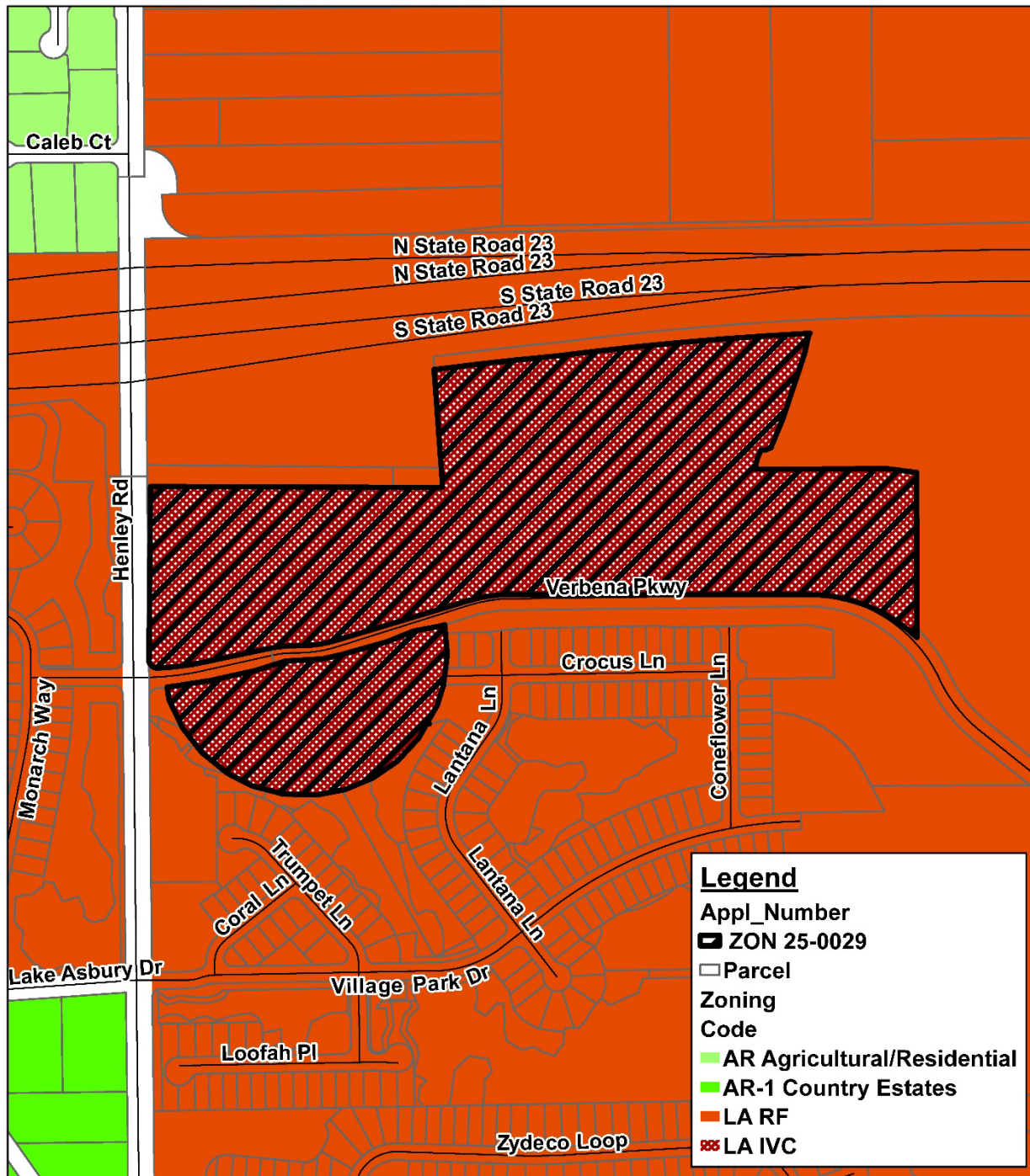


Figure 3 – Proposed Zoning Map



Proposed Zoning
Rezoning: ZON 25-0029
from LA IVC and LA RF to LA IVC



Analysis of Surrounding Uses

The proposed rezoning would expand the Lake Asbury Interchange Village Center (LA-IVC) for a portion of two parcels of land. The proposed amendment is in keeping with the evolving character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
South	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
East	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
West	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)

The surrounding districts are also impacted by the addition of an on/off ramp at the intersection of CR 739 and the First Coast Expressway. This increases the demand for commercial/retail services in close proximity to the intersection along with the increased demand from the construction of the surrounding residential neighborhoods which also need local retail/service opportunities. Combined with the commuter corridor functionality of Henley Road, the proposed amendment makes the trade-off of existing residential land use density for an expansion of the LA IVC with its commercial/retail uses a better long term fit for the larger surrounding community.

Relevant Clay County 2045 Comprehensive Plan Policies

NOTE: The following Comp Plan policy is that which was in effect at the time this rezoning application was submitted. Changes to this policy proposed under the companion comprehensive plan amendment (COMP 25-0015) submitted with this application are added in red text in strike-thru/underline format.

The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

LA FLU POLICY 1.4.10

Village Center and Interchange Village Center (LA VC and LA IVC)

Interchange Village Centers (LA IVC):

The Interchange Village Centers (LA IVC) shall be located at the First Coast Expressway interchanges with State Road 16 and County Road 739.

Within the IVCs, residential uses are allowed in the form of attached single-family, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between six and 10 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%.

The IVCs 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 which may be in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof.

The Interchange Village Center located at State Road 16 shall have a maximum size of 150 acres. Office and retail uses can be of a regional scale and shall not be limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be more auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to the adjacent major transportation corridors and to adjacent development. Permitted uses within this Interchange Village Center shall include light industrial. Light industrial uses shall be limited to light manufacturing and processing, assembly, packaging, fabrication, distribution, warehousing and storage of products that are not objectionable to surrounding land uses with regard to safety, smoke, noise, odor, fumes, dust, toxic chemicals and hazardous wastes. Light industrial performance standards shall be established in the Interchange Village Center zoning designation to implement this land use category.

<u>Interchange Village Center</u>		
<u>Land Use</u>	<u>Minimum Required (acres)</u>	<u>Maximum Permitted (acres)</u>
<u>Sub-Category</u>		
<u>Residential</u>	<u>10%</u>	<u>50%</u>
<u>Office</u>	<u>10%</u>	<u>No Max</u>
<u>Commercial/Retail</u>	<u>5%</u>	<u>65%</u>
<u>Light Industrial</u>	<u>0%</u>	<u>No Max</u>
<u>Civic/Public Parks</u>	<u>10%</u>	<u>No Max</u>

The Interchange Village Center located at County Road 739 shall have a maximum size of ~~18.75~~ 52 acres. Office and retail uses are not limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to adjacent major transportation corridors and to adjacent development. Light industrial shall not be a permitted use within the C.R. 739 Interchange Village Center.

79 The quantification of land uses in an Interchange Village Center shall be consistent with the ranges
80 identified in the following table.

Interchange Village Center		
Land Use	Minimum Required (acres)	Maximum Permitted (acres)
Sub-Category		
Residential	10% <u>0%</u>	50% <u>30%</u>
Office	10%	No Max
Commercial/Retail	5%	65%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

81
82

83 Analysis of Proposed Rezoning Amendment

84 In reviewing the proposed application for Rezoning, the following criteria may be considered along with such
85 other matters as may be appropriate to the particular application:

86
87 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
88 adjacent and nearby districts;

89 Staff Finding: This rezoning is directly related to the needs of the adjoining First Coast Expressway as well
90 as the surrounding residential land uses.

91 (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real
92 property proposed for change;

93 Staff Finding: The addition of an on/off ramp at the intersection of CR 739 and the First Coast Expressway
94 increases the need for additional commercial/retail opportunities in this area, making an increase of the
95 existing LA IVC a logical choice to meet the need.

96 (c) Whether the conditions which existed at the time the real property was originally zoned have changed
97 or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

98 Staff Finding: The LA IVC district boundary at CR 739 was intended to be a placeholder until the final
99 location of the First Coast Expressway and the location of the future Verbena Parkway were determined. As
100 the location for both roads is now settled, the future land use and zoning can now be adjusted to a more
101 realistic boundary location.

102 (d) Whether the affected real property cannot be used in accordance with existing zoning;

103 Staff Finding: The existing LA RF to the west of the existing LA IVC could be developed with more
104 residential units, but there is an unmet need for commercial/retail opportunities to serve the existing housing.

105 (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated
106 objectives and policies of the Plan;

107 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent
108 of the future land use designation as amended in the companion application to this rezoning.

109 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a
110 legitimate public purpose;

111 Staff Finding: There is no public purpose served by keeping the zoning district boundaries in their current
112 locations on the subject parcel.

113 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is
114 inconsistent with surrounding land use;

115 Staff Finding: The proposed rezoning will not be inconsistent with the surround land use. The LA IVC
116 district is designed to support the adjoining interchange traffic as well as the surrounding residential land use.

117 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density
118 within the district already permitting such intensity or density.

119 Staff Finding: There is only one other location in the Lake Asbury Master Plan area with the Lake Asbury
120 Interchange Village Center district.

121

122 **Recommendation**

123 Staff recommends approval of ZON 25-0029.

124

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, TO AMEND THE ZONING MAP FOR THE LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) AT CR 739 LOCATED ON A PORTION OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 16-05-25-009339-005-04 AND 16-05-25-009339-005-00), TO CLARIFY AND INCREASE THE ZONING DISTRICT DESIGNATION ON APPROXIMATELY 52 ACRES, FROM ITS PRESENT ZONING CLASSIFICATIONS OF LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) AND LAKE ASBURY RURAL FRINGE (LA RF) TO LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Application ZON 25-0029 seeks to clarify and increase the zoning designation for the Lake Asbury Interchange Village Center (LA IVC) at CR 739, totaling approximately 52 acres, located on a portion of two parcels of land (tax parcel identification #s 16-05-25-009339-005-04 & 16-05-25-009339-005-00) (the Property) described in Exhibits “A-1” through “A-6”, and depicted in Exhibit “A-7”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classifications of Lake Asbury Interchange Village Center (LA IVC) and Lake Asbury Rural Fringe (LA RF) to Lake Asbury Interchange Village Center (LA IVC).

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 25-0015 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, 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

8.31 acres

CPA for IVC at CR 739

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts "T" and "W", Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county and a portion of Tracts "D", "E" and "F", Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane, said parcel being more particularly described as follows:

Begin at the northwest corner of said Tract "D", Village Park Unit 1-C, said corner being situated in the southerly line of Verbena Parkway; thence on said southerly line, run the following 5 courses: 1) South 73 degrees 19 minutes 13 seconds West, 275.67 feet; 2) westerly, along the arc of a curve concave northerly and having a radius of 530.00 feet, an arc distance of 166.12 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 17 minutes 58 seconds West, 165.44 feet; 3) westerly, along the arc of a curve concave southerly and having a radius of 314.12 feet, an arc distance of 73.24 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 36 minutes 01 second West, 73.08 feet; 4) South 78 degrees 09 minutes 34 seconds West, 248.43 feet; 5) westerly, along the arc of a curve concave northerly and having a radius of 1050.00 feet, an arc distance of 101.42 feet, said arc being subtended by a chord bearing and distance of South 80 degrees 55 minutes 34 seconds West, 101.38 feet; thence southeasterly, easterly and northeasterly, along the arc of a curve concave northerly and having a radius of 484.15 feet, an arc distance of 1534.56 feet to the said southerly line of Verbena Parkway, said arc being subtended by a chord bearing and distance of North 77 degrees 43 minutes 59 seconds East, 968.21 feet; thence on said southerly line, South 73 degrees 19 minutes 13 seconds West, 106.55 feet to the point of beginning; being 8.31 acres, more or less, in area.

Exhibit "A-2"

MAP OF

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts 'T' and 'W', Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, page 28 through 38 of the public records of said county and a portion of Tracts 'D', 'E' and 'F', Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane.

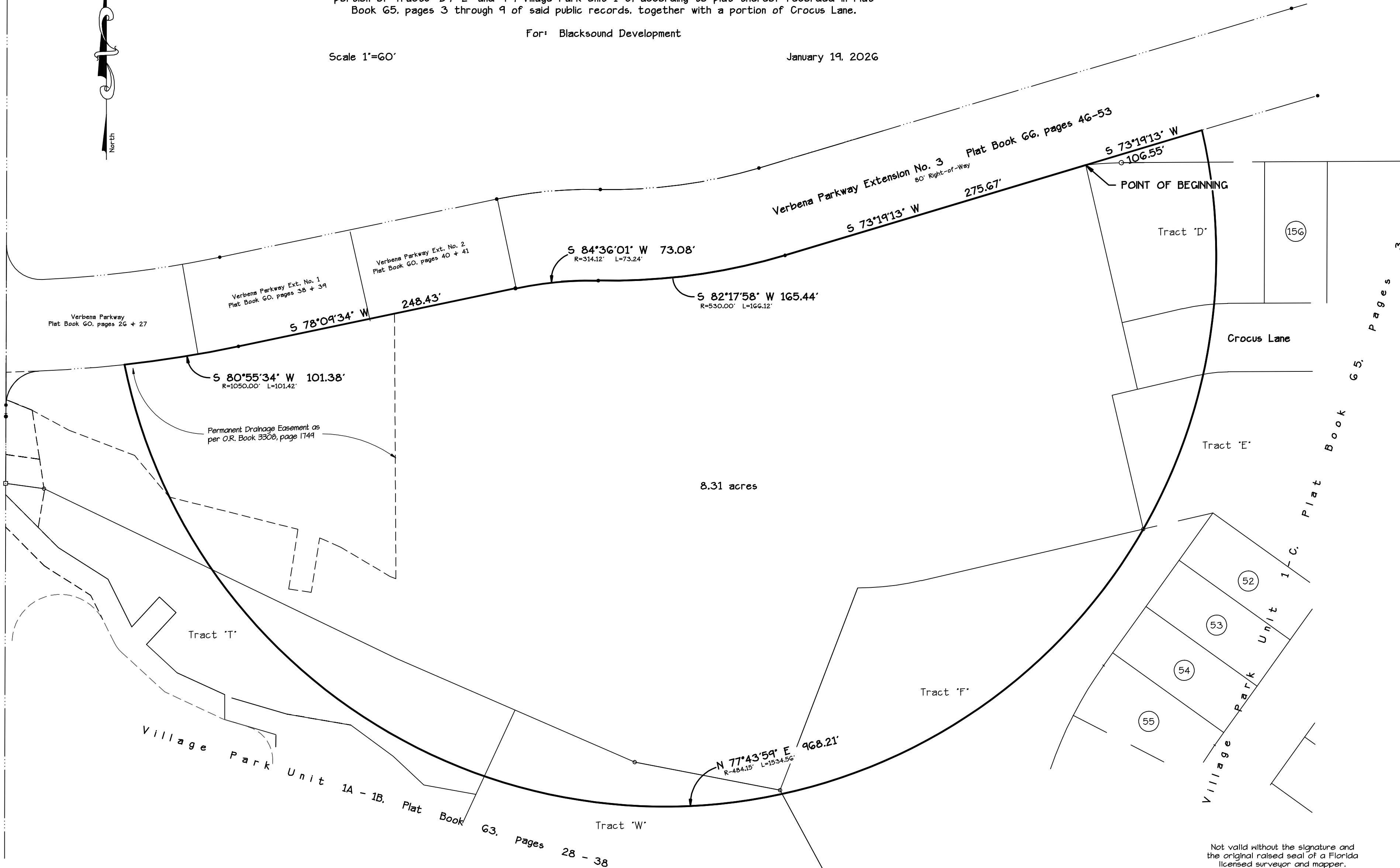
For: Blacksound Development

Scale 1"=60'

January 19, 2026



County Road No. 739 - Henley Road



Note:
This map was prepared for descriptive purposes only and does not represent an actual survey.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32073
Telephone 904-272-1000

Exhibit "A-3"

Legal Description 16.53 acres

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, page 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739 (a 94' right-of-way as presently established); thence on said east line, North 00 degrees 10 minutes 57 seconds East, 614.57 feet; thence South 89 degrees 48 minutes 07 seconds East, 45.34 feet; thence North 00 degrees 10 minutes 57 seconds East, 30.00 feet to the southwest corner of State Road No. 23, Parcel 117, Part "B"; thence on the south line thereof, South 89 degrees 48 minutes 07 seconds East, 990.89 feet to the easterly line thereof; thence on said easterly line, North 04 degrees 13 minutes 44 seconds West, 395.16 feet to the southerly line of said State Road No. 23; thence easterly, on said southerly line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said southerly line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 104.47 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 57 minutes 05 seconds East, 104.47 feet; thence South 00 degrees 45 minutes 18 seconds West, 224.91 feet; thence North 89 degrees 27 minutes 05 seconds West, 252.99 feet; thence South 00 degrees 32 minutes 55 seconds West, 641.30 feet to the northerly line of said Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of the public records of said county; thence on the northerly of said Verbena Parkway, run the following 7 courses: 1) southwesterly, along the arc of a curve concave southeasterly and having a radius of 550.00 feet, an arc distance of 153.33 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 18 minutes 25 seconds West, 152.84 feet; 2) South 73 degrees 19 minutes 13 seconds West, 488.13 feet; 3) southwesterly, along the arc of a curve concave northwesterly and having a radius of 450.00 feet, an arc distance of 141.04 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 17 minutes 58 seconds West, 140.47 feet; 4) southwesterly, along the arc of a curve concave southeasterly and having a radius of 400.00 feet, an arc distance of 91.59 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 43 minutes 08 seconds West, 91.39 feet; 5) South 78 degrees 09 minutes 33 seconds West, 248.42 feet; 6) southwesterly, along the arc of a curve concave northwesterly and having a radius of 970.00 feet, an arc distance of 157.34 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 48 minutes 22 seconds West, 157.17 feet; 7) northwesterly, along the arc of a curve concave northeasterly and having a radius of 30.00 feet, an arc distance of 48.55 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 46 degrees 10 minutes 57 seconds West, 43.42 feet; being 16.53 acres, more or less, in area.

Subject to a perpetual slope easement as per Official Records Book 3308, page 1746 of said public records.

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

Also, subject to a perpetual drainage easement as per Official Records Book 4009, page 2038 and Official Reords Book 1982, page 817, Part “B”.

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, pages 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739. Ca 94 right-of-way as presently established; thence on said east line, North 00 degrees 10 minutes 57 seconds East, 178.94 feet to the point of beginning; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 28.50 feet, an arc distance of 33.07 feet, said arc being subtended by a chord bearing and distance of North 56 degrees 57 minutes 11 seconds East, 31.25 feet; thence South 89 degrees 48 minutes 07 seconds East, 246.73 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 31.00 feet; thence North 00 degrees 11 minutes 53 seconds East, 6.00 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 150 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 11 minutes 53 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 212.93 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 74.57 feet; thence southeasterly, along the arc of a curve concave northwesterly and having a radius of 83.50 feet, an arc distance of 77.98 feet to the north line of Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records, said arc being subtended by a chord bearing and distance of South 26 degrees 57 minutes 05 seconds West, 75.18 feet; thence easterly, on said north line and along the arc of a curve concave southerly and having a radius of 400.00 feet, an arc distance of 9.82 feet, said arc being subtended by a chord bearing and distance of South 89 degrees 25 minutes 30 seconds East, 9.82 feet; thence continue on said north line and along the arc of a curve concave northerly and having a radius of 450.00 feet, an arc distance of 141.04 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 17 minutes 58 seconds East, 140.47 feet; thence continue on said north line, North 73 degrees 19 minutes 13 seconds East, 488.13 feet; thence continue on said north line and along the arc of a curve concave southerly and having a radius of 550.00 feet, an arc distance of 153.33 feet, said arc being subtended by a chord bearing and distance of North 81 degrees 18 minutes 25 seconds East, 152.84 feet; thence North 00 degrees 32 minutes 55 seconds East, 444.50 feet; thence North 89 degrees 48 minutes 07 seconds West, 247.71 feet to the east line of State Road No. 23, Parcel 117, Part B; thence on said east line, South 04 degrees 13 minutes 44 seconds East, 36.62 feet to the south line thereof; thence on said south line, North 89 degrees 48 minutes 07 seconds West, 990.89 feet; thence South 00 degrees 10 minutes 57 seconds West, 30.00 feet; thence North 89 degrees 48 minutes 07 seconds West, 45.34 feet to the east line of said County Road No. 739; thence on said east line, South 00 degrees 10 minutes 57 seconds West, 60.34 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 48.50 feet, an arc distance of 59.34 feet, said arc being subtended by a chord bearing and distance of North 55 degrees 07 minute 12 seconds East, 55.75 feet; thence South 89 degrees 48 minutes 07 seconds East, 230.35 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 328.15 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 45 degrees 11 minutes 53 seconds West, 13.44 feet; thence North 89 degrees 48 minutes 07 seconds West, 240.27 feet; thence northwesterly, along the arc of a curve concave northwesterly and having a radius of 48.50 feet, an arc distance of 40.00 feet to said east line of County Road No. 739, said arc being subtended by a chord bearing and distance of North 66 degrees 10 minutes 24 seconds West, 38.88 feet; thence on said east line, South 00 degrees 10 minutes 57 seconds West, 75.71 feet to the point of beginning; being 11.93 acres, more or less, in area.

Subject to a permanent slope easement as per Official Records Book 330B, page 1746 of said public records;

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

Also, subject to a perpetual drainage easement as per Official Records Book 4009, page 2018 and Official Records Book 4099, page 1982, Parcel 817, Part 'B'.

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, page 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 734 Ca right-of-way as presently established; thence on said east line, North 00 degrees 10 minutes 57 seconds East, 254.65 feet to the point of beginning; thence continue North 00 degrees 10 minutes 57 seconds East, 299.53 feet; thence northeasterly along the arc of a curve concave south-easterly and having radius of 48.50 feet, an arc distance of 59.34 feet, said arc being subtended by a chord bearing and distance of North 55 degrees 07 minutes 12 seconds East, 55.75 feet; thence South 89 degrees 48 minutes 07 seconds East, 230.35 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 328.15 feet; thence southwesterly, along the arc of a curve concave northerly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 45 degrees 48 minutes 07 seconds West, 13.44 feet; thence North 89 degrees 48 minutes 07 seconds West, 240.27 feet; thence northwesterly, along the arc of a curve concave northerly and having a radius of 48.50 feet, an arc distance of 40.00 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 66 degrees 10 minutes 29 seconds West, 38.88 feet; being 2.26 acres, more or less, in area.

Subject to a permanent pole easement as per Official Records Book 3308, page 1746 of said public records.

Also, subject to a 20 Foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, pages 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739. Ca 94 right-of-way as presently established; thence on said east line, North 00 degrees 10 minutes 57 seconds East, 178.94 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 28.50 feet, an arc distance of 33.07 feet, said arc being subtended by a chord bearing and distance of North 56 degrees 57 minutes 11 seconds East, 31.25 feet; thence South 89 degrees 48 minutes 07 seconds East, 246.73 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 31.00 feet; thence North 00 degrees 11 minutes 53 seconds East, 6.00 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 15.5 feet, an arc distance of 19.54 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 11 minutes 53 seconds East, 13.44 feet; thence South 89 degrees 48 minutes 07 seconds East, 212.93 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 9.50 feet, an arc distance of 14.92 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 48 minutes 07 seconds East, 13.44 feet; thence South 00 degrees 11 minutes 53 seconds West, 74.57 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 83.50 feet, an arc distance of 77.98 feet to the north line of Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records, said arc being subtended by a chord bearing and distance of South 26 degrees 57 minutes 05 seconds West, 75.18 feet; thence westerly, on said north line and along the arc of a curve concave southerly and having a radius of 400.00 feet, an arc distance of 81.77 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 00 minutes 55 seconds West, 81.63 feet; thence continue on the north line of said Verbena Parkway, the following 3 courses: 1) South 78 degrees 04 minutes 33 seconds West, 248.42 feet; 2) westerly, along the arc of a curve concave northerly and having a radius of 970.00 feet, an arc distance of 157.34 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 48 minutes 22 seconds West, 157.17 feet; 3) northwesterly, along the arc of a curve concave northeasterly and having a radius of 30.00 feet, an arc distance of 48.55 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 46 degrees 10 minutes 57 seconds West, 43.42 feet; being 2.34 acres, more or less, in area.

Subject to a permanent slope easement as per Official Records Book 330B, page 1746 of said public records.

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

Harold T. Eiland
Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067 272-1000

Exhibit "A-5"

Legal Description

Proposed Interchange Village Center Land Use Portion of Parcel 16-05-25-009339-005-04

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northeast corner of Tract P-3, Village Park Unit 1A, 1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county; thence on the northerly line thereof, North 78 degrees 30 minutes 39 seconds West, 92.28 feet; thence North 02 degrees 45 minutes 57 seconds West, 147.58 feet to the north line of Verbena Parkway Extension No. 3, according to plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records and the point of beginning; thence on said north line, North 89 degrees 59 minutes 11 seconds West, 1051.24 feet; thence continue on said north line and along the arc of a curve concave southerly and having a radius of 550.00 feet, an arc distance of 6.91 feet, said arc being subtended by a chord bearing and distance of South 89 degrees 39 minutes 47 seconds West, 6.91 feet; thence North 00 degrees 32 minutes 55 seconds East, 444.51 feet; thence North 89 degrees 40 minutes 17 seconds West, 247.92 feet; thence North 04 degrees 13 minutes 44 seconds West, 359.11 feet to the south line of State Road No. 23; thence easterly, on said south line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said south line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 903.60 feet, said arc being subtended by a chord bearing and distance of North 84 degrees 52 minutes 27 seconds East, 903.38 feet; thence South 34 degrees 02 minutes 15 seconds West, 7.90 feet; thence South 12 degrees 43 minutes 55 seconds West, 68.16 feet; thence South 18 degrees 24 minutes 22 seconds West, 240.92 feet; thence South 22 degrees 35 minutes 42 seconds West, 113.33 feet; thence South 66 degrees 29 minutes 32 seconds West, 20.59 feet; thence South 86 degrees 14 minutes 10 seconds West, 16.95 feet; thence South 22 degrees 35 minutes 36 seconds West, 37.08 feet; thence South 10 degrees 45 minutes 51 seconds West, 33.61 feet; thence North 89 degrees 46 minutes 04 seconds East, 471.08 feet; thence South 82 degrees 39 minutes 15 seconds East, 104.34 feet; thence South 00 degrees 04 minutes 45 seconds East 586.37 feet to said north line of Verbena Parkway Extension No. 3; thence on said north line and along the arc of a curve concave southwesterly and having a radius of 560.00 feet, an arc distance of 417.72 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 68 degrees 37 minutes 01 second West, 438.10 feet; being 27.16 acres, more or less, in area.

October 24, 2025

Exhibit "A-6"

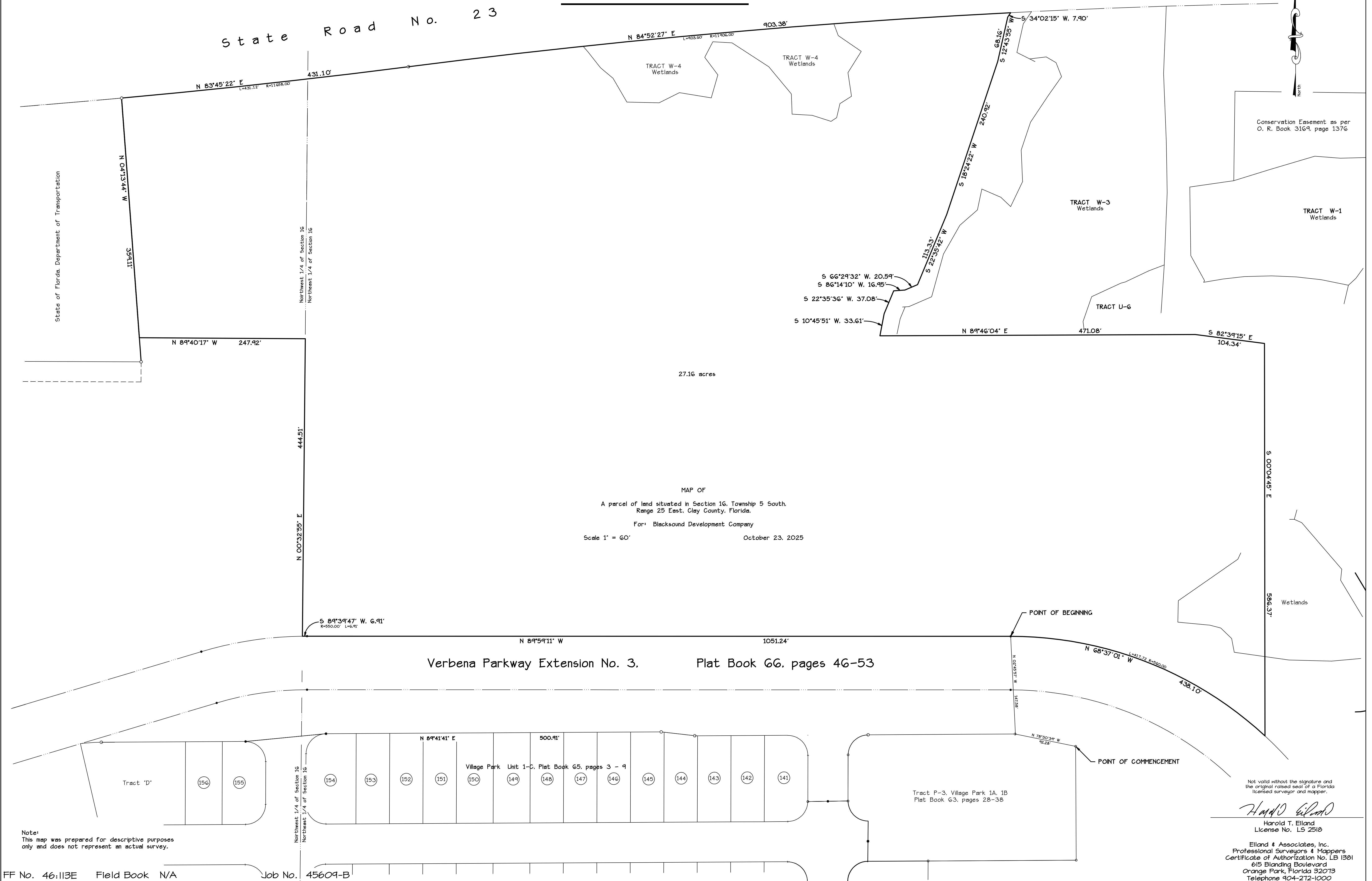
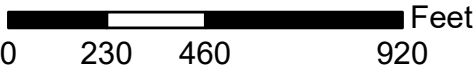
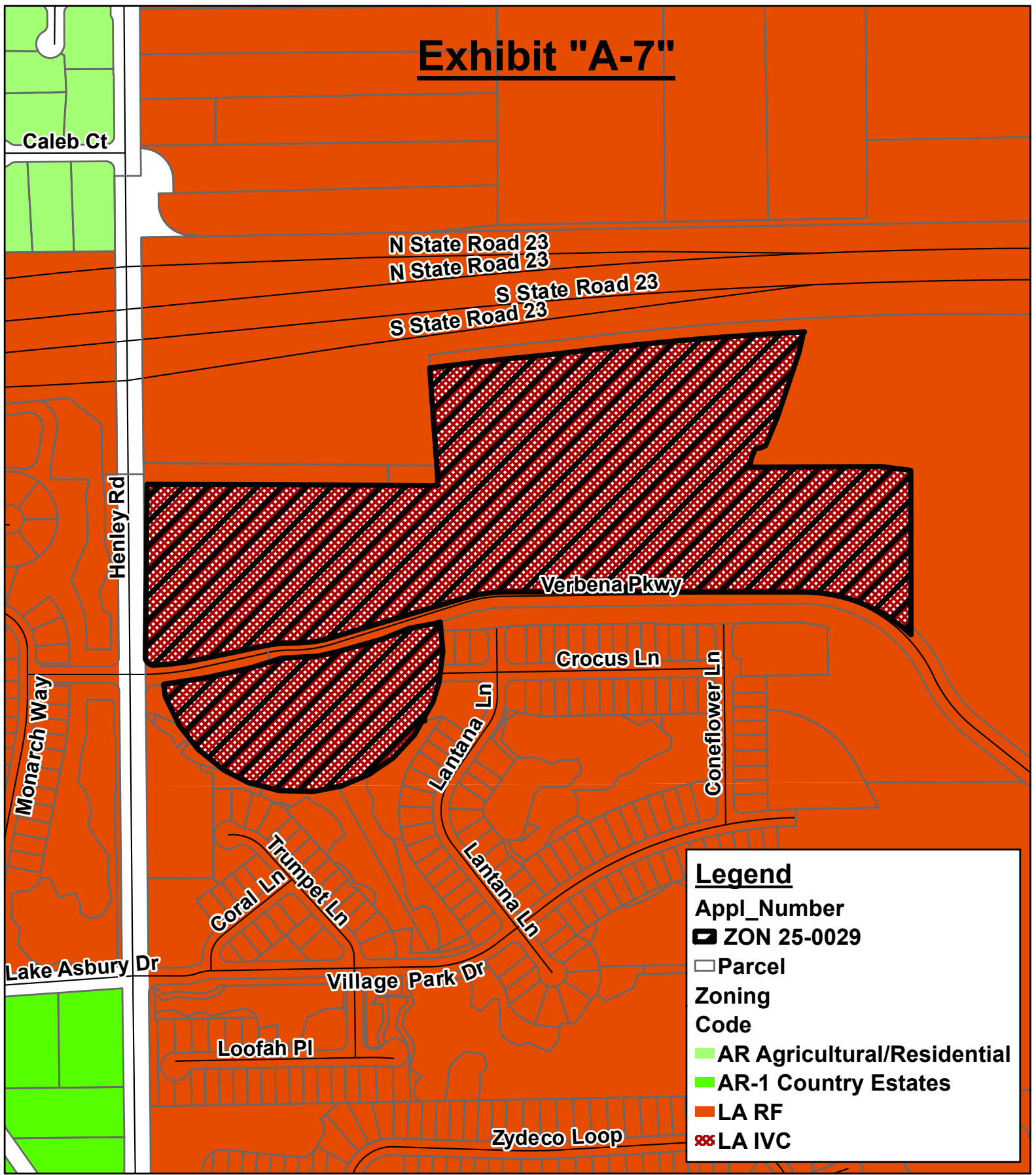


Exhibit "A-7"



**Proposed Zoning
Rezoning: ZON 25-0029
from LA RF to LA IVC**





Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: BCC

DATE: 1/21/2026

FROM: Teresa
Capo

SUBJECT:
Samual Kilgore submitted his resignation.

John Barber submitted an application for appointment.

AGENDA ITEM
TYPE:

BACKGROUND INFORMATION:

All advertising requirements have been met.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Kilgore Resignation	Backup Material	2/3/2026	Kilgore_Resignation_(dsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Capo, Teresa	Approved	1/21/2026 - 10:35 AM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	1/21/2026 - 10:39 AM	AnswerNotes

From: [Eileen Flynn](#)
To: [Teresa Capo](#); [Dodie C. Selig](#)
Cc: [Beth Carson](#)
Subject: RE: MB Clay Hill CAC
Date: Thursday, October 30, 2025 1:04:39 PM
Attachments: [image001.png](#)

You can go ahead and advertise for the Middleburg vacancy. Mr. Kilgore called around 11 this morning and left me a voice mail stating he doesn't want to be on the CAC anymore.

Eileen D Flynn
Planning Tech
Clay County Planning Dept.
477 Houston Street
Green Cove Springs, FL 32043
tel:904-541-5281

From: Teresa Capo <Teresa.Capo@claycountygov.com>
Sent: Thursday, October 30, 2025 9:18 AM
To: Dodie C. Selig <Dodie.Selig@claycountygov.com>; Eileen Flynn <Eileen.Flynn@claycountygov.com>
Cc: Beth Carson <Elizabeth.Carson@claycountygov.com>
Subject: RE: MB Clay Hill CAC

Ok will do.
Teresa

From: Dodie C. Selig <Dodie.Selig@claycountygov.com>
Sent: Thursday, October 30, 2025 9:16 AM
To: Teresa Capo <Teresa.Capo@claycountygov.com>; Eileen Flynn <Eileen.Flynn@claycountygov.com>
Cc: Beth Carson <Elizabeth.Carson@claycountygov.com>
Subject: RE: MB Clay Hill CAC

Thanks for clarifying. In that case please leave the vacancy posted. We hope to reach him at the next CAC meeting in mid November and will let you know what he decides when we are able to get a response from him.

Dodie Selig, AICP
Chief Planner
Clay County Planning and Zoning Division
P.O. Box 1366
477 Houston Street



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: BCC

DATE: 1/21/2026

FROM: Teresa Capo

SUBJECT: Patricia Kolosky submitted her resignation.

AGENDA ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Kolosky Resignation	Backup Material	2/3/2026	Kolosky_Resignationdsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Capo, Teresa	Approved	1/21/2026 - 10:55 AM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	1/21/2026 - 1:21 PM	AnswerNotes

From: [Eileen Flynn](#)
To: ["Patricia Kolosky"](#)
Cc: [Dodie C. Selig](#); [Teresa Capo](#)
Subject: RE: January 2026 CAC Meeting- Oakleaf Branan-Ridge
Date: Tuesday, January 20, 2026 7:30:55 AM

Hi Patricia,
Thank you for letting us know.

Eileen D Flynn
Planning Tech
Clay County Planning Dept.
477 Houston Street
Green Cove Springs, FL 32043
tel:904-541-5281

From: Patricia Kolosky <trishkolosky00@gmail.com>
Sent: Monday, January 19, 2026 2:13 PM
To: Eileen Flynn <Eileen.Flynn@claycountygov.com>
Subject: Re: January 2026 CAC Meeting- Oakleaf Branan-Ridge

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.

Please accept my resignation effective immediately. Thank you for the opportunity.
Patricia Kolosky

On Mon, 15 Dec 2025 at 16:02, Eileen Flynn <Eileen.Flynn@claycountygov.com> wrote:

Good Afternoon,

Annual mandatory training for the CAC's will be held **January 29th @ 6pm- 477 Houston Street**

Your regular CAC Meeting Monday **January 5th @ 6pm- **CANCELLED**** due to lack of items

If you have questions please let us know

Thank you

Eileen D Flynn
Planning Tech
Clay County Planning Dept.
477 Houston Street

Green Cove Springs, FL 32043

<tel:904-541-5281>

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Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: BCC

DATE: 1/21/2026

FROM: Teresa Capo

SUBJECT:

Applications for appointment were received from the following:

- Mark McMillan

Additionally Carol Weisenburger submitted her resignation from her seat.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Wisenburger Resignation	Backup Material	1/21/2026	Weisenburger_Resignation.pdf
▢ LAMSBD Approval Ltr for McMillan	Cover Memo	2/4/2026	Board_Approval_-_Mark_McMillian_Trustee_Application.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/4/2026 - 4:30 PM	Item Pushed to Agenda

Date: 12-2-24

LAKE ASBURY MUNICIPAL SERVICE BENEFIT DISTRICT

276 Branscomb Rd.

Green Cove Springs, Florida 32043

To the Board of Trustees:

I hereby tender my resignation as Trustee, seat # 5, for LAMSBD
effective 1-1-2025.

Signed,

Carolyn H. Weisenburger

From: [Mike Clemons](#)
To: [Teresa Capo](#)
Cc: [Donna Gysin](#); [Courtney Grimm](#)
Subject: Board Approval – Mark McMillian Trustee Application
Date: Tuesday, February 3, 2026 1:12:28 PM

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.

Teresa,

At last night's Lake Asbury Municipal Service Benefit District meeting, the Board interviewed Mark McMillian regarding his application to serve as a trustee.

Following Board discussion, a motion was made to accept Mr. McMillian onto the Board. The motion passed unanimously by a vote of 6-0, and the Board respectfully moves his approval forward for consideration.

Thank you for your assistance.

Sincerely,
Mike Clemons
Chairman, LAMSBD
904-451-7810



LAMSBD
276 Branscomb Road
Green Cove Springs, FL 32043-5250

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Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 10 4:00 PM

TO: Clay County Board of
Commissioners

DATE: 12/30/2025

FROM: Karen Smith, Administrative
& Contractual Services

SUBJECT:

Bid Opening Tabulation for January 30, 2026:

A. RFQ No. 25/26-004, Professional Services for Civil Engineering, Environmental,
Transportation, Traffic Engineering, Planning, Landscape, Structural Engineering, Surveying
and Geotechnical

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Letters of Documentation

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Bid Tabulation	Cover Memo	2/2/2026	Bid_Tab_BCC_bid_opening_021026.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	2/4/2026 - 4:24 PM	Item Pushed to Agenda

BID TABULATION FORM

RFQ 25/26-004

Date: January 30, 2026

**Professional Services for Civil Engineering, Environmental,
Transportation, Traffic Engineering, Planning, Landscape,
Proj: Structural Engineering, Surveying and Geotechnical**

Time Open: 9:00 AM

Ad: Clay Today, December 18, 2025

Time Close: 9:10 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	Total
1	Adkinson Engineering, P.A.	Yes	To Be Determined
2	A&J Land Surveyors, Inc.	Yes	To Be Determined
3	Alliant Engineering, Inc.	Yes	To Be Determined
4	Alpha Envirotech Consulting, Inc.	Yes	To Be Determined
5	Ardurra Group, Inc.	Yes	To Be Determined
6	AtkinsRealis USA, Inc.	Yes	To Be Determined
7	Baker Consulting & Engineering LLC, dba, Baker Design Build	Yes	To Be Determined
8	Baxter & Woodman, Inc.	Yes	To Be Determined
9	Carnahan, Proctor and Cross, Inc.	Yes	To Be Determined
10	Chen Moore and Associates, Inc.	Yes	To Be Determined
11	Construction and Engineering Services Consultants, Inc.	Yes	To Be Determined
12	CPH Consulting, LLC	Yes	To Be Determined

13	DRMP, Inc.	Yes	To Be Determined
14	Ecological Associates, Inc.	Yes	To Be Determined
15	ECS Florida, LLC	Yes	To Be Determined
16	Eda Consultants, Inc.	Yes	To Be Determined
17	Eisman & Russo, Inc.	Yes	To Be Determined
18	England-Thims, & Miller, Inc.	Yes	To Be Determined
19	ETM Surveying & Mapping, Inc.	Yes	To Be Determined
20	EXP U.S. Services, Inc.	Yes	To Be Determined
21	Flint Surveying & Mapping, Inc	Yes	To Be Determined
22	Foresite Group, LLC dba Foresite Consulting Group of Florida, LLC	Yes	To Be Determined
23	GAI Consultants, Inc.	Yes	To Be Determined
24	Gulfstream Design Group, LLC	Yes	To Be Determined
25	Halff Associates, Inc.	Yes	To Be Determined
26	Inspire Placemaking Collective, Inc.	Yes	To Be Determined
27	Jacobs Engineering Group, Inc.	Yes	To Be Determined
28	Johnson, Mirmiran & Thompson, Inc.	Yes	To Be Determined
29	Jones Edmunds & Associates, Inc.	Yes	To Be Determined
30	Kimley-Horn and Associates, Inc.	Yes	To Be Determined
31	LJA Engineering, Inc.	Yes	To Be Determined
32	Metric Engineering Inc.	Yes	To Be Determined
33	North Florida Professional Services, Inc.	Yes	To Be Determined

34	Prime AE Group, Inc.	Yes	To Be Determined
35	Southeastern Surveying and Mapping Corporation	Yes	To Be Determined
36	STV, Inc.	Yes	To Be Determined
37	SWCA, Inc.	Yes	To Be Determined
38	Traffic & Mobility Consultants, LLC	Yes	To Be Determined
39	UES Professional Solutions, LLC	Yes	To Be Determined
40	Walker Walker Consulting, LLC	Yes	To Be Determined
41	WGI, Inc.	Yes	To Be Determined