



BOARD OF COUNTY COMMISSIONERS

MEETING AGENDA

February 24, 2026

Administration Building,

4th Floor, BCC Meeting Room, 477 Houston

Street,

Green Cove Springs, FL 32043

4:00 PM

INVOCATION

Commissioner Compere

PLEDGE

Master Sergeant Sanya Mackenzie, USAF (Ret.)

CALL TO ORDER

ROLL CALL

PET ADOPTIONS

PROCLAMATIONS/RESOLUTIONS

1. Colorectal Cancer Awareness Month (March 2026)

DECLARATIONS

2. Flood Awareness Week (March 9-15, 2026)

PRESENTATIONS

Safe Streets For All (SS4A) Study Presentation

Representatives from Foresite Group will present their analysis and recommendations for improvements to implement a Vision Zero program with the goal to reduce traffic fatalities to zero by 2050.

CONSTITUTIONAL OFFICERS

3. Enterprise Risk Management Update (N. Miller)

APPROVAL OF MINUTES

4. Board of County Commissioners Budget Workshop Minutes February 5, 2026.
5. Board of County Commissioners Meeting Minutes February 10, 2026.

PUBLIC COMMENTS

CONSENT AGENDA

6. 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.

7. Bid No. 25/26-043, Moccasin Slough Boardwalk (K. Smith)

Approval to post Notice of Intent to Award Bid No. 25/26-043, Moccasin Slough Boardwalk Project to Legacy Dock and Marine Construction, LLC in the amount of \$1,403,956.00 (Base Bid: Segment 1, Alternate Bid #1 - Segment 2, Alternate Bid #2: Segment 3 and Alternate Bid #3: Education Pavilion). Approval of award will be effective after the 72-hour protest period was expired.

Funding Source:

Capital Improvements Plan (CIP) Project Fund - All Grants Organization - Moccasin Slough Tower Boardwalk - Infrastructure

Capital Improvement Plan (CIP) Projects Fund - Non-Capital Improvement Element - Moccasin Slough Tower Boardwalk - Infrastructure

8. Grant Agreement with the Florida Department of Environmental Protection for the Construction of the Moccasin Slough Boardwalk (M. Covey)

Approval of Grant Agreement for \$2,200,000 to support the construction of the Moccasin Slough Boardwalk.

9. Agreement with GIS Workshop LLC dba gWorks for Mapping Cloud Services (D. Hane)

A) Approval of the Agreement with GIS Workshop LLC dba gWorks for the upgrade of the current PubWorks system to the gWorks Enterprise Cloud Software Solution to include implementation (\$5,250.00) and the two-year subscription paid annually (Year 1- \$30,002.00 due once system is live and Year 2 - \$40,000.00). Implementation will begin on the effective date.

B) Approval of advanced payment of the implementation fees and annual subscription fees.

10. Satisfaction of Mortgage for Delpha, McCauley, Prevatt, Rish, BASCA, and Hicks (T. Sumner)

11. Approval of Alternative Procedure to Notice Public Hearing for the Consideration of Potential Purchase and Sale Agreement for the Purchase of Real Property for the Long Bay Road SUN Trail Extension and for Public Safety (C. Risinger)
Approval of Alternative Procedure to Notice Public Hearing for the Consideration of Potential Purchase and Sale Agreement for the Purchase of Real Property for the Long Bay Road SUN Trail Extension and Public Safety.
12. Vision Zero Resolution
Approval of a resolution to adopt Vision Zero, a goal to eliminate fatal and severe traffic accidents by 2050 and the supporting Community Safety Action Plan which provides potential strategies to accomplish this goal.
13. Resolution of the Board of County Commissioners for the purpose of acquiring ownership of certain lands from the State of Florida Department of Transportation for public purposes (a portion of Oakleaf Parkway Extension and Kindlewood Dr.) (R. Smith/C. Grimm)

NEW BUSINESS

14. Discussion of Fair Association cost for 2026 Fair including Letter from the Clay County Fair Association.

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

15. Substantial Amendment to the Clay County Community Development Block Grant (CDBG) Consolidated Plan, Annual Action Plan, and Citizen Participation Plan (M. Covey)
Approval of Substantial Amendment to the Community Development Block Grant to fully utilize budgeted funds for activities in the Consolidated Plan and Annual Action Plan and update the contact information in the Citizen Participation Plan.
16. Final Public Hearing to consider adoption of PUD 25-0009. (District 5, Comm. Burke) (B. Carson)
This application is a Rezoning to change 2.46 acres from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD).
Staff requests a continuation to the March 24, 2026 meeting.
17. Public Hearing to consider Clay County Mobility Fee Ordinance (B. Carson/R. Smith)
Staff requests a continuation to the March 10, 2026 meeting.
18. 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.

LETTERS FOR ACTION

19. Discussion of Appointments to the Fleming Island Citizens Advisory Committee

Applications for re-appointment were received from:

- Camille Arensdorf
- Mitchell Askelson
- Sheri Chase
- David Herold

Additionally an application was received from Dr. Chanda Holsey who is seeking appointment to the CAC.

20. Discussion of Appointment to the OakLeaf Branan-Ridge Citizens Advisory Committee

An application of appointment was received from Debbie Pascoe.

LETTERS OF DOCUMENTATION

21. Bid Opening Tabulations (K Smith)

Bid Opening Tabulations for February 13, 2026:

- A. RFP No. 25/26-018, Disaster Debris Removal Services
- B. Bid No. 25/26-043, Moccasin Slough Boardwalk

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 24 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/13/2026 - 10:17 AM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Clay County
Board of County
Commissioners

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REVIEWERS:

Department Reviewer	Action	Date	Comments
BCC Streeper, Lisa	Approved	2/13/2026 - 10:17 AM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Colorectal Cancer			
❑ Awareness Month proclamation	Cover Memo	2/17/2026	2026_Colorectal_Cancer_Awareness_Month_proclamation.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Communications	Steeper, Lisa	Approved	2/18/2026 - 4:44 PM	Item Pushed to Agenda

WHEREAS, in February 2000, President Bill Clinton designated March as National Colorectal Cancer Awareness Month to promote screening, and it has since united patients, survivors, caregivers, and advocates in raising awareness about colorectal cancer; and

WHEREAS, about one in 24 people will develop colorectal cancer in their lifetime, and in 2026, an estimated 158,000 people in the U.S. will be diagnosed and 55,000 will die, making it the second-leading cause of cancer deaths overall; and

WHEREAS, although most colorectal cancer cases occur in people over 50, it is the deadliest cancer for those under 50 and is expected to kill about 3,800 people ages 0 to 49 in 2026, underscoring that no one is too young to be at risk; and

WHEREAS, colorectal cancer is highly preventable through screening, highly treatable when detected early, and has a 91% five-year survival rate when found at the earliest stage, yet 1 in 3 eligible Americans are not up to date on screening; and

WHEREAS, screening is the best way to prevent colorectal cancer: people at average risk should start at 45, while those with symptoms, genetic conditions, or a first-degree relative with the disease should talk to a doctor about starting earlier.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners, Clay County, Florida, does hereby proclaim March 2026 as

COLORECTAL CANCER AWARENESS MONTH IN CLAY COUNTY

And in so doing, we honor the patients, survivors, caregivers, those we've lost, and the researchers working to eliminate this disease, while encouraging healthy habits and regular screening to lower colorectal cancer risk and improve outcomes.

DULY ADOPTED by the Board of County Commissioners, Clay County, Florida, this 24th day of February 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA**

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

Kristen Burke, DC, Chairman

John Sgromolo, Vice Chairman

Alexandra Compere

Jim Renninger

Betsy Condon



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
<input checked="" type="checkbox"/> Flood Awareness Week declaration	Cover Memo	2/17/2026	2026_Flood_Awareness_Week_Declaration.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Communications	Streeper, Lisa	Approved	2/13/2026 - 10:18 AM	Item Pushed to Agenda



DECLARATION

OF THE
CLAY COUNTY BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA
FOR
FLOOD AWARENESS WEEK

WHEREAS, Clay County has experienced severe weather events, including extreme rainfall and tropical systems, that have resulted in repeated flooding and significant damage to homes and buildings; and

WHEREAS, the loss of life and damage to property can be substantially reduced through the implementation of effective flood preparedness, control, and mitigation measures undertaken before flood events; and

WHEREAS, public education and increased awareness of weather-related hazards and protective actions are essential to safeguarding the health, safety, and welfare of Clay County residents; and

WHEREAS, Clay County is a voluntary participant in the National Flood Insurance Program, which, through the adoption and enforcement of enhanced regulatory standards, reduces flood risk and enables residents to obtain flood insurance coverage at reduced premium rates; and

WHEREAS, the Florida Floodplain Managers Association has designated March 9–15, 2026, as Flood Awareness Week to promote public awareness and understanding of flood risks, the availability of flood insurance, flood protection strategies, and emergency preparedness.

Now, therefore,

The Board of County Commissioners, Clay County, Florida, does hereby declare March 9-15, 2026, as

FLOOD AWARENESS WEEK IN CLAY COUNTY

And in so doing, encourages the residents of Clay County to increase their knowledge of actions they can take to protect themselves and their property from flooding.



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County Commissioners

DATE: 1/27/2026

FROM: Michael Slaughter, Bicycle
and Pedestrian Coordinator

SUBJECT: Representatives from Foresite Group will present their analysis and recommendations for improvements to implement a Vision Zero program with the goal to reduce traffic fatalities to zero by 2050.

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Steeper, Lisa	Approved	2/13/2026 - 10:18 AM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/13/2026 - 10:18 AM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of County Commissioners Budget Meeting Minutes February 5, 2026	Backup Material	2/17/2026	Board_of_County_Commissioners_Budget_Workshop_Meeting_Minutes_and_Attachments_February_5__2026.ADA_e

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/17/2026 - 10:56 AM	Item Pushed to Agenda



**BOARD OF COUNTY COMMISSIONERS
BUDGET WORKSHOP
MEETING MINUTES**

February 5, 2026
Thrasher-Horne Center,
2900 Thrasher Horne Avenue
Orange Park, FL 32065
1:00 PM

CALL TO ORDER

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

Chairman Kristen Burke called the meeting to order at 1:01 pm.

PUBLIC COMMENTS

Chairman Kristen Burke opened the floor for public comment at 1:01 pm.

Hearing no comments, Chairman Kristen Burke closed public comment at 1:01 pm.

NEW BUSINESS

Opening Comments can be seen at <https://www.youtube.com/watch?v=ej40J6zaBE8> beginning at 0:26 and ending at 4:41. Below is a summary of the discussion.

Howard Wanamaker, County Manager, addressed the Board to provide an overview and information for the meeting, including the items for discussion, and mentioned the Budget in Governance Simulation.

There were questions and discussions regarding the budget represented by the simulation.

1. Current Bills

Item One (1) can be seen at <https://www.youtube.com/watch?v=ej40J6zaBE8>, beginning at 4:42 and ending at 10:57. Below is a summary of the discussion.

Troy Nagle, Assistant County Manager, presented a PowerPoint presentation to provide the details and information for todays Budget Workshop beginning with the agenda. See Attachment A - Budget Workshop.

Agenda:

- Current Bills
- Tax Watch Data
- Overall Budget Breakdown
- Ad-Valorem Supported Functions
- Personnel Trend
- Impact of HJR 203
- Additional Bill Analysis
- Scenarios
- Revenue Options
- Recommendations
- Future Meetings

Mr. Nagle moved in the presentation to provide details regarding Analyzed Bills for Tax relief. See Attachment A.

Bills and Topics Highlighted:

- HJR203
- HJR209
- HJR213
- Total County Population - Clay County - April 1, 2025 - 238,605
- Percentage of Population Living in Unincorporated Areas - 90.9%
- Percent of Total Just Value that is Taxable - 2025 - Clay 56.3%
- Market Value and Taxable Value
- Per Capita Total Property Tax Levies
- Per Capita Total County Revenue

There were questions and discussions regarding the collateral Senate bills, the data resource (Florida Tax Watch), and the statewide average vs. Clay County.

2. Budget Background Information

Item Two (2) can be seen at <https://www.youtube.com/watch?v=ej40J6zaBE8>, beginning at 11:00 and ending at 43:53. Below is a summary of the discussion.

MJ Rood, Budget Manager; Reginald Kantor, Budget Manager, OMB; and Troy Nagle, Assistant County Manager, continued the PowerPoint presentation to provide details on the overall budget background. See Attachment A - FY25/26 \$801,138,303.00 Overall Budgeted Expenses.

Areas of Discussion:

- FY25/26 \$801,138,303.00 Overall Budgeted Expenses
- FY25/26 Revenues for Ad-Valorem Supported - \$309,818,752.00
- FY25/26 BCC - Ad-Valorem Funded Operational Expenses - \$74,800,568.00
- Personnel - FTEs
- Impacts from HJR203 - From Property Appraiser
- Additional Bill Analysis
- Scenario/Projection
- Additional/Alternative Revenue Streams

There were questions, clarifications, and discussions of the 5% statutorily collected, authority to collect 100%, tax assessment, adjustments as needed, staffing issues/freeze, impacts in the future/funding sources, options to implement fees, replacement of revenue, maximum millage rate, the intent in Tallahassee to remove services and how to address the issues in Clay County.

3. Ad Valorem Supported Functions

Item Three (3) was discussed during the presentation for item 2.

4. Impacts of Bills

Item Four (4) can be seen at <https://www.youtube.com/watch?v=ej40J6zaBE8>, beginning at 43:55 and ending at 49:29. Below is a summary of the discussion.

Mr. Nagle, Assistant County Manager, moved on in the PowerPoint presentation to provide details and information regarding the impact of bills. See Attachment B. Mr. Nagle also requested direction from the Board to move forward to address the Budget with each department.

There were questions, clarifications, and discussions regarding the \$13.4M/percentage and the impact due to an increase.

5. Options and Recommendations

Item Five (5) can be seen at <https://www.youtube.com/watch?v=ej40J6zaBE8>, beginning at 49:30 and ending at 1:23:57. Below is a summary of the discussion.

Mr. Nagle, Assistant County Manager, continued the PowerPoint presentation to provide information on the recommendations. See Attachment A -

Recommendations.

Recommendations:

- Provide Guidance to Departments and Constitutional Officers
- Recommend holding County Departments to no more than 3% increase
 - Supports cost of living adjustments
 - Health Insurance costs
 - Inflation
- Recommend holding Constitutional to a percentage that is equal or less than the increase in Ad-Valorem
- Next Steps
 - Draft letter from BCC to constitutional for approval at next BCC
 - Draft letter to delegation expressing BCC's preference on the bills

There were questions comments, and discussion regarding the objective of the recommendations and the rough draft of a memo.

Commissioner Jim Renninger mentioned the direction of the house bills to eliminate property taxes and the work done by parties to mitigate property tax implementation. Commissioner Renninger discussed areas that would no longer be provided, i.e., 100% disabled veterans, Save Our Homes, financially disadvantaged, and the replacement of property taxes with fees to shift the burden. Commissioner Renninger noted he wasn't sure if he agreed with any of the proposals.

Further discussion continued regarding the memo presented to the Board and the Board's guidance on how to move forward. See Attachment C.

Chairman Kristen Burke spoke about requesting a way forward while in Tallahassee and how to address property tax elimination. Chairman Burke commended staff for all their hard work and efforts to address the issue.

Commissioner Alexandra Compere thanked staff, under the direction of County Manager Wanamaker, for all their hard work, thanked all those in attendance, and encouraged those who have not seen the budget simulation to view the presentation to see how the revenue is spent. Commissioner Compere noted being in Tallahassee and spoke about the lack of information for moving forward and the impact on Clay County.

Chairman Burke spoke about the importance of understanding the impacts if changes were implemented and requested that Ms. Rood and Mr. Kantor provide an overview of the Budget in Governance simulation.

Following the review of the simulation, there were questions and discussions about how to move forward if property taxes were eliminated, the representation of the tiles, and funding.

Vice-Chairman John Sgromolo spoke about taking a stance for what the Board believes is best for the community, i.e. public safety, navigable roads, etc. Vice-Chairman Sgromolo thanked all those in attendance and thanked staff for all their

hard work and efforts.

Commissioner Betsy Condon also thanked staff for all their hard work and requested to allow their to be public comment.

Chairman Kristen Burke mentioned the meeting being in the middle of the day and it being hard to attend by the public, however staff has to do this as well as their other duties.

Chairman Burke opened the floor for public comment at 2:14 pm.

Richard Klinzman, 1985 Timucua Trail, Middleburg, Florida, addressed the Board to express his concerns regarding the budget and taxes/fees.

There were comments regarding the elimination of property taxes.

Ralph Puckhaber, 3182 Peoria Road, Orange Park, Florida, addressed the Board to express his concerns regarding the budget.

Doug Conkey, Intergovernmental Coordinator - SJRWMD, addressed the Board to speak about additional bills and the ability for local government to serve the community.

Sheriff Michelle Cook, CCSO, addressed the Board to speak about the impact of the Ad-Valorem discussion, the lack of another funding source, and the shortage of resources.

Chairman Kristen Burke closed the floor for public comment at 2:25 pm.

COMMISSIONERS' COMMENTS

All Commissioners comments were expressed during item Five (5).

Chairman Burke noted the upcoming budget workshops and hearing no further business, adjourned the meeting at 2:14 pm.

Attest:

Tara S. Green

Clay County Clerk of Court and Comptroller
Ex Officio Clerk of the Board

Chairman or Vice-Chairman

Attachment
“A”
Budget Presentation

Budget Workshop

Agenda for February 5th, 2026

- Current Bills
- Tax Watch Data
- Overall Budget Breakdown
- Ad Valorem Supported Functions
- Personnel Trend
- Impact of HJR 203
- Additional Bill Analysis
- Scenarios
- Revenue Options
- Recommendations
- Future Meetings

Analyzed Bills for Tax Relief

Bill Number	Description	Status (As of 1/29)
HJR 201	Elimination of Non-School Property Tax for Homesteaded Property	In Ways and Means Committee
HJR 203	Phased out Elimination of Non-School Property Tax for Homesteads (C2)	2 nd Reading
HJR 205	Elimination of Non-School Property Tax for Homestead for Person over 65	In Ways and Means Committee
HJR 207	25% Homestead Exemption for Non-School Property Tax	In State Affairs Committee
HJR 209	Additional 100,000 exemption for Insured properties on Non School Homestead Value (C2 now \$200,000 if insured)	2 nd Reading
HJR 211	Full Portability for Non-School Tax	In Ways and Means Committee
HJR 213	Modifies AV Growth rates for School and Non-School (Caps at 3% over 3 years and 15% over 3 Years)	1 st Reading
HJR 215	Allows for Combined SOH differential for Married Couples	In State Affairs Committee

TOTAL COUNTY POPULATION

APRIL 1, 2025

1	Miami-Dade	2,814,927	18	Marion	433,765	35	Flagler	140,714	52	Washington	26,876
2	Broward	1,993,535	19	Collier	413,314	36	Highlands	107,976	53	Hardee	26,042
3	Hillsborough	1,575,637	20	Saint Lucie	394,074	37	Nassau	107,053	54	Taylor	22,011
4	Palm Beach	1,556,161	21	Saint Johns	348,336	38	Walton	90,547	55	Holmes	20,042
5	Orange	1,536,045	22	Escambia	337,728	39	Monroe	84,707	56	Gilchrist	19,716
6	Duval	1,079,044	23	Leon	305,866	40	Putnam	76,600	57	Madison	18,859
7	Pinellas	966,933	24	Alachua	298,485	41	Columbia	72,388	58	Dixie	17,217
8	Polk	846,896	25	Clay	238,605	42	Jackson	49,728	59	Union	16,821
9	Lee	839,223	26	Okaloosa	226,193	43	Suwannee	47,274	60	Gulf	16,621
10	Brevard	667,900	27	Charlotte	223,430	44	Hendry	47,085	61	Jefferson	15,761
11	Pasco	648,369	28	Hernando	212,849	45	Levy	46,270	62	Hamilton	14,155
12	Volusia	604,533	29	Santa Rosa	211,445	46	Gadsden	44,790	63	Calhoun	13,655
13	Seminole	495,106	30	Bay	199,950	47	Okeechobee	40,314	64	Franklin	13,383
14	Sarasota	487,640	31	Indian River	173,013	48	Wakulla	38,189	65	Glades	13,055
15	Osceola	484,915	32	Citrus	166,500	49	DeSoto	35,947	66	Lafayette	8,601
16	Manatee	466,845	33	Martin	166,281	50	Baker	29,139	67	Liberty	8,140
17	Lake	445,881	34	Sumter	162,493	51	Bradford	27,668		Florida	23,379,261

Source: Florida Legislature, Office of Economic and Demographic Research, Florida Population Estimates by County and Municipality - April 1, 2025, and University of Florida, Bureau of Economic and Business Research (2025 Estimates).

PERCENTAGE OF POPULATION LIVING IN UNINCORPORATED AREAS

APRIL 1, 2025

1	Wakulla	97.9%	18	Manatee	82.9%	35	Hendry	72.5%	Florida	50.0%	
2	Hernando	95.2%	19	Gilchrist	82.7%	36	Bradford	72.2%	52	Lee	48.9%
3	Citrus	93.3%	20	Nassau	82.4%	37	Baker	70.3%	53	Seminole	47.2%
4	Saint Johns	93.2%	21	Jefferson	81.9%	38	Hillsborough	69.2%	54	Monroe	46.8%
5	Santa Rosa	91.7%	22	Columbia	81.7%	39	Indian River	68.7%	55	Bay	45.1%
6	Pasco	91.7%	23	Marion	81.5%	40	Jackson	67.6%	56	Lake	45.0%
7	Collier	91.4%		Martin	81.5%	41	Osceola	67.2%	57	Miami-Dade	43.5%
8	Clay	90.9%	25	Washington	80.5%	42	Taylor	67.1%	58	Palm Beach	43.3%
9	Charlotte	90.8%	26	Walton	79.9%	43	Hardee	64.7%	59	Alachua	38.4%
10	Dixie	89.2%		Calhoun	79.9%	44	Gulf	63.0%	60	Brevard	35.6%
11	Liberty	88.2%	28	Putnam	79.7%	45	Orange	62.0%	61	Leon	32.8%
12	Glades	87.4%	29	Holmes	79.4%	46	Hamilton	61.7%	62	Pinellas	28.3%
13	Lafayette	87.2%	30	Madison	78.9%	47	Sarasota	61.2%	63	Saint Lucie	20.8%
14	Okeechobee	86.5%	31	Levy	78.2%	48	Gadsden	59.4%	64	Volusia	20.1%
15	Union	84.0%	32	DeSoto	77.7%	49	Polk	59.1%	65	Flagler	14.2%
16	Suwannee	83.5%		Highlands	77.7%	50	Franklin	58.7%	66	Broward	0.9%
17	Escambia	83.2%	34	Sumter	73.4%	51	Okaloosa	57.3%	67	Duval	0.0%

Source: Florida Estimates of Population: April 1, 2025. Bureau of Economic and Business Research, University of Florida (2025).

PERCENT OF TOTAL JUST VALUE THAT IS TAXABLE

2025

1	Walton	69.5%
2	Bay	66.8%
3	Miami-Dade	66.2%
4	Orange	66.0%
5	Collier	65.9%
6	Broward	65.8%
7	Monroe	65.7%
8	Seminole	65.2%
9	Okaloosa	64.7%
10	Osceola	64.3%
11	Sumter	64.3%
12	Manatee	64.2%
13	Franklin	63.5%
14	Palm Beach	63.1%
15	Martin	62.9%
16	Lee	62.3%
17	Indian River	62.2%
18	Sarasota	62.1%
	Statewide	62.0%
19	Saint Johns	61.8%
20	Lake	61.7%
21	Duval	60.9%
22	Nassau	60.5%
23	Hillsborough	60.0%
24	Polk	59.9%
25	Pinellas	59.6%
26	Suwannee	59.0%
27	Pasco	58.4%
28	Leon	58.4%
29	Charlotte	58.0%
30	Escambia	57.7%
31	Volusia	57.5%
32	Santa Rosa	56.7%
33	Highlands	56.5%
34	Flagler	56.4%
35	Taylor	56.3%
	Clay	56.3%
37	Hamilton	56.0%
38	Columbia	54.5%
39	Bradford	54.1%
40	Saint Lucie	53.9%
41	Marion	53.7%
42	Gulf	53.0%
43	Citrus	52.3%
44	Putnam	51.1%
45	Jackson	50.8%
46	Brevard	50.5%
47	Alachua	50.4%
48	Washington	50.1%
49	Wakulla	49.2%
50	Gilchrist	48.8%
51	Gadsden	48.7%
52	Hernando	48.1%
53	Madison	47.1%
54	Baker	46.0%
55	Calhoun	45.9%
56	Hardee	42.7%
57	Okeechobee	41.8%
58	Holmes	41.5%
59	Jefferson	41.4%
60	Dixie	39.4%
61	DeSoto	39.0%
62	Levy	37.7%
63	Hendry	37.3%
64	Lafayette	35.8%
65	Liberty	33.2%
66	Union	31.6%
67	Glades	17.7%

Shows the effect that various exclusions, differentials, exemptions, and credits have on the ad valorem tax base of local governments.

Source: Florida Department of Revenue and Florida TaxWatch, November 2025.

Market Value

The total market value of properties located within the unincorporated area of Clay County (taxing district 001) increased more than 89 percent since 2018 (annual average of 10.99 percent), adding 6.28 percent in 2024.

Year	Real Property	TPP & Central		Market		
		Assessed	Total	% of Value	New Construction	% of Change
2024	\$30,801,753,130	\$2,208,076,000	\$33,009,829,130	6.28%	\$578,805,513	-16.96%
2023	\$29,060,226,569	\$1,997,750,954	\$31,057,977,523	19.22%	\$697,057,052	87.00%
2022	\$24,408,288,014	\$1,643,377,158	\$26,051,665,172	22.95%	\$372,777,365	8.11%
2021	\$19,638,311,624	\$1,559,974,875	\$21,189,286,499	7.53%	\$344,825,050	26.71%
2020	\$18,219,040,839	\$1,486,612,491	\$19,705,653,330	6.27%	\$272,128,482	5.93%
2019	\$17,173,939,332	\$1,369,512,782	\$18,543,452,114	6.6%		
2018	\$16,075,918,966	\$1,311,054,798	\$17,386,973,764	8.0%		

Taxable Value

The total taxable value of taxing district 001 has increased more than 74 percent since 2018 (annual average of 9.38 percent), and represents approximately 56 percent of its market value.

Year	Real Property	TPP & Central		Taxable		% of Market		
		Assessed	Total	Value	% of Change	New Construction	% of Change	
2024	\$17,073,282,737	\$1,479,165,043	\$18,552,447,780	9.23%	56.20%	\$450,114,647	-11.99%	
2023	\$15,646,316,983	\$1,339,185,930	\$16,985,502,913	15.90%	54.69%	\$511,467,929	67.87%	
2022	\$13,636,691,346	\$1,018,747,740	\$14,655,439,086	12.63%	56.26%	\$304,684,442	9.51%	
2021	\$12,062,408,536	\$957,679,167	\$13,020,087,703	6.56%	61.45%	\$278,215,321	23.35%	
2020	\$11,292,782,433	\$923,768,533	\$12,216,550,966	7.16%	62.00%	\$225,558,389	-3.09%	
2019	\$10,559,557,409	\$829,653,979	\$11,389,211,388	7.21%	61.42%	\$232,742,353	5.37%	
2018	\$9,835,984,196	\$786,174,767	\$10,622,158,963	7.01%	61.09%	\$220,882,827	11.51%	

PER CAPITA TOTAL PROPERTY TAX LEVIES

2024

1	Monroe	\$4,873.55	17	Manatee	\$2,369.91	34	Glades	\$1,601.41	51	Santa Rosa	\$1,088.63
2	Walton	\$4,836.82	18	Saint Lucie	\$2,347.05	35	Hardee	\$1,591.66	52	Jefferson	\$1,056.10
3	Collier	\$3,828.88	19	Saint Johns	\$2,209.22	36	Pasco	\$1,560.82	53	Madison	\$1,052.08
4	Palm Beach	\$3,741.67	20	Flagler	\$2,176.86	37	Lake	\$1,536.23	54	Suwannee	\$1,013.81
5	Martin	\$3,656.86	21	Bay	\$2,025.78	38	Leon	\$1,529.18	55	Dixie	\$929.59
6	Miami-Dade	\$3,361.84	22	Hillsborough	\$1,991.91	39	Hamilton	\$1,494.90	56	Columbia	\$926.44
7	Broward	\$3,067.43	23	Duval	\$1,896.90	40	Taylor	\$1,470.56	57	Bradford	\$918.78
8	Franklin	\$3,061.97	24	Volusia	\$1,876.63	41	Citrus	\$1,458.57	58	Gadsden	\$881.14
9	Gulf	\$2,966.54	25	Osceola	\$1,804.17	42	Marion	\$1,382.69	59	Wakulla	\$868.66
10	Sarasota	\$2,884.84	26	Putnam	\$1,765.46	43	Escambia	\$1,296.39	60	Baker	\$825.14
11	Nassau	\$2,721.28	27	Alachua	\$1,713.68	44	Polk	\$1,295.30	61	Washington	\$778.75
12	Pinellas	\$2,607.02	28	Hendry	\$1,698.11	45	DeSoto	\$1,277.83	62	Calhoun	\$757.03
13	Orange	\$2,601.85	29	Okaloosa	\$1,669.27	46	Hernando	\$1,271.59	63	Lafayette	\$727.64
14	Charlotte	\$2,564.51	30	Seminole	\$1,665.84	47	Clay	\$1,251.60	64	Liberty	\$719.91
15	Indian River	\$2,537.54	31	Okeechobee	\$1,645.69	48	Highlands	\$1,155.25	65	Jackson	\$695.76
16	Lee	\$2,498.43	32	Sumter	\$1,644.36	49	Levy	\$1,134.99	66	Holmes	\$516.83
Statewide		\$2,397.57	33	Brevard	\$1,608.78	50	Gilchrist	\$1,117.33	67	Union	\$415.94

Includes all taxing jurisdictions in each county (counties, cities, school districts and special districts) and uses total county population.

Source: Florida Department of Revenue and Florida TaxWatch, November 2025.

PER CAPITA TOTAL COUNTY REVENUE

FY 2022-23

1	Monroe	\$7,363.91
2	Miami-Dade	\$5,399.86
3	Charlotte	\$4,478.37
4	Collier	\$4,065.58
5	Gulf	\$3,985.24
6	Franklin	\$3,950.77
7	Walton	\$3,754.79
8	Martin	\$3,693.49
9	Liberty	\$3,372.58
10	Manatee	\$3,286.76
11	Washington	\$2,922.16
12	Sarasota	\$2,900.81
13	DeSoto	\$2,833.66
14	Bay	\$2,821.57
15	Palm Beach	\$2,775.14
16	Orange	\$2,755.07
17	Saint Johns	\$2,704.75
18	Wakulla	\$2,673.85
19	Indian River	\$2,630.94
	Statewide	\$2,614.54
20	Hardee	\$2,607.30
21	Hillsborough	\$2,520.36
22	Lee	\$2,470.19
23	Okeechobee	\$2,456.55
24	Pasco	\$2,439.33
25	Jefferson	\$2,387.64
26	Glades	\$2,373.39
27	Osceola	\$2,358.68
28	Broward	\$2,332.92
29	Dixie	\$2,298.50
30	Hendry	\$2,296.87
31	Nassau	\$2,231.49
32	Pinellas	\$2,205.52
33	Hamilton	\$2,199.67
34	Hernando	\$2,160.39
35	Baker	\$2,058.44
36	Seminole	\$1,990.16
37	Putnam	\$1,930.44
38	Escambia	\$1,929.91
39	Citrus	\$1,896.36
40	Okaloosa	\$1,883.91
41	Alachua	\$1,882.99
42	Madison	\$1,882.81
43	Gilchrist	\$1,842.36
44	Highlands	\$1,827.85
45	Levy	\$1,766.01
46	Taylor	\$1,760.26
47	Marion	\$1,742.00
48	Jackson	\$1,672.32
49	Polk	\$1,668.77
50	Flagler	\$1,665.62
51	Brevard	\$1,655.24
52	Lafayette	\$1,650.31
53	Volusia	\$1,647.70
54	Columbia	\$1,613.12
55	Calhoun	\$1,600.76
56	Saint Lucie	\$1,548.46
57	Suwannee	\$1,522.97
58	Bradford	\$1,478.06
59	Lake	\$1,472.74
60	Clay	\$1,461.50
61	Sumter	\$1,333.16
62	Leon	\$1,306.04
63	Gadsden	\$1,293.91
64	Holmes	\$1,238.28
65	Santa Rosa	\$1,220.93
66	Union	\$1,009.04
67	Duval*	-

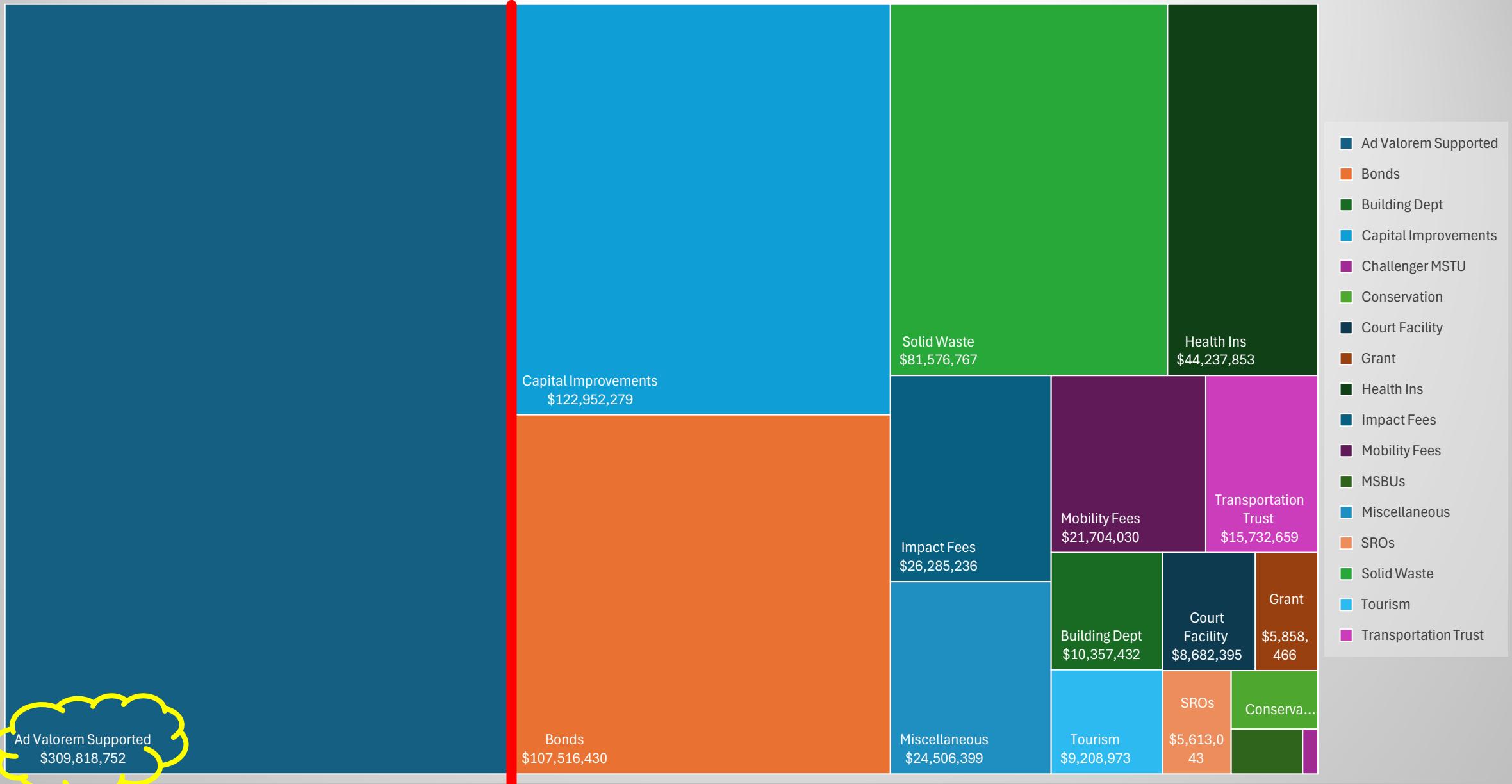
Includes county government revenue only and uses total county population.

Excludes custodial revenue and inter-fund transfers.

*Duval county data is included in the municipal tables and total county and municipal tables.

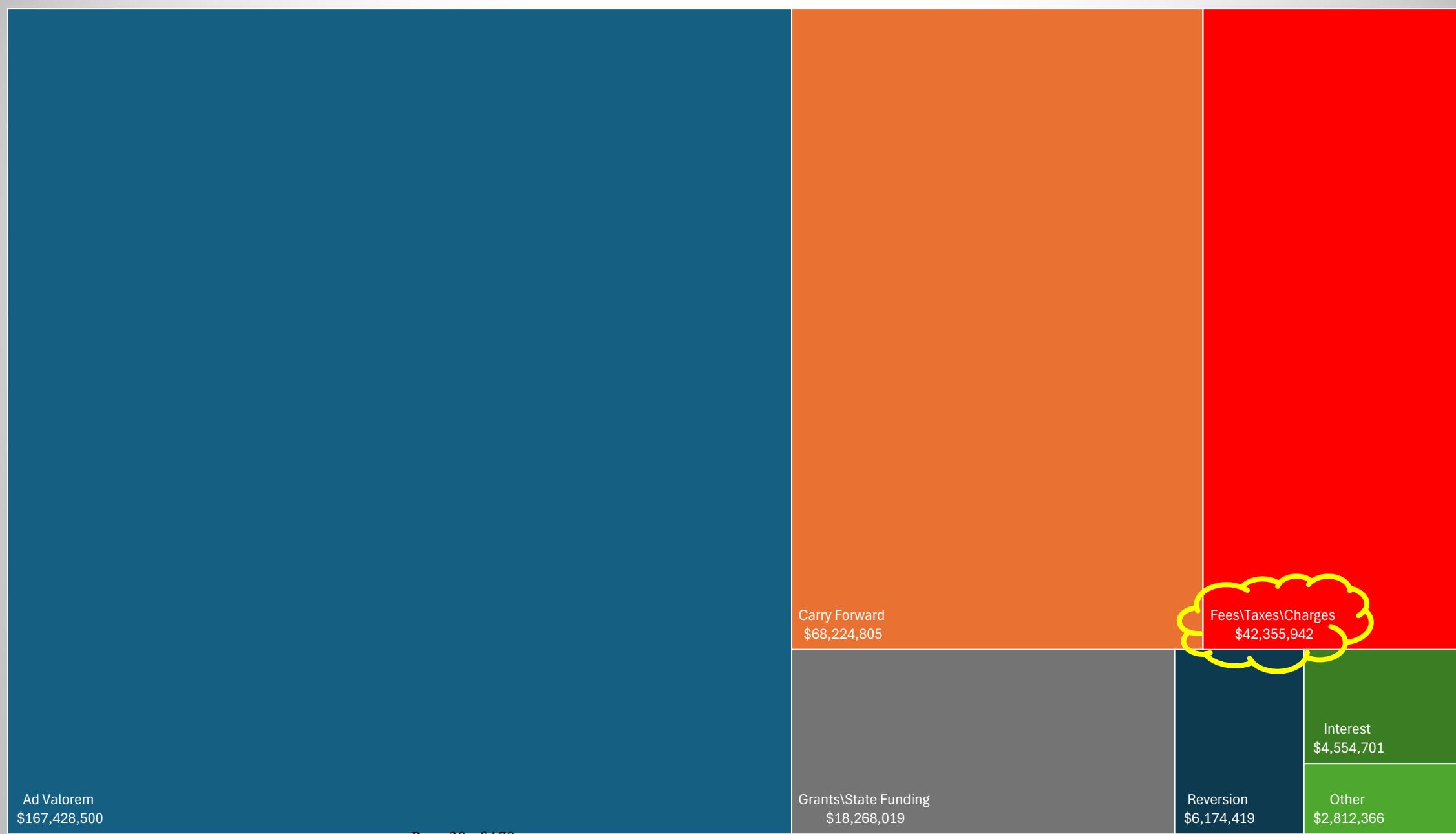
Per Capita Clay County is \$1,153.04 lower than State Average

FY25/26 \$801,138,303 Overall Budgeted Expenses

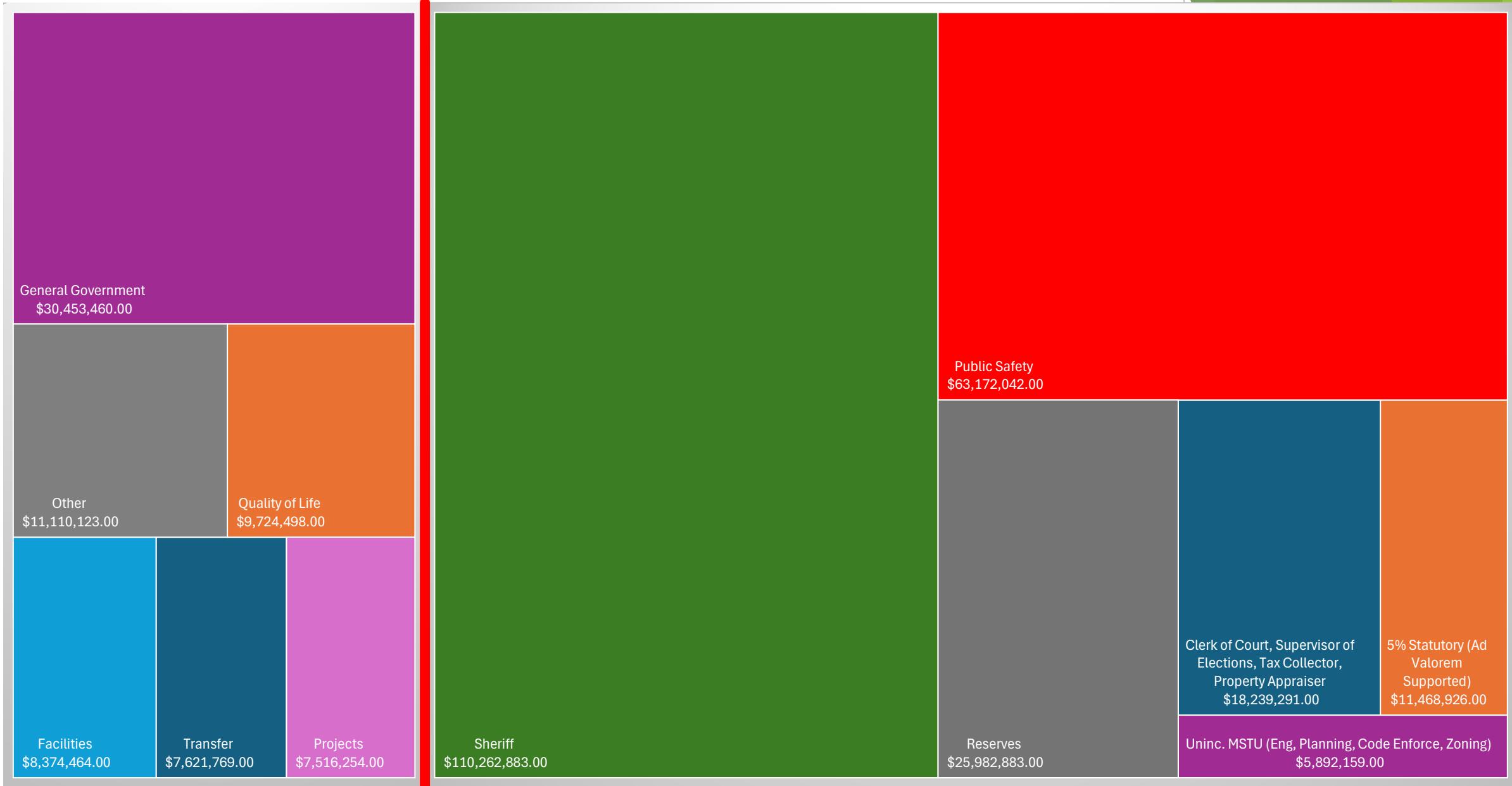


** Includes 5% statutory reduction (\$21,305,060)

FY 25/26 Revenues for Ad Valorem Supported - \$309,818,752



FY 25\26 Ad Valorem Supported Areas - \$309,818,752



Operational \$74,800,568

FY 25\26 BCC - Ad Valorem Funded Operational Expenses \$74,800,568*

Transfers:	\$7,621,769
Transportation Trust:	\$6,471,189
(Stormwater, Potholes, ROW grass mowing)	
Alcohol Abuse:	\$350,000
Legal Aid:	\$125,020
Teen Court:	\$244,734
State\Local Rqmt (Courts)	\$410,826
Mobility Fees:	\$20,000

Projects (One-Time Maintenance\Replacement):
\$7,516,254

Facilities:	\$2,263,934
General Government:	\$3,363,963
Quality of Life:	\$1,888,357

► **Other:** **\$11,110,123**

Aging True:	\$658,784
Aid to Others:	\$51,412
CRAs:	\$173,790
Economic Dev:	\$1,037,218
Exemptions:	\$1,494,650
Health Dept:	\$1,076,497
JTA:	\$1,223,686
Medicaid:	\$3,816,462
Mosquito:	\$233,693
NAS Jax (Revenue Neutral):	\$500,000
Other:	\$843,931

► **Facilities:** **\$8,374,464**

Building Maintenance:	\$4,683,448
Grounds Maintenance:	\$1,750,788
Capital Projects:	\$1,940,228

POCO Based Budgets**

► **Qual Life:** **\$9,724,498**

Parks and Recreation:	\$2,021,904
Animal Services:	\$2,287,780
Libraries:	\$4,719,799
Extension:	\$695,015

► **General:** **\$30,453,460**

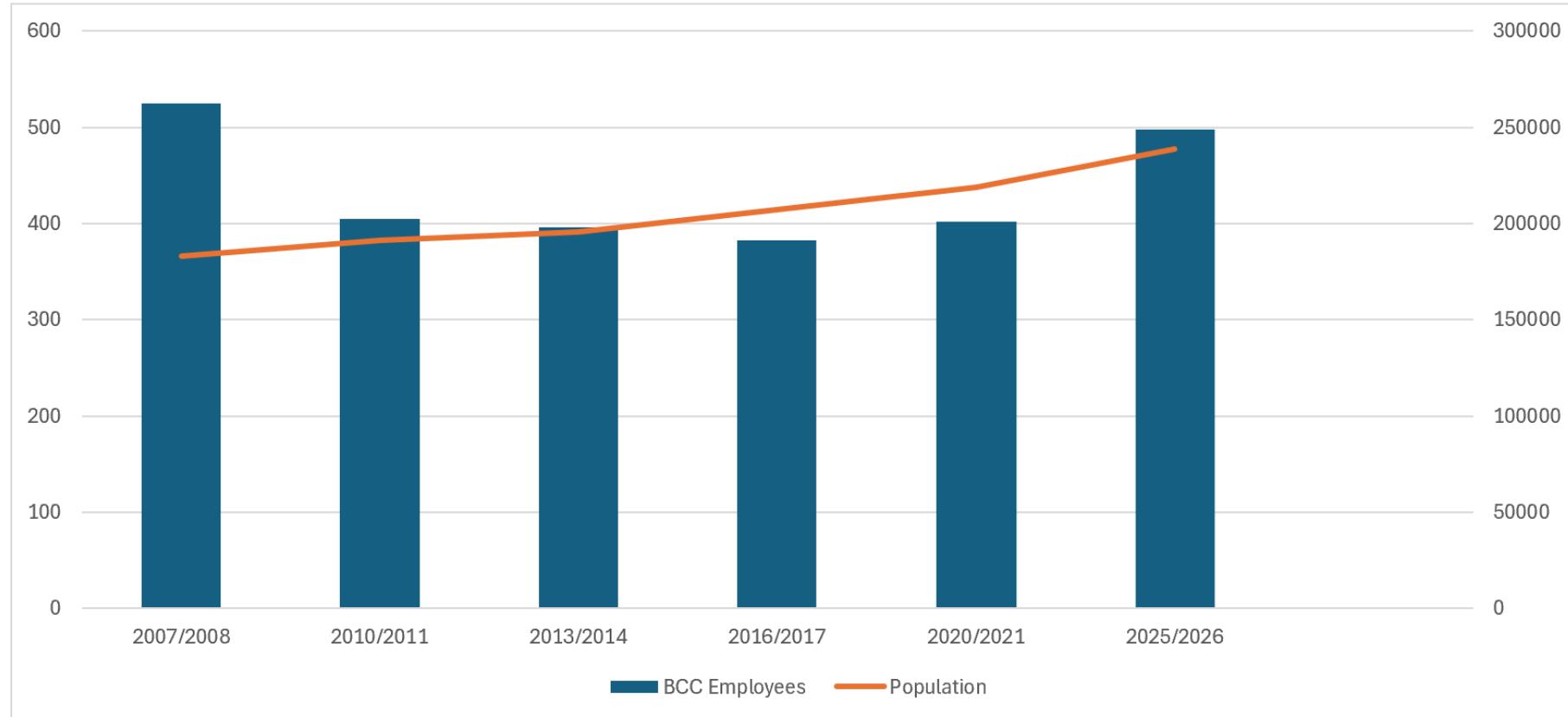
County Commission, Legal, Auditor, County Manager, Communications:	\$3,573,526
Budget, Purchasing, Grants, Ambulance Billing, Comptroller:	\$7,445,257
Personnel, Benefits, Wellness, Risk Management:	\$6,401,749
Management and Information Services:	\$6,907,657
Emergency Management, Disaster Recovery:	\$1,036,385
Veterans, CIS, Historic Preservation, Other:	\$1,159,625
Vehicle Fuel and Repairs	\$3,929,261

*(9.3% of overall budget)

** POCO - Personnel, Operating, Capital, Other

Fiscal Year	2007/2008	2010/2011	2013/2014	2016/2017	2018/2019	2020/2021	2025/2026
BCC FTEs*	525	405	396	383	393	402	495
Population	182831	191453	195732	207401	212381	218951	238605
FTE per 1000	2.87	2.11	2.02	1.85	1.85	1.83	2.07

30 FTEs less today when compared to 2008



* Number of FTEs does not represent Fire Rescue and Fire Admin

**Out of the 495 FTEs, there are 27 FTEs unfilled. Out of the 27 FTEs - 14 are on hold/frozen.

Note: If trends were the same as 2007, the County would have approx. 685 FTEs.

Impacts from HJR 203 - From Property Appraiser

- ▶ In year one, the proposal would increase the homestead exemption to include the first \$150,000 of taxable value (non-school) . Under this scenario, the impact to the BCC's taxable value and revenues would be as follows (assuming the 2025 millage rates):

- ▶ **County Services:**

value reduction	\$3,995,000,000	Revenue Loss	\$22,160,665
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- ▶ **Unincorporated Services:**

value reduction	\$3,622,000,000	Revenue Loss	\$534,969
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- ▶ **Fire Control MSTU-8:**

value reduction	\$3,800,000,000	Revenue Loss	\$1,918,240
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- ▶ **Law Enforcement MSTU-4:**

value reduction	\$3,682,000,000	Revenue Loss	\$8,841,955
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Total Revenue Reduction \$33,455,829 based on FY27/28

Additional Bill Analysis

- ▶ HJR 209
 - ▶ would exempt \$200,000 if the homesteaded property has insurance
 - ▶ More impact to the county the first year
- ▶ HJR213
 - ▶ 3% on homestead over 3 years, 15% on non-homestead over 3 years
 - ▶ Would not affect the county's current revenue
 - ▶ It would limit the increases to revenues in future years
 - ▶ Growth in revenue would have to come from new construction.

Scenario\Projection

- ▶ FY26\27
 - ▶ No changes to Ad Valorem
 - ▶ Assuming an 8% increase in Ad Valorem
 - ▶ Generates \$13.4M
 - ▶ Law - \$3.5M
 - ▶ Fire - \$800K
 - ▶ Unincorporated MSTU - \$200K
 - ▶ General Fund - \$8.9M
- ▶ FY27\28
 - ▶ HJR 203 is implemented
 - ▶ 4% increase in Ad Valorem (non-homesteaded) - about 7.2M
 - ▶ Reduction based on analysis of \$33.4M based on CCPAO information
 - ▶ Reduction would have to come from the BCC - Ad Valorem Funded Operational expenses

Additional\Alternate Revenue Streams

- ▶ Utility Tax - Increase Electric to 10% - \$6.4M annually in additional revenue
- ▶ Storm Water Fee - Reallocates \$2-3 Million in current costs
 - ▶ Fund other improvements to prevent spending from Transportation Trust in future
- ▶ Increase Fees
 - ▶ Parks (Camp Chow, Fairgrounds, Gun Range, Regional Park)
 - ▶ Library Services
 - ▶ Animal Services
- ▶ Move to Fee Based Systems (examples from other counties)
 - ▶ Storm Water
 - ▶ Fire Control
 - ▶ EMS
 - ▶ Road Improvements

Recommendations

- ▶ Provide Guidance to Departments and Constitutional Officers
- ▶ Recommend holding County Departments to no more than 3% increase
 - ▶ Supports cost of living adjustments
 - ▶ Health Insurance costs
 - ▶ Inflation
- ▶ Recommend holding Constitutionals to a percentage that is equal or less than the increase in Ad Valorem
- ▶ Next steps
 - ▶ Draft letter from BCC to constitutionals for approval at next BCC
 - ▶ Draft letter to delegation expressing BCC's preference on the bills

Budget Workshops

Budget Kick Off

February 5th, 2026

CIP Workshop

March 10th, 2026

Post Legislative Session

April 28th, 2026

General Budget Discussion

June 9th, 2026

Max Millage Discussion

July 21st, 2026

Attachment

“B”

Budget Percentages

			Yearly Increase									
	Current		0%	1%	2%	3%	4%	5%	6%	8%	10%	
Fire - Non-Personnel	\$ 11,200,000.00	\$ -	\$ 112,000	\$ 224,000	\$ 336,000	\$ 448,000	\$ 560,000	\$ 672,000	\$ 896,000	\$ 1,120,000		
Fire Admin - Non-Personnel	\$ 500,000.00	\$ -	\$ 5,000	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 30,000	\$ 40,000	\$ 50,000		
CCSO - Non-Personnel	\$ 22,200,000.00	\$ -	\$ 222,000	\$ 444,000	\$ 666,000	\$ 888,000	\$ 1,110,000	\$ 1,332,000	\$ 1,776,000	\$ 2,220,000		
General Gouvernement - Non-Personnel	\$ 17,000,000.00	\$ -	\$ 170,000	\$ 340,000	\$ 510,000	\$ 680,000	\$ 850,000	\$ 1,020,000	\$ 1,360,000	\$ 1,700,000		
QOL - Non-Personnel	\$ 2,000,000.00	\$ -	\$ 20,000	\$ 40,000	\$ 60,000	\$ 80,000	\$ 100,000	\$ 120,000	\$ 160,000	\$ 200,000		
Facilities - Non-Personnel	\$ 4,500,000.00	\$ -	\$ 45,000	\$ 90,000	\$ 135,000	\$ 180,000	\$ 225,000	\$ 270,000	\$ 360,000	\$ 450,000		
Unincorporated - Non-Personnel	\$ 2,200,000.00	\$ -	\$ 22,000	\$ 44,000	\$ 66,000	\$ 88,000	\$ 110,000	\$ 132,000	\$ 176,000	\$ 220,000		
Constitutionals - Non-Personnel	\$ 9,000,000.00	\$ -	\$ 90,000	\$ 180,000	\$ 270,000	\$ 360,000	\$ 450,000	\$ 540,000	\$ 720,000	\$ 900,000		
Transfers	\$ 4,400,000.00	\$ -	\$ 44,000	\$ 88,000	\$ 132,000	\$ 176,000	\$ 220,000	\$ 264,000	\$ 352,000	\$ 440,000		
Other	\$ 11,000,000.00	\$ -	\$ 110,000	\$ 220,000	\$ 330,000	\$ 440,000	\$ 550,000	\$ 660,000	\$ 880,000	\$ 1,100,000		
Projects	\$ 7,000,000.00	\$ -	\$ 70,000	\$ 140,000	\$ 210,000	\$ 280,000	\$ 350,000	\$ 420,000	\$ 560,000	\$ 700,000		
Total Non-Personnel			\$ 910,000	\$ 1,820,000	\$ 2,730,000	\$ 3,640,000	\$ 4,550,000	\$ 5,460,000	\$ 7,280,000	\$ 9,100,000		
Fire Personnel	\$ 47,200,000.00	\$ -	\$ 472,000	\$ 944,000	\$ 1,416,000	\$ 1,888,000	\$ 2,360,000	\$ 2,832,000	\$ 3,776,000	\$ 4,720,000		
Fire Admin Personnel	\$ 4,100,000.00	\$ -	\$ 41,000	\$ 82,000	\$ 123,000	\$ 164,000	\$ 205,000	\$ 246,000	\$ 328,000	\$ 410,000		
CCSO Personnel	\$ 87,900,000.00	\$ -	\$ 879,000	\$ 1,758,000	\$ 2,637,000	\$ 3,516,000	\$ 4,395,000	\$ 5,274,000	\$ 7,032,000	\$ 8,790,000		
General Gouvernement Personnel	\$ 17,500,000.00	\$ -	\$ 175,000	\$ 350,000	\$ 525,000	\$ 700,000	\$ 875,000	\$ 1,050,000	\$ 1,400,000	\$ 1,750,000		
QOL Personnel	\$ 7,700,000.00	\$ -	\$ 77,000	\$ 154,000	\$ 231,000	\$ 308,000	\$ 385,000	\$ 462,000	\$ 616,000	\$ 770,000		
Facilities - Personnel	\$ 5,500,000.00	\$ -	\$ 55,000	\$ 110,000	\$ 165,000	\$ 220,000	\$ 275,000	\$ 330,000	\$ 440,000	\$ 550,000		
Unincorporated - Personnel	\$ 3,700,000.00	\$ -	\$ 37,000	\$ 74,000	\$ 111,000	\$ 148,000	\$ 185,000	\$ 222,000	\$ 296,000	\$ 370,000		
Constitutionals - Personnel	\$ 10,900,000.00	\$ -	\$ 109,000	\$ 218,000	\$ 327,000	\$ 436,000	\$ 545,000	\$ 654,000	\$ 872,000	\$ 1,090,000		
Total			\$ 1,845,000	\$ 3,690,000	\$ 5,535,000	\$ 7,380,000	\$ 9,225,000	\$ 16,530,000	\$ 14,760,000	\$ 18,450,000		
Total both Personnel\Non Personnel - 1 Year			\$ 2,755,000	\$ 5,510,000	\$ 8,265,000	\$ 11,020,000	\$ 13,775,000	\$ 21,990,000	\$ 22,040,000	\$ 27,550,000		
2 Year Total			\$ 5,510,000	\$ 11,020,000	\$ 16,530,000	\$ 22,040,000	\$ 27,550,000	\$ 43,980,000	\$ 44,080,000	\$ 55,100,000		
Percent + Fire Contract (First Year Only)			\$ 2,832,000	\$ 5,115,000	\$ 7,398,000	\$ 9,681,000	\$ 11,964,000	\$ 14,247,000				
FY26\27 Revenue	\$ 13,400,000.00								Contract Amount for Public Safety			
5 % Statutory	\$ 670,000.00											
Reserves (assuming 16.7%)	\$ 2,125,910.00											
Remaining	\$ 10,604,090.00											

Attachment
“C”
Memo

TO: Constitutional Officers and County Manager, Clay County
FROM: Board of County Commissioners, Clay County
DATE: February xx, xxxx
RE: FY 2026/27 Budget Framework and Fiscal Expectations

As the Clay County Board of County Commissioners (Board) begins development of the FY 2026/27 budget, this memorandum establishes the fiscal direction and expectations that will guide budget development for the upcoming year.

Local governments across Florida continue to face increasing fiscal constraints, including moderating property value growth, uncertainty related to potential property tax relief, and sustaining upward pressure from non-discretionary costs such as insurance, employee benefits, capital maintenance, and statutory obligations. Considering these conditions, the Board is committed to maintaining a disciplined and sustainable fiscal approach.

For FY 2026/27, the Board's expectation is that overall expenditure growth does not exceed X%. While ad valorem revenues increased approximately 8.4 percent in the current fiscal year, that level of growth should not be assumed for FY 2026/27.

For Board of County Commissioners departments, the Board has established a clear direction that General Fund expenditure growth is not to exceed X percent (X%). This X% target is intended to guide budget development for BOCC staff. Any ad valorem revenue growth above this level is intended to be directed to reserves to support long-term financial stability, future capital needs, and mitigation of economic uncertainty. Accordingly, growth beyond this threshold should not be assumed to be available for ongoing operating expenditures.

With respect to Constitutional Offices, the Board requests that funding requests align with established Board direction, not to exceed X%. This alignment reflects an intentional approach to fiscal stewardship and does not presume continued Ad Valorem growth at prior-year levels, nor does it contemplate supplementation of requests from the General Fund beyond what is supported by anticipated ad valorem revenues.

All proposed FY 2026/27 budgets should be developed within these parameters. Requests exceeding this framework should be limited and supported by statutory requirements or extraordinary circumstances.

The Board recognizes the constitutional independence of your office and values the essential services you provide to the residents of Clay County. The County's Office of Management and Budget remains available to work collaboratively throughout the budget process, and the Board appreciates your continued partnership as we move forward with the FY 2026/27 budget.



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of County Commissioners			
<input checked="" type="checkbox"/> Meeting Minutes February 10, 2026	Backup Material	2/17/2026	Board_of_County_Commissioners_Meeting_Minutes_and_Attachments_February_10__2026.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/18/2026 - 4:45 PM	Item Pushed to Agenda



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

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

INVOCATION

Vice-Chairman John Sgromolo gave the Invocation.

PLEDGE

Retired US Navy Captain Duane Mallicoat led the Pledge of Allegiance.

Vice-Chairman John Sgromolo said Captain Duane Mallicoat is leading the Pledge of Allegiance today. Captain Mallicoat served nearly 34 years in the United States Navy - retiring in 2025. He enlisted in 1971 and rose through the enlisted ranks to Chief Petty Officer before being commissioned as an Aviation Maintenance Limited Duty Officer in 1981. He later became an Aviation Maintenance Duty Officer and was selected for the TAR/FTS program in 1989. His career included Senior Leadership roles in squadron and AIMD maintenance at the Pentagon and NAVAIR, and as the NAVAIR Reserve Program Manager, overseeing all Navy and Marine Corps Reserve programs. Captain Mallicoat is a decorated Veteran - awarded the Navy Achievement Medal, Navy Commendation Medal, Meritorious Service Medal, and Legion of Merit. He said it was an honor to serve his country, valuing the lessons of commitment and leadership as well as the opportunity to visit 22 countries during eight deployments. Currently, Captain Mallicoat is a Fleming Island resident continuing to serve his community as the President of Mallicoat Heritage LLC. - a Past President of Rotary Club Orange Park Sunrise - Committee Lead for the September Flags for Heroes Event, and is an Area Governor of Rotary District 6970.

Captain Mallicoat thanked the Board for the invitation to lead the Pledge of Allegiance and expressed his gratitude to the Commission for how the meeting starts with the Pledge of Allegiance and for their partnership.

CALL TO ORDER

Vice-Chairman John Sgromolo called the meeting to order at 4:05 pm.

Due to the absence of Chairman Kristen Burke, Vice-Chairman John Sgromolo will conduct the meeting.

ROLL CALL

Present: Commissioner District 1 John Sgromolo, Vice-Chairman
Commissioner District 2 Alexandra Compere
Commissioner District 3 Jim Renninger
Commissioner District 4 Betsy Condon

Absent: Commissioner District 5 Dr. Kristen T. Burke, Chairman

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

PET ADOPTIONS

Teresa Capo, Executive Assistant, presented a PowerPoint to provide details on pets available for adoption: Calypso (cat), Cookies (dog), Merlin (cat), Lady Lola (dog). Ready to meet your new best friend and see who's available - Visit our website to meet our adorable crew looking for the fur-ever home. Contact us at (904) 269-6342 or visit clayadoptions@claycountygov.com. If you are interested in helping our furry friends but cannot take one home, please look at our Amazon wish list at Amazon.com. We always need items for our foster kittens and shelter animals. See Attachment A.

PROCLAMATIONS/RESOLUTIONS

1. Black History Month (February 2026)

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 8:30 and ending at 25:00. Below is a summary of the discussion and vote for this agenda item.

Vice-Chairman John Sgromolo said Black History Month is February 2026 and is recognized to honor the contributions of black Americans and acknowledge their lasting impact on our Nations; History and Progress.

Present for the Proclamation:

- Connie Butler - Fundraising Chair - Palmetto Community Development Corporation
- Dr. Cheryl Gonzalez - VIA-FWC Board Member
- Lucille Johnson DeVeaux - Co-Founder - Dunbar High School Holiday Gathering
- Ken Francis - Dunbar High School - Class of '65
- Dr. Larry Richardson, Sr. - Dunbar High School, Class of '65 Honoree
- Carolyn Hines Clarkson - The Dunbar High School Holiday Gathering Committee
- Larianne Stutts - President VIA-Federated Woman's Club
- Janey Fox - VIA-FWC Board Member
- Purcell Hall - Dunbar High School Athlete-Honoree

Commissioner Alexandra Compere read the Proclamation for Black History Month - February 2026.

Commissioner Betsy Condon made a motion for approval of the Proclamation, seconded by Commissioner Jim Renninger, which carried 4-0.

Ms. DeVeaux expressed her honor and gratitude to the Board for the Proclamation and recognition and said the recognition should serve as a reminder of what can be achieved when we work together.

Mr. Francis spoke about his relationship to another community member and their experience graduating from Dunbar College and later returning to serve at the school, and about the legacy that lives on. He also thanked the Board for the Proclamation and recognition.

Dr. Richardson spoke about the honor of receiving the Proclamation and mentioned his High School career, graduating as Valedictorian in 1965; his 22-year military career; lessons learned from teachers to carry on; and his graduation from three colleges with three degrees, all with honors.

Ms. Clarkson spoke about the honor of being the Class of 1967, the last class to graduate from Dunbar High School.

Ms. Butler spoke proudly about being part of the recognition and thanked the Board for the Proclamation. Ms. Butler also mentioned the musical extravaganza held last Saturday and other upcoming events and invited everyone to Mt. Zion Church Sunday, February 15, 2026, - Edward Waters University Choir will be in attendance, February 21, 2026, at Spring Park there would be a Children's Festival - 10:00 am to 2:00 pm, February 28, 2026, at 5:30 pm at GCS junior High School there would be an exhibit with key note speaker Vincent Evans.

Ms. Stutts spoke about the honor and appreciation to be a part of the recognition and noted that Mr. Francis was by far the principal.

Dr. Gonzalez recognized other members from Dunbar Hugh School and mentioned the new organization being established - African American Historical Society of Clay County.

Commissioner Compere thanked everyone for attending and noted that the recognition includes Black Americans, and she also spoke about her heritage.

DECLARATIONS

2. American Heart Month (February 2026)

Vice-Chairman John Sgromolo mentioned the Declaration recognizing American Heart Month, which raises awareness of cardiovascular disease and encourages action for heart health. We also urge everyone to learn hands-only CPR and download the PulsePoint Respond and PulsePoint AED apps to receive alerts about nearby cardiac emergencies. You can read the full declaration attached to the meeting agenda.

CONSTITUTIONAL OFFICERS

Officer Comments can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026, beginning at 26:25 and ending at 29:04](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026,%20beginning%20at%2026:25%20and%20ending%20at%2029:04). Below is a summary of the discussion.

Vice-Chairman John Sgromolo recognized Sheriff Michelle Cook and asked if she would provide information on the protocol for searching for missing persons, and referenced an incident that occurred on Sunday on Fleming Island involving a missing minor.

Sheriff Cook addressed the Board to provide details on the protocol/procedure for missing persons, including those involving someone of a younger, tender age (usually 12 or younger), those with mental capacity challenges, or elderly persons.

Vice-Chairman Sgromolo commended CCSO and everyone involved in the search, noting that we are all in good hands. Sheriff Cook also commended the Incident Management Team for their hard work.

APPROVAL OF MINUTES

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

Commissioner Jim Renninger made a motion for approval of the January 27, 2026, BoCC Meeting minutes, seconded by Commissioner Betsy Condon, which carried 4-0.

PUBLIC COMMENTS

Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026, beginning at 29:30 and ending at 44:43](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026,%20beginning%20at%2029:30%20and%20ending%20at%2044:43). Below is a summary of the discussion.

Vice-Chairman John Sgromolo opened the floor for public comment at 4:30 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board to express her gratitude for what they do and to speak about concerns regarding the CDD's ability to hold developers accountable for developing the PUD according to plan. Ms. Cormier also provided information for review. See Attachment B.

Scott Slater, 6596 Immokalee Road, Keystone Heights, Florida, addressed the Board to express his support for item 5 - Lake Geneva Restoration project on the Consent Agenda, requested Board approval, spoke about the importance of the project, and thanked county staff members for their hard work.

Doug Murphree, 6608 Pahokee Court, Starke, Florida (Kingsley Lake) addressed the Board to represent the residents of Kingsley Lake and spoke about testing/report

performed regarding Kingsley Lake and mentioned the plan for moving forward.

Doug Conkey, 7775 Baymeadows Way, Jacksonville, Florida - SJRWMD, addressed the Board to speak about the Lake Geneva restoration project, acknowledged key persons involved in getting the project moving in the right direction, and thanked them for their hard work. Mr. Conkey also spoke about the water shortage and drought, and the importance of reducing water use.

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

Hearing no other comments, Vice-Chairman John Sgromolo closed public comment at 4:45 pm.

CONSENT AGENDA

4. Finance Business

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

5. Bid No. 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

6. 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.

7. 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

8. 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:

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

Consent Agenda can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 44:44 and ending at 1:21:18. Below is a summary of the discussion and the vote for this agenda item.

Commissioner Jim Renninger requested to pull item 5 for discussion.

Commissioner Betsy Condon requested to pull item 7 for discussion.

Commissioner Alexandra Compere made a motion for approval of the Consent Agenda except items 5 and 7, seconded by Commissioner Betsy Condon, which carried 4-0.

Commissioner Jim Renninger noted his concerns regarding item 5 - BID Number 25/26-013, Lake Geneva Restoration, and requested clarification on the removal of trees and costs.

Karen Smith, Director of Administrative and Contractual Services, provided details for the removal of trees from the lakebed, the decision-making process for determining which trees to retain/remove, and costs.

Other comments, questions, and discussions regarding acreage, timeline of the project, and mitigation of trees will continue to grow, concerns to remove large dense trees, access to the lake, the importance of the project, and the positive impact on the community, use of trees after removal, and funding sources.

Commissioner Jim Renninger made a motion for approval of item 5, seconded by Commissioner Betsy Condon. Commissioner Condon spoke about the process to get the project moved forward and other comments to reiterate the importance of the project for economic impacts. Councilman Brandon Ludwig also emphasized the importance of the project, thanked the Board and all involved, and spoke about the funding committed by the City of Keystone Heights. The motion carried 4-0.

Commissioner Betsy Condon expressed her concerns and frustration regarding item 7 - Fourth amendment to Phase 2 Construction Agreement Number 2023/2024-25 and mentioned other projects and costs/funding.

There were questions and discussions regarding the possibility of contribution of funding by FDOT, other funding streams, timeline of the project, budget for the BTP, other modifications due to budget, cuts to the only critical deficiency road - 218, change orders, justifying an increase, timeline overage, the affect to pricing due to COVID, inflation/increase in pricing, and clarification of the change order.

Following all discussions, Commissioner Jim Renninger made a motion to approve item 7, seconded by Vice-Chairman John Sgromolo, with comments regarding FDOT funding. The motion carried 3-1, with Commissioner Betsy Condon in opposition.

DISCUSSION/UPDATES

10. Progress Report on the Bonded Transportation Program and Other Capital Projects (Capital Projects Team)

Item Ten (10) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:23:17 and ending at 1:49:13. Below is a summary of the discussion.

Ed Dendor, Director of the Bonded Transportation Program, addressed the Board to give a brief overview of the progress report for the BTP and other capital projects. The information discussed is attached to the agenda. Below are projects highlighted:

- **Project #1 – CR 218 from Masters Road to Pine Tree Lane:** The County's team and Anderson Columbia (AC) continued their bi-monthly status meetings. AC continued the installation of drainage structures, pipes, sub-base and base materials along the north side of this project. The project schedule is under evaluation by the project team for potential adjustments. This project is 63.7% paid out and 103% of time used.
- **Projects #2 - (CR209):** The County's team and Superior (SCC) continued their

bi-monthly status meetings. East of the railroad tracks, traffic continued flowing on the northside of CR209 while SCC continued the installation of sub-base and base material, installation of storm-drain pipe, on the south side of this section of road. Traffic was switched west of the railroad tracks to the newly asphalted southbound outside lane. This project is on schedule with 71% paid out and 60% of the time spent.

- **Project #3B - (Connects the east-end of project #4 on Sandridge Road and runs through the roundabout to CR209B):** The County, GAI and Kiewit (KISC) held their bi-monthly status meetings. KISC continued the installation of stormwater structures and pipes, curbing, sub-base and base material in the roundabout area while placing sod and fencing around the Sandridge Road pond site. The overall project schedule remains in dispute by both parties. This project is 71% paid out and 132% of time elapsed.
- **Project #5 (CR220) and Project #6A (CR315):** Plan sets will be signed and sealed once the permits are issued by USACOE.
- **BTP Projects #3A, #4 and #6B:** Complete.

Following the BTP update, Ed Dendor, Capital Projects Manager, and Richard Smith, Director of Engineering, provided details and information for the update on the Capital Projects.

Prior to the project update Mr. Dendor noted the General Statistics of Workday Line-Item listing and said the FY25/26 County projects budget is \$209,642,722.00, the Capital Projects Department has 81 projects equating to FY budget of \$95,537,200.00, and the Public Safety Bond spend goal is \$65m by June 2027, and to date it is \$14.65M or 22% of the \$65M.

Projects Highlighted:

Vertical Projects-Conceptualize, Design and Construction:

- Fire Station 24
- Solid Waste Materials Recovery Facility Improvements
- Economic Development Building
- Eagle Harbor Drainage Improvements
- CCSO Building 500 - Buildout

There were questions and discussions regarding the percentage complete on the Animal Services Building - 70%.

Roadway and Trail Projects - Conceptualize, Design and Construct:

- CR220 Bridge Replacement
- Live Oak Lane/Greenway Trail
- Radar Road
- Long Bay Road at Old Jennings Road
- Town Center Boulevard Drainage Pipe Replacement
- CR 220 Resurfacing Project - US17/Brookstone Drive
- Spencer Industrial Drive

FDOT Update:

- US17 Resurfacing-Restoration-Rehabilitation:
 - Eagle Harbor Parkway to Water Oak Lane
 - Black Creek Bridge to Oak Street
- Blanding Boulevard (SR21) at Wells Road
- SR16 Resurfacing-Restoration-Rehabilitation
 - US17 to SR21

There were comments, questions, and discussions regarding lane closures at the Economic Services Building, safety standards, estimated closure times, the lack of water at county facilities due to frozen pipes, clarification of damage caused by the inclement weather, notifying the Commission when there are issues, a brief update on Fire Station 1 and last piece needed to be finalize US17/220.

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

Item Eleven (11) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:49:16 and ending at 1:51:57. Below is a summary of the discussion.

Karen Smith, Director of Administrative and Contractual Services, addressed the Board to provide details and information on the formal solicitations. The information discussed is attached to the agenda.

Following the update, the Board had no questions.

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

12. 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.

Item Twelve (12) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:21:19 and ending at 1:23:16. Below is a summary of the discussion and vote for this agenda item.

Dodie Selig, Zoning Chief, addressed the Board to provide details of the applicant's request to withdraw COMP-25-0015 until the February 24, 2026, BoCC meeting. However, a public hearing would be required due to the advertisement.

Susan Fraser of SLF Consulting, 2517 Park Street, Jacksonville, Florida, addressed the Board to explain the reason for requesting the continuance.

Vice-Chairman John Sgromolo opened the floor for the public hearing at 5:23 pm.

Hearing no comments, Vice-Chairman John Sgromolo closed the public hearing at 5:23 pm.

Commissioner Jim Renninger made a motion for approval of the requested continuance until the February 24, 2026, BoCC Meeting, seconded by Commissioner Alexandra Compere, which carried 4-0.

LETTERS FOR ACTION

13. 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.

Item Thirteen (13) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:51:59 and ending at 1:53:43. Below is a summary of the discussion and vote for this agenda item.

Vice-Chairman John Sgromolo opened the floor for discussion of the resignation/appointment regarding the Middleburg/Clay Hill Citizens Advisory Committee.

Commissioner Betsy Condon made a motion for approval of the resignation submitted by Samuel Kilgore, seconded by Commissioner Alexandra Compere, which carried 4-0.

Commissioner Betsy Condon spoke about the committee's composition and the recommendations from Amber Taylor (CCUA) and Scotty Taylor (Chair of the CAC) to appoint Mr. Barber.

Following the discussion, Commissioner Betsy Condon made a motion for approval to appoint John Barber, seconded by Commissioner Jim Renninger, which carried 4-0.

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

Patricia Kolosky submitted her resignation.

Item Fourteen (14) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:53:44 and ending at 1:55:03. Below is a summary of the discussion and vote for this agenda item.

Vice-Chairman John Sgromolo opened the floor for discussion of the resignation submitted by Patricia Kolosky as mentioned above.

Commissioner Alexandra Compere made a motion to approve the resignation submitted by Ms. Kolosky, noted the need to fill her seat, thanked Ms. Kolosky, and recognized Steven Van Bloem for his service. Commissioner Betsy Condon seconded the motion, which carried 4-0.

15. 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.

Item Fifteen (15) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:55:05 and ending at 1:57:03. Below is a summary of the discussion and vote for this agenda item.

Vice-Chairman John Sgromolo opened the floor for discussion of appointment to the LA Municipal Service Benefit District as mentioned above.

Commissioner Betsy Condon made a motion to approve the appointment of Mr. McMillan and noted his previous service, the appointment process, and the function of the MSBD. Commissioner Alexandra Compere seconded the motion, which carried 4-0.

Vice-Chairman Sgromolo noted the resignation submitted to the MSBU by Carol Wiesenberger. No action need by the Board.

16. Program Support and Commitment to Utilize State Supplied Services for Pre-Hospital Blood Infrastructure with Florida Department of Health.

Item Sixteen (16) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:57:04 and ending at 2:02:10. Below is a summary of the discussion and vote for this agenda item.

Vice-Chairman John Sgromolo opened the floor for discussion of the program support and commitment with the Florida Department of Health as noted above.

Megan Covey, Grants Manager, addressed the Board to provide details and information on program support and the commitment to use state-supplied services as mentioned above, and to provide an overview of the program.

Courtney Grimm, County Attorney, and Chief Lorin Mock, CCFR, also provided additional information regarding the intent of the program.

There were questions and discussions about costs for this type of program, the shelf life of blood, the distribution of blood before it reaches shelf life to ensure it does not go to waste, the type of blood used and current capability to provide the service.

Commissioner Betsy Condon made a motion for approval, seconded by Commissioner Jim Renninger, which carried 4-0.

LETTERS OF DOCUMENTATION

17. 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

Vice-Chairman John Sgromolo acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Vice-Chairman John Sgromolo opened the floor for public comment at 6:02 pm.

Hearing no comments, Vice-Chairman John Sgromolo closed public comment at 6:03 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/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 1:57:04 and ending at 2:02:10.

and-video-archive/BCC Agenda/February 10, 2026, beginning at 2:02:44 and ending at 2:04:11. Below is a summary of the discussion.

Courtney Grimm, County Attorney, addressed the Board to provide information and updates on the below topics:

- Pet Nuisance amended Ordinance - Language
- E-Bike Legislation
- Opioid Settlement and Litigation - Received additional funds - \$305,000.00
- Charter Review Meeting - Scheduled for March 16, 2026

COUNTY MANAGER

County Manager can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026, beginning at 2:04:12 and ending at 2:15:11](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010%202026%20beginning%20at%202:04:12%20and%20ending%20at%202:15:11). Below is a summary of the discussion.

Howard Wanamaker, County Manager, provided details and information regarding pipe damages from concerns raised by the Board earlier in the meeting.

- 25 Pipes Busted During the Cold Weather:

Locations Highlighted:

- 3 of the Major Issues: Quickly Repaired
 - Rosemary Hill
 - Fire Station 15
 - Courthouse
- Twin Lakes - Pump Issues - Port-A-Potty is to be delivered
- Gun Range
- Moccasin Slough
- Eagle Harbor

County Manager Wanamaker also mentioned Green Cove Springs Electric and Clay Electric, the costs related to cold weather, and the electric companies' requests to conserve power consumption.

County Manager Wanamaker requested to yield time to Chief Lorin Mock to discuss the Executive Order received late yesterday - Executive Order 26-33.

Chief Lorin Mock, CCFR, noted the extended freeze/weather events that occurred recently, including eight working structure fires, in addition to multiple wildland situations, and provided details and an overview of EO26-33 - Purpose: To mitigate the impact of severe weather conditions (winter storm/drought), as well as for the burn ban in place.

There were comments, questions, and discussions about wildfires in 1998, the importance of following the burn ban, the most common ways wildfires start, and burn ban regulations.

COMMISSIONERS' COMMENTS

Commissioners can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 10, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2010,%202026), beginning at 2:15:13 and ending at 2:34:20. Below is a summary of the discussion.

Commissioner Betsy Condon spoke about receiving parking complaints between the Senior Center and the Clay County Tax Collector's Office - Keystone Heights location. Commissioner Condon mentioned notifying the community or citizens about emergency situations and when it is appropriate to share information and engaging with the public.

Commissioner Alexandra Compere recognized the Communications Department, commended staff for their hard work to keep Clay County informed, and requested that Laura Christmas provide information on the department's success.

Laura Christmas, Director of Communications, addressed the Board to provide statistics and details regarding the Communications Department, and thanked Commissioner Compere for the recognition.

Commissioner Compere commended the Economic Development Corporation for its presentation on February 5, 2026, touched on some of the information received, and encouraged everyone to review the details of the report/presentation. Commissioner Compere mentioned the BoCC Budget Workshop and thanked staff for their hard work. Commissioner Compere discussed the Oakleaf Library Workshop and thanked everyone for attending and for their comments. Commissioner Compere mentioned Congressman Bean's announcement, recognition, and celebration of the Military Academy Nominees.

Commissioner Jim Renninger commended staff for their efforts and hard work regarding the BoCC Budget workshop and noted that they (the Board) are misrepresented, no matter how transparent the Board tries to be or how accurate the data is. Commissioner Renninger noted upcoming events: Habitat for Humanity is building a house in Green Cove Springs on Thomas Street on Thursday, February 12, 2026; Bellair Community Clean-Up is Saturday, February 21, 2026, starting at 8:30 am. Commissioner Renninger mentioned tools that help the Board perform duties – i.e., Lobby Tools, the last copy received consists of roughly 53 different bills. He highlighted some of the bills mentioned and spoke about attending Clay Day next week in Tallahassee. Commissioner Renninger noted the National Holiday on Monday, Presidents' Day.

Commissioner Betsy Condon spoke about her experience attending and judging at the Clay County Science Fair.

Vice-Chairman John Sgromolo mentioned attending his first Public Safety Coordinating Council meeting and spoke about information received, and also mentioned speaking at the Builders Breakfast. Vice-Chairman Sgromolo spoke about Tourism hosting the Minor League Golf Event at Eagle Harbor and noted its success. Vice-Chairman Sgromolo commended staff for their efforts regarding the repaving projects on 220. Vice-Chairman noted that it is America's 250th Anniversary and mentioned commemorating it at the Fair.

County Manager Wanamaker mentioned there is a plan to do something at the Touch-A-Truck event, possibly.

Hearing no further business, Chairman Kristen Burke adjourned the meeting at 6:34 pm.

Attest:

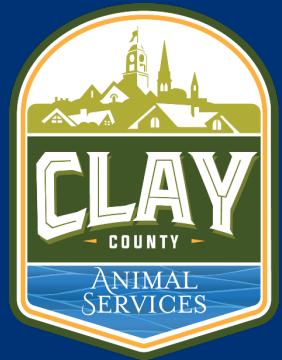
Tara S. Green
Clay County Clerk of Court and Comptroller
Ex Officio Clerk of the Board

Chairman or Vice-Chairman

Attachment
“A”
Pet Adoptions



Calypso



ANIMAL ID: A0060178963

SEX: Spayed Female

BREED: Domestic shorthair, 8 years old

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Calypso is an 8-year-old senior girl with a tender heart and a calm, affectionate nature. She loves gentle attention, cozy naps, and spending quiet time with her favorite humans. Calypso has a soothing presence and a sweet way of reminding you she's nearby, ready for soft pets and companionship. She would thrive in a peaceful home where she can be cherished and loved for the wonderful cat she is.

claycountygov.com/adopt



Cookies

ANIMAL ID: A0060068381

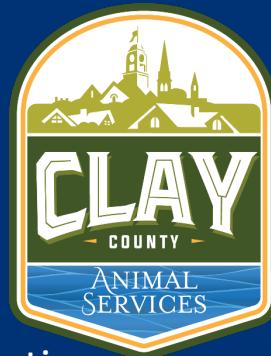
SEX: Neutered Male

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

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Cookies is a big, bouncy girl with a happy-go-lucky personality and lots of energy. She loves rope toys, knows *sit*, and is semi food-motivated. She may be a little unsure of strangers at first but warms up quickly with treats.

Cookies is very people-oriented and bonds closely with her person. She does best in a home without cats and will benefit from continued leash training.



claycountygov.com/adopt



Merlin

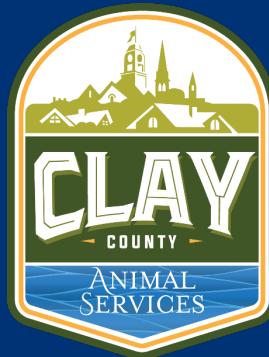
ANIMAL ID: A0060224541

SEX: Neutered Male

BREED: Domestic Shorthair, 7 months; 64 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

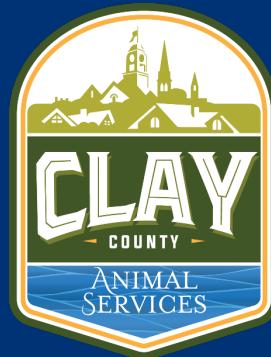
ABOUT: Merlin is a 7-month-old little magician of a kitty—shy, sweet, and full of curiosity! He might hide at first, but give him a little time and gentle love, and he'll show his playful, purring side. Merlin would do best in a calm home where he can feel safe while he works his magic to win your heart.



claycountygov.com/adopt



Lady Lola



ANIMAL ID: A0060099185

SEX: Spayed Female; Heartworm Negative

BREED: Mixed Breed; 4 year old; 70 pounds
Heartworm Negative

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Lady Lola is a sweet, friendly girl who is having a hard time adjusting to the shelter environment. According to her previous owner, she is housetrained, kid-friendly, and previously lived with a male dog. She's eager to get out and explore, and would love a calm, secure home where she can feel comfortable again. A meet-and-greet is the best way to see if Lady Lola is the right fit for your family.

claycountygov.com/adopt



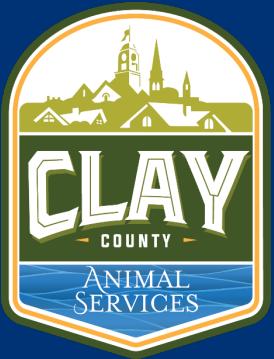
Ready to Meet Your New Best Friend?

Our adoptable animals are waiting to add some extra love and fun to your life. From wagging tails to purring kitties, we've got the perfect companion just for you. 🐶🐱

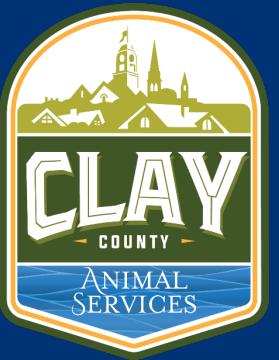
Want to see who's available? Head over to our website and meet our adorable crew looking for their forever homes.

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

**Pictured: 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 need 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/Clay-County-Animal-Services-wish-list)

claycountygov.com/adopt

**Attachment
“B”
Public Comment Info
H. Cormier**



Helana Cormier <helanacormiercdd@gmail.com>

Clarification on PUD - County Document

Helana Cormier <helanacormiercdd@gmail.com>
To: "Buchanan, Katie S." <katie.buchanan@kutakrock.com>
Cc: Marilee Giles <mgiles@gmsnf.com>

Fri, Dec 12, 2025 at 2:07 PM

Good afternoon,

Can you please explain and help me understand the comment that was made at our CDD meeting Tuesday night, about the PUD being a county document and we can't enforce a county document/ and whatever else you said about us not being able to require the developer complete the PUD?

I truly don't understand why we can't require the developer complete any development, according to the PUD, that has not been fulfilled especially if they are still obligated.

I would love to have been able to ensure anything the developers were still responsible for, was completed before they sell the remaining land with the 29 lot entitlements to Pulte Homes (or any other builder/developer), and/or before they walk away from our community, and/or before they dissolve their company.

Thank you for your assistance with helping me understand why that role doesn't fall on us (CDD, board members, attorney, management, etc). Please let me know if you have any questions.

Sincerely,

Helana Cormier
Resident of Clay County and Rolling Hills CDD Supervisor, Seat 2
(904) 254-5792
Jer. 29:11-13



Helana Cormier <helanacormiercdd@gmail.com>

Clarification on PUD - County Document

Buchanan, Katie S. <Katie.Buchanan@kutakrock.com>
To: Helana Cormier <helanacormiercdd@gmail.com>
Cc: Marilee Giles <mgiles@gmsnf.com>

Tue, Dec 16, 2025 at 10:34 AM

Helena,

I'm happy to explain further. To start, it's important to understand that the CDD and Clay County have different powers. The CDD is a special purpose government entity. This means that it is only authorized to exercise the powers specifically granted to it by law. This is different than the County, which is a general purpose governmental entity and has broad authority to provide public services rather than being limited to certain functions. The CDD's powers are laid out in Chapter 190, Florida Statutes. If a power is not included in Chapter 190, or is specifically excluded as below, the CDD is not authorized to do it.

During the meeting, I noted that the CDD has no power to enforce the PUD. A Planned Unit Development (PUD is a land development tool which incorporated into Section 163.3202, and refers to an area of land that is planned and developed as a single entity or in approved stages with uses and structures substantially related to the character of the entire development, or a self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots.

The CDD has no powers under Chapter 163, which generally addresses growth policy, zoning and development. Even further, Chapter 190 states that the CDD does not have power over zoning and development. A few relative statutory provisions under Chapter 190 are as follows:

- Section 190.002– It is the policy of this state:
 - (2)(c) [T]hat the district so established does not have any zoning or permitting powers governing development.
 - (3) It is further the purpose and intent of the Legislature that a district created under this chapter not have or exercise any zoning or development permitting power...
- Section 190.004(3) - The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

I'm not saying that things like comprehensive plans, permitting and zoning, and development approval are not applicable to the lands within the CDD. Instead, what I mean is that the CDD does not have the authority to enforce those things. If there's a problem in that area, it is subject to the County's power. Does that make sense? Happy to discuss further at your convenience.

Thanks, Katie.

Katie S. Buchanan

Kutak Rock LLP

P.O. Box 10230, Tallahassee, FL 32302

katie.buchanan@kutakrock.com

m: 850.294.5184

Support provided by

Gabe McKee | Legal Assistant | p: 816.679.1830 | gabe.mckee@kutakrock.com

From: Helana Cormier <helanacormiercdd@gmail.com>
Sent: Friday, December 12, 2025 2:07 PM
To: Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>
Cc: Marilee Giles <mgiles@gmsnf.com>
Subject: Clarification on PUD - County Document

[CAUTION - EXTERNAL SENDER]

[Quoted text hidden]

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.
Thank you.



Helana Cormier <helanacormiercdd@gmail.com>

Clarification on PUD - County Document

Helana Cormier <helanacormiercdd@gmail.com>
To: "Buchanan, Katie S." <Katie.Buchanan@kutakrock.com>
Cc: Marilee Giles <mgiles@gmsnf.com>

Tue, Dec 23, 2025 at 10:16 AM

Good morning,

Thank you for the clarification!!!! Yes, I understand what you are saying.

I guess what I don't understand is if we do not have the power to enforce the PUD but the county does then why are we not utilizing every opportunity to voice the concerns to the county about our community not being developed completely. Our community has not been fully developed according to our PUD. This developer is about to sell off the last section of land with the 29 lot entitlements and we still do not know where all of our walking trails, bike trails, and other passive recreation areas should be, according to the verbiage in our approved PUD. If the developer sells off the section of developable land and the county approves the "final development plan" for that phase (because they may not fully understand how much we are missing) then it will be to late for the residents to have developer complete the community they purchased in. I hope you can understand my thoughts and opinions. I am also one of those residents who bought into this community with those same expectations.

With all due respect, what is the process for us (CDD board members) to have our CDD attorney and our CDD management company act on our behalf to the county to ensure the county enforces the completion of the Rolling Hills Community approved PUD, before it is out of everybody's hands?

Time is of the essence, especially with the developer trying to sell the final piece of uplands with 29 lot entitlements to Pulte Homes for development. The area the developer plans to sell and have developed, according to the concept site plan submitted to Clay County for the Development Review Committee (DRC) will have 29 units, a pocket park, numerous retention ponds, sidewalks, roads, buffer areas, conservation easements, and possibly other items upon final submission. If their plans proceed then our CDD will eventually be involved. Please see the documents attached from the DRC meeting on August 28, 2025. This is also the DRC meeting that I attended and the county staff said they needed all of our conservation easements platted. I am not sure which document it needs to be on (survey, final site plan, etc.). From the best of my understanding, our community could not have the number of homes without having all of the conservation land to account for acreage per number of units, so the county can require the correct platting of these areas, especially since I brought it to their attention publicly at a BCC meeting before this DRC meeting. Please understand I am not opposed to Pulte purchasing the land and building 29 homes on larger lots. I am majorly concerned with the developer not developing our community according to the approved PUD and addressing this before they get to be totally disconnected from our community, and/or they dissolve their company as Keith Hadden stated at one of our CDD meetings.

Thank you greatly for your assistance, patience, and understanding. Please let me know if you have any questions.

Sincerely,

Helana Cormier
Resident of Clay County and Rolling Hills CDD Supervisor, Seat 2
(904) 254-5792
Jer. 29:11-13
[Quoted text hidden]



Helana Cormier <helanacormiercdd@gmail.com>

Clarification on PUD - County Document

Helana Cormier <helanacormiercdd@gmail.com>
To: "Buchanan, Katie S." <Katie.Buchanan@kutakrock.com>
Cc: Marilee Giles <mgiles@gmsnf.com>

Fri, Jan 23, 2026 at 12:51 PM

Good morning,

Can you please enlighten me on the answers to the questions in the previous email? After reviewing the email I realized I used a "." instead of "?" on the first question. Please let me know if you have any questions.

Sincerely,

Helana Cormier
Resident of Clay County and Rolling Hills CDD Supervisor, Seat 2
(904) 254-5792
Jer. 29:11-13
[Quoted text hidden]



Helana Cormier <helanacormiercdd@gmail.com>

Clarification on PUD - County Document

Buchanan, Katie S. <Katie.Buchanan@kutakrock.com>
To: Helana Cormier <helanacormiercdd@gmail.com>
Cc: Marilee Giles <mgiles@gmsnf.com>

Tue, Feb 10, 2026 at 2:29 PM

Helena,

Apologies for the delay.

The CDD is responsible for ensuring that the projects and improvements described in its bond documents ("CDD Project") are complete. The various engineer's reports that describe the CDD Projects are in the offering statements I previously sent you. With every deal, the CDD has its engineer confirm that the CDD Project is or will be approved by regulatory entities. However, it is not unusual that the CDD's Project is less than the sum of improvements planned for a development because bond proceeds only cover a portion of the total development costs. So it is not uncommon that the CDD Project is different than the PUD requirements. As noted before, the CDD does not have a role in the development and permitting process. Instead, it the County that oversees the approval and permitting of development.

As for what role CDD staff can have to act on behalf of the CDD to the county to ensure the county enforces the completion of the Rolling Hills Community approved PUD, staff takes direction from the board. If the board wants district staff to contact the County, research matters, or take other action, district staff will follow that direction to the best of its ability. That being said, if there are concerns about the County's obligations to take action County representatives generally respond better to citizen concerns. If you wanted to pursue it, I would suggest that you get really specific on what you think wasn't done correctly and where the requirement for what is missing comes from.

I think of the CDD as a financing tool; the best analogy I can describe is like a construction loan. If you borrow money to construct a new home, you have to build the home. You can't use the money elsewhere. And while you're responsible for ensuring that what you build meets code requirements, it is up to the County to create and enforce the code.

Happy to discuss further tonight. Thanks, Katie.

[Quoted text hidden]



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 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	2/13/2026 - 10:19 AM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County Commissioners

DATE: 1/21/2026

FROM: Administrative and
Contractual Services

SUBJECT:

Approval to post Notice of Intent to Award Bid No. 25/26-043, Moccasin Slough Boardwalk Project to Legacy Dock and Marine Construction, LLC in the amount of \$1,403,956.00 (Base Bid: Segment 1, Alternate Bid #1 - Segment 2, Alternate Bid #2: Segment 3 and Alternate Bid #3: Education Pavilion). Approval of award will be effective after the 72-hour protest period was expired.

Funding Source:

Capital Improvements Plan (CIP) Project Fund - All Grants Organization - Moccasin Slough Tower Boardwalk - Infrastructure
Capital Improvement Plan (CIP) Projects Fund - Non-Capital Improvement Element - Moccasin Slough Tower Boardwalk - Infrastructure

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Clay County Board of County Commissioners requested bids from General Contractors for the construction of the Moccasin Slough Boardwalk located within Moccasin Slough Park, off Raggedy Point Road, Clay County, Florida, adjacent to the St. Johns River. The project includes but is not limited to, installation of a boardwalk system consisting of:

- Base Bid: Segment 1 - Pressure treated lumber boardwalk extending from STA 9+71.25 to STA 19+03.78
- Alternate Bid #1: Segment 2 - Pressure treated lumber boardwalk extending from STA 82+44.09 to STA 94+74.38
- Alternate Bid #2: Segment 3 - Pressure treated lumber boardwalk extending from STA 68+34.63 to STA 73+83.28
- Alternate Bid #3 - Education Pavilion

Substantial Completion shall be accomplished within 415 days from Notice to Proceed.

This project is being supported, in whole or in part, by Local Florida Recreation Development Assistance Program (FRDAP) Grant Agreement with the State of Florida Department of Environmental Protection.

1,050 Suppliers were notified

61 Suppliers downloaded the Request for Bid

3 Bids were received

1 No Bid was received

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

Is Funding Required (Yes/No):

Yes

If Yes, Was the item budgeted

(Yes\No\N/A):

Yes

Funding Source:

Capital Improvements Plan (CIP) Project Fund - All Grants Organization - Moccasin Slough Tower Boardwalk - Infrastructure

Capital Improvement Plan (CIP) Projects Fund - Non-Capital Improvement Element - Moccasin Slough Tower Boardwalk - Infrastructure

Account No.:

FD3003 - CC1233 - PRJ100391 - SC563000

FD3003 - CC1232 - PRJ100391 - SC563000

Sole Source (Yes\No):

No

Advanced Payment

(Yes\No):

No

Planning Requirements:

Public Hearing Required (Yes\No):

No

Hearing Type:

Initiated By:

N/A

REVIEWERS:

Department Reviewer

Action

Date

Comments

Purchasing Streeper, Lisa Approved

2/18/2026 - 4:50 PM Item Pushed to
Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County Commissioners

DATE: 1/28/2026

FROM: Megan Covey, Grants
Director

SUBJECT: Approval of Grant Agreement for \$2,200,000 to support the construction of the
Moccasin Slough Boardwalk.

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	2/18/2026 - 4:51 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: Administrative and Contractual Services

SUBJECT:

A) Approval of the Agreement with GIS Workshop LLC dba gWorks for the upgrade of the current PubWorks system to the gWorks Enterprise Cloud Software Solution to include implementation (\$5,250.00) and the two-year subscription paid annually (Year 1- \$30,002.00 due once system is live and Year 2 - \$40,000.00). Implementation will begin on the effective date.
B) Approval of advanced payment of the implementation fees and annual subscription fees.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
<input checked="" type="checkbox"/> Contracts_gWorks Agreement/Contract 2/18/2026 gWorks_Cloud_Operations_Enterprise_Bundle_+_Inspections.ADA_aw.pdf			

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	2/18/2026 - 4:51 PM	Item Pushed to Agenda



Ordering Document: Clay County FL - gWorks Cloud Operations Enterprise Bundle + Inspections

Clay County FL
477 Houston Street
Green Cove Springs, FL 32043
United States

Reference: 20260217-163802809
Quote created: February 17, 2026
Quote expires: March 19, 2026
Quote created by: Joy Banfield
Vice President of Operations
jbanfield@gworks.com

Lisa Osha
lisa.osha@claycountygov.com
904-529-3612

Additional Terms & Conditions

Transition from Legacy Platform and Payment Terms

This Order includes Onboarding and two (2) years of subscription to gWorks Cloud Software. Any fees previously paid by Client for the legacy on-premises PubWorks solution under the existing support and maintenance agreement shall be prorated based on the remaining term of that agreement and applied as a credit against the Year 1 subscription fee for gWorks Cloud Software.

Payment terms are as follows:

Onboarding Fees: Due within forty-five (45) days of the Order Effective Date as defined below.

- 1. Year 1 Subscription (Outstanding Balance):** The Year 1 subscription fee, minus any proration credit applied as described above, will be invoiced upon system Go-live and is due within forty-five (45) days of invoice date.
- 2. Year 2 Subscription:** Payment for the second year of contracted subscription will be due within one (1) calendar year of the Go-live date.

Following this initial Order, subscription to the Cloud Software shall automatically renew for successive one (1) year periods from the Onboarding start date unless and until terminated in accordance with the Master Software and Services Agreement (MSSA).

Optional ESRI Services: Client may opt to utilize a gWorks-managed ESRI license and hosting. If chosen, the license fee will be billed with subscription fees and the hosting fee will be billed monthly in arrears based on actual usage.

services

	Quantity	Unit Price	Total
<hr/>			
Within 45 days of Go-Live			
<hr/>			
Inspections Enterprise - Two Year with Loyalty Discount	1	\$59,103.00 / year	\$29,102.00 / year
<hr/>			
Inspections - Inspections Add-On - with Loyalty Discount	1	\$900.00 / year	\$900.00 / year
<hr/>			
Inspections Enterprise - Implementation	1	\$5,000.00	\$5,000.00
<hr/>			
Inspections - Inspections Add-On -	1	\$250.00	\$250.00
<hr/>			
Inspections Enterprise - Two Year 2	1	\$39,100.00 / year	\$39,100.00 / year
<hr/>			
Inspections - Inspections Add-On - 2	1	\$900.00 / year	\$900.00 / year
<hr/>			

Annual subtotal	\$30,002.00
One-time subtotal	\$5,250.00
Due now or within 45 days of Go-Live	\$35,252.00
Total contract value	\$75,252.00

The term of this Order shall be for a period of two (2) years from the Order Effective Date (defined below), and shall automatically renew for successive one (1) year periods unless and until terminated in accordance with the MSSA. Client shall pay for the Services set forth in this Order in accordance with the payment schedule attached hereto and incorporated herein by this reference ("Payment Schedule"). Notwithstanding any other terms in the MSSA or this Order to the contrary, in the event of Client's early termination, or Client's attempted early termination, of Services prior to the conclusion of the two (2) year term (whether in breach of this Agreement or in accordance with this Agreement), Client agrees to pay gWorks for any and all outstanding amounts accrued prior to termination for all Services rendered (including any loyal client credit or discount), and fifty-percent (50%) of the Annual Fee for any remaining future years of the SaaS Services purchased under this Order in addition to all other rights and remedies available to gWorks in this Agreement or otherwise.

This Order shall be in effect as of the last date in the signature boxes below ("Order Effective Date") and shall continue until the end of the term of the last Service in this Order. The Parties acknowledge and agree that this Order is subject to, and governed by, the Master Software & Services Agreement set forth at: <https://www.gworks.com/g2msatos/> ("MSSA"). The MSSA is hereby incorporated into this Order by reference.

A Service set forth above shall be in effect from the Order Effective Date and shall continue for the initial term specified herein for such Service, unless earlier terminated in accordance with the express termination rights set forth in this Order, if any, and the MSSA. Professional Services fees (e.g., including but not limited to software implementation or onboarding, client onboarding, advanced/custom support beyond general support, time and material services, consulting, data extracting, or projects of a defined scope) are due and payable on the Order Effective Date unless otherwise noted in this Order.

This Order, including the then-current MSSA, Privacy Policy, Statement of Work, and Product Support Agreement, and all other agreements, policies, and documents incorporated herein, contains the entire agreement of the parties with respect to the subject matter hereof and shall supersede any and all prior or contemporaneous discussions, negotiations, agreements, or understandings between the parties, whether written or oral, regarding the subject matter hereof.

This Order is subject to the agreements, policies, and documents set forth below, all of which are incorporated herein by reference.

- Clay County's Standard Addendum to All Contracts and Agreements: attached hereto
- Master Software & Services Agreement: <https://www.gworks.com/g2msatos/>
- Statement of Work*: <https://www.gworks.com/legal/gnlsow>
- Privacy Policy: <https://www.gworks.com/privacy-policy/>

*Statement of Work terms apply to Clients migrating from Desktop Services to gWorks SaaS Solutions.

By signing this Order, the individual signing on behalf of Client certifies and warrants they are authorized to sign on behalf of Client, agree to all terms in this Order and any agreements and documents incorporated herein, attests that the information for this application and onboarding are correct to the best of their knowledge, and that, upon their signature, this Order and any documents incorporated herein will become the legally binding agreement of Client.

The exchange of a fully executed Order (in counterparts or otherwise) by fax, .pdf, .pic, .tif, .jpg or other legible image file shall be sufficient to bind the Parties to the terms and conditions of this Order and the MSSA.

Signature (Client Authorized Representative)

Signature

Date

ATTEST:

Kristen Burke, Chairman

Printed name

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

Countersignature (gWorks Authorized Representative)

Countersignature

Date

Printed name

Questions? Contact me



Joy Banfield
Vice President of Operations
jbanfield@gworks.com

gWorks
3905 S 148th St
Ste 200
Omaha, NE 68144
USA

STANDARD ADDENDUM TO ALL CONTRACTS AND AGREEMENTS

Any other provisions of the contract or agreement (the Agreement) to which this Addendum is attached to the contrary notwithstanding, the provisions hereof take precedence over the provisions of the Agreement and shall be deemed an integral part of the Agreement as if set forth therein. In the event of any contradiction or discrepancy between the terms of this Addendum and the Agreement, the provisions of this Addendum shall prevail. As used herein, the term "Contractor" means the supplier or other party to the Agreement providing services, construction, labor, materials, professional services, and/or equipment to the County thereunder. The term "County" means Clay County, a political subdivision of the State of Florida, its Board of County Commissioners, or any other name or label set forth in the Agreement identifying such entity. The term "Services" means the scope of services to be provided and services rendered, whether completed or partially completed, or labor, supplies, materials, equipment and the like constructed, delivered or installed under the Agreement. The term "Parties" means the County and the Contractor together.

1. As used in this paragraph, the term "Act" means the Local Government Prompt Payment Act set forth in Part VII of Chapter 218, Florida Statutes; the term "Invoice" means a statement, invoice, bill, draw request or payment request submitted by the Contractor under the Agreement; and the term "Submittal Date" means, with respect to an Invoice, the submittal date thereof to the Paying Agent. Invoices shall be submitted to Clay County Comptroller's office ("Paying Agent") by Email at invoices@clayclerk.com or U.S. Mail at Clay County BOCC, PO Box 988, Green Cove Springs, FL 32043 ATTN: Accounts Payable. All payments will be governed by the Act, which provides that payments will be made not later than 45 days from receipt of proper invoice.

2. To the extent not otherwise expressly provided in the Agreement, the County shall not be liable to reimburse the Contractor for any courier service, telephone, facsimile, copying, or postage charges incurred by the Contractor, except as follows, and then only in the exact amount incurred by the Contractor [if the space below is left blank then "NONE" is deemed to have been inserted therein]:

3. If and only if travel and per diem expenses are addressed in the Agreement in a manner which expressly provides for the County to reimburse the Contractor for such expenses, then the County shall reimburse the Contractor only for those travel and per diem expenses reasonably incurred and only in accordance with the provisions of Section 112.061, Florida Statutes. In the event the Contractor has need to utilize hotel accommodations or common carrier services, the County shall reimburse the Contractor for his, her or its reasonable expense incurred thereby provided prior approval of the County Manager or his or her designee is obtained.

4. With respect to any indemnification by the County provided under the Agreement, any such indemnification shall be subject to and within the limitations set forth in Section 768.28, Florida Statutes, and to any other limitations, restrictions and prohibitions that may be provided by law, and shall not be deemed to operate as a waiver of, or modification to, the County's sovereign immunity protections.

5. In that the County is a governmental agency exempt from sales and use taxes, the County shall pay no such taxes, any other provisions of the Agreement to the contrary notwithstanding. The County shall provide proof of its exempt status upon reasonable request.

6. The Contractor acknowledges that in the budget for each fiscal year of the County during which the term of the Agreement is in effect a limited amount of funds are appropriated which are available to make payments arising under the Agreement. Any other provisions of the Agreement to the contrary notwithstanding, and pursuant to the provisions of Section 129.07, Florida Statutes, the maximum payment that the County is obligated to make under the Agreement from the budget of any fiscal year shall not exceed the appropriation for said fiscal year.

7. The Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation, mediation, or other action proceeding between the Parties arising out of the Agreement lies in Clay County, Florida.

8. PUBLIC RECORDS LAW

8.1. The Contractor acknowledges the County's obligation under Art. 1, Section 24, Florida Constitution, and Chapter 119, Florida Statutes, as from time to time amended (together, the Public Records Laws), to release public records to members of the public upon request. The Contractor acknowledges that the County is required to comply with the Public Records Laws in the handling of the materials created under the Agreement and that the Public Records Laws control over any contrary terms in the Agreement. In accordance with the requirements of Section 119.0701, Florida Statutes, the Contractor covenants to comply with the Public Records Laws, and in particular to:

- a) Keep and maintain public records required by the County to perform the Services required under the Agreement;
- b) Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the County; and,
- d) Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of the Contractor or keep and maintain public records required by the County to perform the Services. If the Contractor transfers all public records to the County upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's

custodian of public records, in a format that is compatible with the information technology systems of the County.

8.2. The Contractor's failure to comply with the requirements of this paragraph shall be deemed a material breach of the Agreement, for which the County may terminate the Agreement immediately upon written notice to the Contractor.

8.3. The Contractor acknowledges the provisions of Section 119.0701(3), Florida Statutes, which, as applicable to the County and the Contractor, require as follows:

- a) A request to inspect or copy public records relating to the Agreement must be made directly to the County. If the County does not possess the requested records, the County shall immediately notify the Contractor of the request, and the Contractor must provide the records to the County or allow the records to be inspected or copied within a reasonable time.
- b) If the Contractor does not comply with the County's request for records, the County shall enforce the contract provisions in accordance with the Agreement.
- c) If the Contractor fails to provide the public records to the County within a reasonable time, the Contractor may be subject to penalties under Section 119.10, Florida Statutes.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 529-3604, publicrecords@claycountygov.com, POST OFFICE BOX 1366, GREEN COVE SPRINGS, FLORIDA 32043.

9. **SCRUTINIZED COMPANIES CERTIFICATION.** In compliance with Section 287.135(5), Florida Statutes, the undersigned hereby certifies that the Contractor is not participating in a boycott of Israel as defined in Section 287.135(1), Florida Statutes; is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List as referred to in Section 287.135(2), Florida Statutes; and does not have business operations in Cuba or Syria as defined in Section 287.135(1), Florida Statutes. In accordance with Section 287.135(3), Florida Statutes, the County shall have the option of terminating the Agreement if the Contractor is found to have submitted a false certification as provided under Section 287.135(5), Florida Statutes, or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria, or to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel as defined in Section 287.135(1), Florida Statutes.

10. **E-VERIFY REQUIREMENT.** Pursuant to Section 448.095, Florida Statutes, the Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees hired by the Contractor

during the term of the Agreement, and shall expressly require any subcontractors performing work or providing services pursuant to the Agreement to likewise register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees hired by the subcontractor during the term of the subcontractor agreement. Subcontractors shall provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as set forth in Section 448.095(2)(b)1, Florida Statutes. Upon request, the Contractor must provide evidence of compliance with this provision. Failure to comply with this provision is a material breach of the Agreement, and the County shall have the option of terminating the Agreement at its discretion.

11. HUMAN TRAFFICKING ATTESTATION. In compliance with Section 787.06 (14), Florida Statutes, the undersigned, on behalf of the Contractor, a nongovernmental entity, hereby attests under penalty of perjury as follows:

1. The Contractor does not use *coercion* for *labor* or *services*, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Contractor does use coercion for labor or services, the Contractor will immediately notify the County and no contracts may be executed, renewed, or extended between the parties.
3. By execution of the Agreement, the undersigned represents that undersigned has read the foregoing statements and confirms that the facts stated in it are true and are made for the benefit of, and reliance by the County.

CONTRACTOR

By: _____

Print Name _____

Print Title _____

Date _____

**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



Agenda Item

Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County
Commissioners

FROM: Theresa
Sumner

SUBJECT:

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The following loans were made by the SHIP Program:
Delpha, Cheryl - \$26,925.00, loan made Dec. 21, 2022 - Rehab
McCauley, Douglas - \$37,360.00, loan made March 1, 2023 - Rehab
Prevatt, Vickey - \$17,500.00, loan made Jan. 30, 2008 - Down Pay Asst.
Rish, Allison - \$15,000.00, loan was made Jan.16, 2009 -Down Pay Asst.

All of the above-referenced loans have been repaid to the county.

In 2012, the County entered into a contract with DEO to perform NSP 3 services. Those services included the purchase of foreclosed homes by the area developer BASCA. The terms for repayment of the obligation by BASCA is 15 years. The 15 years have since passed and BASCA is requesting two mortgages be forgiven and satisfied, the mortgages for the properties located at Peoria and Tuscarora.

On October 27, 2006, the SHIP Program made a loan to Angela Hicks in the amount of \$30,000.00 for down payment assistance. The loan was made as a due on sale mortgage with a ten year forgiveness period. The ten years have since lapsed and the homeowner is released from her obligation to the loan.

ATTACHMENTS:

Description Type Upload Date File Name

□ Satisfaction for Delpha	Cover Memo	2/10/2026	Satisfaction_of_Mtg-Delpha_Cherel_Rehab.ADA_aw.pdf
□ Satisfaction for McCauley	Cover Memo	2/10/2026	Satisfaction_of_Mtg-McCauley_Rehab.ADA_aw.pdf
□ Satisfaction for Prevatt	Cover Memo	2/10/2026	Satisfaction_of_Mtg-Prevatt_Vickie_DPA.ADA_aw.pdf
□ Satisfaction for Rish	Cover Memo	2/10/2026	Satisfaction_of_Mtg-Rish_Allison.ADA_aw.pdf
Satisfaction of Mortgage for Peoria and Tuscarora	Cover Memo	2/11/2026	Satisfaction_of_Mtg-BASCA_Peoria.ADA_aw.pdf
□ Satisfaction of Mortgage Hicks	Cover Memo	2/11/2026	Satisfaction_of_Mtg-Hicks_Angela_DPA.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
SHIP	Stewart, Chereese	Approved	2/2/2026 - 4:50 PM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	2/2/2026 - 7:05 PM	AnswerNotes

This instrument prepared by:
Clay County SHIP
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 24th day of February, 2026, on behalf of **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, dated December 21, 2022, and executed and given by Cheryl A. Delpha which mortgage is recorded in Official Records Book 4680, Page 628 of the public records of Clay County, Florida, encumbering the property described therein, in the amount of \$26,925.00. In consideration of receipt by the Mortgagee of payment in full of the amount of the Mortgage, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY:

Kristen Burke
Chairman

(OFFICIAL SEAL)

ATTEST:

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

This instrument prepared by:
Clay County SHIP
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 24th day of February, 2026, on behalf of **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, dated March 1, 2023, and executed and given by Douglas K. McCauley and Frances M. McCauley which mortgage is recorded in Official Records Book 4704, Page 1015 of the public records of Clay County, Florida, encumbering the property described therein, in the amount of \$37,360.00. In consideration of receipt by the Mortgagee of payment in full of the amount of the Mortgage, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,

CLAY COUNTY, FLORIDA

BY:

Kristen Burke
Chairman

(OFFICIAL SEAL)

ATTEST:

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

This instrument prepared by:
Clay County SHIP
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 24th day of February, 2026, on behalf of **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, dated January 30, 2008, and executed and given by Vickey R. Prevatt which mortgage is recorded in Official Records Book 2989, Page 640 of the public records of Clay County, Florida, encumbering the property described therein, in the amount of \$17,500.00. In consideration of receipt by the Mortgagee of payment in full of the amount of the Mortgage, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY:

Kristen Burke
Chairman

(OFFICIAL SEAL)

ATTEST:

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

This instrument prepared by:
Clay County SHIP
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 24th day of February, 2026, on behalf of **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, dated January 16, 2009, and executed and given by Allison Leigh Rish which mortgage is recorded in Official Records Book 3078, Page 593 of the public records of Clay County, Florida, encumbering the property described therein, in the amount of \$15,000.00. In consideration of receipt by the Mortgagee of payment in full of the amount of the Mortgage, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,

CLAY COUNTY, FLORIDA

BY:

Kristen Burke
Chairman

(OFFICIAL SEAL)

ATTEST:

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

This instrument prepared by:
Clay County SHIP Program
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 24th day of February, 2026, on behalf of **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, 30th day of June, 2010 and executed and given by BASCA, Inc., which mortgage is recorded in Official Records Book 3221, Page 1176-1186, of the public records of Clay County, Florida, encumbering the property described therein, in the amount of \$190,527.46. In consideration of receipt by the Mortgagee of payment in the amount of ten dollars and other valuable considerations, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY:

Kristen Burke
Chairman

(OFFICIAL SEAL)

ATTEST:

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

This instrument prepared by:
Clay County SHIP Program
Clay County, Florida

Return To:
Clay County SHIP Program
Administration Building, Third Floor
Green Cove Springs, Florida 32043

SATISFACTION OF MORTGAGE

This instrument is made and executed as of this 24th day of February, 2026, on behalf of **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (S.H.I.P. PROGRAM) ("Mortgagee") by which instrument the Mortgagee does intend, and by the execution hereof does evidence the full and complete satisfaction and release of that certain Mortgage, 27th day of October, 2006 and executed and given by Angela K. Hicks, which mortgage is recorded in Official Records Book 2819 Page 1064, of the public records of Clay County, Florida, encumbering the property described therein, in the amount of \$30,000.00. In consideration of receipt by the Mortgagee of payment in the amount of ten dollars and other valuable considerations, and by the execution of this instrument on behalf of the County, the Mortgage is hereby declared satisfied and released.

IN WITNESS WHEREOF, Clay County, a political subdivision of the State of Florida, (S.H.I.P. PROGRAM) has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS,
CLAY COUNTY, FLORIDA

BY:

Kristen Burke
Chairman

(OFFICIAL SEAL)

ATTEST:

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



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: Caleb Risinger, Real Estate
Acquisitions Manager

SUBJECT: Approval of Alternative Procedure to Notice Public Hearing for the Consideration of Potential Purchase and Sale Agreement for the Purchase of Real Property for the Long Bay Road SUN Trail Extension and Public Safety.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Properties that are located along the Long Bay SUN Trail are as follows:

02-05-24-005927-008-00
02-05-24-005927-008-01
02-05-24-005927-010-01
02-05-24-005927-010-02
02-05-24-005926-003-00
02-05-24-005924-010-92
02-05-24-005924-010-67
36-04-24-005920-000-03
36-04-24-005920-000-27
36-04-24-005920-000-24
36-04-24-005920-002-01
01-06-25-010337-003-00

This approval is necessary for staff to begin speaking to the property owners and gathering additional information about the properties and the possibility to purchase. Any further action will be brought back to the Board for consideration and approval.

ATTACHMENTS:

Description	Type	Upload Date	File Name
Memo			
□ Alternative Purchase Procedure	Cover Memo	2/12/2026	Memo_Alternative_Purchase_Procedure.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	2/18/2026 - 4:51 PM	Item Pushed to Agenda



Click here to enter text.
Real Estate Acquisitions

PO Box 1366
Green Cove Springs, FL
32043

Area Code: 904
Phone: 529-3857

County Manager
Howard Wanamaker

Commissioners:

John Sgromolo
District 1

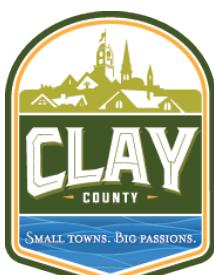
Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke, DC
District 5

claycountygov.com



February 24, 2026

MEMORANDUM

TO: Board of County Commissioners
FROM: Caleb Risinger, Real Estate Acquisitions Manager
RE: Approval to use alternative procedure to notice public hearings for the consideration of potential purchase and sale agreements for real property for the Long Bay Rd SUN Trail extension and for Public Safety.

Properties as follows:

02-05-24-005927-008-00
02-05-24-005927-008-01
02-05-24-005927-010-01
02-05-24-005927-010-02
02-05-24-005926-003-00
02-05-24-005924-010-92
02-05-24-005924-010-67
36-04-24-005920-000-03
36-04-24-005920-000-27
36-04-24-005920-000-24
36-04-24-005920-002-01
01-06-25-010337-003-00

Section 125.355, Florida Statutes, governs the procedure a County government must follow in order to purchase real property. The process requires a thirty-day notice published prior to the board meeting where the Board will consider entry into a real estate purchase agreement. The statute gives local governments the option to adopt an alternative method of advertising its intent to enter into a purchase and sale agreement if it does not need to keep offers for purchase confidential. The County adopted an ordinance codified at Section 2-175 of the Clay County Code which simplifies the process as follows:

Sec. 2-175. - Procedure and alternative procedure for approval of real property purchase agreements.

(a) Unless the board of county commissioners shall give direction as provided in subsection (b) that the alternative procedures provided in subsection (c) be observed in connection with the county's proposed acquisition by purchase of a specifically identified parcel or parcels of real property, the procedures provided in Section 125.355, Florida Statutes, shall be observed for all proposed acquisitions by purchase of real property by the county.

(b) At the direction given by a super majority of the quorum of the board of county commissioners at any regular or special meeting thereof with respect

to any specifically identified parcel or parcels of real property, the alternative procedures provided in subsection (c) shall be observed for the proposed purchase by the county of such specifically identified parcel or parcels of real property.

(c) Upon the giving by the board of county commissioners of the direction as provided in subsection (b) with respect to any specifically identified parcel or parcels of real property, any and all written appraisals procured or received by the county related to such specifically identified parcel or parcels of real property prior to or following the giving of such direction, and any and all written offers and counteroffers made or received by the county related to such specifically identified parcel or parcels of real property prior to or following such direction shall be available for immediate public disclosure and shall not be exempt from the provisions of Section 119.07(1), Florida Statutes. Upon the giving by the board of county commissioners of the direction as provided in subsection (b) with respect to any specifically identified parcel or parcels of real property, said board shall be authorized at any subsequent regular or special meeting thereof to enter into any agreement or agreements for the purchase of such specifically identified parcel or parcels of real property upon such terms and conditions as said board shall deem appropriate without the procurement or receipt of any appraisal related thereto following a public hearing preceded by the publication at least five (5) days prior thereto of notice of said board's intent to consider the same. Such notice shall appear in a newspaper of general circulation within the county that is published on at least a weekly basis.

The use of the alternative procedure significantly decreases the notice period before which a purchase and sale agreement can be considered by the Board from 30 days to 5 days published notice. In order to use the alternative procedure, all appraisals for the property which have been received by the County must be made available to the public as soon as the Board approves the use of the shortened notice period.

It is important to note that the Board is not being asked to approve any purchase today. If a real estate purchase and sale agreement is negotiated, it will be brought back to the Board for consideration at a public hearing at a subsequent meeting.

Approval by the Board by a supermajority vote is requested to approve the use of the alternative method for any purchase and sale agreement for the specified parcel.



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County Commissioners

DATE: 2/10/2026

FROM: Michael Slaughter, Bicycle
and Pedestrian Coordinator

SUBJECT:

Approval of a resolution to adopt Vision Zero, a goal to eliminate fatal and severe traffic accidents by 2050 and the supporting Community Safety Action Plan which provides potential strategies to accomplish this goal.

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Streeper, Lisa	Approved	2/18/2026 - 4:51 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County
Commissioners

FROM: Courtney K.
Grimm

SUBJECT:

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

FDOT maintains an easement over two small left over parcels that encumber the County's ROW for Oakleaf Parkway Extension and Kindlewood Drive and wishes to eliminate the encumbrance. FDOT is able to deed their interest in the property to the County upon receipt of a resolution stating the public purpose for use of the parcels.

Staff requests approval of the Resolution stating the public purpose for use of the FDOT property.

ATTACHMENTS:

Description	Type	Upload Date	File Name
<input checked="" type="checkbox"/> Resolution	Resolution Letter	2/18/2026	Resolution_deeding_certain_lands_OakleafParkwayExt_KindlewoodDr_from_FDOT_toCC2.18.26.ADA.pdf
	Public Purpose		
<input checked="" type="checkbox"/> QC Deed-FDOT to CC	Backup Material	2/13/2026	P806B_(Part)_Public_Purpose_QCD_to_Clay_County_FL.ADA_aw.pdf
<input checked="" type="checkbox"/> Marked ROW Map	Backup Material	2/13/2026	MARKED_ROW_MAP.ADA_aw.pdf
<input checked="" type="checkbox"/> Map	Backup Material	2/13/2026	FDOT_Map.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	2/18/2026 - 4:52 PM	Item Pushed to Agenda

RESOLUTION NO. 2025/2026 - _____

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS FOR
THE PURPOSE OF ACQUIRING OWNERSHIP OF CERTAIN LANDS (A
PORTION OF OAKLEAF PARKWAY EXTENSION AND KINDLEWOOD
DRIVE) FROM THE STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION FOR PUBLIC PURPOSES AND PROVIDING AN
EFFECTIVE DATE.**

RECITALS

WHEREAS, a portion of Oakleaf Parkway Extension and Kindlewood Drive described in Exhibit A hereto, is located in Clay County, Florida, and is no longer required by the State of Florida Department of Transportation for transportation purposes; and

WHEREAS, Clay County proposes to use such property solely for public purposes, including but not limited to the construction of a public roadway with a sidewalk and landscaping, pursuant to the provisions of Section 337.25(3), Florida Statutes; and

WHEREAS, it is necessary that such real estate interest now owned by the State of Florida Department of Transportation, be acquired by Clay County, Florida; and

WHEREAS, Clay County, Florida, has requested that the State of Florida Department of Transportation execute and deliver to Clay County, Florida, a quit claim deed in favor of Clay County, Florida, conveying all rights, title and interest that the State of Florida Department of Transportation has in and to the property described in Exhibit A required for public purposes, and such request having been duly considered.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF CLAY COUNTY, FLORIDA, AS FOLLOWS:**

1. The County's request to the State of Florida Department of Transportation for a quit claim deed for the portion of Oakleaf Parkway Extension and Kindlewood Drive described in Exhibit A is for public purposes which is in the public or community interest and for public welfare and, as such, the County requests a quit claim deed in favor of Clay County, Florida, be executed and delivered conveying all right, title and interest of the State of Florida Department of Transportation in and to the property described in Exhibit A.

2. A certified copy of this Resolution shall be forwarded forthwith to the State of Florida Department of Transportation.

3. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED, by the Board of County Commissioners of Clay County, Florida this 24th day of February, 2026.

BOARD OF COUNTY COMMISSIONERS OF
CLAY COUNTY, FLORIDA

Kristen Burke, Its Chairman

ATTEST:

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

EXHIBIT A
(Legal Description)

SECTION 71293-2501 STATE ROAD NO. 23 (BRANAN FIELD/CHAFFEE ROAD) CLAY COUNTY
F.P. No. 2082251

PARCEL 806B (PART)

TO BE QUITCLAIMED (CLAY COUNTY)

A Parcel Of Land Lying In The Northwest Quarter Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Being More Particularly Described As Follows:

Commence At The Northwest Corner Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Thence South 88°09'26" East, A Distance Of 221.20 Feet, To The Baseline Of Survey Of State Road No. 23, (Branan Field/Chaffee Road) (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Map, Section 71293-2501), Thence South 00°05'47" West, Along Said Survey Baseline, A Distance Of 1,398.89 Feet; Thence South 88°32'43" East, A Distance Of 2089.45 Feet; Thence North 01°27'17" East, A Distance Of 30.00 Feet To The **Point Of Beginning**; Thence Continue North 01°27'17" East, A Distance Of 25.17 Feet To The North Right Of Way Line Of Kindlewood Drive, (A 60.00 Foot Right Of Way As Now Established); Thence South 88°26'16" East, Along Said North Right Of Way Line, A Distance Of 100.00 Feet; Thence South 01°27'17" West, A Distance Of 24.98 Feet; Thence North 88°32'43" West, A Distance Of 100.00 Feet To The **Point Of Beginning**.

Containing 2,507 Square Feet, More Or Less.

ALSO:

A Parcel Of Land Lying In The Southwest Quarter Of Section 8, And The Northwest Quarter Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Being More Particularly Described As Follows:

Commence At The Northwest Corner Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Thence South 88°09'26" East, A Distance Of 221.20 Feet, To The Baseline Of Survey Of State Road No. 23, (Branan Field/Chaffee Road) (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Map, Section 71293-2501), Thence South 00°05'47" West, Along Said Survey Baseline, A Distance Of 1,398.89 Feet; Thence South 88°32'43" East, A Distance Of 2089.45 Feet; Thence North 01°27'17" East, A Distance Of 1,419.46 Feet To The **Point Of Beginning**; Thence Continue North 01°27'17" East, A Distance Of 126.68 Feet To A Curve To The Right, Having A Radius Of 2,160.00 Feet; Thence Along Said Curve, Through An Angle Of 02°48'54", An Arc Distance Of 106.13 Feet, And A Chord Bearing And Distance Of South 68°59'53" East, 106.11 Feet; Thence South 01°27'17" West, A Distance Of 128.48 Feet; Thence North 67°36'56" West, A Distance Of 46.84 Feet To A Curve To The Left, Having A Radius Of 2,040.00 Feet; Thence Along Said Curve, Through An Angle Of 01°40'56", An Arc Distance Of 59.89 Feet, And A Chord Bearing And Distance Of North 68°27'12" West, 59.89 Feet To The **Point Of Beginning**.

Containing 12,774 Square Feet, More Or Less.

Date: February 10, 2026

This instrument prepared by
or under the direction of:

David M. Robertson
Chief Counsel District Two

Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

COUNTY OF Clay
SECTION NO. 72193-2501
F.P. NO. 2082251
STATE ROAD NO. 23 (Branan Field/
Chaffee Road)
PARCEL NO. 806B (Part)

PUBLIC PURPOSE QUITCLAIM DEED

THIS INDENTURE, made this _____ day of _____, 20_____,
by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION, as the Party of the First Part and CLAY COUNTY,
FLORIDA, a political subdivision of the State of Florida, Post Office Box 1366, Green Cove
Springs, Florida 32043, the party of the Second Part.

WITNESSETH

WHEREAS, the hereinafter described property held by the Department of Transportation is
no longer used or needed and the Secretary of the Department on _____ has
approved conveyance to the Grantee without consideration, to be used solely for public purposes,
pursuant to the provisions of Section 337.25(3), Florida Statutes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part
does hereby remise, release and quitclaim unto the Party (Parties) of the Second part, and
assigns, forever, all the right, title and interest of the State of Florida and/or the State of Florida
Department of Transportation to the property described on **Exhibit "A"**, attached hereto and made
a part hereof.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party
(Parties) of the Second Part.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, or
encumbrances of any nature whatsoever which the Party (Parties) of the Second Part hereunder
and herein assumes.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District Two, and its seal to be hereunto affixed, attested by its Executive Secretary, District Two, on the date first above written.

Signed, sealed and delivered
in our presence as witnesses:

Witness: _____
Print Name: _____
Address: _____

Witness: _____
Print Name: _____
Address: _____

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By _____
Greg Evans
District Two Secretary

Attest: _____
Print Name: _____
Executive Secretary

STATE OF FLORIDA
COUNTY COLUMBIA

BEFORE ME, the undersigned authority, by means of physical presence or online notarization, this day personally appeared, Greg Evans, District Two Secretary, and _____ Executive Secretary, District Two, of the State of Florida Department of Transportation, respectively, who is personally known to me to be the persons described in and who did not take an oath and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this _____ day of _____,
20_____.

(Notary Seal)

Print Name: _____
Notary Public
My Commission Expires: _____

Exhibit "A"

SECTION 71293-2501 STATE ROAD NO. 23 (BRANAN FIELD/CHAFFEE ROAD) CLAY COUNTY
F.P. No. 2082251

PARCEL 806B (PART)

TO BE QUITCLAIMED (CLAY COUNTY)

A Parcel Of Land Lying In The Northwest Quarter Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Being More Particularly Described As Follows:

Commence At The Northwest Corner Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Thence South $88^{\circ}09'26''$ East, A Distance Of 221.20 Feet, To The Baseline Of Survey Of State Road No. 23, (Branan Field/Chaffee Road) (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Map, Section 71293-2501), Thence South $00^{\circ}05'47''$ West, Along Said Survey Baseline, A Distance Of 1,398.89 Feet; Thence South $88^{\circ}32'43''$ East, A Distance Of 2089.45 Feet; Thence North $01^{\circ}27'17''$ East, A Distance Of 30.00 Feet To The **Point Of Beginning**; Thence Continue North $01^{\circ}27'17''$ East, A Distance Of 25.17 Feet To The North Right Of Way Line Of Kindlewood Drive, (A 60.00 Foot Right Of Way As Now Established); Thence South $88^{\circ}26'16''$ East, Along Said North Right Of Way Line, A Distance Of 100.00 Feet; Thence South $01^{\circ}27'17''$ West, A Distance Of 24.98 Feet; Thence North $88^{\circ}32'43''$ West, A Distance Of 100.00 Feet To The **Point Of Beginning**.

Containing 2,507 Square Feet, More Or Less.

ALSO:

A Parcel Of Land Lying In The Southwest Quarter Of Section 8, And The Northwest Quarter Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Being More Particularly Described As Follows:

Commence At The Northwest Corner Of Section 17, Township 4 South, Range 25 East, Clay County, Florida, Thence South $88^{\circ}09'26''$ East, A Distance Of 221.20 Feet, To The Baseline Of Survey Of State Road No. 23, (Branan Field/Chaffee Road) (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Map, Section 71293-2501), Thence South $00^{\circ}05'47''$ West, Along Said Survey Baseline, A Distance Of 1,398.89 Feet; Thence South $88^{\circ}32'43''$ East, A Distance Of 2089.45 Feet; Thence North $01^{\circ}27'17''$ East, A Distance Of 1,419.46 Feet To The **Point Of Beginning**; Thence Continue North $01^{\circ}27'17''$ East, A Distance Of 126.68 Feet To A Curve To The Right, Having A Radius Of 2,160.00 Feet; Thence Along Said Curve, Through An Angle Of $02^{\circ}48'54''$, An Arc Distance Of 106.13 Feet, And A Chord Bearing And Distance Of South $68^{\circ}59'53''$ East, 106.11 Feet; Thence South $01^{\circ}27'17''$ West, A Distance Of 128.48 Feet; Thence North $67^{\circ}36'56''$ West, A Distance Of 46.84 Feet To A Curve To The Left, Having A Radius Of 2,040.00 Feet; Thence Along Said Curve, Through An Angle Of $01^{\circ}40'56''$, An Arc Distance Of 59.89 Feet, And A Chord Bearing And Distance Of North $68^{\circ}27'12''$ West, 59.89 Feet To The **Point Of Beginning**.

Containing 12,774 Square Feet, More Or Less.

TOWNSHIP 4 SOUTH, RANGE 25 EAST

TOWNSHIP 4 SOUTH, RANGE 25 EAST

£ OF SURVEY / BRANAN FIELD/CHAFFEE ROAD

£ OF SURVEY / BRANAN FIELD/CHAFFEE ROAD

SECTION 8

SECTION 17

CLAY COUNTY, FLORIDA

THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING

APPROVED BY

DATE

DISTRICT RIGHT OF WAY SURVEYOR

SECTION 71293-2501

MAPS PREPARED BY:
RIGHT OF WAY MAPPING OFFICE
N.A.

DATA SOURCE:
N.A.

SCALE: 1 INCH = 100 FEET

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY _____
DRAFTS BY _____
DISTRICT RIGHT OF WAY S.

DATE _____

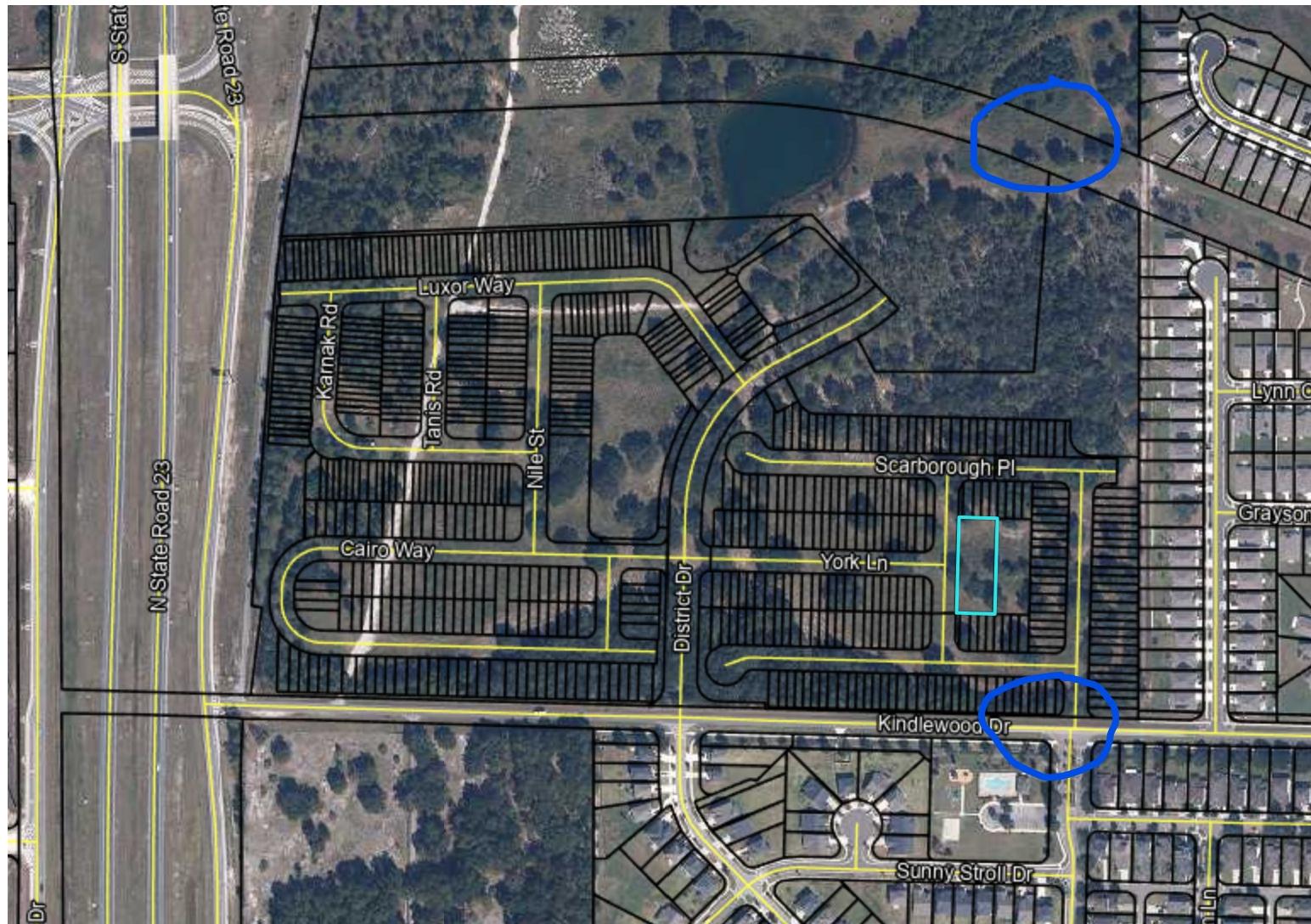
ANSWER

	BY	DATE
PRELIM	S L	10-7-25
FINAL	S L	2-3-26

FED. PROJ. N.A.

SECTION 71293-2501

5 PREPARED BY: UT OF WAY MAPPING OFFICE RICT TWO - LAKE CITY	DATA SOURCE: N.A.
	SCALE: 1 INCH = 100 FEET
5 NO. 0000051	SHEET 25 OF 25





Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
❑ Letter	Cover Memo	2/19/2026	county26dsada.pdf

REVIEWERS:

Department Reviewer	Action	Date	Comments
BCC Streeper, Lisa	Approved	2/18/2026 - 4:52 PM	Item Pushed to Agenda



February 18, 2026

Zach Lassiter
Chairman

Scott Oehler
Vice Chair

Beverly Whitener
Secretary

Rebecca Bailey
Treasurer

Bruce Butler
Director

Bob Cook
Director

Kimberly Middleton
Director

Nick Nagle
Director

Leslie Olson
Director

Michael Rathjen
Director

Jaime Russell
Director

Tom Waug
Advisory Seat

Tasha Hyder
Executive Director

Karen Brown
Office Manager

Ashley Henne
Project Coordinator

Katie Hartzog
Events Coordinator

Dear Commissioners,

The Clay County Fair Association requests approval to apply the unpaid portion of its 2025 rental fee (\$40,587) along with its entire 2026 rental fee (approximately \$75,000) to an Exhibit Hall 1 improvement project. We understand this approximate \$115,000 may be insufficient to meet engineering and county requirements; however, it is our understanding that grant funds may be available to supplement the funding needed. Should additional funding not become available, the Fair Association will pay the amount of approximately \$115,000 to the County on or before September 30, 2026, to be held in a fund for this specific project or a future mutually agreed upon capital improvement project.

Sincerely,

Tasha Hyder
Executive Director



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County Commissioners

DATE: 10/27/2025

FROM: Megan Covey, Grants
Director

SUBJECT: Approval of Substantial Amendment to the Community Development Block Grant
to fully utilize budgeted funds for activities in the Consolidated Plan and Annual Action Plan
and update the contact information in the Citizen Participation Plan.

AGENDA ITEM TYPE:

REVIEWERS:

Department Reviewer	Action	Date	Comments
BCC Streeper, Lisa	Approved	2/18/2026 - 4:52 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: The Board of County
Commissioners

DATE: 1/2/2026

FROM: Beth Carson, AICP, Director
of Planning and Zoning

SUBJECT:

This application is a Rezoning to change 2.46 acres from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD).

Staff requests a continuation to the March 24, 2026 meeting.

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Steeper, Lisa	Approved	2/18/2026 - 4:52 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Board of County
Commissioners

DATE: 1/20/2026

FROM: Beth Carson,
Director, Planning and
Zoning

SUBJECT: Staff requests a continuation to the March 10, 2026 meeting.

AGENDA ITEM TYPE:

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Streeper, Lisa	Approved	2/18/2026 - 4:53 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 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.

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
<input type="checkbox"/>	COMP 25-0015 - Staff Report	Cover Memo	2/4/2026	COMP_25-0015 - Staff_Report_(Transmittal).ADA_aw.pdf
<input type="checkbox"/>	COMP 25-0015 - Ordinance	Ordinance	2/4/2026	ordinance - COMP 25-0015_final_w_exh.ADA_aw.pdf
<input type="checkbox"/>	ZON 25-0029 - Staff Report	Cover Memo	2/4/2026	ZON_25-0029 - Staff_ReportADA_aw.pdf
<input type="checkbox"/>	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	Steeper, Lisa	Approved	2/18/2026 - 4:53 PM	Item Pushed to Agenda



1 Staff Report and Recommendations for COMP 25-0015

2
3 Copies of the application are available at the Clay County
4 Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043
5

6 Owner / Applicant Information:

7
8 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

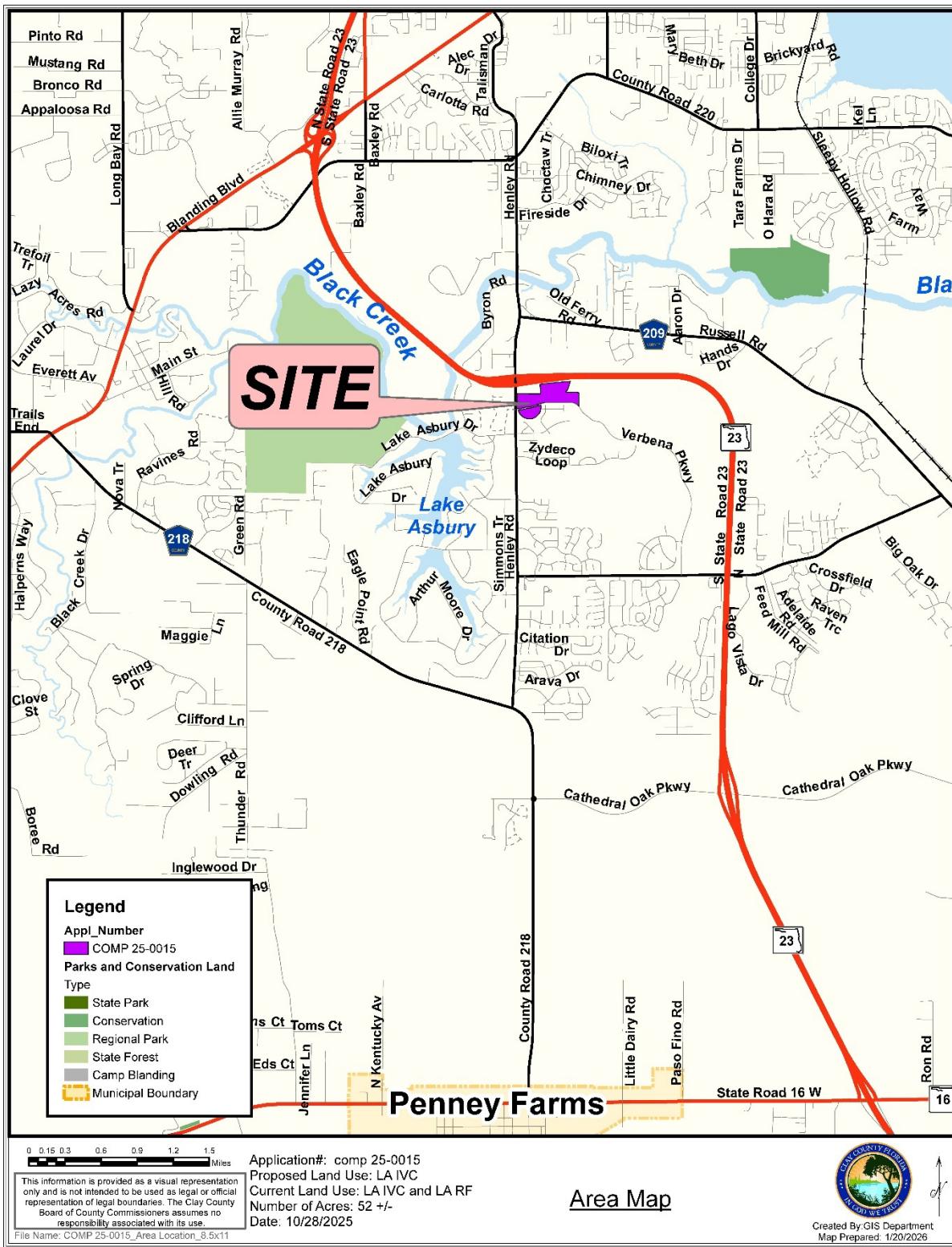


Figure 2 – Parcel Map

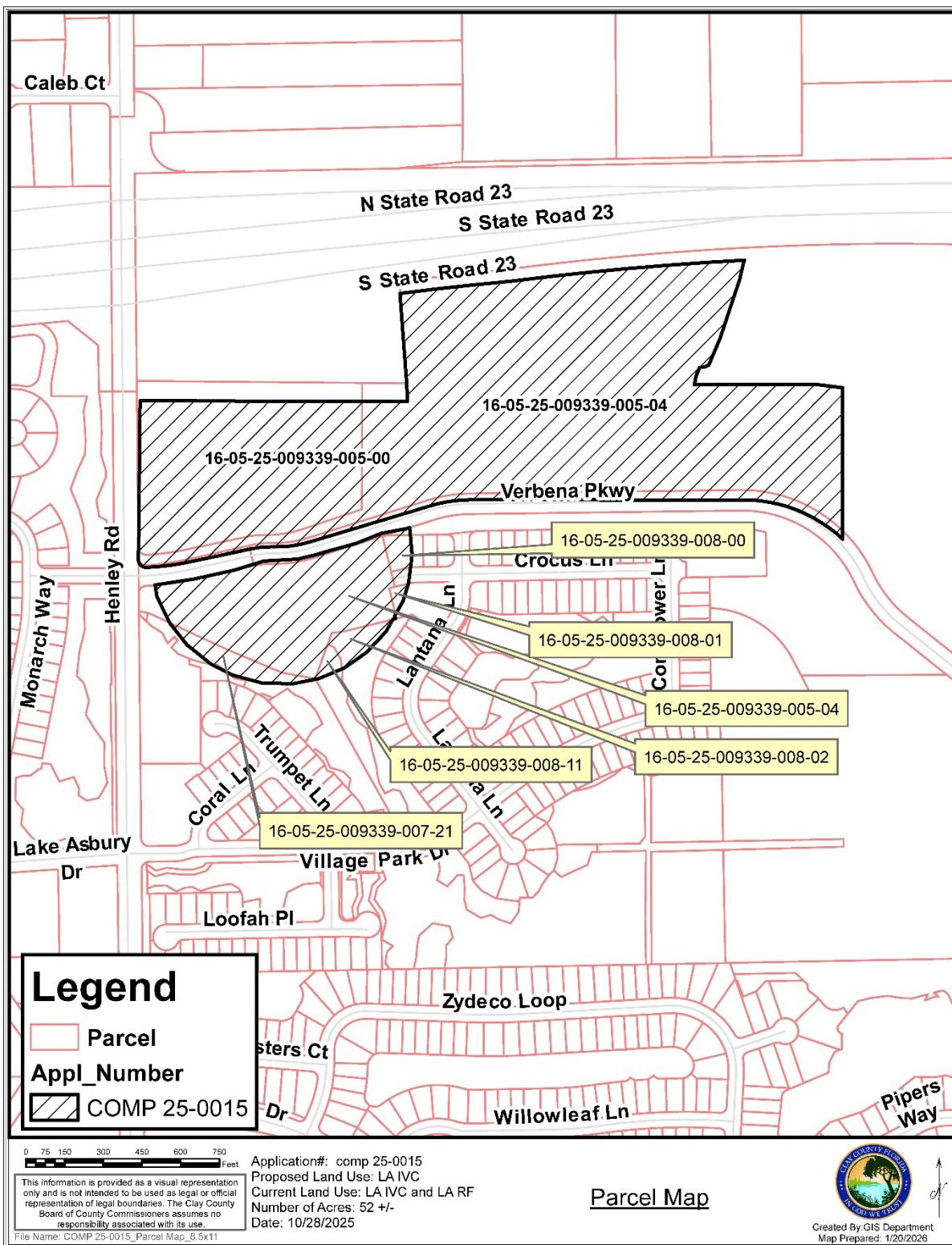


Figure 3 - Aerial Photo

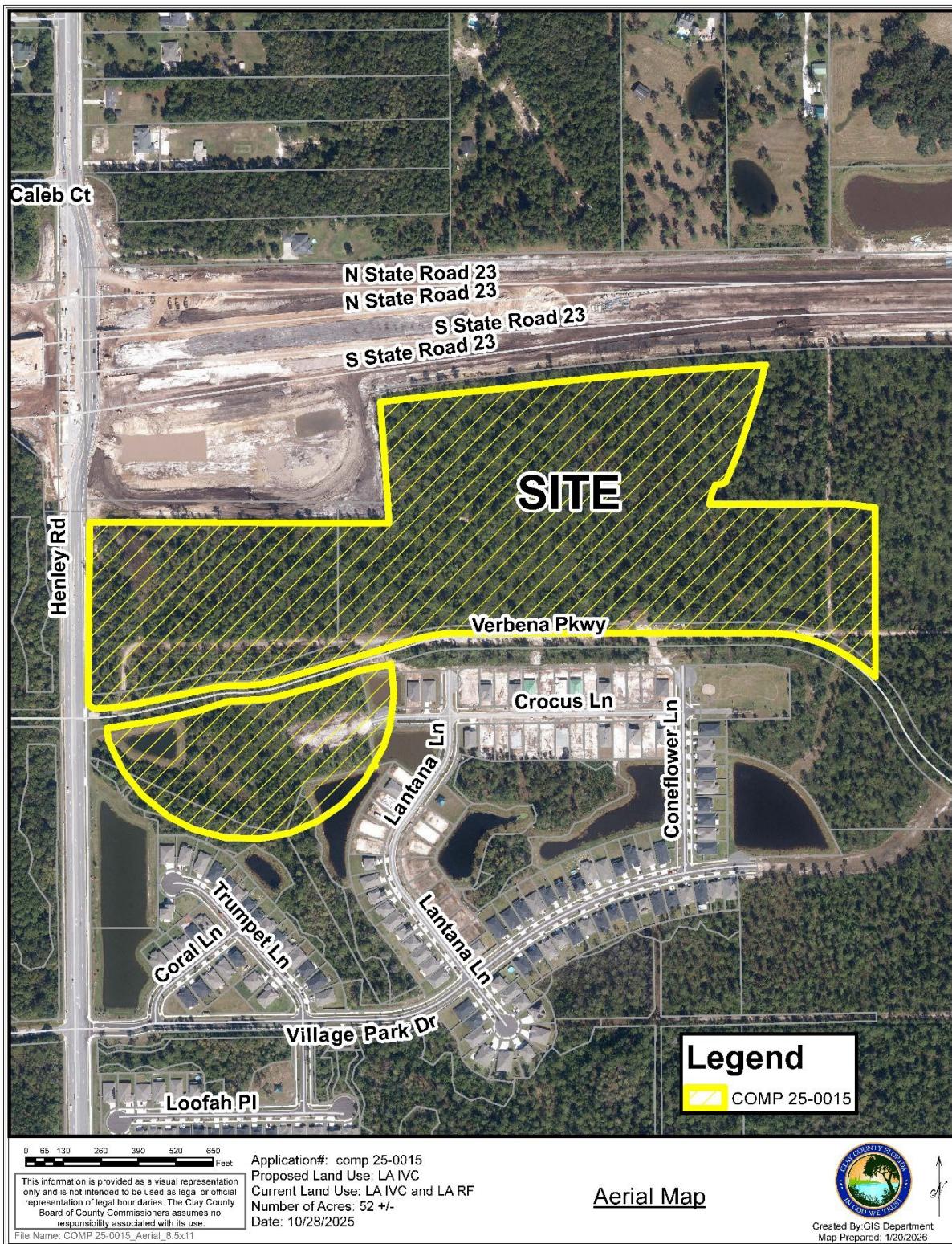
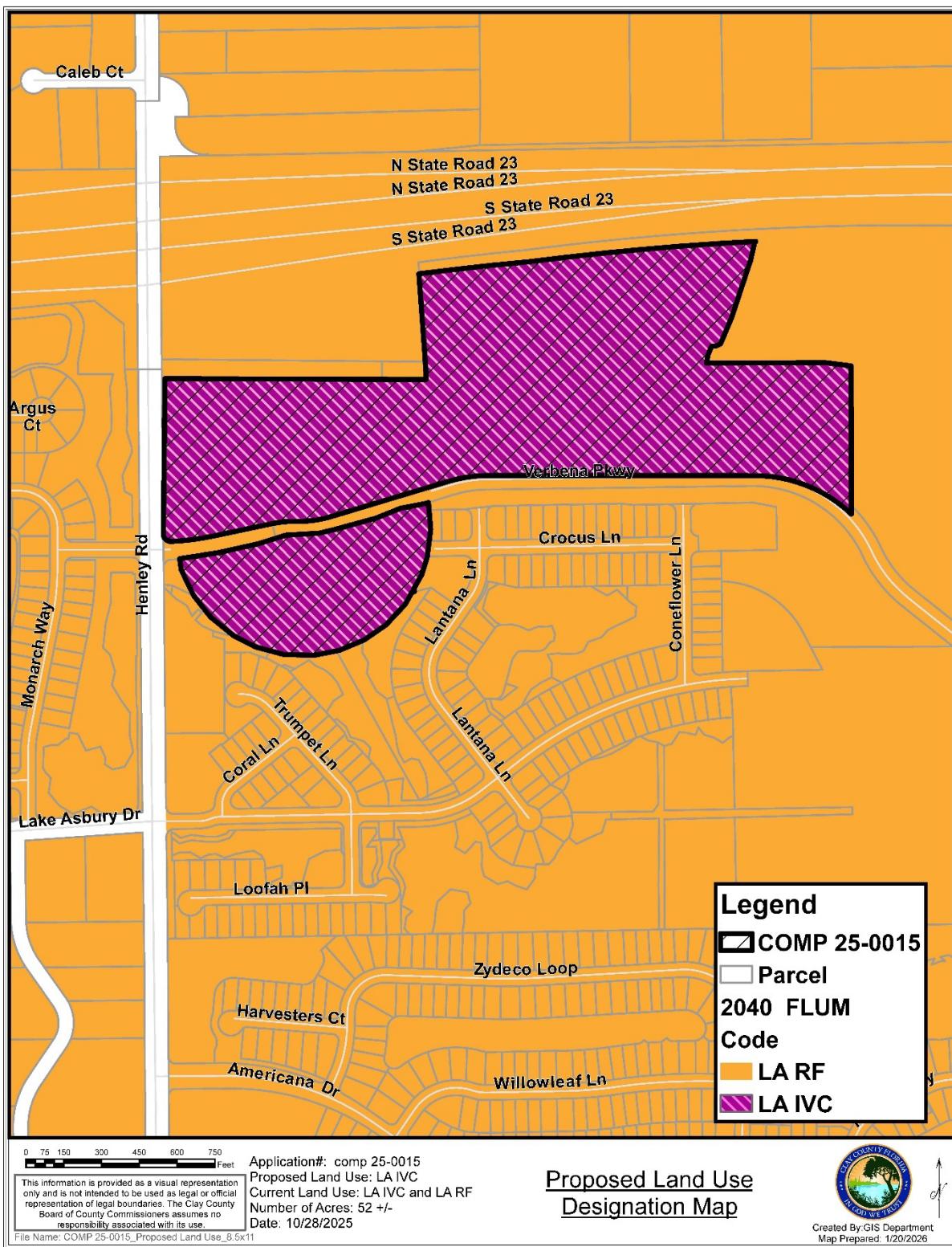


Figure 4 – Proposed Future Land Use Designation Map



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)	9.975 acres <u>residential</u> = 29 units 0.70 FAR	Reduction of 70 dwelling units. Addition of up to 709,701 sq.ft. commercial use.

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

Chessell 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.

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

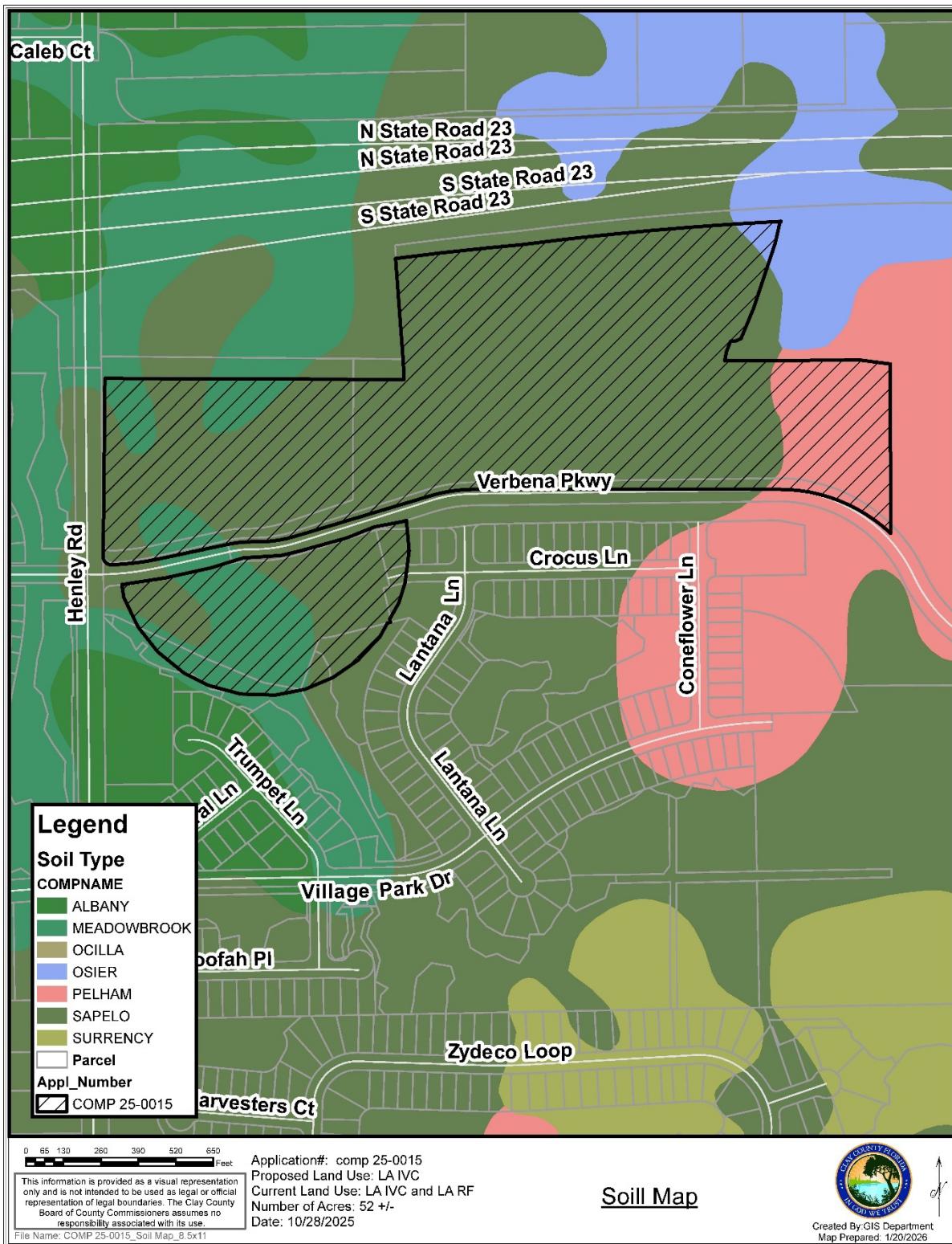


Figure 6 – Flood Zone Map

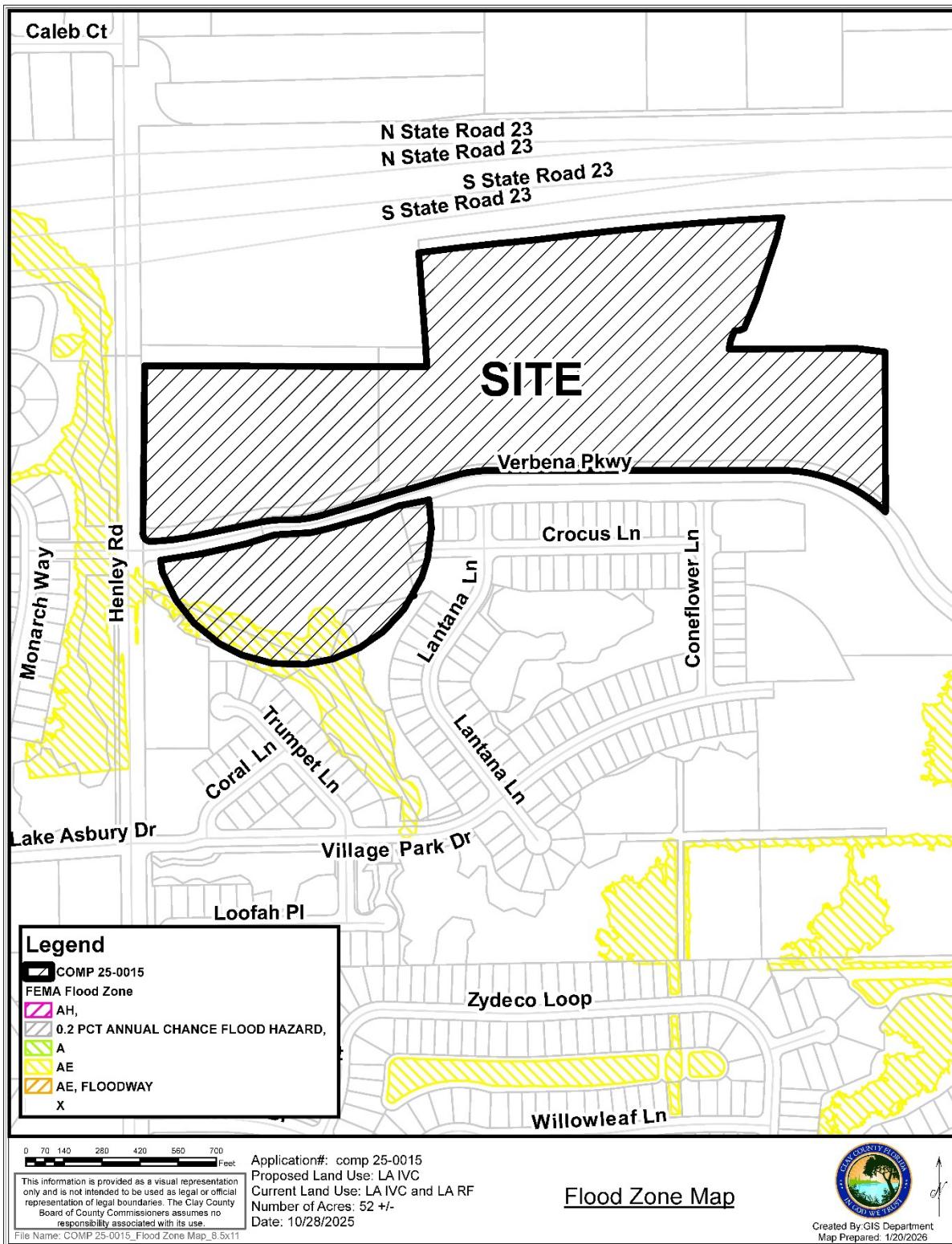


Figure 7 – Topography Map

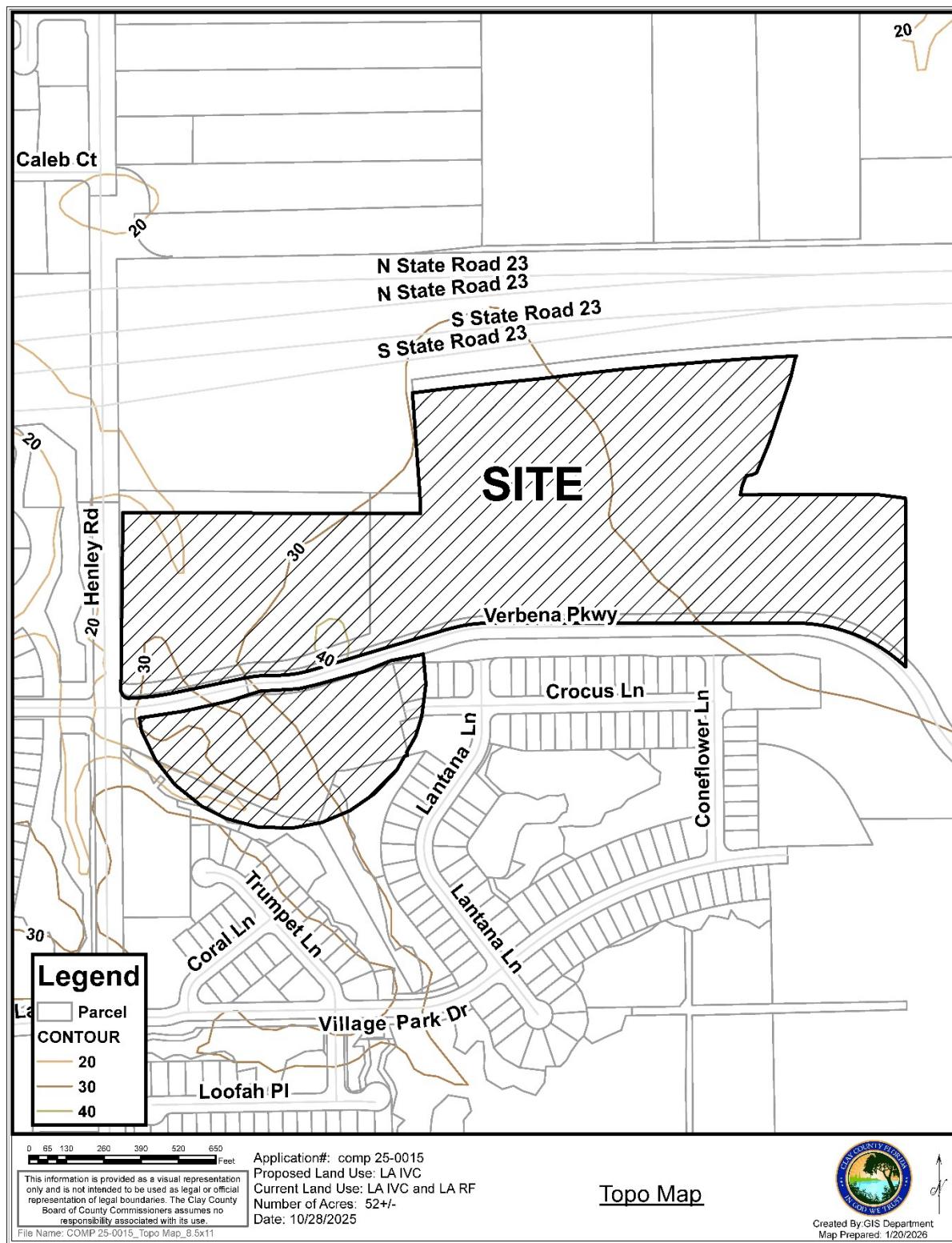


Figure 8 – Habitat Value Map

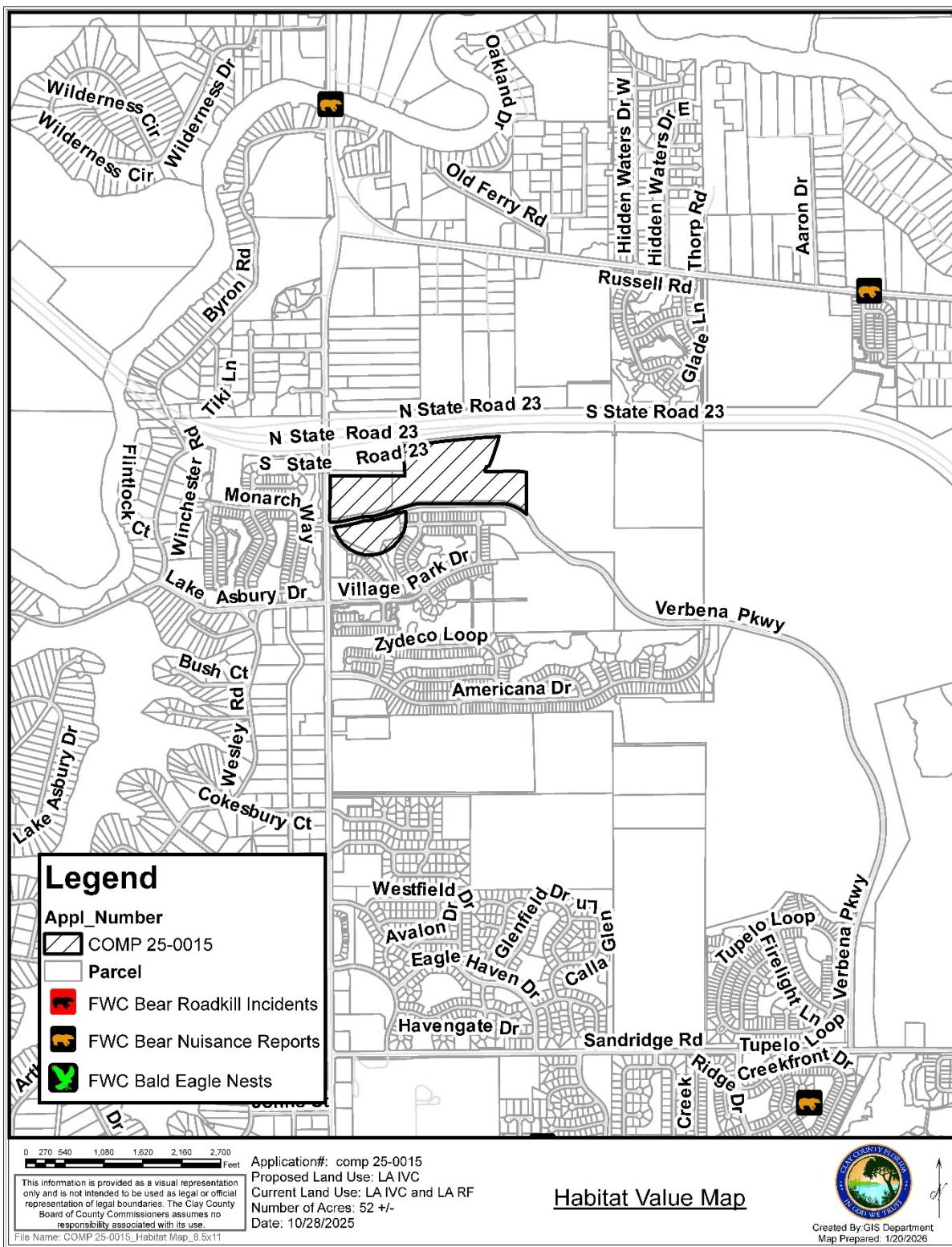
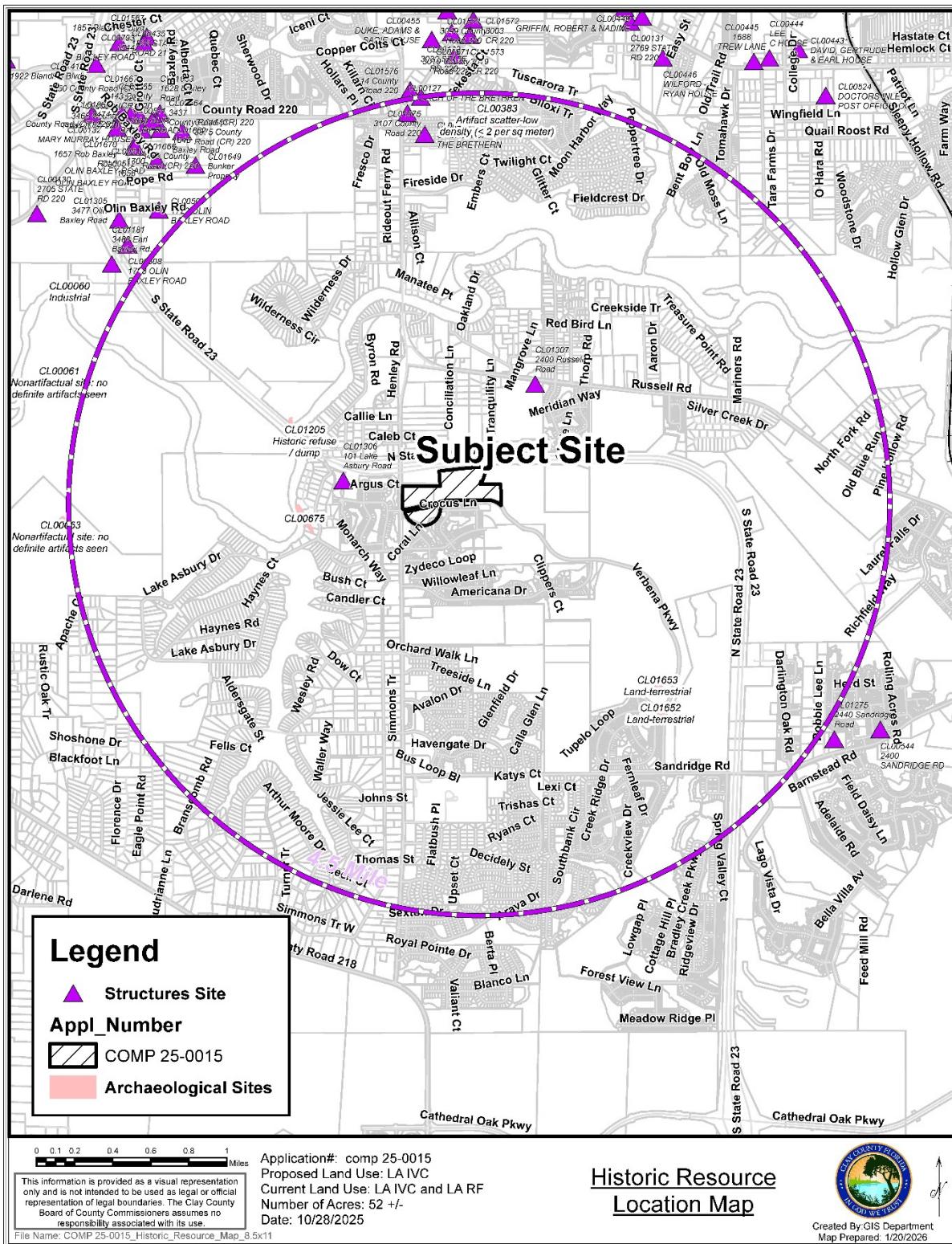


Figure 9 - Historical Resources



101 **Relevant Clay County 2045 Comprehensive Plan Policies**

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

103 **LA FLU POLICY 1.4.10**

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

105 **Interchange Village Centers (LA IVC):**

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

108 Within the IVCs, residential uses are allowed in the form of attached single-family, townhomes,
109 apartments, and upper floor units above nonresidential. Project residential density shall be between
110 six and 10 single family-attached and multi-family units per acre, not applicable to upper floor units
111 in nonresidential developments. Projects utilizing additional density associated with wetland-upland
112 buffer and/or environmentally significant land dedication, as described under policies associated with
113 Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor
114 Area Ratios shall not exceed 70%.

115 The IVCs shall be designed to provide connections to the surrounding pedestrian/bicycle path system
116 and to integrate with the street network of surrounding neighborhoods. Open space requirements
117 will provide park space which may be in the form of civic spaces, plazas, urban parks, or community
118 parks, including combinations thereof.

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

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

138
139

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

Interchange Village Center		Minimum Required (acres)	Maximum Permitted (acres)
Land Use	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

142 **Analysis Regarding Urban Sprawl**

143 As required by FS 163.3177, all proposed comprehensive plan amendments are to be analyzed to ensure that
144 urban sprawl and its negative impacts are not promoted. It is the intent of Clay County to discourage the
145 proliferation of Urban Sprawl.

146 **Statutory Indicators of the Promotion of Sprawl:**

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

- 151 (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as
152 low-intensity, low-density, or single-use development or uses.*
- 153 (II.) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at
154 substantial distances from existing urban areas while not using undeveloped lands that are available
155 and suitable for development.*
- 156 (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns
157 generally emanating from existing urban developments.*
- 158 (IV.) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native
159 vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,
160 shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- 161 (V.) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active
162 agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime
163 farmlands and soils.*
- 164 (VI.) *Fails to maximize use of existing public facilities and services.*
- 165 (VII.) *Fails to maximize use of future public facilities and services.*
- 166 (VIII.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and
167 energy of providing and maintaining facilities and services, including roads, potable water, sanitary
168 sewer, stormwater management, law enforcement, education, health care, fire and emergency
169 response, and general government.*
- 170 (IX.) *Fails to provide a clear separation between rural and urban uses.*
- 171 (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and
172 communities.*
- 173 (XI.) *Fails to encourage a functional mix of uses.*
- 174 (XII.) *Results in poor accessibility among linked or related land uses.*
- 175 (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%
<u>Residential at CR 739</u>	<u>40%</u> <u>0%</u>	<u>50%</u> <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"

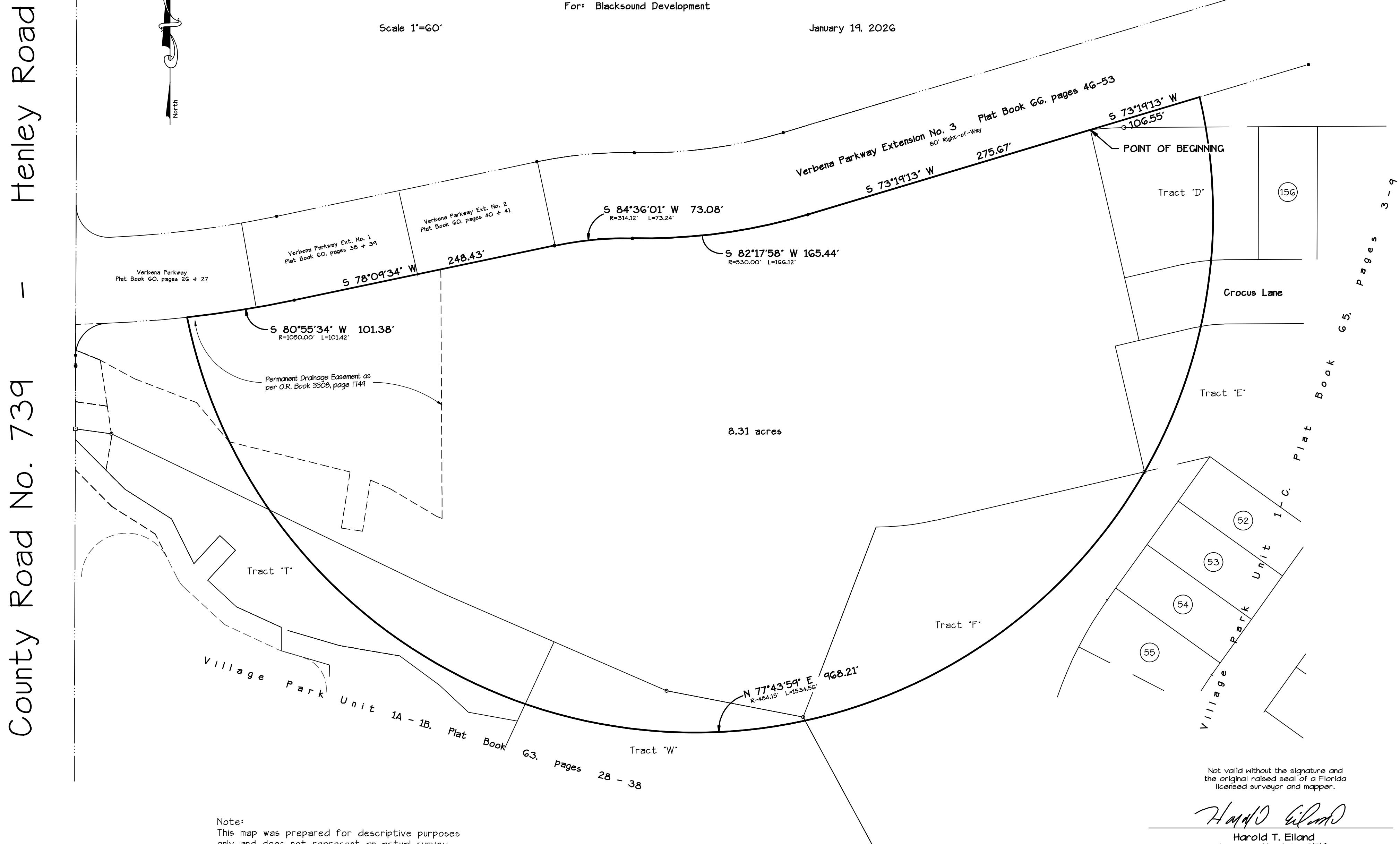
MAP O

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 Developme

January 19, 2022

Scale 1"=6



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

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

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

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.

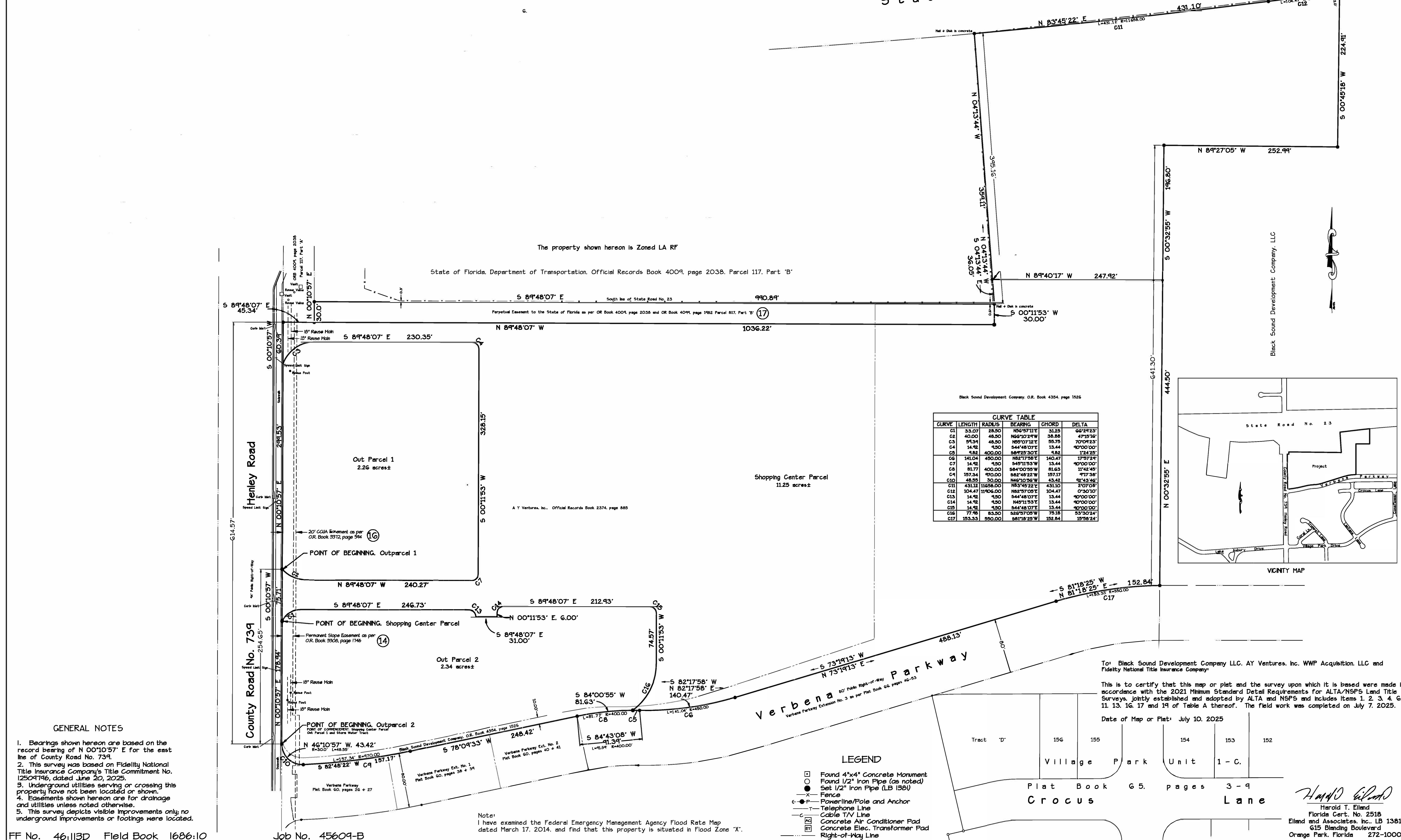
Subject to a perpetual slope easement as per Official Records Book 3308, page 1746 of said public records.

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".

Exhibit "A-4"

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF
Several parcels of land situated in Section 1G, Township 5 South, Range 25 East, Clay County, Florida
Certified to: AY Ventures, Inc. and Blacksound Development Company LLC
Scale 1" = 60'
Date of survey: July 7, 2025
Legal descriptions are attached hereto.



Shopping Center Parcel

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 (a 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 9.50 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 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 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 40 minutes 17 seconds West, 247.92 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, 36.05 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, 60.39 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 48.50 feet, an arc distance of 59.39 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 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 northeasterly 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 29 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 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 2018 and Official Records Book 4099, page 1982, Parcel 817, Part 'B'.

Out Parcel 1

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. 739 (a 94 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 59.39 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 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 northeasterly 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.

ject 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.

as per
records

Out Parcel 2

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 (a 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 9.50 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 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 09 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.

Exhibit "A-5"

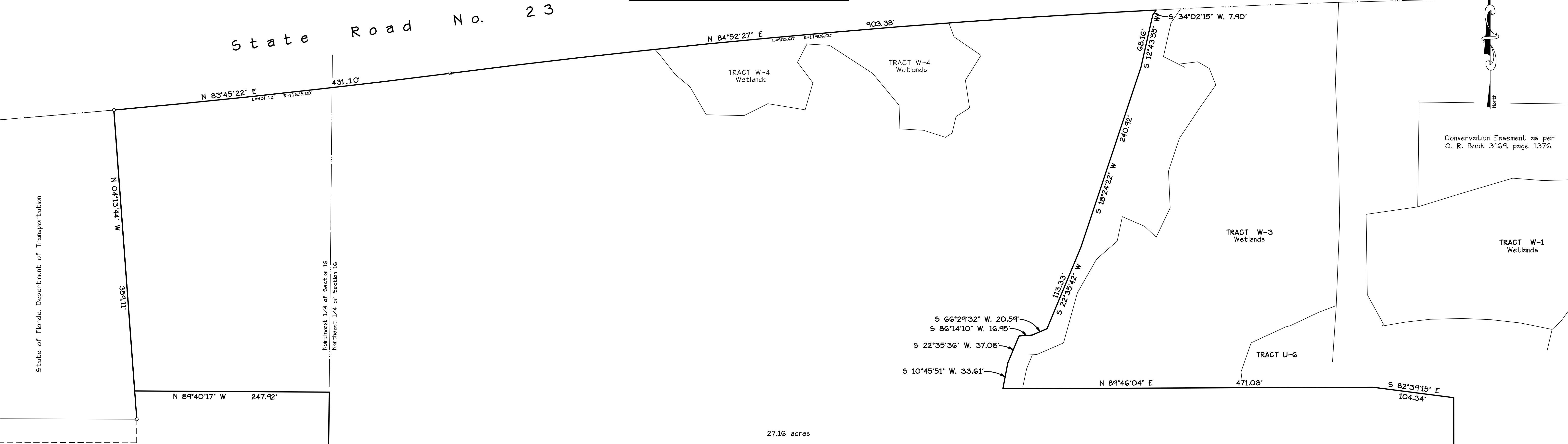
Legal Description Proposed Interchange Village Center Land Use Portion of Parcel 16-05-25-009339-005-04

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"



MAP OF

A parcel of land situated in Section 16, Township 5 South,
Range 25 East, Clay County, Florida.

For: Blacksound Development Company

Scale 1" = 60' October 23, 2025

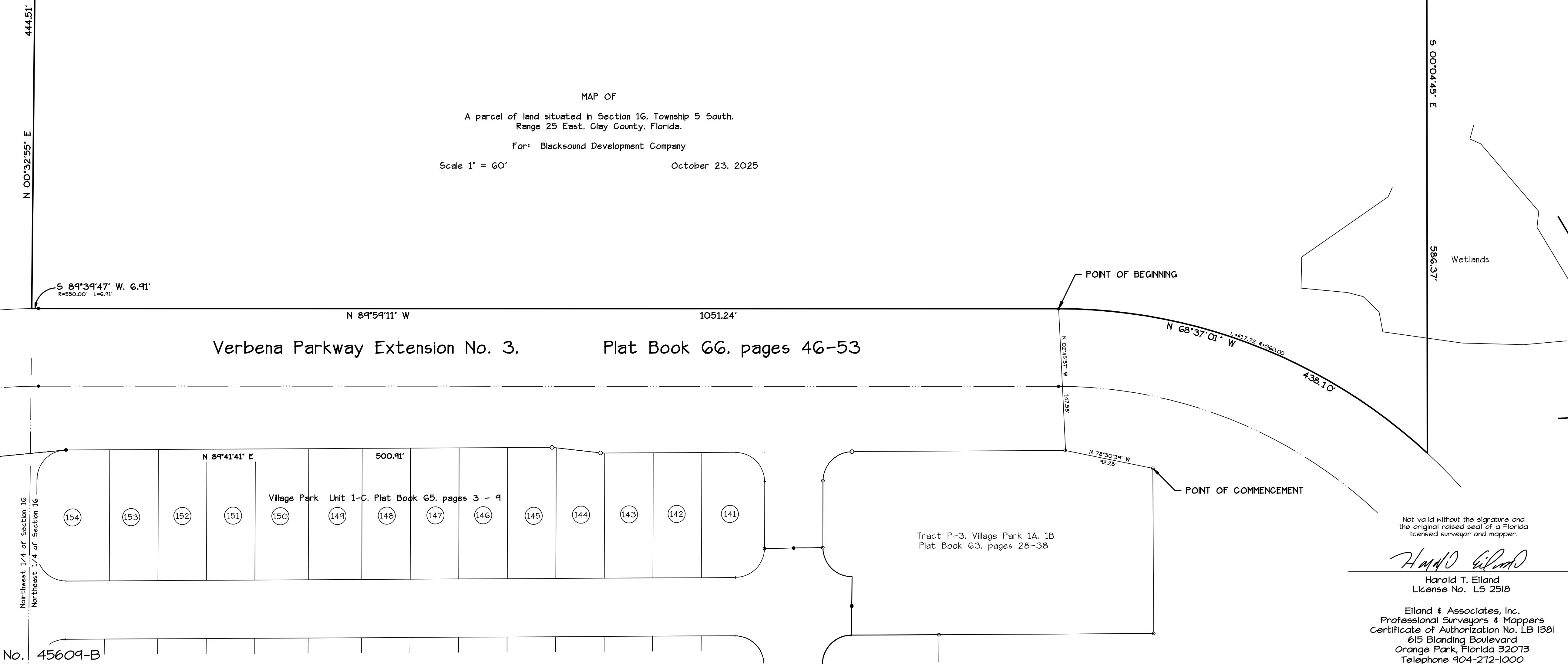
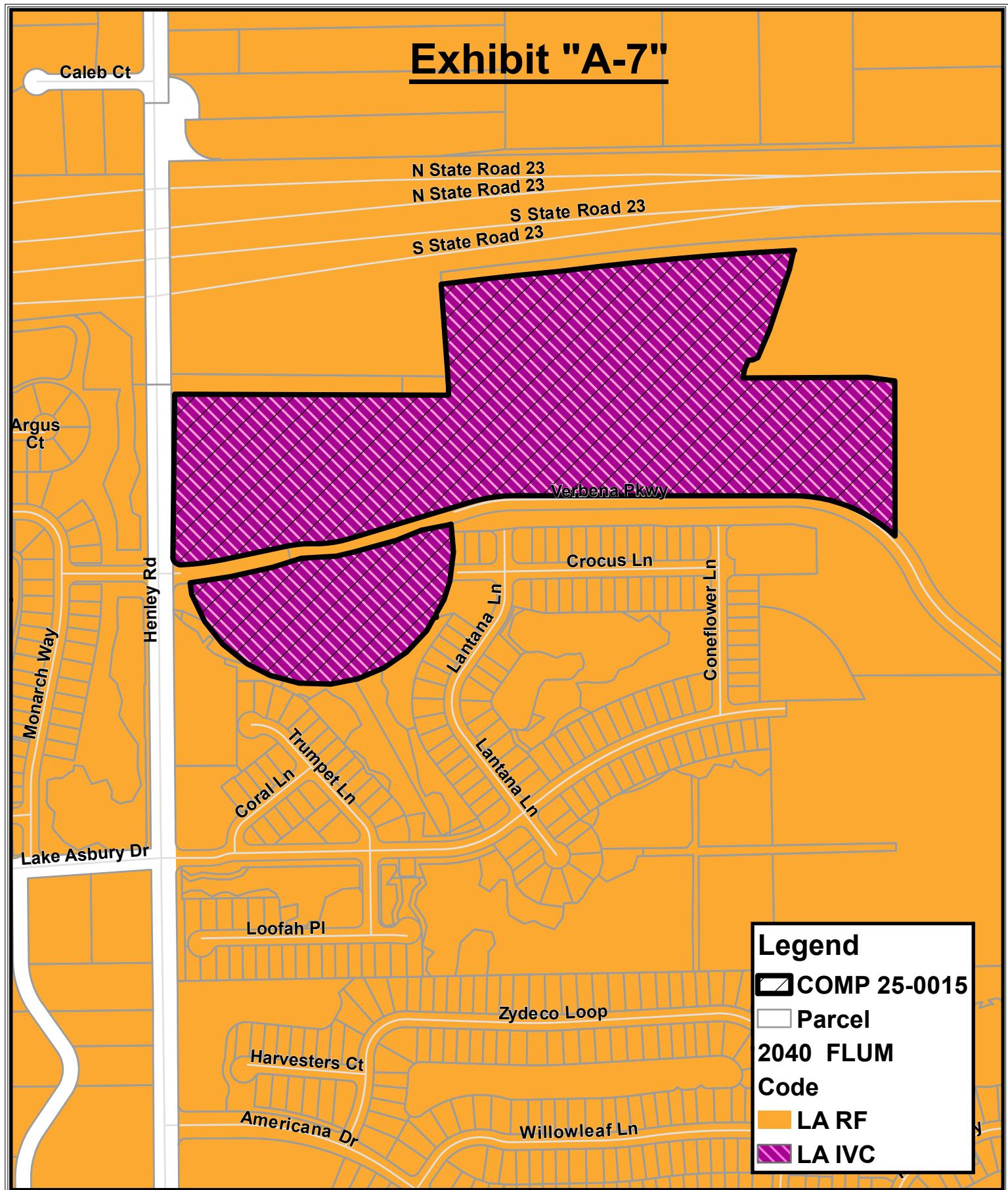


Exhibit "A-7"



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.

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

File Name: COMP 25-0015_Proposed Land Use 8.5x11

Proposed Land Use Designation Map



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



1 **Staff Report and Recommendations for ZON 25-0029**

2

3 **Copies of the application are available at the Clay County**
4 **Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**

5

6 **Owner / Applicant Information:**

7 **Owner:** AY Ventures, Inc.

Owner: Black Sound Development Company LLC

Agent: Susan Fraser (SLF Consulting, Inc.)

Phone: 904-591-8942

Email: slfraser@bellsouth.net

8 **Property Information**

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

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

Proposed Zoning: 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 Land Use: 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

9

10 **Introduction:**

11 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.

12

13 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.

14

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

16

17

18

19

Figure 1 – Parcel Map

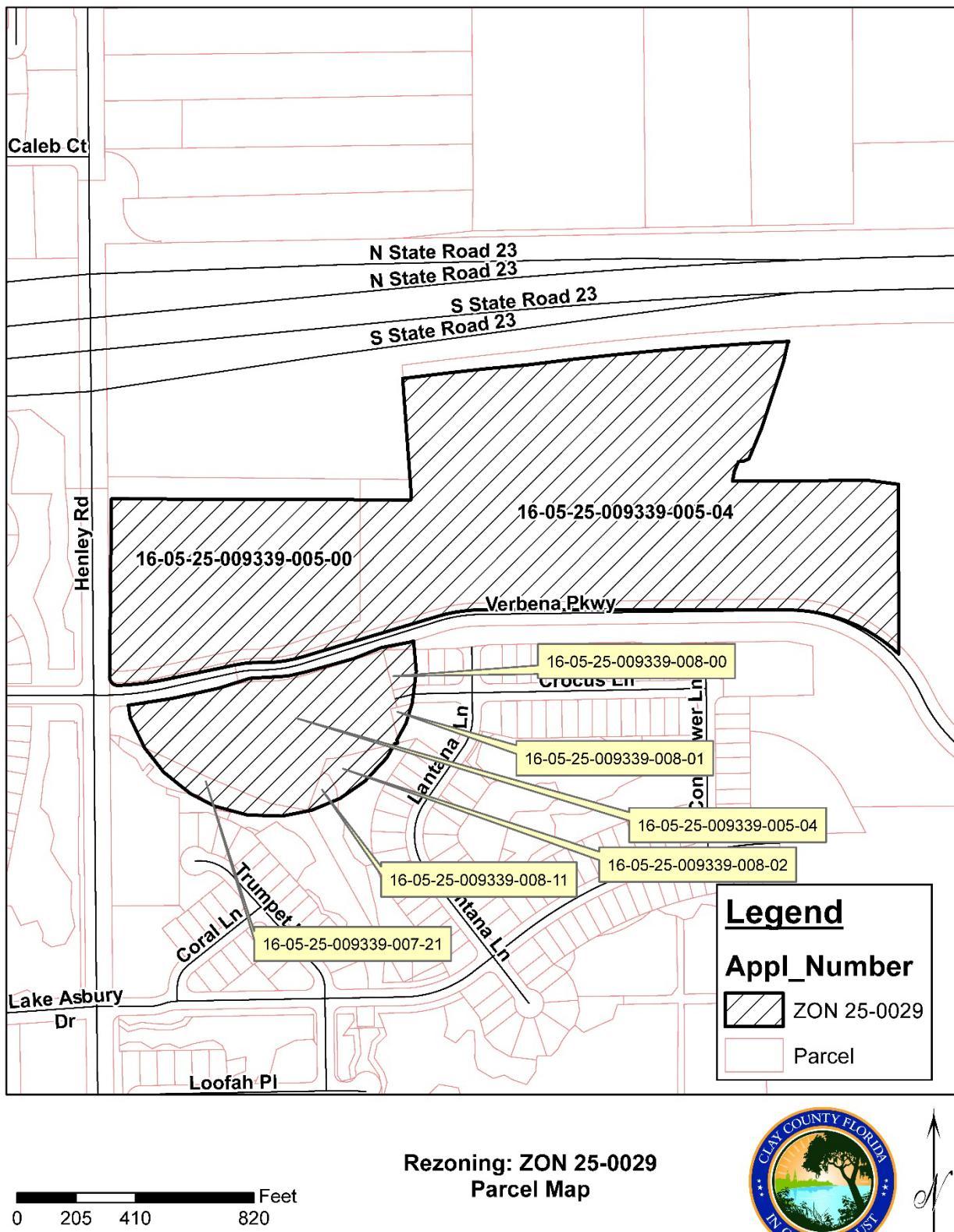


Figure 2 - Aerial Photo

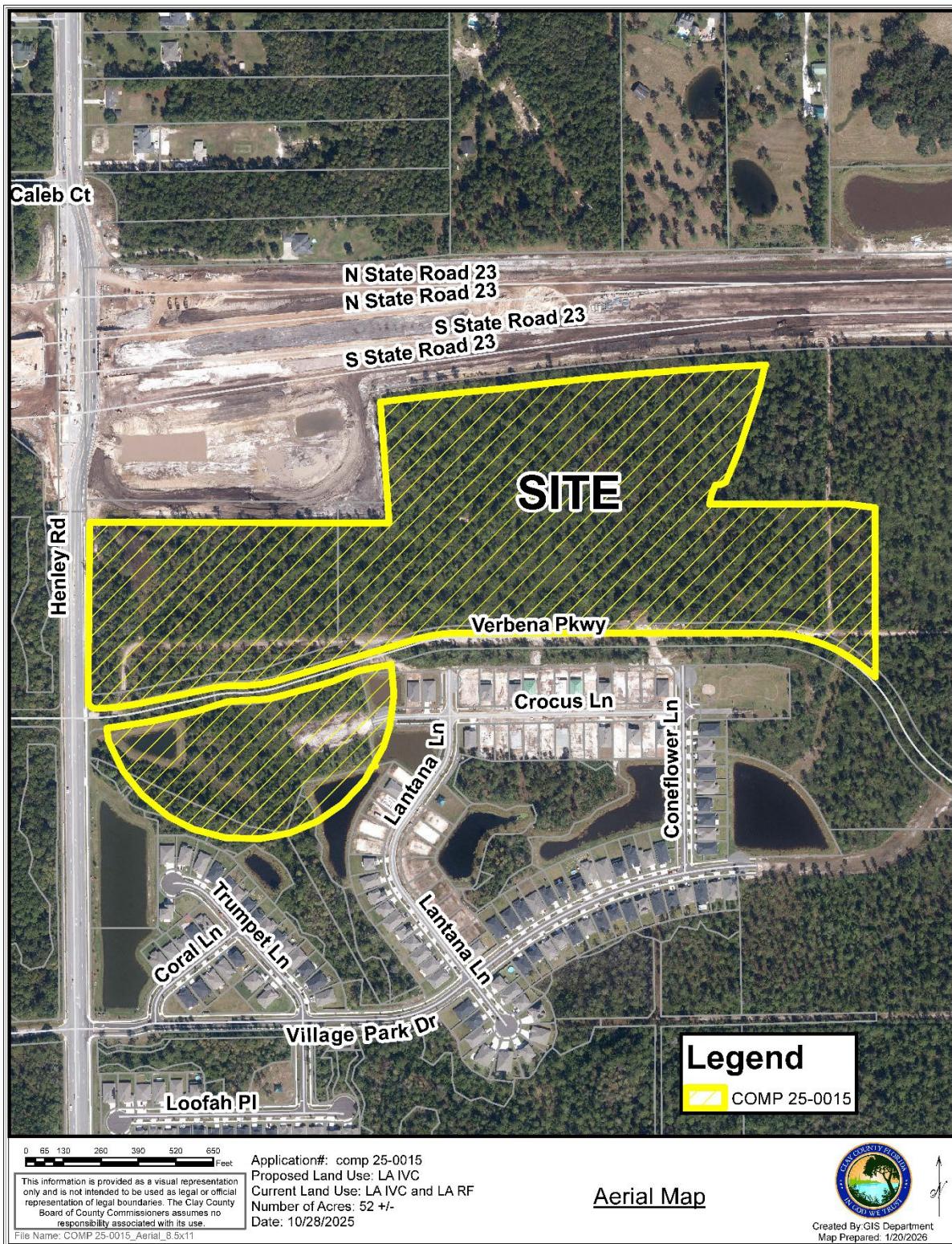
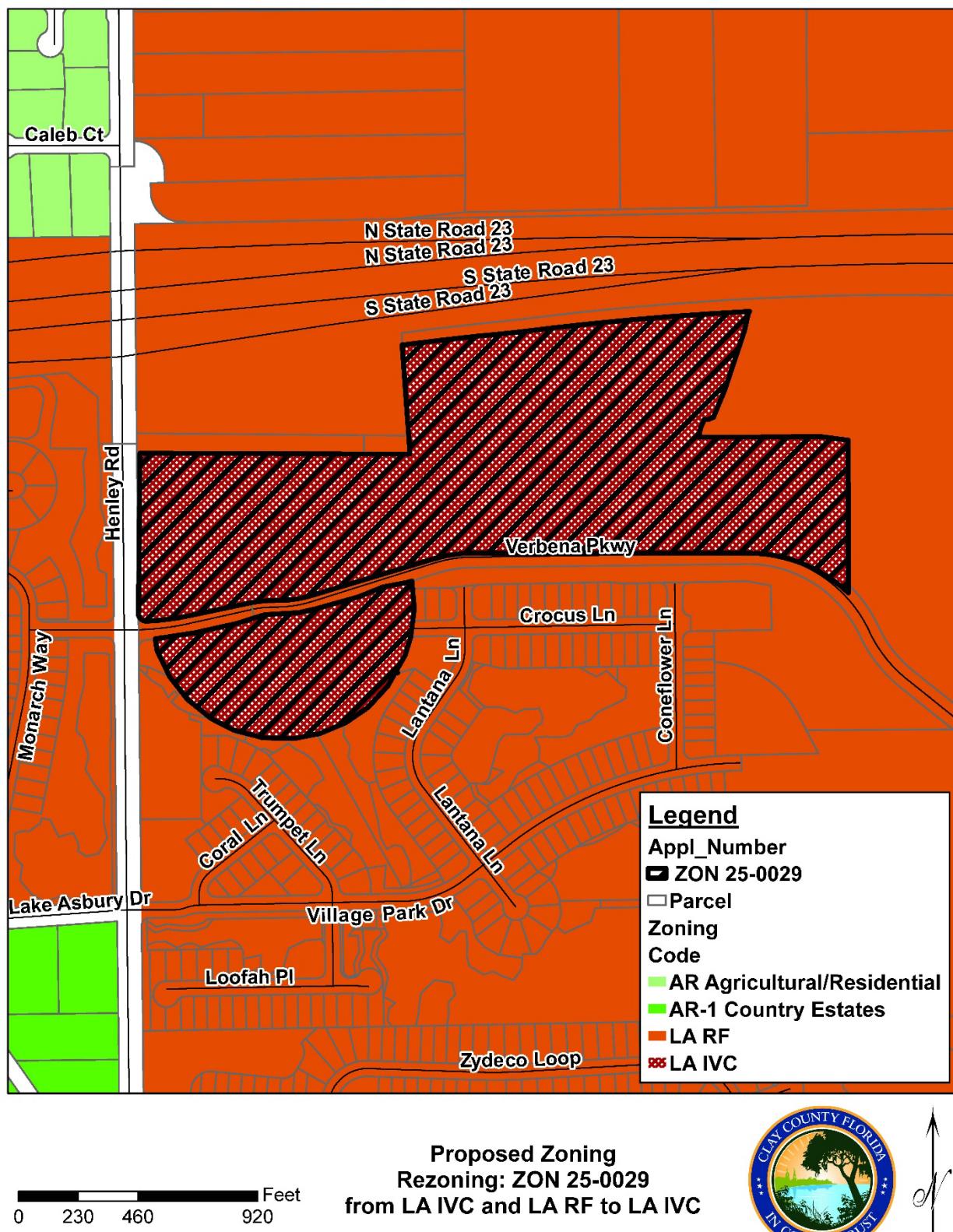


Figure 3 – Proposed Zoning Map



26 **Analysis of Surrounding Uses**

27 The proposed rezoning would expand the Lake Asbury Interchange Village Center (LA-IVC) for a portion of
28 two parcels of land. The proposed amendment is in keeping with the evolving character of the surrounding
29 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)

30

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

38 **Relevant Clay County 2045 Comprehensive Plan Policies**

39 **NOTE:** The following Comp Plan policy is that which was in effect at the time this rezoning application was
40 submitted. Changes to this policy proposed under the companion comprehensive plan amendment (COMP
41 25-0015) submitted with this application are added in red text in strike-thru/underline format.

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

43 **LA FLU POLICY 1.4.10**

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

45 **Interchange Village Centers (LA IVC):**

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

48 Within the IVCs, residential uses are allowed in the form of attached single-family, townhomes,
49 apartments, and upper floor units above nonresidential. Project residential density shall be between
50 six and 10 single family-attached and multi-family units per acre, not applicable to upper floor units
51 in nonresidential developments. Projects utilizing additional density associated with wetland-upland
52 buffer and/or environmentally significant land dedication, as described under policies associated with
53 Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor
54 Area Ratios shall not exceed 70%.

55 The IVCs shall be designed to provide connections to the surrounding pedestrian/bicycle path system
56 and to integrate with the street network of surrounding neighborhoods. Open space requirements
57 will provide park space which may be in the form of civic spaces, plazas, urban parks, or community
58 parks, including combinations thereof.

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

<u>Interchange Village Center</u>		<u>Minimum Required (acres)</u>	<u>Maximum Permitted (acres)</u>
<u>Land Use</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>

71
72 The Interchange Village Center located at County Road 739 shall have a maximum size of ~~18.75~~ 52
73 acres. Office and retail uses are not limited to neighborhood and small scale uses. Commercial uses
74 are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses
75 located adjacent to the interchange and larger community/regional scale commercial uses may be
76 auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC
77 development, to adjacent major transportation corridors and to adjacent development. Light
78 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		Minimum Required (acres)	Maximum Permitted (acres)
Land Use	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

92 (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

97 (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

106 (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

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

111

112 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"

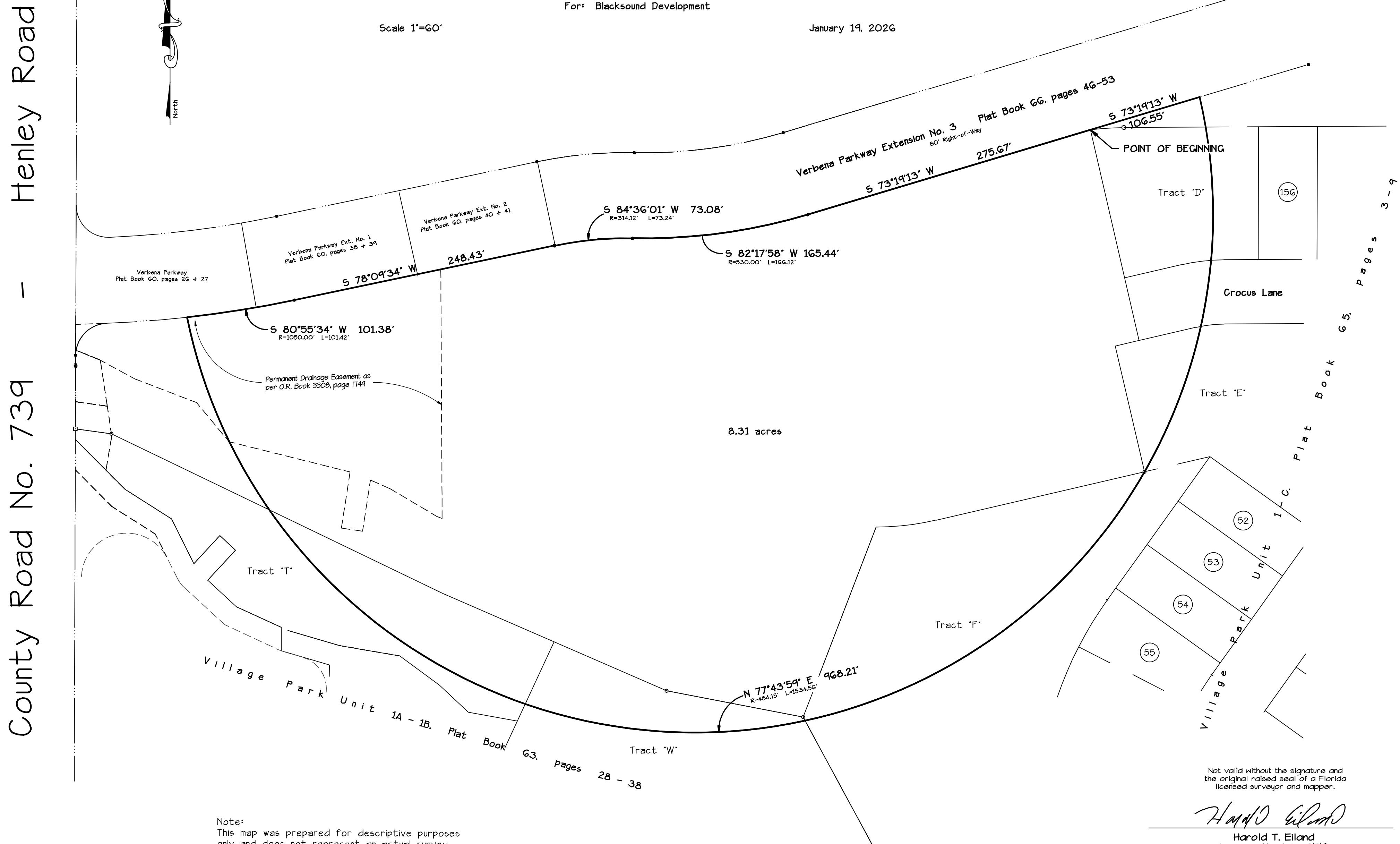
MAP O

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 Developme

January 19, 2022

Scale 1"=6



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

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

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

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.

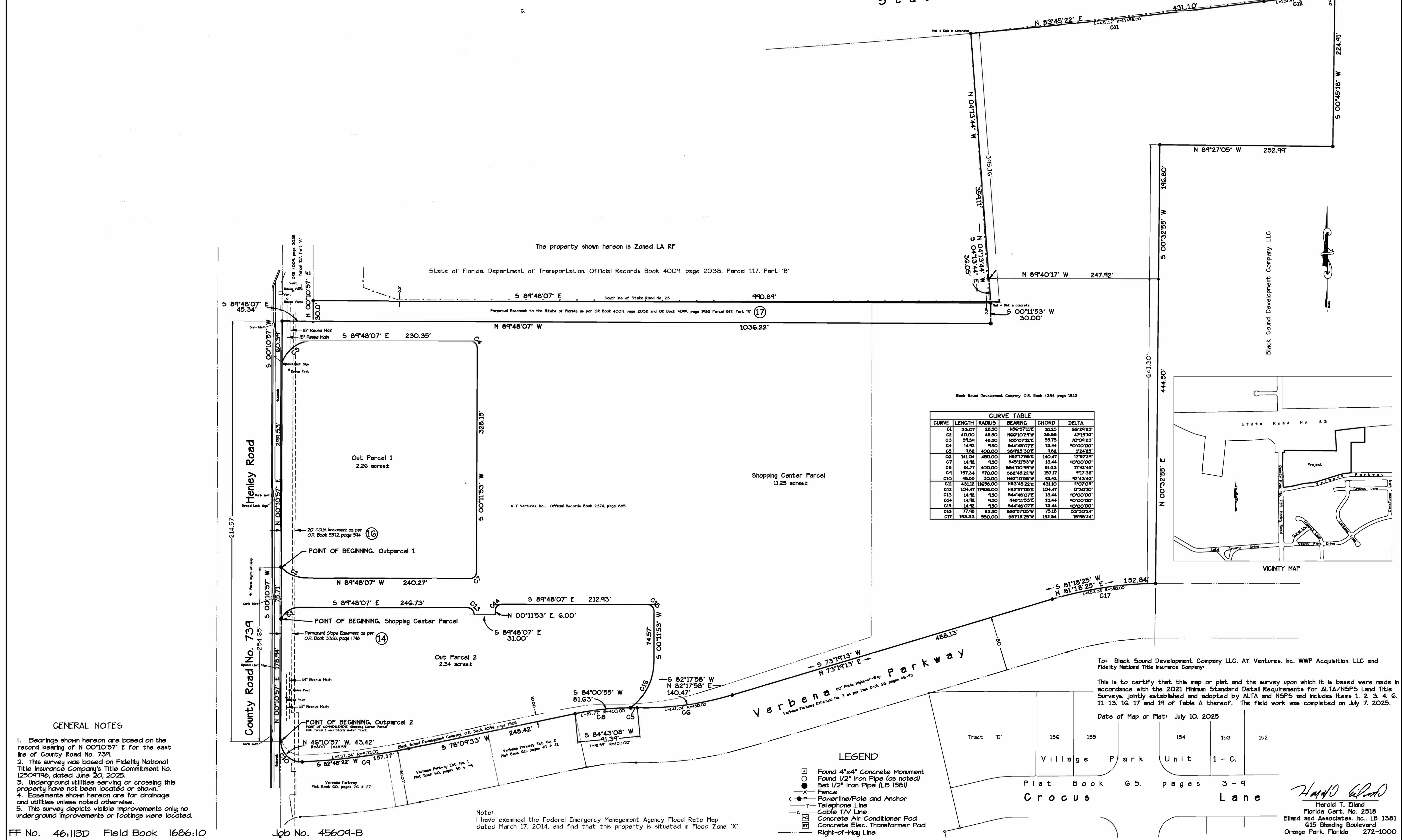
Subject to a perpetual slope easement as per Official Records Book 3308, page 1746 of said public records.

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".

Exhibit "A-4"

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF
Several parcels of land situated in Section 1G, Township 5 South, Range 25 East, Clay County, Florida
Certified to: AY Ventures, Inc. and Blacksound Development Company LLC
Scale 1" = 60'
Date of survey: July 7, 2025
Legal descriptions are attached hereto.



Shopping Center Parcel

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 (a 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 9.50 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 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 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 40 minutes 17 seconds West, 247.92 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, 36.05 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, 60.39 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 48.50 feet, an arc distance of 59.39 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 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 northeasterly 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 29 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 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 2018 and Official Records Book 4099, page 1982, Parcel 817, Part 'B'.

Out Parcel 1

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. 739 (a 94 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 59.39 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 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 northeasterly 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.

ject 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.

Out Parcel 2

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 (a 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 9.50 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 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 09 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.

Exhibit "A-5"

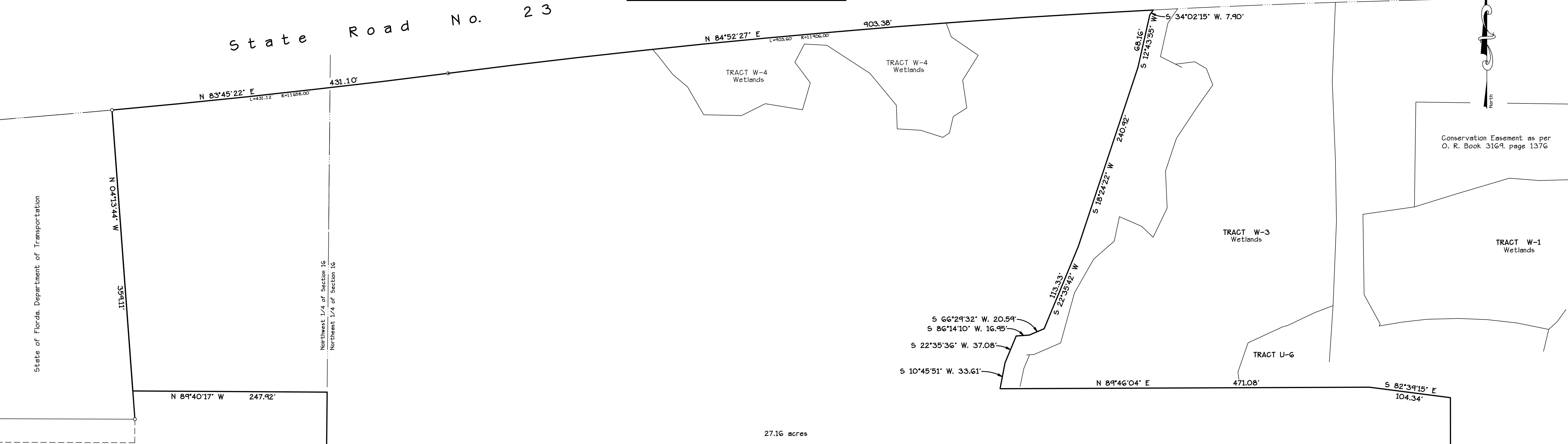
Legal Description Proposed Interchange Village Center Land Use Portion of Parcel 16-05-25-009339-005-04

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"



MAP OF

A parcel of land situated in Section 16, Township 5 South,
Range 25 East, Clay County, Florida.

For: Blacksound Development Company

Scale 1" = 60' October 23, 2025

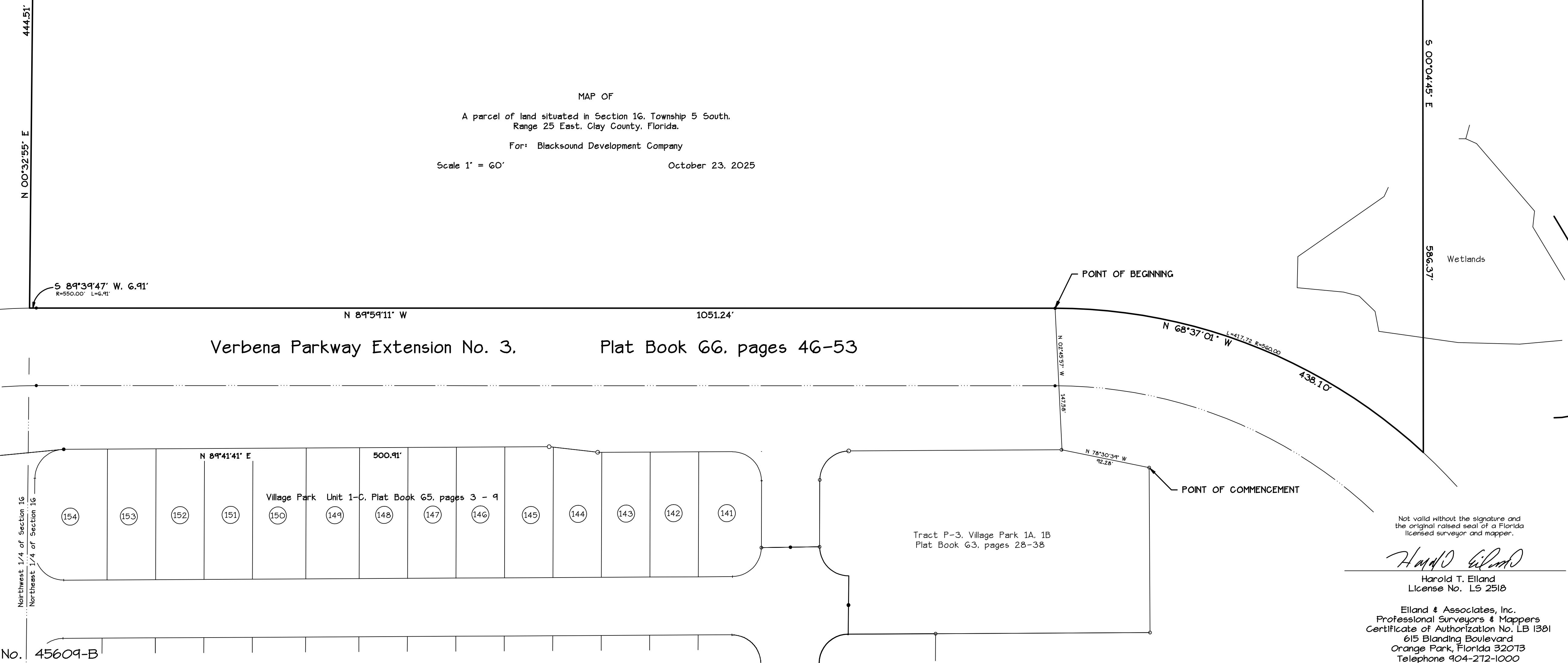
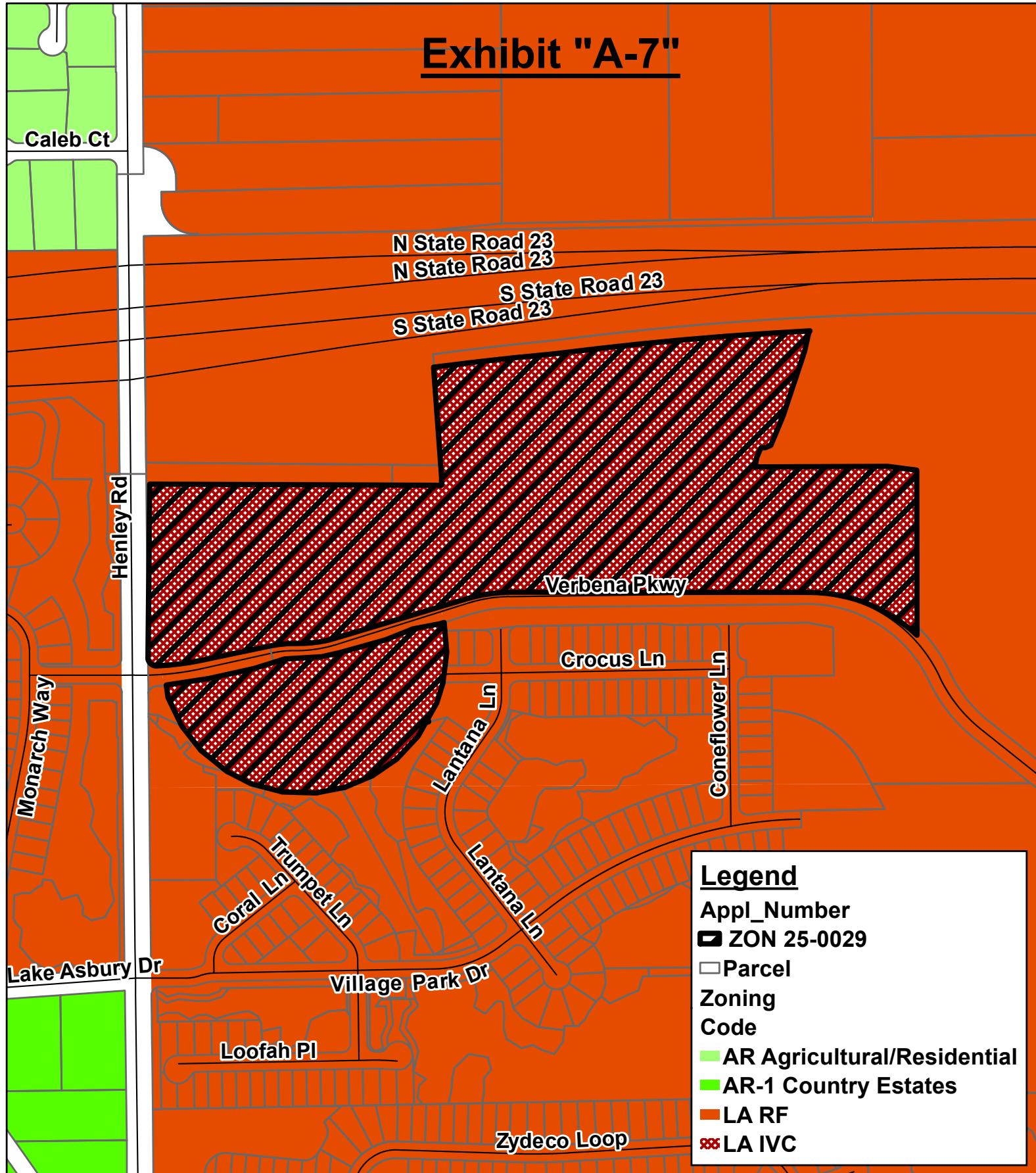


Exhibit "A-7"



0 230 460 920 Feet





Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: BCC

DATE: 1/7/2026

FROM: Teresa Capo

SUBJECT:

Applications for re-appointment were received from:

- Camille Arensdorf
- Mitchell Askelson
- Sheri Chase
- David Herold

Additionally an application was received from Dr. Chanda Holsey who is seeking appointment to the CAC.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

All advertising requirements have been met.

ATTACHMENTS:

Description	Type	Upload Date	File Name
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REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Capo, Teresa	Approved	2/3/2026 - 1:36 PM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	2/5/2026 - 9:56 AM	AnswerNotes



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: BCC

DATE: 2/17/2026

FROM: Teresa Capo

SUBJECT: An application of appointment was received from Debbie Pascoe.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Advertising requirements have been met.

ATTACHMENTS:

Description	Type	Upload Date	File Name
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REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Steeper, Lisa	Approved	2/18/2026 - 4:54 PM	Item Pushed to Agenda



Agenda Item
Clay County Board of County Commissioners

Clay County Administration Building
Tuesday, February 24 4:00 PM

TO: Clay County Board of
Commissioners

DATE: 2/2/2026

FROM: Karen Smith,
Administrative & Contractual
Services

SUBJECT:
Bid Opening Tabulations for February 13, 2026:
A. RFP No. 25/26-018, Disaster Debris Removal Services
B. Bid No. 25/26-043, Moccasin Slough Boardwalk

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Letters of Documentation

ATTACHMENTS:

Description	Type	Upload Date	File Name
<input checked="" type="checkbox"/> Bid Tabs_BCC bid openings 022426	Cover Memo	2/17/2026	Bid_Tabs_BCC_bid_openings_022426_publicdsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	2/13/2026 - 10:19 AM	Item Pushed to Agenda

BID TABULATION FORM

RFP: 25/26-018

Date: February 13, 2026

Proj: **Disaster Debris Removal Services**

Time Open: 9:13 AM

Ad: Clay Today, January 15, 2026

Time Close: 9:23 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		Base Total
1	Aftermath Disaster Recovery, Inc.	Vq"Dg" Fgygt o kpgf
2	Bergeron Emergency Services, Inc.	Vq"Dg" Fgygt o kpgf
3	Ceres Environmental Servies, Inc.	Vq"Dg" Fgygt o kpgf
4	CrowderGulf Joint Venture, Inc.	Vq"Dg" Fgygt o kpgf
5	DRC Emergency Services, LLC	Vq"Dg" Fgygt o kpgf
6	Grubbs Emergency Services, LLC	Vq"Dg" Fgygt o kpgf
7	Load Masters Management, Inc.	Vq"Dg" Fgygt o kpgf
8	Phillips Environmental, LLC	Vq"Dg" Fgygt o kpgf
9	Roads, Inc. of NWF	Vq"Dg" Fgygt o kpgf
10	Southern Disaster Recovery	Vq"Dg" Fgygt o kpgf
	TFR Enterprises, Inc.	Vq"Dg" Fgygt o kpgf

