



**BOARD OF COUNTY COMMISSIONERS  
MEETING AGENDA**

June 23, 2026

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

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**INVOCATION**

Commissioner Compere

**PLEDGE**

Timothy Gesell, US Navy (Ret.)

**CALL TO ORDER**

**ROLL CALL**

**PET ADOPTIONS**

**SPECIAL STAFF RECOGNITION**

Charlie Latham Retirement Recognition (A. Scott)

**PROCLAMATIONS/RESOLUTIONS**

1. Fourth of July: Celebrating 250 years of the United States of America
2. Recognition of Clay County State Champion athletes (Cheer, Weightlifting, Wrestling, and Track)

**DECLARATIONS/RECOGNITIONS**

3. National Mosquito Control Awareness Week (June 21-27, 2026)  
Commissioners will recognize the Clay County Mosquito Control Program with a certificate in honor of National Mosquito Control Awareness Week.

**PRESENTATIONS**

Resilient Florida Adaptation Plan (P. Burger)

**CONSTITUTIONAL OFFICERS**

**APPROVAL OF MINUTES**

4. Board of County Commissioners Budget Workshop Meeting Minutes June 9, 2026.
5. Board of County Commissioners Meeting Minutes, June 9, 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. 25/26-087, EMS Medical Supplies (J. Loos)

Approval to post Notice of Intent to Award Bid No. 25/26-087, EMS Medical Supplies, as a multiple-award contract to the bidders listed below:

1. Bound Tree Medical, LLC
2. Drake Pharmacy Solutions LLC
3. Hamilton Medical, Inc.
4. Henry Schein, Inc.
5. Life-Assist, Inc.
6. McKesson Medical-Surgical Government Solutions, LLC
7. MEQU Warmer Systems Corporation
8. Revelation Wholesale, LLC
9. Stryker Sales, LLC through its Medical Division
10. Technicuff Corp.

Purchases shall be made on an as-needed basis in accordance with the unit costs received. Approval of award will be effective after the 72-hour protest period has expired.

#### **Funding Source:**

Fire Control MSTU Fund - Fire Control MSTU - Operating Supplies & General Fund - Rescue Services - Operating Supplies

#### 8. Bid No. 25/26-073, Mobile Trailers for Firefighter Gear Storage (J. Loos)

Approval to post Notice of Intent to Award Bid No. Bid No. 25/26-073, Mobile Trailers for Firefighter Gear Storage Project to Fly'n Bryan Trailer Sales, DBA FB Trailers in the total amount of \$75,196.00, inclusive of

the Base Bid (\$19,999.00) and Alternate Bid #1 (\$55,197.00). Mobile Trailers will be ordered on an as-needed basis. Approval of award will be effective after the 72-hour protest period was expired.

**Funding Source:**

General Fund - Rescue Services - Fire Rescue Storage Sheds - Machinery and Equipment

**DISCUSSION/UPDATES**

9. Discussion of amendment to the Clay County Home Rule Charter, Section 2.3: Executive Branch, to eliminate or modify Subsection D. Commission Auditor

**OLD BUSINESS**

10. Appointment of Canvassing Board Members for 2026 Primary Election (C. Grimm)

**NEW BUSINESS**

11. Presentation of Report to the Clay County Board of County Commissioners from the 2025-2026 Clay County Charter Review Commission and proposed Resolution acknowledging receipt of report approved by the 2025-26 Charter Review Commission including one proposed amendment to the Clay County Home Rule Charter, calling a special election, directing placement of referendum for the proposed amendment on the ballot, and providing for publication of notice of the referendum as required under Section 100.342, Florida Statutes (C. Connor, Chair of 2025-26 CRC)
12. Discussion of Appointment to the Green Cove Springs Community Redevelopment Agency.

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

13. Public Hearing to consider PUD 25-0009. (District 5, 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).

This item was continued to the July 7, 2026 Planning Commission Meeting.

14. Final Public Hearing to consider COMP 26-0007, PUD 26-0003 and ZON 26-0010. (District 1, Comm. Sgromolo) (B. Carson)  
A. COMP 26-0007  
This application is a FLUM Amendment to change .50 acres from

Commercial (COM) to Urban Core-10 (UC-10)

B. PUD 26-0003

This application is an amendment to remove .50 acres from the Planned Commercial Development District (PCD)

C. ZON 26-0010

This application is a Rezoning to change .50 acres from Planned Commercial Development District (PCD) to Agricultural/Residential District (AR).

15. Final Public Hearing to consider adoption of COMP 26-0005 and ZON 26-0007.(District 1, Sgromolo)(D. Selig)

A. COMP 26-0005

This application is a FLUM amendment to change 2.19 acres from Urban Core 10 (UC-10) to Commercial (COM).

B. ZON 26-0007

This application is a Rezoning to change from Agricultural Residential (AR) to Heavy Business District (BB-4).

16. Final Public Hearing to consider adoption of COMP 26-0006. (District 4, Comm. Condon)(D. Selig)

This application is a FLUM amendment to reconfigure 27.96 acres from Branan Field Community Center (BF-CC), Branan Field Rural Suburbs (BF-RS), and Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC), Branan Field Primary Conservation Network (BF-PCN) and Branan Field Rural Suburbs (BF-RS).

17. Final Public Hearing to consider adoption of an Ordinance Imposing a Temporary Moratorium on the Acceptance, Review or Approval of Applications for Land Use Amendments to the Clay County 2045 Comprehensive Plan related to Data Center Facilities in unincorporated Clay County (C. Grimm)

## **LETTERS OF DOCUMENTATION**

18. Bid Opening Tabulations (K Smith)

Bid Opening Tabulation for June 12, 2026:

A. Bid No. 25/26-066, Storm Damage Berm Repairs at Clay County Outdoor Adventure Park

Bid Opening Tabulation for June 16, 2026:

A. RFP No. 25/26-085, Public Private Partnership (P3) to Design, Build and Finance a Public Safety Complex in Clay County

19. 2025-2026 Charter Review Commission Meeting Minutes May 18, 2026

## **PUBLIC COMMENTS**

**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, June 23 4:00 PM

TO:                   DATE:

FROM:

SUBJECT:

AGENDA  
ITEM  
TYPE:

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REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	6/17/2026 - 3:49 PM	Item Pushed to Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Clay County  
Board of County  
Commissioners

DATE:

FROM:

SUBJECT:

AGENDA ITEM  
TYPE:

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REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	6/17/2026 - 3:50 PM	Item Pushed to Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County  
Commissioners

DATE:

FROM: Aubrey Scott,  
Human Resources  
Manager

SUBJECT:

AGENDA ITEM  
TYPE:

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REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	6/17/2026 - 3:50 PM	Item Pushed to Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO:                   DATE:

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ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ 2026 America 250 Proclamation	Cover Memo	6/17/2026	2026_America_250_Proclamation.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Communications	Streeper, Lisa	Approved	6/17/2026 - 3:50 PM	Item Pushed to Agenda

**WHEREAS**, 2026 marks the 250th anniversary of the United States of America, commemorating the signing of the Declaration of Independence and the birth of a nation founded on the enduring principles of liberty, self-government, and the rule of law; and

**WHEREAS**, the movement toward American independence began with the convening of the First Continental Congress and the adoption of the Declaration and Resolves on October 14, 1774, affirming the colonies’ fundamental rights, including life, liberty, property, local self-government, trial by jury, and representation in taxation; and

**WHEREAS**, established in 1858 and named for American statesman Henry Clay, Clay County has grown from a collection of small settlements including Green Cove Springs, Fleming Island, Orange Park, Keystone Heights, Penney Farms, and Middleburg, into a vibrant and diverse county whose residents have preserved its rich heritage and natural beauty along the St. Johns River and Black Creek, while contributing to its continued growth and prosperity; and

**WHEREAS**, the 250th anniversary of the United States provides the residents of Clay County an opportunity to reflect upon our nation’s founding principles, celebrate our shared heritage, honor those who have served, and inspire future generations to uphold the ideals upon which our nation was founded; and

**WHEREAS**, the National Society Daughters of the American Revolution (DAR), founded in 1890 by descendants of American Revolution Patriots, is commemorating the 250th anniversary of the United States by “Illuminating Our Legacy,” honoring the sacrifices for independence and celebrating the nation’s history, diversity of experience, and enduring values of liberty and democracy.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of County Commissioners of Clay County, Florida, hereby recognizes and celebrates the 250th Anniversary of the United States of America and encourages all residents to honor our nation’s history, the veterans, and public servants who support our democracy, and to participate in observances honoring our nation’s founding, while celebrating the history and contributions of Clay County and its citizens.

**BE IT FURTHER RESOLVED**, that this proclamation is presented to the Sophia Fleming Chapter, National Society Daughters of the American Revolution, in recognition of the commitment to honoring America’s past and inspiring its future.

**DULY ADOPTED** by the Board of County Commissioners, Clay County, Florida, this 23rd day of June 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, June 23 4:00 PM

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ATTACHMENTS:

Description	Type	Upload Date	File Name
2026 Clay County State Champion athletes proclamation	Cover Memo	6/17/2026	2026_Clay_County_State_Champion_athletes_proclamation.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Communications	Streeper, Lisa	Approved	6/17/2026 - 4:00 PM	Item Pushed to Agenda

**WHEREAS**, Clay County student-athletes and athletic programs demonstrated exceptional dedication, discipline, and competitive excellence during the 2025-2026 school year, earning state championships, setting records, and bringing distinction to their schools and community; and

**WHEREAS**, the Keystone Heights High School Boys Weightlifting Team, led by Coach Leavy Alvarez, captured both the FHSAA 1A Traditional and Olympic State Championship titles, with individual State Champions Elijah Mize, Colton Hollingsworth, and Kyle Perkins contributing to a historic team achievement; and

**WHEREAS**, the Clay High School Competitive Cheer Team, led by Coach Lori Davis, earned the FHSAA 1A Small Coed State Championship, securing its third consecutive state title and continuing a legacy defined by teamwork, discipline, and excellence; and

**WHEREAS**, Oakleaf High School's Kailani Barrientos won the Girls IBT Wrestling State Championship in the 135-pound weight class, completing a 22–1 season, while fellow Oakleaf athlete Noah Shevchok became a three-time FHSAA State Champion, winning the 3A 169-pound title in both Traditional and Olympic weightlifting, while tying the FHSAA snatch record and breaking a 23-year-old Traditional total record; and

**WHEREAS**, Ridgeview High School's Jazmin Caraballo earned FHSAA 2A State Championships in both the Traditional and Olympic weightlifting divisions, and Fleming Island High School's Kathryn Ward captured the FHSAA 2A Olympic State Championship and Traditional State Runner-Up honors; and

**WHEREAS**, Fleming Island High School's Mikayla Shavers defended her FHSAA Class 3A triple jump state title with a new Florida state record of 42 feet, 11.5 inches—the longest in the country this year—also earning State Runner-Up in the long jump, bringing distinction to her school, community, and the sport of track and field.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of County Commissioners of Clay County, Florida, hereby commends these outstanding student-athletes, coaches, and families for their remarkable accomplishments and congratulates them on an extraordinary 2026 athletic season that brought pride and recognition to Clay County.

**DULY ADOPTED** by the Board of County Commissioners, Clay County, Florida, this 23rd day of June 2026.

**ATTEST:**

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

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

\_\_\_\_\_  
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, June 23 4:00 PM

TO:

DATE:

FROM:

SUBJECT:

Commissioners will recognize the Clay County Mosquito Control Program with a certificate in honor of National Mosquito Control Awareness Week.

AGENDA ITEM TYPE:

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REVIEWERS:

Department	Reviewer	Action	Date	Comments
Communications	Streeper, Lisa	Approved	6/17/2026 - 4:00 PM	Item Pushed to Agenda



Agenda Item  
Clay County Board of County Commissioners

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Tuesday, June 23 4:00 PM

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SUBJECT:

AGENDA  
ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
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REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	6/17/2026 - 4:01 PM	Item Pushed to Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

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SUBJECT:

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ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of County Commissioners			
□ Budget Workshop Meeting Minutes June 9, 2026	Backup Material	6/18/2026	Board_of_County_Commissioners_Budget_Workshop_Meeting_Minutes_June_9_2026.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	6/17/2026 - 4:01 PM	Item Pushed to Agenda



# BOARD OF COUNTY COMMISSIONERS BUDGET WORKSHOP MEETING MINUTES

June 9, 2026  
Administration Building,  
4th Floor, BCC Meeting Room,  
477 Houston Street,  
Green Cove Springs, FL 32043  
9:00 AM

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## **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 9:00 am.

## **PUBLIC COMMENTS**

Chairman Kristen Burke opened the floor for public comment at 9:01 am.

Hearing no comments, Chairman Kristen Burke closed public comment at 9:01 am.

## **NEW BUSINESS**

### 1. Legislative Wrap Up

*Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-video-and-video-archive-/BCC Workshop/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-video-and-video-archive-/BCC%20Workshop/June%209,%202026), beginning at 1:01 and ending at 3:04. Below is a summary of the discussion.*

Troy Nagle, Assistant County Manager, presented a PowerPoint presentation to begin the budget workshop discussion. See Presentation Attached to the Agenda - Funded Appropriation Requests.

### **Agenda Items for Discussion:**

- Funded Appropriation Requests
- Legislative Wrap-Up/Governors Proposal
- Budget Basis
- Reserves
- Ad Valorem Supported Fund Overview
- Budget Priorities/Board Direction
- Upcoming Meetings

There were comments, questions and discussions during this portion of the presentation regarding the timeline for the governors signature for the funded appropriations.

## 2. Fund Details

*Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-video-and-vdieo-archive-/BCC Workshop/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-video-and-vdieo-archive-/BCC%20Workshop/June%209,%202026), beginning at 3:05 and ending at 1:02:25. Below is a summary of the discussion.*

Troy Nagle, Assistant County Manager, moved on in the presentation to provide details and information for the fund details. See Presentation Attached to the Agenda - Governor's Proposal: FY27/28 Year One \$150K Exemption. Mr. Nagle noted that Tracy Drake, Clay County Property Appraiser, was in attendance to offer information and answer questions.

There were questions and discussions regarding percentage in county services, funding loss if the legislation passes for year one and two, percentage for increase in property value, change in percentage commercial vs. residential, percentage of homes that are homestead in Clay County, effects/impact of the proposed tax reform, changes for homestead vs. non-homestead, ways to generate revenue (alternate sources), clarification that all fifty states have some version of property taxes, increase in property tax for commercial/renters, protection/funding for public safety, state trust fund, funding for the budget, process/procedure for assessing homes value, clarification of capital improvement, restricted vs. unrestricted funding, use of impact fees, Clay County is 60 out of 67 counties per capita, percentage for Public Safety of the \$300M, discretionary funds, conservation land assessment, cap on homestead and commercial property, save our homes cap, language for requirement that the BoCC funds constitutionals and levy of millage rate and adopting the rollback rate, clarification of bill - CS/SB 4-F, maintaining the millage rate, and the next budget meeting - July 23, 2026.

MJ Rood, Budget Manager, moved on with the presentation to provide details on this year's budget. See Presentation Attached to the Agenda - Budget Basis.

The Board and staff continued discussions to clarify the 3% factored for personnel, COLA, medical cost increase, premium costs, maintaining employees, increase for CCFR/Law Enforcement at the State level,

## 3. Reserves

*Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-video-and-video-archive/BCC Workshop/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-video-and-video-archive/BCC%20Workshop/June%209,%202026), beginning at 1:02:26 and ending at 2:21:44. Below is a summary of the discussion.*

MJ Rood, Budget Manager, continued the presentation to provide details and information for the reserves. See Presentation Attached to the Agenda - Reserves.

Clay County Property Appraiser Tracy Drake, Clay County Supervisor of Elections Chris Chambless, and Clay County Clerk of Court and Comptroller Tara S. Green were in attendance to provide information and answer questions from the Board.

There were questions and discussions regarding the dollar amount that makes up the 16.7% (\$23M), clarification for the Constitutionals budgets differences year to year (CCPA - CCSOE - CCCOCC) as seen on page 10, software licensing for the Supervisor of Elections, use of court fees, distribution of funding for the Clerk of Court and Comptroller, change in Comptroller duties, state funding to support the change - (no), budget for additional judges, increases across departments to support the Judges, clarification for Clerk technology funding, resurfacing budget (CIP), proposed legislation regarding vehicles that pay no fuel tax, self funded - Unincorporated MSTU vs general fund transfer, clarification for the \$7M transfer, difference in budget adopted and amended in 25/26, collection rate, and ad valorem due date.

Sheriff Michelle Cook, CCSO, continued in the presentation to provide information to clarify the budget for CCSO. See Presentation Attached to the Agenda - Page 15.

The Board and Sheriff Cook had discussions regarding what is covered in the \$11.5 M budget for CCSO other than personnel, percentage/number of employment - 930 Total - minus 52-54 because of the schools - 880 slightly less than half are sworn - 400 Sworn Officers, other support, and state mandated positions, funding for school officers (School District) and funding for officers in the Court House, staffing standards, costs to hire officers, extra millage funding for schools, funding for municipality police departments, importance of public safety, other people around the state voting on what happens in Clay County, impact of the tax reform on the county and funding.

Ms. Rood moved on in the presentation to provide details and information for the General Fund. See Presentation Attached to the Agenda - General Fund Transfers Overview.

Additional questions and discussion were had regarding the deficit, submitted budget request within the county services, line by line review of the budget, finding ways to adjust the budget, holding/freezing 35 positions, areas to make change/adjusts, future legislation that could effect alternate revenue sources, phase in if there is a tax reform, budget direction and initiatives - Challenger MSTU, 911 fund, need for PSAPs, definition for POC - Personnel Operating Capital and PSAP - Public Service Answering Point, reiteration of the next budget workshop - July 23, 2026, at 9:00 am, conversations had by the Property Appraisers with the four

municipalities, the most effected municipality effected in the State of Florida - Keystone Heights, assessment of unincorporated areas, and replacement of fees if the municipalities disband.

## **COMMISSIONERS' COMMENTS**

*Commissioners can be seen at [www.claycountygov.com/government/clay-county-tv-video-and-video-archive-/BCC Workshop/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-video-and-video-archive-/BCC%20Workshop/June%209,%202026), beginning at 2:21:45 and ending at 2:38:24. Below is a summary of the discussion.*

Commissioner Jim Renninger noted that all areas of the budget need to be reviewed, including what cuts can be made; it is and will be a monumental task.

Commissioner Alexandra Compere thanked all the Constitutional Officers who were in attendance, and provided insight and expressed her appreciation to county staff. Commissioner Compere noted that we are a representative Government, discussed her approach, requested a copy of the entire budget, and stated that her course of direction would be a reevaluation of the level of service.

Vice-Chairman John Sgromolo expressed that he would like to see information on the numbers for doing personnel at a flat rate at no increase and the rate of inflation, review of software licensing, and spoke about areas to scale back or consolidate departments, mentioned the changes that are needed in the future, and the duty of the BoCC.

Commissioner Betsy Condon spoke about areas that stand out for her review of specific areas - software contracts, office supplies, combining departments, etc. Commissioner Condon mentioned the dire issue for employees, the gravity of the \$50M deficit, agreed with looking at things differently than before, and spoke about reviewing every single expenditure and reviewing the budget completely. Commissioner Condon expressed her gratitude for the staff's hard work, the Constitutional Officers' attendance, and the supportive messages she has received.

Chairman Kristen Burke touched on the difficulty of seeing the effects of potential changes and the need to educate the community. Chairman Burke mentioned areas that are sometimes not thought about, and growing accustomed to certain quality-of-life things. Chairman Burke noted areas of concern - software licensing costs, the effect of statewide voters on Clay County, and the importance of public safety. The goal of the Commission is to do the right thing.

Hearing no further business, Chairman Kristen Burke adjourned the meeting at 11:39 am.

Attest:

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

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Chairman or Vice-Chairman



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

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ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of County Commissioners Meeting Minutes, June 9, 2026.	Backup Material	6/17/2026	Board_of_County_Commissioners_Meeting_Minutes_June_9__2026.ADA_aw.pdf
Attachment "A" Pet Adoptions	Backup Material	6/17/2026	Attachment_A_Pet_Adoptions.ADA_aw.pdf
Attachment "B" KH CRA Presentation	Backup Material	6/17/2026	Attachment_B_KH_CRA_Presentation.ADA_aw.pdf
Attachment "C" PUD-26-0004	Backup Material	6/17/2026	Attachment_C_PUD-26-0004.ADA_aw.pdf
Attachment "D" COMP-26-0012	Backup Material	6/17/2026	Attachment_D_COMP-26-0012.ADA_aw.pdf
Attachment "E" Data Center Info from Symposium.E	Backup Material	6/17/2026	Attachment_E_Data_Center_Info_from_Symposium.ADA_aw.pdf
Attachment "F" Data Center Info B. Jackson	Backup Material	6/17/2026	Attachment_F_Data_Center_Info_B._Jackson.ADA_aw.pdf
Attachment "G" Data Center	Backup Material	6/17/2026	Attachment_G_Data_Center_Discussion_Pictures_Submitted_in_Public_Hearing.ADA_aw.pdf
Attachment "H" Data Center Info N. Hayden	Backup Material	6/17/2026	Attachment_H_Data_Center_Info_N._Hayden.ADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
BCC	Streeper, Lisa	Approved	6/17/2026 - 4:01 PM	Item Pushed to Agenda



## **BOARD OF COUNTY COMMISSIONERS MEETING MINUTES**

June 9, 2026  
Administration Building,  
4th Floor, BCC Meeting Room,  
477 Houston Street,  
Green Cove Springs, FL 32043  
4:00 PM

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### **INVOCATION**

Vice-Chairman John Sgromolo gave the Invocation.

### **PLEDGE**

Retired US Army Major Brian Thomas led the Pledge of Allegiance.

Chairman Kristen Burke said Major Brian Thomas served nearly 28 years in the United States Army, with assignments throughout the United States and overseas, before he retired in 2023. A highly decorated veteran, his distinguished career was recognized with multiple meritorious service medals, joint and interservice commendations, and numerous awards for leadership, achievement, and operational service. Major Thomas joined the military after high school, seeking direction and purpose, and built a career dedicated to service. He learned that work ethic and integrity matter more than titles, and that his greatest memories are of the people he served alongside—working together as a team to accomplish the mission. Major Thomas is a Fleming Island resident and serves as Chief of Training and Exercises and Deputy Emergency Manager for Clay County Emergency Management, and also volunteers with Operation New Uniform, the Tim Tebow Foundation, and local High School Athletics.

Major Thomas thanked the Board for the invitation to lead the Pledge of Allegiance.

### **CALL TO ORDER**

Chairman Kristen Burke called the meeting to order at 4:02 pm.

### **ROLL CALL**

**Present:** Commissioner District 5 Dr. Kristen T. Burke, Chairman  
Commissioner District 1 John Sgromolo, Vice-Chairman  
Commissioner District 2 Alexandra Compere  
Commissioner District 3 Jim Renninger  
Commissioner District 4 Betsy Condon

**Absent:** None

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

## **PET ADOPTIONS**

Teresa Capo, executive Assistant, presented a PowerPoint presentation to provide details and information for the pets available for adoption: Orion (cat), Stotey (dog), Oyster (cat), Addie (dog). Ready to meet your new best friend and see who is available - visit our website to meet our adorable crew looking for their fur-ever home at [clayadoptions@claycountygov.com](mailto:clayadoptions@claycountygov.com), or call (904) 269-6342. Pictured is Sheldon (kitten) who is in need of a foster home. 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.

## **SPECIAL STAFF RECOGNITION**

Recognition of Vallencourt Construction for their support during the Railroad Fire (CCFR, CCSO, Forestry, EM)

*Special Recognition can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 7:50 and ending at 16:18. Below is a summary of the discussion.*

Chairman Kristen Burke said we have a recognition today to thank one of the local businesses and our community. During our recent large forest fire in the southeastern part of our county, Vallencourt Construction graciously allowed responders to set up a command post on its property and stay there around the clock while crews fought the more than 4,000-acre fire, called the Railroad Fire. We are honored to present Vallencourt Construction with a certificate of appreciation in recognition of their exceptional partnership and support. We would also like to recognize and thank National Training, Inc., Decoy Baptist Church, and Shiloh Baptist Church for their generous contributions during the fire response and to express our sincere gratitude to our community for the incredible outpouring of support. The donations of water, sports drinks, ready-to-eat snacks, and hot meals were greatly appreciated by our responders working long hours in difficult conditions. We also want to thank our county's students and community members who took the time to send cards and messages of support that lifted the spirits of firefighters and emergency responders.

### **Present for the Recognition:**

#### **Vallencourt Construction:**

- Daniel Vallencourt - Chief Executive Officer
- Cameron Mclemone - Night Operations Manager

- Johnny Jackson - Grease Truck Driver
- Alexander Flaherty - Hazmat CDL Driver

**CCSO:**

- Sheriff Michelle Cook
- Lieutenant Zach Cox

**Florida Forest Service:**

- Mike Work - Operations Administrator
- Howard Spencer - Clay Forest Area Supervisor

**CCFR:**

- Chief Lorin Mock
- Chief David Motes

**Clay County Emergency Management:**

- Director Tim Devin
- Chief Randy White - Chief of Planning
- Brian Thomas - Chief of Training and Exercises
- Kayla Futch - Planner

Mr. Vallencourt thanked the Board for the recognition, the Sheriff's Office, CCFR, and Forestry, for all they do, and expressed his gratitude to Mr. Mclemone, Jackson, and Flaherty for all their hard work and efforts during the fire.

Sheriff Cook spoke about the event, watching all the agencies come together, and expressed gratitude for all their efforts, including the partnership with Vallencourt. Sheriff Cook also thanked Mr. Vallencourt for his constant support.

Chief Mock also thanked CCSO, Emergency Management, and Florida Forestry, as well as Vallencourt, for their partnership and support for CCFR during the fires.

Chief Motes thanked the community for their donations and presented everyone in attendance with a token of appreciation.

Mr. Work, Florida Forestry Service Operations Administrator, introduced the new Clay County Forest Area Supervisor, Mr. Spencer.

Mr. Spencer introduced himself and expressed his gratitude for the opportunity to work and serve Clay County.

**PROCLAMATIONS/RESOLUTIONS**

1. Solid Waste Workers Week (June 15-20, 2026)

*Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 16:19 and ending at 21:25. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke said that Solid Waste Workers Week is June 15-20, 2026, and provides an opportunity to recognize the dedicated professionals in the solid waste industry whose work protects public health, supports environmental sustainability, and helps keep our community clean and safe. We are pleased to have some local solid waste professionals here today from Clay County Environmental Services, FCC Environmental Services, and Waste Management, Inc.

**Present for the Proclamation:**

**Environmental Services:**

- Milton Towns - Director of Environmental Services
- Dayton Crawford - Environmental Services Coordinator
- Candice Morris - Support Specialist

**FCC:**

- Andy Barker - General Manager
- Lori Bliet - Dispatcher
- Dysshell Mitchell - Lead Driver

**Waste Management:**

- Greg Huntington - Senior Account Executive
- Michael Boatwright - Senior Operations Manager

Commissioner Jim Renninger read the Proclamation for Solid Waste Workers Week - June 15-20, 2026.

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

Mr. Huntington recognized FCC for the services provided and expressed his gratitude for their efforts, and thanked the Board for the Proclamation.

Mr. Barker spoke about the honor it is to serve Clay County and thanked the Board for the Proclamation.

**2. Penney Retirement Community Centennial (June 22, 2026)**

*Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 21:59 and ending at 29:05. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke noted that 2026 marks a Century of Service - Faith - and

Purposeful Living in Penney Retirement Community in Penney Farms, Florida.

**Present for the Proclamation:**

- Teresa Scott - President/CEO - Penney Retirement Community
- Weston Hyde - Moderator - Penney Memorial Church
- Judge McWhorter - President - Association of Penney Farms Community Residents
- Roger Vernon - Chief Nursing and Operating Officer
- Wayne Boone - New Construction and Renovations Director
- Jamie Standley - Nursing Home Administrator
- Adam Carter - VP Financial Controller
- Heidi Forsythe - Marketing Director
- Renee DiPatri - Executive Assistant/Corporate Secretary
- Nancy Keating - Board of Directors - Penney Retirement Community
- Elaine McWhorter - Resident
- Harlan Hutchins - Resident
- Richard Brinker - Resident
- Stacy Hutchins - Resident
- Richard Knoff - Board of Directors
- Commissioner Jim Renninger - Chair of the Board of Directors

Commissioner Alexandra Compere read the Proclamation for Penney Retirement Community Centennial - June 22, 2026.

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

Ms. Scott thanked the Board for the recognition and Proclamation and expressed her gratitude for the partnership with the county, other non-profit organizations, CCSO, and CCFR. Ms. Scott also spoke about the hours of volunteer service at Penney Retirement Community.

Commissioner Renninger recognized those in attendance, as mentioned above, and thanked them for their efforts on the CART project, which allows those who are walking-impaired. Commissioner Renninger also mentioned that Penney Retirement Community received the Governor's Gold Seal for Excellence in Health Care - longer than any other nursing home in the State of Florida for over 26 years.

Judge McWhorter spoke about celebrating the PRC centennial and the 250th anniversary of our country.

### 3. Recognition of St. Johns Country Day School Spartans Baseball Team

*Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-andvideo-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-andvideo-archive/BCC%20Agenda/June%209,%202026), beginning at 29:30 and ending at 35:00. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke said we are pleased to recognize the St. John's Country Day

School Spartans baseball team for their historic FHSAA Class 1A State Championship that ended with an impressive 26-8 record and a State Championship Title.

**Present for the Proclamation:**

**Spartans Baseball Team:**

- Tom Lucas - Head Coach
- Matt Carter - Assistant Coach
- Silas Magdalein
- Aiden Flaschen
- Mason Jones
- Hudson Dantzler
- Preston Cole
- Devon Hebner
- Gavin Coffey
- Jaden Hendrix
- Madden Williams
- Ethan Bissell
- Erik Williams
- Hunter Rodgers
- Brayden Harris
- Kaeson Johns
- Chandler Dantzler
- Jonas Wells
- Mason Schnell
- Evan Sproull
- Hudson Doran
- Brooks Mackey
- Thomas Dolan

Before reading the Proclamation, Vice-Chairman John Sgromolo recognized the team as an amazing group of young men who will do tremendous things on their journey in life and noted their historic season.

Vice-Chairman Sgromolo read the Proclamation for the recognition of the St. John's Country Day Spartans Baseball Team.

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

Coach Lucas thanked the Board for the recognition, spoke about the honor of representing Clay County, recognized the team for their efforts, and highlighted Senior Captain Hunter Rogers and Brayden Harris.

4. Hurricane Preparedness Month (June 2026)

*Item Four (4) can be seen at [www.claycountygov.com/government/clay-county-tv-](http://www.claycountygov.com/government/clay-county-tv-)*

*and-video-archive/BCC Agenda/June 9, 2026, beginning at 35:35 and ending at 40:27. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke said Hurrian Preparedness Month serves as an important reminder that preparedness saves lives.

**Present for the Proclamation:**

- Tim Devin - Director of Emergency Management
- Chief David Motes - CCFR
- Brian Thomas - Chief of Training and Exercises - CCEM
- Chief Randy White - Chief of Planning - CCEM
- Kayla Futch - Planner - CCEM

Commissioner Betsy Condon read the Proclamation for Hurricane Preparedness Month - June 2026.

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

Commissioner Condon mentioned a fake AI-generated post about storms. To ensure you are getting the right info, sign up at [alertclaycounty.com](http://alertclaycounty.com), follow Clay County Emergency Management, or CCFR.

Director Devin spoke about the efforts required of all the agencies and county employees to come together during a hurricane response, recognized the EM staff mentioned above, and thanked the Board for the Proclamation.

**PRESENTATIONS**

**Hurricane Preparedness Brief (T. Devin)**

*Hurricane Brief can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 41:12 and ending at 47:31. Below is a summary of the discussion.*

Tim Devin, Director of Emergency Management, addressed the Board to provide details and information for the Hurricane Preparedness Brief.

There were questions and discussions regarding forecasting atmospheric conditions, anticipated FEMA impacts, and preparedness for earthquakes.

**Keystone Heights Community Redevelopment Agency Update (J. Booth)**

*Keystone Heights CRA can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 47:33 and ending at 1:00:23. Below is a summary of the discussion.*

James Booth, City Manager of Keystone Heights, presented a PowerPoint presentation to provide details and information regarding the KH CRA update. See Attachment B.

Topics Discussed:

- CRA History
- Completed Wastewater Treatment Plant
- Completed Sewer and water Mains
- Completed Parking Improvements
- Completed Rails to Trails Trailhead
- Completed Facade Grants
- Completed Property Acquisition/Demo
- Completed Historic Keystone Beach Mural
- Completed Alleyway Improvements
- Completed Tennis Court Rebuild
- Current CRA Plan and Projects
- Streetscapes and Parking Improvements
- Park Improvements
- Economic Development
- Infrastructure and Facilities

There were questions and discussions regarding the approximate mix of commercial and residential properties within the CRA boundary, funding sources, and the cost of the turning lane.

## **CONSTITUTIONAL OFFICERS**

There were no Constitutional Officer comments.

## **APPROVAL OF MINUTES**

5. Board of County Commissioners Meeting Minutes, May 26, 2026.

Commissioner Jim Renninger made a motion for approval of the May 26, 2026, BoCC Meeting minutes, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

## **PUBLIC COMMENTS**

*Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 2:40:02 and ending at 2:47:44. Below is a summary of the discussion.*

Chairman Kristen Burke opened the floor for public comment at 6:41 pm.

Trevor Waters, 2380 Southeast 30th Street, Melrose, Florida, spoke on behalf of the Keystone Heights Youth Soccer Club and addressed the Board to express his support for the renewal of the lease with Clay County.

Michael Beattie, 1907 Open Woods Road, Middleburg, Florida, and Treasurer of the Middleburg Athletic Association, addressed the Board to express his support for the renewal of the lease with Clay County.

Dr. Ragu Murthy, 15496 Max Leggett Parkway, Jacksonville, Florida, Founder and Chief Medical Officer of Well and You, addressed the Board to provide information about Well and You, a multi-specialty medical group serving Northeast Florida, and spoke about services that are provided and additional improvements and expansions that are to come.

Hearing no other comments, Chairman Kristen Burke closed public comment at 6:48 pm.

## **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. RFQ No. 25/26-016, Construction Engineering and Inspection Services for SUN Trail (J. Loos)

Review and approval of Staff's ranking of the submittals received for RFQ No. 25/26-016, Construction Engineering and Inspection (CEI) Services for SUN Trail. The top ranked firm will be selected, and staff will begin negotiations with that Firm.

1. Eisman & Russo, Inc. - 85.30
2. KCI Technologies, Inc. - 84.00
3. England-Thims & Miller, Inc. - 82.63
4. CDM Smith, Inc. - 79.50
5. Carnahan Proctor and Cross, Inc. - 76.75
6. CSI Geo, Inc. - 75.00
7. Half Associates, Inc. - 74.00
8. Infrastructure Consulting & Engineering, LLC - 73.83

A committee consisting of the Engineering Director, Grants Compliance

Manager and Construction Engineer Inspector II. performed the evaluation and ranking of the responses received. If desired, the Board may request presentations from the Consultants.

Approval of award will be effective after the 72-hour protest period has expired.

**Funding Source:** Capital Improvement Plan (CIP) Projects Fund - All Grants Organization - SUNTrail Long Bay - Old Jennings to Live Oak Lane - Infrastructure

8. Agreement for Mosquito Control Services with Vector Disease Control International (VDCI) (A. Wallau)

Approval of the agreement for Mosquito Control Services with Vector Disease Control International (VDCI), a Rentokil North America Company, beginning July 1, 2026 for a period of three (3) years with option to renew for two (2) additional one-year terms. Cost of routine service is \$25,571.00 per month, less \$1,800.00 for the use of County facilities. The costs for as-needed services are detailed in the price table attached.

Funding Source:

General Fund - Mosquito Control - Professional Services

9. Agreements for Continuing Professional Services (R. Smith)

Approval of the Continuing Professional Services Agreements with the Firms listed below on an as-needed basis for categories (1) General Civil Engineering Services; (2) Environmental Services; (3) Transportation Planning and Traffic Engineering Services; (4) Planning and Study Services; (5) Landscape Architectural Services (6) Structural Civil Engineering Services; (8) Geotechnical Services.

1. Alpha Envirotech Consulting, Inc. (Cat. 2)
2. Baxter & Woodman, Inc. (Cat. 4)
3. CPH Consulting, LLC (Cat. 1, 3, 5)
4. ECS Florida, LLC (Cat. 8)
5. England-Thims & Miller, Inc. (Cat. 1, 3, 5)
6. GAI Consultants, Inc. (Cat. 1, 2, 3, 4, 5, 6)
7. Jones Edmunds & Associates, Inc. (Cat. 1)
8. Kimley-Horn and Associates, Inc. (Cat. 1, 2, 3, 4, 5, 6)
9. UES Professional Solutions, LLC (Cat. 8)
10. WGI, Inc. (Cat. 1, 2, 3, 4, 5, 6)

The Agreements are for a term of twenty-four (24) months, with the County reserving the right and option to extend the Contract(s) for an

additional two (2) periods of twelve (12) months each. Specific categories of services along with corresponding hourly rates are attached to the agreements.

Funding Sources:

Various

10. Athletic Association Park Lease Agreements and Resolutions (J. Pierce)

A) Approval of Lease Agreements for an initial three-year lease term, with renewal options as set forth in the Lease Agreements, with the following Athletic Associations for designated County parks:

1. Fleming Island Athletic Association, Inc. – Lease of Paul C. Armstrong Community Park

2. Fleming Island Athletic Association, Inc. – Sublease of Neptune Park

3. Green Cove Springs Baseball/Softball Association, Inc. – Lease of Carl Pugh Community Park

4. Keystone Heights Sports Association, Inc. – Lease of Little Rain Lake Park

5. Keystone Youth Soccer Club, Inc. – Lease of Twin Lakes Community Park

6. Middleburg Association of Athletics, Inc. – Lease of Omega Community Park

7. Oakleaf Sports Association, Inc. – Lease of Oakleaf Community Park

B) Approval of the attached authorizing resolutions.

Funding Source:

Revenue

11. First Amendment to Grant Agreement No. 2024/2025-53 with State of Florida, Department of Commerce for the Regional Sports Complex Phase 2 (J. Hysler)

First Amendment to Grant Agreement No. 2024/2025-53 (HL271) with State of Florida, Department of Commerce for the Regional Sports Complex Phase 2, updating the scope of work and extending the term through June 30, 2027. Grant award remains the same (\$500,000.00).

Funding Source/Revenue:

Capital Improvement Plan (CIP) Projects Fund / All Grants Organization / Regional Sports Complex / Sports Complex Phase II / State Grants – Culture and Recreation

12. Presentation of Annual Assessment Rate Resolution establishing the rate of assessment for graded road maintenance of properties within the Hidden Waters Roads MSBU for FY 2026-27 (C. Grimm)

13. Presentation of Annual Assessment Rate Resolution establishing the rate

of assessment for graded road maintenance of properties within the Oak Forest Roads MSBU for FY 2026-27 (C. Grimm)

14. Presentation of Annual Assessment Rate Resolution establishing the rate of assessment for graded road maintenance of properties within the Blue Jay Drive Roads MSBU for FY 2026-27 (C. Grimm)
15. Presentation of Certificate to 2026 Non-Ad Valorem Assessment Roll for Black Creek Hills Water System MSBU (C. Grimm)
16. Presentation of Annual Assessment Rate Resolution establishing rates of assessments for certain subdivision properties previously included within the Subdivision Roads Maintenance MSBU for FY 2026-27 (C. Grimm/R. Smith)
17. Resolution approving the submittal of a grant application to the Agency For Health Care Administration Rural Health Transformation Program (C. Curington)
18. Request approval for the submission of grant applications to the Federal Emergency Management Agency (FEMA), Staffing For Adequate Fire and Emergency Response (SAFER) Grant Program and Assistance to Fire Fighters Grant (AFG) Grant Programs (C. Curington)

*Consent Agenda can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 2:47:45 and ending at 3:06:25. Below is a summary of the discussion and vote for this agenda item.*

Vice-Chairman John Sgromolo requested item 10 be pulled for discussion.

Commissioner Betsy Condon requested that item 17 be pulled for discussion.

Commissioner Jim Renninger made a motion to approve the Consent Agenda, except items 10 and 17, seconded by Commissioner Alexandra Compere; the motion carried 5-0.

Vice-Chairman Sgromolo noted that item 10 concerns the Athletic Association Park Lease Agreement and Resolutions, commended Mr. Pierce, Parks and Rec staff, and all those involved for providing valuable services to our youth, and thanked them all for their hard work. Vice-Chairman Sgromolo spoke about the possible effects of the potential legislation regarding ad valorem.

Vice-Chairman John Sgromolo made a motion for approval of item 10, seconded by Commissioner Alexandra Compere, which carried 5-0.

Commissioner Condon expressed her concerns and spoke about the reason she pulled item 17 - Resolution approving the submittal of a grant application to the Agency for Health Care Administration Rural Health Transformation Program, and asked for clarification on the item, specifically what the plans and partners are.

Chris Curington, Grants Manager, addressed the Board to provide the requested information and answer questions.

There were questions and discussions regarding program flexibility, adding partners, requirements, services provided, other partnerships, the health care element, and clarification of the process.

Jairo Herrera, Bureau Chief of the Paramedicine Program, addressed the Board to provide details on the program's structure.

More comments and discussion were held among the Board, Chief Herrera, Ms. Toto of Clay Behavioral, staff and Mr. Voss of Challenge Enterprises to clarify the program's intent and components.

Following all discussion, Commissioner Betsy Condon made a motion for approval of item 17, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

## **DISCUSSION/UPDATES**

### **19. Progress Report on the Bonded Transportation Program and Other Capital Projects (Capital Projects Team)**

*Item Nineteen (19) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:06:27 and ending at 3:41:04. 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 – CR218 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, curbing and median work along the north side of this project. This project is 72% paid out and 101% of time used. An allowance for additional days will be added due to utility conflicts and weather delay days.
- **Projects #2 - CR209 from US17 to Peters Creek Bridge:** The County's team and Superior (SCC) continued their bi-monthly status meetings. SCC completed the first lift of asphalt on all areas west of the railroad tracks. They have also placed the final lift of friction course pavement and pavement markings between the railroad and US 17. Superior continued constructing the clay cut-off wall at Pond 2

while moving clay material from Pond 2 to Pond 3, which is being used for the clay pond liner. This project is on schedule with 74% paid out and 74% of the time spent.

- **Project #3B – CR739B & part of CR209: (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 completed the installation of sod and fencing at pond site 2 located on CR209 while working through punch list items. Substantial Completion was achieved on May 19th. The overall project schedule remains in dispute by both parties. This project is Substantially Complete and 83% paid out. The contractor is working on punch list items towards final completion.
- **Project #5 (CR220):** – SJRWMD provided comments back to the team regarding the permit modification. These comments required additional drawdown analysis to minimize wetland impacts. As a result, the team is modifying the design to add a pond liner to avoid secondary wetland impacts that extend beyond the county right of way.
- **Project #6A (CR315):** – The Army Corp (USACOE) sent a First Time Out letter (FTO) and permit to the team and County Engineer for review. The team reviewed the letter and found discrepancies in the general conditions that reflect the purchased wetland credits. This information was relayed to the USACOE for them to update the permit. Once USACOE updates their permit, it will be re-sent to the team for signature, and the permit will then be issued. Plan sets will be signed and sealed once the permit is received.
- **BTP Projects #3A, #4 and #6B:** All complete.

There were questions and discussions regarding the funding spent to date, contract terms dispute, expected appropriations for CR218 and what can be accomplished with the funding.

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.

Mr. Dendor noted that the current county project list holds 262 projects. Total portfolio in workday - \$216,953,205.00 with \$152,987,773.00 spent as of June 1, 2026.

The Capital Projects Department is managing 86 of the 157 Projects across 13 different departments, accounting for roughly \$102,234,017.00, and the Public Safety Bond, amount spent to date: \$22.3M or 34% of \$65M.

### **Projects Highlighted:**

#### **Fire Stations:**

- 1
- 13
- 15
- 16
- 21
- 15

- 22
- 20
- 24
- Fire Training Facility
- Sleepy Hollow Radio Antenna

Vertical Projects:

- Oakleaf Library
- Building 500
- County Fairgrounds Facilities Repairs
- Omega Park
- Camp Chowenwaw Pool

Engineering Department Update:

- CR220 Bridge Replacement/Four Lane Widening
- Radar Road
- Long Bay @ Old Jennings
- CR220 Resurfacing
- Town Center Boulevard Resurfacing
- Doctors Lake Drive Resurfacing
- Lakeview Street and Hilltop - Dirt Road Paving

FDOT Update:

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

Looking Ahead:

- Rural Dirt Road Paving
- County Road 209 -Riverside Resurfacing

There were questions and discussions regarding noise complaints, responsibility for damaged vehicles, clarification of repairs being done by CSX, update of Eldridge Road, configuration of lanes near RaceTrac (US17 near Black Creek Bridge), timeline for completion of Project 2, and placement of equipment on private property.

20. Active & Upcoming Formal Solicitations (J. Loos)

*Item Twenty (20) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:41:07 and ending at*

3:45:54. *Below is a summary of the discussion.*

Jessica Loos, Senior Purchasing Officer, addressed the Board to provide details and information on the formal solicitations. The information discussed is attached to the agenda.

There were questions and discussions to clarify the county's roll in unclaimed descendants disposition services and the process.

There was no action required by the Board.

## **NEW BUSINESS**

### 21. Discussion of Appointment of Canvassing Board Members for 2026 Primary and General Elections (C. Grimm)

*Item Twenty-One (21) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:46:01 and ending at 3:47:45. Below is a summary of the discussion.*

Courtney Grimm, County Attorney, addressed the Board to provide information regarding the appointment of Board members to the Canvassing Board for 2026. County Attorney Grimm noted that it would be best that none of the Board serves in the role at this time and provided details for the reason why they should not serve and staff is working on an alternate to appoint and requested to move the item to the last meeting in June.

There was consensus to move the item as requested.

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

### 22. Final Public Hearing to Consider adoption of PUD 26-0004 (District 5, Comm. Burke)(B. Carson)

This application is a rezoning to change 8.37 acres from Agriculture/Residential District (AR) to Planned Commercial Development District (PCD). A previous request under ZON 26-0004 to rezone to Community Business District (BB-2) was presented in April but at the 4/28/26 Board hearing it was decided the request would be revised to a Planned Commercial Development District (PCD) for consideration on June 9th.

*Item Twenty-Two (22) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:00:26 and ending at 1:20:29. Below is a summary of the discussion and the vote for this agenda item.*

**Those wishing to speak during the public hearing were sworn in.**

Beth Carson, Director of Planning and Zoning, presented a PowerPoint to provide details for the public hearing on PUD-26-0004, as indicated above. See Attachment C.

Jason Gabriel of Burr and Forman, the applicant's agent, addressed the Board to provide additional details on the requested change and to respond to the Commission's questions.

Chairman Kristen Burke opened the floor for the public hearing at 5:09 pm.

Denise Robertson, 3738 Bedford Drive, Middleburg, Florida, addressed the Board to express her gratitude to the developers, staff, and Board for addressing citizens' concerns and to express other areas of concern regarding the requested change.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board, expressing concerns regarding the requested change.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 5:14 pm.

There was disclosure of ex parte communications, questions, and discussions regarding concerns raised during the public hearing about the undeveloped parcel, allowable uses, language regarding time-frame limitations, access, and any reversion language.

Vice-Chairman John Sgromolo made a motion for approval of PUD-26-0004, seconded by Commissioner Jim Renninger, which carried 5-0.

**23. Final Public Hearing to Consider Transmittal of COMP 26-0012 (B. Carson)**

**Comprehensive Plan Text Amendment to add Branan Field Institutional Future Land Use.**

*Item Twenty-Three (23) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:20:32 and ending at 1:26:50. Below is a summary of the discussion and the vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, presented a PowerPoint presentation to provide details for the public hearing on the transmittal of COMP-26-0012, as indicated above. See Attachment D.

Chairman Kristen Burke opened the floor for the public hearing at 5:27 pm.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 5:27 pm.

Commissioner Jim Renninger made a motion for approval of COMP-26-0012, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

24. Public Hearing on Petition to Close, Vacate and Abandon Myrtle Boulevard between Maryland Avenue and Manhattan Avenue (R. Smith/C. Grimm)

*Item Twenty-Four (24) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:26:51 and ending at 1:28:07. Below is a summary of the discussion and the vote for this agenda item.*

Courtney Grimm, County Attorney, addressed the Board to provide details and information for consideration of the petition for Myrtle Boulevard, as indicated above.

Chairman Kristen Burke opened the floor for the public hearing at 5:28 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 5:28 pm.

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

25. First Public Hearing to consider adoption of an Ordinance Imposing a Temporary Moratorium on the Acceptance, Review or Approval of Applications for Land Use Amendments to the Clay County 2045 Comprehensive Plan related to Data Center Facilities in unincorporated Clay County (C. Grimm)

*Item Twenty-Five (25) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:28:09 and ending at 2:38:58. Below is a summary of the discussion and the vote for this agenda item.*

Courtney Grimm, County Attorney, addressed the Board to provide details and information on the first public hearing to consider imposing a temporary moratorium, as indicated above, with the second hearing to be held on June 23, 2026.

There were comments and discussions regarding making the moratorium longer than one year, partnering with the Regional Council (assisting Nassau County), differences in opinions, information received from a Florida City - County Managers Association Symposium (See Attachment E)

Chairman Kristen Burke opened the floor for the public hearing at 5:33 pm.

Bruce Jackson, 4270 Pawnee Street, Jacksonville, Florida, addressed the Board to speak in support of data centers. Mr. Jackson also provided information regarding data centers. See Attachment F.

Will Williams, 1145 Morgan Circle West, Orange Park, Florida, addressed the Board, speaking in favor of a moratorium.

Gwen Turner, Address unknown, addressed the Board, speaking in favor of a Data Center Moratorium.

Bruce Reynolds, 2923 Bobcat Court, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Valoria Weaver, 3371 Citation Drive, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Amber Crosby, 4381 Saddlehorn Trail, Middleburg, Florida, addressed the Board, speaking in favor of a Data Center Moratorium. Ms. Crosby provided pictures for reference of her concerns. See Attachment G.

Hshia Russell-Marcy, 1699 Shedd Road, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Nicole Hayden, 1703 Poplar Drive, Orange Park, Florida, addressed the Board, speaking in favor of a Data Center Moratorium. Ms. Hayden submitted documentation to support her concerns. See Attachment H.

Ryan Marcy, 1699 Shedd Road, Green Cove Springs, Florida, waived the right to speak and submitted a card in favor of a moratorium for data centers.

Merrie Jo Griffith, 1932 Tuscan Oaks Court, Fleming Island, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Harold Knowles, 2098 Knowles Road, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Denise Young, 2509 Tall Cedars Road, Fleming Island, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Marsha Garcia, 3146 Nautilus Road, Middleburg, Florida, addressed the Board, speaking in favor of reviewing applications for a Data Center.

Richard Klinzman, 1985 Timucua Trail, Middleburg, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Emily (no last name or address given) addressed the Board, speaking in favor of a Data Center Moratorium.

David Napieracz, 5499 Woodchuck Drive, Middleburg, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Troy Cahoon, Humphrey Street, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Megan Dorsey, 2026 Denton Trace, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 6:19 pm.

Board members made comments to clarify item 25 and to touch on their thoughts regarding data centers.

No action is required by the Board.

## **LETTERS FOR ACTION**

26. Commission Auditor

- A) Notice of Resignation
- B) Separation Agreement

*Item Twenty-Six (25) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:47:47 and ending at 3:48:46. Below is a summary of the discussion and the vote for this agenda item.*

Courtney Grimm, County Attorney, addressed the Board to provide information regarding the Commission Auditor's Notice of Resignation and Separation Agreement.

With no comments or discussion, Vice-Chairman John Sgromolo made a motion for approval of the resignation, seconded by Commissioner Jim Renninger, which carried 5-0.

Vice-Chairman John Sgromolo made a motion for approval of the separation agreement, seconded by Commissioner Jim Renninger, which carried 4-1, with Commissioner Alexandra Compere in opposition.

## **LETTERS OF DOCUMENTATION**

27. Bid Opening Tabulations (K Smith)

Bid Opening Tabulation for June 2, 2026:

- A. Bid No. 25/26-073, Mobile Trailers for Firefighter Gear Storage
- B. Bid No. 25/26-087, EMS Medical Supplies

Chairman Kristen Burke acknowledged the Letters of Documentation.

## **PUBLIC COMMENTS**

*Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:49:02 and ending at 3:52:21. Below is a summary of the discussion.*

Chairman Kristen Burke opened the floor for public comment at 7:49 pm.

Steven Van Bloem, 812 Cameron Oaks Place, Middleburg, Florida, addressed the Board to suggest a moratorium on dense residential or large developments and spoke about concerns with the growth in the county.

Hearing no other comments, Chairman Kristen Burke closed public comment at 7:53 pm.

## **COMMISSION AUDITOR**

There were no comments.

## **COUNTY ATTORNEY**

*County Attorney can be seen at [www.claycountygov.com/government/clay-county-tv-and-video archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:52:26 and ending at 3:56:12. Below is a summary of the discussion.*

Courtney Grimm, County Attorney, noted that the Land Conservation Committee will meet on Tuesday, June 16, 2026, at 6:00 pm, and that they will analyze properties to bring to the Board. County Attorney also mentioned two items that she is working with FACA on, which are the Dos and Don'ts in relation to property tax legislation and Anti-DEI Legislation - SB1134, which could have consequences for the Board.

There were questions and discussions to clarify the context for how it would affect the Board.

## **COUNTY MANAGER**

*County Manager can be seen at [www.claycountygov.com/government/clay-county-tv-and-video archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:56:13 and ending at 4:02:28. Below is a summary of the discussion.*

Howard Wanamaker, County Manager, mentioned that the Freedom 250 Mobile Museum would arrive in Clay County on Monday, June 15, 2026, and that on Tuesday, June 16, 2026, at 10:00 am, there would be a short ceremony. County Manager Wanamaker also provided details on the truck's history. There would also be a celebration on October 14, 2026, at 2:50 pm, with an approved flyover.

County Manager Wanamaker provided information and read a letter for the donation

received from Foundation Ford of Burke County, North Carolina - the Charter of Freedom and spoke about the project and request for donations to display the seven stainless steel laser edge documents.

## **COMMISSIONERS' COMMENTS**

*Commissioners can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/BCC%20Agenda/June%209,%202026), beginning at 4:02:29 and ending at 4:44:22. Below is a summary of the discussion.*

Commissioner Betsy Condon spoke about having the opportunity to attend and speak at the Federated Republican Women's Luncheon. Commissioner Condon mentioned the wonderful presentation given at the EDC Luncheon by the CEO of Ameris Bank. Commissioner Condon talked about attending Judge Mobley's investiture and how successful the event turned out. Commissioner Condon also spoke about attending Clay Day at Camp Blanding, encouraged all to attend, and shared takeaways. Commissioner Condon mentioned that there is an RV park at the former North Fort Girl Scout Camp off Lazy Acres and Long Bay because the property was zoned for a camp. There are also no approvals for a water park, etc.; they would have to seek approval. When something is on the agenda, applicants have the right to bring it before the Board; that does not mean it will be approved. Commissioner Condon reiterated the point about addressing the moratorium on data centers and mentioned the new legislation, SB180.

Vice-Chairman John Sgromolo spoke about the success of the Tourism event held at Eagle Harbor Golf Club, hosting a National Qualifier for the American Junior Golf Association. Vice-Chairman Sgromolo mentioned that today was a good day...the fact that it was about community starting with the Budget Workshop and the three guys from Vallencourt who immediately jumped in to help during the fire, which is unbelievably awesome, honoring young people, and the discussion about data centers, which is important and our community is passionate about. We are headed for tumultuous times, and the quote I lean into is "Smooth Seas do not make Skilled Sailors." Vice-Chairman Sgromolo said that on Sunday, his Pastor Nathan Freeman at RCC reminded us that tomorrow is never promised, and that the three things the Man upstairs gave us are Faith, Hope, and Love.

Commissioner Alexandra Compere spoke about a phone call she received that turned into a discussion of the referendum on the ballot to increase commissioner pay. Making it abundantly clear the process for the CRC vs BoCC, and never has there been advocacy for increasing the commissioners' pay, nor will there be, nor for anything that is on the Board floor, where there is so much misunderstanding and caution about making comments verbally or in writing due to the implications they carry, and gave an invitation to have a conversation.

Commissioner Jim Renninger noted that the EDC presentation is available online, is exceptional, and encouraged all to watch it. Commissioner Renninger complimented staff on the budget workshop held this morning and expressed his disappointment with municipalities for their lack of communication with the Property Appraisers Office. Commissioner Renninger spoke about the action taken regarding a resignation and suggested not filling the position, a referendum to remove the position from the charter,

or modifying the description of the position.

There were questions and discussions regarding the process/procedure for removing or modifying the position and how to move forward with illumination or a job description change.

Following all discussions, Commissioner Jim Renninger made a motion for approval to have the item added to the agenda for the next BoCC meeting as a discussion item for further action, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

Chairman Kristen Burke provided an update on Solite and noted that a public meeting would be held. Chairman Burke spoke about concerns that were raised at a previous meeting regarding the standing rules and that rules were broken, and noted that after closer review, no rules were broken, and mentioned having recognitions and proclamations at meetings and going to departments.

Commissioner Condon clarified and reiterated her concerns from the previous meeting and apologized for any misunderstanding.

Vice-Chairman Sgromolo mentioned the Chair having the flexibility to make decisions and the process for doing the recognitions/proclamations, and also thanked Chairman Burke for a job well done.

Hearing no other business, Chairman Kristen Burke adjourned the meeting at 8:45 pm.

Attest:

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

---

Chairman or Vice-Chairman

## **Acronym Definitions**

BoCC/BCC - Board of County Commissioners  
CCEM – Clay County Emergency Management  
CCFR – Clay County Fire Rescue  
CCSO – Clay County Sheriff’s Office  
CEO – Chief Executive Officer  
CIP – Capital Improvement Plan  
CR – County Road  
CRA – Community Redevelopment Agency  
FY – Fiscal Year  
KH – Keystone Heights

**Attachment**  
**“A”**  
**Pet Adoptions**



# Orion

**ANIMAL ID:** A0061106610

**SEX:** Neutered Male

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

**LOCATION:** Petsense Middleburg

**ABOUT:** This adorable black-and-white kitten is full of fun, purrs, and kitten mischief! Orion loves to play, explore, and cuddle when it's time to recharge. He's currently at our adoption offsite, so don't wait—cute kittens like Orion find homes fast!

[claycountygov.com/adopt](https://claycountygov.com/adopt)



# Stotey

**ANIMAL ID:** A0060959176

**SEX:** Neutered Male; Heartworm Negative

**BREED:** Huskey; 5 years old 51 pounds

**LOCATION:** CCAS Main Shelter in Green Cove Springs

**ABOUT:** Meet Stotey, a classic Husky with a goofy grin and enough personality to keep you laughing every day! This handsome boy loves hanging out with his gentle, dainty dog friends, splashing in the water, and enjoying relaxed play sessions at his own pace. Whether he's making silly faces, showing off his Husky charm, or moseying around with his buddies, Stotey is always the life of the party. If you're looking for a fun-loving companion with a playful spirit and a heart of gold, Stotey is ready to be your new best friend!

[claycountygov.com/adopt](http://claycountygov.com/adopt)



# Oyster

**ANIMAL ID:** A0061074022

**SEX:** Spayed female

**BREED:** Domestic Short hair, 3 year old; 10 pounds

**LOCATION:** CCAS Main Shelter in Green Cove Springs

**ABOUT:** This sweet but nervous girl spent most of her life indoors before finding herself outside and on her own. Oyster is looking for a calm, quiet home where she can feel safe and loved again. A cozy screened porch or sunny spot to watch the world go by would be her dream come true. With a little patience and plenty of love, Oyster is sure to blossom into a wonderful companion.



[claycountygov.com/adopt](http://claycountygov.com/adopt)



# Addie

**ANIMAL ID:** A0061117923

**SEX:** Spayed Female,

**BREED:** Mix Breed; 1 year old; 31 pounds

**LOCATION:** CCAS Main Shelter in Green Cove Springs

**ABOUT:** When Addie first arrived, she was so nervous she completely pancaked in the parking lot and had to be carried inside. Fast forward to today, and this sweet one-year-old girl is running and playing with her doggy friends in playgroup! With a little help from her pals, Addie is coming out of her shell more every day. She's still a gentle, sensitive soul looking for a patient family to help her continue building confidence and discovering how fun life can be.



[claycountygov.com/adopt](http://claycountygov.com/adopt)



## Ready to Meet Your New Best Friend?

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

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

Got questions? Drop us a line at

**[Clayoptions@claycountygov.com](mailto:Clayoptions@claycountygov.com)** and let's chat!

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

*\*Pictured: Kittens like Sheldon are always in need of foster parents.*

We 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](mailto:clayfosters@claycountygov.com)

**[claycountygov.com/adopt](http://claycountygov.com/adopt)**



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

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

[claycountygov.com/adopt](https://claycountygov.com/adopt)

**Attachment  
“B”  
KH CRA  
Presentation**





# Completed Wastewater Treatment Plant





# Completed Sewer / Water Mains





# Completed Parking Improvements





# Completed Rails to Trails Trailhead \$150K



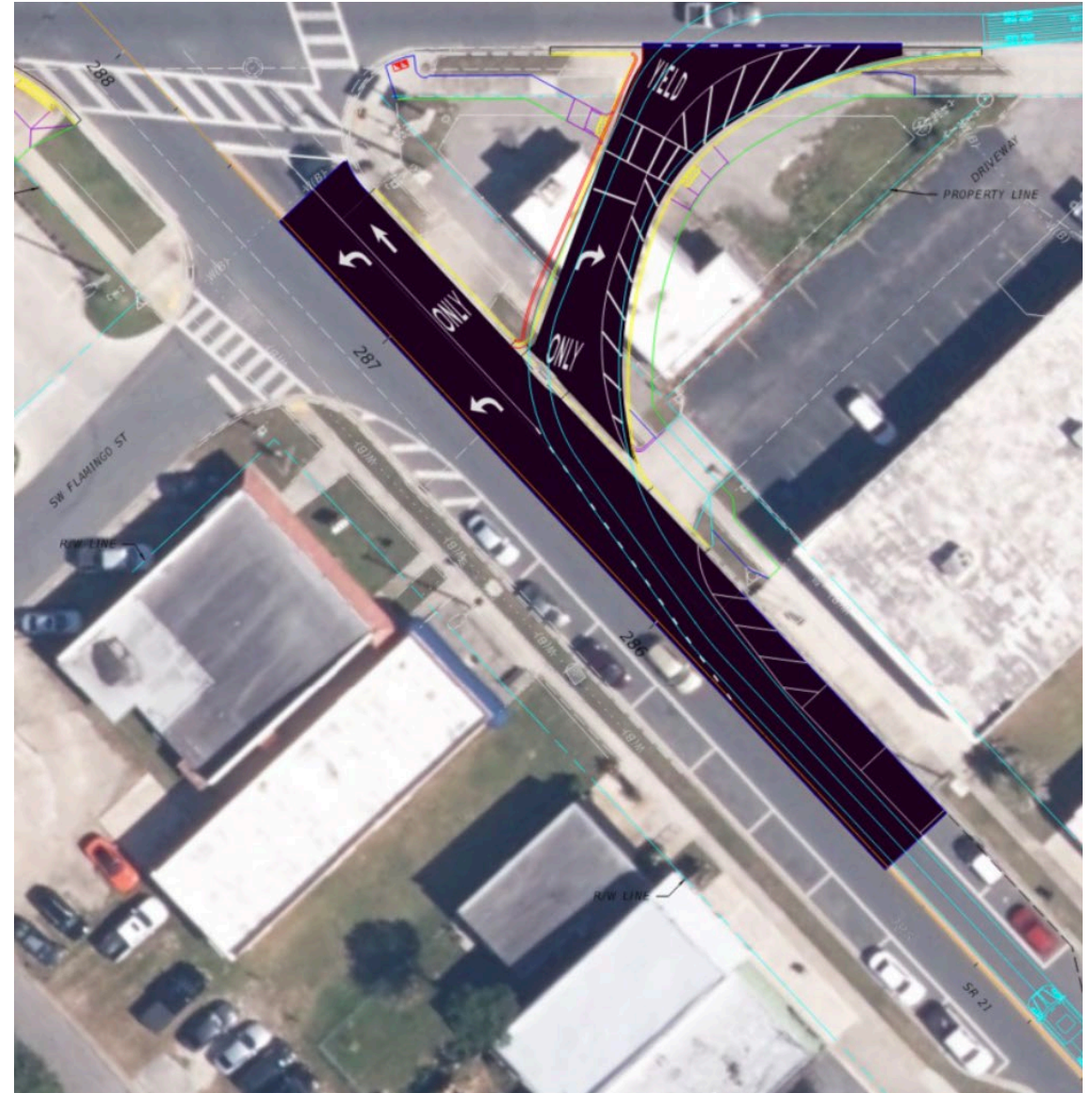


# Completed Façade Grants \$25K





# Completed Property Acquisition / Demo \$260K





# Completed Historic Keystone Beach Mural

## \$20K





# Completed Alleyway Improvements \$15K





# Completed Tennis Court Rebuild \$118K







# Streetscapes and Parking Improvements



These initiatives focus on enhancing roadways within the CRA, including S. Lawrence Boulevard, Commercial Circle, Sylvan Way, and others. Planned improvements include:

- Upgraded parking facilities
- Enhanced landscaping, hardscaping, and wayfinding
- Sidewalk reconstruction, ADA compliant
- General roadway enhancements



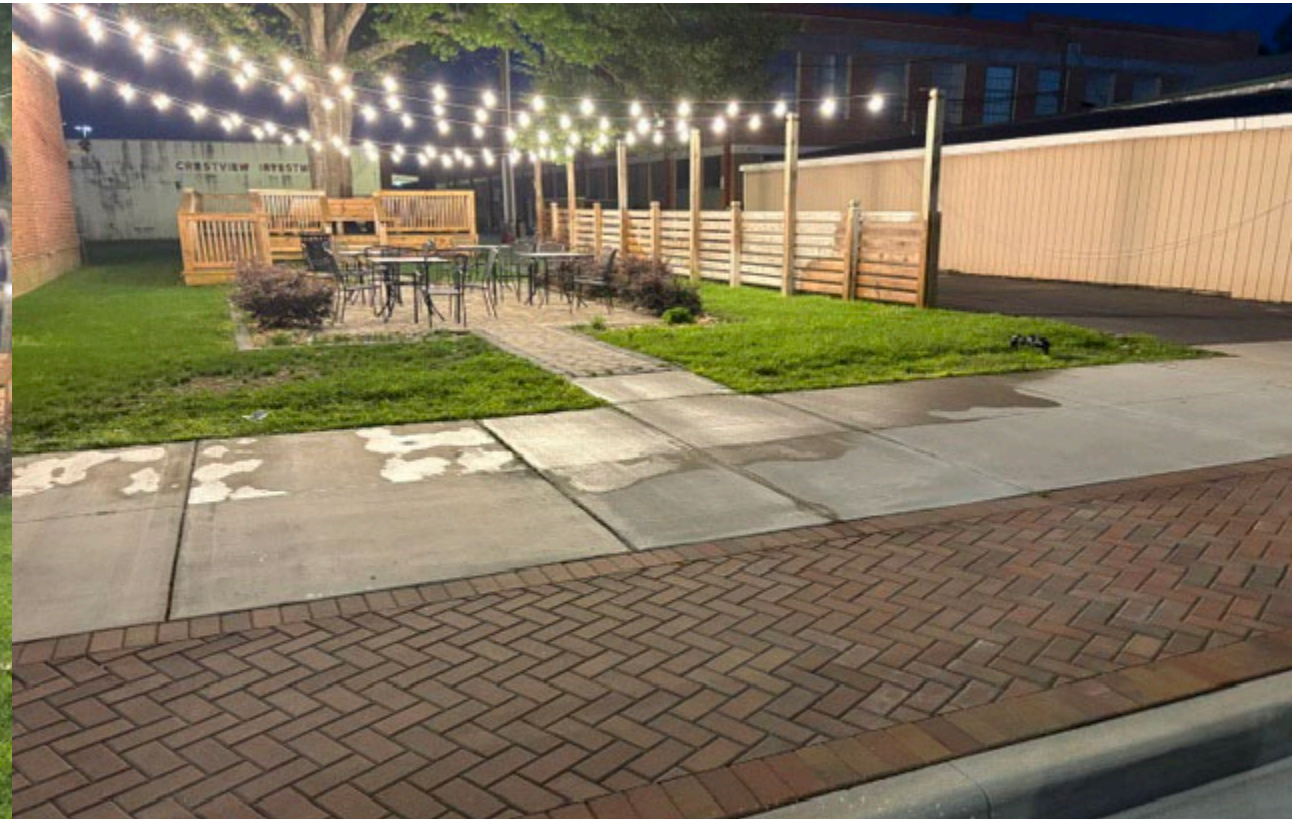


# Park Improvements



This category includes both upgrades to existing park facilities and the development of new amenities and activities to attract visitors and improve community use. Parks targeted for improvements include:

- Keystone Beach Park
- Theme Park
- Natural Park
- Portions of the Rails-to-Trails corridor
- New pocket park(s)





# Economic Development



These projects are designed to stimulate economic growth and support the goals of the CRA Plan. Proposed initiatives include:

- Providing landscaping and façade improvement grants for local businesses
- Hiring an Economic Development/Downtown Manager
- Marketing and branding campaigns
- Offering development incentives
- Developing a CRA-specific website





# Infrastructure and Facilities



Infrastructure investments will support long-term redevelopment goals through both upgrades and new construction.

Proposed projects include:

- Property acquisition for redevelopment purposes
- Developing new facilities, such as a City Museum and Visitor Center
- Transitioning of overhead utility lines to underground systems



**Attachment**  
**“C”**  
**PUD-26-0004**

Rezoning Application:  
PUD 26-0004

Board of County Commissioners  
June 9, 2026



# Application Information

Applicant: First Coast Energy, LLP  
Jason Gabriel (Burr & Forman, LLP) Agent

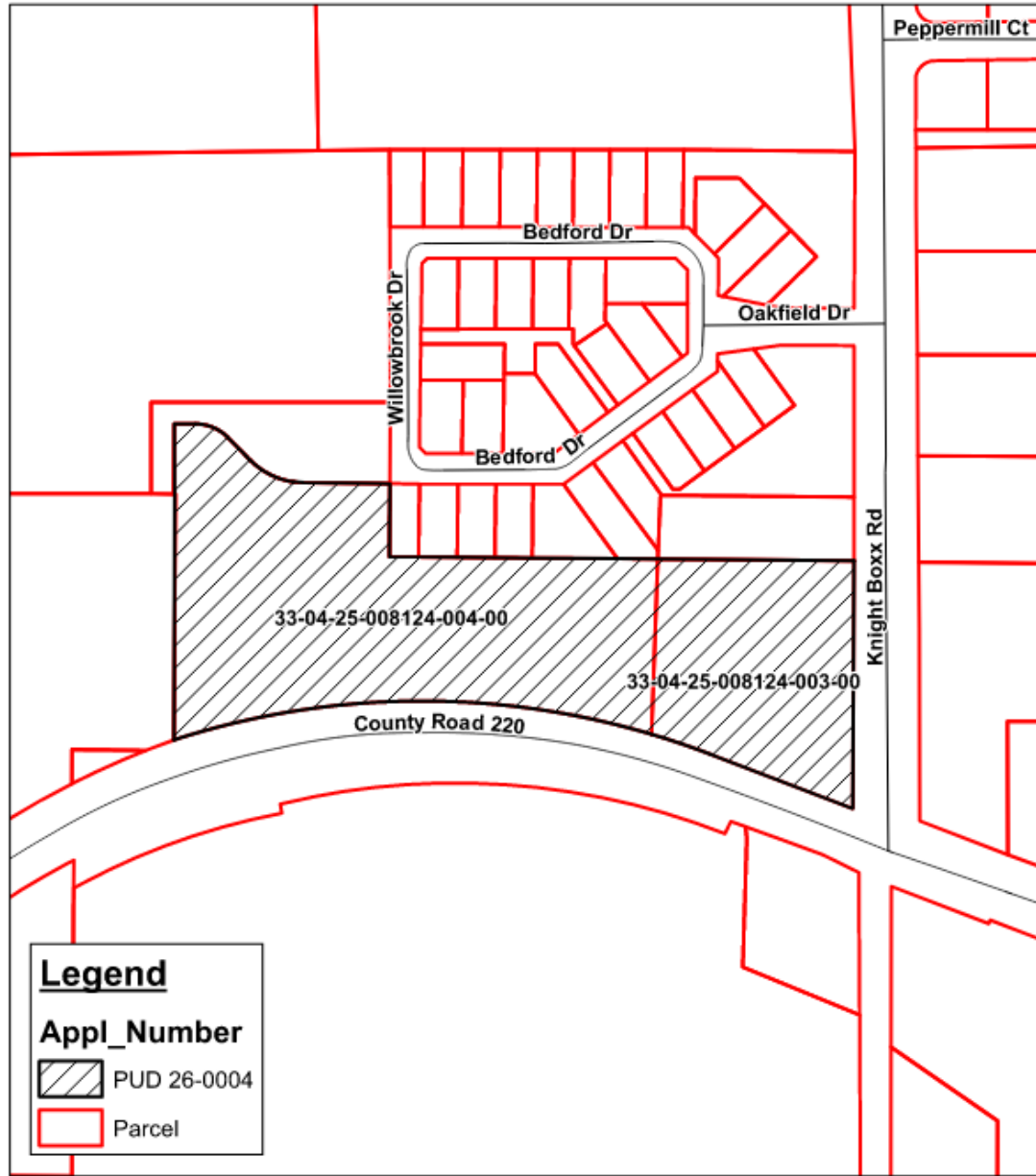
Location: 240 Knight Boxx Road



Planning District: OakLeaf Branan-Ridge

Commission District: 5 Commissioner Burke

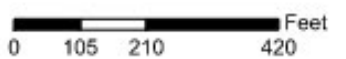
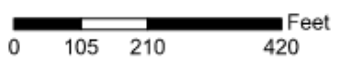
Parcels: 33-04-25-008124-003-00 and 33-04-25-008124-004-00

- ZON 26-0004, requesting BB-2, was presented in April and received a 3-2 vote to recommend approval by the Planning Commission.
- At the Board Meeting, after discussion of a site plan and how to memorialize added features, it was decided that the applicant would bring the item back as a PUD.
- PUD 26-0004 seeks to rezone approximately 8.36 acres from AR (Agricultural/Residential) to PCD (Planned Commercial Development District).
- In 2003, the FLU was amended to Commercial via Ord. 2003-59.
- Proposed use would be a Daily's Convenience Store with gas station pumps and car wash and the westernmost portion to remain open space/proposed pond area.



**Legend**  
**Appl\_Number**  
 PUD 26-0004  
 Parcel

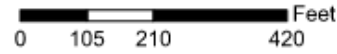
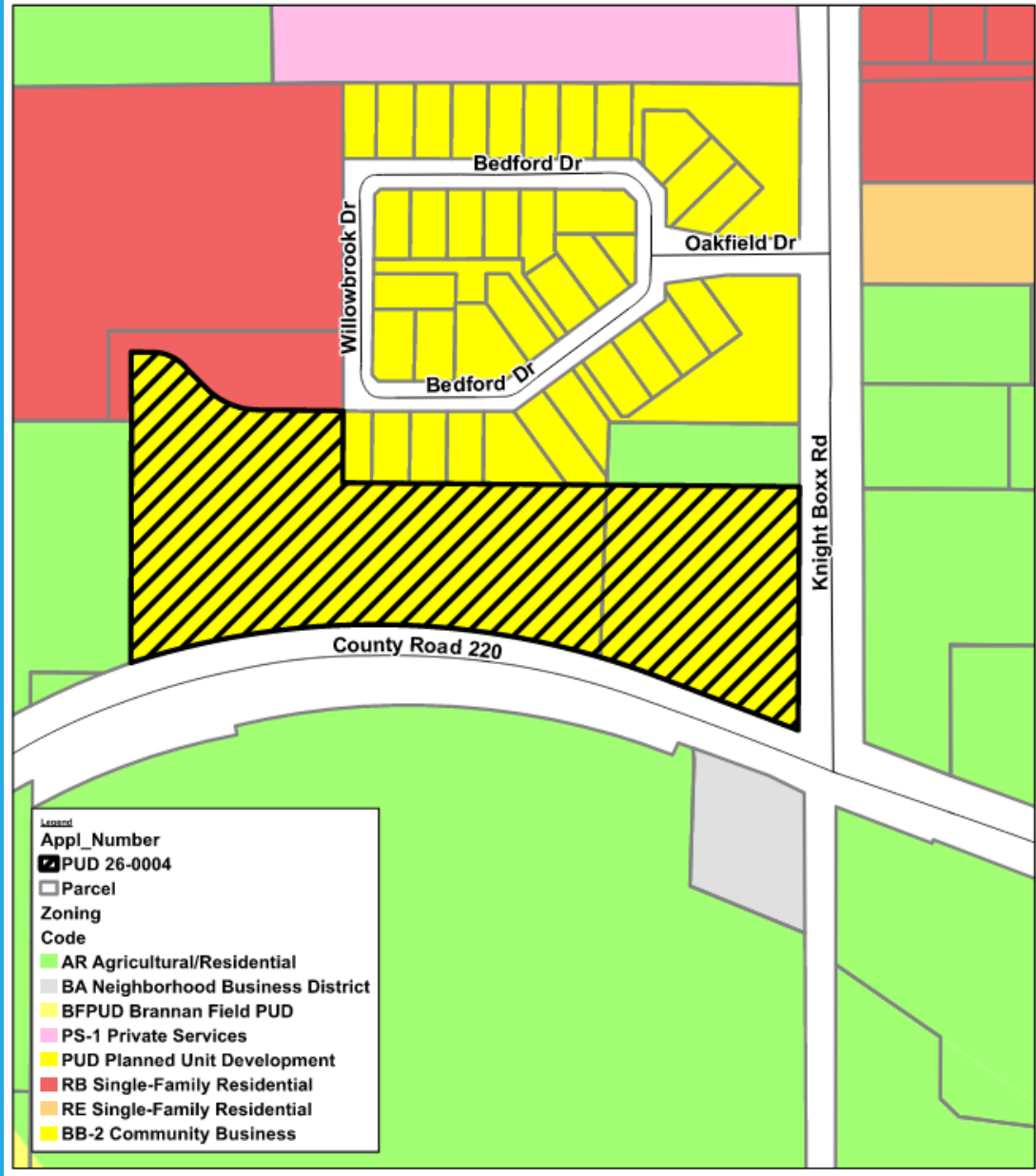
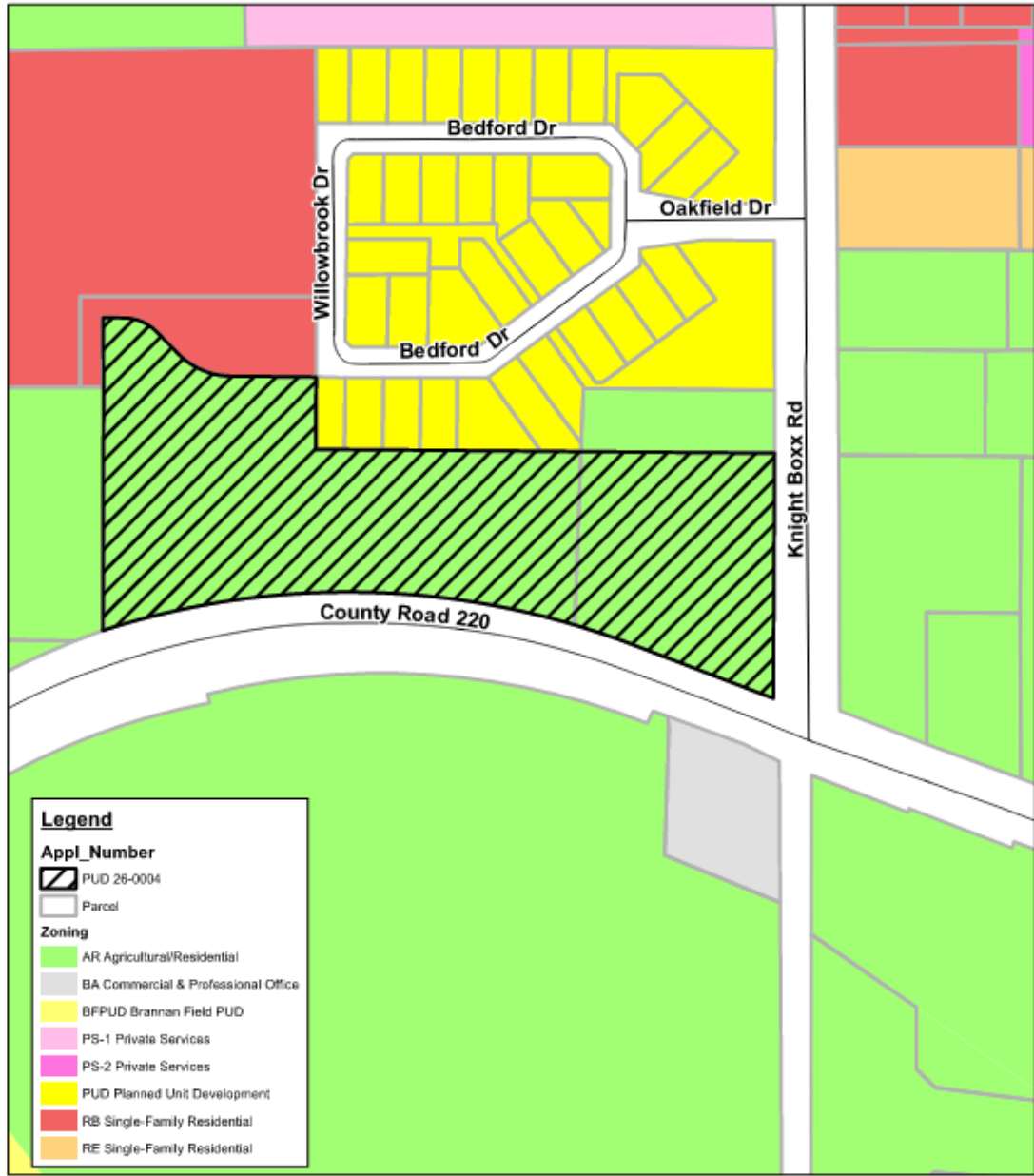
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**Appl\_Number**  
 PUD 26-0004  
 Parcel



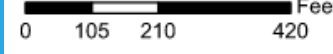
Rezoning: PUD 26-0004  
 Parcel Map

Rezoning: PUD 26-0004  
 from AR to PCD



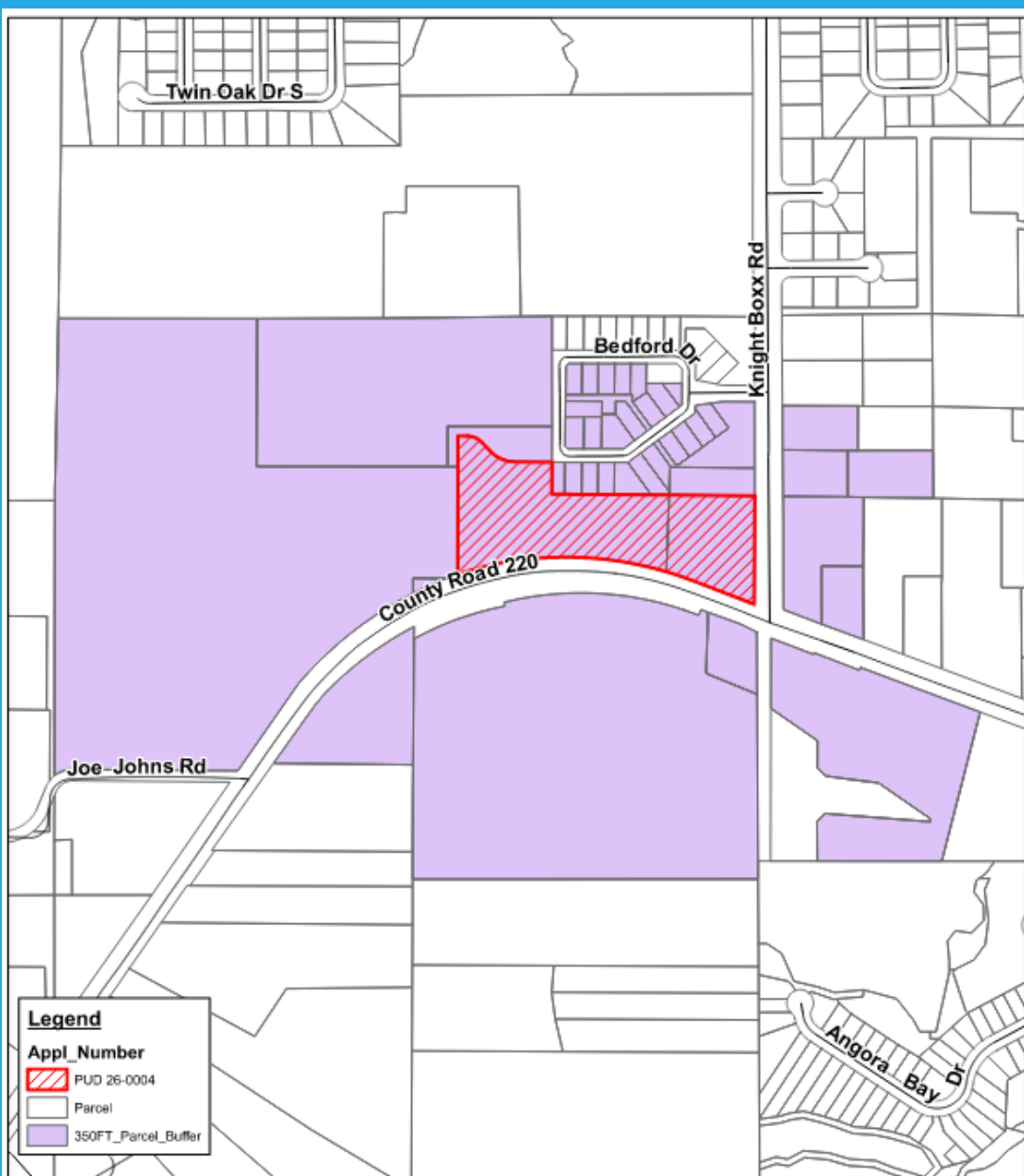


**Existing Zoning**  
 Rezoning: PUD 26-0004  
 from AR to PCD



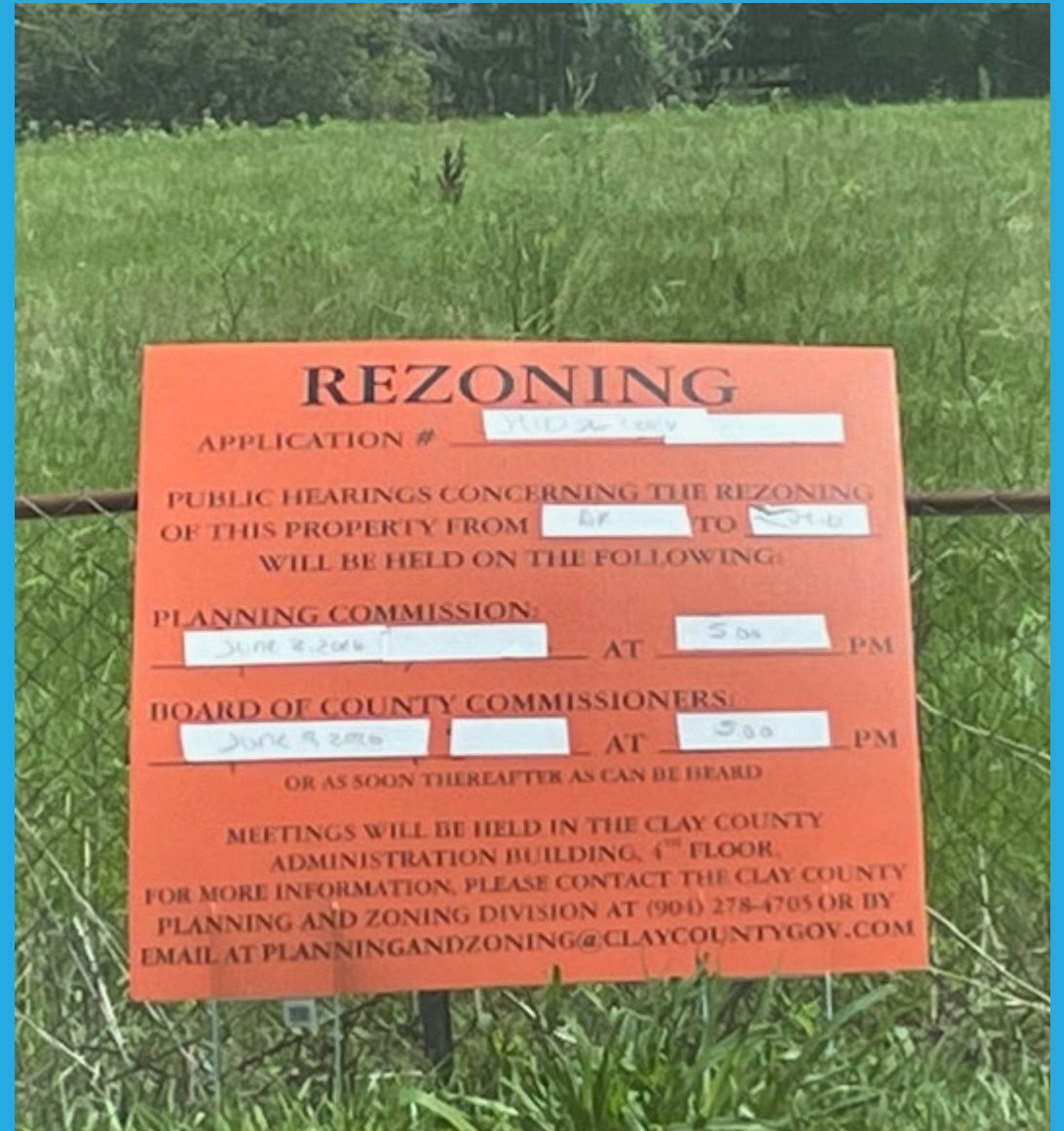
**Proposed Zoning**  
 Rezoning: PUD 26-0004  
 from AR to PCD

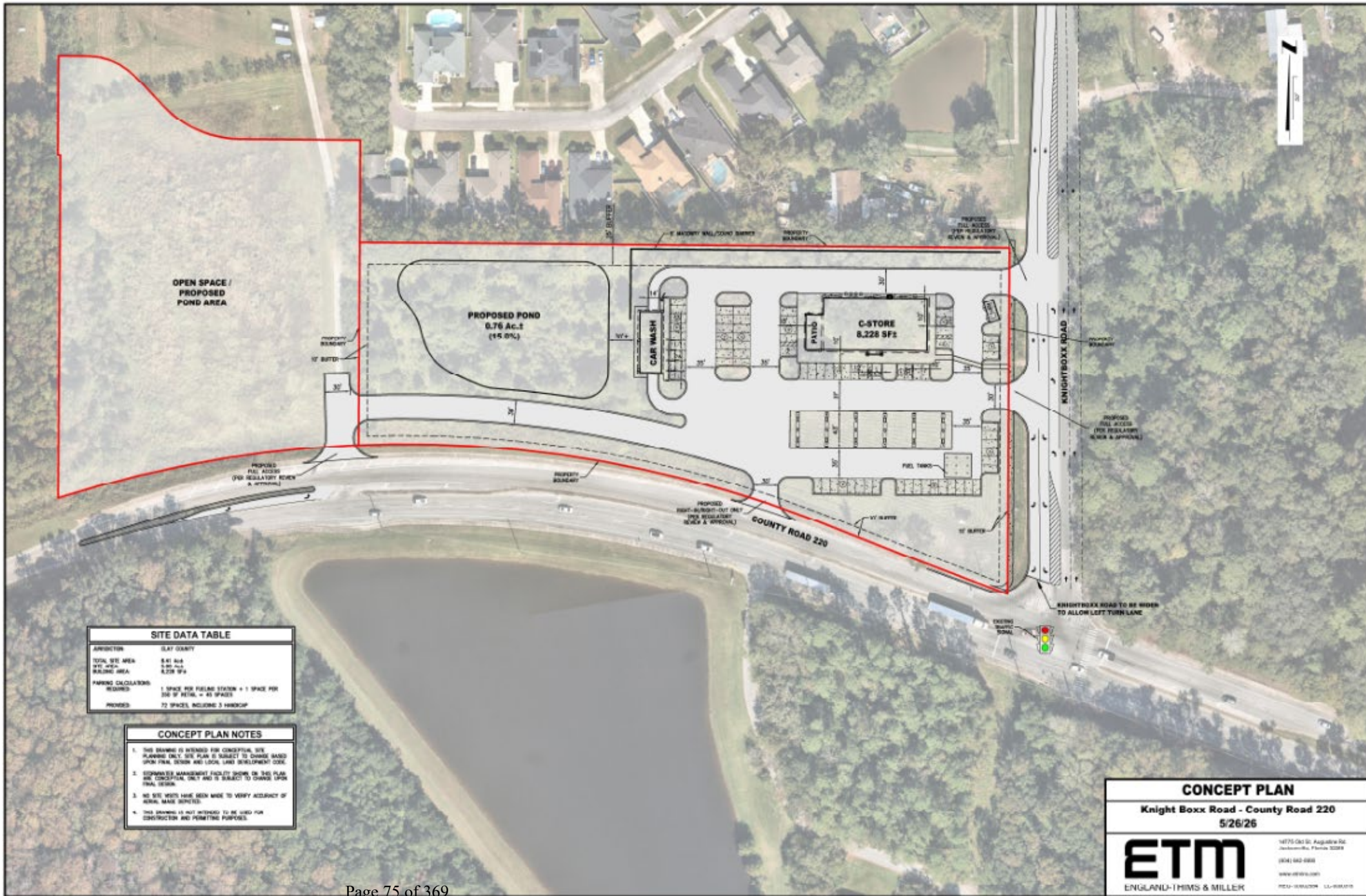




350' Parcel Notifications Map  
PUD 26-0004

0 240 480 960 Feet





SITE DATA TABLE	
APPLICATOR	CLAY COUNTY
TOTAL SITE AREA	8.41 AC ±
NET IMP. BUILDING AREA	2.95 AC ±
	8,228 SF ±
PARKING CALCULATIONS	
REQUIRED	1 SPACE FOR FUELING STATION + 1 SPACE PER 300 SF RETAIL = 45 SPACES
PROVIDED	72 SPACES, INCLUDING 3 HANDICAP

- CONCEPT PLAN NOTES**
- THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. THE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
  - STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
  - NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL BASE DRAWINGS.
  - THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

**CONCEPT PLAN**  
 Knight Boxx Road - County Road 220  
 5/26/26

**ETM**  
 ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd  
 Jacksonville, Florida 32218  
 (904) 642-6888  
 www.etmllc.com  
 REG-10000209 LL-0000110

## Permitted Uses:

- Commercial uses including all commercial sales and services associated with a convenience store with the sale of gasoline (inclusive of the retail sale and service of convenience store goods, food, beverages, tobacco products, automotive supplies, and similar convenience store merchandise).
- All uses permitted in Sec. 3-24(c) (Neighborhood Business District - BA).
- Retail sales of beer and wine at establishments commonly known as convenience stores, pursuant to Florida Department of Business Regulations (Division of Alcoholic Beverages and Tobacco) for off-premises consumption.
- Motor Fuel Sales – dispensing of gasoline and diesel fuel through self-service fuel pumps located under a fuel canopy structure, configured with six (6) islands containing two (2) pumps each, providing twenty-four (24) fueling positions.
- Car Wash Facilities – automated or tunnel-style car wash facility, including associated vacuum stations, equipment rooms, and customer waiting/staging areas.
- Lottery ticket sales and ATM/financial kiosks as accessory uses within the convenience store.
- Food service and/or quick-service prepared food sales within the convenience store building (no separate drive-through for food service unless otherwise approved through DRC site plan review).
- Grocery store; drug store; fruit and vegetables (inside building); hardware store; retail meat markets.
- Outdoor customer seating / patio (no amplified music outdoors).

## Prohibited Uses:

- Adult entertainment establishments and sexually oriented businesses.
- Mini-warehouses or self-storage facilities.
- Land Clearing Debris Disposal Facilities.
- Motor vehicle sales, rental, or repair (except minor automotive accessory sales conducted entirely inside the convenience store building).
- Any use which creates obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration, or light detrimental to surrounding properties or the health and welfare of area residents.
- Any use not specifically permitted or reasonably accessory to a use permitted above.

## PCD Standards:

- Lighting to meet .5 footcandle at property line; full cutoff fixture to direct lighting downward.
- 8' masonry wall to be located along the northern edge of property; all other will meet County requirements in Article VI.
- No materials, garbage containers or refuse to be within 30' of adjacent residential.
- Substantive revisions to the PCD will require going through the rezoning process.

# Recommendations

## PUD 26-0004:

Staff finds that the criteria for the Rezoning application have been met and recommends approval of PUD 26-0004.

On June 2, 2026, the Planning Commission voted 6-0 to recommend approval of PUD 26-0004.

On June 1, 2026, the OakLeaf Branan-Ridge CAC voted 6-0 to recommend approval of this application. They further offered the recommendation that the proposed wall include sound buffering (for example by filling the voids in blocks).

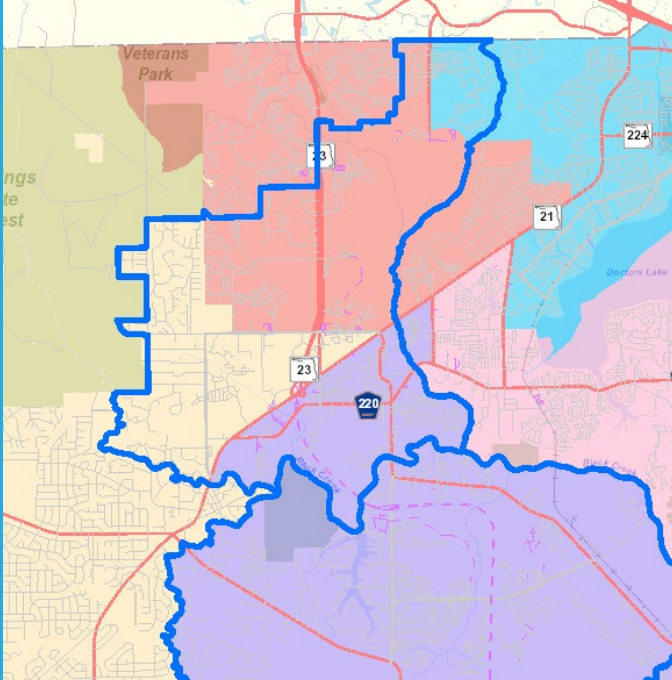
**Attachment**  
**“D”**  
**COMP-26-0012**

Text Amendment to the 2045 Comprehensive Plan  
Future Land Use Element  
COMP 26-0012

Board of County Commissioners  
June 9, 2026

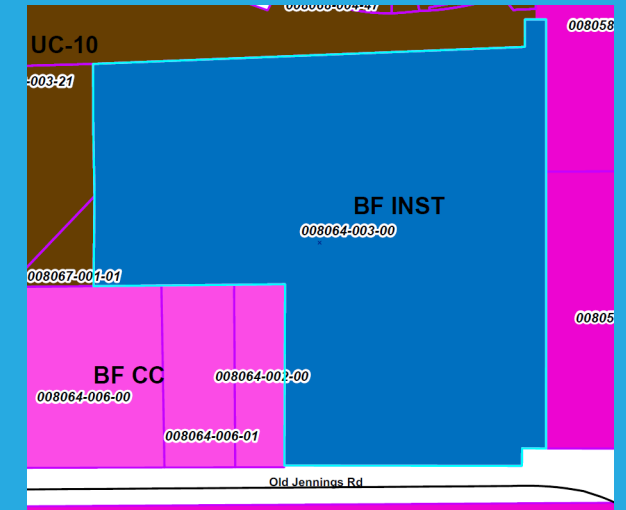
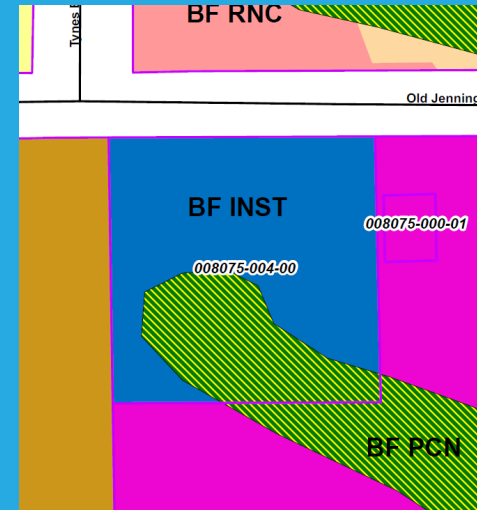
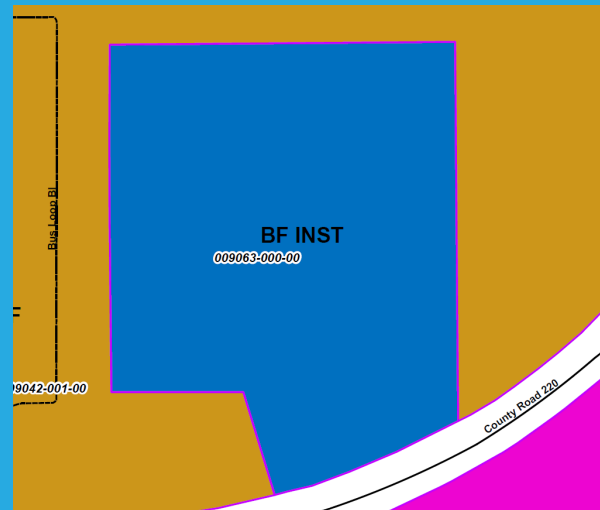


# Application Information



This is a staff-initiated amendment to create the Branan Field Institutional land use (BF INST) description to support the currently mapped parcels and to allow for future designation as needed.

Adopted in 2003, there are three parcels currently mapped as BF INST:



# Proposed Amendment

Amend BF FLU Policy 1.4.1 as follows:

## **BF FLU Policy 1.4.1**

In order to implement the urban form identified by the Branan Field Master Plan, the Master Plan shall include the following land use categories: BF Activity Center (BF AC), BF Community Center (BF CC), BF Master Planned Community (BF MPC), BF Rural Suburb (BF RS), BF Rural Activity Center (BF RAC), BF Community Park (BF CP), Primary Conservation Network (BF PCN), BF Mixed Use (BF MU), ~~and BF Rural Neighborhood Center (BF RNC)~~ and BF Institutional (BF INST). The location and mix of development shall be consistent with the Master Plan Land Use Map.

# Proposed Amendment

## BF FLU Policy 1.4.11

### BF Institutional (BF INST)

The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).

The maximum floor area ratio for development within BF Institutional shall not exceed 50%. Development shall be further governed by standards adopted in the Branan Field Master Plan.

Proposed BF Institutional Land Use	Institutional Land Use - FLU POLICY 1.4.2
<p>The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).</p>	<p>Institutional/Public-Semi Public Designations are community infrastructure and shall be considered a consistent use within all land use categories except Conservation and Mining, subject to applicable provisions of the Plan and the Clay County Land Development Regulations.</p> <p>Sites of Institutional/Public-Semi Public Designations shall be depicted on the <i>Institutional/Public-Semi Public Designations Location Map</i> of the <i>Future Land Use Map Series</i> which shall be updated annually to depict new Institutional/Semi Public Designations.</p> <p>It includes libraries, museums, police and fire stations, corrections facilities, publicly owned facilities, schools, daycare facilities, worship and related facilities, parks, recreation facilities, cemeteries, communication towers, outdoor entertainment, water, sewer and electric facilities, solid waste management facilities, public health facilities, and group living facilities. Institutional/Public-Semi Public Designations shall not include retail commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public uses.</p>

# Recommendations

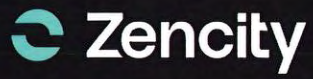
## COMP 26-0012

Staff recommends the transmittal of COMP 26-0012 to address the missing Branan Field Land Use category description.

The Planning Commission voted 6-0 to recommend approval of COMP 26-0012.

The OakLeaf Branan-Ridge CAC reviewed this item at their June 1, 2026 meeting and voted 6-0 to recommend approval.

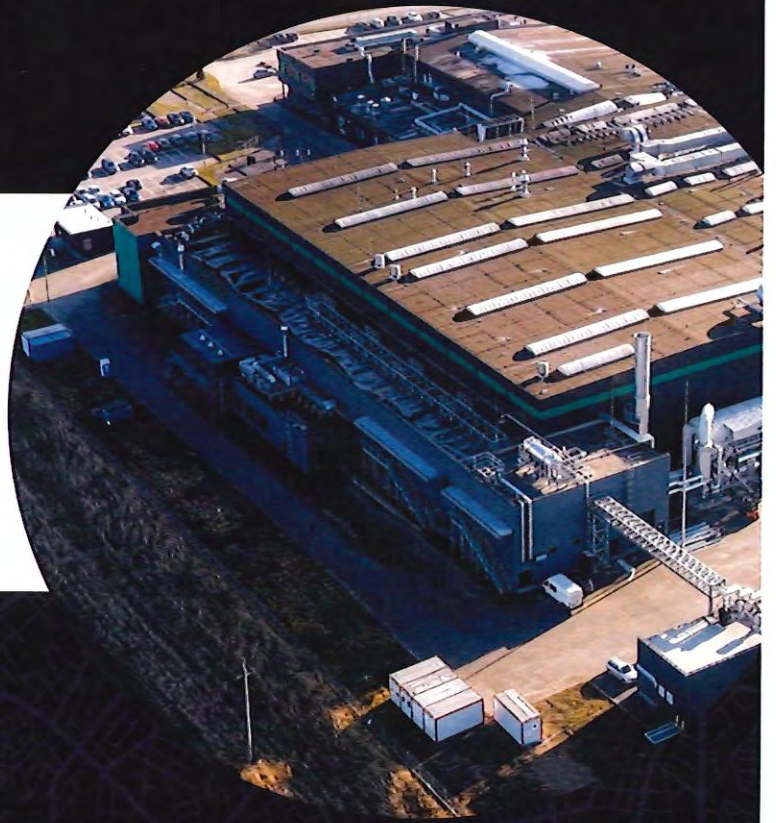
**Attachment**  
**“E”**  
**Data Center Info from**  
**Symposium**



# Data Centers National Survey Report

For local government leaders navigating the  
data center debate

Spring 2026



Power the Work of Government with Community Voices

# Report Structure

- 1** **Introduction & Key Findings**  
The most important signals shaping resident sentiment and priorities
  
- 2** **Awareness & Support**  
Baseline awareness levels and support for data center development
  
- 3** **Costs & Benefits**  
Analysis of perceived advantages versus concerns
  
- 4** **Local Decision Making**  
Trust in information sources and preferred decision-making processes
  
- 5** **AI Usage and Trust**  
Resident adoption rates of AI tools and perceived long-term societal outlook
  
- 6** **In Summary**  
Consolidated findings and strategic recommendations for local officials
  
- 7** **Survey Methodology**  
Survey approach and weighting

# Introduction

## The Data Center Divide

Across the country, the data center conversation has shifted from the planning department to the front page. Council meetings are being overrun. Zoning hearings are running long. Ballot measures to ban data center development are gathering signatures in multiple states. Elected officials are facing organized recall efforts. State legislatures are advancing bills to constrain or block construction.

This is no longer a question of permits and economic impact studies. It has become a political question — one that is reshaping local elections, fracturing communities, and forcing leaders to defend decisions they thought would be routine.

Most leaders are responding to public sentiment they cannot fully see. The loudest residents — those who show up at council, who post, who organize — are visible. The broader population is not. Decisions are being made under pressure, with incomplete information about what residents across the community actually believe.

**This report is designed to help close that gap.**

As the digital economy matures, the demand for data centers has shifted from a technical requirement to a significant matter of public policy. Local governments are now tasked with navigating the tension between the high-growth potential of these facilities and the resident concerns regarding resource sustainability, neighborhood compatibility, and institutional transparency.

This report analyzes current sentiment across the United States to identify the specific "levers of support" that influence constituent approval. By moving beyond traditional economic metrics and examining the psychological drivers of trust, AI adoption, and environmental sensitivity, this analysis provides leaders with an evidence-based roadmap for planning infrastructure in a way that prioritizes community benefit and long-term service delivery.

Zencity surveyed a representative sample of 1,909 Americans on sentiment around data center development and AI adoption. This report provides nationally representative benchmarks to help leaders build an evidence-based case for infrastructure decisions and community engagement strategies.



If you had asked me about data centers five months ago, I would have said, 'What's a data center?' Now it's everywhere. That's a short amount of time for people to fully form an opinion."

**David Holt**

Mayor, Oklahoma City (January 2026)

# Key Findings



## At a Glance



Water and electricity are the dominant concerns.

86% of residents rate the impact on local water supply as important, and 85% say the same about electricity costs—both significantly outranking job creation (65%) and tax revenue (61%) as decision factors.



Opposition is concentrated among older, more educated, and White residents.

Residents aged 55+, college-educated, and White report the highest opposition rates and the highest levels of concern around water and electricity.



AI familiarity is a strong predictor of resident support.

63% of AI-optimists and 48% of daily AI users support local data center development, compared to just 17% of AI-skeptics and 16% of non-users.



One in three Americans are unsure.

One in three Americans neither support nor oppose building more data centers. 35% of residents nationally support building more data centers vs. 30% oppose. With 33% neither supporting nor opposing — the national conversation remains genuinely unsettled



Local government is not the trusted voice on data center impacts.

Only 1 in 5 residents trust local government officials for accurate information on the impacts of a proposed data center (22%), nearly 3x less than independent environmental organizations (57%).

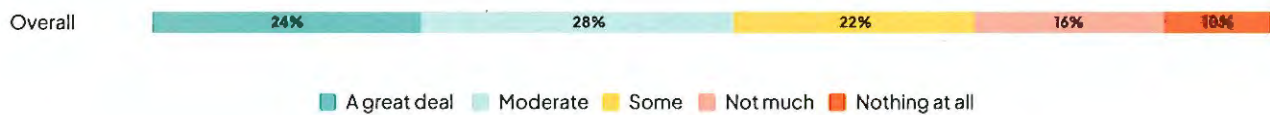
# Awareness & Support

## Understanding Resident Sentiment on Technology Infrastructure

This section analyzes resident awareness of data centers and their willingness to support country-wide and local development.

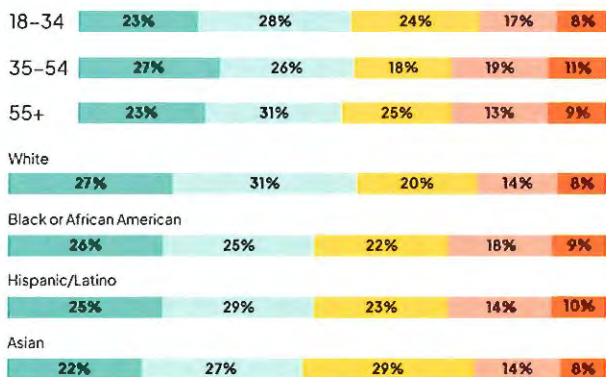
### Q1: Before today, how much had you heard or read about data centers?

[A great deal->Nothing at all] [Single select, N=1909]



52% of residents nationally have heard "a great deal" or "a moderate amount" about data centers, 26% report little or no exposure, and 22% fall in the middle ("some"). This awareness gap leaves meaningful room for proactive resident education.

### Overall Breakdowns: (N=1909)



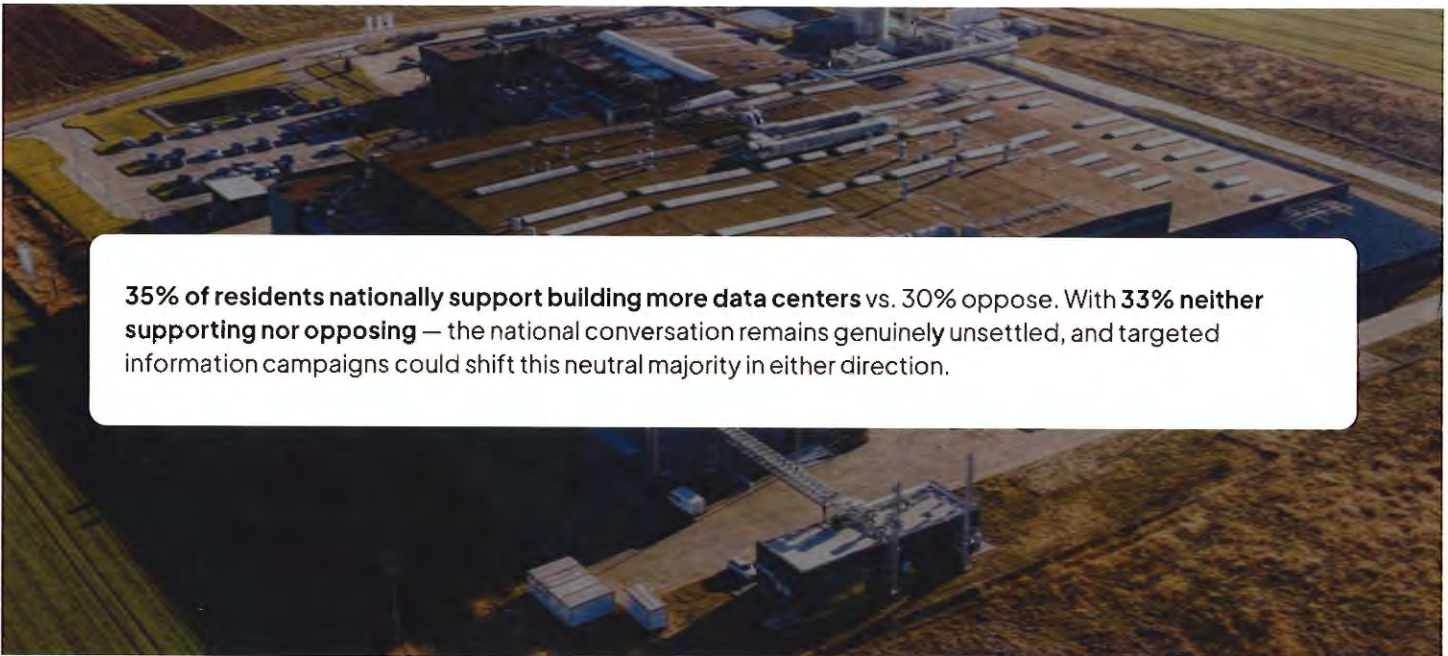
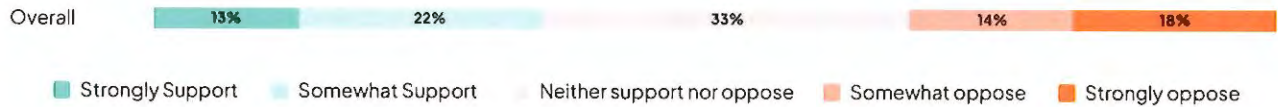
### National Insight:

Awareness is highest among White residents (58%) and those aged 55+ (54%). Conversely, Asian and Black residents report lower high-level awareness, identifying a need for targeted outreach to ensure all demographic groups are equally informed about upcoming infrastructure.

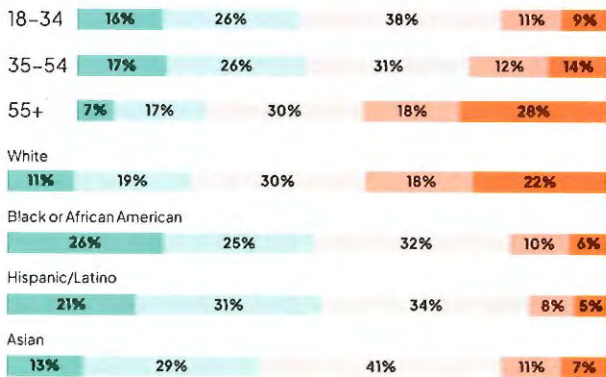
# Awareness & Support

## Understanding Resident Sentiment on Technology Infrastructure

**Q2: To what extent do you support or oppose building more data centers across the country?** [Strongly support -> Strongly oppose] [Single select, N=1909]



### Overall Breakdowns: (N=1909)



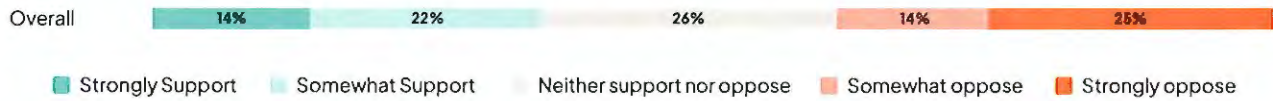
### National Insight:

Support for data centers is highest among younger cohorts aged 18-34 (42%) and Hispanic residents (52%). Opposition is heavily concentrated in the 55+ demographic (46%), highlighting a generational divide.

# Awareness & Support

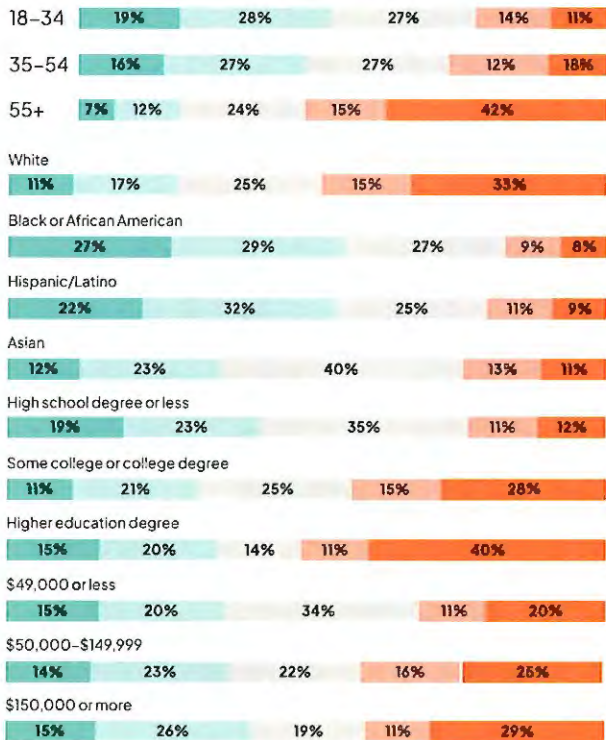
## Understanding Resident Sentiment on Technology Infrastructure

**Q3: Overall, do you support or oppose the development of a new data center in your local community?** [Strongly support -> Strongly oppose] [Single select, N=1909]



**Opposition rises when data centers move close to home: 35% support a data center in their own community, while 39% oppose** — a reversal of the 35–32 favorable split on national construction. With 26% neutral, residents grow more cautious as proximity to home increases. The “NIMBY” effect shows that people support the digital economy in general, but worry about its impact on their own neighborhoods.

### Overall Breakdowns: (N=1909)



#### National Insight:

Local opposition is most acute among White residents (48%) and increases with age, peaking for those aged 55+ (57%).

#### National Insight:

Residents with higher education degrees show the highest local opposition at 51%. Additionally, support increases slightly with income, and both residents with no more than high school education and residents with lower incomes present significant neutral sectors.

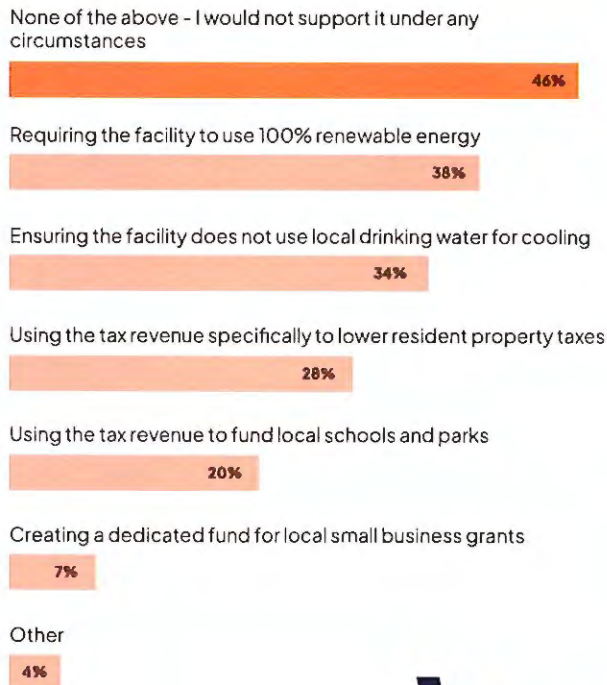
# Awareness & Support

## Understanding Resident Sentiment on Technology Infrastructure

**Q18:** Which of the following, if any, would make you more likely to support the development of a new data center in your local community?

*[Only for respondents who oppose a data center being built in their community, Multi select]*

### Overall Breakdowns: (N=694)



### National Insight:

For residents currently opposed, renewable energy mandates (38%) and water cooling guarantees (34%) emerge as the most effective levers to shift sentiment—suggesting environmental concessions outweigh direct financial incentives. That said, 46% report that nothing would change their mind, highlighting a large, firmly entrenched opposition segment.



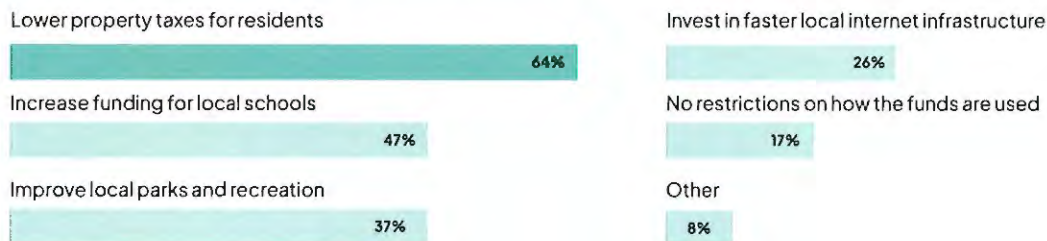
# Costs and Benefits of Data Centers

## Balancing Economic Growth with Resource Sustainability

This section analyzes how residents assess the trade-offs associated with data center development, including both economic gains and resource impacts.

**Q17:** If a data center was built, which of the following policies should the City prioritize for the new tax revenue generated by the data center? [Multi select]

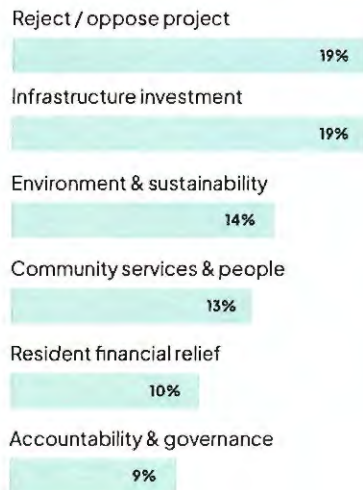
### Overall Breakdowns: (N=1909)



**National Insight:** 64% of residents prioritize lower property taxes as the preferred use of data center revenue, followed by increasing funding for local schools by a wide margin

### Respondents who chose 'other' (N=134)

#### Open text responses in "Other" – Leading Topics:



**Reject / oppose project**  
*"They should not ever build the data center. We already have unstable grids and water supplies"*

**Infrastructure investment**  
*"Improve public infrastructure, i.e. roads, wastewater systems, etc."*

**Environment & sustainability**  
*"Preserve wetlands and wildlife corridors."*

Infrastructure investment emerged as a leading theme in resident write-ins (19% of all 'Other' responses), with residents specifically naming roads, public transit, and wastewater systems.

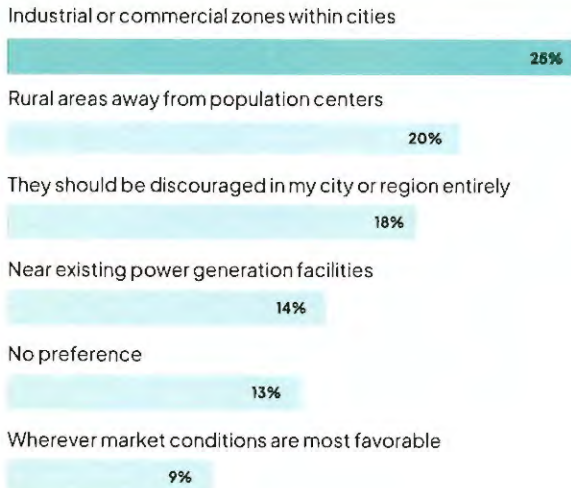
Rejection of the project also emerged as a leading response, with environmental and sustainability concerns ranking third—reinforcing consistent findings across the survey.

# Costs and Benefits of Data Centers

## Balancing Economic Growth with Resource Sustainability

**Q19: Where do you believe data centers should primarily be located?** [Single select]

**Overall:** (N=1909)

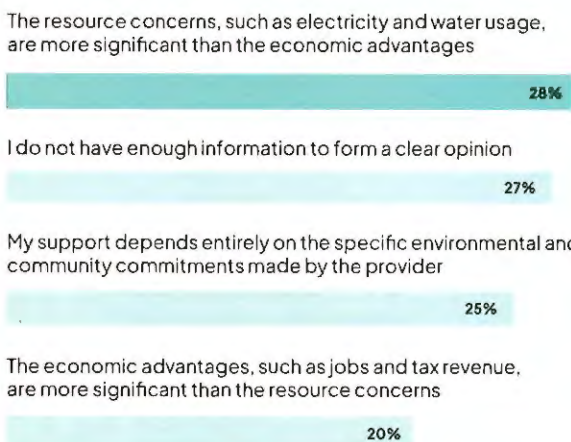


### National Insight:

25% of residents prefer industrial or commercial zones, 20% favor rural areas away from population centers, and 18% believe development should be discouraged altogether.

**Q16: Balancing the potential impacts of data centers, which of the following perspectives most closely aligns with your own?** [Only for respondents who are supportive or neutral about a data center being built in their community, Single select]

**Overall:** (N=1215)



### National Insight:

28% of supportive or neutral residents believe resource concerns outweigh economic advantages, while 27% admit they lack enough information to form an opinion. This neutral bloc represents the primary audience for city-led communications focused on resource protection.

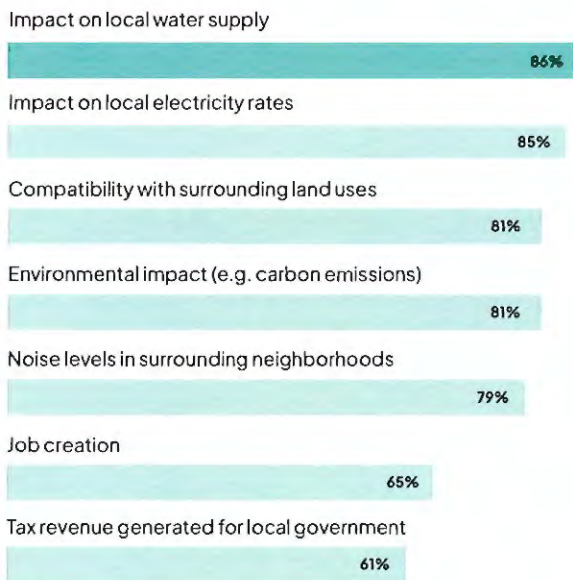
# Costs and Benefits of Data Centers

## Balancing Economic Growth with Resource Sustainability

**Q4-Q10:** When considering the development of data centers in your local community, how important or unimportant are each of the following factors to you?

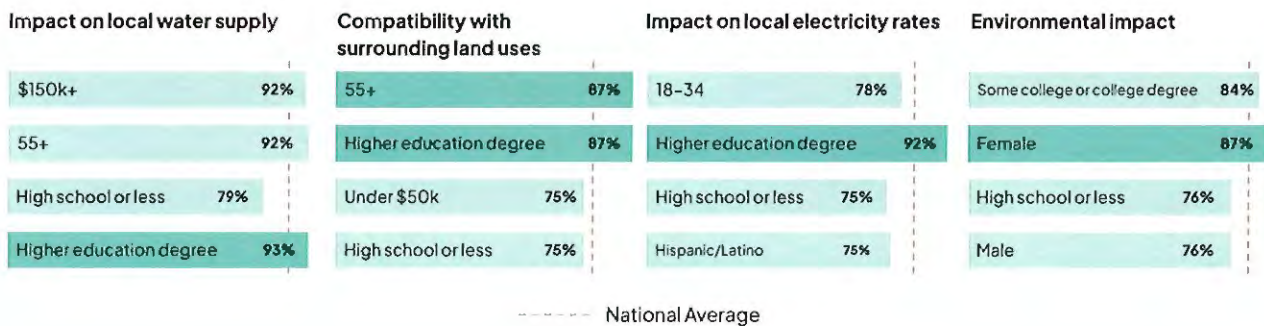
[Very important->Very unimportant] [Single select, Overall N=1909]

**Overall:** (N=1909)



**National Insight:**

Impact on local water supply (86%) and electricity rates (85%) are the most voted concerns. These factors significantly outrank job creation (65%), indicating that residents view data centers primarily as resource consumers rather than economic engines.



**Emphasis on water and electricity intensifies with age, income, and education:** 92% of residents 55+, 92% of those earning \$150k+, and 93% of higher-education degree-holders rate water-supply impact as important — well above the 79% among residents with high school or less.

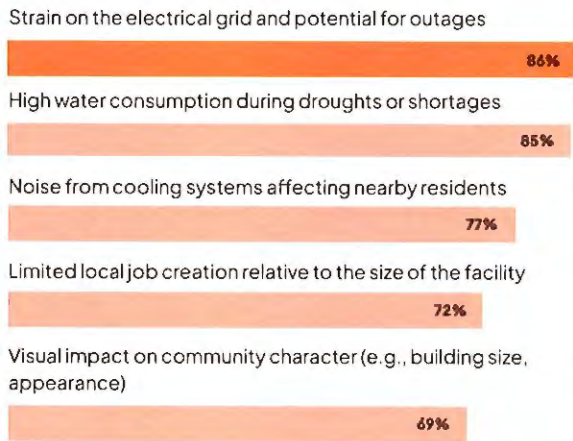
# Costs and Benefits of Data Centers

## Balancing Economic Growth with Resource Sustainability

**Q11-Q15: When considering the development of data centers in your local community, how concerning or unconcerning do you find each of the following potential issues?**

[Very unconcerning->Very concerning] [Single select, N=1909]

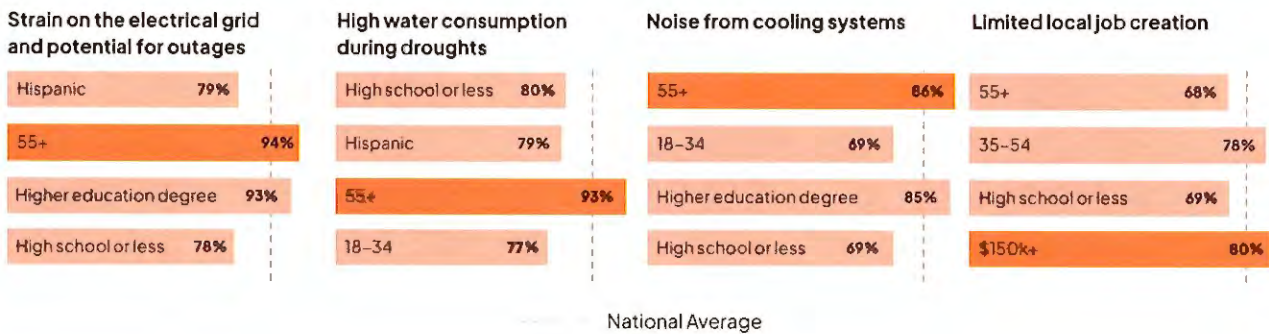
### %Concerned Overall: (N=1909)



### National Insight:

Grid strain and potential outages are the leading concerns (86%). Residents are less concerned about visual impacts (69%), placing greater emphasis on the functional stability of their utilities.

[Single select, Overall N=1909]



Concern is highest among older and higher-education residents: 94% of residents 55+ worry about grid strain and 93% about water consumption during droughts — both well above the National average. Notably, 80% of residents earning \$150k+ are also concerned about limited local job creation, indicating that even higher-income residents question the economic case for data centers.

# Local Decision Making

## Resident Input and Institutional Trust

Large-scale infrastructure projects represent significant changes to a community's physical and economic landscape, and securing approval depends on transparent decision-making and meaningful resident input.

This section analyzes how residents believe they should be involved in the approval process (e.g., public vote vs. staff decision) and which sources they trust most to provide accurate information on environmental and community impacts.

### Q21: Which statement best reflects your view on tax incentives (tax breaks) to attract data centers?

[Only for respondents who are supportive about a data center being built in their community, Single select]

#### Overall: (N=697)

Incentives are acceptable if the data center creates local jobs



Incentives are acceptable only if the data center meets environmental standards



Incentives should not be offered; they should pay full taxes



Don't know / Not sure



Incentives are acceptable regardless of other factors



#### National Insight:

Incentives are only broadly acceptable if they are conditional: 36% link them to job creation and 32% to environmental standards. Only 6% support unconditional tax breaks.



# Local Decision Making

## Resident Input and Institutional Trust

**Q20:** How much input should local residents have in decisions about whether to approve a new data center? *[Single select]*

**Overall:** (N=1909)

Residents should make the final decision (e.g., through a vote)



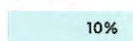
Input should be gathered through public comment, but elected officials decide



Location outcomes are best determined by economic factors



Unsure



Decisions should be made by city staff or city management



### National Insight:

50% of residents believe the final decision should be made via a public vote, while only 9% trust city staff to decide independently, suggesting low levels of trust in public officials on this issue.

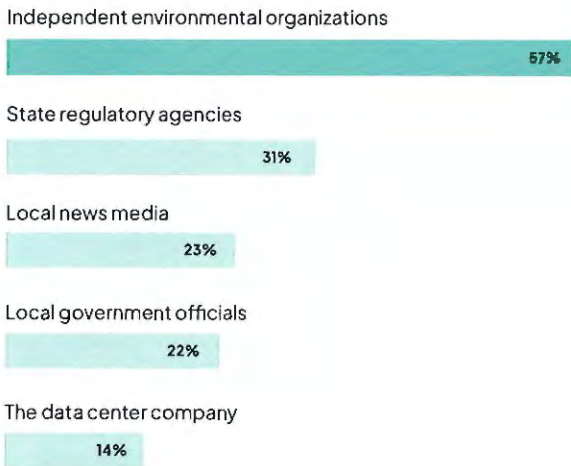


# Local Decision Making

## Resident Input and Institutional Trust

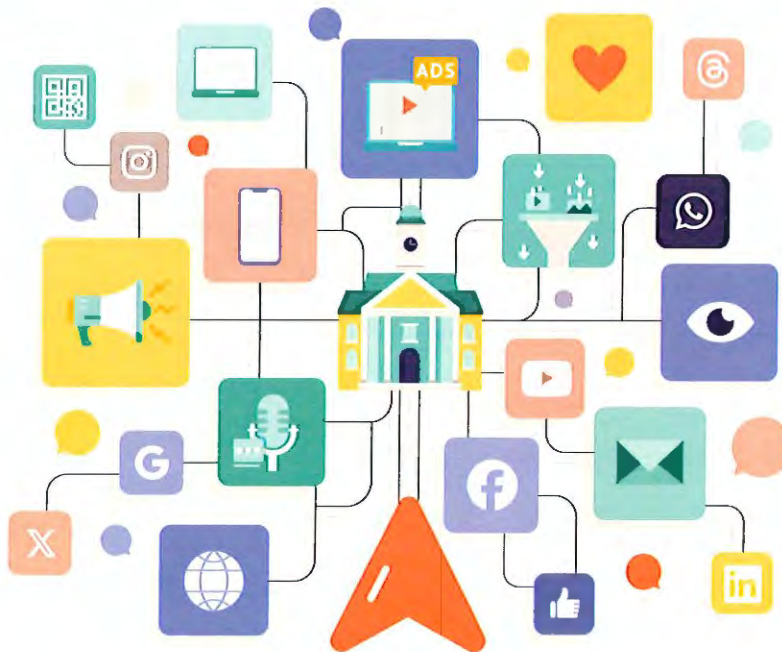
**Q22:** Which of the following sources do you trust the most to provide accurate information about the impacts of a proposed data center? *[Multi select]*

**Overall:** (N=1909)



### National Insight:

Just 1 in 5 residents (22%) include local government officials among their most-trusted sources on data centers — nearly 3x behind independent environmental organizations (57%). Successful engagement requires third-party validation rather than reliance on developer-led marketing materials.



# AI Usage and Trust

## Digital Adoption and the Perceived Impact of AI

This section explores how "AI-literate" the community is and whether they view the shift toward Artificial Intelligence as positive.

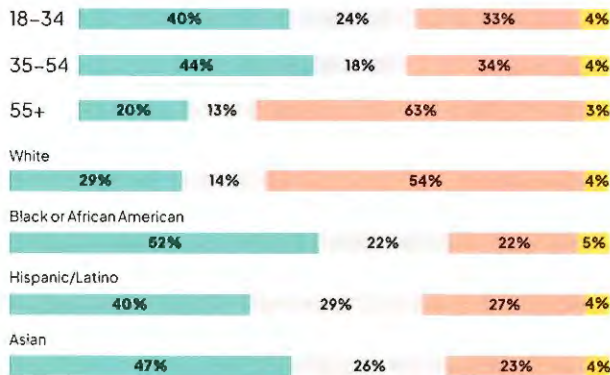
By measuring adoption rates we can identify how much of the population already relies on the services these data centers provide. This creates a link between the tools residents value and the physical infrastructure required to sustain them.

**Q23:** Overall, do you believe AI will have a positive or negative impact on society over the next 10 years? [Very positive->Very negative, unsure] [Single select, N=1909]



About half of respondents (51%) believe AI will have positive or neutral impact on society, vs. 45% who expect a negative outcome. With 18% neutral and 4% unsure, public sentiment on AI – the technology data centers enable – leans skeptical. [Single select, N=1909]

### Overall Breakdowns: (N=1909)



### National Insight:

A significant generational gap is evident, with 63% of residents aged 55+ viewing AI negatively, while younger cohorts are roughly twice as likely to view it positively. Differences also emerge across ethnic groups, with White respondents more likely to be pessimistic about AI than other groups, particularly African American respondents.

# AI Usage and Trust

## Digital Adoption and the Perceived Impact of AI

**Q24–Q28:** How often do you use the following types of Artificial Intelligence (AI) tools or services? [Daily->Never] [Single select]

### %Daily+Weekly Overall: (N=1909)

Voice Assistants: Smart home or phone assistants (e.g., Siri, Alexa, Google Assistant)



Built-in Features: AI in existing apps (e.g., photo retouching, predictive text, email sorting)



Smart Recommendations: Suggested content (e.g., Netflix/YouTube recs, Amazon "frequently bought together")



Text Generation: Chatbots for writing or research (e.g., ChatGPT, Claude, Gemini)



Image/Video Generation: Tools to create visuals (e.g., Midjourney, DALL-E, Sora)



**National Insight:** Voice assistants (48%) and built-in AI features (47%) are the main points of interaction with AI. Image and video generation tools are used at roughly half that rate (25%).

### Overall breakdown of any\* AI tool usage:



### Overall Breakdowns: (N=1909)



**National Insight:** 49% of surveyed residents report daily AI tool usage, with 71% engaging at least weekly — signaling broad familiarity with AI services. A notable generational gap persists: residents aged 55+ report daily usage at 34%, 25 ppt below the 18–34 cohort (59%). Black/African American residents register the highest daily usage rate across all racial cohorts at 63%.

\*For each respondent, "any AI tool usage" reflects their highest-frequency response across the five AI tool types in Q24–Q28. Categories are mutually exclusive, a "Weekly" respondent uses at least one tool weekly but no tool daily.

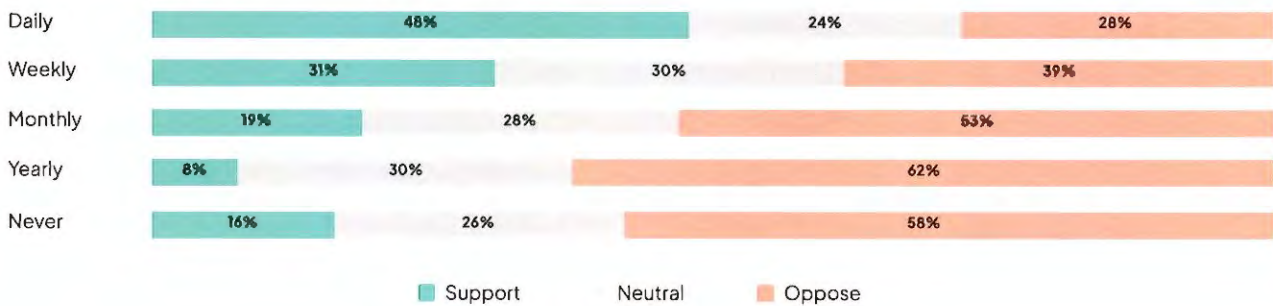
# AI Usage and Trust

## Digital Adoption and the Perceived Impact of AI

### Cross-question analysis: how does usage of AI tools influence support for data centers?

**Q3:** Overall, do you support or oppose the development of a new data center in your local community? **VS Q24-28:** How often do you use the following types of Artificial Intelligence (AI) tools or services?

Support for local data centers by AI usage of any\* tool:



\*For each respondent, 'AI usage of any tool' reflects their highest-frequency response across the five AI tool types in Q24-Q28. Categories are mutually exclusive. a 'Weekly' respondent uses at least one tool weekly but no tool daily.

\*\*Support= Strongly support+somewhat support. Neutral= Neither support not oppose. Oppose= Strongly oppose+somewhat oppose

Daily AI users express support for a local data center at 3x the rate of non-users (48% vs. 16%), revealing a direct correlation between AI familiarity and infrastructure receptiveness. Opposition peaks among yearly users at 62%. With 24-30% of residents across all usage cohorts remaining neutral, this represents a significant communication opportunity.

# AI Usage and Trust

## Digital Adoption and the Perceived Impact of AI

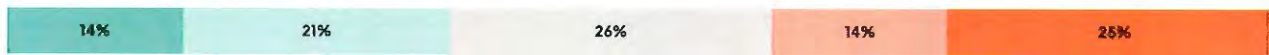
### Cross-question analysis: how do perceptions of AI\* influence support for data centers?

**Q3:** Overall, do you support or oppose the development of a new data center in your local community? **VS Q23:** Overall, do you believe AI will have a positive or negative impact on society over the next 10 years?

%Support or oppose local data centers with positive perception of AI



%Support or oppose local data centers - National Score



%Support or oppose local data centers with negative perception of AI



■ Strongly Support  
 ■ Somewhat Support  
 ■ Neither support nor oppose  
 ■ Somewhat Oppose  
 ■ Strongly Oppose

\*Positive perception = Very positive+somewhat positive. Negative perception = Very negative+somewhat negative

**63% of AI-optimists support building more data centers**, compared to just 17% of AI-skeptics — a 46 ppt gap. 47% of AI-skeptics strongly oppose, versus only 6% of optimists. Resident sentiment on data centers is inseparable from the broader national debate over AI itself.

## In Summary

- 1 **Water and electricity are the dominant concerns.**  
Residents **prioritize impacts on water (86%) and electricity (85%)** far above jobs (65%) and tax revenue (61%). Local governments that establish resource stewardship as a standing priority — before any data center proposal — enter the conversation with credibility that project-level promises can't match.
- 2 **Opposition is concentrated among older, more educated, and White residents.**  
Residents aged 55+, college-educated, and White report the highest opposition rates and the highest levels of concern around water and electricity, indicating a **strong alignment between demographic profile and resource-related priorities**.
- 3 **AI familiarity is a strong predictor of resident support.**  
63% of AI-optimists and 48% of daily AI users support local data center development, compared to just 17% of AI-skeptics and 16% of non-users, a gap that identifies **digital outreach as the highest engagement lever available**.
- 4 **One in three Americans are unsure.**  
One in three Americans neither support nor oppose building more data centers. This highlights the need to understand community-specific sentiment beyond the loudest voices, with structured surveys serving as a critical input for local decision-making.
- 5 **Local government is not the trusted voice on data center impacts.**  
Only 1 in 5 residents trust local government officials for accurate information on the impacts of a proposed data center (22%), nearly 3x less than independent environmental organizations (57%). Successful engagement requires third-party validation rather than reliance on developer-led marketing materials.
- 6 **Jobs and property tax relief are the most persuasive economic framing.**  
64% of residents nationally prioritize lower property taxes as the preferred use of data center revenue, followed by school funding (47%). Messaging anchored to direct, tangible community returns consistently outperforms abstract economic growth arguments.
- 7 **Developer transparency is a key driver of support.**  
Residents are more likely to oppose projects when developer involvement feels unclear or revealed late. **Early disclosure** signals transparency and reduces speculation, helping local governments build credibility from the outset rather than trying to recover it later.

# Survey Methodology

## Purpose and Scope

Data in this report were collected by Zencity as part of representative research of United States residents:

- **Population:** Residents aged 18+ living in the United States.
- **Sample size:** 1,909.
- **Fielding dates:** April 6 – April 27, 2026.
- **Mode:** Online self-administered questionnaire.
- **Languages:** English, Spanish.

Weighted survey results have demographics that are representative of the demographic profile of 18+ residents of the United States. This survey was commissioned and funded by Zencity.

## Survey Design

**Sample design:** Zencity uses a non-probability sampling approach with demographic quotas. Zencity recruits respondents through targeted digital advertising on social media platforms, mobile apps, and online survey panels. Quotas (minimum targets for the number of responses from each demographic group) are set before data collection begins. Zencity establishes targets for race and ethnicity rates using 2020 U.S. Census data, and age and gender targets using the most recent vintage of the American Community Survey 5-year estimates at the time of fielding:

- **Age:** 18–34, 35–54, 55+.
- **Gender:** Female, Male.
- **Race/Ethnicity:** Asian, White, Black or African American, and Hispanic.

As the survey runs, Zencity monitors the mix of respondents and adjusts recruiting efforts in real time to bring in a representative group of respondents. Additional respondents beyond our quotas are included in the sample to facilitate subgroup analysis. Survey weights control for extra respondents, retaining representativeness.

### Methodology Notes:

- Figures in this report may not add up to 100% due to rounding.
- "N" represents the number of respondents per question.

## Eligibility

Sample eligibility was determined by self-attestation of residency in the population as well as geolocation from the ZIP code to the eligible area. Geographically ineligible respondents are excluded. Only respondents aged 18 and above are included in the resulting data.

## Data Processing and Analysis

**Data Quality Checks:** Before final analysis, Zencity applies a series of checks to ensure the data are accurate and high quality, including deduplication through device fingerprinting, bot prevention using typing detection, and low-quality response screening. Quality screening analyzes metadata for responses that show signs of being inattentive or invalid through speeding, straightlining, and non-informative open-text. Responses that do not pass quality checks are excluded from the final dataset prior to weighting and analysis.

## Limitations

All survey research has limitations. Like all surveys, these data may be affected by errors that cannot be fully measured, including self-selection bias (people choosing whether to participate) and question wording effects. These are inherent to all forms of public opinion research. Users of Zencity survey data should keep the following in mind:

- **Non-coverage error exists** for digitally disconnected residents. Although approximately 96% of Americans reported regular access to the internet, residents without digital access are not included in the sampling frame.
- **Because this survey uses non-probability sampling**, a traditional margin of error — as calculated for probability samples — does not apply and therefore is not reported. This reporting follows the American Association of Public Opinion Research's standards for disclosure of statistical properties of the sample.



# Let's Chat



At Zencity, we support this work across 400+ public sector organizations, helping local governments reach more voices, understand community priorities, and take confident, data-backed action.

We help local government leaders power their work with community voices.



Zencity is the AI-native governance platform that transforms resident voices into finished government work products.

**Attachment**  
**“F”**  
**Data Center Info**  
**B. Jackson**



# Data Centers

June 2026

DATA CENTER SOLUTIONS

**Bruce Jackson**

**Data Center Solutions**

**Florida Lead**

**CBRE**

# DATA CENTERS IN FLORIDA

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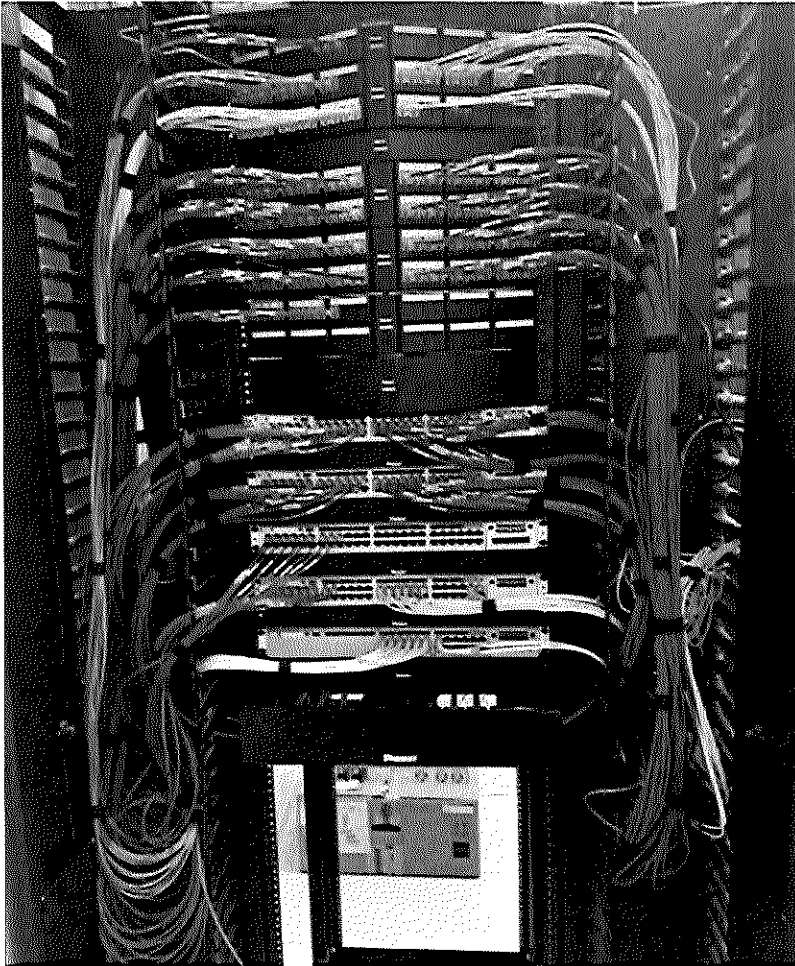
**Why Florida**

**Connectivity**

**Power**

**Water**

**Economic Benefits**



# Why Florida NOW for Data Centers



## Florida is the 3rd most populated State

with 23.5+ million people which is critical to AI & ML

## Connectivity Story

### Abundant Fiber

- + 1st for submarine fiber landings in U.S. (TeleGeography)
- + 3rd most fiber miles among U.S. States
- + 6th most data centers in the U.S.

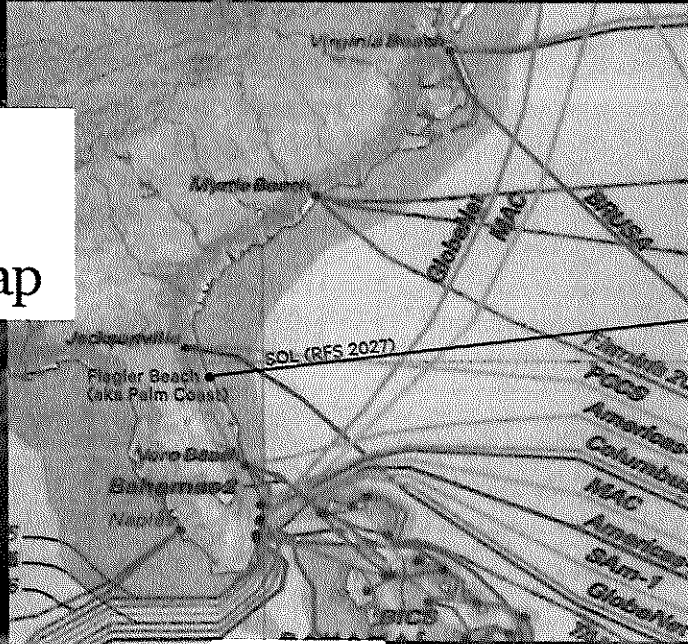
### Great corridors for Fiber:

I-95, I-75, I-10, US-1, and 3 Class 1 Railroads

## Jacksonville (JAX) is the #1 most requested last Duty Station in the U.S. Navy

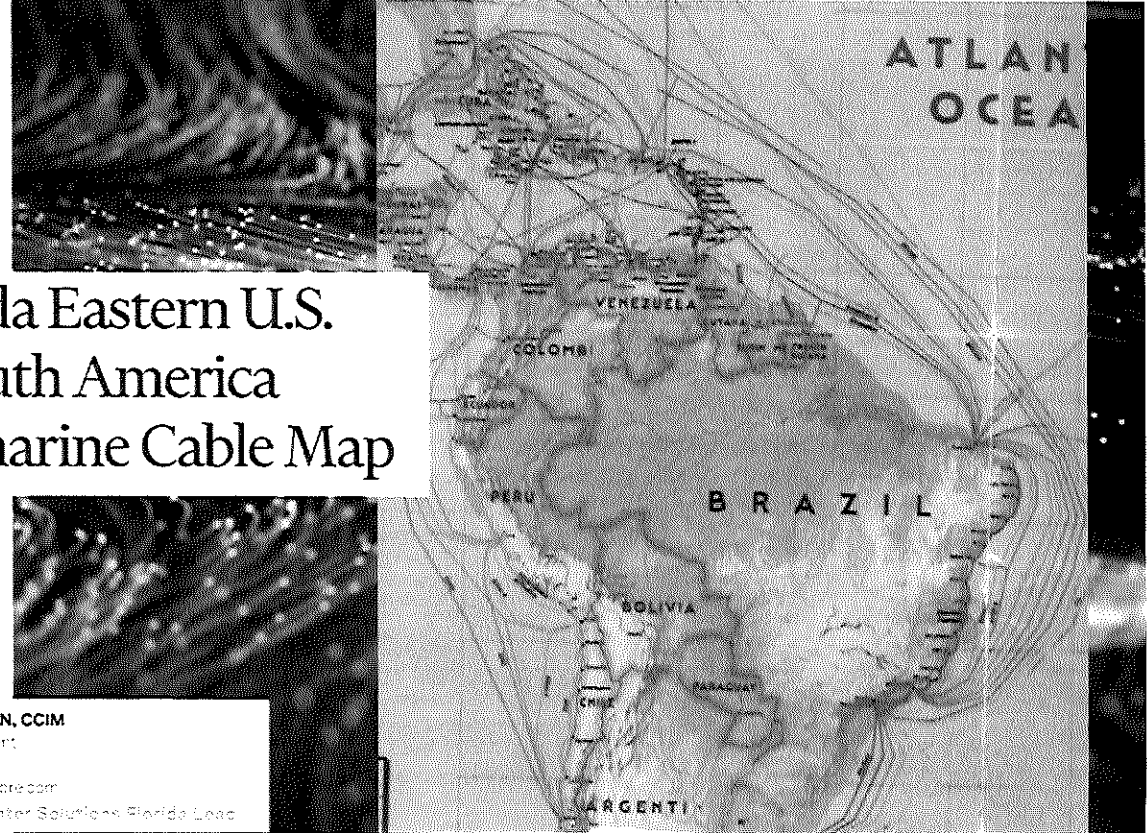
- + Provides a highly skilled IT/Tech savvy workforce
- + NASJAX, NS Mayport, Kings Bay Submarine Base
- + (SSBN/SSGN nuclear trained = SMRs)

# Florida & Eastern Seaboard U.S. Submarine Cable Map



**BRUCE JACKSON, CCIM**  
First Vice President  
+1 904 583 3163  
Bruce.jackson@ccre.com  
CCRE Data Center Solutions Florida Lead

# Florida Eastern U.S. & South America Submarine Cable Map

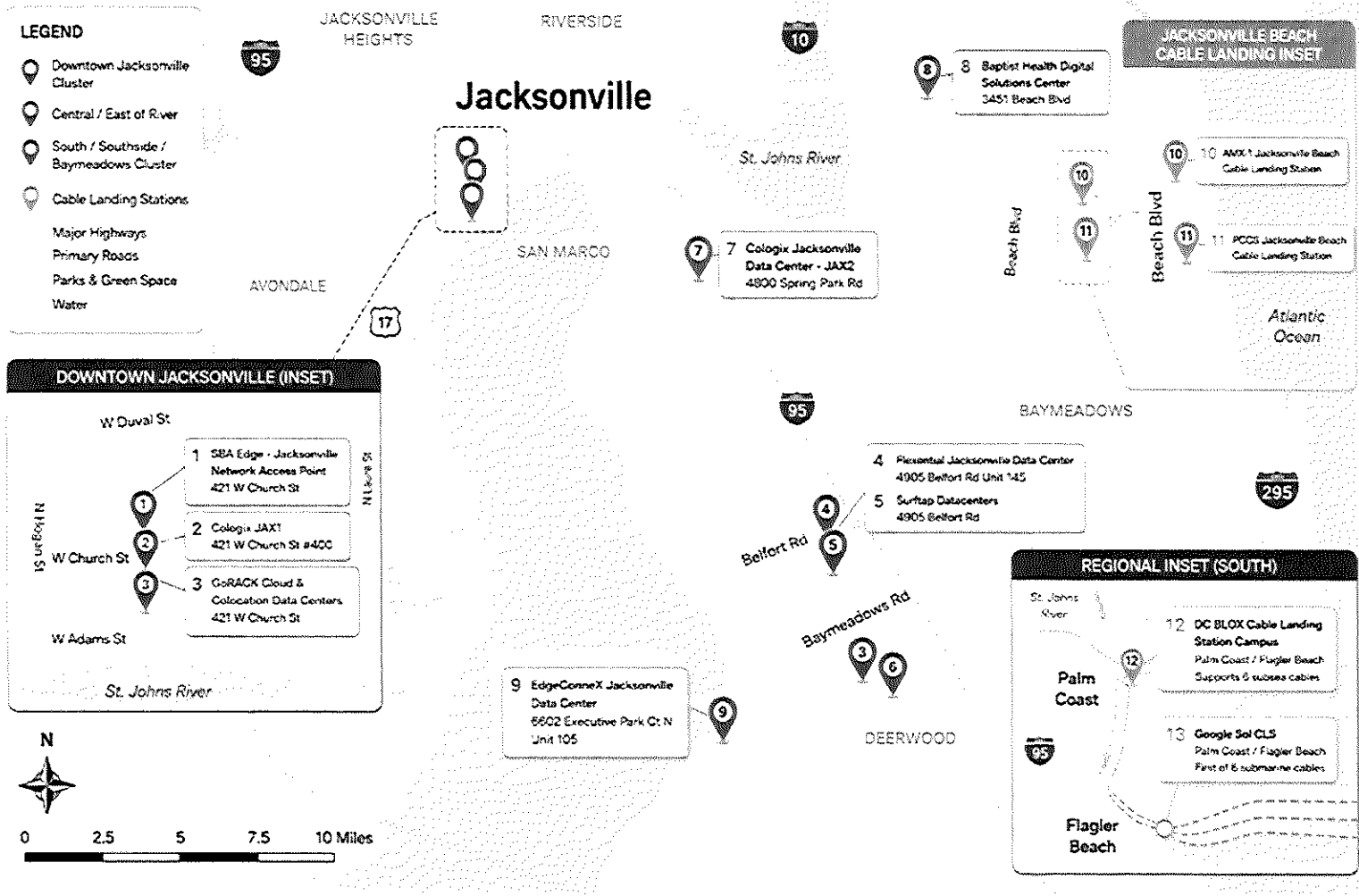


**BRUCE JACKSON, CCIM**  
First Vice President  
+1 904 583 3163  
Bruce.jackson@ccre.com  
CCRE Data Center Solutions Florida Lead

# Existing Data Centers in North Florida

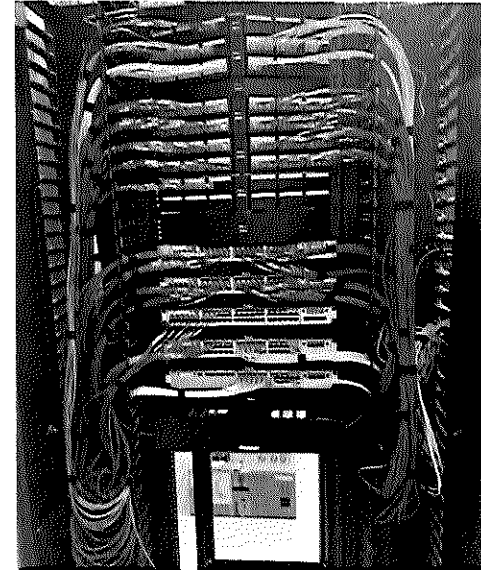
## Jacksonville, Florida - Data Centers & Cable Landing Stations

Publicly listed facilities and key cable landing sites

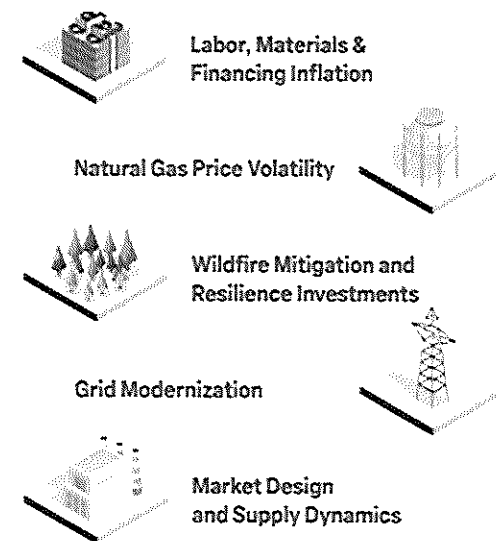


# POWER

- Before AI and Machine Learning Cabinet Density (per kWh) was typically 3-8 kWh
- Now power per cabinet/Rack density reaching 50-80-100 to 150+ kWh
- A quantum leap in power demand
- Our existing power grid was designed , engineered and constructed primarily in the 1960's - 1970's (50 to 60 + years old)
- New Data Centers must and will pay for upgrades to the power grid related to their use (“will pay their way”)

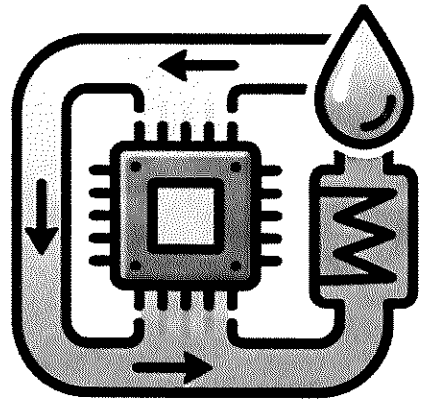
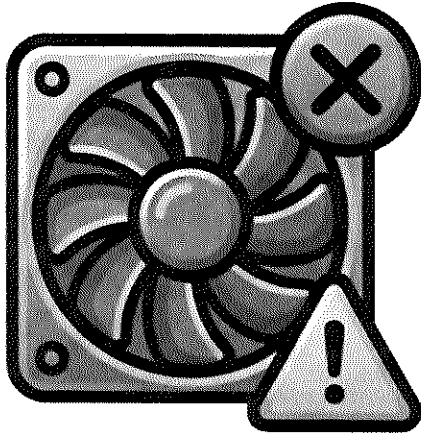


**What is *really* causing a rise in electricity rates?**  
*Beyond load growth alone, these factors have been major contributors to rising electricity rates*



# WATER

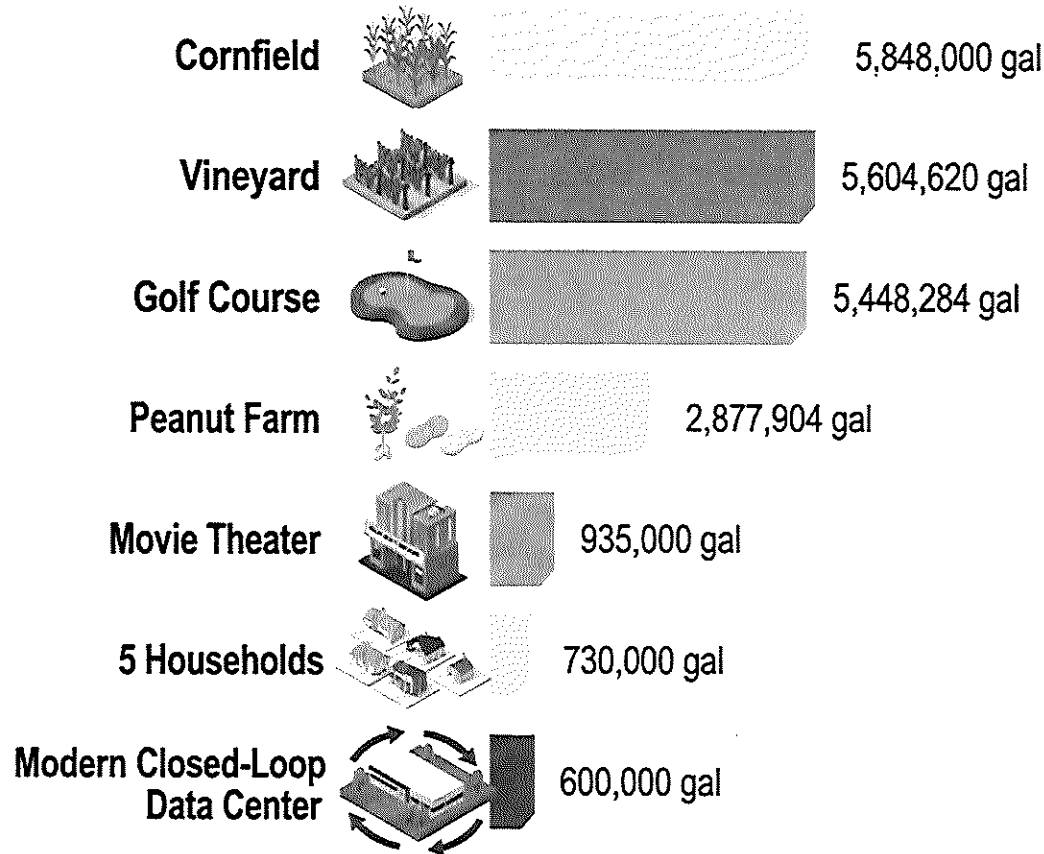
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- Higher power means more cooling required
- Above ~ 50 KWh power per cabinet/rack, air cooling no longer efficient, so Liquid-to-the-chip (LTC) required
- Closed Loop Cooling much more efficient and uses dramatically LESS water
- Immersion cooling - uses dielectric fluid (i.e. does not conduct electricity and is not water). It is continually filtered and re-used (closed loop)

# WATER

---

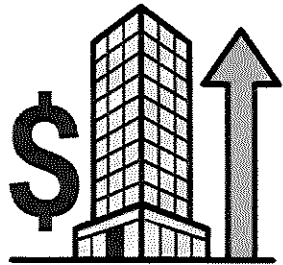


## Annual Water Consumption

This chart represents the domestic water used by equivalent square footage of a typical size data center.

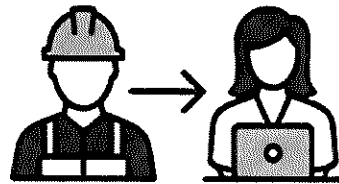
Domestic water usage includes items such as toilets and sinks.

# KEY ECONOMIC BENEFITS OF DATA CENTERS



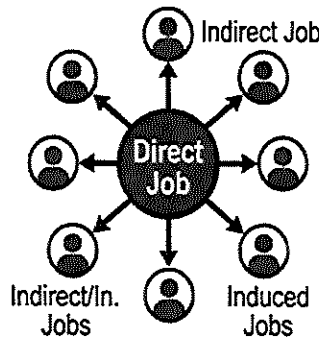
## MASSIVE PRIVATE INVESTMENT

- Attracts billions in private capital.
- Little or no public funding required.
- Supports local suppliers & contractors.



## HIGH-PAYING JOBS

- Thousands of construction & skilled trades workers.
- Long-term operational and IT careers.



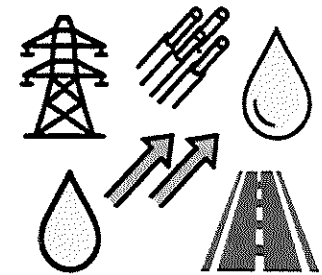
## ECONOMIC MULTIPLIER EFFECT

- Each direct job creates approx. 6 additional jobs.
- Benefits local businesses and housing markets.



## EXPANDED TAX BASE

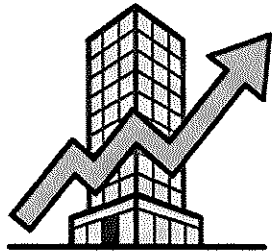
- Significantly higher property tax revenue.
- Recurring tax on technology & equipment upgrades. (e.g., Loudoun County: ~\$795M/yr).



## INFRASTRUCTURE UPGRADES

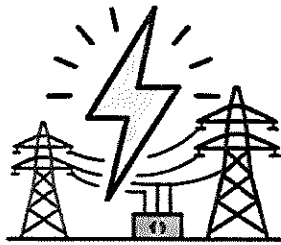
- Accelerates network improvements for the region.
- Upgrades electrical, fiber, water, and transport.

# SUMMARY OF DATA CENTER BENEFITS



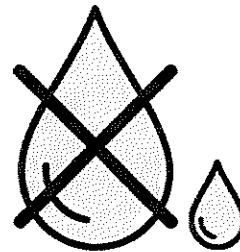
## EXPANDING MARKET IN NORTH FLORIDA

- Attracting better facilities.
- Data Centers are already established.



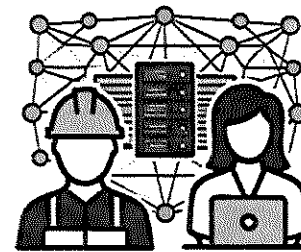
## GRID MODERNIZATION & RESILIENCE

- Operators fund electrical upgrades.
- Electrical grid becomes better for everyone.



## EFFICIENT WATER USE

- Drastically less water consumed.
- Uses significantly less than comparable sizes.



## HIGH-PAYING JOB CREATION

- Salaries of \$100,000 - \$250,000+.
- Each permanent job creates up to 6 indirect jobs.



## INCREASED TAX REVENUE

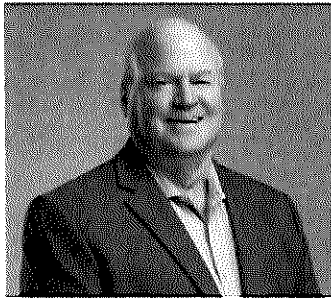
- Higher annual property tax.
- Recurring taxes on technology and equipment upgrades.

# Daily Record

CRE insights: Data center market relies on power speed, access

Data center operators and developers desire proximity to large populations to ensure the lowest possible latency.

FEBRUARY 17, 2025 | JAXDAILYRECORD.COM



To best describe the outlook for Jacksonville's future data center market, it is all about power ... and specifically how much power is presently available, how fast can it be delivered, and when will more power be available?

The advent of artificial intelligence (AI) and machine learning (ML) has required data center operators, developers and their deep-pocketed investors to scour the entire country, including hurricane-prone Florida, in search of electrical power, ideally a minimum of 100 megawatts to start with a proven runway to 500+ MWs within three to five years.

For some perspective, one MW of power will supply about 1,000 homes. Prior to AI and ML, a typical computer cabinet or rack required about 5 kWh per rack. Now, high-density computing requirements need 20 to 40 kWh per rack, which

necessitates a substantial increase in power and cooling capacity.

Jacksonville has eight data centers, totaling about 40 MWs of critical power capacity. These data centers range from legacy enterprise data centers originally constructed in the 1990s to carrier hotels housing up to 20-plus telecommunication carriers in a single building, to modern purpose-built cable landing stations (CLS) that bring submarine fiber-optic cables ashore from the ocean.

Jacksonville enjoys the benefit of having 2 CLSs: AMX - 1 linking Jacksonville to Brazil/Latin America, and PCCS connecting Jacksonville to the Caribbean, Central America, the western side of South America and the Pacific.

A new entry into the North Florida data center picture is "Project Orchid" - a new CLS being developed by DC Box in Flagler Beach. This CLS is designed for up to six submarine fiber-optic cables connecting at the 34-acre site, recently purchased for \$35 million west of Interstate 95. This facility will be the only CLS between Jacksonville and Vero Beach.

While Jacksonville has always enjoyed a robust collocation (CoLo) market, it plays a critical role in the area's connectivity story.

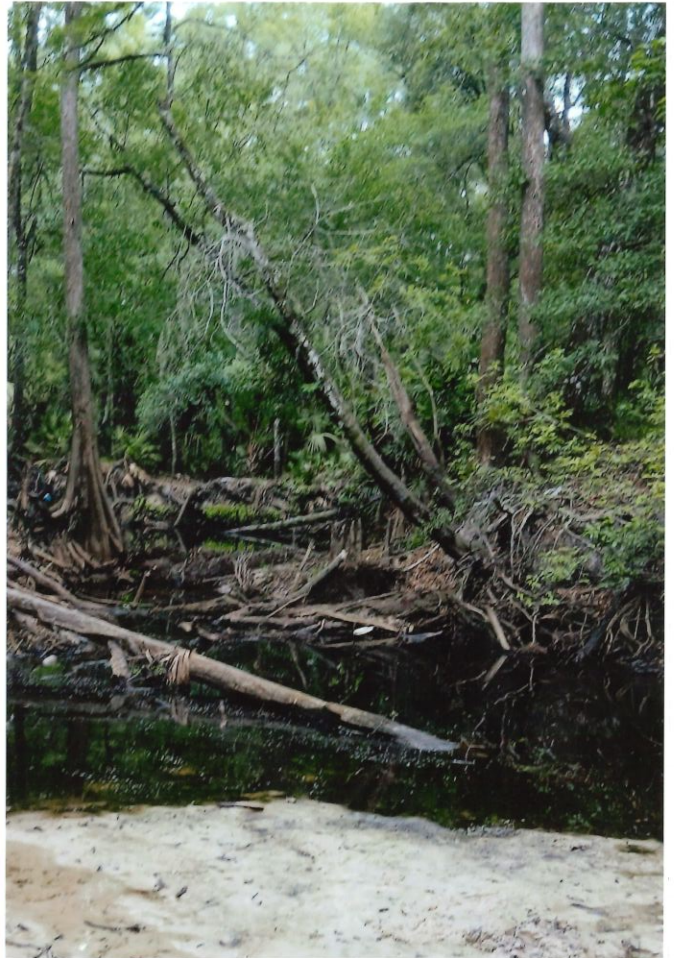
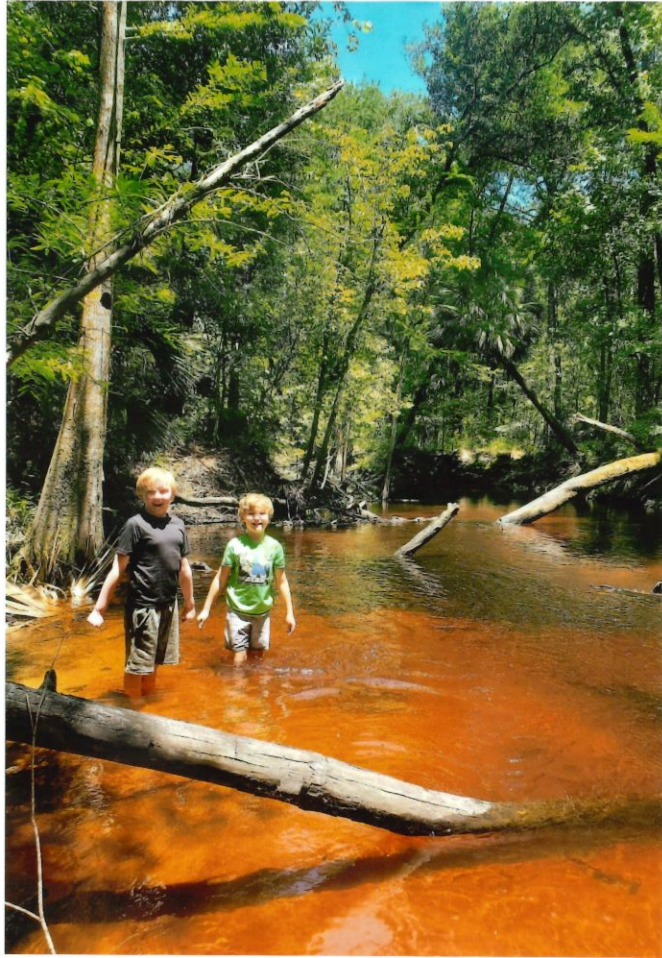
When combined with the intersections of two major interstates (I-95 and I-10), U.S. 1, and three railroads (CSX, Norfolk Southern and Florida East Coast Railway), these rights-of-way for fiber-optic cables make Jacksonville the "Gateway to Florida," now the third most populated state with more than 22 million people.

Data center operators and developers desire proximity to large populations to ensure the lowest possible latency. Latency is the speed of data. Lower latency equates to higher speed and a better user experience.

All businesses, universities, governments and the public benefit from low latency, which attracts new data center and hyperscale developers to the region.

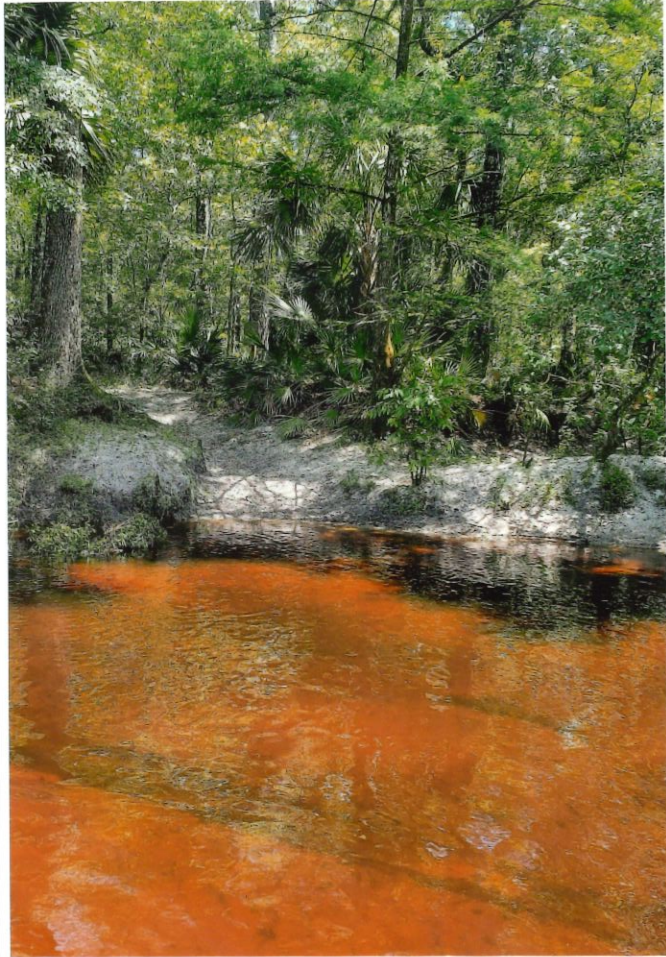
AI and ML are the new frontiers for business. Provided we can supply the power, Jacksonville is positioned well for continued data center growth.

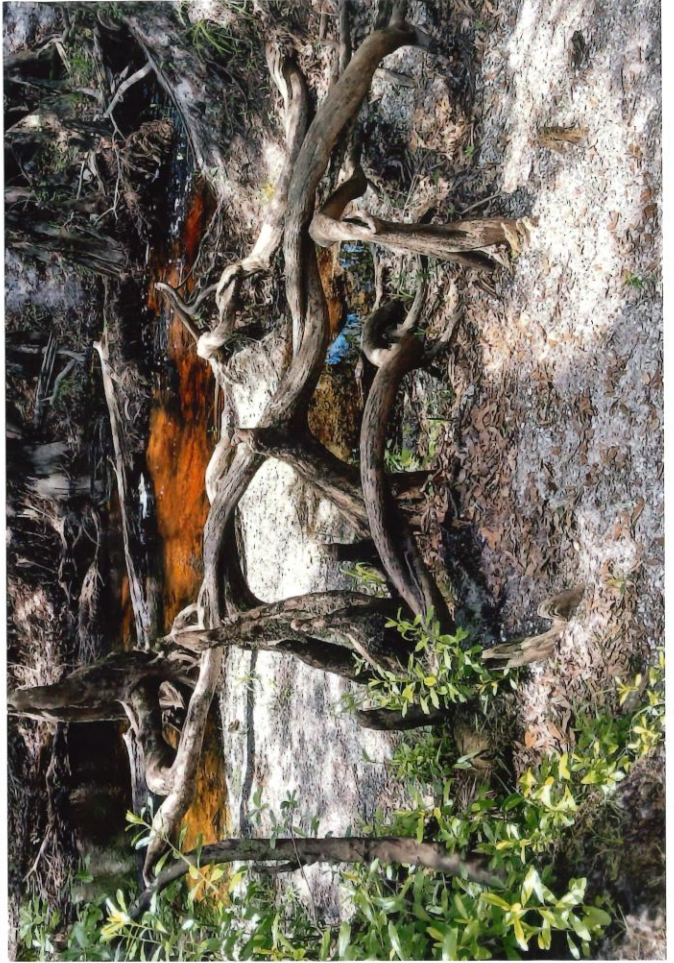
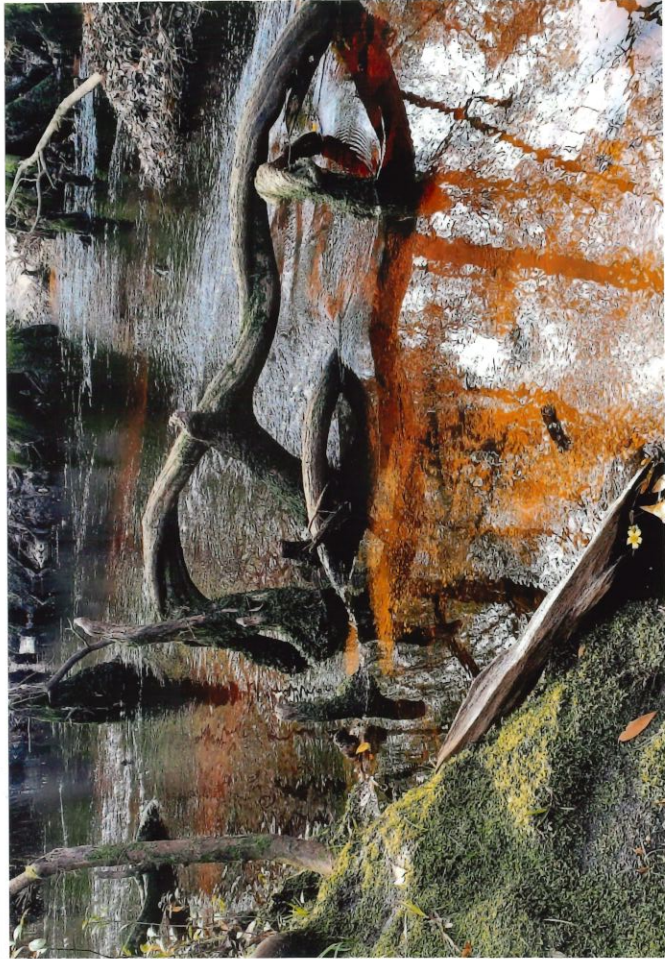
**Attachment**  
**“G”**  
**Data Center Discussion**  
**Pictures Submitted in Public**  
**Hearing**

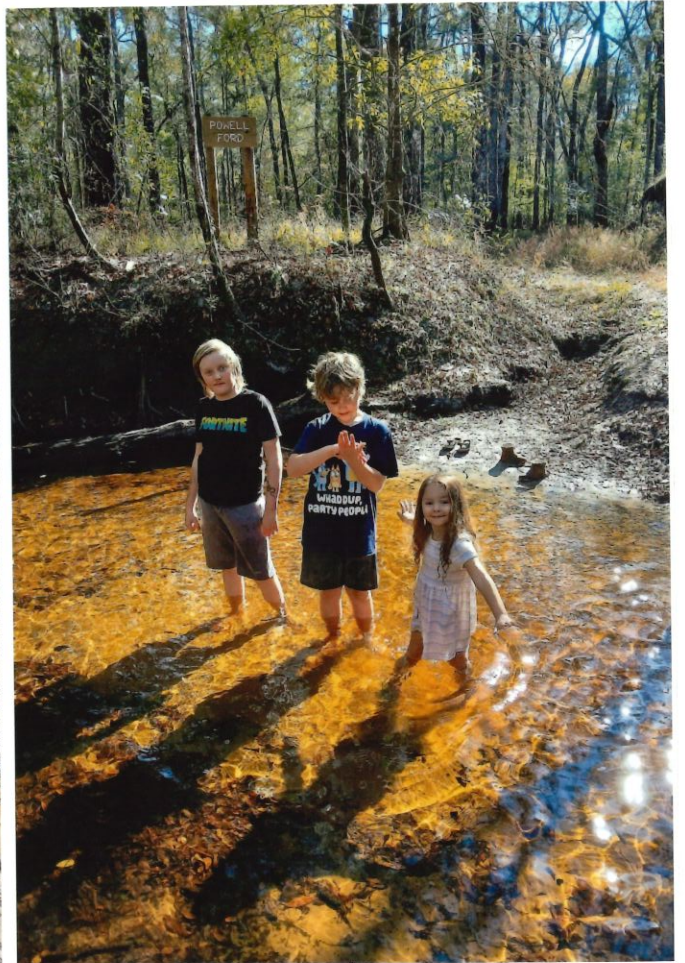












**Attachment**  
**“H”**  
**Data Center Info**  
**N. Hayden**

**CITIZEN REVISIONS & STANDARD RECOMMENDATIONS FOR ORDINANCE NO. 2026-XX**  
**Reference: Data Center Moratorium Ordinance Study Parameters (Section 5) Item 25**  
**and Alignment with Florida Senate Bill 484 (Chapter No. 2026-65)**

Date: June 9, 2026

Submitted By: Nicole Hayden

Residence: Clay County Resident & Homeowner

Phone: 904-945-4664

Email: haydenacres@gmail.com

**1. Water Infrastructure & Floridan Aquifer Protections (Ref: Section 5, Items 1 & 2)**

- **Ban on Local Nondisclosure Agreements (NDAs):** In direct alignment with the transparency mandates of Florida SB 484, establish a strict local policy prohibiting Clay County officials, economic development councils, or staff from entering into Nondisclosure Agreements (NDAs) with data center developers. This ensures total public awareness of any infrastructure inquiries from day one and prevents projects from being hidden under corporate pseudonyms.
- **Prohibit Groundwater Withdrawal for Cooling:** Ban the use of groundwater from the Floridan Aquifer for industrial cooling systems, mandating 100% reclaimed water or closed-loop, waterless air-cooling technologies to prevent depletion of municipal and residential water resources.
- **Mandatory 20-Year Water Impact Studies:** Require an independent, third-party 20-year hydrologic impact analysis funded by the applicant to prove zero impact on local ecosystem, residential wells and municipal water availability, specifically accounting for localized 20-year water resource projections and natural drought cycles.
- **Prohibitive Wastewater Surcharges:** Implement high-volume wastewater discharge fees and strict compliance penalties to protect local water treatment capacity from heavy liquid discharge.
- **Prohibit the development of electrical substations or high-voltage transmission lines as an 'accessory use' or 'by-right' development for data centers:** Any new infrastructure required to power a data center must require its own independent Comprehensive Plan Amendment, full environmental impact review, and a separate public hearing.

**2. Electrical Grid & Infrastructure Protection (Ref: Section 5, Item 3)**

- **Ratepayer Financial Shield:** In alignment with **Florida SB 484**, ensure that public electric utilities legally isolate all infrastructure expansion costs to the data center developer so that the general body of Clay County ratepayers bears zero financial risk or increased utility rates.
- **Grid Capacity Priority for Residents:** Require that regional electric utilities legally prioritize residential, emergency, and municipal infrastructure over large-load industrial customers during peak demand or grid stress.

- **Grid Impact Fees:** Enforce a significant infrastructure impact fee on facilities with substantial electric demands to offset the strain on local utilities and prevent rate increases for residents.
- **Prohibition of "By-Right" Substation Development:** Prohibit the development of electrical substations or high-voltage transmission lines as an "accessory use" or "by-right" development for data centers. Any new infrastructure required to power a facility must require its own independent Comprehensive Plan Amendment and separate public hearing.

### 3. Zoning & Compatibility Standards (Ref: Section 5, Item 4)

- **Total Exclusion from Key Zones:** Prohibit data center facilities from all Agricultural (AG), Residential, and Light Commercial zoning districts due to severe infrastructure, aesthetic, and land-use compatibility risks.
- **Mandatory Buffer Zones:** Require a minimum 2-mile setback from any residential property line, school, or public park to protect growing neighborhoods from industrial impacts.
- **Proximity Restrictions to Natural Waterways:** Establish a strict prohibition on constructing data center facilities within 5 miles of any designated wetland, the St. Johns River, or the Black Creek basin to prevent encroachment on residential properties adjacent to these waterways.

### 4. Environmental, Wildlife, & Pollution Ordinances (Ref: Section 5, Item 5)

- **Zero-Net-Runoff Regulations for Wetlands:** Require a strict "Zero-Net-Runoff" standard for any development near the St. Johns River and Black Creek basin to prevent downstream flooding into residential properties caused by massive impervious surface footprints.
- **Critical Wildlife Habitat Restrictions:** Mandate a multi-season wildlife disruption study for any proposed site, requiring automatic permit denial if development impacts protected species or disrupts critical wetland ecosystems.
- **Comprehensive Noise Metrics (dBA and dBC):** Implement an unyielding noise cap of 45 dB(A) at the property line. Furthermore, to address the continuous, low-frequency hum characteristic of data center cooling infrastructure, the ordinance must mandate dBC tracking, requiring the low-frequency tonal hum to blend entirely into ambient background levels at the property line.
- **Dark Sky Light Pollution Controls:** Enforce strict "Dark Sky" compliance standards, requiring all security and operational lighting to be fully shielded and downward-facing to eliminate night-sky glow in rural and residential areas.
- **Fuel Storage & Emissions Caps:** Enforce heavy environmental containment bonds and restrictive local air quality permits for on-site diesel fuel storage associated with large-scale backup generation.

### 5. National Security & Supply Chain Safeguards (Ref: Section 5, Item 6)

- **Foreign Adversary & Supply Chain Prohibitions:** In direct alignment with Florida SB 484, enforce strict prohibitions against public utilities providing electric service to large-load data center facilities owned, controlled, or influenced by designated foreign countries of concern or foreign adversaries.
- **Local Software and Hardware Auditing:** Expand local regulatory oversight to mandate comprehensive, independent audits of all data center infrastructure, ensuring that no hardware or software components manufactured by high-risk foreign entities are utilized within the county, thereby protecting local utility grid security and resident data privacy.

## **ADDENDUM: LEGISLATIVE & HYDROLOGIC DATA REFERENCES**

- **Clay County Water Sufficiency:** *North Florida Regional Water Supply Plan (NFRWSP), St. Johns River Water Management District.* Outlines groundwater limitations and wetland threats specific to Clay County through 2045.
- **20-Year Groundwater Shortfalls:** *2025 Central Florida Water Initiative (CFWI) Regional Water Supply Plan.* Projects a 96-million-gallon daily groundwater deficit over the next 20 years.
- **Water Resource Caution Areas:** *Florida Office of Economic and Demographic Research (EDR).* Identifies two-thirds of Florida as lacking sufficient water supply to meet 20-year growth projections.

### **1. The North Florida Regional Water Supply Plan (NFRWSP)**

- **Who Published It:** The St. Johns River Water Management District (SJRWMD) and the Suwannee River Water Management District.
- **The 20-Year Finding:** This specific plan covers Clay County directly. The data explicitly states that traditional groundwater resources from the Florida Aquifer are insufficient to meet projected regional demands through 2045 without causing "unacceptable environmental impacts," including the reduction of spring flows, lowering of lake levels, and the loss of critical wetlands.

**Clay County is explicitly listed as a county that must transition away from fresh groundwater to expensive "Alternative Water Supplies" because the aquifer cannot sustain further massive industrial growth.**

### **2. The 2025 Central Florida Water Initiative (CFWI) Regional Water Supply Plan**

- **Who Published It:** Jointly approved by Florida's three largest water management districts (including the SJRWMD) and the Florida Department of Environmental Protection (FDEP).
- **The 20-Year Finding:** The report calculates that within the next 20 years (by 2045), the region faces a massive groundwater shortfall of 96 million gallons per day (MGD). This is driven by a projected 41% spike in water demand.

**The report explicitly notes that "declines in groundwater levels, spring flows, river flows, lake levels, and wetlands quality have occurred as a result of groundwater development." Adding data centers—which require millions of gallons of water a day—directly threatens this shrinking supply.**

### **3. Florida Office of Economic and Demographic Research (EDR) Statewide Report**

- **Who Published It:** The Florida Legislature's non-partisan research arm.
- **The 20-Year Finding:** Their analysis deemed two-thirds of the State of Florida as "Water Resource Caution Areas," meaning existing water supplies are legally insufficient to meet projected 20-year demands. The report states that Florida must somehow develop at least 390 million more gallons of water a day by 2045 just to fulfill basic anticipated consumption.

#### 4. "Florida's Water Future" (2025/2026 Reports)

- **Who Published It:** Florida TaxWatch (a respected, non-partisan statewide public policy research institute).
- **The 20-Year Finding:** This report highlights a widening multi-million-dollar state funding gap required to protect our water supply. It notes that daily water use across the state already exceeds 7 billion gallons, and that natural system stressors—like severe natural droughts, extreme heat, and saltwater intrusion—are actively compounding the risk of residential water shortages over the next two decades.



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County  
Commissioners

DATE:

FROM: The Clerks Office

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

AGENDA ITEM TYPE:

---

BACKGROUND INFORMATION:

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

ATTACHMENTS:

Description	Type	Upload Date	File Name
-------------	------	-------------	-----------

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Budget Office	Streeper, Lisa	Approved	6/17/2026 - 4:01 PM	Item Pushed to Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County Commissioners

DATE:

FROM: Administrative and  
Contractual Services

**SUBJECT:**

Approval to post Notice of Intent to Award Bid No. 25/26-087, EMS Medical Supplies, as a multiple-award contract to the bidders listed below:

1. Bound Tree Medical, LLC
2. Drake Pharmacy Solutions LLC
3. Hamilton Medical, Inc.
4. Henry Schein, Inc.
5. Life-Assist, Inc.
6. McKesson Medical-Surgical Government Solutions, LLC
7. MEQU Warner Systems Corporation
8. Revelation Wholesale, LLC
9. Stryker Sales, LLC through its Medical Division
10. Technicuff Corp.

Purchases shall be made on an as-needed basis in accordance with the unit costs received. Approval of award will be effective after the 72-hour protest period has expired.

**Funding Source:**

Fire Control MSTU Fund - Fire Control MSTU - Operating Supplies & General Fund -  
Rescue Services - Operating Supplies

AGENDA ITEM TYPE:

---

**BACKGROUND INFORMATION:**

Request for Bid was issued with the intent to to secure qualified and experienced Suppliers to provide medical supplies essential to supporting EMS operations and safeguarding public health, safety, and welfare. EMS services rely on dependable, high-quality medical supplies that align with established clinical protocols, training standards, and existing equipment used across County personnel and apparatus.

Given the critical nature of these operations, the County emphasizes product standardization to ensure compatibility, reliability, and operational efficiency. The solicitation was designed to identify Suppliers capable of consistently meeting these requirements, including timely delivery and support for both routine services and emergency response needs.

916 Suppliers were notified  
34 Suppliers downloaded the Request for Bid  
10 Bids were received  
1 No Bid

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

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

**Funding Source:**

Fire Control MSTU Fund - Fire Control MSTU - Operating Supplies & General Fund - Rescue Services - Operating Supplies

**Account No.:**

FD1000 - CC1169 - 552000 & FD1030 - CC1154 - 552000

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

Planning Requirements:  
Public Hearing Required (Yes/No):  
**No**

Hearing Type:

Initiated By:

N/A

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
-------------	------	-------------	-----------

- RFB NO.  
25/26-087
- EMS Backup Material 6/18/2026 RFB\_2526-087\_EMS\_Medical\_Supplies\_Vendor\_Analyticsdsada.pdf
  - Medical Supplies Vendor Analytics
  - Bid Backup No. 25/26-087 Backup Material 6/18/2026 Bid\_Backup\_No.2526-087dsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Purchasing	Streeper, Lisa	Approved	6/17/2026 - 4:02 PM	Item Pushed to Agenda




Project View Count










679








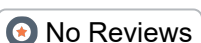


Vendor Funnel





 Followers	<b>23</b>
 Downloaders	<b>34</b>
 Applicants	<b>13</b>
 No Bids	<b>1</b>
 Submissions	<b>10</b>

Vendors

Vendor	Followed	Downloaded	Applied	No Bid	Submitted
Agni Enterprises, LLC (dba) Head to Heels Safety Supplies  <i>cservice@headtoheels.net</i>	✓	✓	✓		
Ansell Healthcare  <i>meghan.redmile@ansell.com</i>	✓	✓			
Bound Tree Medical, LLC  <i>submitbids@boundtree.com</i>	✓	✓	✓		✓
Brightwave Industries LLC <i>nicole.campbell@brightwaveindustries.com</i>	✓	✓			
Cape Greenland LLC <i>info@greenlandgops.com</i>	✓	✓			

DF Interactive NC LLC <i>bids+opengov@davidfine.dev</i>		✓			
Drake Pharmacy Solutions LLC  <i>dylan@drakepharmacysolutions.com</i>	✓	✓	✓		✓
EliteHome Flips Solutions LLC  <i>info@elitehomeflipsolutionsllc.org</i>		✓			
GovGuide  <i>rfp@yourgovguide.com</i>		✓			
Hamilton Medical, Inc  <i>insidesales@hamiltonmedical.com</i>	✓	✓	✓		✓
Henry Schein Inc  <i>emsbids@henryschein.com</i>	✓	✓	✓		✓
INTERBORO PACKAGING CORPORATION  <i>bids@interboropackaging.com</i>	✓	✓			
Life-Assist Inc  <i>quotes@life-assist.com</i>	✓	✓	✓		✓
MEQU Warmer Systems Corporation <i>ch@mequ-usa.com</i>	✓	✓	✓		✓
McKesson Medical-Surgical Government Solutions LLC  <i>government.bids@mckesson.com</i>	✓	✓	✓		✓
Nimo Consulting Group <i>nimoconsultinggroup@gmail.com</i>	✓				
Nini's Vending & Snacks, LLC  <i>ermeise@gmail.com</i>	✓	✓	✓		

None <i>martin.larinas@gmail.com</i>		✓			
North America Procurement Council Inc., PBC  <i>notifications@napc.me</i>	✓	✓			
Peace and Heart Mind Care <i>contact@peaceheartmindcare.com</i>	✓	✓			
Performance Safety Group  <i>govt@psggear.com</i>		✓			
Ray O'Herron Company, Inc.  <i>bids@oherron.com</i>		✓			
RevStar Consulting  <i>nastassia.barkouskaya@revstarconsulting.com</i>		✓			
Revelation Wholesale LLC  <i>sowens@revelationwholesale.net</i>	✓	✓	✓		✓
Royal Media Network, Inc.  <i>fam@royalimagingolutions.com</i>		✓			
ShopVanitiConsulting  <i>audreanab@vaniticonsulting.com</i>	✓	✓			
Source Management  <i>sourcemanagement@deltek.com</i>	✓	✓			
Stryker Sales, LLC through its Medical Division  <i>bidsinbox@stryker.com</i>	✓	✓	✓		✓
THWilson Bonds  <i>thwbonds@outlook.com</i>		✓			

Technicuff Corp. <i>caroline@technicuff.com</i>	✓	✓	✓		✓
Traffic Protection Solutions  No Reviews <i>matt@trafficprotectionsolutions.com</i>			✓	✓	
Unipak Corp.  5 <i>customercare@unipakcorp.net</i>	✓	✓			
VendorLink, LLC  No Reviews <i>bids@evendorlink.com</i>		✓			
Visual <i>visualbidalerts@gmail.com</i>	✓	✓			
Vital Flow FL <i>vitalflowfl@gmail.com</i>		✓			
Wilmot Inc.  No Reviews <i>gogreen@wilmotinc.com</i>		✓			



# BID RECOMMENDATION FORM

**TITLE:**

**DATE OF RECOMMENDATION:**

RFB No. 25/26-087 EMS Medical Supplies

6/5/2026

**BIDDER**

**BID TOTAL**

Bound Tree Medical, LLC

To Be Determined

Drake Pharmacy Solutions, LLC

To Be Determined

Hamilton Medical, Inc

To Be Determined

Henry Schein, Inc

To Be Determined

Life-Assist Inc

To Be Determined

McKesson Medical-Surgical Government Solutions, LLC

To Be Determined

MEQU Warmer Systems Corporation

To Be Determined

Revelation Wholesale, LLC

To Be Determined

Stryker Sales, LLC through its Medical Division

To Be Determined

Technicuff Corp.

To Be Determined

Traffic Protection Solutions

No-Bid

**FUNDING SOURCE:** Fire Control MSTU Fund - Fire Control MSTU - Operating Supplies  
General Fund - Rescue Services - Operating Supplies

**RECOMMENDATION:**

Approval to post Notice of Intent to Award Bid No. 25/26-087, EMS Medical Supplies, as a multiple-award contract to ten (10) responsive and responsible bidders: Bound Tree Medical, LLC; Drake Pharmacy Solutions LLC; Hamilton Medical, Inc.; Henry Schein, Inc.; Life-Assist, Inc.; McKesson Medical-Surgical Government Solutions LLC; MEQU Warmer Systems Corporation; Revelation Wholesale LLC; Stryker Sales, LLC through its Medical Division; and Technicuff Corp. Approval of award will be effective after the 72-hour protest period has expired.

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

[Empty box for providing reasons if only one bid is received]

**Staff Assigned to Tabulate Bids and Make Recommendations:**

**NAME/TITLE:**

Dudley Lee/Logistics Section Bureau Chief

**SIGNATURE:**

 (Jun 18, 2026 14:11:34 EDT)

## BID TABULATION FORM

RFB: 25/26-087

Date: June 2, 2026

Proj: **EMS Medical Supplies**

Time Open: 9:03 AM

Ad: Clay Today, May 7, 2026

Time Close: 9:08 AM

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

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

	Bidder	Addendum	Total
1	Bound Tree Medical, LLC	Yes	To Be Determined
2	Drake Pharmacy Solutions, LLC	Yes	To Be Determined
3	Hamilton Medical, Inc.	Yes	To Be Determined
4	Henry Schein, Inc.	Yes	To Be Determined
5	Life-Assist, Inc.	Yes	To Be Determined
6	MEQU Warmer Systems Corporation	Yes	To Be Determined
7	McKesson Medical-Surgical Government Solutions, LLC.	Yes	To Be Determined
8	Revelation Wholesale, LLC	Yes	To Be Determined
9	Stryker Sales, LLC through its medical Division	Yes	To Be Determined
10	Technicuff Corp.	Yes	To Be Determined
11	Traffic Protection Solutions	<b>No Bid</b>	

EMS MEDICAL SUPPLY LIST					Bound Tree Medical, LLC	Drake Pharmacy Solutions LLC	Hamilton Medical, Inc	Henry Schein Inc	Life-Assist Inc	McKesson Medical-Surgical Government Solutions LLC	MEQU Warmer Systems Corporation	Revelation Wholesale LLC	Stryker Sales, LLC through its Medical Division	Technicuff Corp.
Selected	CCFR #		Item Description	Unit of Measure	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost
X	A100		handheld complete	Ea	\$.68	No Bid	No Bid	\$.87	\$.96	\$1.01	No Bid	No Bid	No Bid	No Bid
X	A101		Adult - Nebulizer Mask	Ea	\$.77	No Bid	No Bid	\$1.12	\$.59	\$1.66	No Bid	No Bid	No Bid	No Bid
X	A102		Adult, non-flared 7' tubing	Ea	\$.47	No Bid	No Bid	\$.39	\$.38	\$.54	No Bid	No Bid	No Bid	No Bid
X	A103		Adult	Ea	\$1.16	No Bid	No Bid	\$.90	\$1.13	\$2.19	No Bid	No Bid	No Bid	No Bid
X	A104		7' O2 Tubing (just tubing)	Ea	\$.45	No Bid	No Bid	\$.36	\$.50	\$.47	No Bid	No Bid	No Bid	No Bid
X	A105		Adult	Ea	\$8.79	No Bid	No Bid	\$9.10	\$9.42	\$13.04	No Bid	No Bid	No Bid	No Bid
X	A105a		Adult	Ea	\$8.70	No Bid	No Bid	No Bid	\$10.59	\$74.38	No Bid	No Bid	No Bid	No Bid
X	A106		Pediatric	Ea	\$.80	No Bid	No Bid	\$.71	\$.65	\$2.44	No Bid	No Bid	No Bid	No Bid
X	A107		Pediatric, non flared	Ea	\$.50	No Bid	No Bid	\$.56	\$.69	\$.40	No Bid	No Bid	No Bid	No Bid
X	A108		pediatric	Ea	\$1.33	No Bid	No Bid	\$1.38	\$1.45	\$2.50	No Bid	No Bid	No Bid	No Bid
X	A109		pediatric	Ea	\$1.11	No Bid	No Bid	\$.85	\$.95	\$.95	No Bid	No Bid	No Bid	No Bid
X	A110		pediatric	Ea	\$9.74	No Bid	No Bid	\$10.65	\$10.80	\$15.65	No Bid	No Bid	No Bid	No Bid
X	A110a		pediatric	Ea	\$8.47	No Bid	No Bid	No Bid	\$12.65	\$14.63	No Bid	No Bid	No Bid	No Bid
X	A111		infant	Ea	\$1.19	No Bid	No Bid	\$1.25	\$1.57	\$1.66	No Bid	No Bid	No Bid	No Bid
X	A112		Infant	Ea	\$1.11	No Bid	No Bid	\$.98	\$1.65	\$2.24	No Bid	No Bid	No Bid	No Bid
X	A113		Infant	Ea	\$9.74	No Bid	No Bid	\$10.65	\$10.80	\$18.76	No Bid	No Bid	No Bid	No Bid
X	A113a		infant	Ea	\$8.47	No Bid	No Bid	No Bid	\$10.89	\$19.19	No Bid	No Bid	No Bid	No Bid
X	A114		2.0 Cuffed Only	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A115		2.5 Cuffed Only	Ea	\$1.67	No Bid	No Bid	No Bid	\$2.57	\$1.86	No Bid	No Bid	No Bid	No Bid
X	A116		3.0 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.99	\$2.95	\$1.32	No Bid	No Bid	No Bid	No Bid
X	A117		3.5 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.99	\$2.95	\$6.53	No Bid	No Bid	No Bid	No Bid
X	A118		4.0 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.99	\$2.95	\$2.16	No Bid	No Bid	No Bid	No Bid
X	A119		4.5 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.99	\$2.95	\$2.16	No Bid	No Bid	No Bid	No Bid
X	A120		5.0 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$2.59	No Bid	No Bid	No Bid	No Bid
X	A121		5.5 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A122		6.0 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A123		6.5 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A124		7.0 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A125		7.5 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A126		8.0 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A127		8.5 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A128		9.0 Cuffed Only	Ea	\$1.67	No Bid	No Bid	\$1.72	\$2.57	\$5.65	No Bid	No Bid	No Bid	No Bid
X	A129		adult -Introducer Malleable	Ea	\$5.40	No Bid	No Bid	\$5.15	\$10.00	\$11.19	No Bid	No Bid	No Bid	No Bid
X	A130		pediatric - Introducer	Ea	\$5.40	No Bid	No Bid	\$5.15	\$10.00	\$11.19	No Bid	No Bid	No Bid	No Bid
X	A134		adult w/room for Igel	Ea	\$3.25	No Bid	No Bid	No Bid	\$3.85	\$4.16	No Bid	No Bid	No Bid	No Bid
X	A134a		adult w/ room for Igel	Ea	\$3.93	No Bid	No Bid	No Bid	\$3.29	\$9.99	No Bid	No Bid	No Bid	No Bid
X	A135		pediatric w/ room for Igel	Ea	\$3.25	No Bid	No Bid	No Bid	\$3.29	\$4.16	No Bid	No Bid	No Bid	No Bid
X	A135a		pediatric w/ room for Igel	Ea	No Bid	No Bid	No Bid	No Bid	\$3.29	\$4.16	No Bid	No Bid	No Bid	No Bid
X	A136		Mac #0 - Disposable Metal	Ea	No Bid	No Bid	No Bid	\$5.10	\$4.31	\$43.19	No Bid	No Bid	No Bid	No Bid

X	A137		Mac #1 -Disposable Metal	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A138		Mac #2 - Disposable Metal	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A139		Mac #3 - Disposable Metal	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A140		Mac #4 - Disposable Metal	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A141		Miller #0 - Disposable Metal blade	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A142		Miller #1- Disposable Metal blade	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A143		Miller #2 - Disposable Metal blade	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A144		Miller #3 - Disposable Metal blade	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$15.73	No Bid	No Bid	No Bid	No Bid
X	A145		Miller #4 - Disposable Metal blade	Ea	\$3.60	No Bid	No Bid	\$5.10	\$4.31	\$23.12	No Bid	No Bid	No Bid	No Bid
X	A146		large	Ea	\$5.40	No Bid	No Bid	\$28.58	\$4.34	No Bid	No Bid	No Bid	No Bid	No Bid
X	A147		Pediatric	Ea	\$5.40	No Bid	No Bid	\$35.14	\$4.34	No Bid	No Bid	No Bid	No Bid	No Bid
X	A150		12 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$6.61	No Bid	No Bid	No Bid	No Bid
X	A151		14 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$6.61	No Bid	No Bid	No Bid	No Bid
X	A152		16 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$6.61	No Bid	No Bid	No Bid	No Bid
X	A153		18 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$7.93	No Bid	No Bid	No Bid	No Bid
X	A154		20 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$2.38	No Bid	No Bid	No Bid	No Bid
X	A155		22 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$6.61	No Bid	No Bid	No Bid	No Bid
X	A156		24 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$6.30	No Bid	No Bid	No Bid	No Bid
X	A157		26 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$2.38	No Bid	No Bid	No Bid	No Bid
X	A158		28 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$6.61	No Bid	No Bid	No Bid	No Bid
X	A159		30 FR	Ea	\$1.90	No Bid	No Bid	\$1.94	\$2.48	\$6.30	No Bid	No Bid	No Bid	No Bid
X	A160		OPA - 50mm - Infant/BLUE	Ea	\$.25	No Bid	No Bid	\$.23	\$.33	\$1.03	No Bid	No Bid	No Bid	No Bid
X	A161		OPA - 60mm - Small Child/BLACK	Ea	\$.25	No Bid	No Bid	\$.23	\$.33	\$.49	No Bid	No Bid	No Bid	No Bid
X	A162		OPA - 70mm - Child/WHITE	Ea	\$.25	No Bid	No Bid	\$.23	\$.33	\$.64	No Bid	No Bid	No Bid	No Bid
X	A163		OPA - 80mm - Small Adult/GREEN	Ea	\$.25	No Bid	No Bid	\$.34	\$.33	\$.68	No Bid	No Bid	No Bid	No Bid
X	A164		OPA - 90mm - Medium Adult/YELLOW	Ea	\$.25	No Bid	No Bid	\$.34	\$.33	\$.64	No Bid	No Bid	No Bid	No Bid
X	A165		OPA - 100mm - Large	Ea	\$.25	No Bid	No Bid	\$.34	\$.33	\$.68	No Bid	No Bid	No Bid	No Bid
X	A166		Adjustable from 0 - 20 cm H2O	Ea	\$4.12	No Bid	No Bid	\$3.15	\$3.16	\$17.71	No Bid	No Bid	No Bid	No Bid
X	A170		Finger Probe - Non-disposable - Stryker - 11996-000456	Ea	\$138.00	No Bid	No Bid	No Bid	\$134.55	No Bid	No Bid	No Bid	\$261.00	No Bid
X	A170 - P		SpO2 Adapter - Non-disposable - Stryker - 111996-000455	Ea	\$150.24	No Bid	No Bid	No Bid	\$146.25	No Bid	No Bid	No Bid	\$261.00	No Bid
X	A171		Rainbow Finger Probe - CO	Ea	\$498.80	No Bid	No Bid	No Bid	\$522.00	No Bid	No Bid	No Bid	\$555.00	No Bid
X	A173		SpO2 Disposable - Adult	Ea	\$13.52	No Bid	No Bid	No Bid	\$12.09	No Bid	No Bid	No Bid	\$14.58	No Bid
X	A174		SpO2 Disposable - Pediatric	Ea	\$13.52	No Bid	No Bid	No Bid	\$11.70	No Bid	No Bid	No Bid	\$15.45	No Bid
X	A175		SpO2 Disposable - Infant	Ea	\$14.42	No Bid	No Bid	No Bid	\$14.40	\$28.41	No Bid	No Bid	\$19.11	No Bid
X	A178		8 FR	Ea	\$9.76	No Bid	No Bid	No Bid	\$8.69	\$17.46	No Bid	No Bid	No Bid	No Bid
X	A179		12 FR	Ea	\$2.73	No Bid	No Bid	No Bid	\$2.52	\$2.77	No Bid	No Bid	No Bid	No Bid

X	A180		14 FR	Ea	\$2.73	No Bid	No Bid	No Bid	\$2.52	\$2.77	No Bid	No Bid	No Bid	No Bid
X	A181		16 FR	Ea	\$2.73	No Bid	No Bid	No Bid	\$2.52	\$2.77	No Bid	No Bid	No Bid	No Bid
X	A183		Portable	Ea	467.25x	No Bid	No Bid	No Bid	\$1,107.29	\$1,243.71	No Bid	No Bid	No Bid	No Bid
X	A184		6 FR - coil Pak	Ea	\$.22	No Bid	No Bid	\$.23	\$.27	\$.35	No Bid	No Bid	No Bid	No Bid
X	A186		10 FR - coil pak	Ea	\$.22	No Bid	No Bid	\$.23	\$.27	\$.91	No Bid	No Bid	No Bid	No Bid
X	A188		14 FR - coil pak	Ea	\$.22	No Bid	No Bid	\$.23	\$.27	\$.64	No Bid	No Bid	No Bid	No Bid
X	A191		SSCOR DuCanto Catheter,	Ea	\$3.13	No Bid	No Bid	No Bid	\$3.17	No Bid	No Bid	No Bid	No Bid	No Bid
X	A191a		DuCanto w/ Tubing only	Ea	\$6.65	No Bid	No Bid	No Bid	\$6.66	\$3.30	No Bid	No Bid	No Bid	No Bid
X	A192		Compatible with DuCanto	Ea	\$1.04	No Bid	No Bid	No Bid	\$1.04	\$6.44	No Bid	No Bid	No Bid	No Bid
X	A194		1200cc	Ea	\$3.14	No Bid	No Bid	\$3.32	\$3.44	\$3.54	No Bid	No Bid	No Bid	No Bid
X	A197		w/o syringe	Ea	\$3.87	No Bid	No Bid	No Bid	\$5.42	\$8.54	No Bid	No Bid	No Bid	No Bid
X	A198		Rainbow Adapter - Non-disposable	Ea	\$222.36	No Bid	No Bid	No Bid	\$214.60	No Bid	No Bid	No Bid	\$249.60	No Bid
X	A202		EtCO2 End Tidal Sampling Filtered Line with Universal Connector, 6ft Tubing	Ea	\$4.96	No Bid	No Bid	\$5.10	\$7.32	\$17.23	No Bid	No Bid	No Bid	No Bid
X	A203		ETCO2 Capnography - Barrel	Ea	\$7.82	No Bid	No Bid	No Bid	\$8.77	No Bid	No Bid	No Bid	\$9.55	No Bid
X	A212		Adult, Smart Capnoline	Ea	\$8.18	No Bid	No Bid	No Bid	\$8.50	No Bid	No Bid	No Bid	\$11.86	No Bid
X	A214		Go-PAP w/ Neb Cannister and Neb-Connect	Ea	\$58.59	No Bid	No Bid	No Bid	\$62.15	\$68.20	No Bid	No Bid	No Bid	No Bid
X	A215		Go-PAP w/ Neb Cannister and Neb-Connect	Ea	\$58.59	No Bid	No Bid	No Bid	\$62.15	\$68.20	No Bid	No Bid	No Bid	No Bid
X	A216		Go-PAP w/ Neb Cannister and Neb-Connect	Ea	\$52.48	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A217		Aluminum 0-15LPM	Ea	\$34.58	No Bid	No Bid	No Bid	\$23.94	\$50.13	No Bid	No Bid	No Bid	No Bid
X	A219		Tranzport	Ea	\$.90	No Bid	No Bid	\$2.05	\$7.80	\$11.13	No Bid	No Bid	No Bid	No Bid
X	A220a		IGEL - Size 1	Ea	\$14.20	No Bid	No Bid	No Bid	\$15.58	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A220b		IGEL - Size 1.5	Ea	\$14.20	No Bid	No Bid	No Bid	\$15.58	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A220c		IGEL - Size 2	Ea	\$14.20	No Bid	No Bid	No Bid	\$15.58	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A220d		IGEL - Size 2.5	Ea	\$14.20	No Bid	No Bid	No Bid	\$15.58	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A221		IGEL - Size 3	Ea	\$25.90	No Bid	No Bid	No Bid	\$28.22	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A221a		IGEL - Size 3	Ea	\$25.90	No Bid	No Bid	No Bid	\$28.22	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A221b		IGEL - Size 4	Ea	\$25.90	No Bid	No Bid	No Bid	\$28.22	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A221b -a		IGEL - Size 4	Ea	\$25.90	No Bid	No Bid	No Bid	\$28.22	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A221C		IGEL - Size 5	Ea	\$25.90	No Bid	No Bid	No Bid	\$28.22	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A221C - a		IGEL - Size 5	Ea	\$25.90	No Bid	No Bid	No Bid	\$28.22	\$16.46	No Bid	No Bid	No Bid	No Bid
X	A222		GlideScope Go Camera	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A222a		GlideScope Go Carrying Case	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	\$62.18	No Bid	No Bid	No Bid	No Bid
X	A222b		GlideScope Go Charger	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A223		GlideScope Go Disposable Blades - Miller S00	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A224		GlideScope Go Disposable Blades - Miller S2	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A225		GlideScope Go Disposable Blades - MAC S1	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

X	A226		GlideScope Go Disposable Blades - MAC S2	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A228		Must have ET tube in kit	Ea	\$14.21	No Bid	No Bid	No Bid	\$16.73	\$70.60	No Bid	No Bid	No Bid	No Bid
X	A230		LSU Suction Connector Hose from container to pump	Ea	\$1.41	No Bid	No Bid	No Bid	\$1.40	No Bid	No Bid	No Bid	No Bid	No Bid
X	A290		Digital Finger Pulse Oximeter	Ea	\$16.97	No Bid	No Bid	\$17.56	\$16.47	\$30.90	No Bid	No Bid	No Bid	No Bid
X	A301		Hamilton Vent	Ea	No Bid	No Bid	\$16,500.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A302		Hamilton valved t adapter	Ea	No Bid	No Bid	\$210.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A303		Hamilton Baterial/viral filter	Ea	No Bid	No Bid	\$41.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A304		Hamilton BiTrac - full face mask - Large	Ea	No Bid	No Bid	\$269.50	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A305		Hamilton BiTrac - full face mask - Medium	Ea	No Bid	No Bid	\$269.50	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A306		Hamilton BiTrac - full face mask - Small	Ea	No Bid	No Bid	\$269.50	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A307		Hamilton Breathing circuit - Adult/Ped	Ea	No Bid	No Bid	\$883.19	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A308		Hamilton BiTrac Max- full face mask - Ped XSmall	Ea	No Bid	No Bid	\$907.50	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A309		Hamilton BiTrac Max- full face mask - Ped XXSmall	Ea	No Bid	No Bid	\$907.50	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	A310		Hamilton Breathing circuit - Neonate	Ea	No Bid	No Bid	\$1,225.73	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	B101		Duracell Procell	Ea	\$3.45	No Bid	No Bid	No Bid	\$1.03	\$1.02	No Bid	No Bid	No Bid	No Bid
X	B102		Duracell Procell	Ea	\$2.51	No Bid	No Bid	No Bid	\$.73	\$.73	No Bid	No Bid	No Bid	No Bid
X	B103		Duracell Procell	Ea	\$.55	No Bid	No Bid	No Bid	\$.34	\$.33	No Bid	No Bid	No Bid	No Bid
X	B104		Duracell Procell	Ea	\$1.93	No Bid	No Bid	No Bid	\$1.30	\$1.27	No Bid	No Bid	No Bid	No Bid
X	B105		Duracell Procell	Ea	\$.56	No Bid	No Bid	No Bid	\$.34	\$.33	No Bid	No Bid	No Bid	No Bid
X	B106		Portable LSU Battery	Ea	\$58.15	No Bid	No Bid	No Bid	\$147.09	No Bid	No Bid	No Bid	No Bid	No Bid
X	B110		Duracell Procell	Ea	\$4.85	No Bid	No Bid	No Bid	\$4.08	\$2.31	No Bid	No Bid	No Bid	No Bid
X	B260		Lithium	Ea	\$4.85	No Bid	No Bid	No Bid	\$1.10	\$1.70	No Bid	No Bid	No Bid	No Bid
X	D101		Adult	Ea	\$7.39	No Bid	No Bid	\$6.50	\$8.03	\$20.58	No Bid	No Bid	No Bid	No Bid
X	D102		Child	Ea	\$7.39	No Bid	No Bid	\$6.34	\$9.50	\$21.29	No Bid	No Bid	No Bid	No Bid
X	D103		Infant	Ea	\$7.48	No Bid	No Bid	\$7.50	\$9.38	\$17.35	No Bid	No Bid	No Bid	No Bid
X	D104		large adult	Ea	\$8.06	No Bid	No Bid	\$6.85	\$10.69	\$28.73	No Bid	No Bid	No Bid	No Bid
X	D106		Adult-Littmann lightweight II	Ea	\$52.63	No Bid	No Bid	No Bid	\$51.15	\$54.35	No Bid	No Bid	No Bid	No Bid
X	D107		Pediatric, Proscope	Ea	\$5.24	No Bid	No Bid	No Bid	\$37.47	\$5.76	No Bid	No Bid	No Bid	No Bid
X	D108		Infant, Proscope	Ea	\$6.41	No Bid	No Bid	No Bid	\$37.47	\$7.04	No Bid	No Bid	No Bid	No Bid
X	D109		Lg Adult-extender(extends 45-55cm)	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$10.00
X	D110		Adult (range 17-45cm)	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$9.00
X	D111		Child (range 9-25cm)	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	\$5.36	No Bid	No Bid	No Bid	\$9.00
X	D112		Infant (range 5-15cm)	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	\$18.95	No Bid	No Bid	No Bid	\$8.00
X	D113		Adult (25 pack)	Ea	\$.27	No Bid	No Bid	\$.30	\$.36	\$.45	No Bid	No Bid	No Bid	No Bid
X	D113a		Adult	Ea	\$.07	No Bid	No Bid	No Bid	\$.09	\$.03	No Bid	No Bid	No Bid	No Bid
X	D114		All-purpose/50 pack	Ea	\$.21	No Bid	No Bid	\$.26	\$.23	\$.23	No Bid	No Bid	No Bid	No Bid

X	D114a		Pediatric/all purpose	Ea	\$.41	No Bid	No Bid	No Bid	\$.077	\$.42	No Bid	No Bid	No Bid	No Bid
X	D115		Adult- Edge System, Quick Combo Pad	Ea	\$40.97	No Bid	No Bid	No Bid	\$35.60	No Bid	No Bid	No Bid	\$37.80	No Bid
X	D115a		Adult-Quick combo	Ea	No Bid	No Bid	No Bid	No Bid	\$19.70	No Bid	No Bid	No Bid	\$31.20	No Bid
X	D115b		Adult-Quick combo Redi PAK	Ea	\$38.67	No Bid	No Bid	No Bid	\$41.78	No Bid	No Bid	No Bid	\$36.00	No Bid
X	D116		Pediatric, Edge Sys Quick Combo Pad	Ea	No Bid	No Bid	No Bid	No Bid	\$44.27	No Bid	No Bid	No Bid	\$37.80	No Bid
X	D116a		Pediatric-quick combo	Ea	No Bid	No Bid	No Bid	No Bid	\$18.20	No Bid	No Bid	No Bid	\$37.80	No Bid
X	D117		Infant/Child defibrillation Pads	Ea	\$107.53	No Bid	No Bid	No Bid	\$114.00	No Bid	No Bid	No Bid	\$162.80	No Bid
X	D117a		Infant/Child defibrillation Pads	Ea	\$25.30	No Bid	No Bid	No Bid	\$114.00	No Bid	No Bid	No Bid	\$100.80	No Bid
X	D121		FREE MONITOR, CASE - W/ STRIPS PER BOTTLE	Ea	\$.19	No Bid	No Bid	\$.177	\$10.03	\$.35	No Bid	No Bid	No Bid	No Bid
X	D121a		FREE MONITOR, CASE - W/ STRIPS PER BOTTLE	Ea	\$.19	No Bid	No Bid	No Bid	\$.67	\$91.17	No Bid	No Bid	No Bid	No Bid
X	D121b		FREE MONITOR compatible w/ strips	Ea	\$6.75	No Bid	No Bid	\$0.00	\$.0001	No Bid	No Bid	No Bid	No Bid	No Bid
X	D122		LP35 NIBP Hose (straight)	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$50.00
X	D127		21300-001365	Ea	\$140.70	No Bid	No Bid	No Bid	\$149.47	No Bid	No Bid	No Bid	\$69.00	No Bid
X	G101		Non-sterile	Ea	\$.02	No Bid	No Bid	\$.012	\$.0153	\$.16	No Bid	No Bid	No Bid	No Bid
X	G102		4" non-sterile	Ea	\$.12	No Bid	No Bid	\$.12	\$.218	\$.39	No Bid	No Bid	No Bid	No Bid
X	G103		6" non-sterile	Ea	\$.19	No Bid	No Bid	\$.26	\$.5766	\$.68	No Bid	No Bid	No Bid	No Bid
X	G104		Sterile, individual	Ea	\$.07	No Bid	No Bid	\$.05	\$.0656	\$.06	No Bid	No Bid	No Bid	No Bid
X	G105		4" sterile	Ea	\$.28	No Bid	No Bid	\$.0265	\$.40	\$.50	No Bid	No Bid	No Bid	No Bid
X	G106		6" Sterile	Ea	\$.41	No Bid	No Bid	\$.052	\$.81	\$.63	No Bid	No Bid	No Bid	No Bid
X	G107		5" X 9" sterile	Ea	\$.14	No Bid	No Bid	\$.126	\$.12	\$.23	No Bid	No Bid	No Bid	No Bid
X	G108		60" X 90" sterile	Ea	\$3.40	No Bid	No Bid	\$1.99	\$2.44	\$2.85	No Bid	No Bid	No Bid	No Bid
X	G109		12" X 30" sterile	Ea	\$1.06	No Bid	No Bid	\$.82	\$.86	\$3.30	No Bid	No Bid	No Bid	No Bid
X	G110		MUST be latex free	Ea	\$.40	No Bid	No Bid	\$.82	\$1.17	\$.89	No Bid	No Bid	No Bid	No Bid
X	G111		40" X40" X 56"	Ea	\$.42	No Bid	No Bid	\$.45	\$.49	\$.78	No Bid	No Bid	No Bid	No Bid
X	G112		3/4" X 3", cloth	Ea	\$.01	No Bid	No Bid	\$.0175	\$.0363	\$.03	No Bid	No Bid	No Bid	No Bid
X	G113		3" X 9" individual package	Ea	\$.99	No Bid	No Bid	\$.496	\$.63	\$.56	No Bid	No Bid	No Bid	No Bid
X	G114		large oval size individual package	Ea	\$.13	No Bid	No Bid	\$.093	\$.14	\$.15	No Bid	No Bid	No Bid	No Bid
X	G116		Transpore	Ea	\$1.13	No Bid	No Bid	No Bid	\$.91	\$1.24	No Bid	No Bid	No Bid	No Bid
X	G118		Transpore	Ea	\$2.66	No Bid	No Bid	No Bid	\$2.7358	\$3.92	No Bid	No Bid	No Bid	No Bid
X	G119		12" x 12"	Ea	\$70.72	No Bid	No Bid	No Bid	\$25.17	\$69.10	No Bid	No Bid	No Bid	No Bid
X	G120		3" x 48" roll	Ea	\$16.92	No Bid	No Bid	No Bid	\$16.70	\$70.98	No Bid	No Bid	No Bid	No Bid
X	G121		3 x 48" Z-Fold	Ea	\$35.06	No Bid	No Bid	No Bid	\$34.80	\$38.46	No Bid	No Bid	No Bid	No Bid
X	G122		w/ valve	Ea	\$18.13	No Bid	No Bid	\$16.26	\$18.00	\$19.31	No Bid	No Bid	No Bid	No Bid
X	G122a		w/ valve	Ea	\$16.74	No Bid	No Bid	No Bid	\$9.75	\$10.37	No Bid	No Bid	No Bid	No Bid
X	G123		paper	Ea	\$.32	No Bid	No Bid	\$.036	\$.488	\$.42	No Bid	No Bid	No Bid	No Bid
X	G124		4" Emergency high strength pressure bandage - Tourniquet	Ea	\$6.37	No Bid	No Bid	\$6.33	\$3.36	\$3.83	No Bid	No Bid	No Bid	No Bid
X	G125		6" Emergency high strength pressure bandage - Tourniquet	Ea	\$6.95	No Bid	No Bid	\$6.76	\$3.97	\$4.53	No Bid	No Bid	No Bid	No Bid

X	IB100		Life Flow Plus - Rapid Blood Replacement Tubing	Ea	\$165.78	No Bid	No Bid	No Bid	\$213.60	No Bid	No Bid	No Bid	No Bid	No Bid
X	IB101		Life Flow Plus - Rapid Blood and Fluid Infuser	Ea	\$288.22	No Bid	No Bid	No Bid	\$364.21	No Bid	No Bid	No Bid	No Bid	No Bid
X	IC101		MicroFlex - Nitril Ultra Sence EC - Must be extended cuff	Ea	\$.14	No Bid	No Bid	\$.16	\$.195	\$.21	No Bid	No Bid	No Bid	No Bid
X	IC101a		Nytrile Extended cuff	Ea	\$.09	No Bid	No Bid	No Bid	\$.1331	\$.15	No Bid	No Bid	No Bid	No Bid
X	IC102		MicroFlex - Nitril Ultra Sence EC - Must be extended cuff	Ea	\$.14	No Bid	No Bid	\$.16	\$.195	\$.21	No Bid	No Bid	No Bid	No Bid
X	IC102a		Nytrile Extended cuff	Ea	\$.09	No Bid	No Bid	No Bid	\$.1331	\$.15	No Bid	No Bid	No Bid	No Bid
X	IC103		MicroFlex - Nitril Ultra Sence EC - Must be extended cuff	Ea	\$.14	No Bid	No Bid	\$.16	\$.195	\$.23	No Bid	No Bid	No Bid	No Bid
X	IC103a		Nytrile Extended cuff	Ea	\$.09	No Bid	No Bid	No Bid	\$.1331	\$.15	No Bid	No Bid	No Bid	No Bid
X	IC104		MicroFlex - Nitril Ultra Sence EC - Must be extended cuff	Ea	\$.14	No Bid	No Bid	\$.16	\$.195	\$.21	No Bid	No Bid	No Bid	No Bid
X	IC104a		Nytrile Extended cuff	Ea	\$.09	No Bid	No Bid	No Bid	\$.1331	\$.15	No Bid	No Bid	No Bid	No Bid
X	IC105		MicroFlex - Nitril Ultra Sence EC - Must be extended cuff	Ea	\$.14	No Bid	No Bid	\$.16	\$.195	\$.21	No Bid	No Bid	No Bid	No Bid
X	IC108		XL Tub	Ea	\$.12	No Bid	No Bid	No Bid	\$7.00	\$.04	No Bid	No Bid	No Bid	No Bid
X	IC108a		XL tub	Ea	\$.13	No Bid	No Bid	No Bid	\$10.75	\$.03	No Bid	No Bid	No Bid	No Bid
X	IC109		16 oz bottle	Ea	\$3.19	No Bid	No Bid	No Bid	\$.85	\$1.03	No Bid	No Bid	No Bid	No Bid
X	IC110		16 oz bottle	Ea	\$1.93	No Bid	No Bid	No Bid	\$2.24	\$1.83	No Bid	No Bid	No Bid	No Bid
X	IC111		Vomex Emesis Bag	Ea	\$1.02	No Bid	No Bid	No Bid	\$1.05	No Bid	No Bid	No Bid	No Bid	No Bid
X	IC111a		Comparable emesis bag to vomex	Ea	\$1.02	No Bid	No Bid	No Bid	\$.84	\$.80	No Bid	No Bid	No Bid	No Bid
X	IC113		small - meets ANSI Z87.1	Ea	\$1.22	No Bid	No Bid	No Bid	\$1.13	\$1.88	No Bid	No Bid	No Bid	No Bid
X	IC116		1860 (regular)	Ea	\$1.12	No Bid	No Bid	No Bid	\$1.23	\$1.23	No Bid	No Bid	No Bid	No Bid
X	IC117		1860S (small)	Ea	\$1.12	No Bid	No Bid	No Bid	\$1.23	\$1.23	No Bid	No Bid	No Bid	No Bid
X	IC118		locking	Ea	\$1.48	No Bid	No Bid	\$1.12	\$4.76	\$2.07	No Bid	No Bid	No Bid	No Bid
X	IC119		Model #184R	Ea	\$15.70	No Bid	No Bid	No Bid	\$15.30	\$22.10	No Bid	No Bid	No Bid	No Bid
X	IC120		Model #8509	Ea	\$4.84	No Bid	No Bid	No Bid	\$5.51	\$3.73	No Bid	No Bid	No Bid	No Bid
X	IC122		roll	Ea	\$.04	No Bid	No Bid	No Bid	\$.09	\$.12	No Bid	No Bid	No Bid	No Bid
X	IC123		roll	Ea	\$.11	No Bid	No Bid	No Bid	\$.12	\$.18	No Bid	No Bid	No Bid	No Bid
X	IC124		roll	Ea	\$.18	No Bid	No Bid	No Bid	\$.23	\$.19	No Bid	No Bid	No Bid	No Bid
X	IC125		Flat top 8970	Ea	\$5.05	No Bid	No Bid	No Bid	\$4.45	\$4.47	No Bid	No Bid	No Bid	No Bid
X	IN136a		windless style	Ea	\$27.20	No Bid	No Bid	\$25.12	\$25.89	\$28.72	No Bid	No Bid	No Bid	No Bid
X	IV101		1cc	Ea	\$.44	No Bid	No Bid	No Bid	\$.23	\$.21	No Bid	No Bid	No Bid	No Bid
X	IV102		3cc	Ea	\$.07	No Bid	No Bid	\$.714	\$.1174	\$.08	No Bid	No Bid	No Bid	No Bid
X	IV104		10cc	Ea	\$.12	No Bid	No Bid	\$.1166	\$.13	\$.13	No Bid	No Bid	No Bid	No Bid
X	IV105		20cc	Ea	\$.29	No Bid	No Bid	\$.255	\$.27	\$.30	No Bid	No Bid	No Bid	No Bid
X	IV108		60cc	Ea	\$.85	No Bid	No Bid	\$.44	\$.83	\$.54	No Bid	No Bid	No Bid	No Bid
X	IV109		18 gauge X 1.5"	Ea	\$.08	No Bid	No Bid	\$.399	\$.07	\$.05	No Bid	No Bid	No Bid	No Bid
X	IV110		21 gauge X 1"	Ea	\$.08	No Bid	No Bid	\$.0805	\$.07	\$.05	No Bid	No Bid	No Bid	No Bid
X	IV111		23 gauge X 1.5"	Ea	\$.36	No Bid	No Bid	\$.0805	\$.0665	\$.05	No Bid	No Bid	No Bid	No Bid
X	IV112		25 gauge X 1"	Ea	\$.08	No Bid	No Bid	\$.0805	\$.07	\$.05	No Bid	No Bid	No Bid	No Bid

X	IV113		Blunt Filter Needle 1.5 in (5 micron)	Ea	\$ .41	No Bid	No Bid	\$ .778	\$ .43	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV116		45 mm BD-IO	Ea	\$124.99	No Bid	No Bid	\$138.85	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV116A		Vender 45 mm alterinitive	Ea	No Bid	No Bid	No Bid	\$67.50	\$65.83	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV117		25 mm BO IO	Ea	\$124.99	No Bid	No Bid	\$138.85	No Bid	\$188.74	No Bid	No Bid	No Bid	No Bid
X	IV117A		Vender 25 mm alterinitive	Ea	No Bid	No Bid	No Bid	\$67.50	\$65.83	\$79.21	No Bid	No Bid	No Bid	No Bid
X	IV118		15 mm BD IO	Ea	\$124.99	No Bid	No Bid	\$138.85	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV118A		Vender 15 mm alterinitive	Ea	No Bid	No Bid	No Bid	\$67.50	\$65.83	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV118C		35 mm BD IO	Ea	No Bid	No Bid	No Bid	\$138.85	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV118C -A		Vender 35 mm alterinitive	Ea	\$124.99	No Bid	No Bid	No Bid	No Bid	\$193.90	No Bid	No Bid	No Bid	No Bid
X	IV118D		55 mm BD IO	Ea	No Bid	No Bid	No Bid	\$138.85	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV118D -A		Vender 55 mm alterinitive	Ea	\$124.99	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV119		Curaplex BD IO Driver and charger	Ea	\$655.00	No Bid	No Bid	\$611.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV119A		Vender alterinitive	Ea	No Bid	No Bid	No Bid	\$83.30	\$132.24	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV119B		Curaplex BD IO Carrying Case	Ea	\$59.40	No Bid	No Bid	\$56.80	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV119Ba		Vender alterinitive	Ea	No Bid	No Bid	No Bid	\$42.19	\$41.75	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV120		15 ga (adult)	Ea	\$27.99	No Bid	No Bid	No Bid	\$28.92	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV121		18 ga (pediatric)	Ea	\$27.50	No Bid	No Bid	No Bid	\$28.28	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV122		large	Ea	\$ .01	No Bid	No Bid	\$ .0169	\$ .0165	\$ .02	No Bid	No Bid	No Bid	No Bid
X	IV123a		Introcan Safety IV Catheters w/ Blood Control 14 gauge x 1.25"	Ea	\$1.90	No Bid	No Bid	\$2.07	\$2.20	\$2.44	No Bid	No Bid	No Bid	No Bid
X	IV123b		14 gauge safety x 1.25"	Ea	\$1.48	No Bid	No Bid	No Bid	\$1.60	\$2.44	No Bid	No Bid	No Bid	No Bid
X	IV123c		Safety 10 gauge X 3.5"(pnumo decompression)	Ea	\$16.05	No Bid	No Bid	\$6.38	\$7.25	\$16.99	No Bid	No Bid	No Bid	No Bid
X	IV124a		Introcan Safety IV Catheters w/ Blood Control 16 gauge x 1.25"	Ea	\$1.90	No Bid	No Bid	\$2.07	\$2.20	\$2.32	No Bid	No Bid	No Bid	No Bid
X	IV124b		16 gauge safety x 1.25"	Ea	\$1.48	No Bid	No Bid	No Bid	\$1.60	\$2.32	No Bid	No Bid	No Bid	No Bid
X	IV125b		18 gauge safety 1.25"	Ea	\$1.48	No Bid	No Bid	No Bid	\$1.60	\$2.10	No Bid	No Bid	No Bid	No Bid
X	IV126a		Introcan Safety 2 - w/ Blood Control - 20 gauge - x 1.25"	Ea	\$1.90	No Bid	No Bid	\$1.78	\$1.95	\$2.10	No Bid	No Bid	No Bid	No Bid
X	IV126b		20 gauge safety 1.25"	Ea	\$1.48	No Bid	No Bid	No Bid	\$1.60	\$1.89	No Bid	No Bid	No Bid	No Bid
X	IV127a		Introcan Safety 2 - w/ Blood Control - 22 gauge	Ea	\$1.90	No Bid	No Bid	\$1.78	\$1.95	\$2.32	No Bid	No Bid	No Bid	No Bid
X	IV127a		22 gauge safety x 1.25"	Ea	\$1.48	No Bid	No Bid	No Bid	\$1.60	\$2.29	No Bid	No Bid	No Bid	No Bid
X	IV128a		Introcan Safety 2 - w/ Blood Control - 24 gauge - x 1.25"	Ea	\$1.90	No Bid	No Bid	\$1.78	\$1.95	\$2.56	No Bid	No Bid	No Bid	No Bid
X	IV128b		24 gauge safety x 1.25"	Ea	\$1.48	No Bid	No Bid	No Bid	\$1.60	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV129		IV Administration Set, 10 Drop, Non-vented, (1) Pre-Pierced Y-Site, (1) Sure-Lok® Needle-Free Y-Site, 83in	Ea	\$1.05	No Bid	No Bid	\$1.15	\$1.67	\$3.72	No Bid	No Bid	No Bid	No Bid
X	IV130		V Administration Set, 60 Drop, Non-vented, (1) Pre-Pierced Y-site, (1) Sure-Lok® Needle-Free Y-site, 83in	Ea	\$1.18	No Bid	No Bid	\$1.21	\$3.15	\$1.53	No Bid	No Bid	No Bid	No Bid

X	IV132		Extension Set/9" length Standard/Macro Bore	Ea	\$1.49	No Bid	No Bid	\$ .98	\$1.52	\$3.29	No Bid	No Bid	No Bid	No Bid
X	IV133		Adult	Ea	\$.39	No Bid	No Bid	\$.309	\$.3828	\$.50	No Bid	No Bid	No Bid	No Bid
X	IV133a		adult	Ea	\$.20	No Bid	No Bid	\$.225	\$.3494	\$1.84	No Bid	No Bid	No Bid	No Bid
X	IV135		.	Ea	\$.70	No Bid	No Bid	\$.65	\$.98	\$1.40	No Bid	No Bid	No Bid	No Bid
X	IV136		1" X 18" NO ROLLS	Ea	\$.08	No Bid	No Bid	\$.07	\$.1993	\$.14	No Bid	No Bid	No Bid	No Bid
X	IV137		retractable	Ea	\$.12	No Bid	No Bid	No Bid	\$.1017	\$.10	No Bid	No Bid	No Bid	No Bid
X	IV140		2N3395	Ea	\$2.78	No Bid	No Bid	No Bid	\$4.19	\$4.09	No Bid	No Bid	No Bid	No Bid
X	IV141		115in Blood Set w/ 2 Non-vented Spikes, 200 Filter, Needleless Y-site,	Ea	\$11.79	No Bid	No Bid	No Bid	\$13.93	\$11.74	No Bid	No Bid	No Bid	No Bid
X	IV160		Sapphire Infusion pump - Multitherapy- only - Internal battery	Ea	\$137.33	No Bid	No Bid	No Bid	\$145.20	\$1,570.12	No Bid	No Bid	No Bid	No Bid
X	IV161		Sapphire Infusion pump - Multitherapy- only - PM Kit	Ea	\$1,956.08	No Bid	No Bid	No Bid	114X	\$1,901.85	No Bid	No Bid	No Bid	No Bid
X	IV162		MEQU M Warmer (5 pc)	Ea	\$3,440.00	No Bid	No Bid	No Bid	289X	\$7,524.35	\$998.44	No Bid	No Bid	No Bid
X	IV163		MEQU M Warmer System - Starter plus kit	Ea	\$3,970.00	No Bid	No Bid	No Bid	\$7,050.00	\$7,524.35	\$4,999.66	No Bid	No Bid	No Bid
X	IV164		Sapphire Multitherapy Infusion Pump	Ea	\$1,956.08	No Bid	No Bid	No Bid	\$2,150.00	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV165		Model - iBR105-GX	Ea	No Bid	No Bid	No Bid	No Bid	\$7,299.00	\$5,868.99	No Bid	No Bid	No Bid	No Bid
X	IV166		For refridgerator # 220366	Ea	No Bid	No Bid	No Bid	No Bid	\$4.2634	\$134.93	No Bid	No Bid	No Bid	No Bid
X	IV167		Blood warmer - Part Number - NSN 6515-22-635-2850 - Starter Kit Plus includes: (1) Rechargeable Battery, (1) Charger, and (5) Warmers	Ea	No Bid	No Bid	No Bid	No Bid	\$7,050.00	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV168		Blood Warmer - Part Number MWS201 - °M Warmer 5 pcs - NSN 6515-22-631-5318	Ea	No Bid	No Bid	No Bid	No Bid	\$289.00	No Bid	No Bid	No Bid	No Bid	No Bid
X	IV25a		Introcane Safety 2 - 18 gauge w/ blood control - x 1.25"	Ea	\$1.90	No Bid	No Bid	\$1.78	\$1.98	\$3.01	No Bid	No Bid	No Bid	No Bid
X	M098		Temple Touch Thermometer	Ea	\$11.16	No Bid	No Bid	No Bid	\$9.95	\$12.74	No Bid	No Bid	No Bid	No Bid
X	M099		Sure Temp 690	Ea	\$347.36	No Bid	No Bid	No Bid	\$337.00	\$106.71	No Bid	No Bid	No Bid	No Bid
X	M100		Sure Temp 690 Probe Compatable	Ea	\$.04	No Bid	No Bid	No Bid	\$.0377	\$.04	No Bid	No Bid	No Bid	No Bid
X	M105		Poly/Cotton average Size, clear wrap	Ea	\$3.34	No Bid	No Bid	No Bid	\$2.51	\$3.13	No Bid	No Bid	No Bid	No Bid
X	M106		60" X 90"	Ea	\$2.60	No Bid	No Bid	\$2.20	\$2.10	\$4.91	No Bid	No Bid	No Bid	No Bid
X	M108		spring loaded	Ea	\$8.77	No Bid	No Bid	No Bid	\$6.19	No Bid	No Bid	No Bid	No Bid	No Bid
X	M110		.	Ea	\$7.65	No Bid	No Bid	No Bid	\$7.39	\$17.16	No Bid	No Bid	No Bid	No Bid
X	M111		.	Ea	\$1.83	No Bid	No Bid	No Bid	\$2.03	\$19.15	No Bid	No Bid	No Bid	No Bid
X	M112		.	Ea	\$.53	No Bid	No Bid	\$.53	\$.52	\$.58	No Bid	No Bid	No Bid	No Bid
X	M113		7 1/2" Heavy Duty	Ea	\$.83	No Bid	No Bid	\$.83	\$36.60	\$2.85	No Bid	No Bid	No Bid	No Bid
X	M114		disposable	Ea	\$.82	No Bid	No Bid	\$.99	\$.97	\$1.70	No Bid	No Bid	No Bid	No Bid

X	M115		Adult, closed, 11"	Ea	\$4.40	No Bid	No Bid	No Bid	\$4.92	\$10.64	No Bid	No Bid	No Bid	No Bid
X	M116		Pediatric, closed, 8"	Ea	\$4.10	No Bid	No Bid	No Bid	\$4.92	\$10.64	No Bid	No Bid	No Bid	No Bid
X	M117		Aluminum, 9.5" x 5.75"	Ea	\$26.74	No Bid	No Bid	No Bid	\$19.305	\$48.10	No Bid	No Bid	No Bid	No Bid
X	M118		Adult, 3" X 18" padded	Ea	\$2.32	No Bid	No Bid	\$1.95	\$.96	\$4.32	No Bid	No Bid	No Bid	No Bid
X	M119		Pediatric, 3" X 9" padded	Ea	\$1.15	No Bid	No Bid	\$.96	\$.56	\$.94	No Bid	No Bid	No Bid	No Bid
X	M120		Infant, 2" X 6" padded	Ea	\$7.90	No Bid	No Bid	\$.53	\$.68	\$1.30	No Bid	No Bid	No Bid	No Bid
X	M121		Soft, disposable limb restraints	Ea	\$4.36	No Bid	No Bid	\$3.79	\$4.65	\$6.00	No Bid	No Bid	No Bid	No Bid
X	M122		Disposable 1000 ml	Ea	\$7.89	No Bid	No Bid	\$7.89	\$23.15	\$13.12	No Bid	No Bid	No Bid	No Bid
X	M123		disposable/instant 6" X 9"	Ea	\$.43	No Bid	No Bid	\$.615	\$.66	\$.50	No Bid	No Bid	No Bid	No Bid
X	M125		Sterile 3 grams	Ea	\$.04	No Bid	No Bid	\$.042	\$.05	\$.08	No Bid	No Bid	No Bid	No Bid
X	M126		acetone free	Ea	\$.06	No Bid	No Bid	\$.0371	\$.0333	\$.08	No Bid	No Bid	No Bid	No Bid
X	M127		0 - 25 LPM, Click Style - brass	Ea	\$62.22	No Bid	No Bid	\$55.66	\$47.52	No Bid	No Bid	No Bid	No Bid	No Bid
X	M128		.	Ea	\$.27	No Bid	No Bid	\$.99	\$1.60	No Bid	No Bid	No Bid	No Bid	No Bid
X	M129		#9661	Ea	\$58.38	No Bid	No Bid	No Bid	\$60.00	\$58.54	No Bid	No Bid	No Bid	No Bid
X	M130		#9660	Ea	\$3.99	No Bid	No Bid	No Bid	\$4.46	\$4.35	No Bid	No Bid	No Bid	No Bid
X	M131		#9662	Ea	\$45.94	No Bid	No Bid	No Bid	\$53.43	\$54.76	No Bid	No Bid	No Bid	No Bid
X	M132		#9667 complete kit	Ea	\$107.71	No Bid	No Bid	No Bid	\$95.20	\$108.66	No Bid	No Bid	No Bid	No Bid
X	M133		.	Ea	\$.16	No Bid	No Bid	\$.0781	\$4.478	\$.16	No Bid	No Bid	No Bid	No Bid
X	M135		8oz	Ea	\$2.01	No Bid	No Bid	No Bid	\$1.50	\$1.83	No Bid	No Bid	No Bid	No Bid
X	M150		Absorbent pads (Bag)	Ea	\$.53	No Bid	No Bid	No Bid	\$.1304	No Bid	No Bid	No Bid	No Bid	No Bid
X	M151		Adhesive Bandages - Special Needs	Ea	\$.01	No Bid	No Bid	No Bid	No Bid	\$.03	No Bid	No Bid	No Bid	No Bid
X	M152		Baby Wipes	Ea	\$.02	No Bid	No Bid	\$.035	\$2.225	\$.03	No Bid	No Bid	No Bid	No Bid
X	M153		Body Wipes	Ea	\$2.44	No Bid	No Bid	No Bid	\$1.78	\$.04	No Bid	No Bid	No Bid	No Bid
X	M154		Diapers - Medium	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	M155		Diapers - XL	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	M156		Dry Wipes	Ea	\$.03	No Bid	No Bid	No Bid	No Bid	\$.06	No Bid	No Bid	No Bid	No Bid
X	M157		Patient Chuck	Ea	\$.14	No Bid	No Bid	No Bid	\$.1304	\$.37	No Bid	No Bid	No Bid	No Bid
X	M158		Maxi Pads	Ea	\$.20	No Bid	No Bid	No Bid	\$.2359	\$.16	No Bid	No Bid	No Bid	No Bid
X	M159		Tongue Depressor	Ea	\$.05	No Bid	No Bid	\$.031	\$.0376	\$61.54	No Bid	No Bid	No Bid	No Bid
X	M160		Urinal	Ea	\$.70	No Bid	No Bid	No Bid	\$.66	\$.65	No Bid	No Bid	No Bid	No Bid
X	O101		complete kit	Ea	\$12.90	No Bid	No Bid	\$4.85	\$6.84	\$11.53	No Bid	No Bid	No Bid	No Bid
X	O102		1 oz individually wrapped	Ea	\$.76	No Bid	No Bid	No Bid	\$1.02	\$1.05	No Bid	No Bid	No Bid	No Bid
X	O103		.	Ea	\$4.84	No Bid	No Bid	\$6.63	\$4.80	\$5.04	No Bid	No Bid	No Bid	No Bid
X	O104		Sterile	Ea	\$1.37	No Bid	No Bid	\$4.41	\$5.00	\$1.61	No Bid	No Bid	No Bid	No Bid
X	O105		Sterile	Ea	\$1.37	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	P100		Naloxone HCl, 0.1mL, 4mg Nasal Spray	Ea	\$27.20	\$34.63	No Bid	No Bid	\$19.75	\$23.76	No Bid	\$30.65	No Bid	No Bid
X	P100a		Naloxone HCl, 0.1mL, 4mg Nasal Spray	Ea	\$12.09	\$15.25	No Bid	No Bid	\$17.75	\$13.20	No Bid	\$17.90	No Bid	No Bid
X	P101		6mg/2ml vial	Ea	\$3.62	No Bid	No Bid	No Bid	\$3.93	\$7.32	No Bid	\$3.78	No Bid	No Bid
X	P102		2.5mg, 3mlvial	Ea	\$.21	No Bid	No Bid	No Bid	\$.23	\$.20	No Bid	\$.24	No Bid	No Bid
X	P103		4mg/4ml, Vial	Ea	\$2.66	\$7.65	No Bid	No Bid	\$.99	\$10.15	No Bid	\$4.38	No Bid	No Bid
X	P104		0.33cc each inhalation only	Ea	\$.30	No Bid	No Bid	No Bid	\$.296	\$.29	No Bid	No Bid	No Bid	No Bid
X	P105		81mg Bottle	Ea	\$.02	No Bid	No Bid	No Bid	\$.90	\$.02	No Bid	\$.0263	No Bid	No Bid
X	P106		1mg, 10ml	Ea	\$13.16	\$12.895	No Bid	No Bid	\$12.50	\$13.96	No Bid	\$12.50	No Bid	No Bid

X	P107		1gm, 10ml Lifeshield	Ea	\$12.05	\$11.599	No Bid	No Bid	\$11.50	\$12.81	No Bid	\$12.50	No Bid	No Bid
X	P108		NON-refrigerated 100mg Add Vantage Vial	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	\$21.83	No Bid	No Bid	No Bid	No Bid
X	P108a		Refrigerated 25 mg/5mL Vial	Ea	\$3.17	No Bid	No Bid	No Bid	\$5.70	\$4.17	No Bid	\$4.50	No Bid	No Bid
X	P109		.	Ea	\$2.61	No Bid	No Bid	No Bid	No Bid	\$5.59	No Bid	No Bid	No Bid	No Bid
X	P110		250ml bag	Ea	\$2.90	No Bid	No Bid	\$3.19	\$2.58	\$5.31	No Bid	\$7.95	No Bid	No Bid
X	P111		25gm, 50ml	Ea	\$26.83	\$26.595	No Bid	No Bid	\$23.40	\$27.26	No Bid	\$25.95	No Bid	No Bid
X	P112		400mg, 250ml	Ea	\$15.31	No Bid	No Bid	No Bid	\$14.95	\$17.32	No Bid	\$24.38	No Bid	No Bid
X	P113		50mg/ml vial	Ea	\$.99	No Bid	No Bid	No Bid	\$1.14	\$6.10	No Bid	\$.65	No Bid	No Bid
X	P114		1mg/10ml	Ea	\$15.82	\$15.999	No Bid	No Bid	\$15.00	\$18.42	No Bid	\$19.65	No Bid	No Bid
X	P115		40mg (10mg/ml)	Ea	\$1.09	No Bid	No Bid	No Bid	\$1.32	\$2.94	No Bid	\$1.45	No Bid	No Bid
X	P118		3 per pack	Ea	\$1.46	No Bid	No Bid	No Bid	\$1.43	No Bid	No Bid	No Bid	No Bid	No Bid
X	P120		2.5ml vial	Ea	\$.19	No Bid	No Bid	No Bid	\$.29	\$.33	No Bid	\$.28	No Bid	No Bid
X	P121		100mg, 20ml vial	Ea	\$7.15	No Bid	No Bid	No Bid	\$2.99	\$4.98	No Bid	\$6.15	No Bid	No Bid
X	P122		100mg/ 5ml	Ea	\$10.14	\$15.50	No Bid	No Bid	\$8.40	\$4.57	No Bid	\$18.25	No Bid	No Bid
X	P123		1gm/2ml vials	Ea	\$2.80	No Bid	No Bid	No Bid	\$3.07	\$3.24	No Bid	\$1.70	No Bid	No Bid
X	P124		2 ml / 2mg	Ea	\$12.30	\$17.00	No Bid	No Bid	\$11.20	\$20.94	No Bid	\$16.25	No Bid	No Bid
X	P124a		0.4mg/ml Vial	Ea	\$4.90	\$8.599	No Bid	No Bid	\$53.00	\$60.11	No Bid	\$5.88	No Bid	No Bid
X	P125		0.4mg	Ea	\$.10	\$.269	No Bid	No Bid	\$6.50	\$.72	No Bid	\$2.65	No Bid	No Bid
X	P126		25mg/ml vial	Ea	\$2.06	No Bid	No Bid	No Bid	\$2.07	\$1.85	No Bid	\$4.65	No Bid	No Bid
X	P127		125mg, 2ml vial	Ea	\$10.36	\$15.96	No Bid	No Bid	\$10.00	\$13.09	No Bid	\$12.85	No Bid	No Bid
X	P129		4.2gm/50ml Lifeshield	Ea	\$24.41	No Bid	No Bid	No Bid	\$23.40	\$26.51	No Bid	\$29.88	No Bid	No Bid
X	P137		10mg/ml (ampule or vial)	Ea	\$2.84	No Bid	No Bid	No Bid	\$3.51	\$3.20	No Bid	\$3.95	No Bid	No Bid
X	P138		1ml vial or ampule	Ea	\$9.24	\$9.195	No Bid	No Bid	\$9.20	\$12.18	No Bid	\$10.25	No Bid	No Bid
X	P139		100ml IV bag	Ea	\$2.39	No Bid	No Bid	No Bid	\$1.65	\$3.64	No Bid	\$4.25	No Bid	No Bid
X	P141		1ml vial (5mg/2ml)	Ea	\$1.55	No Bid	No Bid	No Bid	\$1.78	\$1.57	No Bid	\$1.99	No Bid	No Bid
X	P142		ODT 4mg disolvable tabs - individual wrap	Ea	\$.06	No Bid	No Bid	No Bid	\$.44	\$.13	No Bid	\$.34	No Bid	No Bid
X	P143		4mg/2ml vial	Ea	\$.38	No Bid	No Bid	No Bid	\$.38	\$.51	No Bid	\$.65	No Bid	No Bid
X	P144		10 ml syringe luer lock	Ea	\$.29	\$.7665	No Bid	\$.256	\$.30	\$.59	No Bid	\$.98	No Bid	No Bid
X	P145		1000 ml IV bag	Ea	\$3.26	No Bid	No Bid	\$3.46	\$5.29	\$3.33	No Bid	\$3.96	No Bid	No Bid
X	P146		250 ml IV bag	Ea	\$3.20	No Bid	No Bid	\$3.33	\$4.23	\$3.50	No Bid	\$4.15	No Bid	No Bid
X	P147		500 ml IV bag	Ea	\$3.25	No Bid	No Bid	\$3.46	\$4.46	\$4.12	No Bid	\$4.85	No Bid	No Bid
X	P148		1000ml bottle	Ea	\$3.61	No Bid	No Bid	\$3.00	\$3.45	\$4.85	No Bid	\$3.25	No Bid	No Bid
X	P149		1000ml bag	Ea	\$3.45	No Bid	No Bid	\$3.53	\$3.11	\$3.71	No Bid	\$4.45	No Bid	No Bid
X	P150		2 gram/500ml IV bag	Ea	\$7.67	No Bid	No Bid	No Bid	\$8.25	\$8.29	No Bid	\$11.55	No Bid	No Bid
X	P151		500 mg/10 ML	Ea	\$7.92	No Bid	No Bid	No Bid	\$7.90	\$8.11	No Bid	\$5.95	No Bid	No Bid
X	P153		40 mg/20 ML	Ea	\$4.64	No Bid	No Bid	No Bid	\$5.25	\$7.58	No Bid	\$6.88	No Bid	No Bid
X	P154		100 mg/10 ML	Ea	\$4.17	No Bid	No Bid	No Bid	\$17.50	\$7.79	No Bid	\$5.25	No Bid	No Bid
X	P155		250 mcg/5ML	Ea	\$2.33	No Bid	No Bid	No Bid	\$4.80	\$4.17	No Bid	\$4.35	No Bid	No Bid
X	P161		10mg/ml 10ml vial	Ea	\$3.05	No Bid	No Bid	No Bid	\$2.76	\$2.52	No Bid	\$2.80	No Bid	No Bid
X	P162		100mg/ml 10ml vial	Ea	\$3.01	No Bid	No Bid	No Bid	\$3.89	\$7.72	No Bid	\$5.40	No Bid	No Bid
X	P163		2mg tabs	Ea	\$3.10	No Bid	No Bid	No Bid	\$12.00	\$1.72	No Bid	\$3.50	No Bid	No Bid
X	P164		8 mg tabs	Ea	\$5.15	No Bid	No Bid	No Bid	\$12.00	\$.69	No Bid	\$5.60	No Bid	No Bid
X	P185		Nitroglycerin- 50mg/250mL, in 5% Dextrose - Glass Bottle	Ea	\$26.79	No Bid	No Bid	No Bid	\$27.10	\$29.96	No Bid	\$45.00	No Bid	No Bid

X	T101		adult-Perfit Ambu Ace Adjustable	Ea	\$3.88	No Bid	No Bid	\$4.50	\$3.96	\$8.17	No Bid	No Bid	No Bid	No Bid
X	T102		Pediatric-Ambu Perfit Mini Ace	Ea	\$3.88	No Bid	No Bid	\$4.50	\$3.96	\$8.17	No Bid	No Bid	No Bid	No Bid
X	T103		Baby No Neck	Ea	\$6.30	No Bid	No Bid	No Bid	\$4.97	No Bid	No Bid	No Bid	No Bid	No Bid
X	T104		.	Ea	\$11.90	No Bid	No Bid	\$26.81	\$25.64	\$29.26	No Bid	No Bid	No Bid	No Bid
X	T104a		Compairable to mega mover	Ea	\$11.90	No Bid	No Bid	\$12.22	\$18.38	\$16.01	No Bid	No Bid	No Bid	No Bid
X	T105		9' clip/snap buckle (3 pack)	Ea	\$2.12	No Bid	No Bid	\$1.84	No Bid	\$3.19	No Bid	No Bid	No Bid	No Bid
X	T106		Adult - complete kit	Ea	\$165.20	No Bid	No Bid	No Bid	\$182.00	\$173.99	No Bid	No Bid	No Bid	No Bid
X	T107		4' X 36' adult size roll or fold	Ea	\$5.66	No Bid	No Bid	No Bid	\$7.63	\$8.54	No Bid	No Bid	No Bid	No Bid
X	T108		Adult	Ea	\$483.56	No Bid	No Bid	No Bid	\$520.03	\$703.41	No Bid	No Bid	No Bid	No Bid
X	T109		Pediatric	Ea	\$490.81	No Bid	No Bid	No Bid	\$528.36	\$714.72	No Bid	No Bid	No Bid	No Bid
X	T110		.	Ea	\$106.00	No Bid	No Bid	No Bid	\$132.20	\$354.00	No Bid	No Bid	No Bid	No Bid
X	T112		Stryker Stair Chairs compatable	Ea	No Bid	No Bid	No Bid	No Bid	\$109.06	No Bid	No Bid	No Bid	\$64.20	No Bid
X	T113		Combi II Scoop	Ea	\$675.00	No Bid	No Bid	\$982.45	\$1,041.70	\$1,347.33	No Bid	No Bid	No Bid	No Bid
X	T113b		Straps for a Combi II Scoop Stretcher	Ea	\$21.73	No Bid	No Bid	No Bid	\$84.16	\$30.85	No Bid	No Bid	No Bid	No Bid
X	T114		Stryker Stretchers	Ea	\$753.00	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$191.40	No Bid
X	T115		Small	Ea	\$65.28	No Bid	No Bid	\$63.30	\$64.26	\$66.57	No Bid	No Bid	No Bid	No Bid
X	T116		Medium	Ea	\$65.28	No Bid	No Bid	\$63.30	\$64.26	\$66.57	No Bid	No Bid	No Bid	No Bid
X	T117		Large	Ea	\$65.28	No Bid	No Bid	\$63.30	\$64.26	\$66.57	No Bid	No Bid	No Bid	No Bid
X	T120		EMS Case with Padded Bottom Dividers, Adjustable Walls, Multi Layer Lid Organizer	Ea	\$342.19	No Bid	No Bid	No Bid	\$334.72	\$427.01	No Bid	No Bid	No Bid	No Bid
X	T121		Statpack G3+ Breather Pack w/ Dividers Included - RED	Ea	\$310.23	No Bid	No Bid	\$316.95	\$302.38	\$334.22	No Bid	No Bid	No Bid	No Bid
X	T121C		Statpack G3+ Breather Pack w/ Dividers Included - Black	Ea	\$310.23	No Bid	No Bid	\$316.95	\$302.38	No Bid	No Bid	No Bid	No Bid	No Bid
X	T121C		Statpack G3+ Breather Pack w/ Dividers Included - Green	Ea	\$310.23	No Bid	No Bid	\$316.95	\$302.38	\$334.22	No Bid	No Bid	No Bid	No Bid
X	T122		Statpack G3+ Breather Pack w/ O2 Module - Green	Ea	\$378.03	No Bid	No Bid	\$386.21	\$369.02	No Bid	No Bid	No Bid	No Bid	No Bid
X	T122C		Stat Pack Divider Inserts	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	T123		.	Ea	\$18.47	No Bid	No Bid	No Bid	\$2.66	\$13.50	No Bid	No Bid	No Bid	No Bid
X	T124		should hold tubes 5.5-9.0 & Large handle and Blades	Ea	\$118.58	No Bid	No Bid	No Bid	\$115.14	\$38.08	No Bid	No Bid	No Bid	No Bid
X	T126		fits standard DISS oxygen outlets	Ea	\$.36	No Bid	No Bid	\$.39	\$.53	\$.70	No Bid	No Bid	No Bid	No Bid
X	T127		Statpack G3+ Breather Pack w/ Dividers Included - Blue	Ea	\$310.23	No Bid	No Bid	\$316.95	\$302.38	No Bid	No Bid	No Bid	No Bid	No Bid
X	T128		Multi-Grip - Adult	Ea	\$4.15	No Bid	No Bid	No Bid	\$4.45	\$5.41	No Bid	No Bid	No Bid	No Bid
X	T129		Multi-Grip - Child	Ea	\$4.15	No Bid	No Bid	No Bid	\$4.45	\$5.41	No Bid	No Bid	No Bid	No Bid
X	T130		Multi-Grip - Infant	Ea	\$4.07	No Bid	No Bid	No Bid	\$4.45	\$5.41	No Bid	No Bid	No Bid	No Bid
X	T131		EMS Solutions Emergency Child Restraint - SM-L	Ea	\$688.08	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	T135		Simple Thoracostomy Kit	Ea	\$35.77	No Bid	No Bid	No Bid	\$36.35	\$30.32	No Bid	No Bid	No Bid	No Bid

X	T136		Saphire Infusion pump- Multitherapy- only	Ea	\$210.71	No Bid	No Bid	No Bid	\$236.44	\$163.04	No Bid	No Bid	No Bid	No Bid
X	T137		Suction Cups for LUCAS 3	Ea	\$50.84	No Bid	No Bid	No Bid	\$62.75	No Bid	No Bid	No Bid	\$35.65	No Bid
X	T137B		Neck Strap for LUCAS 3	Ea	\$90.51	No Bid	No Bid	No Bid	\$128.48	No Bid	No Bid	No Bid	\$63.45	No Bid
X	T150		Butterfly - IQ 3 Ultrasound device	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	T151		Butterfly - IQ 3 Ultrasound - Charger	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	\$54.01	No Bid	No Bid	No Bid	No Bid
X	T152		Butterfly - IQ 3 Ultrasound - Holster	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	T154		Canvas Jump Bag - Orange	Ea	\$27.24	No Bid	No Bid	No Bid	\$28.13	\$65.44	No Bid	No Bid	No Bid	No Bid
X	T153		Butterfly - IQ 3 Ultrasound - cable- USBC	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	T201		Clear top 1040 - Yellow	Ea	\$20.34	No Bid	No Bid	No Bid	\$19.99	No Bid	No Bid	No Bid	No Bid	No Bid
X	T202		Clear top 1040 - Blue	Ea	\$20.34	No Bid	No Bid	No Bid	\$19.99	No Bid	No Bid	No Bid	No Bid	No Bid
X	T203		Clear top 1040 - Black	Ea	\$20.34	No Bid	No Bid	No Bid	\$19.99	\$36.37	No Bid	No Bid	No Bid	No Bid
X	T204		Clear top 1060 - Blue	Ea	\$30.87	No Bid	No Bid	No Bid	\$30.60	No Bid	No Bid	No Bid	No Bid	No Bid
X	T205		Clear top 1060 - Red	Ea	\$30.87	No Bid	No Bid	No Bid	\$30.60	\$51.37	No Bid	No Bid	No Bid	No Bid
X	T206		Clear top 1060 - Yellow	Ea	\$30.87	No Bid	No Bid	No Bid	\$30.60	No Bid	No Bid	No Bid	No Bid	No Bid
X	T207		Insert for Pelican 1550 EMS case hook and loop drug insert	Ea	\$111.02	No Bid	No Bid	No Bid	\$158.07	No Bid	No Bid	No Bid	No Bid	No Bid
X	T208		Pelican Oxygen case 1550	Ea	\$288.14	No Bid	No Bid	No Bid	\$334.72	\$427.01	No Bid	No Bid	No Bid	No Bid
X	T209		Pelican 1550 Potector case w/ padded dividers - black	Ea	\$261.89	No Bid	No Bid	No Bid	\$198.06	No Bid	No Bid	No Bid	No Bid	No Bid
X	T210		Pelican Box Handle	Ea	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
X	T211		Pelican Box Latch w/pin	Ea	\$1.38	No Bid	No Bid	No Bid	\$250.52	No Bid	No Bid	No Bid	No Bid	No Bid
X	T212		Stat Pack G3 Cell	Ea	\$134.38	No Bid	No Bid	\$132.90	\$133.20	No Bid	No Bid	No Bid	No Bid	No Bid
X	T223		Pelvic Binder - T-POD - SM - Large	Ea	\$108.68	No Bid	No Bid	No Bid	\$69.55	No Bid	No Bid	No Bid	No Bid	No Bid
X	TR1		TR0403 series - SimBodies PRO Male Manikin	Ea	\$21,692.49	No Bid	No Bid	No Bid	\$20,995.00	No Bid	No Bid	No Bid	No Bid	No Bid
X	TR2		Laerdal Advanced Airway Solution - LAE13503150	Ea	\$5,423.12	No Bid	No Bid	No Bid	\$5,250.00	No Bid	No Bid	No Bid	No Bid	No Bid
X	TR3		Humerus Intraosseous (IO) Trainer - 101-205	Ea	\$400.48	No Bid	No Bid	No Bid	\$396.48	\$497.27	No Bid	No Bid	No Bid	No Bid
X	TR3		Gaumard S.M.A.S.H Advanced IV Training Arm - S402.100	Ea	\$850.00	No Bid	No Bid	No Bid	\$745.42	No Bid	No Bid	No Bid	No Bid	No Bid
X	TR4		TrueClot PCT3 Tourniquet Leg Trainer - 5172D	Ea	\$524.43	No Bid	No Bid	No Bid	\$390.29	No Bid	No Bid	No Bid	No Bid	No Bid
X	TR5		Laerdal Resusci Baby QCPR Wireless 161-01260	Ea	\$1,318.33	No Bid	No Bid	No Bid	\$1,475.00	\$2,287.79	No Bid	No Bid	No Bid	No Bid
X	TR6		Premature Anne Task Trainer - 290-00050	Ea	\$3,238.68	No Bid	No Bid	No Bid	\$3,150.00	\$7,770.77	No Bid	No Bid	No Bid	No Bid
			<b>Total</b>		<b>\$58,075.57</b>	<b>\$191.9075</b>	<b>\$21,483.42</b>	<b>\$5,168.9252</b>	<b>\$69,641.9061</b>	<b>\$45,225.68</b>	<b>\$5,998.10</b>	<b>\$404.3963</b>	<b>\$2,265.05</b>	<b>\$86.00</b>



**[BOUND TREE MEDICAL, LLC] RESPONSE DOCUMENT REPORT**

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Bound Tree Medical, LLC Response**

**CONTACT INFORMATION**

**Company:**

Bound Tree Medical, LLC

**Email:**

submitbids@boundtree.com

**Contact:**

Christopher Fyffe

**Address:**

5000 Bradenton Ave  
Dublin, OH 43017

**Phone:**

(800) 533-0523

**Website:**

[www.boundtree.com](http://www.boundtree.com)

**Submission Date:**

Jun 1, 2026 1:40 PM (Eastern Time)



[DRAKE PHARMACY SOLUTIONS LLC] RESPONSE DOCUMENT REPORT

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Drake Pharmacy Solutions LLC Response**

**CONTACT INFORMATION**

**Company:**

Drake Pharmacy Solutions LLC

**Email:**

dylan@drakepharmacysolutions.com

**Contact:**

Dylan Drake

**Address:**

675 Tamiami Trail Unit 12  
Port Charlotte, FL 33953

**Phone:**

N/A

**Website:**

[drakepharmacysolutions.com](http://drakepharmacysolutions.com)

**Submission Date:**

Jun 1, 2026 1:32 PM (Eastern Time)



[HAMILTON MEDICAL, INC] RESPONSE DOCUMENT REPORT

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

Hamilton Medical, Inc Response

CONTACT INFORMATION

**Company:**

Hamilton Medical, Inc

**Email:**

insidesales@hamiltonmedical.com

**Contact:**

Heather Hoffman

**Address:**

201 Edison Way  
Reno, NV 89502

**Phone:**

(800) 426-6331

**Website:**

[www.hamilton-medical.com](http://www.hamilton-medical.com)

**Submission Date:**

Jun 1, 2026 11:42 AM (Eastern Time)



**[HENRY SCHEIN INC] RESPONSE DOCUMENT REPORT**

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Henry Schein Inc Response**

**CONTACT INFORMATION**

**Company:**

Henry Schein Inc

**Email:**

emsbids@henryschein.com

**Contact:**

Julia Strange

**Address:**

135 Duryea Rd  
Melville, NY 11747

**Phone:**

(631) 843-5500

**Website:**

[www.henryschein.com](http://www.henryschein.com)

**Submission Date:**

May 29, 2026 11:34 AM (Eastern Time)



[LIFE-ASSIST INC] RESPONSE DOCUMENT REPORT

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Life-Assist Inc Response**

**CONTACT INFORMATION**

**Company:**

Life-Assist Inc

**Email:**

quotes@life-assist.com

**Contact:**

Contracts Department

**Address:**

11277 Sunrise Park Drive  
Rancho Cordova, CA 95742

**Phone:**

(800) 824-6016

**Website:**

<http://www.life-assist.com/>

**Submission Date:**

Jun 1, 2026 1:39 PM (Eastern Time)



[MCKESSON MEDICAL-SURGICAL GOVERNMENT SOLUTIONS LLC] RESPONSE DOCUMENT REPORT

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

Report Generated: Tuesday, June 16, 2026

McKesson Medical-Surgical Government Solutions LLC Response

CONTACT INFORMATION

**Company:**

McKesson Medical-Surgical Government Solutions LLC

**Email:**

government.bids@mckesson.com

**Contact:**

Proposal Manager

**Address:**

9954 Mayland Drive, Suite 5176  
Henrico, VA 23233-1464

**Phone:**

(833) 343-2700

**Website:**

[www.mckesson.com](http://www.mckesson.com)

**Submission Date:**

Jun 1, 2026 2:13 PM (Eastern Time)



[MEQU WARMER SYSTEMS CORPORATION] RESPONSE DOCUMENT REPORT

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

MEQU Warmer Systems Corporation Response

CONTACT INFORMATION

**Company:**

MEQU Warmer Systems Corporation

**Email:**

ch@mequ-usa.com

**Contact:**

Carolyn Hollander

**Address:**

1501 Langston Blvd  
Suite 301  
Arlington, VA 22209-1109

**Phone:**

(208) 484-8282

**Website:**

[www.mequ-usa.com](http://www.mequ-usa.com)

**Submission Date:**

Jun 1, 2026 1:51 PM (Eastern Time)



**[REVELATION WHOLESALE LLC] RESPONSE DOCUMENT REPORT**

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Revelation Wholesale LLC Response**

**CONTACT INFORMATION**

**Company:**

Revelation Wholesale LLC

**Email:**

sowens@revelationwholesale.net

**Contact:**

Shelby Owens

**Address:**

497 State Rd 436 E Suite 115  
Casselberry, FL 32707

**Phone:**

(321) 461-3184

**Website:**

[www.revelationwholesale.net](http://www.revelationwholesale.net)

**Submission Date:**

May 29, 2026 5:09 PM (Eastern Time)



[STRYKER SALES, LLC THROUGH ITS MEDICAL DIVISION] RESPONSE DOCUMENT REPORT

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Stryker Sales, LLC through its Medical Division Response**

**CONTACT INFORMATION**

**Company:**

Stryker Sales, LLC through its Medical Division

**Email:**

bidsinbox@stryker.com

**Contact:**

Stryker bidsinbox

**Address:**

11811 Willows Rd. NE  
Portage, MI 49002

**Phone:**

(800) 442-1142

**Website:**

[stryker.com](http://stryker.com)

**Submission Date:**

Jun 1, 2026 11:26 AM (Eastern Time)



[TECHNICUFF CORP.] RESPONSE DOCUMENT REPORT

RFB No. 25/26-087

EMS Medical Supplies

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

Technicuff Corp. Response

CONTACT INFORMATION

**Company:**

Technicuff Corp.

**Email:**

caroline@technicuff.com

**Contact:**

Caroline Van Dyken

**Address:**

2525 Industrial St.  
Leesburg, FL 34748

**Phone:**

N/A

**Website:**

[www.technicuff.com](http://www.technicuff.com)

**Submission Date:**

Jun 1, 2026 11:52 AM (Eastern Time)

# Traffic Protection Solutions Response

*Pricing unsealed at Jun 2, 2026 9:03 AM*

⊘ No Bid

"No Bid" submitted on May 18, 2026 9:02 AM for the following reason:  
*We do not offer the products or services sought*

## CONTACT INFORMATION

Company

Traffic Protection Solutions

Email

matt@trafficprotectionsolutions.com

Contact

Matthew Heck

Address

3061 Philips Highway Unit 104  
Jacksonville, FL 32207

Phone

(904) 402-9468

Website

N/A

Submission Date

May 18, 2026 9:02 AM (Eastern Time)

### 3. Scope of Work

#### 3.1. Purpose

The Clay County Board of County Commissioners (County) is soliciting bids from qualified Suppliers to furnish and deliver Emergency Medical Services (EMS) medical supplies on an as-needed basis in accordance with the specifications, terms, and conditions set forth herein.

The intent of this Request for Bids (RFB) is to award to one (1) or more Suppliers capable of providing high-quality, standardized EMS supplies that meet the County's operational, clinical, and compatibility requirements.

#### 3.2. Scope of Services

##### A. General Requirements

1. The Supplier shall furnish, supply, and deliver EMS medical supplies on an as-needed basis to the Clay County Fire Rescue Logistics Office located at 3249 Craftsman Road, Green Cove Springs, Florida 32043.
2. All products shall be:
  - a. New, unused, and free from defects.
  - b. In original manufacturer packaging.
  - c. Compliant with all applicable federal, state, and local regulations.
  - d. Consistent with the specifications and requirements of this RFB.
3. No substitutions, deviations, or exceptions shall be permitted except as expressly authorized in writing by the County.

##### B. Product Standardization Requirements

1. Specified Products
  - a. Where a manufacturer, brand, or specific product is identified, the Supplier shall provide the exact specified item.
  - b. Suppliers shall not submit pricing for items they are unable to provide as specified unless the item is expressly identified as allowing an "approved equal."
2. Approved Equals - For items designated as allowing an "approved equal," the Supplier shall:
  - a. Clearly identify the proposed product.

- b. Provide manufacturer name and part number.
  - c. Provide supporting specifications upon request.
3. The County reserves the sole right to determine acceptability of any proposed equivalent.
4. Compatibility Requirement
  - a. All products shall be fully compatible with existing County equipment, clinical protocols, and operational practices.

**C. Pricing Requirements and Unit of Measure**

1. Required Pricing Format
  - a. Suppliers shall provide a Unit Price per individual unit (“each”) for all items.
  - b. The Unit Price (“each”) shall be the basis for evaluation and award.
2. Packaging Requirements - Suppliers shall also provide:
  - a. Packaging type (box, case, pack, etc.)
  - b. Units per package
3. Bulk Packaging Clarification - For items sold only in bulk quantities, the Unit Price (“each”) shall be derived from the total package price divided by the number of units per package.
4. All-Inclusive Pricing - All pricing shall be inclusive of:
  - a. Shipping
  - b. Delivery
  - c. Fuel surcharges
  - d. Handling
  - e. Any other associated costs
5. No additional fees shall be permitted.

**D. Ordering - No guarantee is made as to the quantity of goods to be purchased.**

1. Orders shall be issued on an as-needed basis.
2. No minimum order quantities are guaranteed.

3. Items may be ordered by all County departments.

**E. Delivery Requirements**

1. Standard Delivery

- a. Delivery shall occur within seventy-two (72) hours of order placement for in-stock items.

2. Non-Stock / Specialty Items

- a. Delivery shall occur within manufacturer lead times.
- b. Supplier shall notify the County at time of order placement.

3. Delivery Conditions

- a. Deliveries shall be made to the Clay County Fire Rescue (CCFR) Logistics Office located at 3249 Craftsman Road, Green Cove Springs, Florida 32043.
- b. Bulk shipments shall be palletized.
- c. Lift gate service shall be provided when required.
- d. Supplier is responsible for ensuring products arrive in acceptable condition.

**F. Backorders and Supply Availability**

1. Supplier shall notify the County immediately upon identification of any backorder.
2. Backordered items shall be fulfilled within fourteen (14) calendar days, unless otherwise approved by the County.
3. If the Supplier fails to meet this requirement, the County reserves the right to procure from alternate sources.

**G. Substitutions**

1. Substitutions are strictly prohibited without prior written approval.
2. All substitution requests shall:
  - a. Meet or exceed original specifications
  - b. Include manufacturer name and part number.
3. Unauthorized substitutions may be rejected at Supplier expense.
4. In the event a specified product is discontinued, phased out, or otherwise unavailable from the manufacturer, the County reserves the right to evaluate and

approve an equivalent replacement product through its internal EMS review process. Replacement products proposed by the manufacturer or Supplier shall not be accepted without prior written approval from the County.

#### **H. Shelf-Life Requirements**

1. All products furnished by the awarded Suppliers shall meet the following shelf-life requirements:
  - a. Minimum Shelf Life at Delivery.
    - i. All medications shall have a minimum remaining shelf life of twelve (12) months.
  - b. Expiration Dating
    - i. All items shall be clearly marked with manufacturer expiration dates.
    - ii. Expiration dates shall be legible and not altered.
  - c. Short-Dated Product Restrictions
    - i. Products with less than required shelf life shall not be accepted without prior written approval from the County.
  - d. Replacement Requirement
    - i. Any product delivered that does not meet shelf-life requirements shall be replaced at no cost to the County.
  - e. Storage and Handling
    - i. Supplier shall ensure proper storage and handling to maintain product integrity and shelf life.

#### **I. Product Evaluation and Samples**

1. The County may request product samples at no cost.
2. Products will be evaluated for:
  - a. Performance
  - b. Compatibility
  - c. Quality

3. The County reserves the right to reject any product that does not meet requirements.

**J. Additional Catalog Items**

1. Suppliers may offer a percentage discount off published catalog pricing for items not listed.
2. Catalog pricing shall be verifiable and subject to County approval.
3. Use of catalog items is at the sole discretion of the County.
4. Suppliers may be requested to provide electronic catalog access or current product catalog information upon request.

**3.3. Payment**

The County reserves the right to reject any invoice that is incomplete, inaccurate, or not in accordance with this RFB.

Payment may be withheld for any goods not delivered, not accepted, or not in compliance with the specifications of this RFB.

- A. All payments made to awarded Suppliers shall be in accordance with the Florida Local Government Prompt Payment Act, Florida Statutes.
  1. The County shall remit payment for goods properly delivered and accepted within forty-five (45) days of receipt of a proper invoice.
- B. A proper invoice shall, at a minimum, include:
  1. Purchase Order number
  2. Invoice date
  3. Description of items delivered
  4. Quantities and unit pricing
  5. Delivery location
  6. Confirmation of receipt and acceptance by an authorized County representative

**3.4. Pricing Stability and Adjustments**

- A. All pricing shall remain firm for a minimum period of one (1) year from the date of award by the Board of County Commissioners.

- B. Any request for price adjustment shall:
  - a. Be submitted in writing
  - b. Include documented manufacturer price increases or market justification
  - c. Be subject to review and approval by the County
- C. The County reserves the right to:
  - a. Accept or reject any proposed price adjustment
  - b. Request additional supporting documentation
  - c. Procure items from alternate sources if deemed in the best interest of the County
- D. The County reserves the right to procure products from alternate sources if awarded pricing is determined to be unreasonable, non-competitive, or if the awarded Supplier is unable to meet delivery, supply, or performance requirements.
- E. No price increases shall be applied without prior written approval from the County.

### 3.5. [Award](#)

The County reserves the right to:

- A. Award by item, category, or in total
- B. Award to multiple Suppliers
- C. Designate primary and secondary Suppliers to ensure continuity of supply and operational reliability

The County further reserves the right to negotiate pricing with the lowest responsive and responsible Bidder(s), provided that the Scope of Work of the RFB remains unchanged.

No guarantee is made as to the quantity of goods to be purchased.

### 3.6. [Term](#)

The initial term shall be two (2) years from the Effective Date of the Agreement, with the option to renew for two (2) additional one (1) year periods, upon mutual written agreement of the parties.

### 3.7. [Performance Evaluation](#)

A work performance evaluation will be conducted periodically to ensure compliance with the award of the RFB.

### 3.8. [Additional Services](#)

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



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County Commissioners

DATE: 3/23/2026

FROM: Administrative and Contractual  
Services

**SUBJECT:**

Approval to post Notice of Intent to Award Bid No. Bid No. 25/26-073, Mobile Trailers for Firefighter Gear Storage Project to Fly'n Bryan Trailer Sales, DBA FB Trailers in the total amount of \$75,196.00, inclusive of the Base Bid (\$19,999.00) and Alternate Bid #1 (\$55,197.00). Mobile Trailers will be ordered on an as-needed basis. Approval of award will be effective after the 72-hour protest period was expired.

**Funding Source:**

General Fund - Rescue Services - Fire Rescue Storage Sheds - Machinery and Equipment

**AGENDA ITEM TYPE:**

---

**BACKGROUND INFORMATION:**

Clay County Fire Rescue (CCFR) requested bids to procure and deliver five (5) enclosed cargo trailers for use as firefighter gear storage at multiple fire stations. Each trailer shall meet or exceed the specifications in the bid and be delivered in fully operational, ready-to-use condition.

Clay County Fire Rescue (CCFR) operates multiple fire stations throughout Clay County that require secure, climate-controlled storage for firefighter turnout gear and related equipment. To support operational readiness and extend the life of critical protective equipment, CCFR intends to procure enclosed cargo trailers configured for dedicated firefighter gear storage. These trailers will provide additional storage capacity while maintaining proper ventilation and climate control necessary to protect firefighting gear from heat, moisture, and environmental damage.

Mobile trailers will be ordered on an as-needed basis. The awarded agreement will remain in effect for a period of two (2) years with the County reserving the right to renew the agreement for up to two (2) additional one (1) year periods.

914 Suppliers were notified  
26 Suppliers downloaded the Request for Bid  
4 Bids were received  
3 No Bids 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.

If Yes, Was the item budgeted

Is Funding Required (Yes/No):

**Yes**

(Yes\No\N/A):

**Yes**

**Funding Source:**

General Fund - Rescue Services - Machinery and Equipment - Fire Rescue Storage Sheds

**Account No.:**

FD1000 - CC1169 - 564100 - PRJ100507

Sole Source (Yes\No):

**No**

Advanced Payment

(Yes\No):

**No**

Planning Requirements:

Public Hearing Required (Yes\No):

**No**

Hearing Type:

Initiated By:

N/A

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
<input type="checkbox"/> Bid Backup No. 2526-073	Backup Material	6/18/2026	Bid_Backup_No._2526-073.ADA_aw.pdf
<input type="checkbox"/> RFB 2526-073 Firefighter Gear Storage Trailers_Vendor Analytics	Backup Material	6/18/2026	RFB_2526-073_Firefighter_Gear_Storage_Trailers_Vendor_Analytics.ADA_aw.pdf

**REVIEWERS:**

Department Reviewer	Action	Date	Comments
Purchasing Streeper, Lisa	Approved	6/17/2026 - 4:03 PM	Item Pushed to Agenda



# BID RECOMMENDATION FORM

**TITLE:**

**DATE OF RECOMMENDATION:**

RFB No. 25/26-073 Mobile Trailers for Firefighter Gear Storage

6/5/2026

BIDDER	BASE BID	ALTERNATE #1 TOTAL	TOTAL
Arlo & Company, LLC	\$28,280.44	\$78,300.72	\$106,581.16
Big Tex Trailers	\$27,002.49	\$75,061.47	\$102,063.96
Fly'n Bryan Trailer Sales, DBA FB Trailers	\$19,999.00	\$55,197.00	\$75,196.00
Murray Ford of Starke	No- Bid	No-Bid	No-Bid
Right Trailers, Inc.	\$21,941.00	\$59,400.00	\$81,341.00
Ring Power Corp - WCC	No-Bid	No-Bid	No-Bid
Traffic Protection Solutions	No-Bid	No-Bid	No-Bid

**FUNDING SOURCE:** General Fund - Rescue Services - Machinery and Equipment - Fire Rescue Sheds

**RECOMMENDATION:**

Approval to post Notice of Intent to Award Bid No. RFB No. 25/26-073 Mobile Trailers for Firefighter Gear Storage to Fly'n Bryan Trailers Sales, DBA FB Trailers in the total amount of \$75,196.00, inclusive of the Base Bid and Alternate Bid #1.

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

[Empty box for providing reasons if only one bid is received]

**Staff Assigned to Tabulate Bids and Make Recommendations:**

**NAME/TITLE:**

Chad Josi/Capital Projects Project Manager

Dudley Lee/Logistics Section Bureau Chief

**SIGNATURE:**

*Chad Josi*  
Chad Josi (Jun 17, 2026 10:59:10 EDT)

*Dudley Lee*  
Dudley Lee (Jun 18, 2026 08:51:20 EDT)

**BID TABULATION FORM**

RFB: 25/26-073

Date: June 2, 2026

Proj: **Mobile Trailers for Firefighter Gear Storage**

Time Open: 9:09 AM

Ad: Clay Today, April 20, 2026

Time Close: 9:15 AM

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

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

Bidder		Addendum	Bid Bond	Base Bid Total	Alternate Bid#1 Total	Bid Total
1	Arlo & Company, LLC	Yes	No	\$28,280.44	\$78,300.72	\$106,581.16
2	Big Tex Trailers	Yes	Yes	\$27,002.49	\$75,061.47	\$102,063.96
3	Fly'n Bryan Trailer Sales, DBA FB Trailers	Yes	Yes	\$19,999.00	\$55,197.00	\$75,196.00
4	Murray Ford of Starke	<b>No Bid</b>				
5	Right Trailers, Inc.	Yes	Yes	\$21,941.00	\$59,400.00	\$81,341.00
6	Ring Power Corp - WCC	<b>No Bid</b>				
7	Traffic Protection Solutions	<b>No Bid</b>				



**EVALUATION TABULATION**  
 RFB No. 25/26-073  
Mobile Trailers for Firefighter Gear Storage  
 RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**SELECTED VENDOR TOTALS**

Vendor	Total
Fly'n Bryan Trailer Sales, DBA FB Trailers	\$75,196.00
RIGHT TRAILERS, INC.	\$81,341.00
Big Tex Trailers	\$102,063.96
Arlo & Company, LLC	\$106,581.16

**BASE BID**

Base Bid					Arlo & Company, LLC		Big Tex Trailers		Fly'n Bryan Trailer Sales, DBA FB Trailers		RIGHT TRAILERS, INC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Firefighter Gear Storage Trailer (Dual 15,000 BTU A/C Units) – Station 22	1	LS	\$28,280.44	\$28,280.44	\$27,002.49	\$27,002.49	\$19,999.00	\$19,999.00	\$21,941.00	\$21,941.00
Total						\$28,280.44		\$27,002.49		\$19,999.00		\$21,941.00

EVALUATION TABULATION  
 RFB No. 25/26-073  
 Mobile Trailers for Firefighter Gear Storage

**ALTERNATE BID #1**

Alternate Bid #1					Arlo & Company, LLC		Big Tex Trailers		Fly'n Bryan Trailer Sales, DBA FB Trailers		RIGHT TRAILERS, INC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	2	Standard Firefighter Gear Storage Trailer (Single 15,000 BTU A/C Unit) - Stations 15,23, and 24	3	LS	\$26,100.24	\$78,300.72	\$25,020.49	\$75,061.47	\$18,399.00	\$55,197.00	\$19,800.00	\$59,400.00
Total						\$78,300.72		\$75,061.47		\$55,197.00		\$59,400.00



**[ARLO & COMPANY, LLC] RESPONSE DOCUMENT REPORT**

RFB No. 25/26-073

Mobile Trailers for Firefighter Gear Storage

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Arlo & Company, LLC Response**

**CONTACT INFORMATION**

**Company:**

Arlo & Company, LLC

**Email:**

info@arlocontracts.com

**Contact:**

Demetris Lane

**Address:**

4919 SW  
23rd ST  
West Park, FL 33023

**Phone:**

(954) 881-2682

**Website:**

[www.arlocontracts.com](http://www.arlocontracts.com)

**Submission Date:**

Jun 1, 2026 3:55 PM (Eastern Time)

**ADDENDA CONFIRMATION**

Addendum #1  
 Confirmed Jun 1, 2026 10:57 AM by Demetris Lane

**PRICE TABLES**

**BASE BID**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Firefighter Gear Storage Trailer (Dual 15,000 BTU A/C Units) – Station 22	1	LS	\$28,280.44	\$28,280.44
<b>TOTAL</b>					<b>\$28,280.44</b>

**ALTERNATE BID #1**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Standard Firefighter Gear Storage Trailer (Single 15,000 BTU A/C Unit) -Stations 15,23, and 24	3	LS	\$26,100.24	\$78,300.72
<b>TOTAL</b>					<b>\$78,300.72</b>



**[BIG TEX TRAILERS] RESPONSE DOCUMENT REPORT**

RFB No. 25/26-073

Mobile Trailers for Firefighter Gear Storage

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**Big Tex Trailers Response**

**CONTACT INFORMATION**

**Company:**

Big Tex Trailers

**Email:**

mike.piazza@bigtextrailers.com

**Contact:**

Michael Piazza

**Address:**

10839 N MAIN ST  
JACKSONVILLE, FL 32218

**Phone:**

N/A

**Website:**

<https://www.bigtextrailerworld.com/locations/jacksonville/>

**Submission Date:**

May 21, 2026 4:51 PM (Eastern Time)

**ADDENDA CONFIRMATION**

Addendum #1  
*Confirmed May 21, 2026 11:46 AM by Michael Piazza*

**PRICE TABLES**

**BASE BID**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Firefighter Gear Storage Trailer (Dual 15,000 BTU A/C Units) – Station 22	1	LS	\$27,002.49	\$27,002.49
<b>TOTAL</b>					<b>\$27,002.49</b>

**ALTERNATE BID #1**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Standard Firefighter Gear Storage Trailer (Single 15,000 BTU A/C Unit) -Stations 15,23, and 24	3	LS	\$25,020.49	\$75,061.47
<b>TOTAL</b>					<b>\$75,061.47</b>



[FLY'N BRYAN TRAILER SALES, DBA FB TRAILERS] RESPONSE DOCUMENT REPORT

RFB No. 25/26-073

Mobile Trailers for Firefighter Gear Storage

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

Fly'n Bryan Trailer Sales, DBA FB Trailers Response

CONTACT INFORMATION

**Company:**

Fly'n Bryan Trailer Sales, DBA FB Trailers

**Email:**

bryan@fbtrailers.com

**Contact:**

Bryan Jones

**Address:**

1076 Blanding Boulevard  
Orange Park, FL 32065

**Phone:**

(904) 371-9791

**Website:**

[www.fbtrailers.com](http://www.fbtrailers.com)

**Submission Date:**

May 28, 2026 5:40 PM (Eastern Time)

**ADDENDA CONFIRMATION**

Addendum #1  
*Confirmed May 26, 2026 2:14 PM by Bryan Jones*

**PRICE TABLES**

**BASE BID**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Firefighter Gear Storage Trailer (Dual 15,000 BTU A/C Units) – Station 22	1	LS	\$19,999.00	\$19,999.00
<b>TOTAL</b>					<b>\$19,999.00</b>

**ALTERNATE BID #1**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Standard Firefighter Gear Storage Trailer (Single 15,000 BTU A/C Unit) -Stations 15,23, and 24	3	LS	\$18,399.00	\$55,197.00
<b>TOTAL</b>					<b>\$55,197.00</b>

# MURRAY FORD OF STARKE Response

*Pricing unsealed at Jun 2, 2026 9:09 AM*

⊘ No Bid

"No Bid" submitted on May 12, 2026 10:10 AM for the following reason:  
*We do not offer the products or services sought*

## CONTACT INFORMATION

Company

MURRAY FORD OF STARKE

Email

ajarquin@getyourford.com

Contact

Armando Jarquin

Address

13447 US Hwy 301 South  
Starke, FL 32091

Phone

N/A

Website

<https://www.murrayfordstarke.com/>

Submission Date

May 12, 2026 10:10 AM (Eastern Time)



**[RIGHT TRAILERS, INC.] RESPONSE DOCUMENT REPORT**

RFB No. 25/26-073

Mobile Trailers for Firefighter Gear Storage

RESPONSE DEADLINE: June 1, 2026 at 4:00 pm

**RIGHT TRAILERS, INC. Response**

**CONTACT INFORMATION**

**Company:**

RIGHT TRAILERS, INC.

**Email:**

twilliams@righttrailers.com

**Contact:**

Thomas Williams

**Address:**

7220 US Highway 98 N  
LAKELAND, FL 33809

**Phone:**

(863) 608-0106

**Website:**

[RIGHTTRAILERS.COM](http://RIGHTTRAILERS.COM)

**Submission Date:**

May 29, 2026 4:33 PM (Eastern Time)

**ADDENDA CONFIRMATION**

Addendum #1  
 Confirmed May 28, 2026 12:17 PM by Thomas Williams

**PRICE TABLES**

**BASE BID**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Firefighter Gear Storage Trailer (Dual 15,000 BTU A/C Units) – Station 22	1	LS	\$21,941.00	\$21,941.00
<b>TOTAL</b>					<b>\$21,941.00</b>

**ALTERNATE BID #1**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Standard Firefighter Gear Storage Trailer (Single 15,000 BTU A/C Unit) -Stations 15,23, and 24	3	LS	\$19,800.00	\$59,400.00
<b>TOTAL</b>					<b>\$59,400.00</b>

# Ring Power Corp - WCC Response

*Pricing unsealed at Jun 2, 2026 9:09 AM*

⊘ No Bid

"No Bid" submitted on May 28, 2026 10:40 AM for the following reason:  
*We do not offer the products or services sought*

## CONTACT INFORMATION

Company

Ring Power Corp - WCC

Email

sarah.griffith@ringpower.com

Contact

Sarah Griffith

Address

500 World Commerce Parkway  
St. Augustine, FL 32092

Phone

(904) 737-7730

Website

www.ringpower.com

Submission Date

May 28, 2026 10:40 AM (Eastern Time)

# Traffic Protection Solutions Response

*Pricing unsealed at Jun 2, 2026 9:09 AM*

⊘ No Bid

"No Bid" submitted on May 7, 2026 11:54 AM for the following reason:  
*We do not offer the products or services sought*

## CONTACT INFORMATION

Company

Traffic Protection Solutions

Email

matt@trafficprotectionsolutions.com

Contact

Matthew Heck

Address

3061 Philips Highway Unit 104  
Jacksonville, FL 32207

Phone

(904) 402-9468

Website

N/A

Submission Date

May 7, 2026 11:54 AM (Eastern Time)

### 3. Scope of Work

#### 3.1. Purpose

The Clay County Board of County Commissioners (County) is soliciting bids from qualified Suppliers to furnish and deliver Emergency Medical Services (EMS) medical supplies on an as-needed basis in accordance with the specifications, terms, and conditions set forth herein.

The intent of this Request for Bids (RFB) is to award to one (1) or more Suppliers capable of providing high-quality, standardized EMS supplies that meet the County's operational, clinical, and compatibility requirements.

#### 3.2. Scope of Services

##### A. General Requirements

1. The Supplier shall furnish, supply, and deliver EMS medical supplies on an as-needed basis to the Clay County Fire Rescue Logistics Office located at 3249 Craftsman Road, Green Cove Springs, Florida 32043.
2. All products shall be:
  - a. New, unused, and free from defects.
  - b. In original manufacturer packaging.
  - c. Compliant with all applicable federal, state, and local regulations.
  - d. Consistent with the specifications and requirements of this RFB.
3. No substitutions, deviations, or exceptions shall be permitted except as expressly authorized in writing by the County.

##### B. Product Standardization Requirements

1. Specified Products
  - a. Where a manufacturer, brand, or specific product is identified, the Supplier shall provide the exact specified item.
  - b. Suppliers shall not submit pricing for items they are unable to provide as specified unless the item is expressly identified as allowing an "approved equal."
2. Approved Equals - For items designated as allowing an "approved equal," the Supplier shall:
  - a. Clearly identify the proposed product.

- b. Provide manufacturer name and part number.
  - c. Provide supporting specifications upon request.
3. The County reserves the sole right to determine acceptability of any proposed equivalent.
4. Compatibility Requirement
  - a. All products shall be fully compatible with existing County equipment, clinical protocols, and operational practices.

**C. Pricing Requirements and Unit of Measure**

1. Required Pricing Format
  - a. Suppliers shall provide a Unit Price per individual unit (“each”) for all items.
  - b. The Unit Price (“each”) shall be the basis for evaluation and award.
2. Packaging Requirements - Suppliers shall also provide:
  - a. Packaging type (box, case, pack, etc.)
  - b. Units per package
3. Bulk Packaging Clarification - For items sold only in bulk quantities, the Unit Price (“each”) shall be derived from the total package price divided by the number of units per package.
4. All-Inclusive Pricing - All pricing shall be inclusive of:
  - a. Shipping
  - b. Delivery
  - c. Fuel surcharges
  - d. Handling
  - e. Any other associated costs
5. No additional fees shall be permitted.

**D. Ordering - No guarantee is made as to the quantity of goods to be purchased.**

1. Orders shall be issued on an as-needed basis.
2. No minimum order quantities are guaranteed.

3. Items may be ordered by all County departments.

**E. Delivery Requirements**

1. Standard Delivery

- a. Delivery shall occur within seventy-two (72) hours of order placement for in-stock items.

2. Non-Stock / Specialty Items

- a. Delivery shall occur within manufacturer lead times.
- b. Supplier shall notify the County at time of order placement.

3. Delivery Conditions

- a. Deliveries shall be made to the Clay County Fire Rescue (CCFR) Logistics Office located at 3249 Craftsman Road, Green Cove Springs, Florida 32043.
- b. Bulk shipments shall be palletized.
- c. Lift gate service shall be provided when required.
- d. Supplier is responsible for ensuring products arrive in acceptable condition.

**F. Backorders and Supply Availability**

1. Supplier shall notify the County immediately upon identification of any backorder.
2. Backordered items shall be fulfilled within fourteen (14) calendar days, unless otherwise approved by the County.
3. If the Supplier fails to meet this requirement, the County reserves the right to procure from alternate sources.

**G. Substitutions**

1. Substitutions are strictly prohibited without prior written approval.
2. All substitution requests shall:
  - a. Meet or exceed original specifications
  - b. Include manufacturer name and part number.
3. Unauthorized substitutions may be rejected at Supplier expense.
4. In the event a specified product is discontinued, phased out, or otherwise unavailable from the manufacturer, the County reserves the right to evaluate and

approve an equivalent replacement product through its internal EMS review process. Replacement products proposed by the manufacturer or Supplier shall not be accepted without prior written approval from the County.

#### **H. Shelf-Life Requirements**

1. All products furnished by the awarded Suppliers shall meet the following shelf-life requirements:
  - a. Minimum Shelf Life at Delivery.
    - i. All medications shall have a minimum remaining shelf life of twelve (12) months.
  - b. Expiration Dating
    - i. All items shall be clearly marked with manufacturer expiration dates.
    - ii. Expiration dates shall be legible and not altered.
  - c. Short-Dated Product Restrictions
    - i. Products with less than required shelf life shall not be accepted without prior written approval from the County.
  - d. Replacement Requirement
    - i. Any product delivered that does not meet shelf-life requirements shall be replaced at no cost to the County.
  - e. Storage and Handling
    - i. Supplier shall ensure proper storage and handling to maintain product integrity and shelf life.

#### **I. Product Evaluation and Samples**

1. The County may request product samples at no cost.
2. Products will be evaluated for:
  - a. Performance
  - b. Compatibility
  - c. Quality

3. The County reserves the right to reject any product that does not meet requirements.

**J. Additional Catalog Items**

1. Suppliers may offer a percentage discount off published catalog pricing for items not listed.
2. Catalog pricing shall be verifiable and subject to County approval.
3. Use of catalog items is at the sole discretion of the County.
4. Suppliers may be requested to provide electronic catalog access or current product catalog information upon request.

**3.3. Payment**

The County reserves the right to reject any invoice that is incomplete, inaccurate, or not in accordance with this RFB.

Payment may be withheld for any goods not delivered, not accepted, or not in compliance with the specifications of this RFB.

- A. All payments made to awarded Suppliers shall be in accordance with the Florida Local Government Prompt Payment Act, Florida Statutes.
  1. The County shall remit payment for goods properly delivered and accepted within forty-five (45) days of receipt of a proper invoice.
- B. A proper invoice shall, at a minimum, include:
  1. Purchase Order number
  2. Invoice date
  3. Description of items delivered
  4. Quantities and unit pricing
  5. Delivery location
  6. Confirmation of receipt and acceptance by an authorized County representative

**3.4. Pricing Stability and Adjustments**

- A. All pricing shall remain firm for a minimum period of one (1) year from the date of award by the Board of County Commissioners.

- B. Any request for price adjustment shall:
  - a. Be submitted in writing
  - b. Include documented manufacturer price increases or market justification
  - c. Be subject to review and approval by the County
- C. The County reserves the right to:
  - a. Accept or reject any proposed price adjustment
  - b. Request additional supporting documentation
  - c. Procure items from alternate sources if deemed in the best interest of the County
- D. The County reserves the right to procure products from alternate sources if awarded pricing is determined to be unreasonable, non-competitive, or if the awarded Supplier is unable to meet delivery, supply, or performance requirements.
- E. No price increases shall be applied without prior written approval from the County.

### 3.5. Award

The County reserves the right to:

- A. Award by item, category, or in total
- B. Award to multiple Suppliers
- C. Designate primary and secondary Suppliers to ensure continuity of supply and operational reliability

The County further reserves the right to negotiate pricing with the lowest responsive and responsible Bidder(s), provided that the Scope of Work of the RFB remains unchanged.

No guarantee is made as to the quantity of goods to be purchased.

### 3.6. Term

The initial term shall be two (2) years from the Effective Date of the Agreement, with the option to renew for two (2) additional one (1) year periods, upon mutual written agreement of the parties.

### 3.7. Performance Evaluation

A work performance evaluation will be conducted periodically to ensure compliance with the award of the RFB.

### 3.8. [Additional Services](#)

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


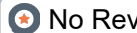


### Project View Count









523












### Vendor Funnel

 Followers	<b>18</b>
 Downloaders	<b>26</b>
 Applicants	<b>8</b>
 No Bids	<b>3</b>
 Submissions	<b>4</b>

### Vendors

Vendor	Followed	Downloaded	Applied	No Bid	Submitted
Arlo & Company, LLC  <i>info@arlocontracts.com</i>	✓	✓	✓		✓
Baker Consulting & Engineering LLC, Baker Design Build  <i>kvojtech@bdbjax.com</i>	✓	✓			
Big Tex Trailers <i>mike.piazza@bigtextrailers.com</i>	✓	✓	✓		✓
CMTS LLC  <i>se_ops@cmtsllc.com</i>		✓			
ConstructConnect  <i>content@constructconnect.com</i>	✓	✓			

DF Interactive NC LLC <i>bids+opengov@davidfine.dev</i>		✓			
Dana Safety Supply, Inc  3.8 <i>bids@danasafetysupply.com</i>	✓	✓			
Fly'n Bryan Trailer Sales, DBA FB Trailers  No Reviews <i>bryan@fbtrailers.com</i>	✓	✓	✓		✓
High Level Enterprises, Inc.  No Reviews <i>creasy@hleinc.net</i>	✓	✓			
JAG TECH ENTERPRISES LLC  No Reviews <i>info@jagtech-usa.com</i>	✓	✓			
JBH Construction LLC <i>jhugo@jbh-construction.com</i>	✓	✓			
Legacy Brothers Inc  No Reviews <i>micah@legacybrother.com</i>	✓	✓	✓		
M-L Utilities LLC <i>snielsen@mlutilities.com</i>		✓			
MURRAY FORD OF STARKE  No Reviews <i>ajarquin@getyourford.com</i>			✓	✓	
Mid Atlantic Freight LLC  No Reviews <i>midatlanticfreightllc@gmail.com</i>	✓	✓			
NASSAU TRADING INC.  1 <i>masroor@nassautradinginc.com</i>		✓			
None <i>martin.larinas@gmail.com</i>		✓			

North America Procurement Council Inc., PBC  <i>notifications@napc.me</i>		✓			
Office Wagon  <i>mira@officewagon.com</i>	✓	✓			
PWXPress  <i>bids@pwxpress.com</i>	✓	✓			
RIGHT TRAILERS, INC.  <i>twilliams@righttrailers.com</i>	✓	✓	✓		✓
RevStar Consulting  <i>nastassia.barkouskaya@revstarconsulting.com</i>		✓			
Ring Power Corp - WCC  <i>sarah.griffith@ringpower.com</i>	✓	✓	✓	✓	
STEVE GREEN ENTERPRISES INC.  <i>sgreentrailers@gmail.com</i>	✓				
Source Management  <i>sourcemanagement@deltek.com</i>	✓	✓			
Traffic Protection Solutions  <i>matt@trafficprotectionsolutions.com</i>			✓	✓	
VendorLink, LLC  <i>bids@evendorlink.com</i>		✓			
Western Shelter Systems <i>jbeeler@westernshelter.com</i>	✓	✓			
Wilmot Inc.  <i>gogreen@wilmotinc.com</i>		✓			



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County  
Commissioners

DATE: 6/10/2026

FROM: Courtney K.  
Grimm

SUBJECT:

AGENDA ITEM  
TYPE:

---

ATTACHMENTS:

Description	Type	Upload Date	File Name
Commission Auditor Section of Charter	Backup Material	6/16/2026	Commission_Auditor_Section_of_CharterADA_aw.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	6/17/2026 - 4:18 PM	Item Pushed to Agenda

<sup>10</sup> D. **Commission Auditor.**

(1) The Commission Auditor shall be appointed by and may be terminated with or without cause by a majority of the membership of the Board of County Commissioners. The Commission Auditor shall be responsible for the maintenance of the internal controls employed to monitor and document financial, performance, efficiency and compliance matters related to all components and programs of County government directly under the Board of County Commissioners, and for interfacing with all external auditors engaged by the Board of County Commissioners.

(2) At the time of his or her appointment, and throughout his or her tenure, the Commission Auditor shall be a certified public accountant holding an active license to practice public accountancy in the State of Florida, or shall be qualified by education and experience in governmental accounting, internal auditing practices and fiscal controls, and shall meet such other qualifications as may be established by the Board of County Commissioners.

(3) To the degree necessary to fulfill his or her responsibilities under Paragraph (1), the Commission Auditor:

(a) Shall have the power and authority to conduct financial and compliance, economy and efficiency, and performance and post audits of all components and programs of County government directly under the Board of County Commissioners.

(b) Shall have free and unrestricted access to all of the employees, officials, records, and reports of the components and programs of County government directly under the Board of County Commissioners, and, where appropriate, may require all branches, departments, and officials of the components and programs of County government directly under the Board of County Commissioners to provide oral and written reports and to produce documents, files and other records.

(4) Assistant Commission Auditors shall be appointed by and be responsible to the Commission Auditor. The appointment of any Assistant Commission Auditor shall be subject to the appropriation of funds therefor by the Board of County Commissioners. The Commission Auditor shall have the sole authority to suspend or terminate any Assistant Commission Auditor with or without cause.

**History.**—Paragraph B(1) amended effective January 1, 1995, on proposal by 1993-94 Ch.Rev.Comm.; subparagraph A(1)(f) added effective October 1, 1999, on proposal by 1997-98 Ch.Rev.Comm.; subsection D added effective October 1, 1999, on proposal by 1997-98 Ch.Rev.Comm.

<sup>8</sup> **Note.**—Effective October 1, 1999.

*Editor note: The adoption of Am.10 to the Fl. Const. (Fl.Const.Rev.Comm., Rev. No. 5) (2018), effective January 5, 2021, should be considered in relation to this paragraph.*

<sup>9</sup> **Note.**—See Historical Notes for version in effect through December 31, 1994.

<sup>10</sup> **Note.**—Effective October 1, 1999.

*Editor note: The adoption of Am.10 to the Fl. Const. (Fl.Const.Rev.Comm., Rev. No. 5) (2018), effective January 5, 2021, should be considered in relation to this subsection.*



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County  
Commissioners

DATE: 6/10/2026

FROM: Courtney K.  
Grimm

SUBJECT:

AGENDA ITEM  
TYPE:

---

REVIEWERS:

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	6/17/2026 - 4:04 PM	Item Pushed to Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County Commissioners

DATE: 5/20/2026

FROM: Courtney K. Grimm

SUBJECT:

AGENDA ITEM  
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ BCC Memo	Cover Memo	6/18/2026	BCC_Memo_-_06.23.26_Meetingdsada.pdf
▢ CRC Final Report 2025-2026	Backup Material	6/18/2026	BCRC_Final_Report_2026dsada.pdf
▢ Letter to SOE dated 06.16.26	Backup Material	6/18/2026	Letter_to_SOE_dated_06.17.26dsada.pdf
▢ SOE Response Letter dated 06.17.26	Backup Material	6/18/2026	SOE_Response_Letter_dated_06.17.26_(dsada.pdf
▢ BCC Resolution	Resolution Letter	6/18/2026	BCC_Resolution_for_06.23.26_BCC_Meeting-FINAL_FOR_AGENDA dsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	6/17/2026 - 4:04 PM	Item Pushed to Agenda



**County Attorney's Office**

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T. James Hovda III  
Theodore.Hovda@claycountygov.com

**Commissioners**

John Sgromolo  
District 1  
Alexandra Compere  
District 2  
Jim Renninger  
District 3  
Betsy Condon  
District 4  
Kristen Burke, DC  
District 5

[www.claycountygov.com](http://www.claycountygov.com)

June 18, 2026

**MEMORANDUM**

To: Board of County Commissioners

From: Courtney K. Grimm, County Attorney

Re: Presentation of Report to the Clay County Board of County Commissioners from the 2025-2026 Clay County Charter Review Commission and proposed Resolution acknowledging receipt of the report approved by the 2025-2026 Charter Review Commission including a proposed amendment to the Clay County Home Rule Charter, calling a special election, directing placement of the referendum for the proposed amendment on the ballot, and providing for publication of notice of the referendum as required under Section 100.342, Florida Statutes

At its meeting of May 18, 2026, the 2025-2026 Charter Review Commission (the CRC) approved a Report to the Board which included the proposal of one amendment to the Clay County Home Rule Charter (the Charter). The CRC Report is attached.

Under Charter Section 4.2.B(5), the Board is required to place the proposed amendment (referendum) on the November 3, 2026, General Election ballot, as the CRC proposal is being delivered to the Board not later than 90 days prior to the General Election. The Board is authorized under Section 125.01(1)(y), Florida Statutes, to call a special election for such purpose.

Section 100.151, Florida Statutes, requires that before the Board may call a special election, it must give notice to the Supervisor of Elections and obtain his consent as to the date upon which the voter registration books will be available for the purpose of conducting such special election. I advised the Supervisor of Elections of the Board's upcoming consideration of a Resolution calling a special election concurrent with the General Election scheduled for November 3, 2026, in accordance with the requirements of the law. A copy of my correspondence to the Supervisor of Elections dated June 17, 2026, is attached, along with the Supervisor of Elections' response letter dated June 17, 2026, consenting to the same.

Attached is a Resolution that upon adoption would (i) acknowledge receipt of the CRC Report; (ii) call a special election concurrent with the General Election scheduled for November 3, 2026; (iii) place the referendum on the ballot as provided in the CRC Report; and (iv) provide for and direct the publication of the special election notice required under Section 100.342, Florida Statutes, in the *Clay Today*.

The proposed Resolution is submitted to the Board for its consideration.

CKG/dpr  
Attachments



**CLAY COUNTY  
FLORIDA**

**2025-26 Charter Review  
Commission**

P.O. Box 1366  
477 Houston Street  
Green Cove Springs, FL  
32043  
Phone: (904) 284-6352

**Charter Review  
Commissioner Members:**

Steve Andersen  
Susan Callahan  
Courtney Connor  
Bill Engelbrecht  
Len Hering  
Rhonda Jett  
Yul McNair  
Matt Mitchell  
Kurt Musser  
Tim Nguyen  
Debbie Pascoe  
Kristy Perry  
Van Royal  
Brandon Salter  
Sherry Warren

[www.claycountygov.com](http://www.claycountygov.com)

**REPORT TO THE CLAY COUNTY BOARD OF COUNTY  
COMMISSIONERS FROM THE 2025--2026 CLAY COUNTY  
CHARTER REVIEW COMMISSION**

**I. Introduction**

In accordance with the provisions of Section 4.2.B, of the Clay County Home Rule Charter ("Charter"), the duly appointed and constituted Charter Review Commission ("CRC") for the County convened, commencing in October 2025, for the purpose of reviewing the Charter and considering the need to propose amendments or revisions to the Charter to be placed on the ballot for approval or rejection by the voters of Clay County at the 2026 general election. At its initial, organizational meeting held on October 6, 2025, the CRC elected Courtney Connor as its Chair and Yul McNair, as its Vice-Chair. Following the organizational meeting, the CRC held meetings on October 20<sup>th</sup>, November 17<sup>th</sup>, December 15<sup>th</sup> in 2025. Then in 2026 held meetings on January 12<sup>th</sup>, February 9<sup>th</sup>, March 16<sup>th</sup> and April 20<sup>th</sup>. On April 20<sup>th</sup> and thereafter, on May 4<sup>th</sup>, and May 18, 2026, the CRC held three public hearings on one (1) proposed charter amendment contained herein, as required by Section 4.2.B(4) of the Charter. Thus, the CRC held a total of 10 meetings with three public hearings, concluding its duties at the final meeting and public hearing held on May 18, 2026, where a majority of the entire membership of the CRC favorably voted upon the proposed charter amendment contained herein. The CRC initially received legal guidance from County Attorney Courtney Grimm, and then at its November 17, 2025 meeting, agreed to engage and subsequently engaged Glenn A. Taylor, of the Law Firm of Glenn A. Taylor, P.A. to serve as General Counsel for the CRC.

Over the course of its deliberations, the members of the CRC developed a list of issues it deemed worthy of its discussion and study for possible proposal as ballot measures for consideration by the County's voters. As part of its study and deliberations, the CRC obtained written information and data, some contributed by members of the CRC, some by attorney Mark Scruby (former County Attorney), and some obtained as a result of information requests submitted by or on behalf of members of the CRC to various County Departments and the County's Constitutional Officers. All such requests for information were handled expeditiously and professionally by the officials receiving the requests and for that cooperation, the CRC is grateful. In addition, the CRC heard testimony from elected officials, including members of the Board of County Commissioners and the County's Constitutional Officers. The CRC also received testimony from persons with expertise on particular issues considered by the CRC as well as from interested citizens of our County. Again, the CRC is grateful for all of the input it received, from both elected officials and citizens on the issues debated by the CRC.



## **II. Issues Considered and Debated by the CRC**

Throughout its initial meetings, and as supplemented thereafter as additional issues were raised, the CRC developed a list of possible issues for consideration as part of its review of the Charter. These issues were as follows:

1. Section 1.5 - Revisions to Casino Gambling.
2. Section 2.2 –Should BCC Board remain at five members
3. Section 2.2 – Composition of County Commissioners at an at-large basis relative to single member districts.
4. Section 2.2 – BBC – Salaries and Other Compensation.
5. Section 2.2 & 2.3 – Initiative and Commission Auditor. Should changes be made to the Commission Auditor duties.
6. Section 3.1 - Residency Requirements.
7. Section 3.2 – Recall.
8. Section 4.2.B- Amendments and Revisions by Charter Review Commission. Changes to the frequency for CRC review of the Charter. Repeal.
9. Marijuana Dispensaries.
10. Public Roads funding.
11. Greenspace Requirements.
12. Additional Assistants for Commissioners.
13. Commission procedures.
14. Infrastructure requirement.
15. Main entrance enhancement to the County.
16. Utility Tax

As to Item 4, after deliberation, discussion, and public hearings, a majority of the entire membership of the CRC voted to place one proposed charter amendment on the 2026 General Election ballot, as discussed below. As for Items 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, after receiving information and testimony on the issues, legal advice from the CRC General Counsel, and/or input from County staff, the CRC affirmatively voted to have no further consideration of such matters. The CRC members received, engaged in spirited discussion and debate, but ultimately a majority of CRC members did not support motions to propose charter amendments to be placed on the 2026 General Election ballot with regard to such issues.

## **III. Proposed Charter Amendment for Placement on the 2026 General Election Ballot**

After substantial discussion and public comment, and after holding the three public hearings required by the Clay County Home Rule Charter, a majority of the entire membership of the 2025-2026 Clay County Charter Review Commission voted to place the following proposed charter amendment on the 2026 General Election Ballot for approval by the electors of the County:

**Ballot Proposal:** The ballot title and ballot summary are as follows:

**CHARTER AMENDMENT REVISING  
COMMISSIONER SALARY PROVISIONS**

Shall the Clay County Charter be amended to remove the Charter specified requirement of county commissioner salaries set at \$37,000, remove the requirement that any salary changes must be approved by a majority of electors in a general election, and provide that county commissioner salaries shall be limited as set forth for non-charter counties in Florida Statutes Section 145.031 Board of County Commissioners?

\_\_\_\_\_ Yes

\_\_\_\_\_ No

Text Revisions: Upon approval of this question at referendum, the foregoing portions of Section 2.2.C. of the Clay County Home Rule Charter are amended to read as follows:

c. Salaries and Other Compensation. Salaries of the county commissioners shall be ~~set at \$37,000 per year. Any salary changes shall be approved by a majority of electors in a general election.~~ limited as set forth for non-charter counties in Florida Statutes Section 145.031 Board of County Commissioners. Other compensation, benefits, or reimbursable expenses shall be set the same as those set by general law for the county commissioners of non-charter .

#### **IV. Recommendations from the CRC to the Board of County Commissioners**

In addition to the proposed charter amendments, the CRC approved submission of the following recommendation(s) to the Board of County Commissioners:

The BCC ask staff to assist future CRC by creating a turnover package for future Commissions. This would include the CRC members receive training concerning the Sunshine Law, Public Records Act and the voting conflict provisions of Ch. 112, Fla. Stat. In addition, a review presentation of the Clay County Charter history is recommended before the third meeting.

#### **V. Recommendations of the 2025-2026 Charter Review Commission**

The CRC sought out an independent attorney to provide it with legal advice and counsel. Glenn A. Taylor of the Law Firm Glenn A. Taylor, P.A. in Orange Park was first discussed and interviewed by the CRC on October 20, 2025 and November 17, 2025 and thereafter engaged. Although the CRC was ably and professionally counseled on legal matters by County Attorney Courtney Grimm prior to obtaining independent legal counsel, the CRC continues to believe advice and assistance from qualified legal counsel independent of the County is important to the integrity of the Charter review function. Mr. Taylor provided excellent counsel to the CRC and the expense associated with obtaining independent counsel to advise the CRC was reasonable and appropriate. The CRC recommends that the next CRC continue to engage independent counsel as early in its processes as is possible.

Teresa Capo, a County employee, served as Administrative Assistant for the CRC. Teresa did an outstanding job in this capacity. She was at all times responsive to requests of the Chairman and individual CRC members and did an excellent job in coordinating requests for information from County officials needed by the CRC in its deliberations. The CRC and the citizens of Clay County are indebted to Teresa for her dedication and professionalism.

#### **VI. Conclusion**

From its first meeting, the CRC took its job seriously and undertook the task of Charter review with energy and enthusiasm. As members of the CRC noted at the outset of this process, the measure of the success of the 2025-2026 CRC would not be related to the number of charter amendment proposals approved for placement on the 2026 general election ballot. Rather, the success of any CRC should be measured by the thoroughness with which the Charter review task is conducted and the openness of the CRC to exploring the need and desirability of proposals for charter amendment. Measured on this scale, the CRC was open to proposals for change, did a thorough job of reviewing the Charter and all proposals brought forward for change, thereby fulfilling its responsibilities under the Charter. The 2025-2026 CRC is proud to have been entrusted with this task by the BCC and the citizens of Clay County. Being directly involved in this task for the past several months has affirmed, for the 2025-2026 CRC members, the value of a regularly scheduled citizen review of the County's most basic governing document the County Charter.



**County Attorney's Office**

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Kelli.Lueckert@claycountygov.com

**Assistant County Attorney**

T. James Hovda III  
Theodore.Hovda@claycountygov.com

**Commissioners**

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Jim Renninger  
District 3  
Betsy Condon  
District 4  
Kristen Burke, DC  
District 5

[www.claycountygov.com](http://www.claycountygov.com)

June 17, 2026

**Via Email ([Chris.Chambles@ClayElections.gov](mailto:Chris.Chambles@ClayElections.gov)) and U.S. Mail**

Hon. Chris H. Chambliss  
Clay County Supervisor of Elections  
500 N. Orange Avenue  
Green Cove Springs, FL 32043

Re: Notice pursuant to Section 100.151, Florida Statutes, of BCC's intent to consider calling for a special election concurrent with the General Election scheduled for November 3, 2026, for referendum on amendment to the Clay County Home Rule Charter

Dear Mr. Chambliss:

At its meeting on June 23, 2026, the Clay County Board of County Commissioners will receive the 2025-2026 Charter Review Commission's Report which contains one proposed amendment to the Clay County Home Rule Charter proposed by the Charter Review Commission (CRC). Under the Charter, the amendment proposed by the CRC is to be placed on the next general election ballot.

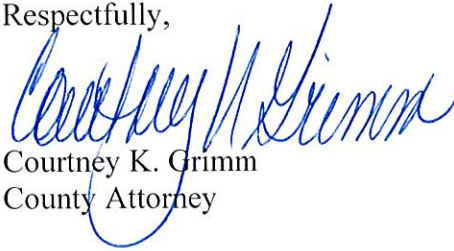
Consistent with the provisions of Art. VIII, s. (1)(c), *Fla. Const.*, and Section 125.01(1)(y), Florida Statutes, the BCC would call for a special election to be held concurrent with the November 3, 2026, General Election for the purpose of placing such referendum on the ballot. As such, at the June 23, 2026 Board meeting, the BCC will consider a Resolution in connection with the CRC's proposed amendment which calls for a special election to be conducted on November 3, 2026, concurrent with the General Election, direct the placement of the referendum on the ballot, and establish the ballot title and summary.

As you are aware, Section 100.151, Florida Statutes, requires notice be given to the Supervisor of Elections prior to the calling of any special election and consent from the Supervisor of Elections obtained as to a date when the registration books can be available. As such, I wanted to provide you advance notice and request your consent as to a date when the registration books can be available if such special election is called by the BCC.

Hon. Chris H. Chambless  
Page 2  
June 17, 2026

Please let me know if you require any further information.

Respectfully,

A handwritten signature in blue ink, appearing to read "Courtney K. Grimm". The signature is fluid and cursive, written over the printed name and title.

Courtney K. Grimm  
County Attorney

CKG/dpr



# Chris H. Chambless

## Supervisor of Elections Clay County, Florida

---

June 17, 2026

Courtney K. Grimm  
County Attorney  
Post Office Box 1366  
Green Cove Springs, FL 32043

Re: Response to notice pursuant to Section 100.151, Florida Statutes, of BCC's intent to consider calling a special election concurrent with the November 3, 2026, general election for a referendum on an amendment to the Clay County Home Rule Charter

Dear Ms. Grimm:

I am in receipt of the correspondence dated June 17, 2026, submitted to me on behalf of the Board of County Commissioners of Clay County, Florida, advising that the Board will consider the placement of the CRC proposed amendment to the Clay County Home Rule Charter as a referendum on the ballot of the November 3, 2026, general election.

As Supervisor of Elections of Clay County, Florida, I hereby give my consent to the placement of the foregoing referendum on the ballot of the November 3, 2026, general election and to having the registration books available on such date, to the extent such consent may be required under Section 100.151, Florida Statutes.

Sincerely,

Chris H. Chambless  
Supervisor of Elections

**RESOLUTION NO. 2025/2026 - \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ACKNOWLEDGING THE RECEIPT BY THE BOARD OF A REPORT FROM THE 2025-2026 CLAY COUNTY CHARTER REVIEW COMMISSION PURSUANT TO ARTICLE IV, SECTION 4.2.B OF THE CLAY COUNTY HOME RULE CHARTER, PROVIDING A PROPOSED CHARTER AMENDMENT FOR PLACEMENT ON THE 2026 GENERAL ELECTION BALLOT; CALLING A SPECIAL ELECTION TO BE CONDUCTED ON NOVEMBER 3, 2026, CONCURRENT WITH THE GENERAL ELECTION SCHEDULED FOR THAT DATE; DIRECTING THE PLACEMENT OF THE REFERENDUM ON THE BALLOT OF THE SPECIAL ELECTION WHETHER TO AMEND THE CHARTER IN ACCORDANCE WITH THE AMENDMENT PROPOSED BY THE CHARTER REVIEW COMMISSION; ESTABLISHING THE BALLOT TITLE AND SUMMARY; APPROVING THE FORM OF THE NOTICE REQUIRED UNDER SECTION 100.342, FLORIDA STATUTES, FOR THE REFERENDUM; DIRECTING THE PUBLICATION THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**Recitals**

**WHEREAS**, pursuant to the provisions of Section 4.2.B(1) of the Clay County Home Rule Charter (the Charter), the Board of County Commissioners (the Board) of Clay County, Florida (the County), established the 2025-2026 Clay County Charter Review Commission (the CRC) and appointed fifteen members to serve thereon; and,

**WHEREAS**, the CRC approved a Report to the Clay County Board of County Commissioners from the 2025-2026 Clay County Charter Review Commission on May 18, 2026 (the CRC Report), a copy of which is attached hereto as Exhibit A, providing for a proposed Charter amendment for placement on the 2026 General Election ballot; and,

**WHEREAS**, the Board received the CRC Report at its June 23, 2026, meeting and caused the same to be spread upon the minutes thereof; and,

**WHEREAS**, the Board desires to call a special election to be conducted on November 3, 2026, concurrent with the General Election scheduled on that date, and to provide for the authorization and direction to cause the referendum to be placed on the ballot for such special election whether the proposed amendment set forth in the CRC Report shall be approved by the electors of the County (the Charter Referendum); and,

**WHEREAS**, the Board desires to provide for the establishment of the ballot title and summary for the Charter Referendum; and,

**WHEREAS**, the Board desires to direct the publication of the notice of the Charter Referendum as required under Section 100.342, Florida Statutes, and, further, to provide for the form of the notice.

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

**Section 1. Findings.** The Board adopts the foregoing Recitals as its findings and declares that its findings provide the justification for the adoption by the Board of this resolution.

**Section 2. Special Election.** Pursuant to the authority provided in Section 125.01(1)(y), Florida Statutes, and the requirements of Art. VIII, s. (1)(c), *Fla. Const.*, and of Section 4.2.B(5) of the Charter, the Board hereby calls a special election to be conducted throughout the County on November 3, 2026 (the Special Election), concurrent with the General Election scheduled on that date.

**Section 3. Charter Referendum.** Pursuant to the requirements of Section 4.2.B(5) of the Charter, the Board hereby authorizes and directs that the Charter Referendum be placed on the ballot for the Special Election. The ballot title and summary for the Charter Referendum shall read as follows:

**CHARTER AMENDMENT REVISING  
COMMISSIONER SALARY PROVISIONS**

**SHALL THE CLAY COUNTY CHARTER BE AMENDED TO REMOVE THE CHARTER SPECIFIED REQUIREMENT OF COUNTY COMMISSIONER SALARIES SET AT \$37,000, REMOVE THE REQUIREMENT THAT ANY SALARY CHANGES MUST BE APPROVED BY A MAJORITY OF ELECTORS IN A GENERAL ELECTION, AND PROVIDE THAT COUNTY COMMISSIONER SALARIES SHALL BE LIMITED AS SET FORTH FOR NON-CHARTER COUNTIES IN FLORIDA STATUTES SECTION 145.031 BOARD OF COUNTY COMMISSIONERS?**

\_\_\_ YES

\_\_\_ NO

**Section 4. Charter Referendum Notice.** Pursuant to the requirements of Section 100.342, Florida Statutes, the Board hereby directs that notice of the Charter Referendum shall be published in the Clay Today on Thursday, October 1, 2026, and on Thursday, October 15, 2026, in the form attached hereto as Exhibit B.

**Section 5.** Upon adoption of this Resolution, the County Attorney shall cause a certified copy of this Resolution to be delivered to the Supervisor of Elections.

**Section 6. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this 23rd day of June, 2026.

BOARD OF COUNTY COMMISSIONERS  
CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Its Chairman

ATTEST:

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

Exhibit A  
[CRC Report]



**CLAY COUNTY  
FLORIDA**

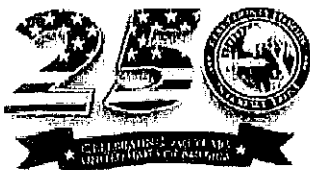
**2025-26 Charter Review  
Commission**

P.O. Box 1366  
477 Houston Street  
Green Cove Springs, FL  
32043  
Phone: (904) 284-6352

**Charter Review  
Commissioner Members:**

Steve Andersen  
Susan Callahan  
Courtney Connor  
Bill Engelbrecht  
Len Hering  
Rhonda Jett  
Yul McNair  
Matt Mitchell  
Kurt Musser  
Tim Nguyen  
Debbie Pascoe  
Kristy Perry  
Van Royal  
Brandon Salter  
Sherry Warren

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**REPORT TO THE CLAY COUNTY BOARD OF COUNTY  
COMMISSIONERS FROM THE 2025--2026 CLAY COUNTY  
CHARTER REVIEW COMMISSION**

**I. Introduction**

In accordance with the provisions of Section 4.2.B, of the Clay County Home Rule Charter ("Charter"), the duly appointed and constituted Charter Review Commission ("CRC") for the County convened, commencing in October 2025, for the purpose of reviewing the Charter and considering the need to propose amendments or revisions to the Charter to be placed on the ballot for approval or rejection by the voters of Clay County at the 2026 general election. At its initial, organizational meeting held on October 6, 2025, the CRC elected Courtney Connor as its Chair and Yul McNair, as its Vice-Chair. Following the organizational meeting, the CRC held meetings on October 20<sup>th</sup>, November 17<sup>th</sup>, December 15<sup>th</sup> in 2025. Then in 2026 held meetings on January 12<sup>th</sup>, February 9<sup>th</sup>, March 16<sup>th</sup> and April 20<sup>th</sup>. On April 20<sup>th</sup> and thereafter, on May 4<sup>th</sup>, and May 18, 2026, the CRC held three public hearings on one (1) proposed charter amendment contained herein, as required by Section 4.2.B(4) of the Charter. Thus, the CRC held a total of 10 meetings with three public hearings, concluding its duties at the final meeting and public hearing held on May 18, 2026, where a majority of the entire membership of the CRC favorably voted upon the proposed charter amendment contained herein. The CRC initially received legal guidance from County Attorney Courtney Grimm, and then at its November 17, 2025 meeting, agreed to engage and subsequently engaged Glenn A. Taylor, of the Law Firm of Glenn A. Taylor, P.A. to serve as General Counsel for the CRC.

Over the course of its deliberations, the members of the CRC developed a list of issues it deemed worthy of its discussion and study for possible proposal as ballot measures for consideration by the County's voters. As part of its study and deliberations, the CRC obtained written information and data, some contributed by members of the CRC, some by attorney Mark Scruby (former County Attorney), and some obtained as a result of information requests submitted by or on behalf of members of the CRC to various County Departments and the County's Constitutional Officers. All such requests for information were handled expeditiously and professionally by the officials receiving the requests and for that cooperation, the CRC is grateful. In addition, the CRC heard testimony from elected officials, including members of the Board of County Commissioners and the County's Constitutional Officers. The CRC also received testimony from persons with expertise on particular issues considered by the CRC as well as from interested citizens of our County. Again, the CRC is grateful for all of the input it received, from both elected officials and citizens on the issues debated by the CRC.

## **II. Issues Considered and Debated by the CRC**

Throughout its initial meetings, and as supplemented thereafter as additional issues were raised, the CRC developed a list of possible issues for consideration as part of its review of the Charter. These issues were as follows:

1. Section 1.5 - Revisions to Casino Gambling.
2. Section 2.2 –Should BCC Board remain at five members
3. Section 2.2 – Composition of County Commissioners at an at-large basis relative to single member districts.
4. Section 2.2 – BBC – Salaries and Other Compensation.
5. Section 2.2 & 2.3 – Initiative and Commission Auditor. Should changes be made to the Commission Auditor duties.
6. Section 3.1 - Residency Requirements.
7. Section 3.2 – Recall.
8. Section 4.2.B- Amendments and Revisions by Charter Review Commission. Changes to the frequency for CRC review of the Charter. Repeal.
9. Marijuana Dispensaries.
10. Public Roads funding.
11. Greenspace Requirements.
12. Additional Assistants for Commissioners.
13. Commission procedures.
14. Infrastructure requirement.
15. Main entrance enhancement to the County.
16. Utility Tax

As to Item 4, after deliberation, discussion, and public hearings, a majority of the entire membership of the CRC voted to place one proposed charter amendment on the 2026 General Election ballot, as discussed below. As for Items 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, after receiving information and testimony on the issues, legal advice from the CRC General Counsel, and/or input from County staff, the CRC affirmatively voted to have no further consideration of such matters. The CRC members received, engaged in spirited discussion and debate, but ultimately a majority of CRC members did not support motions to propose charter amendments to be placed on the 2026 General Election ballot with regard to such issues.

## **III. Proposed Charter Amendment for Placement on the 2026 General Election Ballot**

After substantial discussion and public comment, and after holding the three public hearings required by the Clay County Home Rule Charter, a majority of the entire membership of the 2025-2026 Clay County Charter Review Commission voted to place the following proposed charter amendment on the 2026 General Election Ballot for approval by the electors of the County:

**Ballot Proposal:** The ballot title and ballot summary are as follows:

CHARTER AMENDMENT REVISING  
COMMISSIONER SALARY PROVISIONS

Shall the Clay County Charter be amended to remove the Charter specified requirement of county commissioner salaries set at \$37,000, remove the requirement that any salary changes must be approved by a majority of electors in a general election, and provide that county commissioner salaries shall be limited as set forth for non-charter counties in Florida Statutes Section 145.031 Board of County Commissioners?

\_\_\_\_\_ Yes

\_\_\_\_\_ No

Text Revisions: Upon approval of this question at referendum, the foregoing portions of Section 2.2.C. of the Clay County Home Rule Charter are amended to read as follows:

c. Salaries and Other Compensation. Salaries of the county commissioners shall be set at ~~\$37,000~~ per year. Any salary changes shall be approved by a majority of electors in a general election. limited as set forth for non-charter counties in Florida Statutes Section 145.031 Board of County Commissioners. Other compensation, benefits, or reimbursable expenses shall be set the same as those set by general law for the county commissioners of non-charter .

#### **IV. Recommendations from the CRC to the Board of County Commissioners**

In addition to the proposed charter amendments, the CRC approved submission of the following recommendation(s) to the Board of County Commissioners:

The BCC ask staff to assist future CRC by creating a turnover package for future Commissions. This would include the CRC members receive training concerning the Sunshine Law, Public Records Act and the voting conflict provisions of Ch. 112, Fla. Stat. In addition, a review presentation of the Clay County Charter history is recommended before the third meeting.

#### **V. Recommendations of the 2025-2026 Charter Review Commission**

The CRC sought out an independent attorney to provide it with legal advice and counsel. Glenn A. Taylor of the Law Firm Glenn A. Taylor, P.A. in Orange Park was first discussed and interviewed by the CRC on October 20, 2025 and November 17, 2025 and thereafter engaged. Although the CRC was ably and professionally counseled on legal matters by County Attorney Courtney Grimm prior to obtaining independent legal counsel, the CRC continues to believe advice and assistance from qualified legal counsel independent of the County is important to the integrity of the Charter review function. Mr. Taylor provided excellent counsel to the CRC and the expense associated with obtaining independent counsel to advise the CRC was reasonable and appropriate. The CRC recommends that the next CRC continue to engage independent counsel as early in its processes as is possible.

Teresa Capo, a County employee, served as Administrative Assistant for the CRC. Teresa did an outstanding job in this capacity. She was at all times responsive to requests of the Chairman and individual CRC members and did an excellent job in coordinating requests for information from County officials needed by the CRC in its deliberations. The CRC and the citizens of Clay County are indebted to Teresa for her dedication and professionalism.

#### **VI. Conclusion**

From its first meeting, the CRC took its job seriously and undertook the task of Charter review with energy and enthusiasm. As members of the CRC noted at the outset of this process, the measure of the success of the 2025-2026 CRC would not be related to the number of charter amendment proposals approved for placement on the 2026 general election ballot. Rather, the success of any CRC should be measured by the thoroughness with which the Charter review task is conducted and the openness of the CRC to exploring the need and desirability of proposals for charter amendment. Measured on this scale, the CRC was open to proposals for change, did a thorough job of reviewing the Charter and all proposals brought forward for change, thereby fulfilling its responsibilities under the Charter. The 2025-2026 CRC is proud to have been entrusted with this task by the BCC and the citizens of Clay County. Being directly involved in this task for the past several months has affirmed, for the 2025-2026 CRC members, the value of a regularly scheduled citizen review of the County's most basic governing document the County Charter.

**Exhibit B**  
**[Referendum Notice]**

To be advertised: THURSDAY, October 1, 2026, and THURSDAY, October 15, 2026

In *The Clay Today*:

**NOTICE OF REFERENDUM ON PROPOSED AMENDMENT  
TO THE CLAY COUNTY HOME RULE CHARTER**

Pursuant to the requirements of Section 100.342, Florida Statutes, the Board of County Commissioners of Clay County, Florida (the County), hereby gives notice of the placement of one referendum (the Charter Referendum) on the ballot for the special election called by the Board to be conducted throughout the County on November 3, 2026 (the Special Election), concurrent with the General Election scheduled on that date, on a question to be decided by the electors of the County whether to amend the Clay County Home Rule Charter as provided in the referendum.

The title and summary for the Charter Referendum to appear on the ballot shall read as follows:

**CHARTER AMENDMENT REVISING  
COMMISSIONER SALARY PROVISIONS**

SHALL THE CLAY COUNTY CHARTER BE AMENDED TO REMOVE THE CHARTER SPECIFIED REQUIREMENT OF COUNTY COMMISSIONER SALARIES SET AT \$37,000, REMOVE THE REQUIREMENT THAT ANY SALARY CHANGES MUST BE APPROVED BY A MAJORITY OF ELECTORS IN A GENERAL ELECTION, AND PROVIDE THAT COUNTY COMMISSIONER SALARIES SHALL BE LIMITED AS SET FORTH FOR NON-CHARTER COUNTIES IN FLORIDA STATUTES SECTION 145.031 BOARD OF COUNTY COMMISSIONERS?

\_\_\_ YES

\_\_\_ NO

Board of County Commissioners  
Clay County, Florida

-----END-----

Special Instructions to Publisher:

Please submit galley proof to the County Attorney’s Office for approval prior to publication.

**Send Invoice and Proof of Publication to:**

County Attorney’s Office  
P.O. Box 1366  
Green Cove Springs, FL 32043

**Send duplicate Proof of Publication to:**

Honorable Chris H. Chambless  
Supervisor of Elections  
Post Office Box 337  
Green Cove Springs, FL 32043



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO:                   DATE:

FROM:

SUBJECT:

AGENDA  
ITEM  
TYPE:

BACKGROUND INFORMATION:

Appointment of member to the Green Cove Springs Community Redevelopment Agency.

The Interlocal Agreement entered into between Clay County, City of Green Cove Springs and Green Cove Springs community Redevelopment Agency, effective as of May 25, 2023 and identified as Clay county Agreement/Contract No. 2023-2024 -228, provides in Section 4.E. that: “The composition of the Agency shall at all times consist of two (2) members appointed by the City, two (2) members appointed by the County and one (1) at-large member appointed by the other four (4) members.”

The County previously appointed Heather Boucher as one of its two members on the CRA. Ms. Boucher has resigned from her service on the CRA and as a result, the Board needs to appoint a new member to serve.

Florida Statutes Section 163.356(b) provides: “. . . Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.”

REVIEWERS:

Department Reviewer	Action	Date	Comments
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BCC      Streeper, Lisa      Approved

6/17/2026 - 4:04 PM      Item Pushed to  
Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of Commissioners

DATE: 12/5/2025

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).

This item was continued to the July 7, 2026 Planning Commission Meeting.

**AGENDA ITEM TYPE:**

---

**BACKGROUND INFORMATION:**

The subject parcel is located at 3075 US HWY 17, between Mahama Bluff Rd. and County Road 209, and is approximately 2.46 acres. The property has an existing restaurant with approximately 40 parking spaces to support the use. The applicant desires to construct additional commercial buildings.

Planning Requirements:

Public Hearing Required (Yes\No):

Hearing Type: Second Public Hearing

Initiated By: Applicant

Guru Dayal LLC

**REVIEWERS:**

Department	Reviewer	Action	Date	Comments
Economic				

and Streeper, Lisa Approved  
Development  
Services

6/17/2026 - 4:04 PM Item Pushed to  
Agenda



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County Commissioners

DATE: 4/20/2026

FROM: Beth Carson, Director,  
Planning and Zoning

SUBJECT:

A. COMP 26-0007

This application is a FLUM Amendment to change .50 acres from Commercial (COM) to Urban Core-10 (UC-10)

B. PUD 26-0003

This application is an amendment to remove .50 acres from the Planned Commercial Development District (PCD)

C. ZON 26-0010

This application is a Rezoning to change .50 acres from Planned Commercial Development District (PCD) to Agricultural/Residential District (AR).

AGENDA ITEM TYPE:

---

Planning Requirements:

Public Hearing Required (Yes\No):

**Yes**

Hearing Type: Second Public Hearing

Initiated By: Applicant

David Winter, Winter Investments, LLC.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP 26-0007_Ordinance	Ordinance	5/22/2026	COMP_26-0007-_ORD-_finaldsada.pdf
▢ COMP 26-0007_Staff_Report	Cover Memo	5/22/2026	COMP_26-0007-_Staff_Report_dsada.pdf

COMP_26-0007_and_ZON_26-0010_Survey	Backup Material	5/21/2026	Survey_Parcel_B-_0418-2_dsada.pdf
PUD_26-0003_Staff_Report	Cover Memo	5/22/2026	PUD_26-0003_Staff_Reportdsada.pdf
PUD_26-0003_Ordinance	Ordinance	5/22/2026	PUD_26-0003-ORD-_finaldsada.pdf
PUD_26-0003_Survey	Backup Material	5/22/2026	Survey_Parcel_A_-_0417-1_v1_(1)5-5-26dsada.pdf
PUD_26-0003_Written_Narrative	Backup Material	5/22/2026	Winter_PCD_Written_Narrative_-_Amendeddsada.pdf
PUD_26-0003_Site_Plan	Backup Material	5/22/2026	2026__05-04_ADW_Civil_14-C200dsada.pdf
ZON_26-0010_Staff_Report	Backup Material	5/22/2026	ZON_26-0010-StaffReportdsada.pdf
ZON_26-0010_Ordinance	Ordinance	5/22/2026	ZON_26-0010-ORD_-_finaldsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Streeper, Lisa	Approved	6/17/2026 - 4:49 PM	Item Pushed to Agenda

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .50 ACRES, FROM COMMERCIAL (COM) TO URBAN CORE (10) (UC-10); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the “Plan”); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 26-0007 requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

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

**Section 1.** Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

**Section 2.** The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for a portion of a single parcel of land (tax parcel identification # 35-04-25-008223-010-00), totaling approximately .50 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2”, is hereby changed from COMMERCIAL (COM) to URBAN CORE (10) (UC-10).

**Section 3.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 4.** The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 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

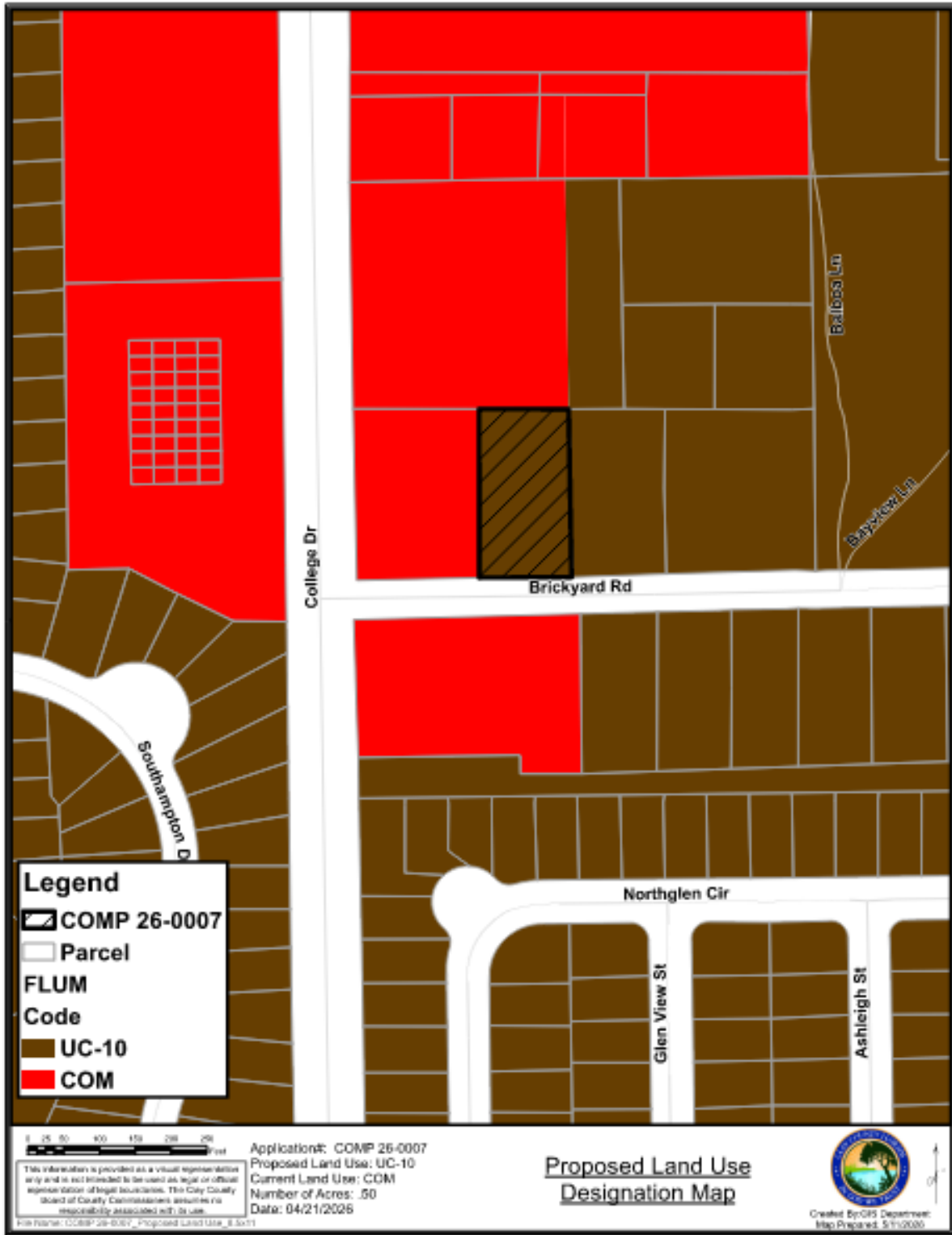
Exhibit "A-1"

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°12'26" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET; THENCE NORTH 89°23'57" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.50 ACRES OR 21,742 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"





---

1 **Staff Report and Recommendations for COMP 26-0007**

2  
3 **Copies of the application are available in the Clay County Planning and Zoning Office**  
4 **3<sup>rd</sup> floor, located at 477 Houston Street Green Cove Springs, FL 32043**  
5

---

6 **Owner / Applicant Information:**

**Owner:** Winter Investments, LLP  
**Agent:** David Winter (Winter Investments, LLC.)

---

7  
8 **Property Information**

<b>Parcel ID:</b> 35-04-25-008223-010-00	<b>Parcel Address:</b> College Dr. & Brickyard Rd.
<b>Current Land Use:</b> Commercial (COM)	<b>Current Zoning:</b> Planned Commercial Development (PCD)
<b>Proposed Land Use:</b> Urban Core-10 (UC-10)	<b>Total Acres:</b> 1.4 +/- acres
	<b>Acres affected by FLU change:</b> .5 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

---

9  
10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change a portion of a single parcel of land from Commercial (COM) to  
13 Urban Core-10 (UC-10). The applicant would like the property to be developed as a single-family residence.  
14 The subject parcel is located on the east side of College Drive at the intersection with Brickyard Rd. The parcel  
15 is undeveloped land.

16  
17 Two rezoning applications have been submitted in conjunction with this requested land use amendment; one  
18 to amend the PCD to remove this land and the second request is to rezone the subject parcel to a residential  
19 zoning district.

20  
21

Figure 1 – Location Map

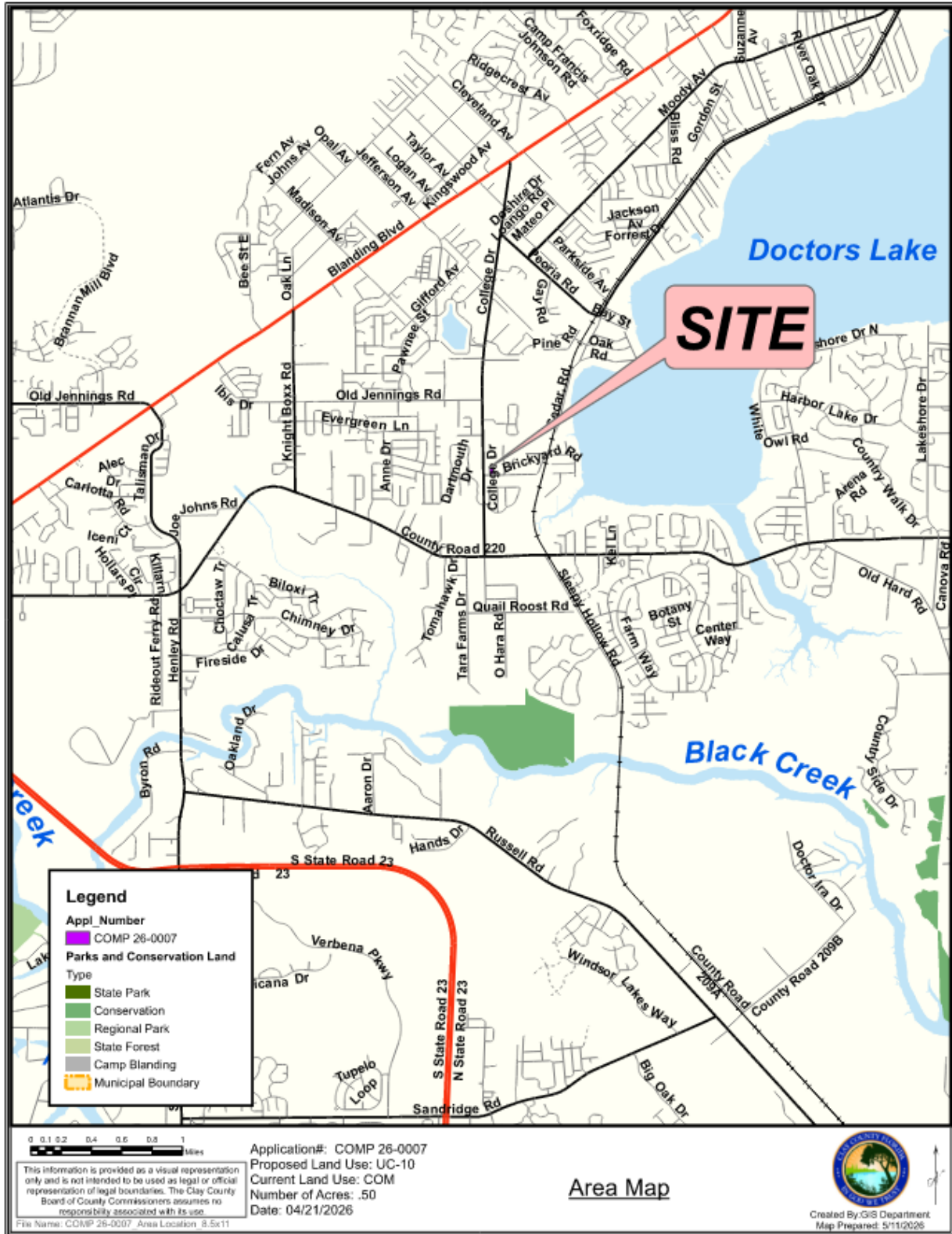
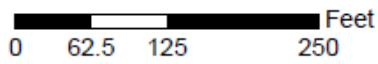


Figure 2 – Parcel Map



**Parcel Location Map  
COMP 26-0007**



Figure 3 - Aerial Photo

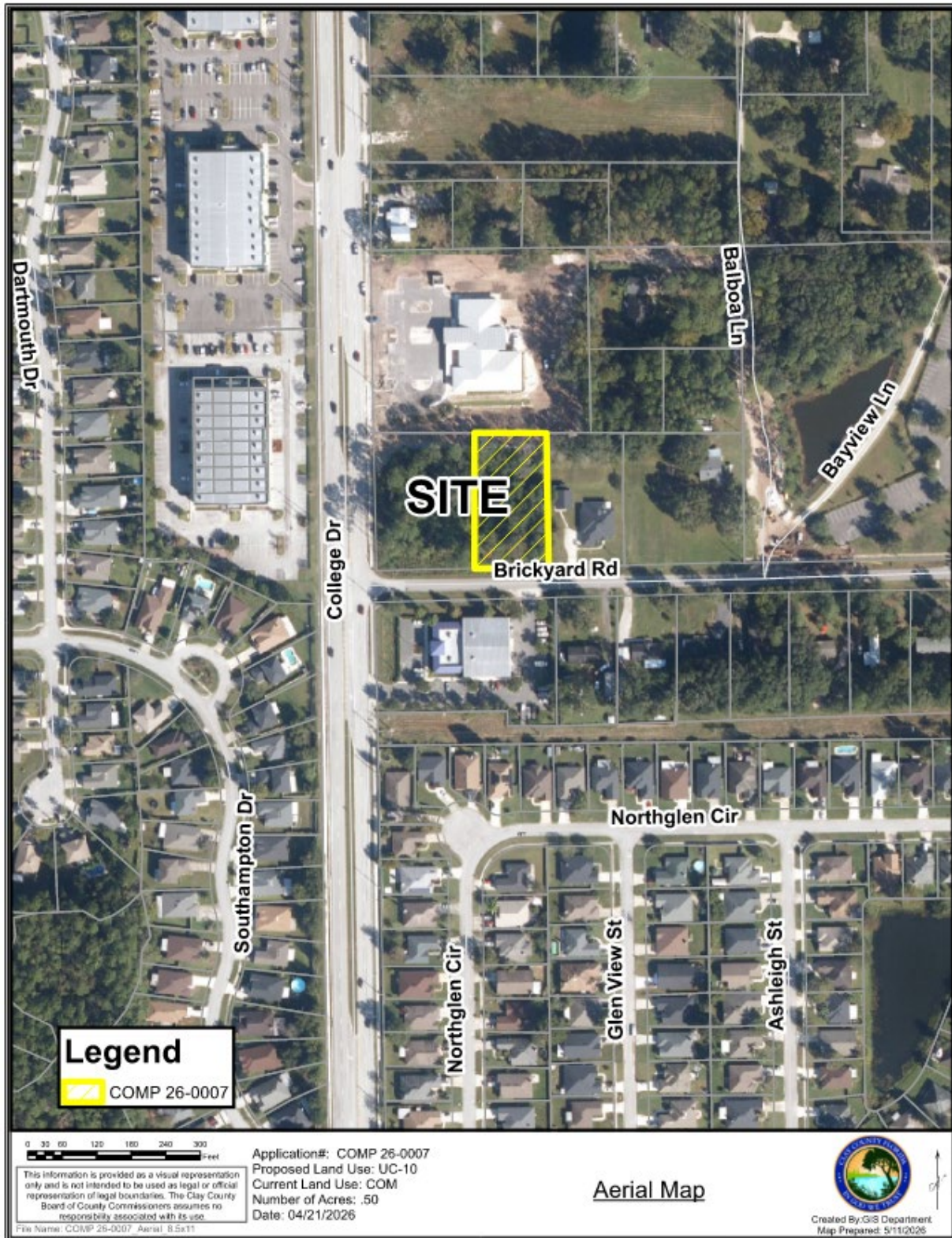


Figure 4 – Existing Future Land Use Designation Map

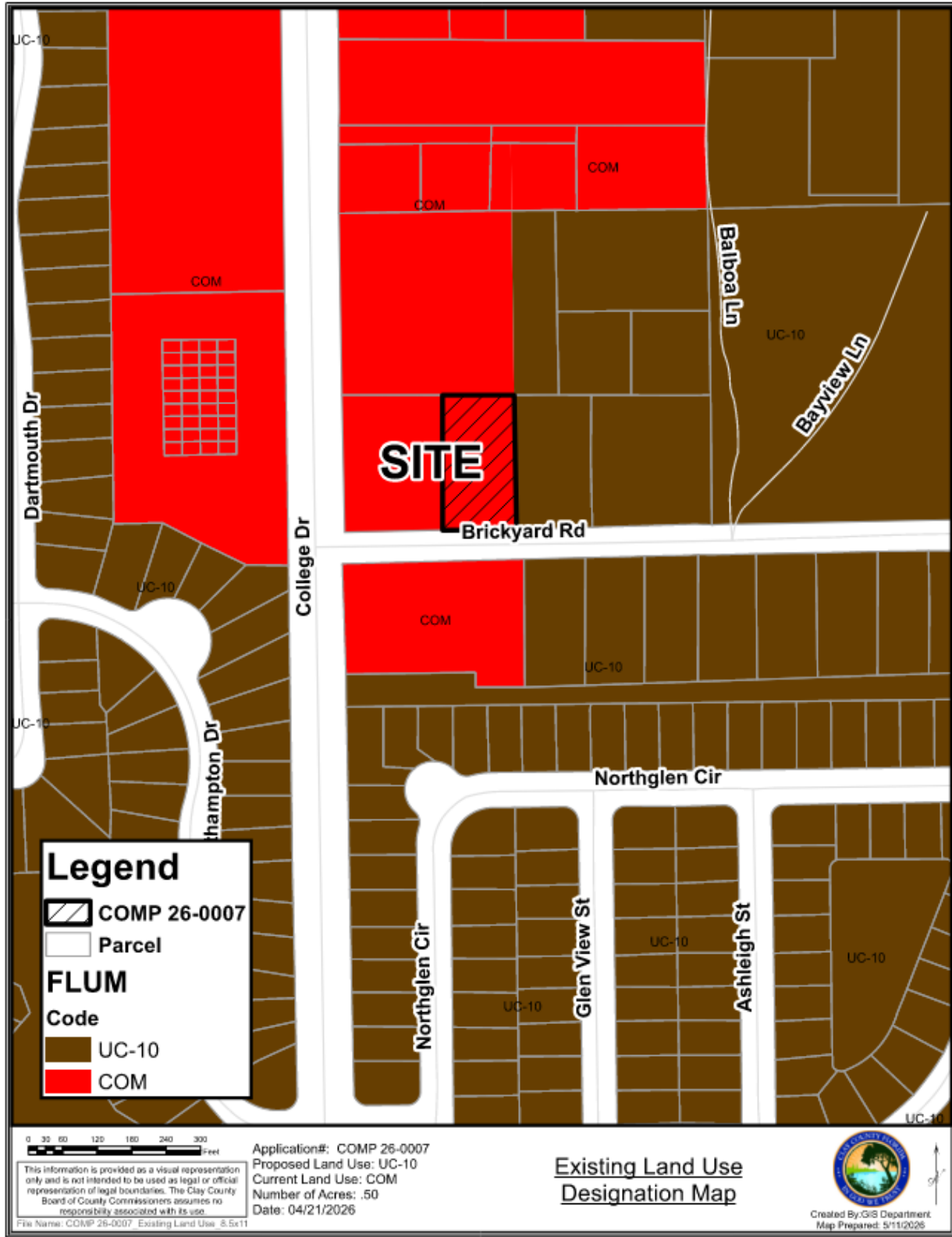


Figure 5 – Proposed Future Land Use Designation Map

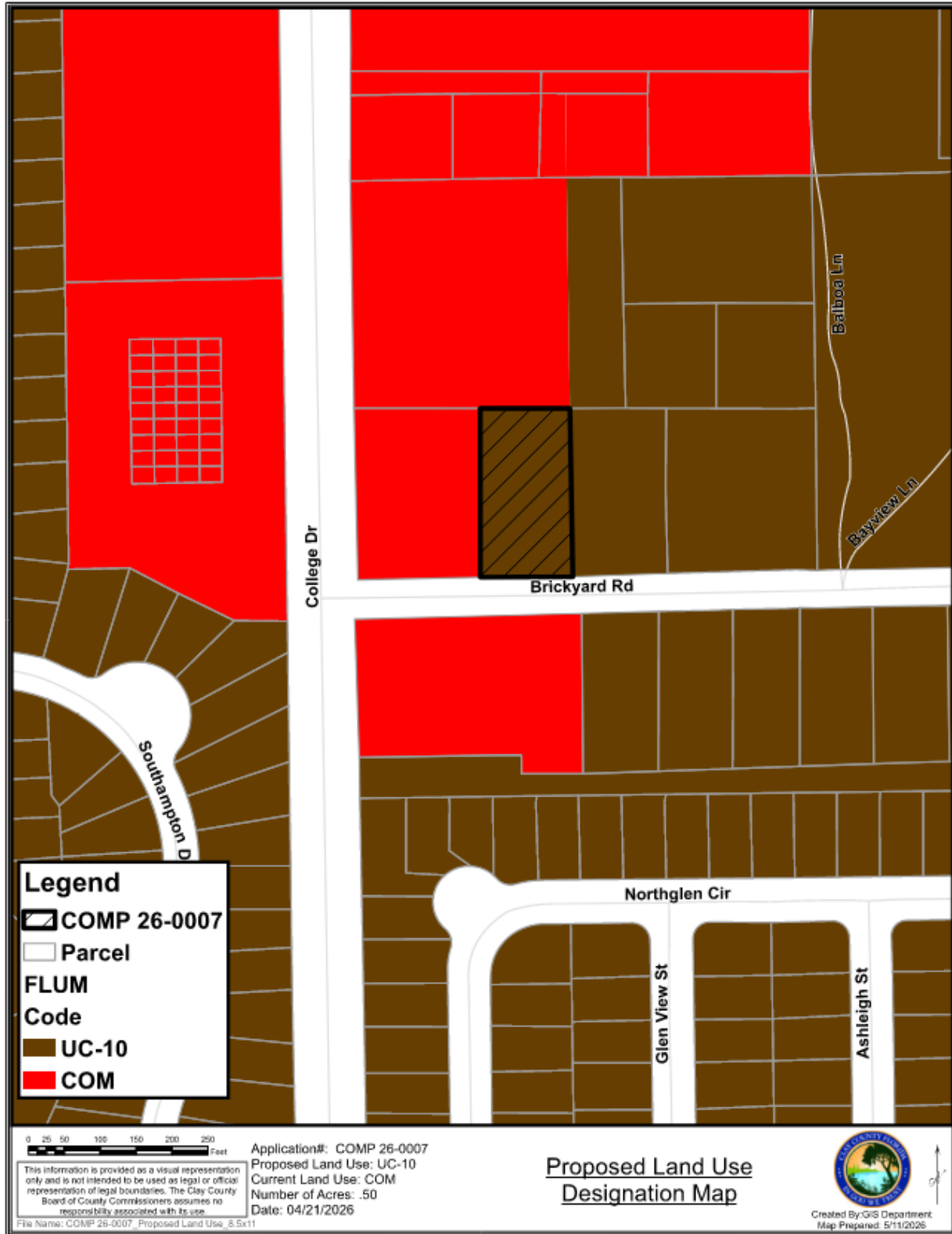
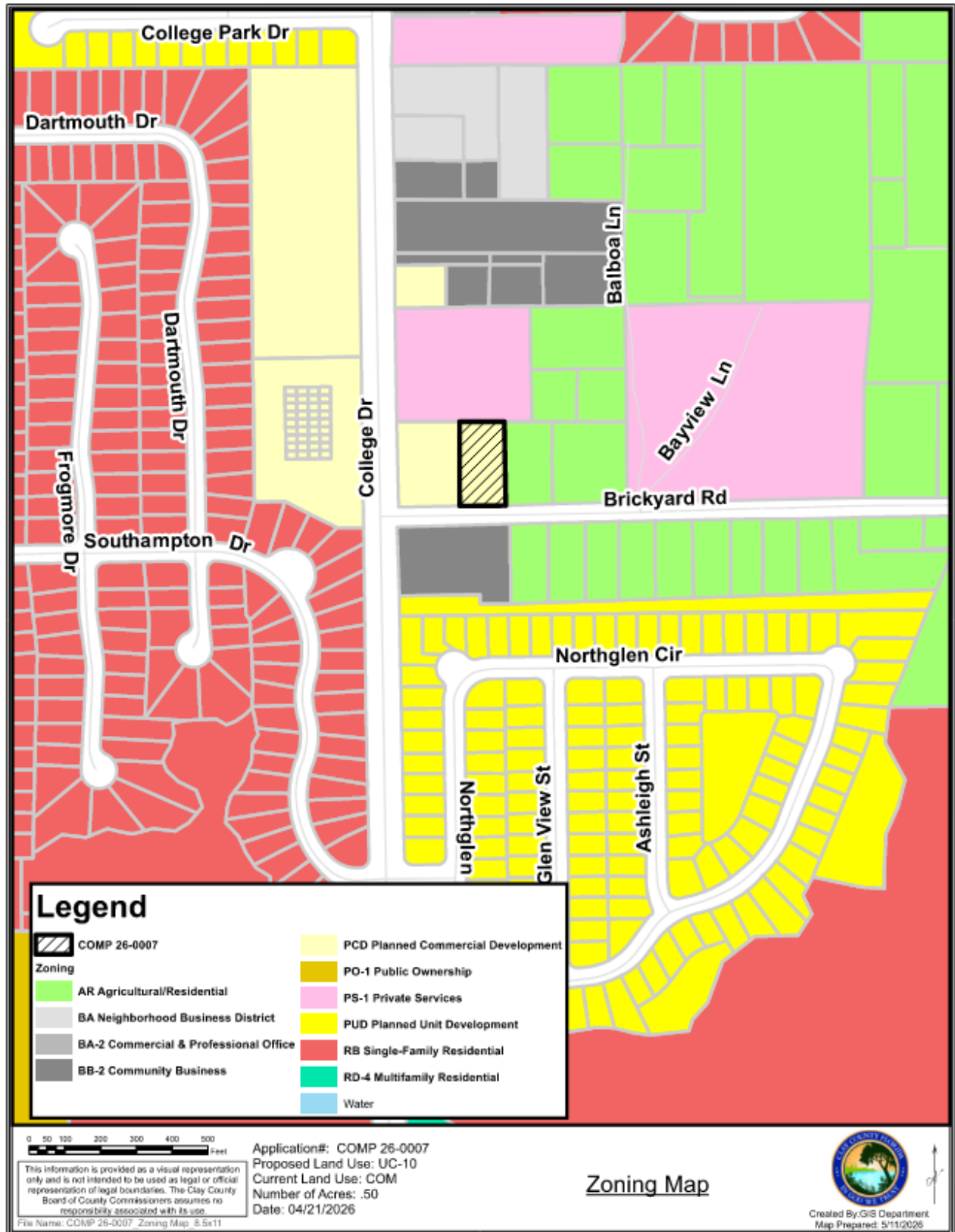


Figure 6 – Zoning Map



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>
35-04-25-008223-010-00	.5	COM	.4 FAR	UC-10	2 – 10 du per net acre	increase of up to 5 dwelling units

35  
 36 The proposed change eliminates the current maximum intensity of up to 8,712 sq. ft. and would allow up to  
 37 5 dwelling units on the property instead, dependent on the zoning designation. In a companion rezoning  
 38 application, the requested district would allow for one dwelling unit which is consistent with adjacent  
 39 residential.

40  
 41 **Availability of Services**

42 Traffic Facilities:

43 Trip Generation calculated as: Single-Family Detached Housing (ITE 210) P.M. Peak Hour of Generator  
 44 Weekday

45 Average Rate of Vehicle Trips = 1

46 The County’s Mobility Fee will apply to development of this property.

47 Schools:

48 If amended and developed as a single-family residence, the parcel would be subject to school impact fees.  
 49

50 Recreation:

51 If amended and developed as a single-family residence, the parcel would be subject to the County’s  
 52 Comprehensive Impact fees which address recreation.  
 53

54 Water and Wastewater:

55 Water and sewer are both available along College Drive for the proposed use.  
 56

57 Stormwater/Drainage:

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

60 Solid Waste:

61 Clay County has existing solid waste capacity to service the area.

**Chesser Island Road Regional Landfill Capacity**

Remaining Capacity ----- 55,565,151 cubic yards  
 Daily Tons -----4,537 tons  
 Rate of Fill -----5,041 cubic yards per day  
 Estimated Fill Date -----01/04/55  
 Years Remaining -----38 years

62 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*  
 63

64 **Land Suitability:**

65 Soils:

66 See Figure 7.

67 Flood Plain:

68 The parcel is located within Flood Zone X. See Figure 8.

69 Topography:

70 The subject parcel is relatively flat. See Figure 9.

71 Regionally Significant Habitat:

72 There are no black bear sightings in the area. The parcel is located within an area that is surrounded by  
 73 developed parcels. See Figure 10.

74 Historic Resources:

75 There are no historic resource structures on the subject parcel. See Figure 11.

76 Compatibility with Military Installations:

77 The subject property is not located near Camp Blanding.  
 78

79 **Analysis of Surrounding Uses**

80 The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel  
 81 of land (.5 acres) from Commercial (COM) to Urban Core-10 (UC-10). This change would be in keeping with  
 82 the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Private Services (PS-1)
South (across Brickyard Road)	Commercial (COM)	Community Business (BB-2)
East	Urban Core (10) (UC-10)	Agricultural/Residential (AR)
West	Commercial (COM)	Planned Commercial Development (PCD)

83

Figure 7 – Soil Map

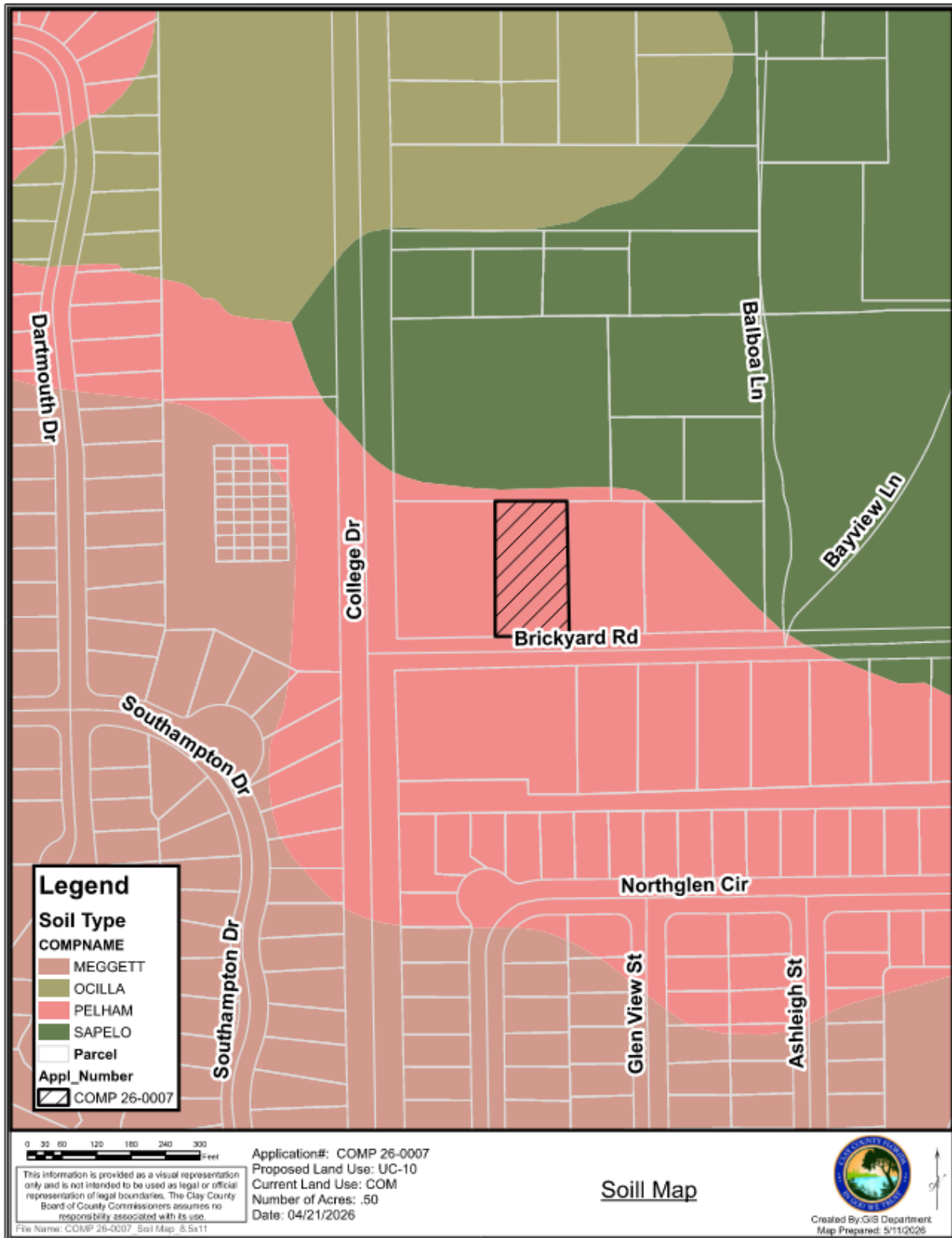


Figure 8 – Flood Zone Map

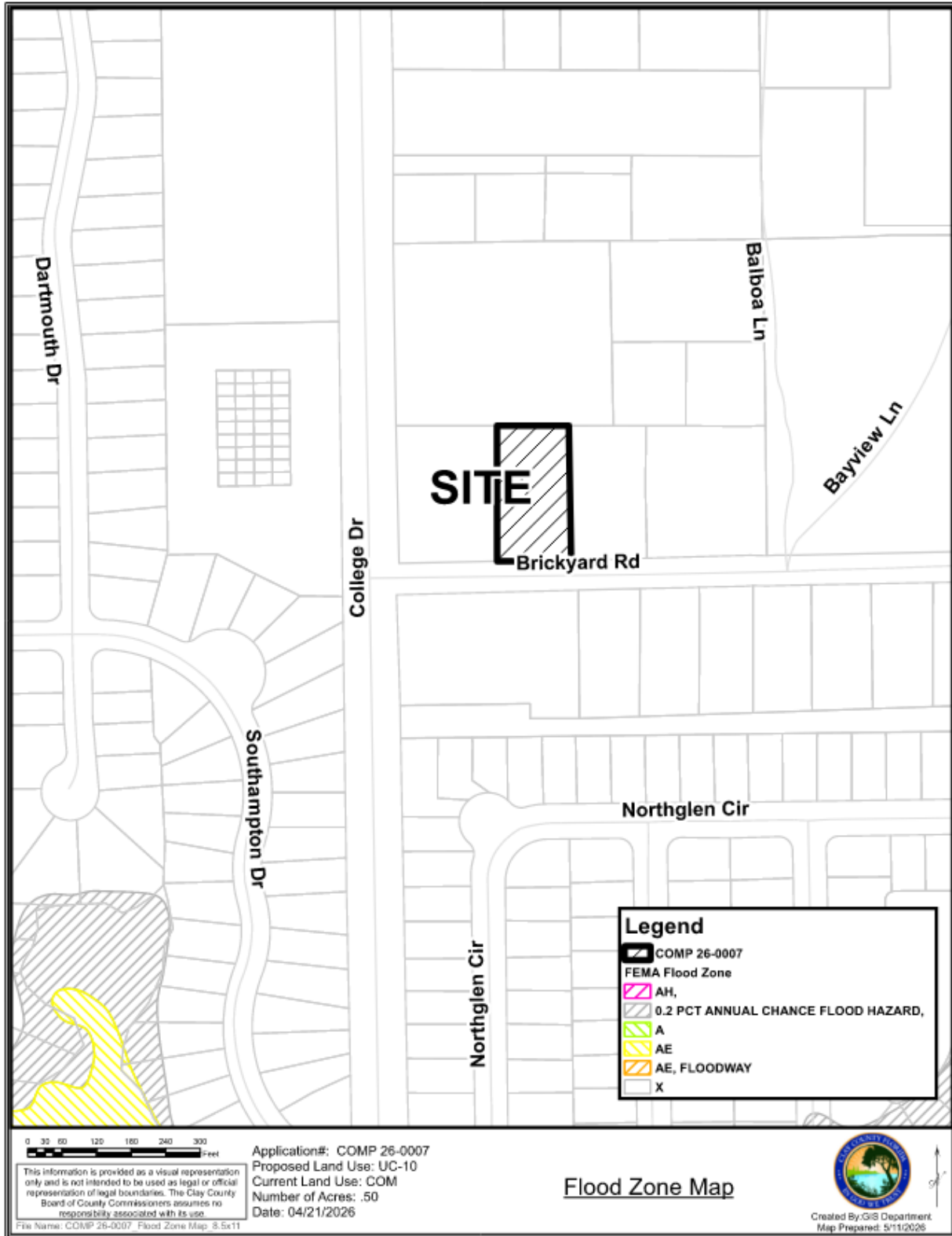


Figure 9 – Topography Map

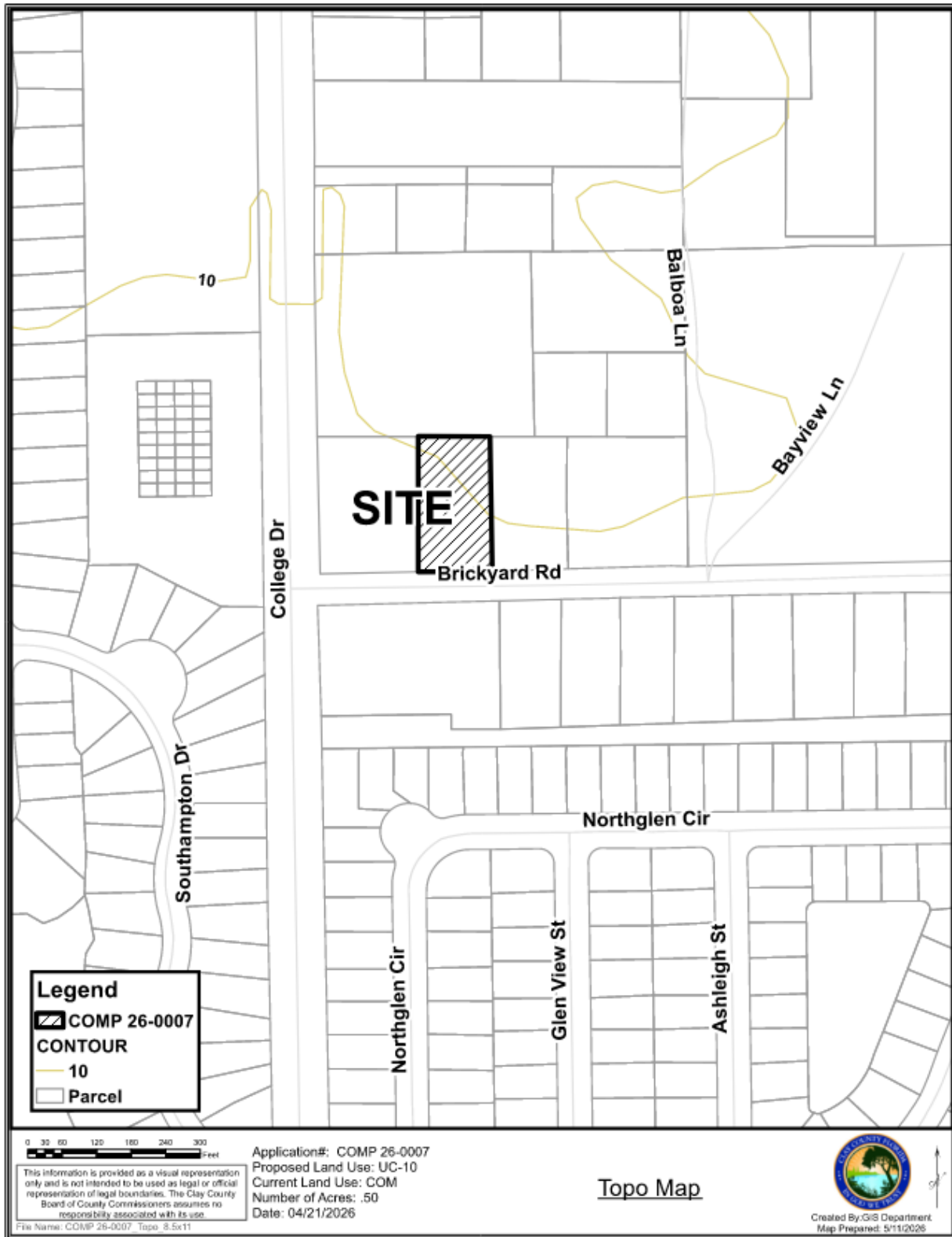


Figure 10 – Habitat Value Map

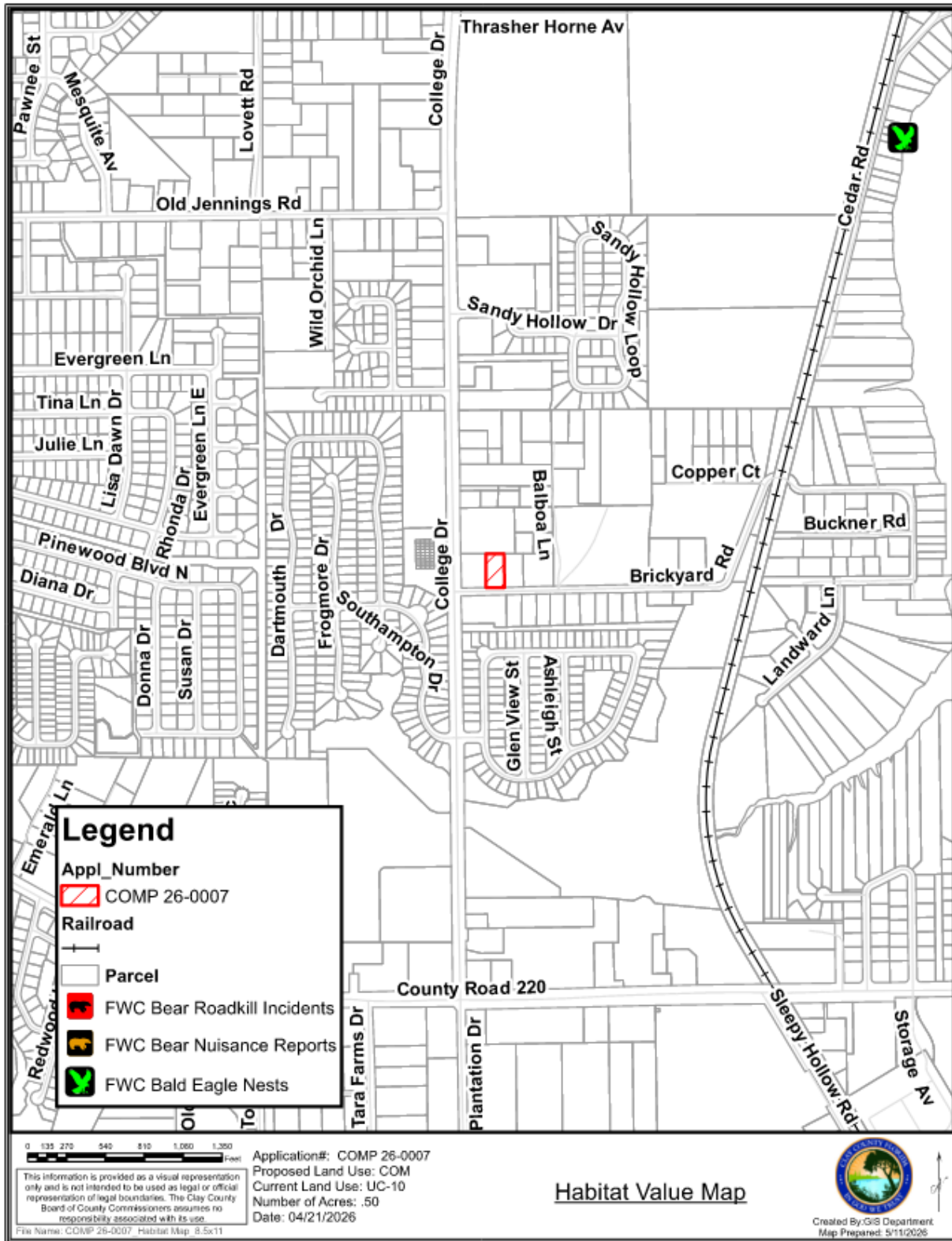
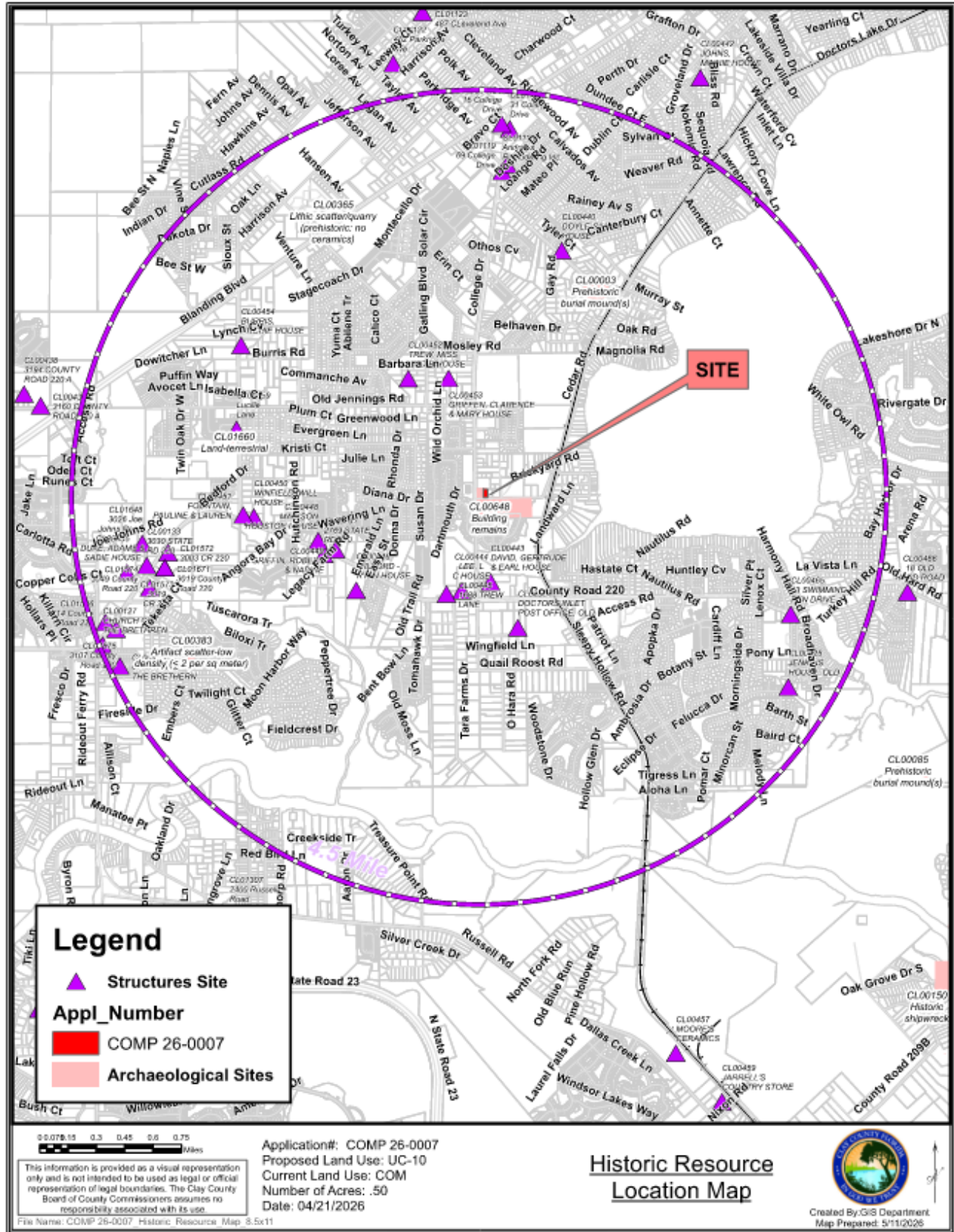


Figure 11 - Historical Resources



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

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

96 FLU Policy 1.4.1 7) Urban Core (10)

97 7) Urban Core (10) - “UC-10” (Urban): This designation is intended for land within the core of  
98 urban service areas and accessible to employment centers. Densities in this area shall range  
99 from a minimum of two units per net acre and a maximum of ten units per net acre. This  
100 classification includes single-family detached and attached, cluster and zero lot line dwellings,  
101 and multi-family housing.

102 Areas within this category may be suitable for a higher intensity use, upward to a maximum  
103 of ten units per net acres. Densities from seven to ten units per net acre may be approved if  
104 the location meets required points and the development provides central water and sewer  
105 system.

106 Review of specific densities shall be directed toward preserving the stability and integrity of  
107 established residential development and toward providing equitable treatment of lands with  
108 similar characteristics. Design techniques of landscaping, screening and buffering shall be  
109 employed to assure a smooth transition in residential structure types and densities.

110 A maximum density of 16 units per net acre may be allowed within the Urban Core (10)  
111 designation on the *Future Land Use Map* for the provision of housing for the elderly or  
112 handicapped and housing for very low-, low-income and moderate-income households.  
113 Location shall be based on need and criteria assessing proximity to the following: employment,  
114 mass transit, health care, parks, commercial services, and central utility services, as detailed in  
115 the Housing Element and land development regulations. A maximum 15 units per net acre  
116 may also be allowed if it is a proposed infill development meeting criteria of a Traditional  
117 Neighborhood Development.

118

119 **Analysis Regarding Urban Sprawl**

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

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

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

- 128 (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*  
129 *low-intensity, low-density, or single-use development or uses.*
- 130 (II.) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*  
131 *substantial distances from existing urban areas while not using undeveloped lands that are available*  
132 *and suitable for development.*
- 133 (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*  
134 *generally emanating from existing urban developments.*
- 135 (IV.) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*  
136 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*  
137 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- 138 (V.) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*  
139 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*  
140 *farmlands and soils.*
- 141 (VI.) *Fails to maximize use of existing public facilities and services.*
- 142 (VII.) *Fails to maximize use of future public facilities and services.*
- 143 (VIII.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*  
144 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*  
145 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*  
146 *response, and general government.*
- 147 (IX.) *Fails to provide a clear separation between rural and urban uses.*
- 148 (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*  
149 *communities.*
- 150 (XI.) *Fails to encourage a functional mix of uses.*
- 151 (XII.) *Results in poor accessibility among linked or related land uses.*
- 152 (XIII.) *Results in the loss of significant amounts of functional open space.*

153

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

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

- 158 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
159 *community in a manner that does not have an adverse impact on and protects natural resources and*  
160 *ecosystems.*
- 161 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

- 162 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*
- 163 *uses at densities and intensities that will support a range of housing choices and a multimodal*
- 164 *transportation system, including pedestrian, bicycle, and transit, if available.*
- 165 (IV.) *Promotes conservation of water and energy.*
- 166 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*
- 167 *farmlands and soils.*
- 168 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 169 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*
- 170 *nonresidential needs of an area.*
- 171 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*
- 172 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*
- 173 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

174

175 **Staff Analysis regarding Sprawl:**

176 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because

177 it incorporates a development pattern or urban form that achieves the following four criteria under FS

178 163.3177(6)(a)9.b:

179 Staff Finding: Directs economic growth and associated land development to geographic areas of the

180 community in a manner that does not have an adverse impact on and protects natural

181 resources and ecosystems.

182 Staff Finding: The proposed amendment is an infill development project located adjacent to other

183 residential of similar density which maximizes the use of existing public infrastructure and

184 services.

185 Staff Finding: Preserves agricultural areas and activities, including silviculture, and dormant, unique, and

186 prime farmlands and soils by developing within already impacted lands.

187 Staff Finding: Does not further impact open space and natural lands as it is development within and already

188 urbanized setting.

189

190 **Recommendation**

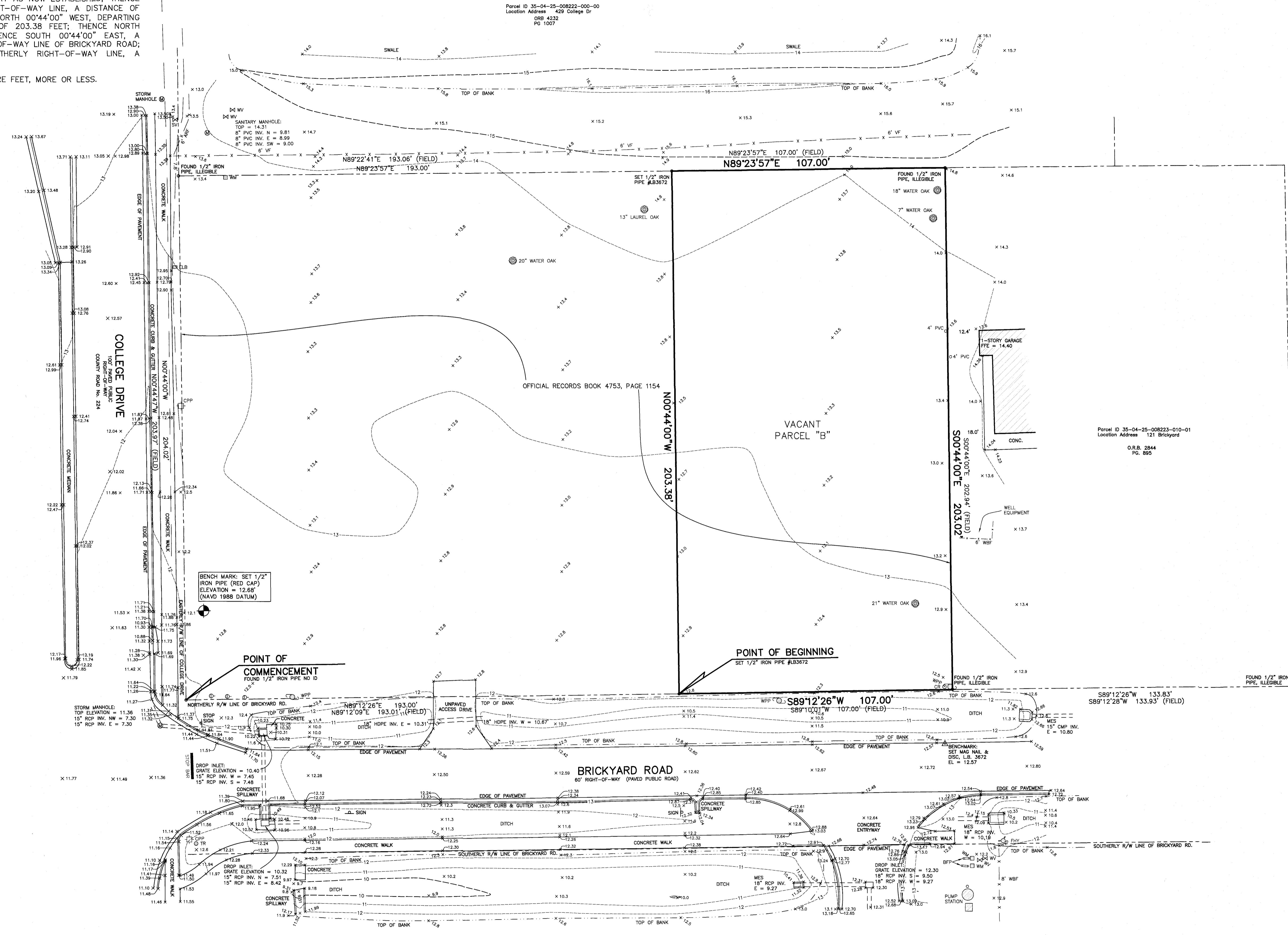
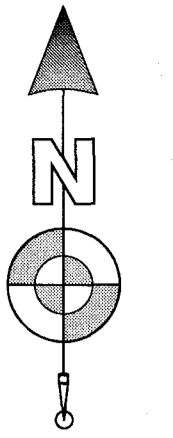
191 Staff recommends approval of COMP 26-0007.

# MAP SHOWING SURVEY OF

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°12'26" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET; THENCE NORTH 89°23'57" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.50 ACRES OR 21,742 SQUARE FEET, MORE OR LESS.



BENCH MARK: SET 1/2" IRON PIPE (RED CAP) ELEVATION = 12.68' (NAVD 1988 DATUM)

POINT OF COMMENCEMENT FOUND 1/2" IRON PIPE NO ID

POINT OF BEGINNING SET 1/2" IRON PIPE #B3672

BRICKYARD ROAD 60' RIGHT-OF-WAY (PAVED PUBLIC ROAD)

SYMBOL LEGEND	
	FIRE HYDRANT
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	WATER METER
	TELEPHONE RISER
	CABLE RISER
	ELECTRIC BOX
	SIGN
	CONCRETE POWER POLE
	MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
CALC	CALCULATED
(FIELD)	FIELD MEASUREMENT
ALF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
CONC.	CONCRETE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	PAGE
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION
RFE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
HDPE	HIGH DENSITY POLYETHYLENE

**GENERAL SURVEY NOTES**

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154, BEING S00°44'00"E, AS PER DEED. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 GPS RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.

- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12019C0160E, REVISED MARCH 16, 2014 FOR CLAY COUNTY, FLORIDA.
- TREES WERE NOT LOCATED BY A CERTIFIED ARBORIST.
- LEGAL DESCRIPTION AS SHOWN HEREON WAS WRITTEN AS PART OF THIS SURVEY.

CERTIFIED TO:  
ADW CONSTRUCTION LLC  
SOUTHEAST ENGINEERING GROUP

**JASON D. BOATWRIGHT**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292

FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: APRIL 1, 2026  
SHEET 1 OF 1

**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



---

1 **Staff Report and Recommendations for PUD 26-0003**

2  
3 **Copies of the application are available in the Clay County Planning and Zoning Office**  
4 **3<sup>rd</sup> floor, located at 477 Houston Street Green Cove Springs, FL 32043**  
5

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6 **Owner / Applicant Information:**

**Owner:** Winter Investments, LLC  
**Agent:** David Winter (Winter Investments, LLC)

---

7  
8 **Property Information**

<b>Parcel ID:</b> 35-04-25-008223-010-00	<b>Parcel Address:</b> College Dr. & Brickyard Rd.
<b>Current Zoning:</b> Planned Commercial Development (PCD)	<b>Current Land Use:</b> Commercial (COM)
<b>Proposed Zoning:</b> Planned Commercial Development (PCD)	<b>Total Acres:</b> 1.4 +/- acres
	<b>Acres affected by Zoning change:</b> .5 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

---

9  
10 **Introduction:**

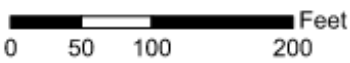
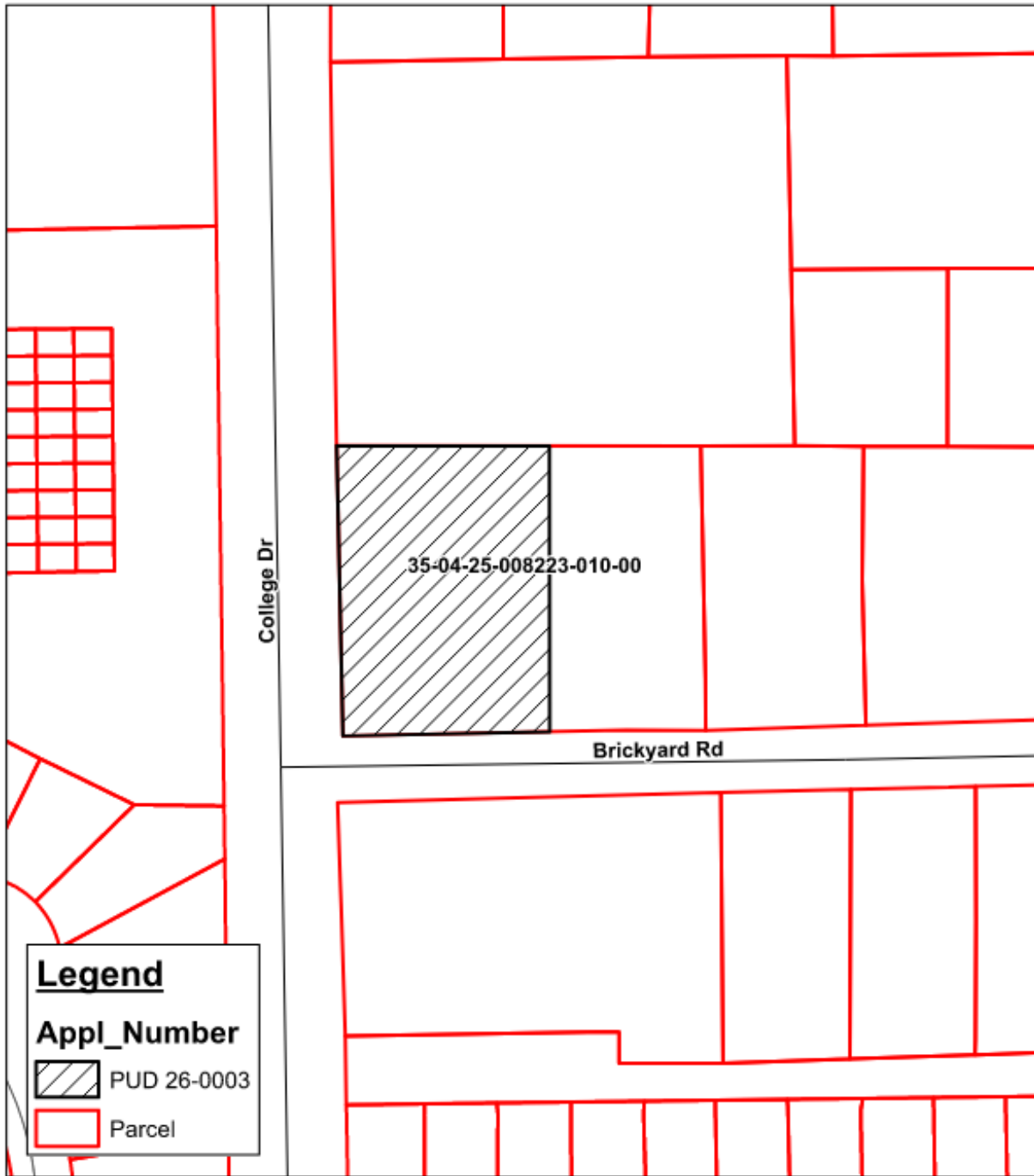
11 This application is an amendment to the current Planned Commercial District (PCD) to remove a .5-acre  
12 portion and to update the proposed development plan. The subject parcel is located on the north side of  
13 Brickyard Road, at the corner with College Dr. The property is currently undeveloped.

14  
15 Two additional applications have been submitted in conjunction with this requested rezoning; one to amend  
16 the Future Land Use designation for the .5-acre portion being removed from this PCD and a second rezoning  
17 application for residential designation of that same portion.  
18  
19

Figure 1 – Location Map



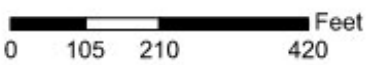
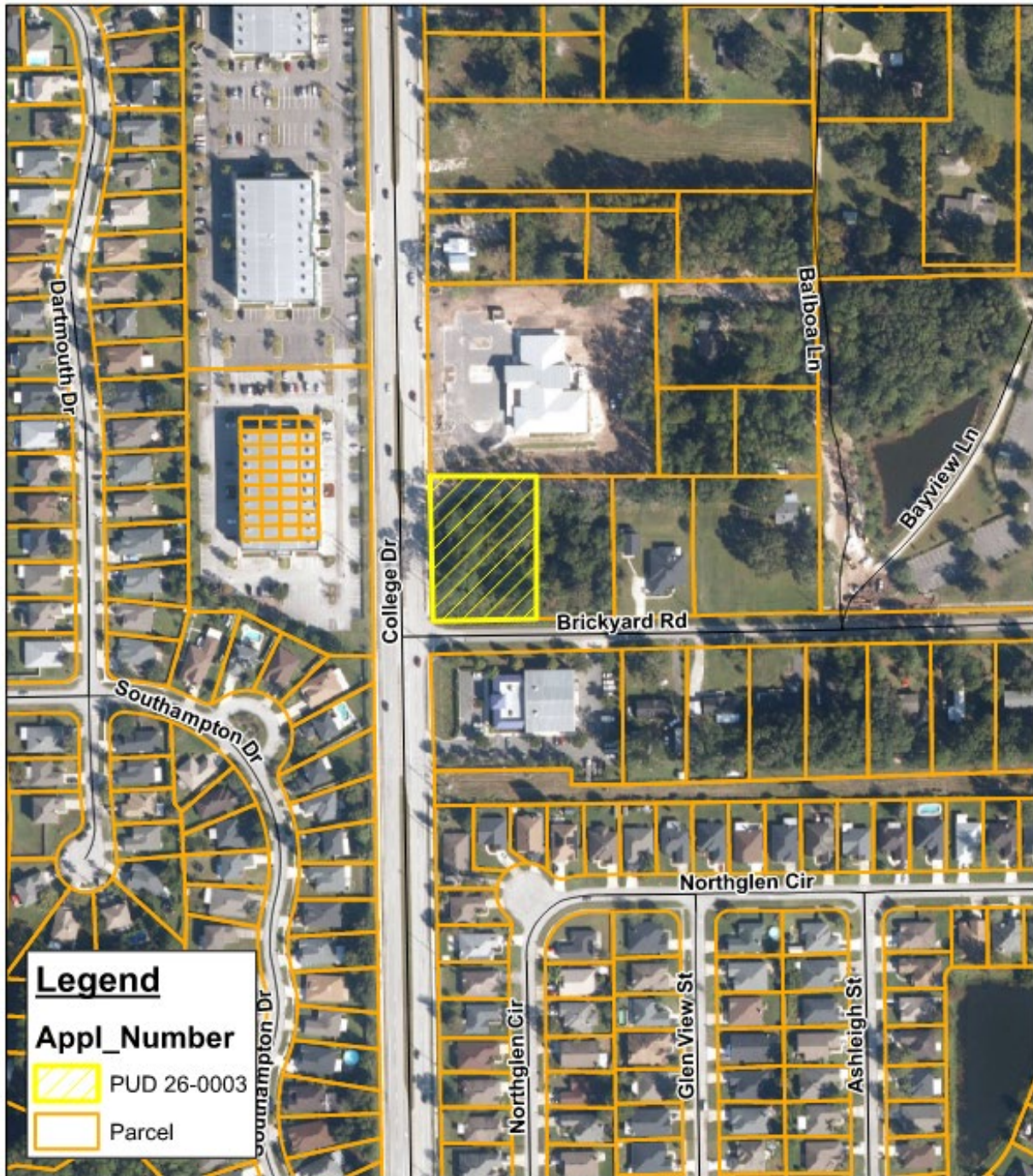
Figure 2 – Parcel Map



**Rezoning: PUD 26-0003  
Parcel Map**



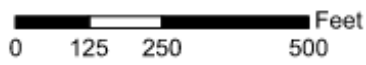
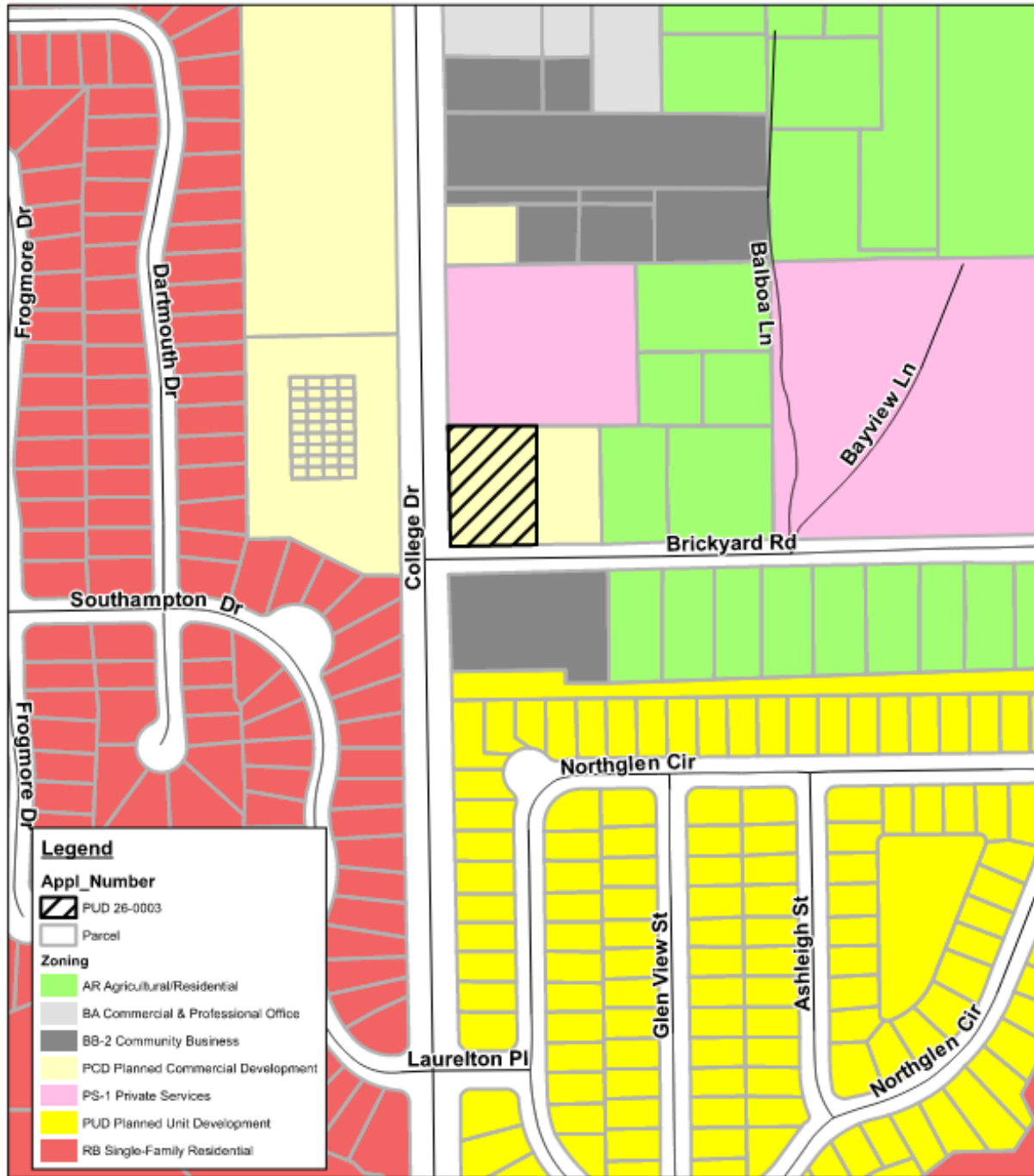
Figure 3 – Aerial Photo



**Rezoning: PUD 26-0003  
from PCD to PCD**



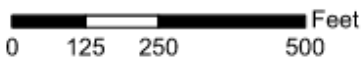
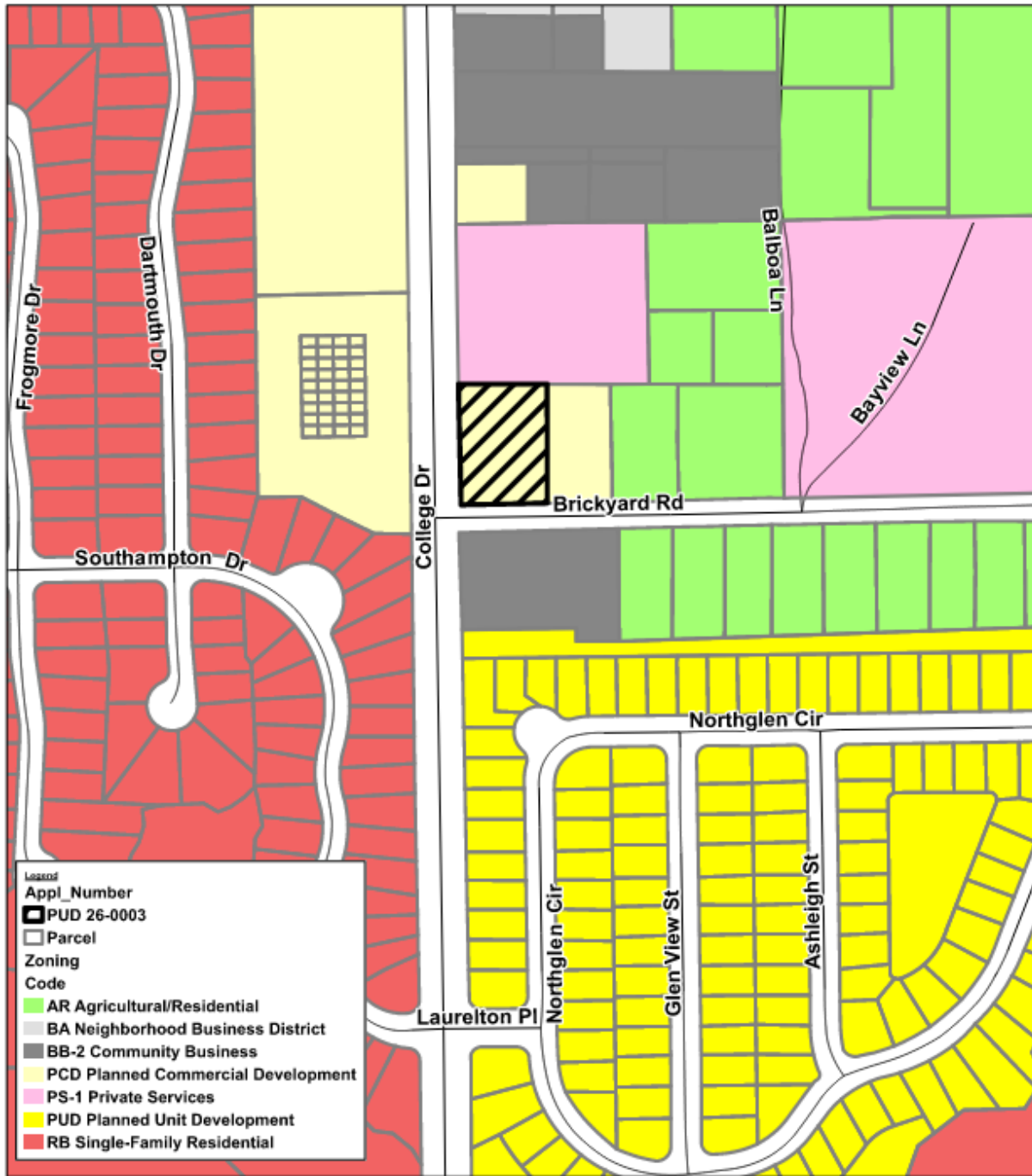
Figure 4 – Existing Zoning Map



**Existing Zoning  
Rezoning: PUD 26-0003  
from PCD to PCD**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: PUD 26-0003  
from PCD to PCD**



33 **Relevant Land Development Code Policy:**

34 The following policy relates to the proposed rezoning request:

35 **Sec. 3-31. PLANNED COMMERCIAL DEVELOPMENT DISTRICT (ZONE PCD)**

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37  
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(a) *Intent and purpose.* It is the intent of this district to permit Planned Commercial Developments which are intended to encourage the development of land as planned commercial sites; encourage flexible and creative concepts of site planning; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of conventional commercial zoning districts and to provide a stable environment and use which is compatible with the character of surrounding areas.

(b) *Permitted uses.* Any non-residential use, including commercial or retail uses, offices, clinics and professional uses, and residential dwellings as an accessory use to the permitted non-residential use for the purpose of providing security for the non-residential use, provided that any use proposed for the site must be approved by the Board of County Commissioners at the time of zoning approval. (Amended 8/27/96 - Ord. 96-35)

(c) *Minimum Waterfront Setback.* All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.

(d) *Planned Commercial Development approval procedure.* Approval for a Planned Commercial Development is obtained through a two-step process. The first step is an approval of the Preliminary Site Plan, including use or uses of the site, and rezoning of the land. The second step consists of Final Site Plan approval along with the Developer's Commitment Agreement.

(e) *Planned Commercial Development zoning and preliminary site plan approval.* The applicant shall submit to the Planning and Zoning Department a request for rezoning to Planned Commercial Development Zoning Classification and a Preliminary Site Plan containing the following exhibits:

- (1) A vicinity map showing the location of the proposed development and the relationship to surrounding streets and driveways.
- (2) A site plan indicating location of all proposed structures, buffer areas, wetlands, parking areas, driveway locations and landscaping concepts.
- (3) Detailed explanation of the proposed use of the property.

The Planning Commission will hold a public hearing on the request and forward their recommendations to the Board of County Commissioners.

The Board of County Commissioners, in approving any Planned Commercial Development rezoning, may impose special conditions or safeguards so as to insure the proposed development

80 will not have an adverse impact on the public interest.

81  
82 (f) *Final site plan approval.* The applicant shall submit, within thirty (30) months from the date of  
83 Preliminary Site Plan approval.

84  
85 (1) A Final Site Plan containing all the required submittals in accordance with Section 20.3-  
86 33(d) of this Article.

87  
88 (2) A completed Developer's Commitment Agreement containing all conditions imposed  
89 during Preliminary Site Plan approval.

90  
91 The Final Site Plan and the Developer's Commitment Agreement will be reviewed by the  
92 Development Review Committee prior to the issuance of any building permit.

93  
94 (g) *Revisions of Planned Commercial Development final site plan.* Any major or substantial change  
95 in the approved PCD, which affects the intent and character of the development or permitted  
96 uses shall be reviewed and approved by the Board of County Commissioners. If the requested  
97 changes are deemed to have a substantial effect on adjacent property owners, the Board of  
98 County Commissioners shall cause a public hearing to be held prior to official action on said  
99 requested change.

100  
101 Minor changes that do not affect the intent or character of the development may be approved by  
102 the Planning and Zoning Director.

103  
104 (h) *Planned Commercial Development Time Limitations.*

105  
106 (1) If substantial construction, as determined by the Planning and Zoning Director has not  
107 begun within four (4) years after approval of the Planned Commercial Development, the  
108 approval of the Planned Commercial Development will lapse.

109  
110 (2) At its discretion and for good cause, the Board of County Commission may extend for  
111 one additional year the period for beginning construction. If the approved Planned  
112 Commercial Development lapses under this provision, the Planning and Zoning Director  
113 shall cause the Planned Commercial Development district to be removed from the  
114 Official Zoning Atlas, mail a notice by registered mail of revocation to the owner, and  
115 reinstate the zoning district which was in effect prior to the approval of the Planned  
116 Commercial Development.

117  
118 (i) *Deviation from the Development Plan.* Any unapproved deviation from the accepted  
119 Development Plan shall institute a breach of agreement between the applicant and the County.  
120 Such deviation may cause the Board of County Commissioners to immediately revoke the  
121 Development Plan until such time as the deviations are corrected or become a part of the accepted  
122 Development Plan.

- 125 (j) *Phase Development.*  
 126  
 127 (1) A Planned Commercial Development as defined herein may be developed in phases with  
 128 the approval of the Board of County Commissioners. In the event the applicant desires  
 129 to develop a Planned Commercial Development in phases, the applicant shall submit a  
 130 Schedule of Phases in addition to those items required with the application for zoning.  
 131 The Schedule of Phases shall contain the following:  
 132  
 133 (i) The number of phases;  
 134  
 135 (ii) The date of commencement for each phase;  
 136  
 137 (iii) The approximate number of acres contained in each phase of development.  
 138  
 139 (iv) A map indicating with reasonable certainty the location of each phase of  
 140 development.  
 141  
 142 (2) The Final Development Plans for the first phase shall be submitted within 12 months of  
 143 the approval of the Planned Unit Development. Final Development Plans for each  
 144 subsequent phase shall be submitted not later than six months prior to the date of  
 145 commencement of each phase for the approval by the Board of County Commissioners.  
 146  
 147 (3) Multi-County Planned Commercial Development. The requirement of that substantial  
 148 construction begin within two years of approval of the Planned Commercial  
 149 Development shall be satisfied by commencing substantial construction in either county.  
 150  
 151 (4) Developments on Regional Impact. The requirements of this Section shall be  
 152 supplemented or superseded by any contrary provisions of a County Development Order  
 153 for a Development of Regional Impact (DRI), if the County, DRI developer, Florida  
 154 Department of Community Affairs and appropriate Regional Planning Council have  
 155 entered a development agreement pursuant to Section 380.032(3) Florida Statutes,  
 156 modifying this Section.  
 157  
 158 (k) *Visual Barrier:* Proposed non-residential development shall be buffered from adjacent land  
 159 within the residential land use categories identified in Section 20.3-8 with a ten (10) foot  
 160 landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting  
 161 thirty (30) feet on center. For all development commenced on or after January 28, 2003, the  
 162 provisions of this subsection shall not apply. For developments that commence after this  
 163 date, the provisions of Article VI of the Clay County Land Development Code (the Tree  
 164 Protection and Landscaping Standards) will apply. (Rev. 02/08/11)  
 165  
 166 (l) Conditional Uses - The following uses are permitted in the PCD Zoning District, subject to the  
 167 conditions provided in Section 20.3-5.  
 168  
 169 (1) Medical Marijuana Treatment Center Dispensing Facility  
 170  
 171

172 **Analysis of Proposed Rezoning Amendment**

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

175  
176 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
177 adjacent and nearby districts;

178 Staff Finding: The proposed change will reduce the intensity of the prior rezoning to remove land that  
179 was intended for development as commercial and a museum. The portion being removed is proposed for  
180 single family residential development.

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

183 Staff Finding: The existing district boundaries are not illogically drawn. The depth of commercial  
184 development along College Drive is inconsistent.

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

188 Staff Finding: The conditions since the 2024 rezoning of the parcel have changed and the property owner  
189 no longer wishes to develop the land as previously approved for commercial and a museum.

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

191 Staff Finding: While it could be developed under the current zoning, it is no longer financially feasible for  
192 the property owner to develop under the original plan.

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

195 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan.

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

198 Staff Finding: There is no public purpose served by maintaining the current zoning.

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

201 Staff Finding: The proposed rezoning will not be inconsistent with the surrounding land use.

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

204 Staff Finding: There is a demand for commercial development and the opportunity for job creation.

205 The proposed rezoning would change the subject parcel from Planned Commercial Development (PCD) to  
206 Planned Commercial Development (PCD). This change would be in keeping with the evolving character of  
207 the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Private Services District (PS-1)
South (across Brickyard Road)	Commercial (COM)	Community Business District (BB-2)
East (proposed)	Urban Core (10) (UC-10)	Agricultural/Residential District (AR)
West (across College Drive)	Commercial (COM)	Planned Commercial Development (PCD)

208

209 PCD Written Narrative and Site Plan

210 The written narrative and site plan for the PCD have been revised to remove the .5-acre portion and to  
211 reflect the proposed development of one 3,500 square foot office building.

212 **Recommendation**

213 Staff recommends approval of PUD 26-0003.

214

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .90 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD) TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application PUD 26-0003, seeks to rezone certain real property totaling approximately .90 acres (tax parcel identification # 35-04-25-008223-010-00) (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Planned Commercial Development District (PCD) to Planned Commercial Development District (PCD), subject to the conditions outlined in the Written Statement attached as Exhibit “B-1”, and the Site Plan attached as Exhibit “B-2”.

**Section 3.** Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

**Section 4.** The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

**Section 5.** This Ordinance shall become effective as provided by law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Chairman

ATTEST:

By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

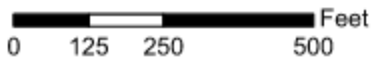
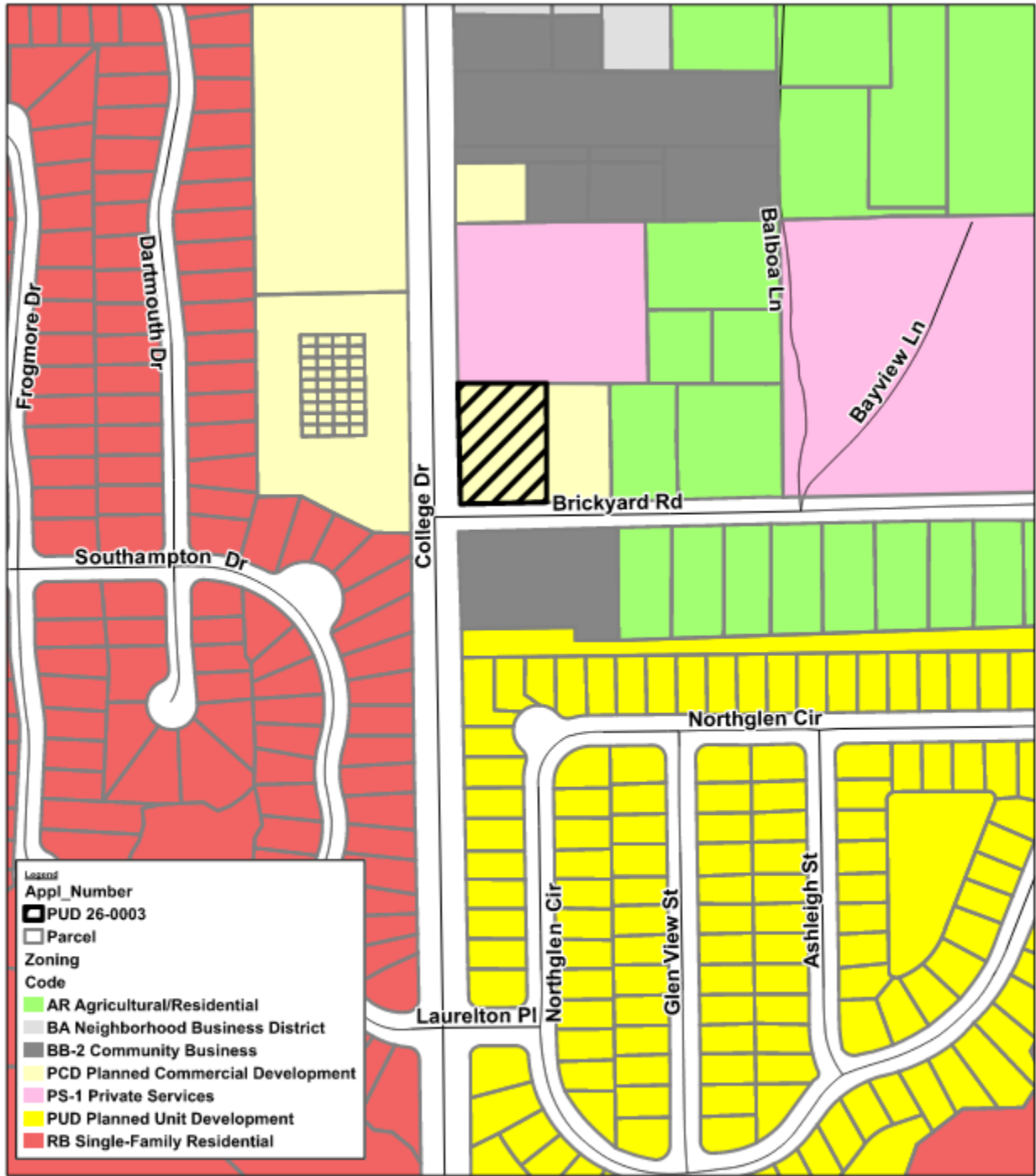
2026-0417-1

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 00°44'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.02 FEET; THENCE NORTH 89°23'57" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.38 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.90 ACRES OR 39,314 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"



**Proposed Zoning  
Rezoning: PUD 26-0003  
from PCD to PCD**



Exhibit "B-1"

Planned Commercial Development Written  
Description College Drive Office

**Owner Contact Information:** **David Winter**  
1633 Farm Way Suite 504  
Middleburg, FL 32068  
Office.adw1@gmail.com  
Phone (904) 591-0171

**Parcel Identification Number:** 35-04-25-008223-010-00

**Existing Land Use:** Commercial

**Proposed Land Use:** Commercial

**Existing Zoning:** Planned Commercial Development (PCD)

**Proposed Zoning:** Planned Commercial Development (PCD) – Amend -

**Surrounding Land Use:** North -  
Commercial South  
- Commercial East  
- Urban Core 10  
West -  
Commercial

**Surrounding Zoning:** North – PS-1 (Private Services)  
South – BB-2 (Community  
Business) East - A R  
(Agricultural/Residential)  
West - PCD (Planned Commercial Development)

Existing Site Description:

Acreage: Approximately 1.44

acres The site is currently vacant.

**Proposed Development:**

Permitted Uses:

The applicant proposes to rezone approximately 0.9 acres of property located at the corner of College Drive and Brickyard Road, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from PCD to PCD - Amended. The PCD rezoning will permit the parcel to be developed for office use.

Office portion of the project will consist of maximum of 3,500 sf of office use which may include contractor’s office or professional and business office uses. Outdoor storage is prohibited.

Development and Design Criteria:

The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

*Setbacks:*

- Minimum building setback from College Drive – 25 feet
- Minimum building setback from Brickyard Road – 15 feet
- Minimum rear setback (property line opposite College Drive) 25 feet
- Minimum side setback (property line opposite Brickyard Road) 15 feet

*Signage:*

Signs shall be permitted on College Drive and Brickyard Road consistent with the Sign Regulations of Clay County, Florida. In addition to permitted signage, an outdoor display, if approved by the Planning and Zoning Director as to size, lighting, location and content.

*Parking:*

Contractors Office – 1 space per 300 sf of office;

*Landscaping:*

Landscaping shall be provided consistent with the required tree and shrub planting of Article VI, Tree Protection & Landscape Standards, of the County Land Development Code, subject to the following:

Perimeter Buffers:

- a) North: approx. fifteen (15) feet.
- b) South: approx. ten (10) feet.
- c) East: approx. fifteen (15) feet.
- d) West: approx. ten (10) feet.

*Access:*

The location of the access point shown on the Site Plan is schematic and may be subject to realignment and relocation prior to development. The location and design of the access point

will be subject to the review and approval of the County Chief Engineer.

*Number of Buildings Proposed:*

One (1) proposed buildings not exceeding 3,500 square feet in total.

*Building Height:*

Max height of thirty-five (35) feet

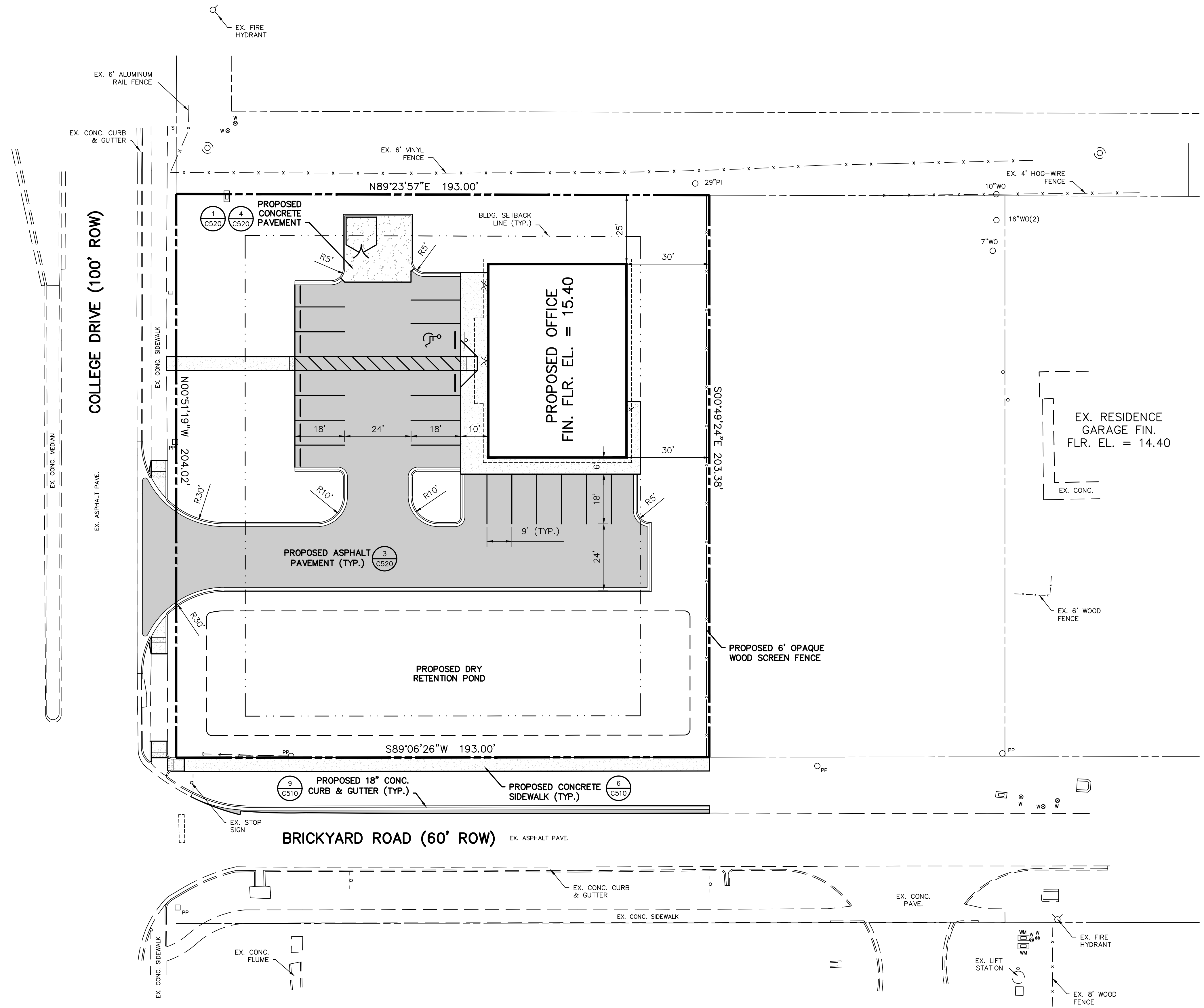
*Lighting:*

Development will comply with the lighting requirements adopted in the Lake Asbury Master Plan Land Development Regulations in effect as of the date of this written description.

Exhibit "B-2"

**STATISTICAL SUMMARY**

PARCEL ID - 35-04-25-008223-010-00  
 PARCEL AREA - 39,3147 SF (0.90 AC)  
 EXISTING ZONING - PCD  
 PROPOSED CONTRACTOR'S OFFICE - 3,500 SF (9% FAR)  
 PARKING REQUIRED - 1/300 SF OFFICE = 12 SPACES  
 PARKING PROVIDED - 21 SPACES  
 PROPOSED IMPERVIOUS AREA - 15,859 SF (40% ISR)



**ADW CONSTRUCTION**  
**PROPOSED OFFICE AND RETAIL DEVELOPMENT**  
 109 BRICKYARD ROAD, MIDDLEBURG, FL 32068

**SITE GEOMETRY PLAN**

REV.	DATE	BY	DESCRIPTION
0	8-29-23	MJP	CONSTRUCTION ISSUE
1	9-13-23	MJP	REVISED PERMIT ISSUE
2	9-20-23	MJP	REVISED PERMIT ISSUE
3	9-20-23	MJP	PRICING ISSUE
4	9-22-23	MJP	PERMIT ISSUE
5	11-16-23	MJP	PERMIT ISSUE

JOB NO. **23ENG021**  
 DRAWN: **MJP**  
 CHECKED: **MJP**  
 SCALE: **1" = 20'**

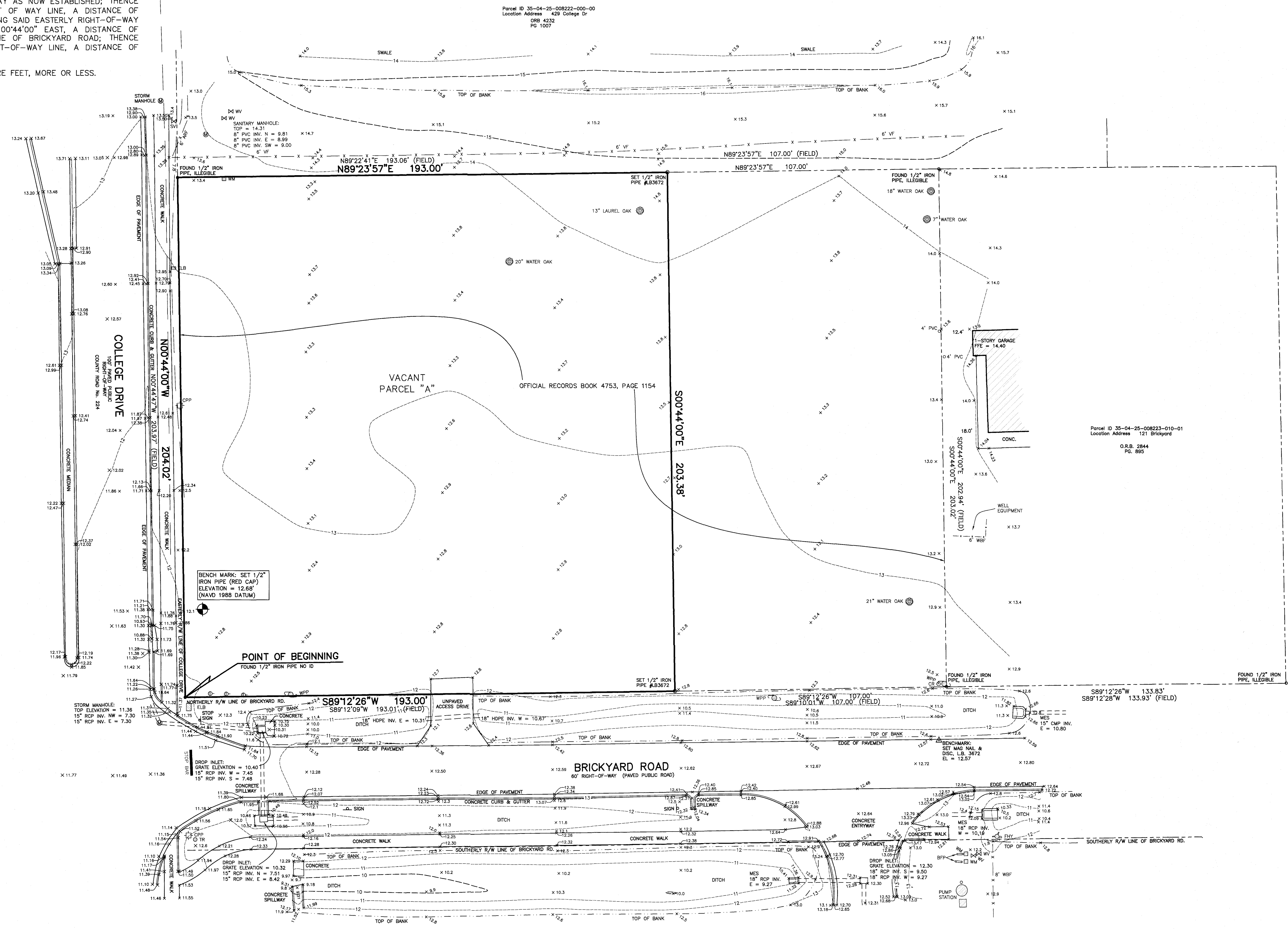
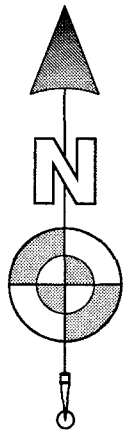
**C200**  
 DRAWING NO.

# MAP SHOWING SURVEY OF

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 00°44'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.02 FEET; THENCE NORTH 89°23'57" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.38 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.90 ACRES OR 39,314 SQUARE FEET, MORE OR LESS.



SYMBOL LEGEND	ABBREVIATION LEGEND
⊗ FIRE HYDRANT	BFP BACK-FLOW PREVENTER
⊕ LIGHT POLE	CALC CALCULATED
⊕ GAS VALVE	FIELD FIELD MEASUREMENT
⊕ WATER VALVE	ALF ALUMINUM RAIL FENCE
⊕ CLEAN OUT	CBF CHAIN LINK FENCE
⊕ UTILITY POLE	VP VINYL FENCE
⊕ GUY ANCHOR	WF WOOD FENCE
⊕ BOLLARD	CONC. CONCRETE
⊕ WATER METER	OFFICIAL RECORDS BOOK
⊕ TELEPHONE RISER	PT PLAT BOOK
⊕ CABLE RISER	MES MITERED END SECTION
⊕ ELECTRIC BOX	CMP CORRUGATED METAL PIPE
⊕ SIGN	PVC POLYVINYL CHLORIDE PIPE
⊕ CONCRETE POWER POLE	RCP REINFORCED CONCRETE PIPE
⊕ MANHOLE	ELEV ELEVATION
	FFE FINISHED FLOOR ELEVATION
	INV INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	PCC POINT OF COMPOUND CURVE
	HDPE HIGH DENSITY POLYETHYLENE

**GENERAL SURVEY NOTES**

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154, BEING S00°44'00"E, AS PER DEED.
- BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12I GPS RUNNING TRIMBLE VRS SOFTWARE IN N.A.S.D., 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.

FILE: 2026-0417-1  
 DRAWN BY: WW2  
 SCALE: 1" = 20'

- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12019C0160E, REVISED MARCH 16, 2014 FOR CLAY COUNTY, FLORIDA.
- TREES WERE NOT LOCATED BY A CERTIFIED ARBORIST.
- LEGAL DESCRIPTION AS SHOWN HEREON WAS WRITTEN AS PART OF THIS SURVEY.

CERTIFIED TO:  
 ADW CONSTRUCTION LLC  
 SOUTHEAST ENGINEERING GROUP

*Jason D. Boatwright*  
**JASON D. BOATWRIGHT, P.S.M.**  
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7262  
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: APRIL 1, 2026  
 SHEET 1 OF 1

## Exhibit "B"

### Planned Commercial Development Written Description College Drive Office

<b>Owner Contact Information:</b>	<b>David Winter</b> 1633 Farm Way Suite 504 Middleburg, FL 32068 Office.adw1@gmail.com Phone (904) 591-0171
<b>Parcel Identification Number:</b>	35-04-25-008223-010-00
<b>Existing Land Use:</b>	Commercial
<b>Proposed Land Use:</b>	Commercial
<b>Existing Zoning:</b>	Planned Commercial Development (PCD)
<b>Proposed Zoning:</b>	Planned Commercial Development (PCD) – Amend -
<b>Surrounding Land Use:</b>	North - Commercial South - Commercial East - Urban Core 10 West - Commercial
<b>Surrounding Zoning:</b>	North – PS-1 (Private Services) South – BB-2 (Community Business) East - AR (Agricultural/Residential) West - PCD (Planned Commercial Development)

#### Existing Site Description:

Acreage:        Approximately 1.44

acres The site is currently vacant.

#### Proposed Development:

##### Permitted Uses:

The applicant proposes to rezone approximately 0.9 acres of property located at the corner of College Drive and Brickyard Road, more particularly described in the legal description attached as Attachment "A-3" to this application (the "Property"), from PCD to PCD - Amended. The PCD rezoning will permit the parcel to be developed for office use.

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Max height of thirty-five (35) feet

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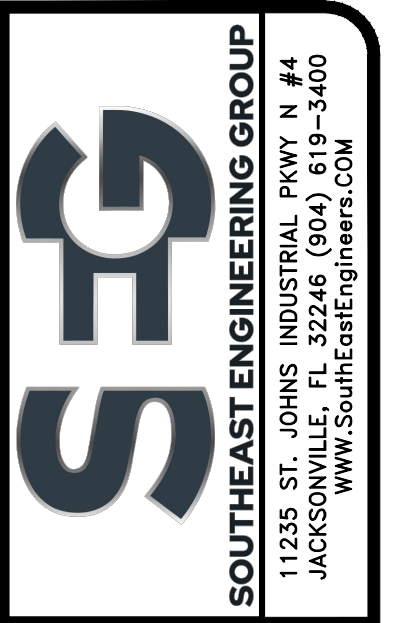
**STATISTICAL SUMMARY**

PARCEL ID - 35-04-25-008223-010-00  
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 EXISTING ZONING - PCD

PROPOSED CONTRACTOR'S OFFICE - 3,500 SF (9% FAR)

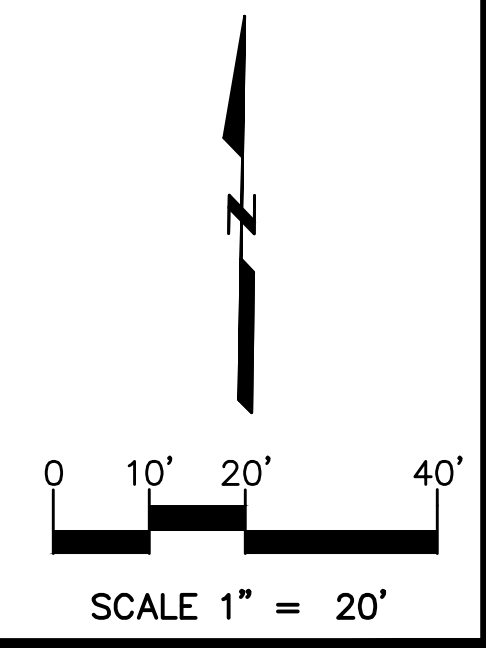
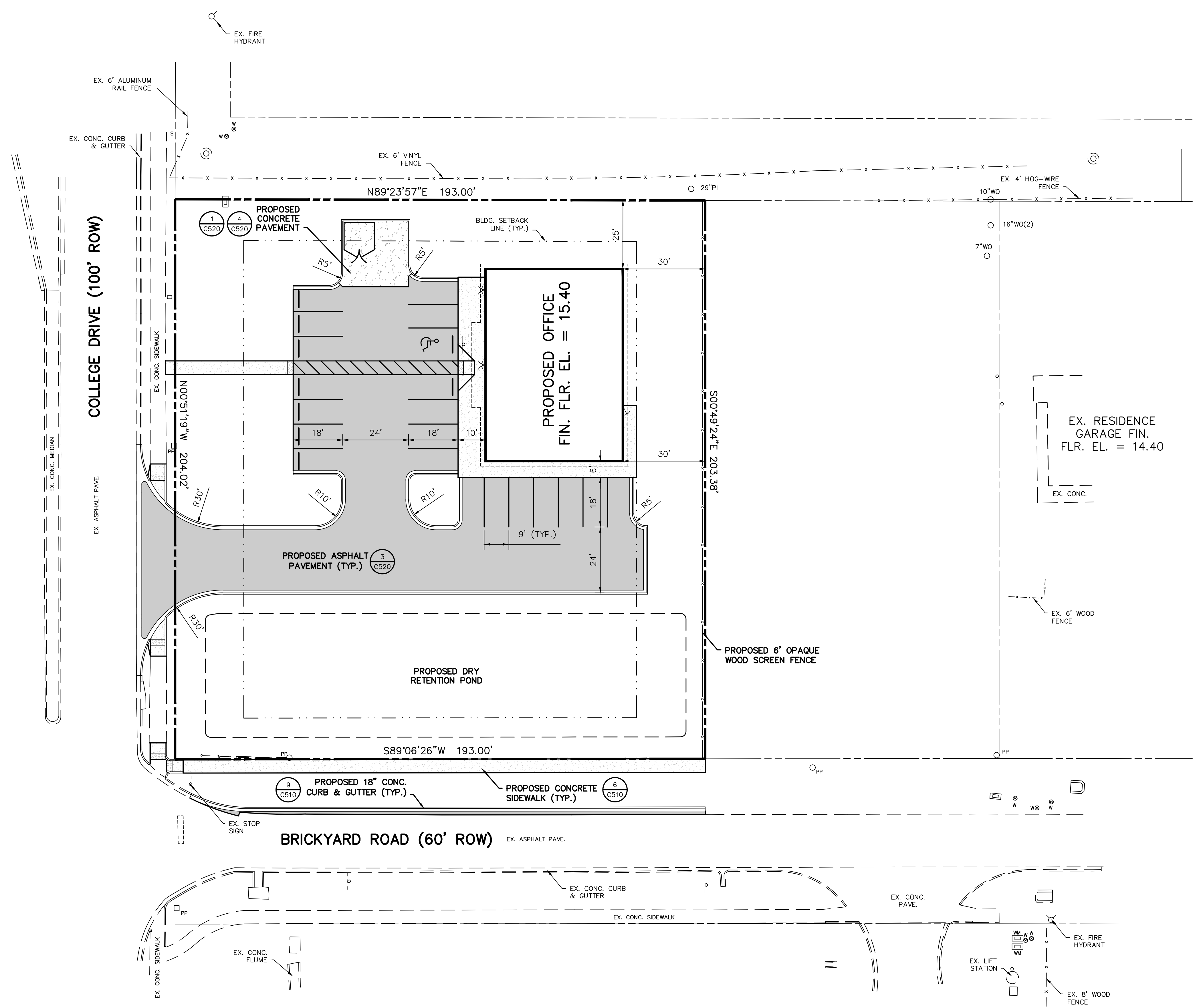
PARKING REQUIRED - 1/300 SF OFFICE = 12 SPACES  
 PARKING PROVIDED - 21 SPACES

PROPOSED IMPERVIOUS AREA - 15,859 SF (40% ISR)



**ADW CONSTRUCTION**  
**PROPOSED OFFICE AND RETAIL DEVELOPMENT**  
 109 BRICKYARD ROAD, MIDDLEBURG, FL 32068

**SITE GEOMETRY PLAN**



REV.	DATE	BY	DESCRIPTION
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2	9-20-23	MJP	REVISED PERMIT ISSUE
3	9-20-23	MJP	PRICING ISSUE
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5	11-16-23	MJP	PERMIT ISSUE

JOB NO. 23ENG021  
 DRAWN: MJP  
 CHECKED: MJP  
 SCALE: 1" = 20'  
**C200**  
 DRAWING NO.



---

1 **Staff Report and Recommendations for ZON 26-0010**

2  
3 **Copies of the application are available in the Clay County Planning and Zoning Office,**  
4 **3<sup>rd</sup> floor, located at 477 Houston Street Green Cove Springs, FL 32043**  
5

---

6 **Owner / Applicant Information:**

Owner: Winter Investments, LLC  
Agent: David Winter

---

8 **Property Information**

<b>Parcel ID:</b> 35-04-25-008223-010-00	<b>Parcel Address:</b> College Dr. & Brickyard Rd.
<b>Current Zoning:</b> Planned Commercial Development District (PCD)	<b>Current Land Use:</b> Commercial (COM)
<b>Proposed Zoning:</b> Agricultural/Residential District (AR)	<b>Total Acres:</b> 1.4 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Acres affected by Zoning change:</b> .5 +/- acres
	<b>Planning District:</b> OakLeaf Branan-Ridge

---

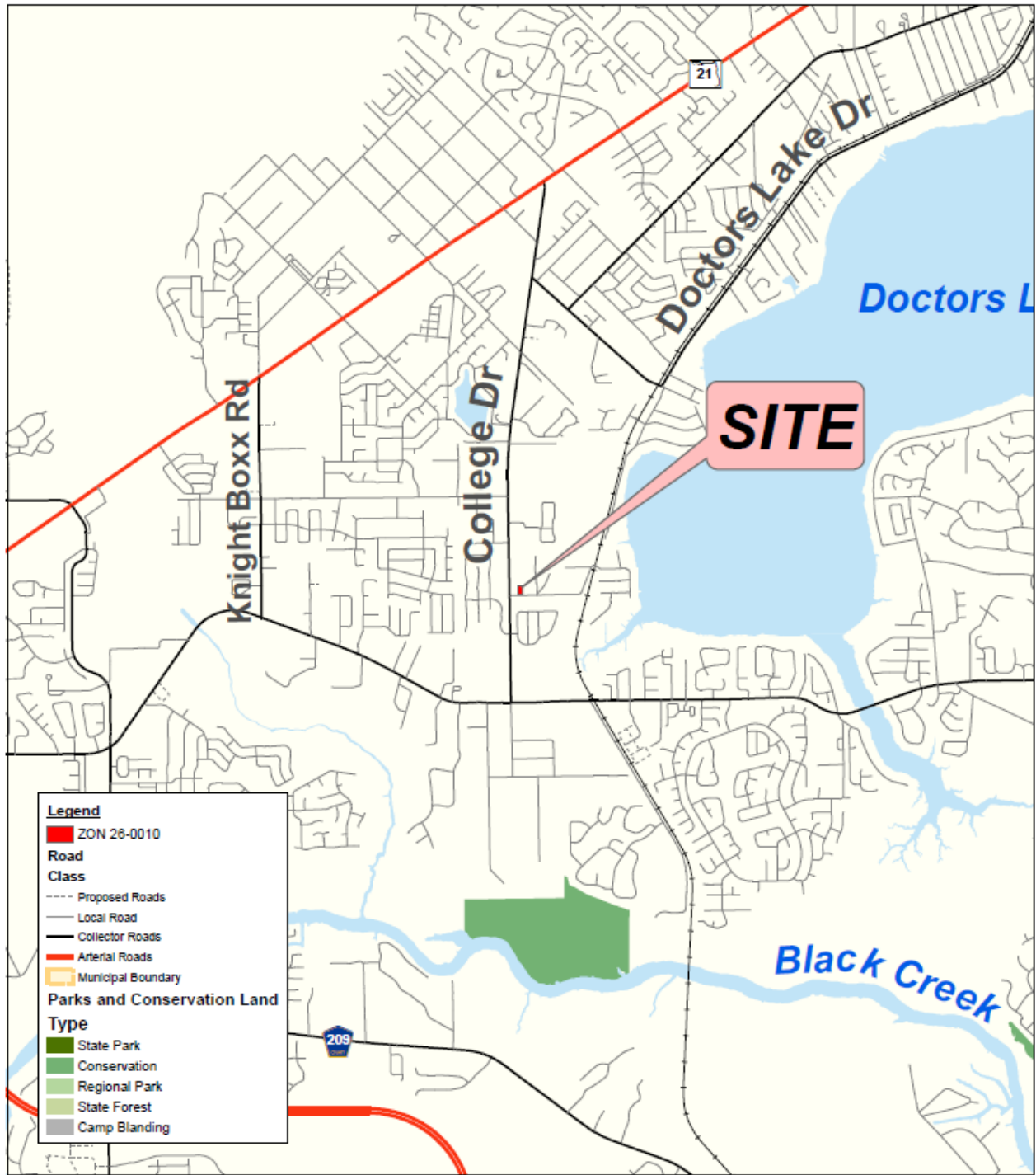
10 **Introduction:**

11 This application is a rezoning to change a portion of a single parcel of land (.5 acres) from Planned  
12 Commercial Development District (PCD) to Agricultural/Residential District (AR). The subject parcel is  
13 located on the north side of Brickyard Road near the corner of College Drive.

14  
15 A companion Comprehensive Plan Amendment application preceded this application.

16  
17

Figure 1 – Location Map

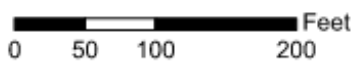


0 1,700 3,400 6,800 Feet

Location Map  
Rezoning: ZON 26-0010



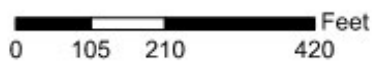
Figure 2 – Parcel Map



Rezoning: ZON 26-0010  
Parcel Map



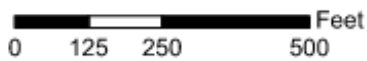
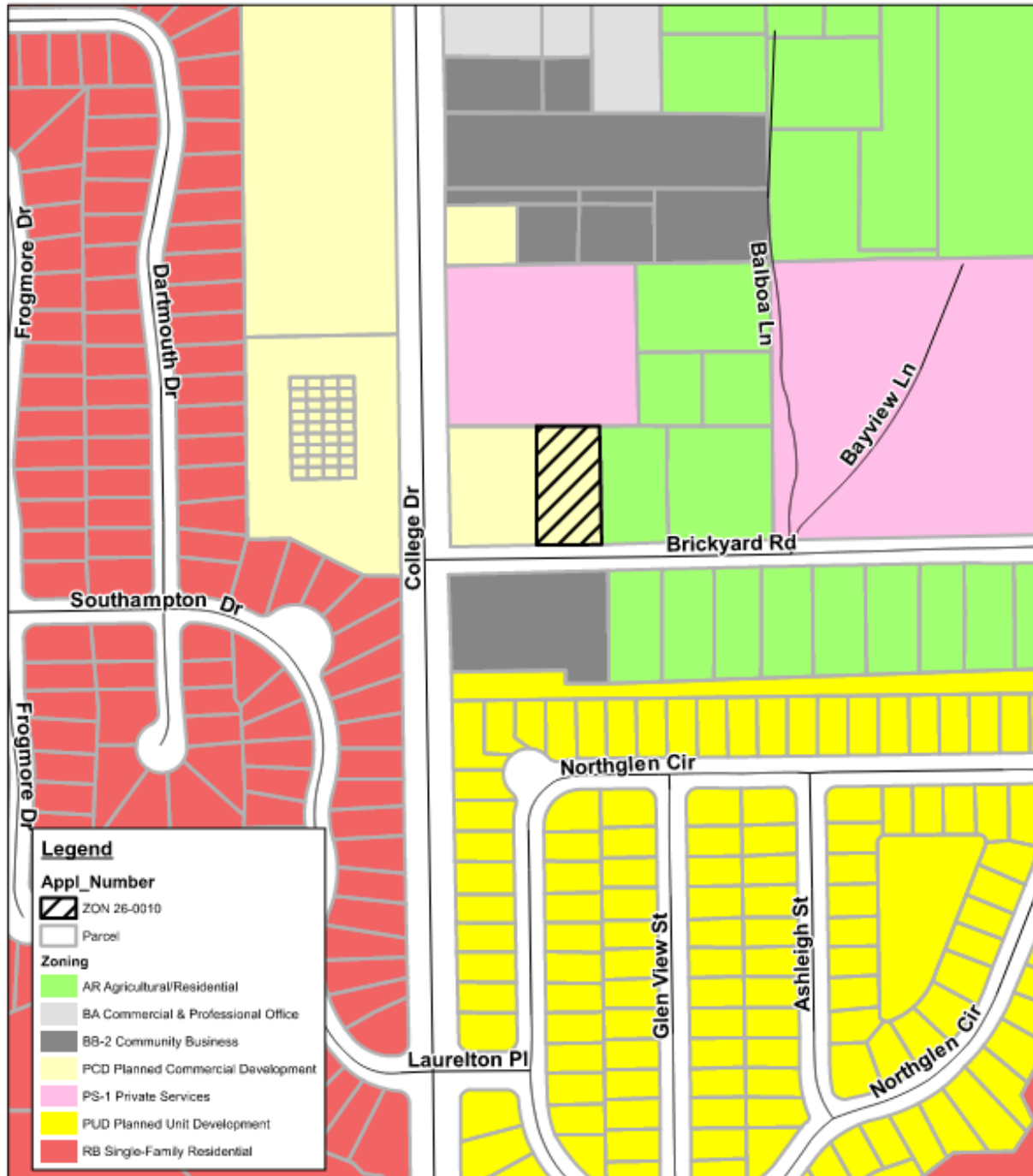
Figure 3 - Aerial Photo



**Rezoning: ZON 26-0010  
from PCD to AR**



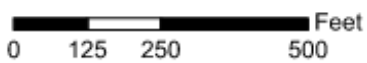
Figure 4 – Existing Zoning Map



**Existing Zoning**  
**Rezoning: ZON 26-0010**  
**from PCD to AR**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: ZON 26-0010  
from PCD to AR**



28 **Analysis of Surrounding Uses**

29 The proposed rezoning would change a .5-acre portion of the total parcel acreage of a single parcel of land  
30 from Planned Commercial Development District (PCD) to Agricultural/Residential District (AR). This  
31 change would be in keeping with the evolving character of the surrounding districts as shown in the table  
32 below:

	Future Land Use	Zoning District
North	Commercial (COM)	Private Services (PS-1)
South (across Brickyard Road)	Commercial (COM)	Community Business (BB-2)
East	Urban Core (10) (UC-10)	Agricultural/Residential (AR)
West	Commercial (COM)	Planned Commercial Development (PCD)

33

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

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

36 7) Urban Core (10) - “UC-10” (Urban): This designation is intended for land within the core of  
37 urban service areas and accessible to employment centers. Densities in this area shall range  
38 from a minimum of two units per net acre and a maximum of ten units per net acre. This  
39 classification includes single-family detached and attached, cluster and zero lot line dwellings,  
40 and multi-family housing.

41 Areas within this category may be suitable for a higher intensity use, upward to a maximum  
42 of ten units per net acres. Densities from seven to ten units per net acre may be approved if  
43 the location meets required points and the development provides central water and sewer  
44 system.

45 Review of specific densities shall be directed toward preserving the stability and integrity of  
46 established residential development and toward providing equitable treatment of lands with  
47 similar characteristics. Design techniques of landscaping, screening and buffering shall be  
48 employed to assure a smooth transition in residential structure types and densities.

49 A maximum density of 16 units per net acre may be allowed within the Urban Core (10)  
50 designation on the *Future Land Use Map* for the provision of housing for the elderly or  
51 handicapped and housing for very low-, low-income and moderate-income households.  
52 Location shall be based on need and criteria assessing proximity to the following: employment,  
53 mass transit, health care, parks, commercial services, and central utility services, as detailed in  
54 the Housing Element and land development regulations. A maximum 15 units per net acre  
55 may also be allowed if it is a proposed infill development meeting criteria of a Traditional  
56 Neighborhood Development.

57

58 **Relevant Land Development Code Policy**

59 The following Policy relates to the proposed Rezoning:

60 **Sec. 3-13. AGRICULTURAL/RESIDENTIAL DISTRICT (ZONE AR)**

61  
62 (a) *Intent.* All land designated as Zone AR is subject to the requirements of this Section as well as  
63 the appropriate density and intensity in Sec. 20.3-10. Such uses have been established to provide  
64 a transition between agricultural and the more urban residential areas; and to create a rural  
65 residential environment wherein natural constraints applicable to development can be  
66 recognized and protected in a manner compatible with the needs of the resident.

67  
68 (b) *Uses Permitted.*

69  
70 (1) Single-family or mobile home dwelling with their customary accessory uses.

71  
72 (2) For lots greater than one (1) acre in size, permitted uses include the non-commercial  
73 keeping and raising of horses, cattle, sheep, goats, swine and other similar animals.  
74 (amended 2/94 - Ord. 94-03)

75  
76 (3) For lots of one (1) acre or less in size, permitted uses include the non-commercial keeping  
77 and raising of horses, cattle, sheep, swine, goats and other similar farm animals;  
78 provided, however, that no more than two (2) horses, cattle, sheep, swine, goats and other  
79 large farm animals six (6) months of age or older shall be permitted to be raised, grazed,  
80 kept or maintained per one-half (1/2) acre of land. No animal pen, stall, stable, or other  
81 similar animal enclosure shall be located nearer than fifty (50) feet to the property.  
82 (amended 2/94 - Ord. 94-03)

83  
84 (4) Agricultural accessory uses that are customary and incidental to principal agricultural  
85 use shall be permitted as follows: (amended 2/95 - Ord. 95-2)

86  
87 (i) Accessory buildings directly incidental to the agricultural pursuits listed above.

88  
89 (ii) Sheds for the storage and repair of the owner's or tenant's farm equipment only,  
90 provided the structure does not exceed three thousand (3,000) square feet of gross  
91 floor area.

92  
93 (iii) Stand for the sale of products which are raised on the premises.

94  
95 (5) General agricultural pursuits of a variety similar, but not limited to, truck gardens,  
96 forestry, crop raising, horticulture, greenhouses, nurseries, groves, apiculture and  
97 pisciculture.

98  
99 (6) The sale of said products and commodities which are raised on the premises. Retail  
100 roadside sales permitted only from conforming structures on private property.

101  
102 (7) Garage sales will be allowed up to a maximum of two garage sales within any calendar  
103 year. The duration of each garage sale shall be a maximum of 72 hours and may be  
104 conducted only within daylight hours. No sign advertising a garage sale may be placed

- 105 on any public right-of-way.  
106  
107 (8) Storage of petroleum products.  
108  
109 (i) Petroleum used for heating and/or cooking not to exceed 500 gallons.  
110  
111 (ii) Gasoline to be used by owner of residence not to exceed 50 gallons.  
112  
113 (9) Satellite dish receivers for individual use.  
114  
115 (10) The parking of commercial vehicles by the owner of the primary residence with a limit  
116 of one (1) per acre and a maximum of two (2) vehicles, may be parked in the rear or side  
117 yard, except refrigerated vehicles and vehicles carrying hazardous materials.  
118  
119 (11) Private boat pier or slip for the use of occupants of principal residential structures of the  
120 lot; provided said pier or slip does not interfere with navigation.  
121  
122 (c) *Conditional Uses.* The following uses are permitted in the AR zoning district subject to the  
123 conditions provided in Section 20.3-5.  
124  
125 (1) Plant nurseries.  
126  
127 (2) Riding academies and riding stables.  
128  
129 (3) Home occupations.  
130  
131 (4) Bird sanctuaries and rehabilitation centers.  
132  
133 (5) Swimming pools.  
134  
135 (6) Commercial kennels.  
136  
137 (7) Radio, television, microwave relay stations or towers and accessory equipment buildings.  
138 (Ord. 95-53 - 11/28/95)  
139  
140 (8) Aviculture (Commercial or Hobbyist).  
141  
142 (9) Temporary structures or buildings.  
143  
144 (10) Mobile homes for medical hardship.  
145  
146 (11) Communication Antennas and Communication Towers, including accessory buildings,  
147 tower support and peripheral anchors as governed by the provisions of Section 20.3-46  
148 of the Clay County Land Development Code. (Amended 11/26/96 - Ord.96- 58).  
149  
150 (12) Public and/or private sewer facilities.  
151  
152 (13) Private drainage ponds or agricultural livestock ponds.  
153

- 154 (14) Borrow Pits (amended 2/95 - Ord.95-2)  
155  
156 (15) Land Application of Domestic Septage (amended 10/95 - Ord. 95-41)  
157  
158 (16) Apiculture (Hobbyist) (Amended 2/25/97 - Ord. 97- 11)  
159  
160 (17) BMX Track (Bicycle Motocross; Non-motorized) Ord. 00-50 – 9/26/00  
161  
162 (18) Bed and Breakfast Inns (Amended 4/01 - Ord. 01-12)  
163  
164 (19) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 –  
165 Ord. 03-40)  
166  
167 (20) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).  
168  
169 (21) Temporary Living Quarters during construction of a residence (amended 11/07 –  
170 Ord.2007-66)  
171  
172 (22) Residential Group Homes of six or fewer individuals. *Rev. 01/12/16*  
173  
174 (23) Accessory Dwelling Units. *Rev. 05/26/09*  
175  
176 (24) Rural Event Centers. *Rev. 02/23/16*  
177  
178 (25) Horse Hotels. *Rev 10/27/20*  
179  
180 (27) Rural Event Venue  
181  
182 (d) *Uses Not Permitted.*  
183  
184 (1) Any use not allowed in (b) or (c) above.  
185  
186 (2) Any use or activity which would create any obnoxious, corrosive, or offensive noise, gas,  
187 odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other  
188 surrounding properties or to the welfare and health of the citizens in the area.  
189  
190 (e) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in  
191 the AR district shall be as follows:  
192  
193 (1) Land with a zoning classification of AR and a land use designation of  
194 Agricultural/Residential.  
195  
196 (i) Residential development not classified as a subdivision pursuant to Ordinance  
197 85-68, as amended.  
198  
199 *Maximum Density* One (1) unit per ten (10) acres  
200 *Minimum Lot Size* Ten (10) acres or 435,600 square feet  
(ii) Subdivision pursuant to Ordinance 85-68, as amended.

201			
202		<i>Maximum Density</i>	
203		With Clustering and Points	One (1) unit per five (5) acres
204		Without Clustering and Points	One (1) unit per ten (10) acres
205			
206		<i>Minimum Lot Size</i>	
207		With Clustering and Points	One (1) acre or 43,560 square feet
208		Without Clustering and Points	Nine (9) acres or 392,040 sq. feet
209			
210	(2)	Land with a zoning classification of AR and a land use designation of Rural Residential.	
211			
212	(i)	Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.	
213			
214			
215		<i>Maximum Density</i>	One (1) unit per five (5) acres
216		<i>Minimum Lot Size</i>	Five (5) acres or 217,800 square feet
217			
218	(ii)	Subdivision pursuant to Ordinance 85-68, as amended.	
219			
220		<i>Maximum Density</i>	
221		With Clustering and Points	One (1) unit per acre
222		Without Clustering and Points	One (1) unit per five (5) acres
223			
224		<i>Minimum Lot Size</i>	
225		With Clustering and Points	21,780 square feet
226		Without Clustering and Points	Four (4) acres or 174,240 sq. feet
227			
228	(3)	Land with a zoning classification of AR and a land use designation of Rural Fringe.	
229			
230	(i)	<i>Maximum Density</i>	.One (1) unit per acre
231		<i>Minimum Density</i>	43,560 square feet
232			
233	(4)	Land within a zoning classification of AR and a land use designation of Urban Fringe.	
234		(amended 2/94 - Ord. 94-03)	
235			
236	(i)	<i>Maximum Density</i>	Two (2) units per acre
237		<i>Maximum Lot Size</i>	21,780 square feet
238	(5)	Land within a zoning classification of AR and a land designation of Urban Core (10).	
239			
240	(i)	<i>Maximum Density</i>	Two (2) units per acre
241		<i>Maximum Lot Size</i>	21,780 square feet
242			
243	(6)	Land with a zoning classification of AR and a land use designation of Agriculture.	
244		(amended 7/02 – Ord. 02-36)	
245			
246	(i)	Residential development not classified as a subdivision pursuant to Ordinance 85-65, as amended.	
247			
248			
249		<i>Maximum Density</i>	One (1) unit per twenty (20) acres

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*Minimum Lot Size*

Twenty (20) acres

(f) *Lot and Building Requirements.* The principal buildings and other lot uses shall be so located as to comply with the following requirements:

- (1) Minimum Lot Width at Building Line 100 feet
- (2) Minimum Lot Depth 100 feet
- (3) Minimum Front Setback 30 feet
- (4) Minimum Rear Setback 35 feet
- (5) Minimum Side Setback 20 feet\*  
\*For waterfront properties along Doctors Lake within the Neilhurst Plat, recorded in Plat Book 2, pages 44 through 46, the minimum side setback shall be 5 feet.
- (6) Minimum Front Yard Setback for Accessory Buildings, Excluding Fences 30 feet
- (7) Minimum Rear Yard and Side Setback for Accessory Buildings 7.5 feet
- (8) Minimum Living Area (amended 2/95 - Ord. 95-2) 750 sq. ft.
- (9) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.
- (10) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot width shall be measured by the chord terminated by the property corners at the ordinary high water line or the mean high water line as applicable. (amended 5/05 – Ord. 05-18)

290 Analysis of Proposed Rezoning Amendment

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

293

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

296 Staff Finding: This rezoning would not create an isolated or unrelated district as the parcels to the east have  
297 the same designation.

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

300 Staff Finding: The proposed district would be consistent with the size requirements for a single parcel.

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

303 Staff Finding: The conditions since the 2024 rezoning of the parcel have changed and the property owner  
304 no longer wishes to develop the land as previously approved for commercial and a museum. The property  
305 owner would like to develop this portion of the parcel as residential.

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

307 Staff Finding: While it could be developed under the current zoning, it is no longer financially feasible for  
308 the property owner to develop under the original plan.

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

311 Staff Finding: The proposed rezoning request is accompanied by a comprehensive plan amendment  
312 request. Rezoning to AR would be compatible with the Comprehensive Plan and would support the intent of  
313 the future land use designation.

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

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

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

320 Staff Finding: The proposed rezoning will not be inconsistent with the surrounding land use.

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

323 Staff Finding: The rezoning will add one additional parcel to the inventory of lots that are .5 acre in size.  
324 Most residential lots being developed currently are significantly smaller.

325 **Recommendation**

326 Staff recommends approval of ZON 26-0010.

327

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRS ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .50 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD) TO AGRICULTURAL/RESIDENTIAL DISTRICT (AR); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 26-0010, seeks to rezone certain real property totaling approximately .50 acres (tax parcel identification # 35-04-25-008223-010-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Planned Commercial Development District (PCD) to Agricultural/Residential District (AR).

**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 26-0007 becoming effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 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

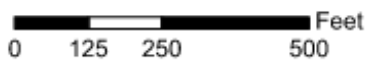
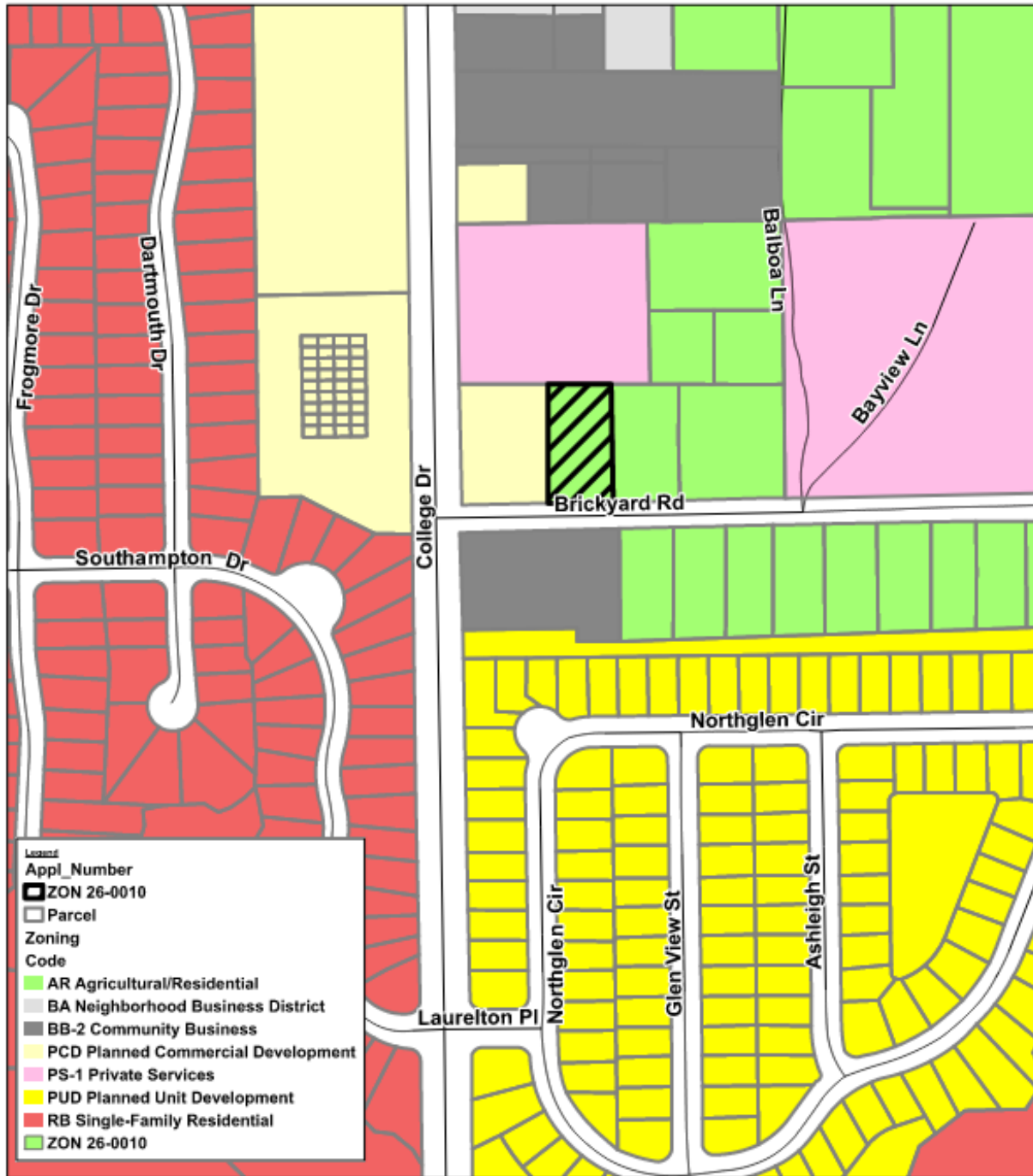
Exhibit "A-1"

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°12'26" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET; THENCE NORTH 89°23'57" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.50 ACRES OR 21,742 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"



**Proposed Zoning  
Rezoning: ZON 26-0010  
from PCD to AR**





Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County Commissioners

DATE: 6/3/2026

FROM: Dodie Selig, Chief Planner,  
AICP

**SUBJECT:**

A. COMP 26-0005

This application is a FLUM amendment to change 2.19 acres from Urban Core 10 (UC-10) to Commercial (COM).

B. ZON 26-0007

This application is a Rezoning to change from Agricultural Residential (AR) to Heavy Business District (BB-4).

**AGENDA ITEM TYPE:**

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
▢ COMP 26-0005 - Staff Report	Cover Memo	5/21/2026	Staff_Report_-_COMP_26-0005dsada.pdf
▢ COMP-26-0005_Ordinance	Ordinance	5/22/2026	ordinance_-_COMP_26-0005_finaldsada.pdf
▢ ZON 26-0007_Staff_Report	Cover Memo	5/22/2026	Staff_Report_-_ZON_26-0007rvdsada.pdf
▢ ZON 26-0007_Ordinance	Cover Memo	5/22/2026	ordinance_-_ZON_26-0007_finalrvdsada.pdf

**REVIEWERS:**

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Streeper, Lisa	Approved	6/17/2026 - 4:18 PM	Item Pushed to Agenda



---

1 **Staff Report and Recommendations for COMP 26-0005**

2

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

5

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6 **Owner / Applicant Information:**

**Owner:** Lin-Mor-1, LLC  
**Agent:** Courtney Gaver (Rogers Towers, P.A.)

7

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8 **Property Information**

<b>Parcel ID:</b> 40-04-25-020905-000-00	<b>Parcel Address:</b> College Drive
<b>Current Land Use:</b> Urban Core 10 (UC-10)	<b>Current Zoning:</b> Agricultural Residential (AR)
<b>Proposed Land Use:</b> Commercial (COM)	<b>Total Acres:</b> 2.19 +/- acres
	<b>Acres affected by FLU change:</b> 2.19 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change a single parcel of land from Urban Core 10 (UC-10) to  
13 Commercial (COM). The applicant does not have a specific end use at this time.

14

15 The subject parcel is located on the west side of College Drive, north of 258 College Drive and is currently  
16 undeveloped land.

17

18 A companion Rezoning application from AR to BB-4 follows this comprehensive plan amendment.

19

20

Figure 1 – Location Map

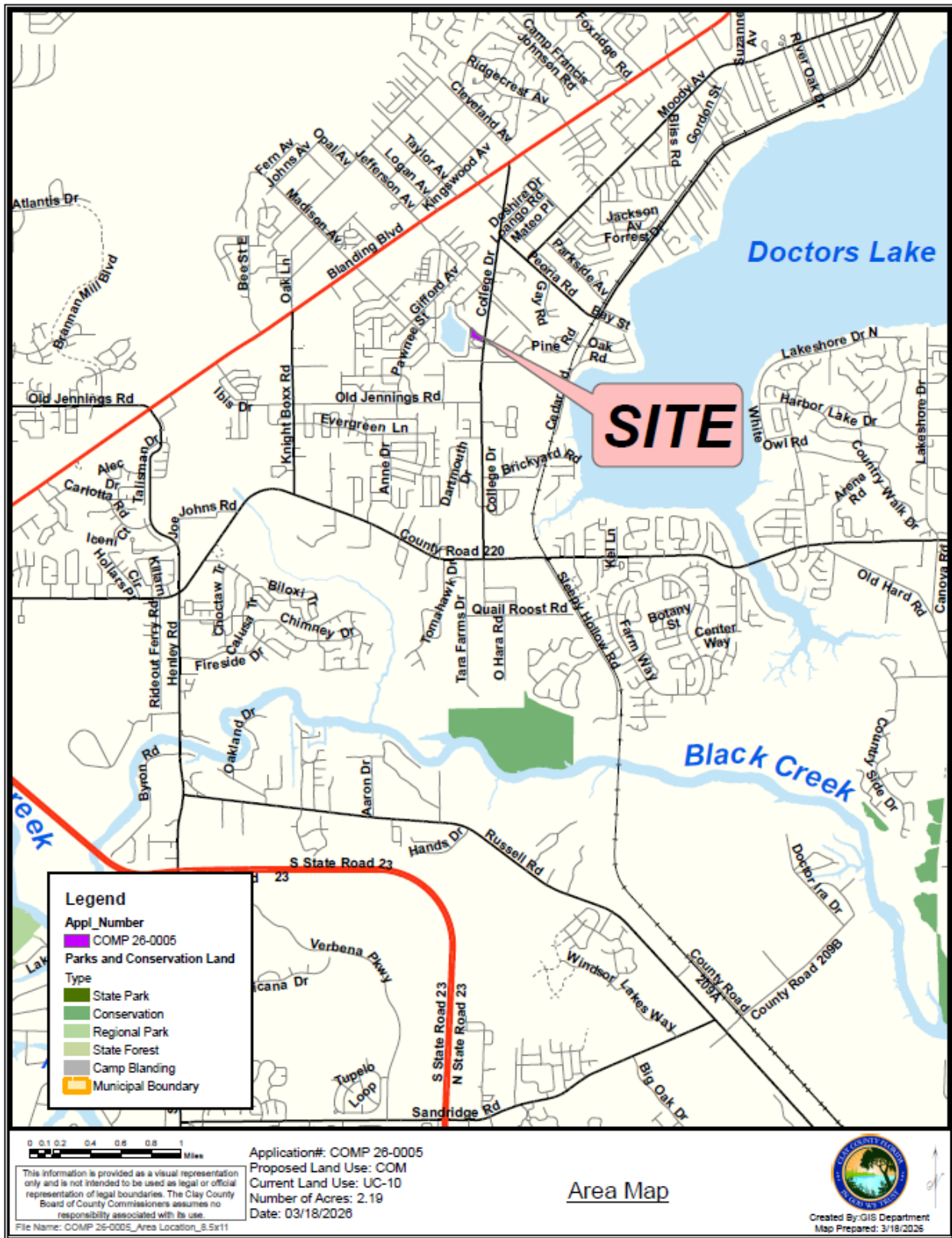


Figure 2 – Parcel Map

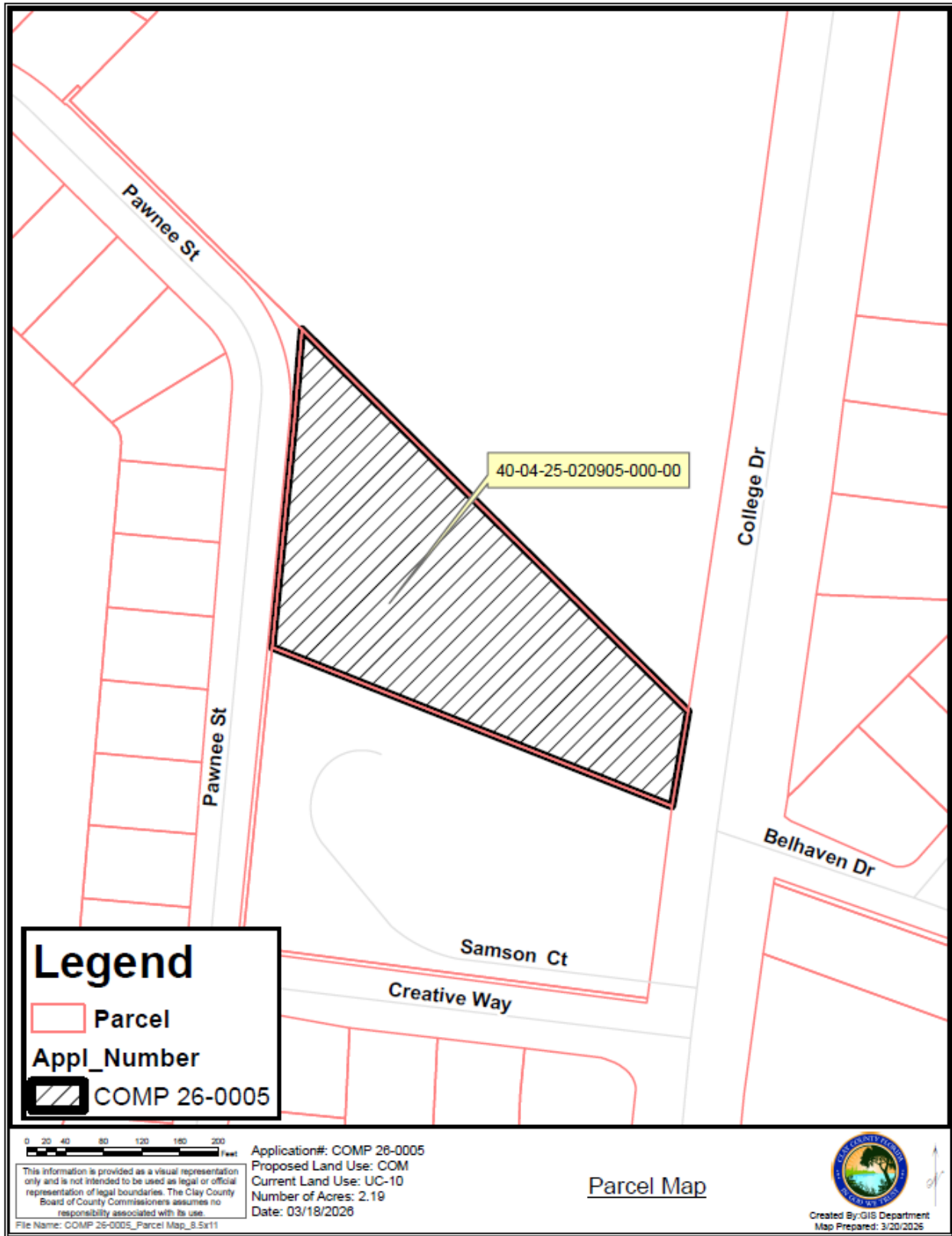


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

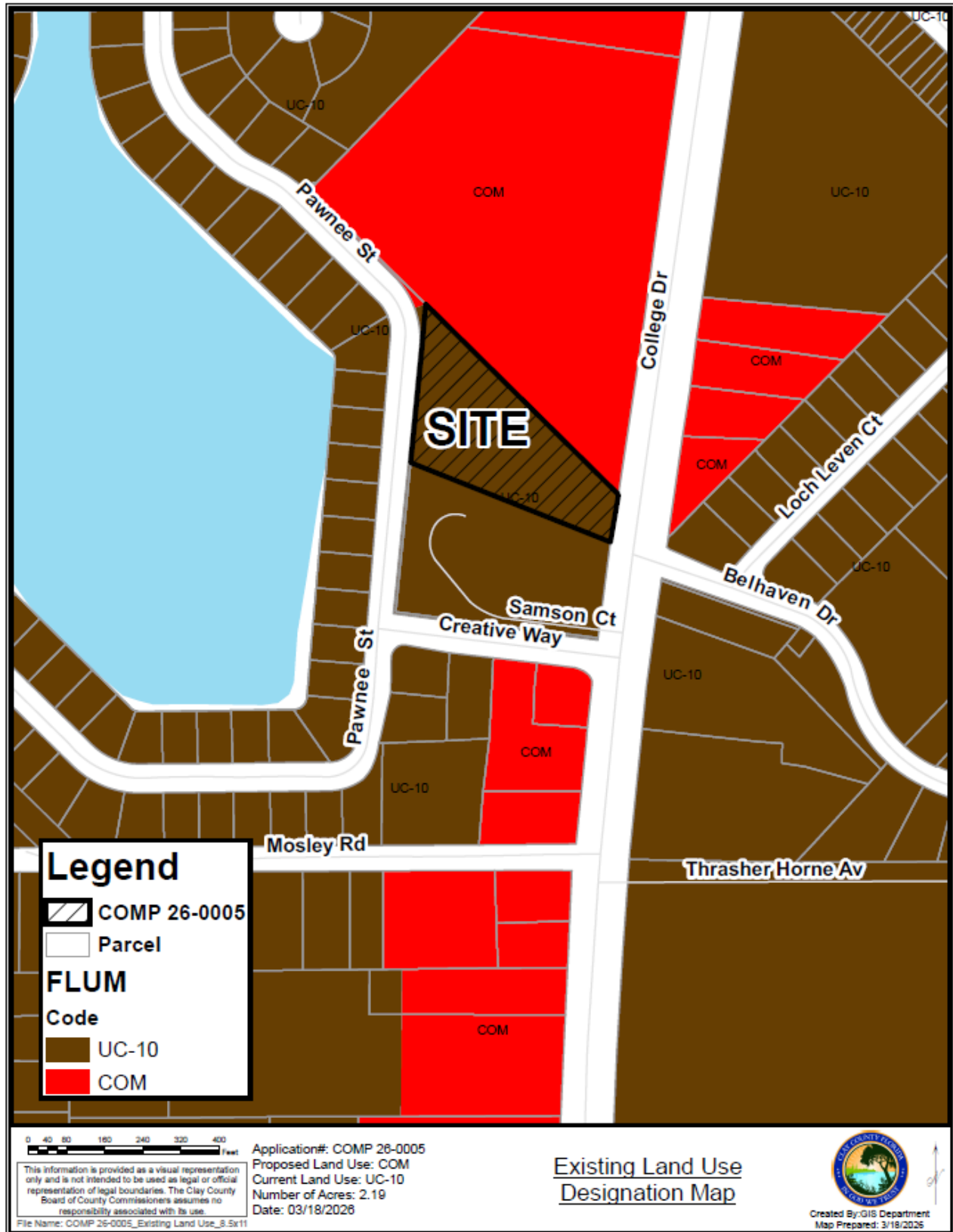


Figure 5 – Proposed Future Land Use Designation Map

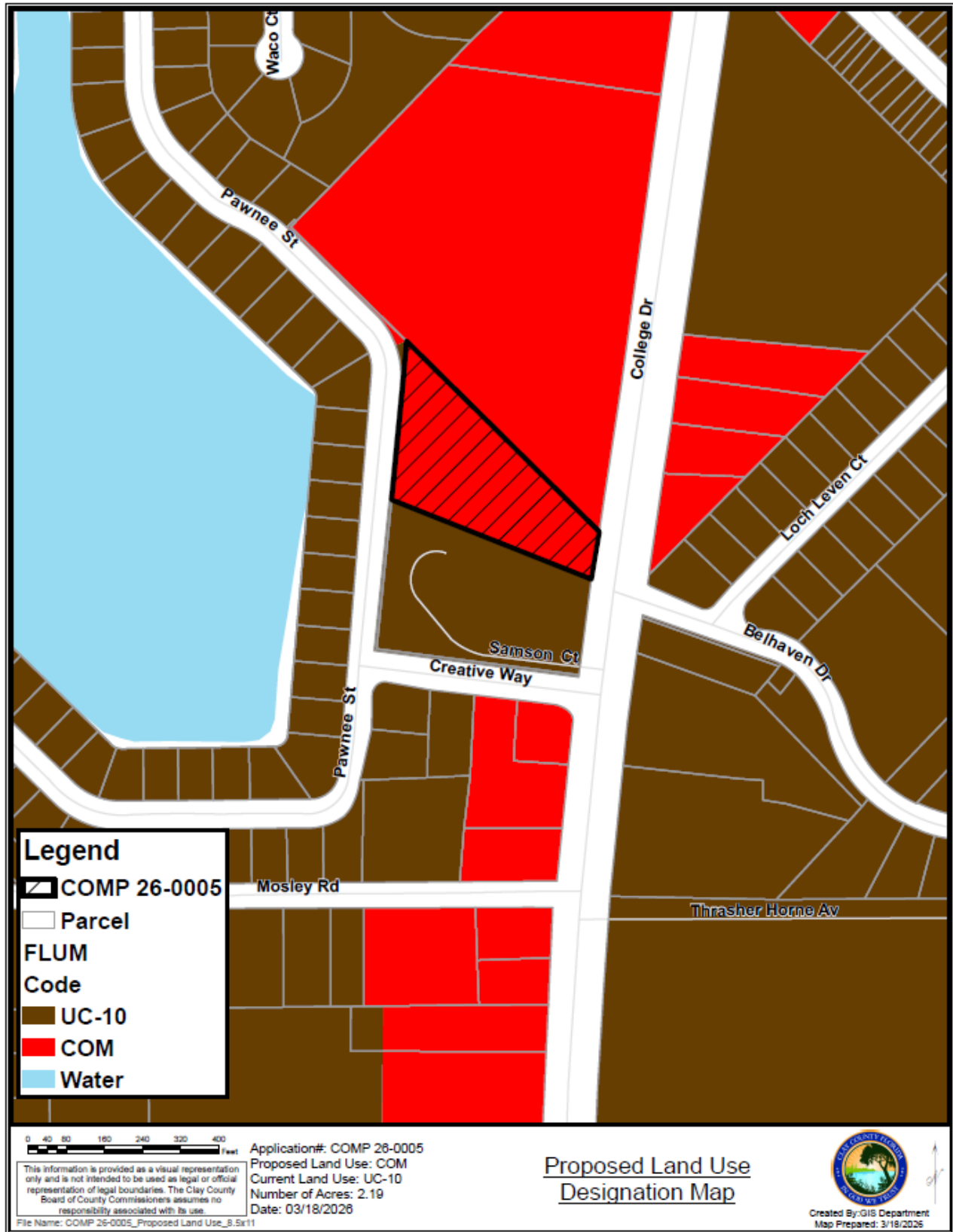
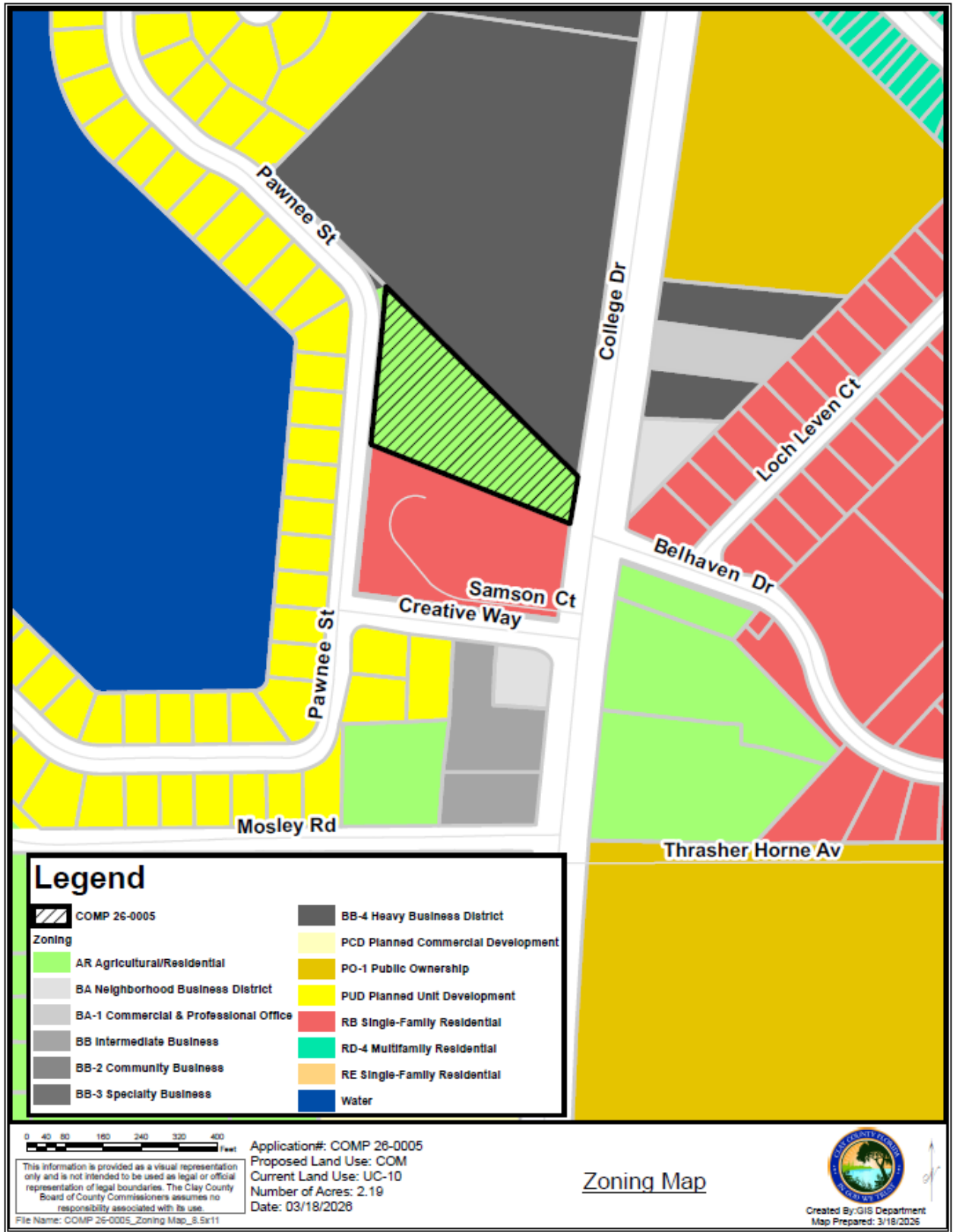


Figure 6 – Zoning Map



33 **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>
40-04-25-020905-000-00	2.19 acres	Urban Core 10 (UC-10)	2-10 units per net acre	Commercial (COM)	0.40 FAR	Reduction of 20 dwelling units and the addition of 38,158 sq.ft.

34  
 35 The proposed change eliminates the current maximum density of 10 dwelling units on the property and  
 36 allows up to 38,158 sq.ft. of commercial floor area instead.  
 37

38 **Availability of Services**

39 The County’s Mobility Fee will apply to development of this property.

40 Schools:

41 There are no residential uses associated with this land use change.  
 42

43 Recreation:

44 There are no residential uses associated with this land use change.  
 45

46 Water and Wastewater:

47 Water is available along the east side of College Drive and water and sewer are both available along Pawnee  
 48 Street.  
 49

50 Stormwater/Drainage:

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

53 Solid Waste:

54 Clay County has existing solid waste capacity to service to the area.

**Chesser Island Road Regional Landfill Capacity**

Remaining Capacity ----- 55,565,151 cubic yards

Daily Tons -----4,537 tons  
Rate of Fill -----5,041 cubic yards per day  
Estimated Fill Date -----01/04/55  
Years Remaining -----38 years

55 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*  
56

57 **Land Suitability:**

58 Soils:

59 See Figure 7.

60 Flood Plain:

61 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See  
62 Figure 8.

63 Topography:

64 The subject parcel has very little change in elevation. See Figure 9.

65 Regionally Significant Habitat:

66 There have not been any black bear or eagle sitings in the area of the subject parcel. See Figure 10.

67 Historic Resources:

68 There are no historic resource structures on the subject parcel although historic structure locations have been  
69 mapped to the south of the subject parcel. See Figure 11.

70 Compatibility with Military Installations:

71 The subject property is not located near Camp Blanding.

72

73 **Analysis of Surrounding Uses**

74 The proposed future land use amendment would change a single parcel of land (2.19 acres) from Urban Core  
75 10 (UC-10) to Commercial (COM). This change would be in keeping with the evolving character of the  
76 surrounding districts as shown in the table below:

	<b>Future Land Use</b>	<b>Zoning District</b>
<b>North</b>	Commercial	Heavy Business District (BB-4)
<b>South</b>	Urban Core 10	Single Family Residential District (RB)
<b>East</b>	Commercial & Urban Core 10	Neighborhood Business District (BA), Heavy Business District (BB-4), Single Family Residential District (RB) and Agricultural/Residential (AR)
<b>West</b>	Urban Core 10	Planned Unit Development (PUD)

77

78

Figure 7 – Soil Map

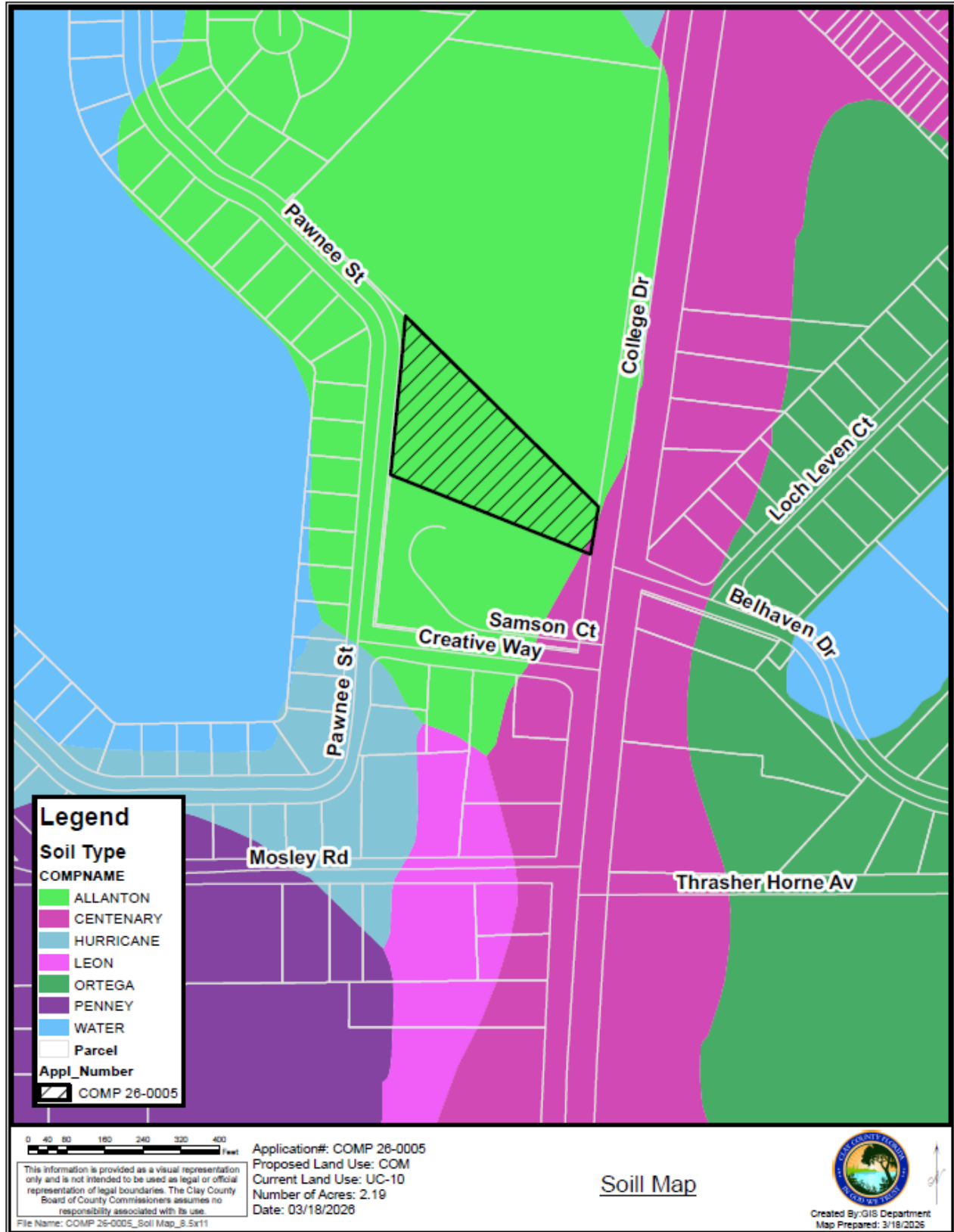


Figure 8 – Flood Zone Map

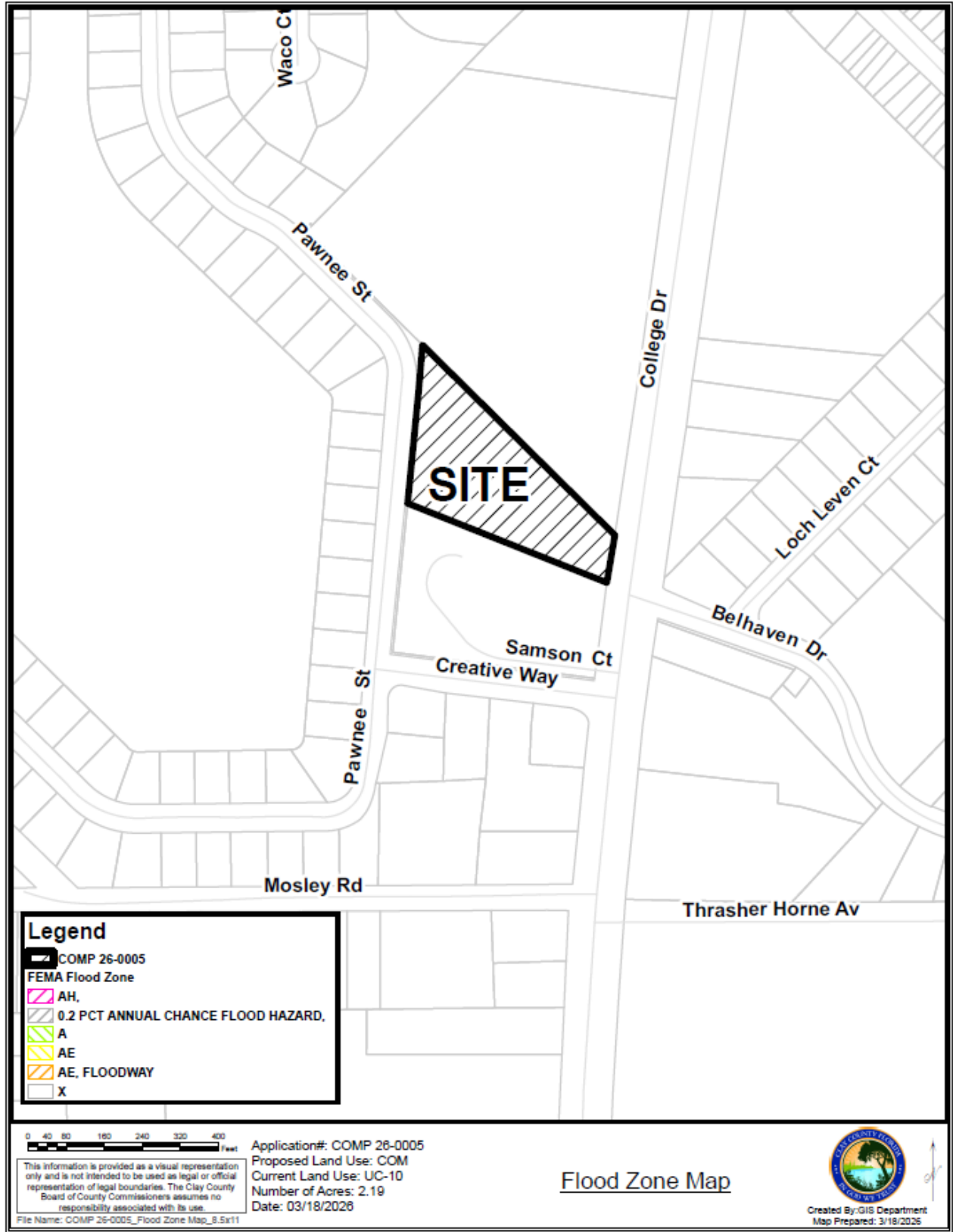


Figure 9 – Topography Map

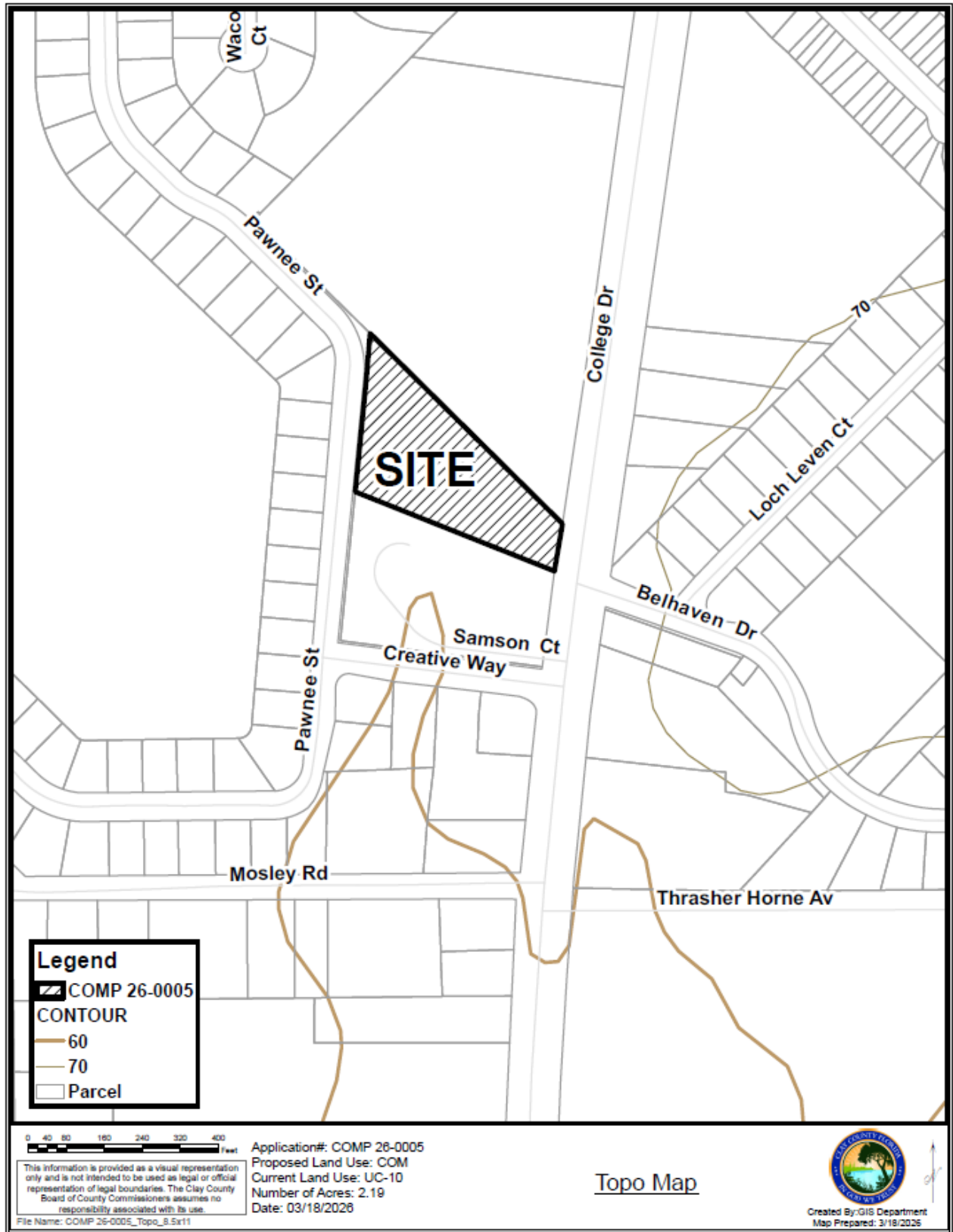


Figure 10 – Habitat Value Map

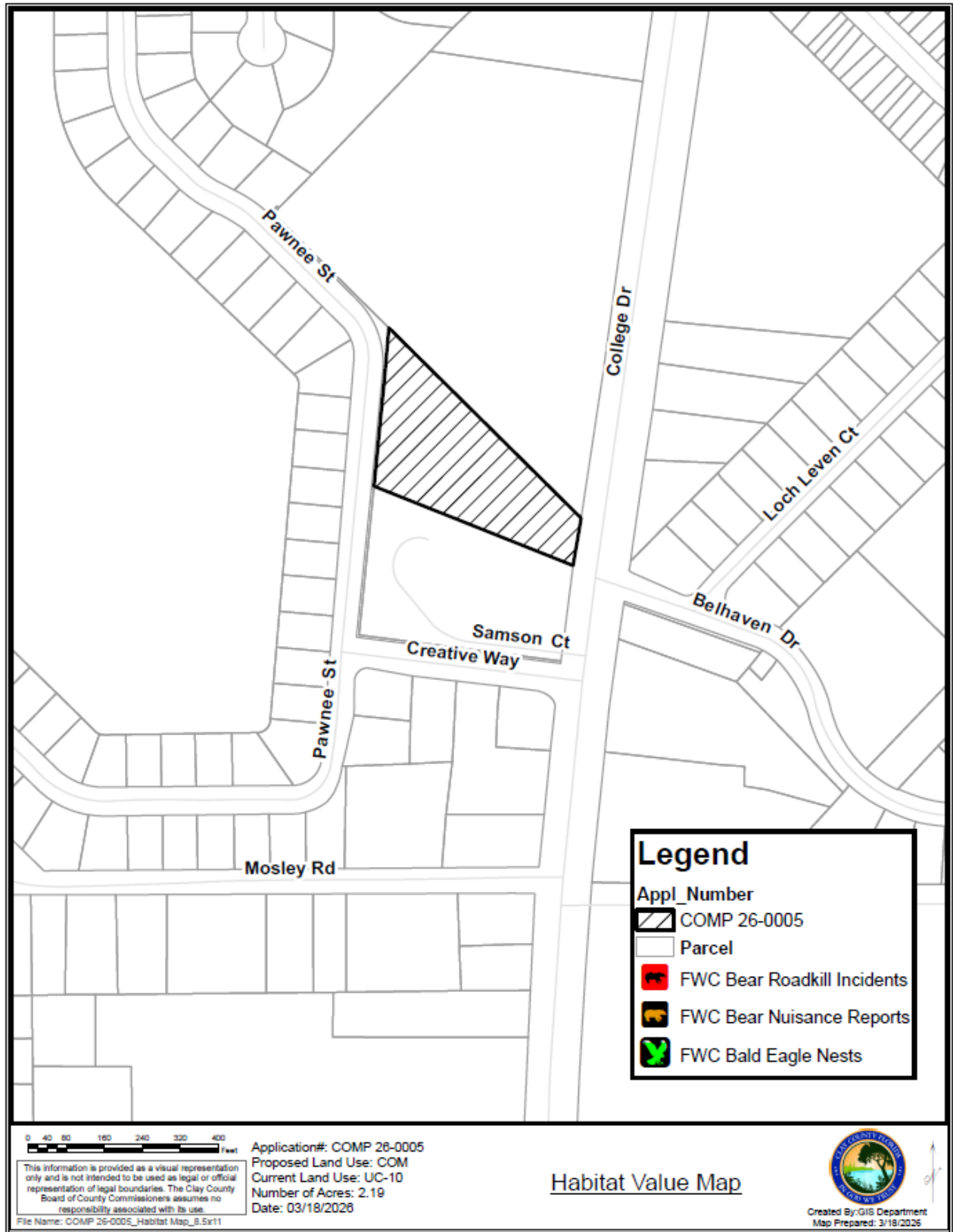
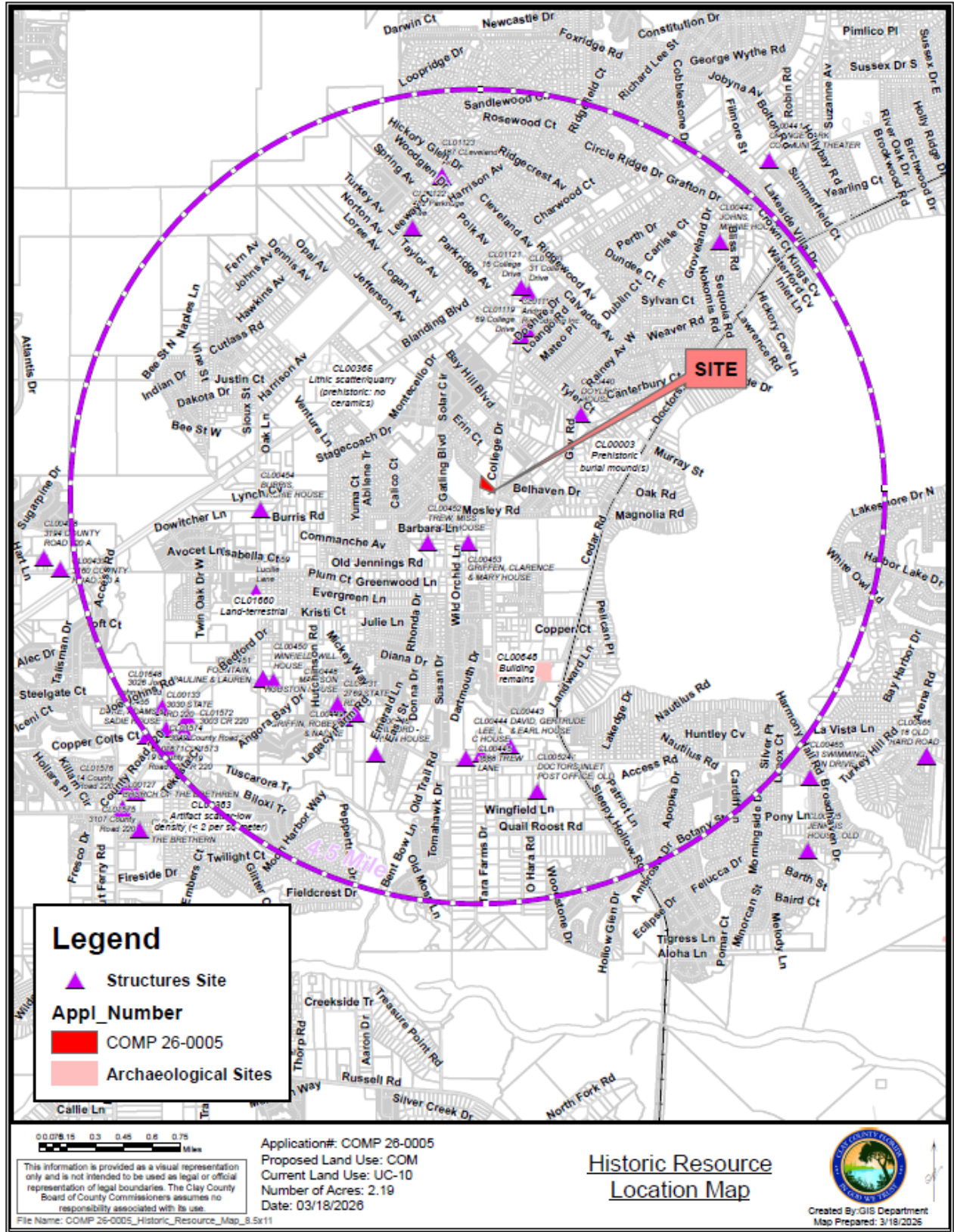


Figure 11 - Historical Resources



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

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

91 FLU Policy 1.4.1.7 Urban Core (10)

92 This designation is intended for land within the core of urban service areas and accessible to  
93 employment centers. Densities in this area shall range from a minimum of two units per net acre and  
94 a maximum of ten units per net acre. This classification includes single-family detached and attached,  
95 cluster and zero lot line dwellings, and multi-family housing.

96 Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten  
97 units per net acres. Densities from seven to ten units per net acre may be approved if the location  
98 meets required points and the development provides central water and sewer system.

99 Review of specific densities shall be directed toward preserving the stability and integrity of  
100 established residential development and toward providing equitable treatment of lands with similar  
101 characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure  
102 a smooth transition in residential structure types and densities.

103 A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation  
104 on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing  
105 for very low-, low-income and moderate-income households. Location shall be based on need and  
106 criteria assessing proximity to the following: employment, mass transit, health care, parks,  
107 commercial services, and central utility services, as detailed in the Housing Element and land  
108 development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed  
109 infill development meeting criteria of a Traditional Neighborhood Development.

110  
111 FLU Policy 1.4.1.9 Commercial (COM)

112 The commercial designation accommodates the full range of sales, service, and office activities.  
113 These uses may occur in self-contained shopping centers, free standing structures, campus-like  
114 business parks, central business districts, or along arterial highways. These areas are intended for  
115 larger scale, more intensive community-type commercial uses.

116 The location of commercial development shall be concentrated at major intersections and within  
117 Activity Centers and Planned Communities. The development shall create a commercial node,  
118 not a strip, with a mixture of retail, office, and hotel uses.

119 FLU Policy 1.4.8

120 Amendments to designate additional commercial land use on the Future Land Use Map and  
121 otherwise eligible for consideration as small scale amendments pursuant to Section  
122 163.3187(1)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan  
123 criteria following:

124 1) Infill: The application parcel is located between parcels with an existing designation of  
125 commercial, institutional and/or industrial land use which (1) are located on the same side of the  
126 roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right  
127 of way.

128 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation  
129 of commercial land use provided that (1) the resulting development parcel is greater than 10 acres  
130 and (2) the resulting dimensions of the development parcel permit a unified plan of development  
131 including shared access, signage and infrastructure. Unified Plan Applications shall be limited in  
132 location to the intersection of two roadways, one of which must be designated as an arterial or  
133 major collector and the other of which must be designated as an arterial, major collector or minor  
134 collector. Amendments approved pursuant to these criteria shall be required to proceed as a  
135 Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring  
136 shared access, shared signage, and shared infrastructure.

137 3) Subsection 2 shall not apply to those single parcels with multiple land use designations, one of  
138 which is commercial, as of January 1, 2021.  
139

140 Analysis Regarding Urban Sprawl

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

144

145 Statutory Indicators of the Discouragement of Sprawl:

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

- 149 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
150 *community in a manner that does not have an adverse impact on and protects natural resources and*  
151 *ecosystems.*
- 152 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- 153 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*  
154 *uses at densities and intensities that will support a range of housing choices and a multimodal*  
155 *transportation system, including pedestrian, bicycle, and transit, if available.*
- 156 (IV.) *Promotes conservation of water and energy.*
- 157 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*  
158 *farmlands and soils.*
- 159 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 160 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*  
161 *nonresidential needs of an area.*
- 162 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*  
163 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*  
164 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

165

166 Staff Analysis regarding Sprawl:

167 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
168 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
169 163.3177(6)(a)9.b:

170 Staff Finding: The amendment directs economic growth and associated land development to geographic  
171 areas of the community which are already developed in an urban form, thus redirecting  
172 development from other more sensitive areas which might have an adverse impact on natural  
173 resources and ecosystems.

174 Staff Finding: The proposed amendment maximizes the use of existing public infrastructure and services  
175 already in place along College Drive.

176 Staff Finding: The amendment promotes conservation of water and energy by tying in to existing services.

177 Staff Finding: Future development of this parcel in connection with the owner's existing business on the  
178 adjoining parcels will create a balance of land uses based upon demands of the residential  
179 population for the nonresidential needs of an area.

180

181 **Recommendation**

182 Staff recommend approval of COMP 26-0005.

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 40-04-25-020905-000-00), TOTALING APPROXIMATELY 2.19 ACRES, FROM URBAN CORE (10) (UC-10) TO COMMERCIAL (COM); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the “Plan”); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 26-0005 requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

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

**Section 1.** Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

**Section 2.** The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for a single parcel of land (tax parcel identification # 40-04-25-020905-000-00), totaling approximately 2.19 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from URBAN CORE (10) (UC-10) to COMMERCIAL (COM).

**Section 3.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 4.** The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Its Chairman

ATTEST:

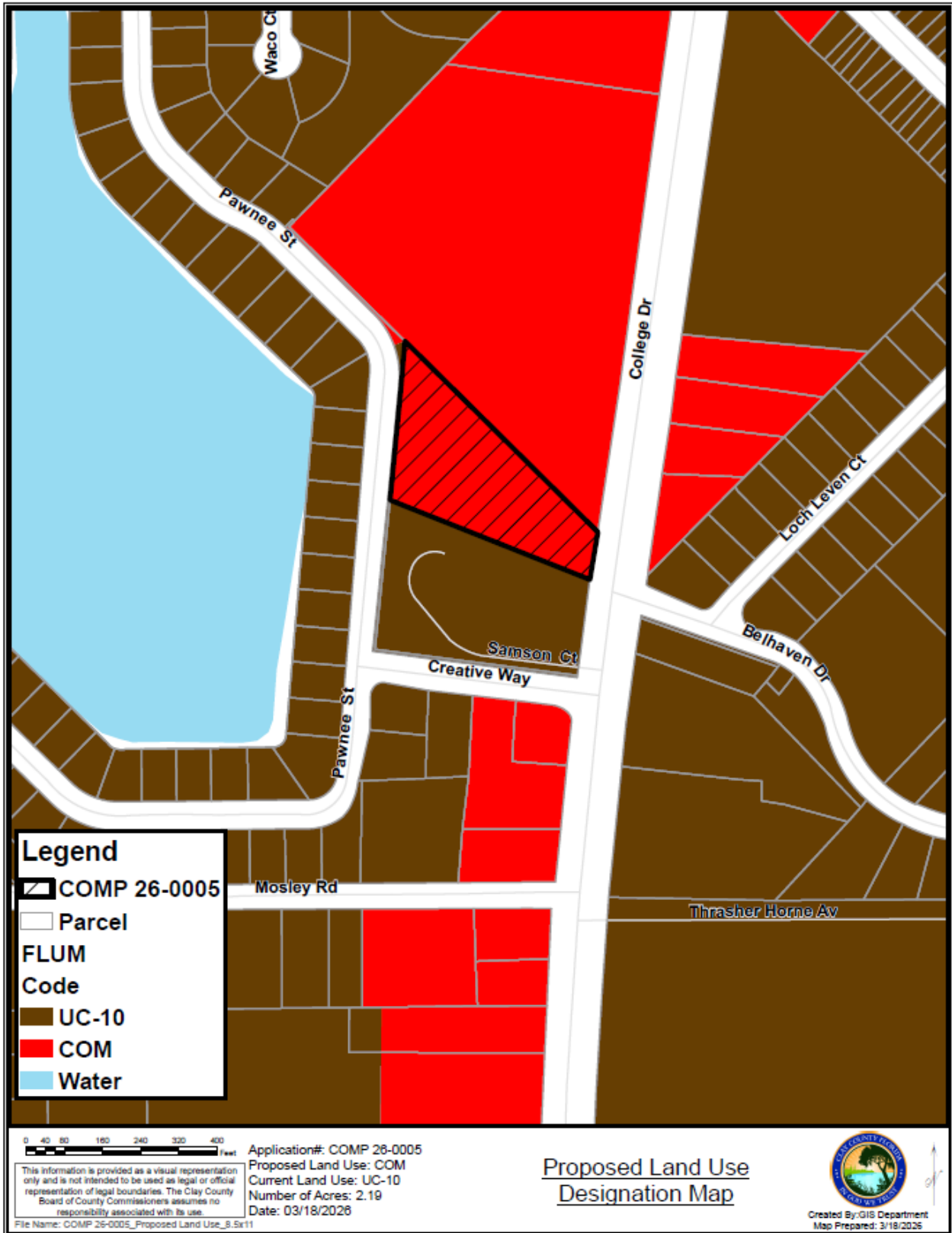
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description - Attachment A-3

A PORTION OF LOTS 10, 11 AND 12, SECTION 25, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO THE MAP RECORDED IN DEED BOOK "Q" PAGE 663 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 11 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #224 (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY) RUN THENCE SOUTH 07°46'30" WEST ALONG THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 79.16 FEET HAVING A RADIUS OF 11545.20 FEET CONCAVE SOUTHEASTERLY SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 07°34'43" WEST, A CHORD DISTANCE OF 79.16 FEET FOR THE POINT OF BEGINNING - CONTINUE ALONG THE ARC OF THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 200.0 FEET HAVING A RADIUS OF 11545.20 FEET, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°53'10" WEST A CHORD DISTANCE OF 200.0 FEET; THENCE NORTH 82°48'28" WEST 422.27 FEET; THENCE NORTH 04°48'02" EAST 311.21 FEET; THENCE SOUTH 68°28'33" EAST 448.13 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"





---

1 **Staff Report and Recommendations for ZON 26-0007**

2

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

5

---

6 **Owner / Applicant Information:**

**Owner:** Lin-Mor-1, LLC  
**Agent:** Courtney Gaver (Rogers Towers, P.A.)

7

---

8 **Property Information**

<b>Parcel ID:</b> 40-04-25-020905-000-00	<b>Parcel Address:</b> College Drive
<b>Current Zoning:</b> Agricultural Residential (AR)	<b>Current Land Use:</b> Urban Core 10 (UC-10)
<b>Proposed Zoning:</b> BB-4	<b>Total Acres:</b> 2.19 +/- acres
	<b>Acres affected by Zoning change:</b> 2.19 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a rezoning to change a single parcel of land (2.19 acres) from Agricultural Residential (AR)  
12 to Heavy Business District (BB-4).

13

14 The subject parcel is located on the west side of College Drive, north of 258 College Drive and is currently  
15 undeveloped land.

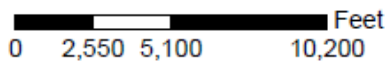
16

17 A companion Comprehensive Plan Amendment application (COMP 26-0005) preceded this application.

18

19

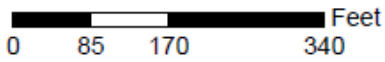
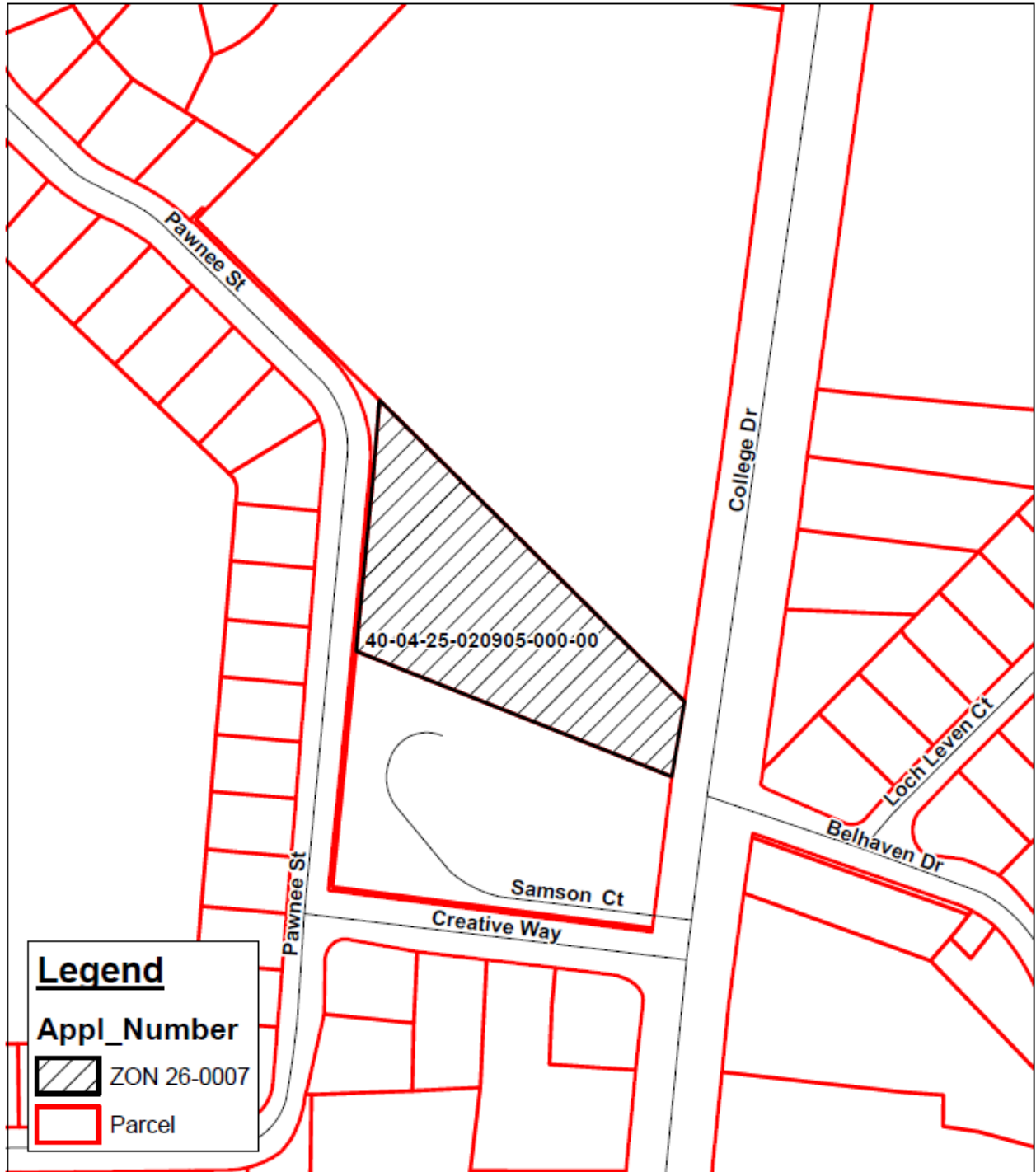
Figure 1 – Location Map



**Location Map  
Rezoning: ZON 26-0007**



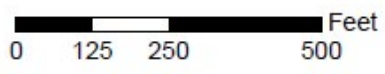
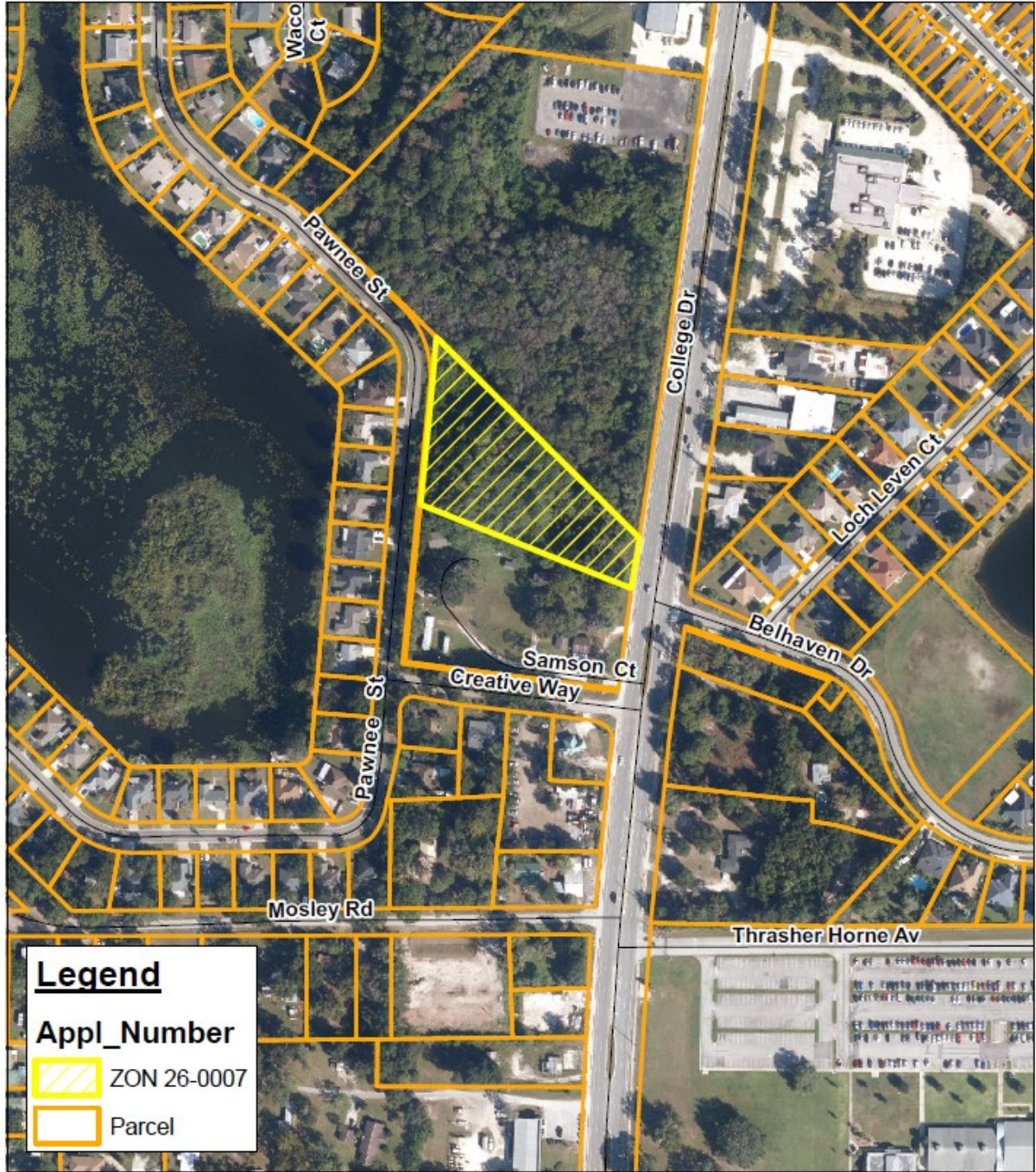
Figure 2 – Parcel Map



Rezoning: ZON 26-0007  
Parcel Map



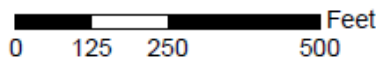
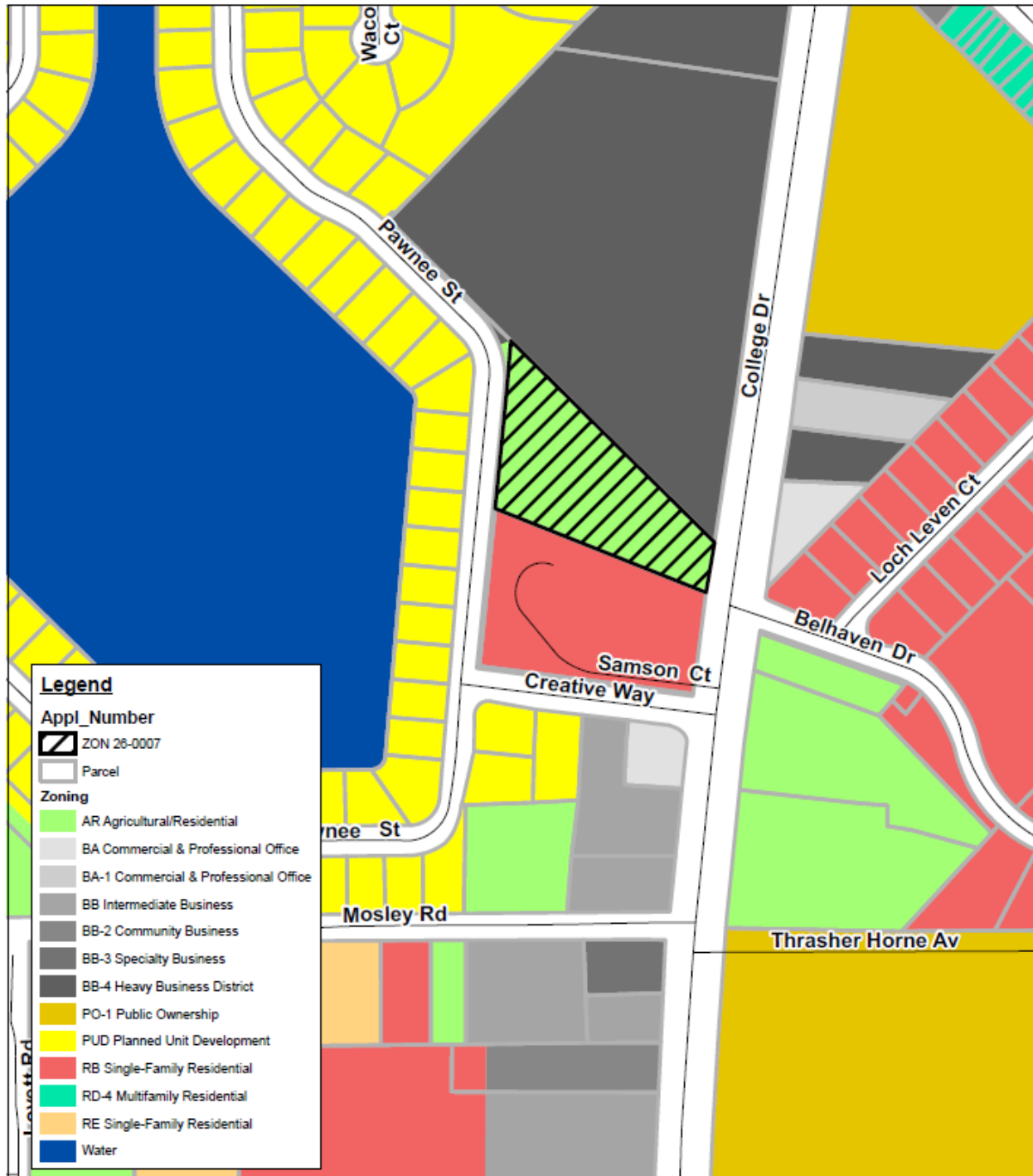
Figure 3 - Aerial Photo



**Rezoning: ZON 26-0007  
from AR to BB-4**



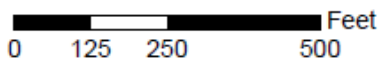
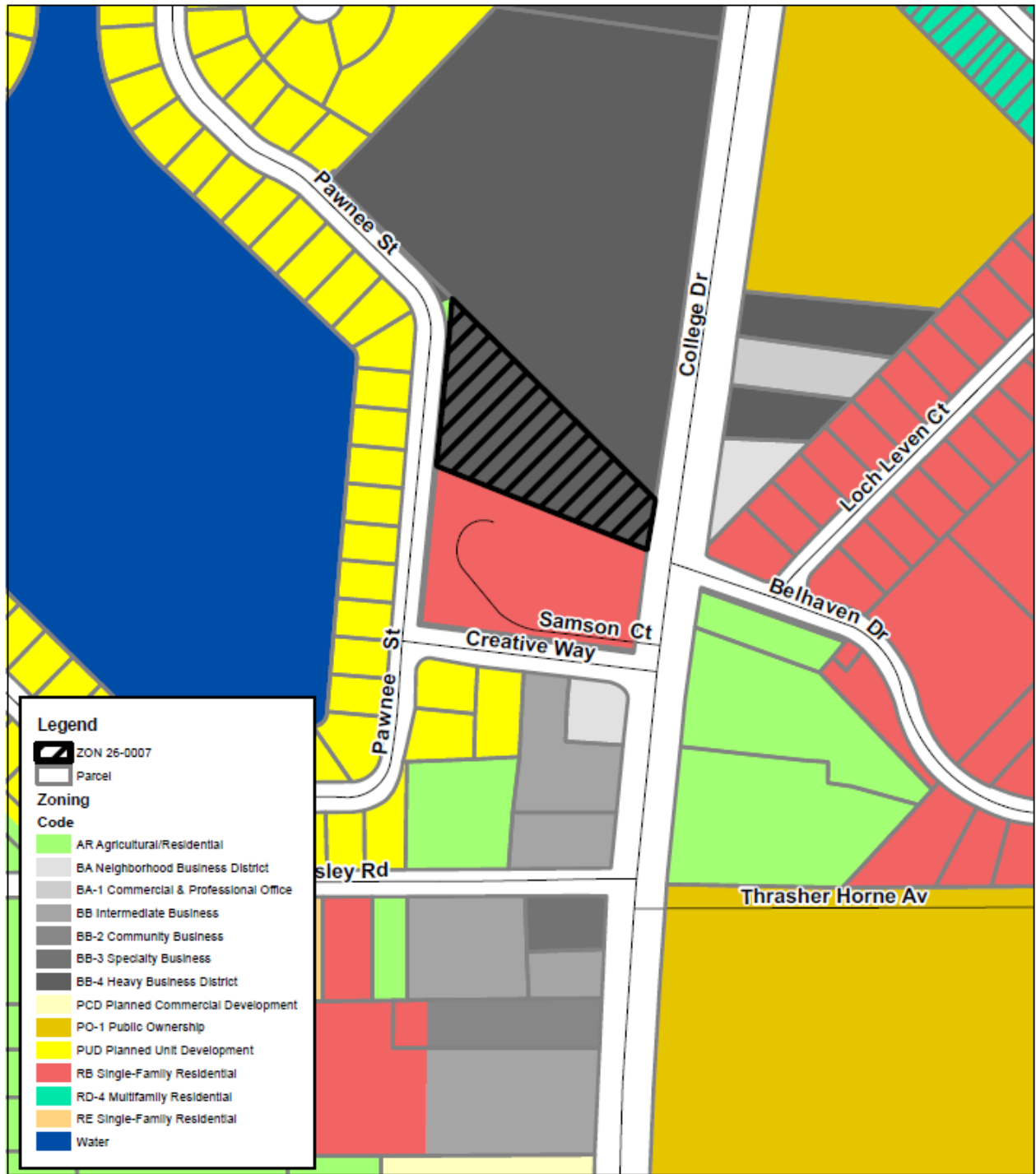
Figure 4 – Existing Zoning Map



**Existing Zoning  
Rezoning: ZON 26-0007  
from AR to BB-4**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: ZON 26-0007  
from AR to BB-4**



31 **Analysis of Surrounding Uses**

32 The proposed rezoning would change a single parcel of land (2.19 acres) from Agricultural Residential (AR)  
 33 to Heavy Business District (BB-4). This change would be in keeping with the evolving character of the  
 34 surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial	Heavy Business District (BB-4)
South	Urban Core 10	Single Family Residential District (RB)
East	Commercial & Urban Core 10	Neighborhood Business District (BA), Heavy Business District (BB-4), Single Family Residential District (RB) and Agricultural/Residential (AR)
West	Urban Core 10	Planned Unit Development (PUD)

35

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

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

38 FLU Policy 1.4.1.9 Commercial (COM)

39 The commercial designation accommodates the full range of sales, service, and office activities.  
 40 These uses may occur in self-contained shopping centers, free standing structures, campus-like  
 41 business parks, central business districts, or along arterial highways. These areas are intended for  
 42 larger scale, more intensive community-type commercial uses.

43 The location of commercial development shall be concentrated at major intersections and within  
 44 Activity Centers and Planned Communities. The development shall create a commercial node,  
 45 not a strip, with a mixture of retail, office, and hotel uses.

46

47 Analysis of Proposed Rezoning Amendment

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

50  
51 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
52 adjacent and nearby districts;

53 Staff Finding: This rezoning application will not create an isolated or unrelated district. It will match the  
54 existing BB-4 zoning of the two parcels immediately adjacent to the north which are also owned by the owner  
55 of this subject parcel. In addition, there are two parcels on the east side of College Drive across from the  
56 subject parcel which are also zoned BB-4.

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

59 Staff Finding: The district boundaries are illogically drawn in the case of this parcel as the two parcels  
60 immediately to the north of the subject parcel are also owned by the owner of the subject parcel and are zoned  
61 BB-4.

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

64 Staff Finding: The conditions which existed at the time the property was originally zoned are not known,  
65 however it appears that because the parcel has never been developed, the changing nature of College Drive  
66 into a more urban form has created isolated pockets of Agricultural Residential (AR) zoning which are no  
67 longer in keeping with the character of the area.

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

69 Staff Finding: The subject parcel could be developed with single-family homes, however the parcel is owned  
70 by the business to the north which seeks to utilize the land at a future point in time for that business's  
71 operation.

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

74 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent  
75 of the future land use designation.

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

78 Staff Finding: There is no public purpose served by keeping the single family zoning district on the subject  
79 parcel.

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

82 Staff Finding: The proposed rezoning will not be inconsistent with the surround land use.

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

85 Staff Finding: The proposed change is not an isolated request which could be satisfied by the purchase of a  
86 different property in another location. This parcel is already owned by the business which is existing on the  
87 parcels immediately to the north.

88

89 **Recommendation**

90 Staff recommends approval of ZON 26-0007.

91

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 40-04-25-020905-000-00), TOTALING APPROXIMATELY 2.19 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO HEAVY BUSINESS DISTRICT (BB-4); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 26-0007 seeks to rezone certain real property totaling approximately 2.19 acres (tax parcel identification # 40-04-25-020905-000-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Agricultural/Residential District (AR) to Heavy Business District (BB-4).

**Section 3.** Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

**Section 4.** The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

**Section 5.** This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 26-0005 becoming effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Its Chairman

ATTEST:

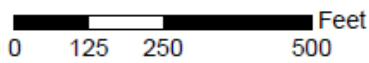
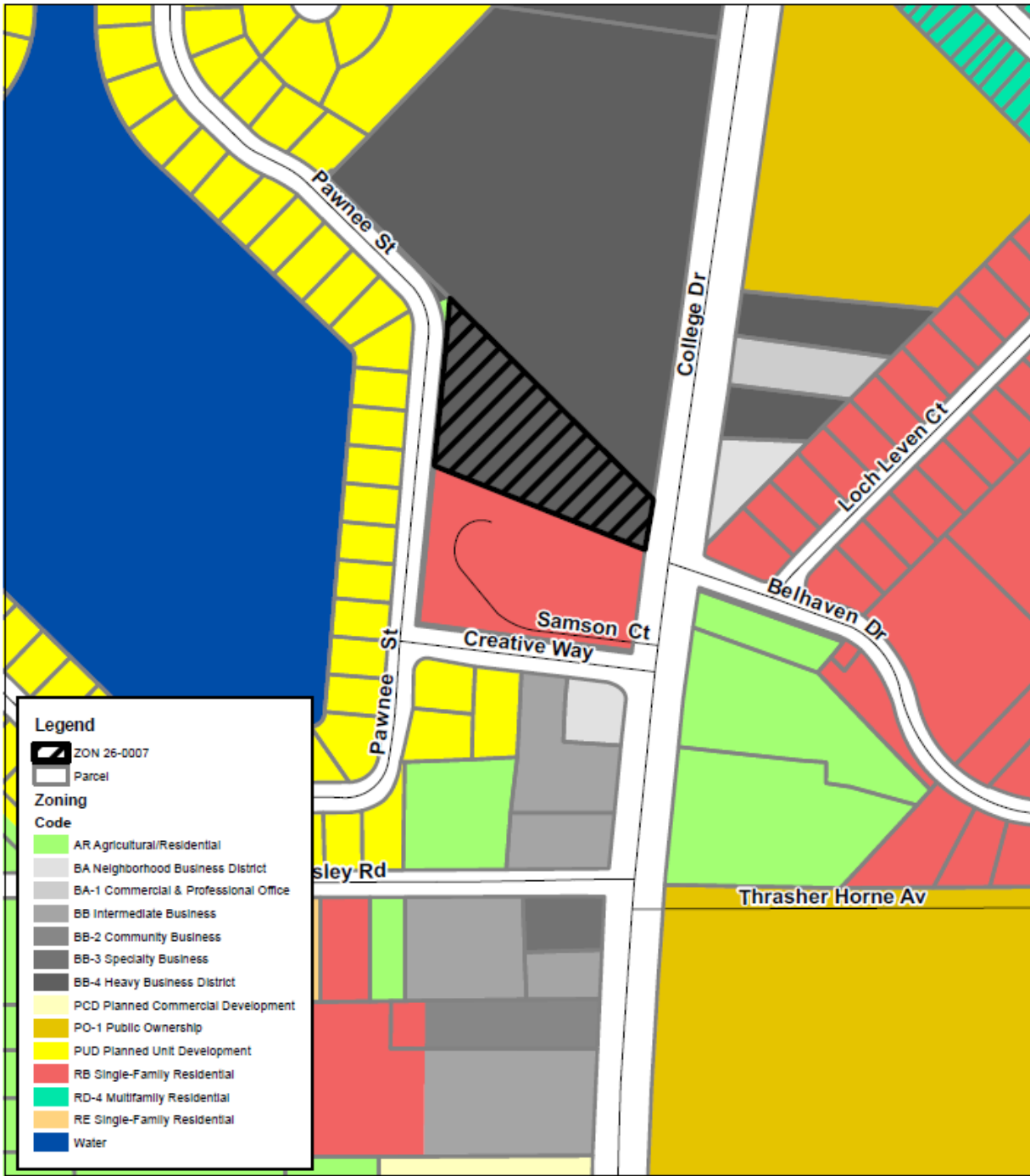
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description - Attachment A-3

A PORTION OF LOTS 10, 11 AND 12, SECTION 25, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO THE MAP RECORDED IN DEED BOOK "Q" PAGE 663 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 11 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #224 (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY) RUN THENCE SOUTH 07°46'30" WEST ALONG THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 79.16 FEET HAVING A RADIUS OF 11545.20 FEET CONCAVE SOUTHEASTERLY SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 07°34'43" WEST, A CHORD DISTANCE OF 79.16 FEET FOR THE POINT OF BEGINNING - CONTINUE ALONG THE ARC OF THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 200.0 FEET HAVING A RADIUS OF 11545.20 FEET, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°53'10" WEST A CHORD DISTANCE OF 200.0 FEET; THENCE NORTH 82°48'28" WEST 422.27 FEET; THENCE NORTH 04°48'02" EAST 311.21 FEET; THENCE SOUTH 68°28'33" EAST 448.13 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"



Proposed Zoning  
Rezoning: ZON 26-0007  
from AR to BB-4





Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County Commissioners

DATE: 6/3/2026

FROM: Dodie Selig, Chief Planner,  
AICP

SUBJECT: This application is a FLUM amendment to reconfigure 27.96 acres from Branan Field Community Center (BF-CC), Branan Field Rural Suburbs (BF-RS), and Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC), Branan Field Primary Conservation Network (BF-PCN) and Branan Field Rural Suburbs (BF-RS).

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP_26-0006_Ordinance	Ordinance	5/22/2026	ordinance_-_COMP_26-0006_finaldsada.pdf
▢ COMP 26-0006 - Staff Report	Cover Memo	5/21/2026	COMP_26-0006-PC_Staff_Report_-_Draft_EFdsada.pdf
▢ Concept Site Plan	Backup Material	5/21/2026	Exhibit_F_-_Proposed_Land_Use_v1_(2)dsada.pdf
▢ COMP 26-0006 - public comment	Backup Material	5/21/2026	COMP_26-0006_-_Bravell_Doddsada.pdf

REVIEWERS:

Department	Reviewer	Action	Date	Comments
Economic and Development Services	Streeper, Lisa	Approved	6/17/2026 - 4:19 PM	Item Pushed to Agenda

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF TWO PARCELS OF LAND: PARCEL 1 (TAX PARCEL IDENTIFICATION # 02-05-24-005927-008-00), TOTALING APPROXIMATELY 20.19 ACRES, FROM BRANAN FIELD COMMUNITY CENTER (BF CC) TO BRANAN FIELD PRIMARY CONSERVATION NETWORK (BF PCN) AND BRANAN FIELD MASTER PLANNED COMMUNITY (BF MPC); AND A PORTION OF PARCEL 2 (TAX PARCEL IDENTIFICATION # 02-05-24-005927-002-00), TOTALING APPROXIMATELY 7.77 ACRES, FROM BRANAN FIELD RURAL SUBURBS (BF RS) TO BRANAN FIELD MASTER PLANNED COMMUNITY (BF MPC) AND BRANAN FIELD PRIMARY CONSERVATION NETWORK (BF PCN); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the “Plan”); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 26-0006 requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

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

**Section 1.** Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

**Section 2.** The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for two parcels of land: Parcel 1 (tax parcel identification # 02-05-24-005927-008-00), totaling approximately 20.19 acres, is hereby changed from Branana Field Community Center (BF CC) to Branana Field Primary Conservation Network (BF PCN) and Branana Field Master Planned Community (BF MPC); and a portion of Parcel 2 (tax parcel identification # 02-05-24-005927-002-00), totaling approximately 7.77 acres, is hereby changed from from Branana Field Rural Suburbs (BF RS) to Branana

Field Master Planned Community (BF MPC) and Branan Field Primary Conservation Network (BF PCN). These changes are described in Exhibit “A-1”, and depicted in Exhibit “A-2”

**Section 3.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 4.** The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 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 – Attachment A-3**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

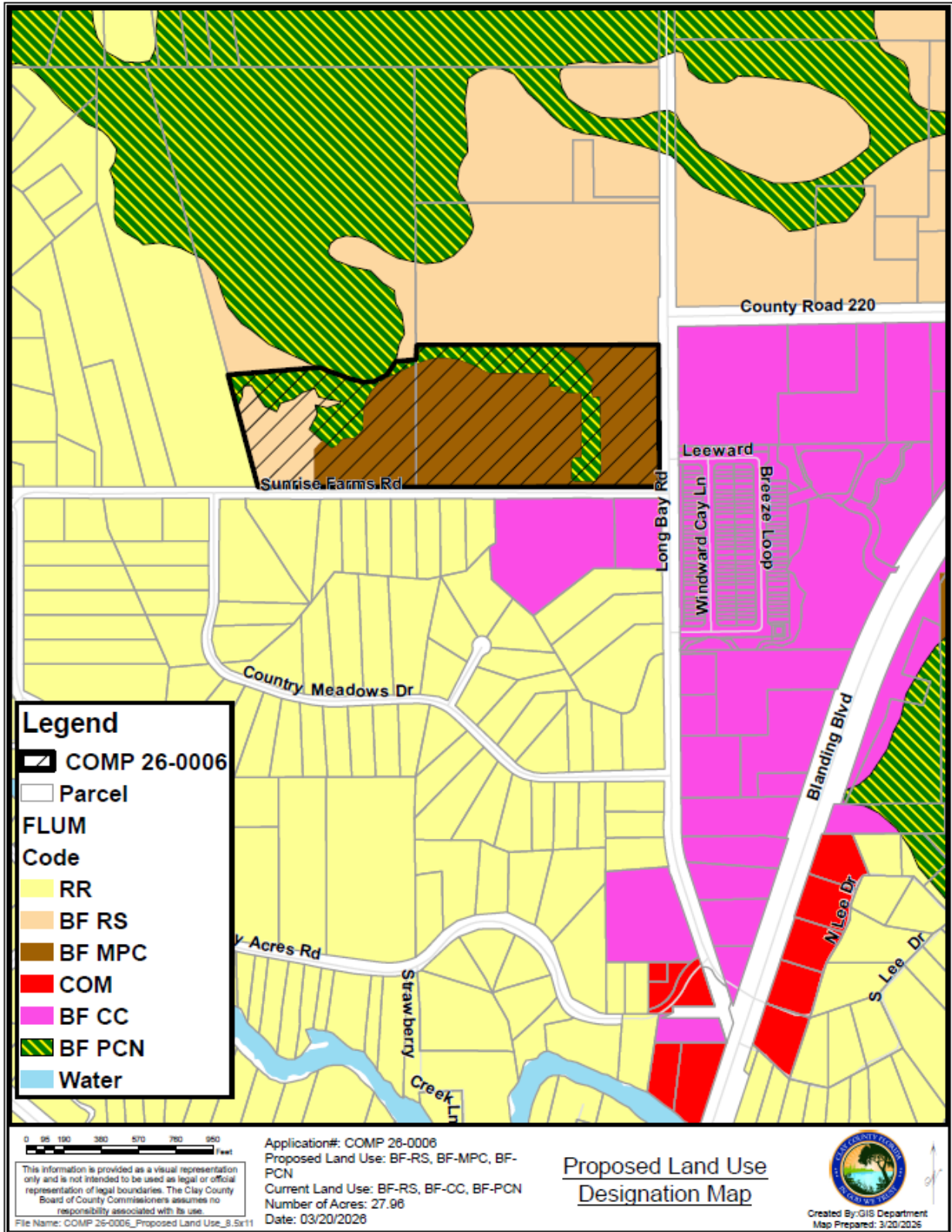
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C—220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 1238.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'53" WEST, ALONG LAST SAID LINE, 802.69 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 13°40'00" WEST, ALONG LAST SAID LINE, 578.88 FEET; THENCE NORTH 85°34'13" EAST, 940.06 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408; THENCE SOUTH 00°12'00" EAST, ALONG LAST SAID LINE, 634.61 FEET TO THE POINT OF BEGINNING.

**Legal Description – Attachment A-3**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C-220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 1238.47 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 364 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°12'00" WEST, ALONG LAST SAID LINE, 725.73 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°58'12" EAST, ALONG LAST SAID LINE, 1235.50 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-220; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 725.63 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"





---

1 **Staff Report and Recommendations for COMP 26-0006**

2

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

5

---

6 **Owner / Applicant Information:**

**Owner:** Nancy Koester, Nancy J Koester Revocable  
Trust and Melvin and Kathleen Fannin  
**Agent:** Scott Ennis (Meritage Homes of FL)

7

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8 **Property Information**

<b>Parcel ID:</b> 02-05-24-005927-008-00 and 02-05-24-005927-002-00	<b>Parcel Address:</b> 3996 Sunrise Farms Rd.
<b>Current Land Use:</b> BF-CC, BF-RS and BF-PCN	<b>Current Zoning:</b> BF-PUD
<b>Proposed Land Use:</b> BF-MPC, BF-RS and BF-PCN	<b>Total Acres:</b> 72.87 +/- acres
<b>Commission District:</b> 4, Comm. Condon	<b>Acres affected by FLU change:</b> 27.96 +/- acres
	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change the future land use designations of two parcels as follows:

- 13 • One parcel (02-05-24-005927-008-00) containing 20.19 acres, from Branan Field Community Center  
14 (BF CC) to Branan Field Master Planned Community (BF MPC) and Branan Field Primary  
15 Conservation Network (BF PCN).
- 16 • A portion of another parcel (02-05-24-005927-002-00) containing 7.77 acres, from Branan Field  
17 Rural Suburbs (BF RS) to Branan Field Master Planned Community (BF MPC) and Branan Field  
18 Primary Conservation Network (BF PCN).

19

20 The subject parcels are located at the northwest corner of Long Bay Road and Sunrise Farms Road. The parcel  
21 addressed as 3996 Sunrise Farms Road has a homesite and pasture land. The other parcel is listed by the  
22 Property Appraiser as timber use with no structures.

23

24

Figure 1 – Location Map

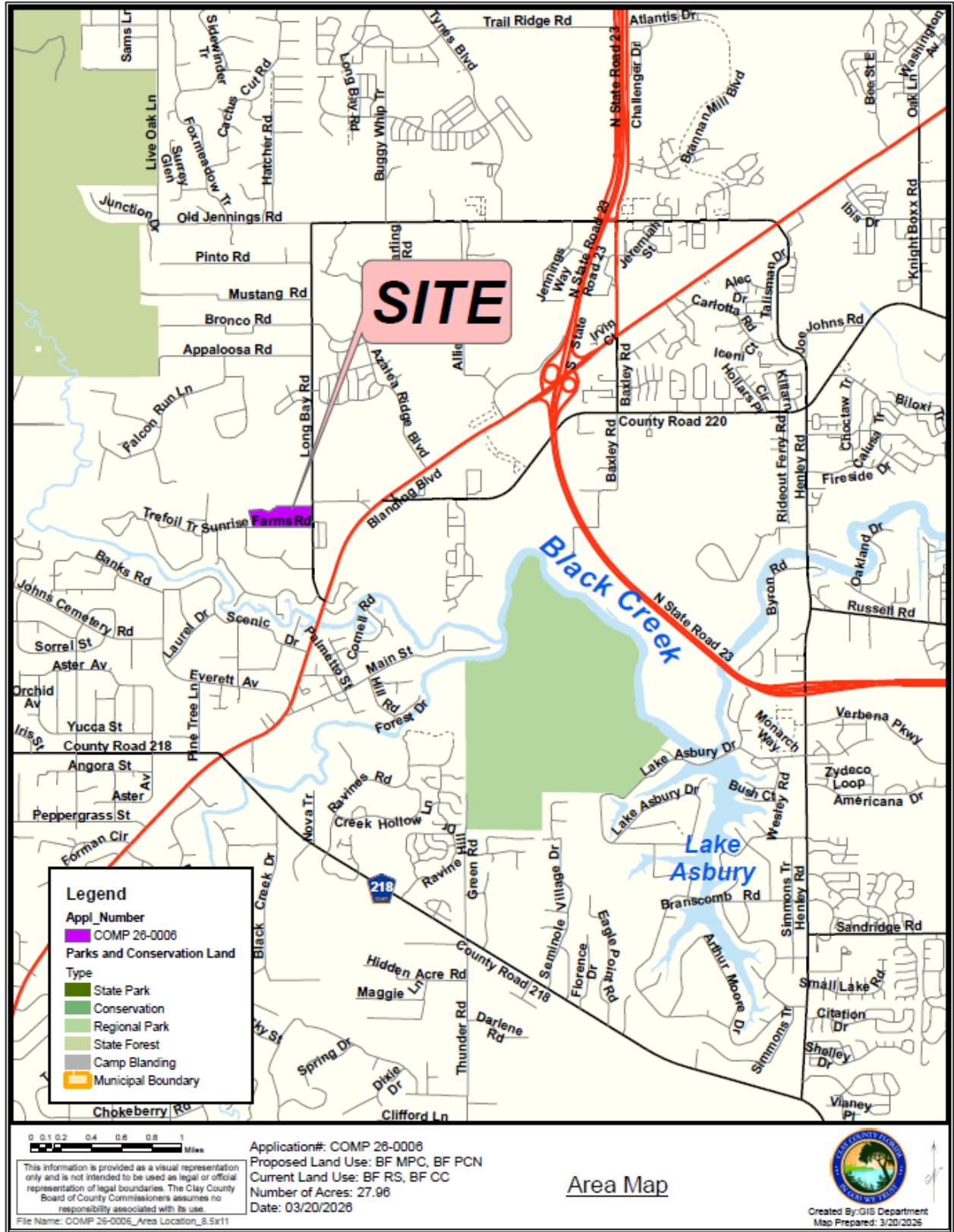


Figure 2 – Parcel Map

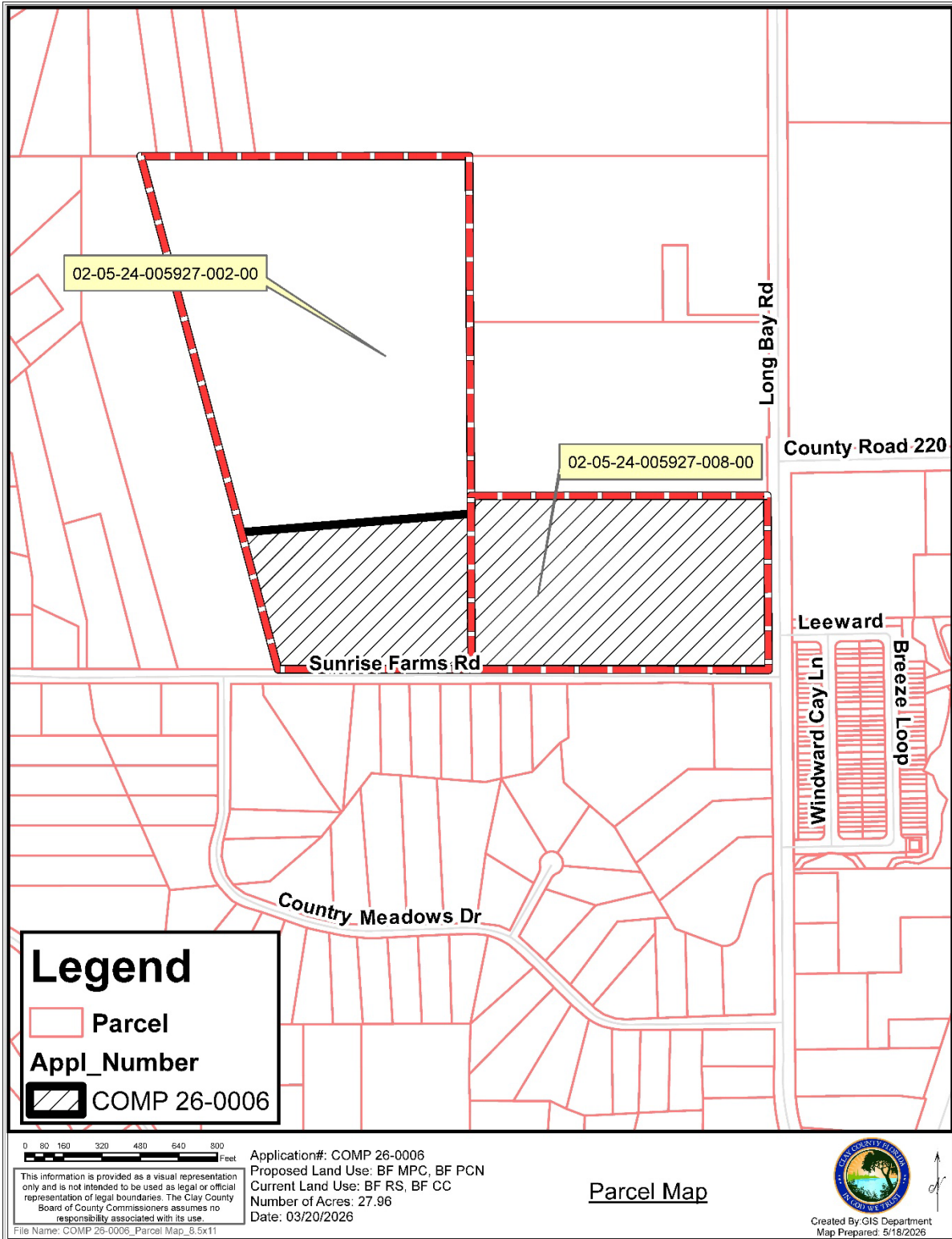


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

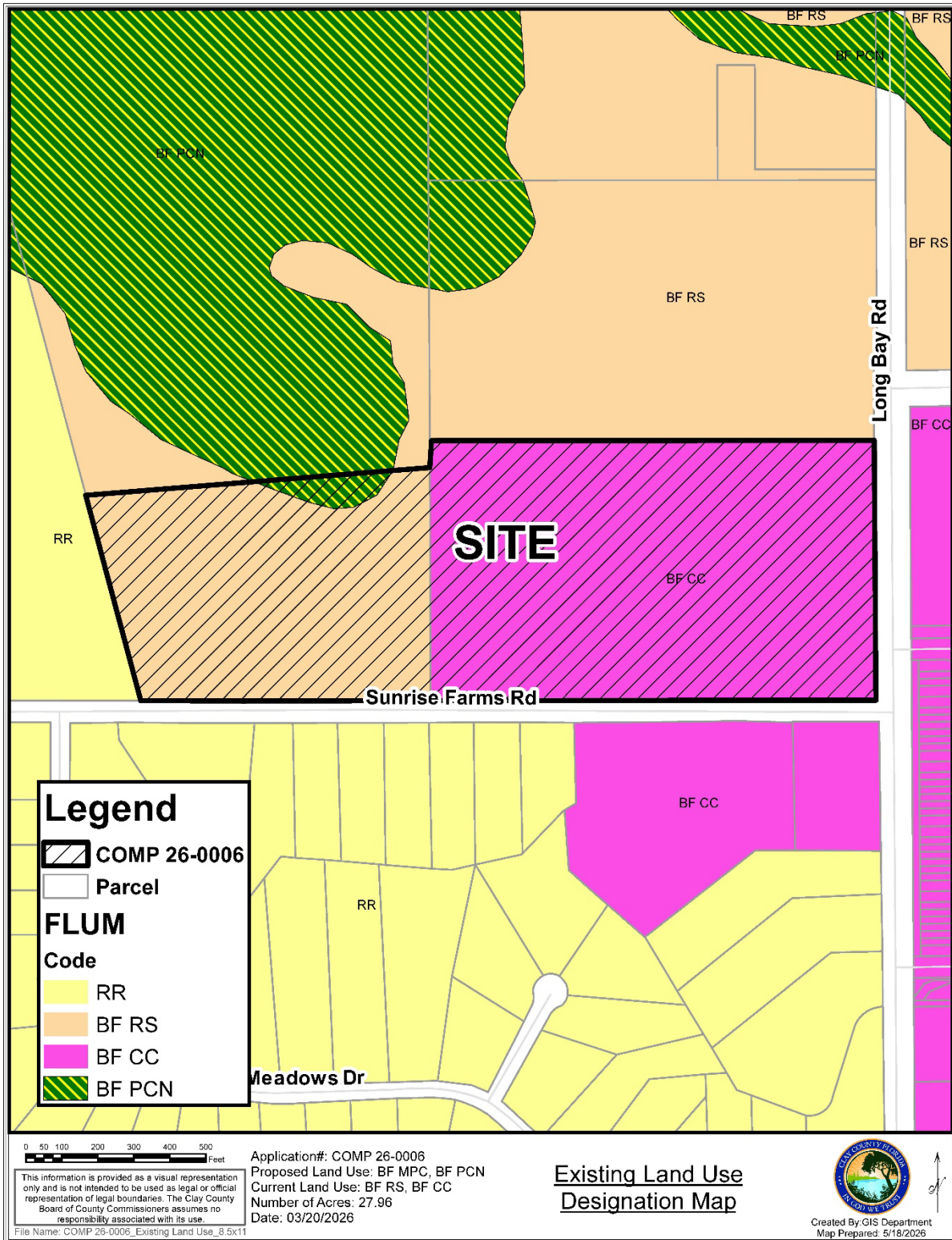


Figure 5 – Proposed Future Land Use Designation Map

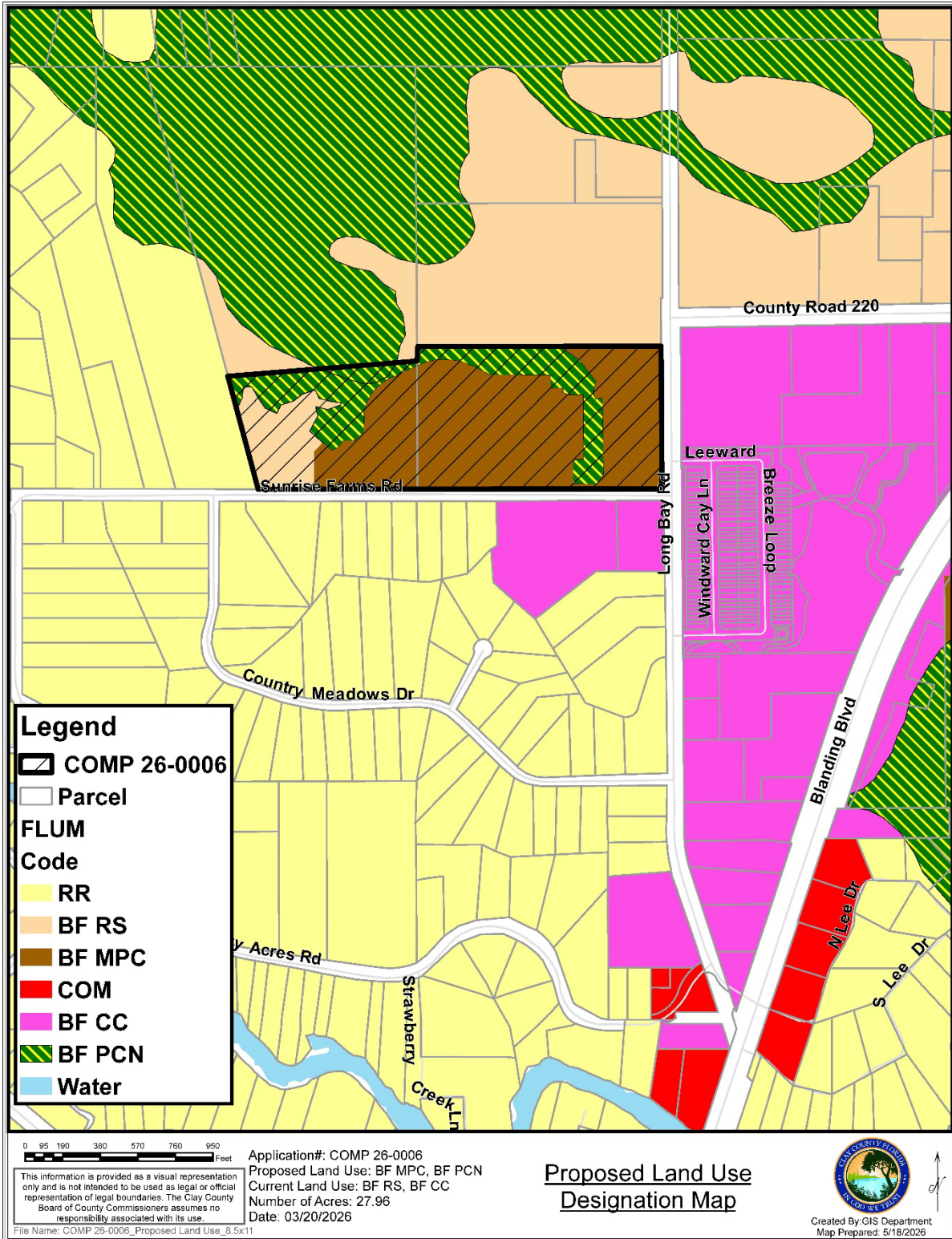
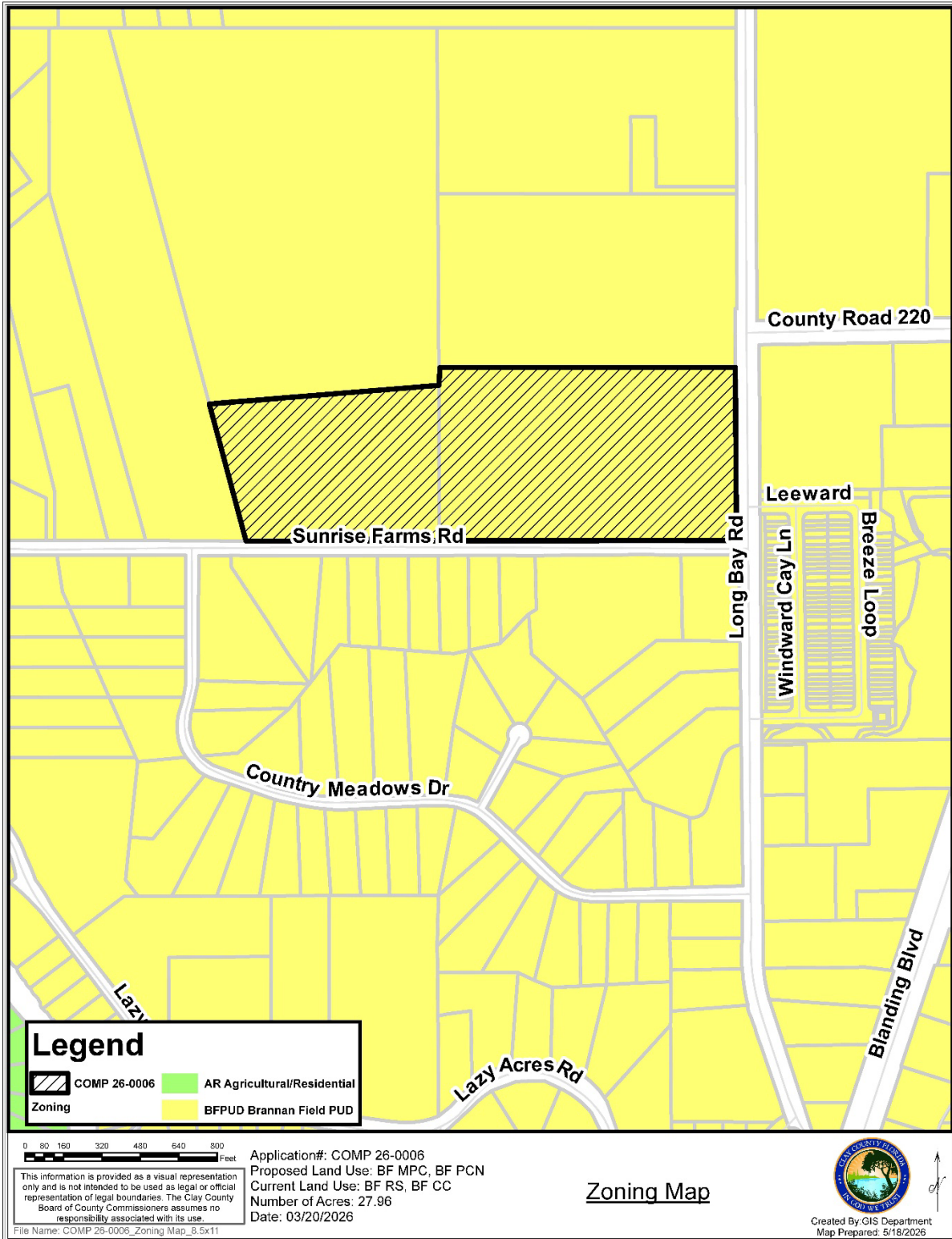


Figure 6 – Zoning Map



37 **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>
005927-008-00	20.19 acres	BF CC	8-16 dwelling units per acre	16.65 acres BF MPC  3.85 acres BF PCN	6-12 dwelling units per acre (Village Zone)  (none)	Reduction of 121 dwelling units
005927-002-00	12 acres	11.5 acres BF RS  0.5 acres BF PCN	1 dwelling unit per 5 acres or 1 dwelling unit per acre with density bonus  (none)	4.84 acres BF MPC  3.71 acres BF RS  3.45 acres BF PCN	6-12 dwelling units per acre (Village Zone)  1 dwelling unit per 5 acres or 1 dwelling unit per acre with density bonus  (none)	Increase of 50 dwelling units

38  
39 As shown in the table above, the proposed change would reduce the potential maximum dwelling units on  
40 the BF CC parcel from 323 units to 202 units and would increase the potential dwelling units on the BF RS  
41 parcel from 11 units to 61 units.

42  
43 The concept plan submitted with this application shows a total of 126 dwelling units (lots) which meets the  
44 minimum density for BF MPC Village Zone of 6 units per acre. The Village Zone standards allow for a  
45 minimum lot width of 32 feet for single-family detached homes. The concept plan provides 78 lots at 34 feet  
46 in width and 48 lots at 44 feet in width.

47  
48 **Availability of Services**

49 The County’s Mobility Fee will apply to development of this property.

50 Schools:  
51 Provision of school concurrency will be required for any future residential development.

52  
53 Recreation:  
54 Provision of recreational areas will be required for any future residential development.

55  
56 Water and Wastewater:  
57 Water and sewer will need to be provided for the proposed use.

58  
59 Stormwater/Drainage:  
60 Stormwater management for any new construction will need to meet County and Water Management District  
61 standards.

62 Solid Waste:  
63 Clay County has existing solid waste capacity to service to the area.

**Chesser Island Road Regional Landfill Capacity**

Remaining Capacity -----	55,565,151 cubic yards
Daily Tons -----	4,537 tons
Rate of Fill -----	5,041 cubic yards per day
Estimated Fill Date -----	01/04/55
Years Remaining -----	38 years

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

65

66 **Land Suitability:**

67 Soils:

68 See Figure 7.

69 Flood Plain:

70 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See  
71 Figure 8.

72 Topography:

73 The subject parcel along Long Bay Road is slightly higher than the western parcel on Sunrise Farms Road and  
74 has a low area of wetlands that creates a channel running from the northwest corner to the southeast. See  
75 Figure 9.

76 Regionally Significant Habitat:

77 There have been black bear sightings to the west and southeast of the subject parcel. See Figure 10.

78 Historic Resources:

79 There are no historic resource structures on the subject parcel although historic structure locations have been  
80 mapped to the southeast of the subject parcel. See Figure 11.

81 Compatibility with Military Installations:

82 The subject property is not located near Camp Blanding.

83

84 **Analysis of Surrounding Uses**

85 The proposed future land use amendment would change the BF CC land use on the first parcel (20.19 acres)  
86 to BF MPC and BF PCN and would change the BF RS land use on the second parcel (7.77 acres) to BF MPC  
87 and BF PCN. The surrounding districts as shown in the table below:

	<b>Future Land Use</b>	<b>Zoning District</b>
<b>North</b>	BF RS and BF PCN	BF PUD
<b>South</b>	BF CC and RR	BF PUD
<b>East</b>	BF CC	BF PUD
<b>West</b>	BF RS and BF PCN	BF PUD

88

89

Figure 7 – Soil Map

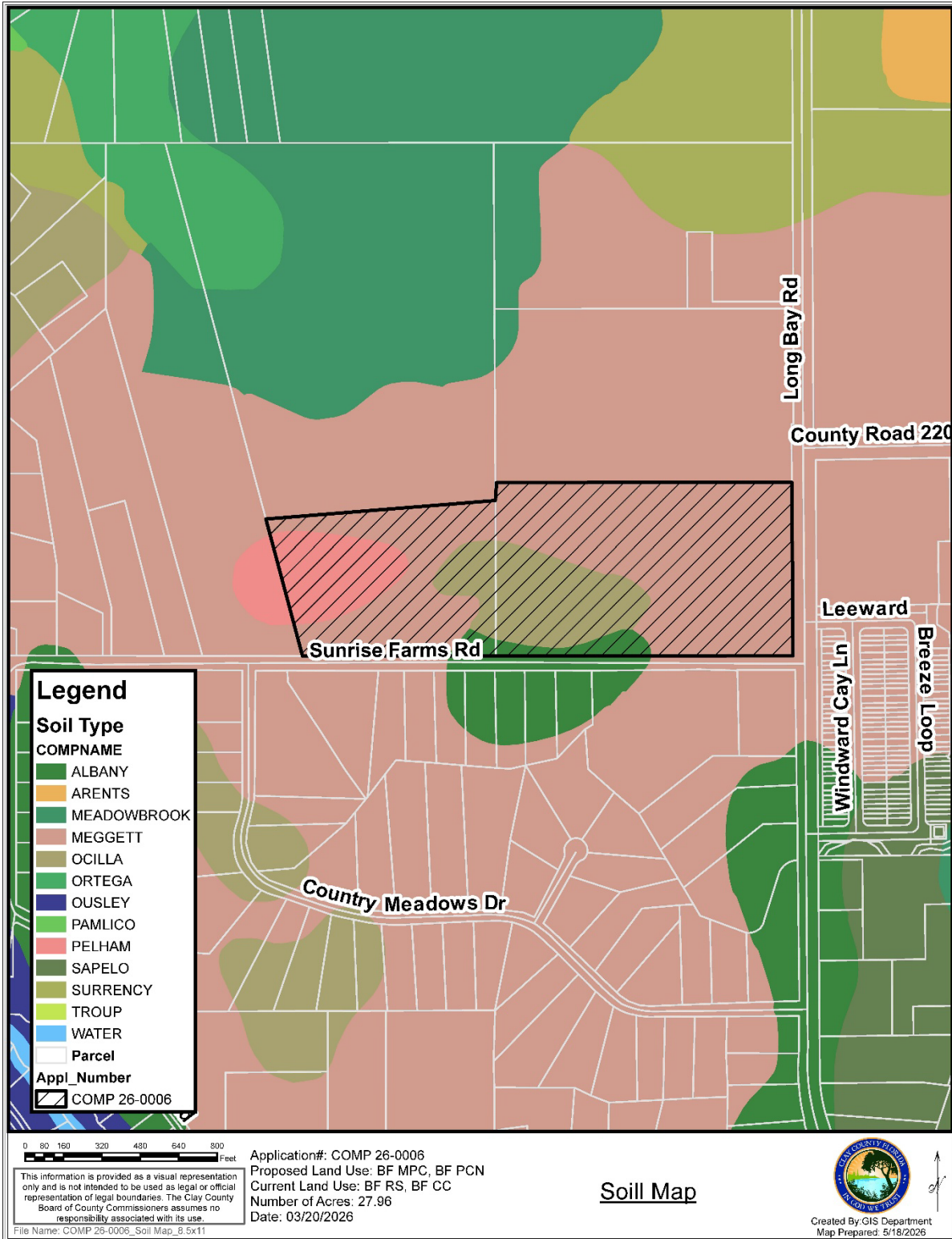


Figure 8 – Flood Zone Map

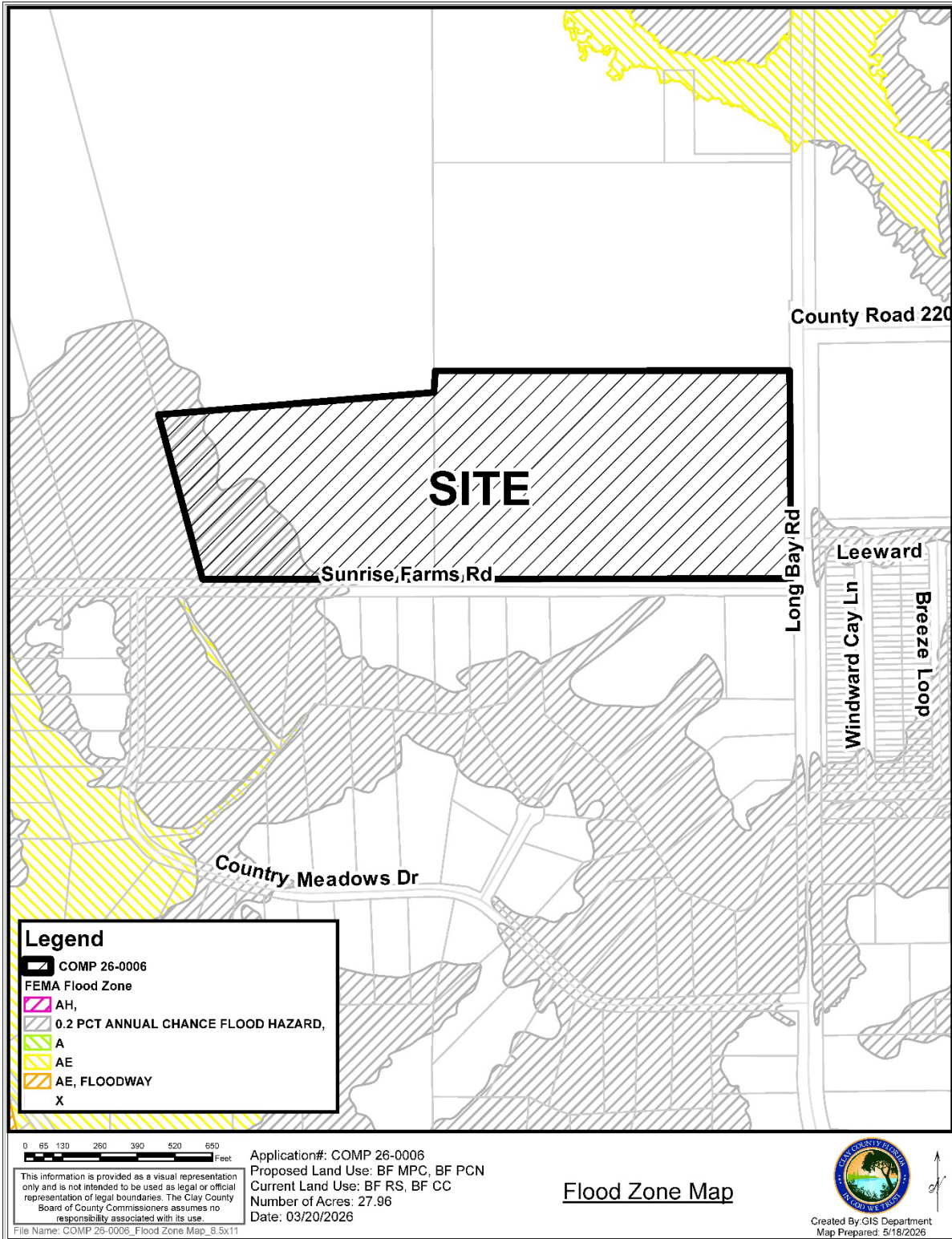


Figure 9 – Topography Map

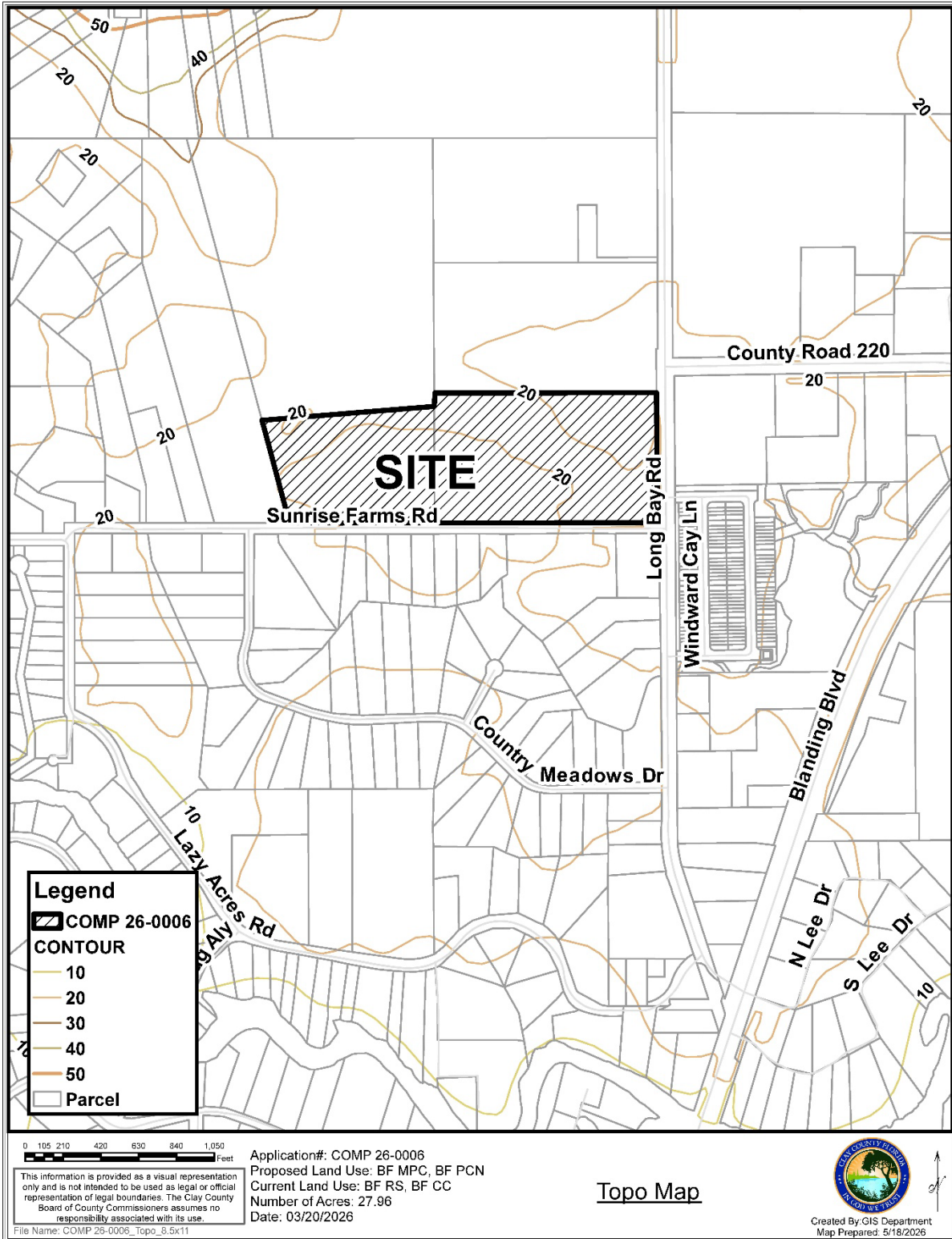


Figure 10 – Habitat Value Map

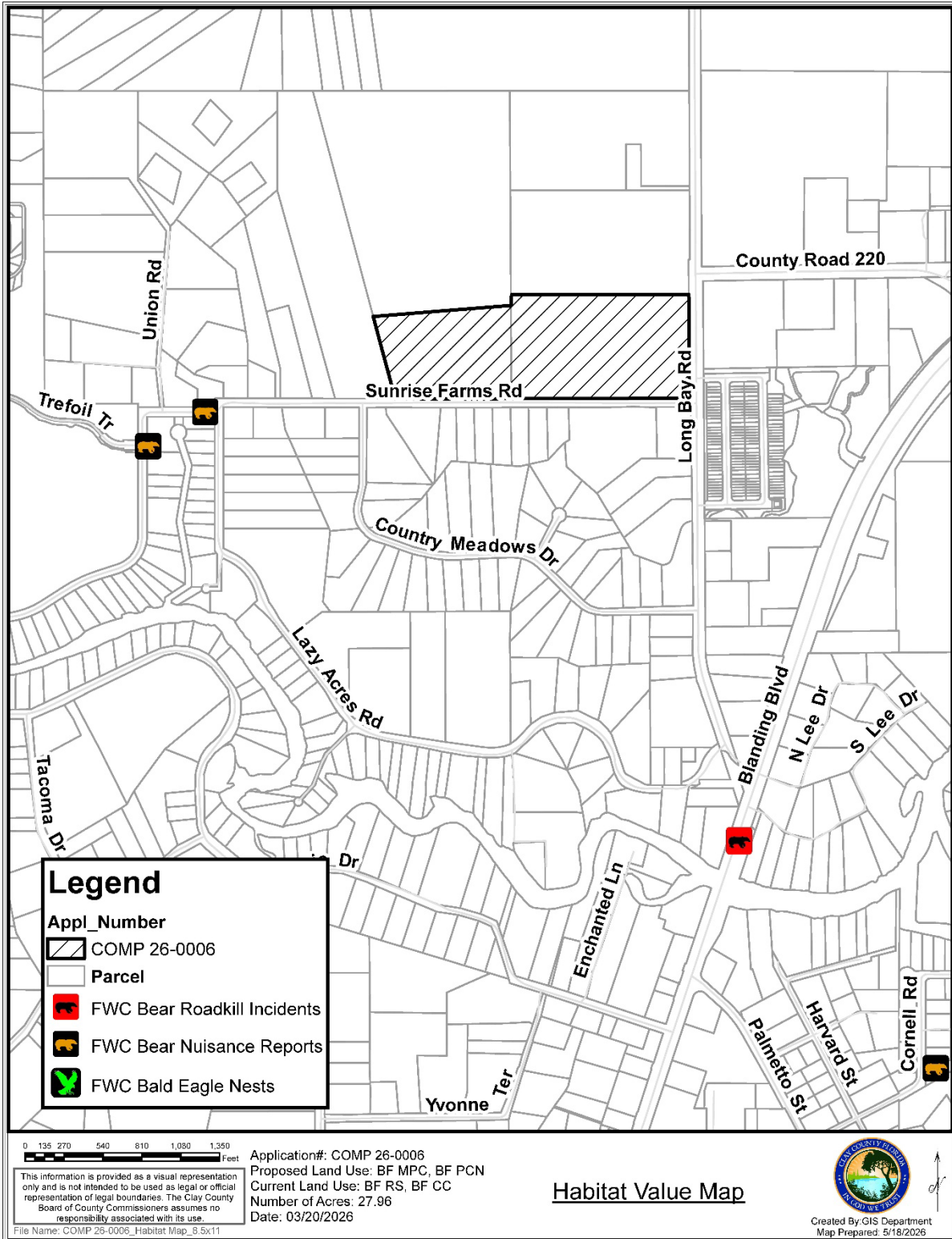
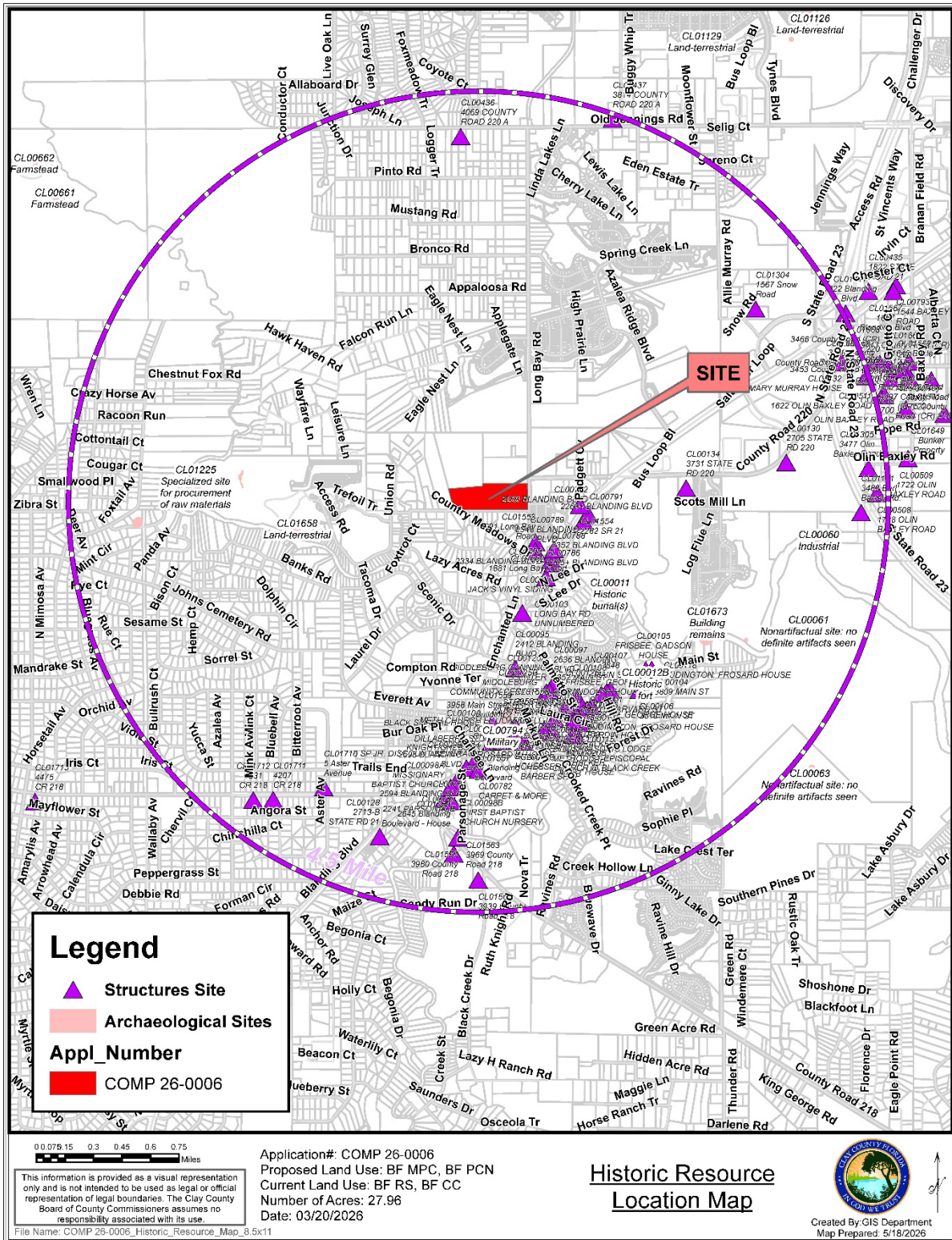


Figure 11 - Historical Resources



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

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

102 **BF FLU POLICY 1.4.3 BF Rural Suburbs (BF RS)**

103 1) Land Use

104 The BF Rural Suburbs (BF RS) land use category is a reflection of the current lifestyle associated with  
105 the Master Plan Area. Existing residents expressed their desire to see a land use form that represented  
106 this rural character as a viable lifestyle alternative. Development within the BF Rural Suburbs is  
107 characterized predominately by large lots served by wells and septic tanks that provide a lifestyle  
108 attractive to a range of income levels and maintains compatibility with the character of existing  
109 development.

110 Permitted uses include single-family residential as well as agricultural uses on properties greater than  
111 two acres in size. Specific Permitted uses will be listed in the Branan Field land development  
112 regulations.

113 2) Density

114 Generally gross density within the BF Rural Suburbs is one dwelling unit per five acres. However  
115 gross density can be as high as one unit per acre, subject to a density bonus program.

116 **BF FLU POLICY 1.4.2 BF Master Planned Community (BF MPC)**

117 1) Land Use

118 The BF Master Planned Community (BF MPC) land use category provides the opportunity for a mix  
119 of uses in one project, but may be developed as a combination of individual projects, the density and  
120 development characteristics to be determined relative to activity centers, neighborhood centers, PCN  
121 and existing development characteristics. The BF MPC is characterized by a mix of residential,  
122 recreation and neighborhood commercial uses within clearly defined neighborhoods. Civic buildings  
123 for education, community meetings, religion and culture serve as landmarks by being centrally  
124 located either in or in close proximity to neighborhood centers. This balanced mix of land uses allows  
125 for increased efficiency and economy by providing home, work, and service places in close proximity  
126 to each other.

127 2) Density

128 The density range in the Master Planned Community is one dwelling unit per three gross acres to 12  
129 dwelling units per gross acre, with an average density of five units per gross acre. To ensure that the  
130 density will not deviate substantially from the planned average, this average may not depart from the  
131 range of 2 to 5 units per gross acre at any time, across the total BF MPC areas. Higher density and  
132 senior housing, when provided, will be placed adjacent to the Neighborhood Centers, Community  
133 Centers, Activity Centers and transit lines to provide travel opportunities for the least mobile

134 residents. The density will be reduced based on distance from Neighborhood Centers, Community  
135 Centers and Activity Centers, placing housing with lower densities near conservation areas.

136 **BF FLU POLICY 1.4.7 BF Community Center (BF CC)**

137 The BF Community Center (BF CC) land use category is characterized by a variety of  
138 community-scaled residential, restaurant, office and retail (including grocery store) facilities  
139 (except for ‘big box’ uses) intended to generally serve a population of 25,000. The BF Community  
140 Centers are 30 to 80 acres in size and located at the intersections of major collector and/or arterial  
141 roads. The BF Community Centers are intended to be a minimum of 800 feet in depth and  
142 grouped so as not to encourage strip development patterns. A maximum of twenty percent of  
143 each BF Community Center may be developed to support multi-family residential use at a density  
144 of eight to 16 units per gross acre.

145 It is the County’s intent to encourage a mix of uses within the BF Community Center to serve the  
146 surrounding residential community. The mixture of uses indicated in the following table are to  
147 be applied to the entire BF Community Center, not individual parcels.

148 Residential development within the Community Center category must conform with the TND  
149 High standards and must also provide alleys or interior courtyards for parking purposes.

150 The quantification of uses within the BF Community Center land use designation shall be  
151 consistent with the following:

152

Land Use	Minimum Required	Maximum Permitted
Office	10%	35%
Commercial/Retail	20%	60%
Residential	10%	25%
Public Parks/Open Space	2%	No Max

153 The maximum floor area ratio (FAR) for each non-residential development within the BF  
154 Community Center shall not exceed 80%, with an average not to exceed 40%.

155 **BF FLU POLICY 1.4.4 BF Primary Conservation Network (BF PCN)**

156 The wetland/conservation areas are lands that will provide for the conservation and protection  
157 of Clay County’s natural resources in order to prevent any degradation to the major natural  
158 resources. The Primary Conservation Network (BF PCN) overlay district includes most creek  
159 and stream banks, major drainage ways, major wetlands, hydric soils, and FEMA designated 100  
160 year floodplains.

161 Natural water bodies and major drainage features within the Master Plan area shall be protected  
162 with the establishment of the BF PCN.

163 The BF PCN depicted on the Master Plan Map will interconnect natural resources throughout  
164 the Master Plan area protecting drainage systems and headwaters of the regional tributaries. This

165 network will serve to separate and buffer adjacent land uses while providing for wildlife habitat  
166 and opportunities for passive recreation. Such passive recreation elements may include  
167 pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to  
168 protect habitat areas, and similar uses for which no adverse effects to the BF PCN would result.  
169 Impacts to the network may include filling for roadway and utility construction for crossings  
170 shown on the adopted plan. Impacts to the network may also include road crossings not shown  
171 on the adopted plan where no other feasible alternatives exist, excavation of stormwater  
172 management systems when accompanied by the dedication of additional land that is generally  
173 equivalent in quality and quantity for conservation, and construction of the passive recreational  
174 facilities identified above. All roadway and utility encroachments not shown on the adopted plan  
175 should be avoided and/or minimized when possible.

176 The boundary of the BF PCN (depicted on the Branan Field Master Plan FLUM Map) shall be a  
177 minimum of 200 feet in width or 25 feet from the jurisdictional wetland line, whichever is greater.

178 Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation  
179 and wetlands within the BF PCN shall be protected by a conservation easement that is dedicated  
180 to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation  
181 Commission, an established land trust, or the County. These lands shall be deeded to one of these  
182 agencies or the homeowners' association, with specific restrictions prohibiting development or  
183 disturbance except for environmental management or by the creation of hiking trails.

184

### 185 Analysis Regarding Urban Sprawl

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

#### 189 **Statutory Indicators of the Discouragement of Sprawl:**

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

- 193 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
194 *community in a manner that does not have an adverse impact on and protects natural resources and*  
195 *ecosystems.*
- 196 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- 197 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*  
198 *uses at densities and intensities that will support a range of housing choices and a multimodal*  
199 *transportation system, including pedestrian, bicycle, and transit, if available.*

- 200 (IV.) *Promotes conservation of water and energy.*
- 201 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*  
202 *farmlands and soils.*
- 203 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 204 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*  
205 *nonresidential needs of an area.*
- 206 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*  
207 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*  
208 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

209

210 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
211 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
212 163.3177(6)(a)9.b:

213 Staff Finding: The proposed amendment directs economic growth and associated land development to  
214 geographic areas of the community in a manner that does not have an adverse impact on and  
215 protects natural resources and ecosystems. The application would increase the BF PCN lands  
216 to protect additional existing wetlands on this property.

217 Staff Finding: Provides for compact development that will support a range of housing choices while also  
218 providing for a transition zone between the higher density of BF CC on the east side of Long  
219 Bay Road and the low density of the existing RR land use on the east side.

220 Staff Finding: The amendment preserves open space and natural lands by increasing the existing BF PCN  
221 over additional wetlands and provides for public open space and recreation needs.

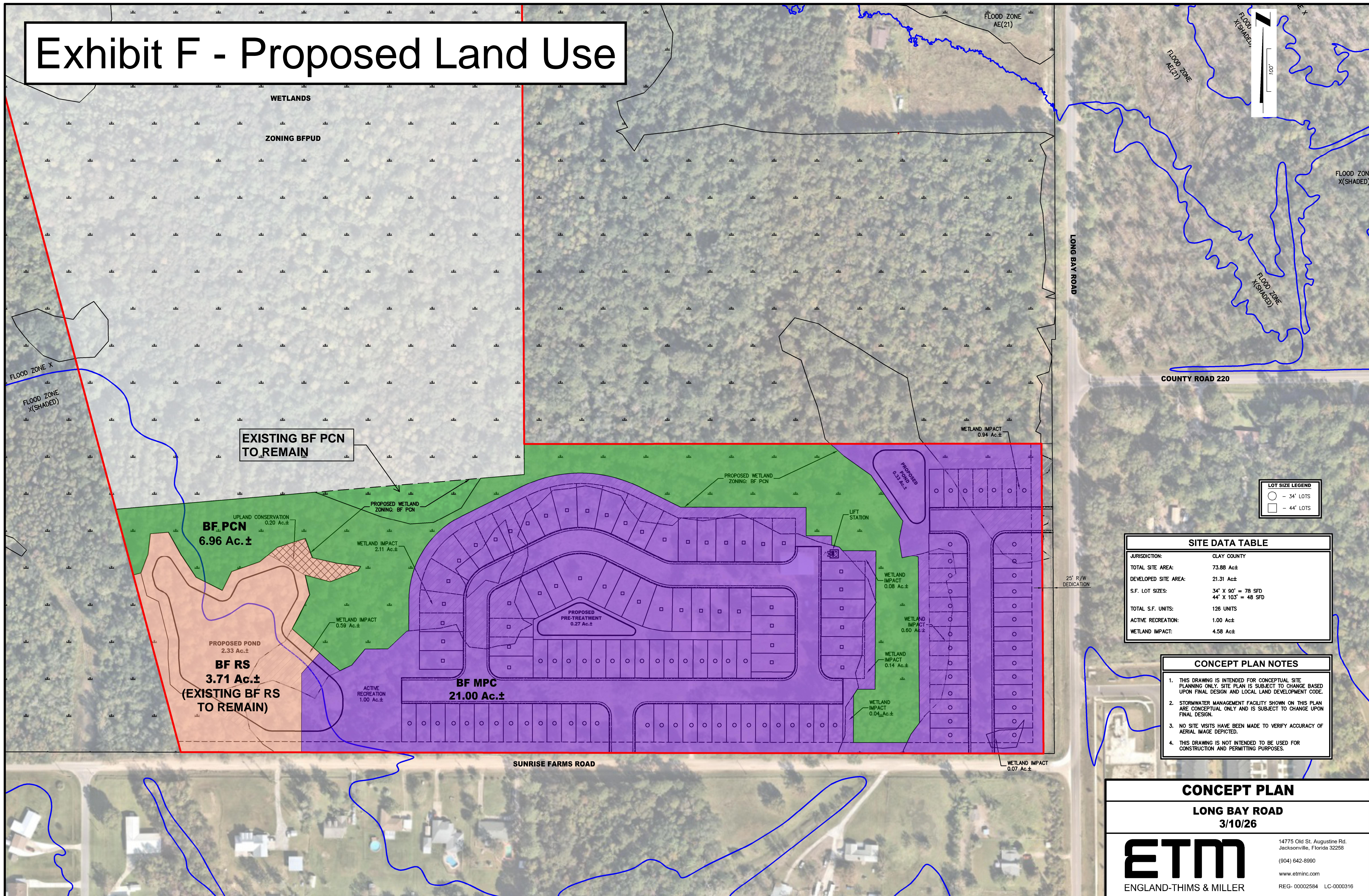
222 Staff Finding: Provides uses and densities of use and urban form that would remediate a potential  
223 development pattern for the 20.19 acre parcel adjacent to Long Bay Road under the existing  
224 BF CC land use.

225

## 226 **Recommendation**

227 Staff recommend approval of COMP 26-0006.

# Exhibit F - Proposed Land Use



**LOT SIZE LEGEND**

- - 34' LOTS
- - 44' LOTS

SITE DATA TABLE	
JURISDICTION:	CLAY COUNTY
TOTAL SITE AREA:	73.88 Ac±
DEVELOPED SITE AREA:	21.31 Ac±
S.F. LOT SIZES:	34' X 90' = 78 SFD 44' X 103' = 48 SFD
TOTAL S.F. UNITS:	126 UNITS
ACTIVE RECREATION:	1.00 Ac±
WETLAND IMPACT:	4.58 Ac±

- CONCEPT PLAN NOTES**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
  2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
  3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
  4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

**CONCEPT PLAN**  
**LONG BAY ROAD**  
**3/10/26**



**ENGLAND-THIMS & MILLER**

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
(904) 642-8990  
www.etm-inc.com  
REG- 00002584 LC-0000316

PLOTTEED: March 11, 2026 - 6:33 PM, BY: Tre McNeely  
F:\2025\25-096\Concept\Long Bay Rd CSP04.dwg

**Fwd: Comp 26-0006 opposition to rezoning request**

---

**From** bravelleon@gmail.com <bravelleon@gmail.com>

**Date** Mon 5/18/2026 11:04 AM

**To** Dodie C. Selig <Dodie.Selig@claycountygov.com>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

BDIII

Begin forwarded message:

**From:** bravelleon@gmail.com

**Date:** May 13, 2026 at 3:46:30 PM EDT

**To:** Commissioners@claycountygov.com

**Subject: Comp 26-0006 opposition to rezoning request**

I am writing in opposition to the proposed rezoning request concerning the property near my home at 4013 Sunrise Farms Road, Middleburg, Florida 32068.

While I fully respect the property owner's right to develop his land within its current zoning designation, I strongly oppose any effort to rezone the property for a planned community or increased density development. My neighbors and I purchased our properties with the clear understanding that this land would remain under its existing zoning classification. That zoning was established intentionally to preserve the character, spacing, and rural nature of this area.

The applicant knowingly purchased the property with its current zoning restrictions in place. Requesting approval to more than double the permitted density after the fact is unfair to the residents who have invested in this community based on the existing land-use plan. The fact that a developer desires a more intensive use does not justify changing the established character of our area.

Those of us who live here chose Middleburg specifically because it is not a high-density planned community environment. If we wanted that style of development, we would have chosen to live elsewhere. We value the rural character, privacy, and lifestyle this community provides, and we expect those qualities to be protected.

The residents who live here have built our lives in this community, paid taxes here for years, and supported the leadership entrusted to represent our interests. We respectfully ask that you preserve the integrity of the existing zoning and the intent behind it.

Please vote NO on this rezoning request. It does not reflect the wishes of the surrounding residents or the character this community was designed to maintain.

Please respond and let me know your thoughts. Thank you for your attention to this matter.

Bravell Dodd III

Middleburg resident and business owner



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Board of County  
Commissioners

DATE: 5/22/2026

FROM: Courtney K.  
Grimm

SUBJECT:

AGENDA ITEM  
TYPE:

---

**BACKGROUND INFORMATION:**

This is the second and final Public Hearing on this matter. The first Public Hearing was on June 9, 2026.

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
▢ Data Centers Moratorium Ordinance	Ordinance	6/15/2026	Data_Center_Moratorium_Ordinance- REVISED_06.08.26.ADA_aw.pdf

**REVIEWERS:**

Department	Reviewer	Action	Date	Comments
County Attorney	Streeper, Lisa	Approved	6/17/2026 - 4:19 PM	Item Pushed to Agenda

ORDINANCE NO. 2026 – \_\_\_\_\_

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, OR APPROVAL OF APPLICATIONS FOR LAND USE AMENDMENTS TO THE CLAY COUNTY 2045 COMPREHENSIVE PLAN, FOR REZONING, FOR CONDITIONAL USES, FOR PERMITS, AND FOR DEVELOPMENT REVIEW OF SITE OR BUILDING PLANS RELATED TO DATA CENTERS, DATA PROCESSING FACILITIES, DATA MINING OR CRYPTOCURRENCY MINING OPERATIONS (REFERENCED HEREIN COLLECTIVELY AS DATA CENTER FACILITIES) WITHIN UNINCORPORATED CLAY COUNTY, FLORIDA; MAKING FINDINGS IN SUPPORT; PROVIDING FOR THE STUDY AND DEVELOPMENT OF APPROPRIATE LAND USE REGULATIONS ADDRESSING SUCH DATA CENTER USES; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS NOT TO CODIFY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners (Board) has the authority, pursuant to Chapter 125, Florida Statutes, and Article VIII of the Florida Constitution, to protect the public health, safety and general welfare of its residents and to enact ordinances for valid governmental purposes that are not inconsistent with general or special law; and

**WHEREAS**, on May 12, 2026, the Board requested the preparation of an ordinance instituting a temporary moratorium on the acceptance, review, or approval of applications for data center facilities such that the County's comprehensive plan and land development regulations may be reviewed and updated to account for data center facilities; and

**WHEREAS**, Chapter 2026-65, Laws of Florida, relating to data centers, created Section 163.326, Florida Statutes, relating to large load customer considerations; and

**WHEREAS**, Section 163.326, Florida Statutes, recognizes that certain land uses, including facilities with substantial electric or other utility demands, such as data centers and other large load customers, may present unique planning, infrastructure, and compatibility considerations; and

**WHEREAS**, Section 163.326, Florida Statutes, provides that such considerations are to be addressed through local comprehensive planning and land development regulations adopted pursuant to Chapter 163, Florida Statutes, including provisions related to infrastructure capacity, land use compatibility, environmental impacts, and the efficient provision of public facilities and services; and

**WHEREAS**, Section 163.326, Florida Statutes, further provides that local governments maintain the authority to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers; and

**WHEREAS**, data center facilities may require significant and continuous electric demand, water supply, cooling infrastructure, wastewater capacity, stormwater infrastructure,

backup generation, fuel storage, fire protection, emergency response planning, security infrastructure, and related public facilities and services; and

**WHEREAS**, the Board finds that Clay County currently lacks specific zoning provisions or development regulations addressing the unique operational characteristics, infrastructure requirements, and environmental considerations associated with data center facilities; and

**WHEREAS**, the Board further finds that allowing such facilities to proceed without appropriate regulatory standards could create risks to the County's water resources, electrical infrastructure capacity, land use planning objectives, and long-term community development strategy; and

**WHEREAS**, local governments may enact moratoriums if the moratorium is intended to preserve the status quo and is rationally related to the government's attempt to enact changes to development regulations. (*WCI Communities Inc. v. City of Coral Springs*, 885 So. 2d 912 (Fla. 4<sup>th</sup> DCA 2004)); and

**WHEREAS**, Florida courts have held that permissible basis for land use restrictions include concern about the effect of the proposed development on traffic, congestion, surrounding property values, demands for public services, and on other aspects of the general welfare (*WCI Communities Inc. v. City of Coral Springs*, 885 So.2d 912 (Fla. 4<sup>th</sup> DCA 2004; *see also Corn v. City of Lauderdale Lakes*, 997 F.2d 1369, 1375 (11<sup>th</sup> Cir. 1993)); and

**WHEREAS**, local governments are entitled to enact moratoriums as a land-use tool to promote effective planning and preserve the status quo during this change (*Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 337, 122 S.Ct. 1465, L.Ed.2d 517 (2002) (holding temporary moratoria are used widely among land use planners to preserve the status quo while formulating a more permanent development strategy)); and

**WHEREAS**, the County is actively engaged in the process of review, study, and planning to prepare and adopt amendments to its Comprehensive Plan, Land Development Regulations, and Code of Ordinances as may be necessary to address the demands of data center facilities; and

**WHEREAS**, a temporary moratorium on the acceptance, review, or approval of applications for land use amendments to the Clay County 2045 Comprehensive Plan, for rezoning, for conditional uses, for permits, and for development review of site or building plans related to data center facilities within unincorporated Clay County will allow time to review, study, prepare and adopt an amendment or amendments to the County Comprehensive Plan, Land Development Regulations, or Code of Ordinances, as may be required, to address such uses; and

**WHEREAS**, the Board wishes to establish a temporary moratorium of up to one (1) year on the acceptance, review, or approval of applications for land use amendments to the Clay County 2045 Comprehensive Plan, for rezoning, for conditional uses, for permits, and for development review of site or building plans related to data center facilities within unincorporated areas and such moratorium is reasonable and necessary to accomplish the goal of revising its regulations to ensure the community welfare is well-balanced and the public health, safety and general welfare are preserved; and

**WHEREAS**, the Board of County Commissioners finds this ordinance imposing a one (1) year temporary moratorium on the acceptance, review, or approval of applications for data center

facilities serves the health, safety, and welfare of the residents of and visitors to Clay County, Florida.

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

**SECTION 1. FINDINGS.** The foregoing “Whereas” clauses are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and incorporated as part of this Ordinance.

**SECTION 2. PURPOSE.** The purpose of this Ordinance is to allow Clay County sufficient time to review, study, prepare and adopt an amendment or amendments to the Clay County Comprehensive Plan, Land Development Code and/or Code of Ordinances, relating to Data Center Facilities.

**SECTION 3. TEMPORARY MORATORIUM ESTABLISHED.** A temporary moratorium is hereby established on the acceptance, review, processing, or approval of any applications for:

- land use amendments to the Clay County 2045 Comprehensive Plan
- rezoning
- conditional uses
- permits
- development review of site or building plans

for the construction, expansion, or operation of Data Center Facilities within the unincorporated areas of Clay County.

During the moratorium period, County staff shall not accept, process, review, approve, or issue any such application or approval.

**SECTION 4. DEFINITION.** For the purposes of this moratorium, Data Center Facilities is a building, a dedicated space within a building, or group of buildings housing computer systems and associated components, such as telecommunication and data processing systems, to be used for remote storage, processing, or distribution of large amounts of data. Examples of such data, include but are not limited to, computationally intensive applications such as cryptocurrency mining, artificial intelligence (A.I.) computing, weather modeling, genome sequencing, application hosting, cloud storage, video and technical streaming services, etc. Such facilities may include air handlers, power generators, water cooling and storage facilities, utility substations, and other infrastructure to support operations.

**SECTION 5. STUDY AND EVALUATION.** During the moratorium period, Clay County staff shall conduct a comprehensive review of the potential impacts associated with data center facilities, including but not limited to:

1. Groundwater withdrawal impacts, particularly as they relate to the Floridan Aquifer management policies.
2. Water supply and wastewater treatment capacity, including potential impacts on municipal and regional water systems.

3. Electrical grid capacity and infrastructure requirements, including consultation with regional electric utilities regarding potential long-term demand impacts.

4. Land use compatibility, including appropriate zoning classifications and development standards for such facilities.

5. Environmental considerations, including impacts on wetlands, coastal ecosystems, noise, lighting, and surrounding land uses.

6. Best practices adopted by other jurisdictions in Florida and throughout the United States for the regulation of data center development.

**SECTION 6. DEVELOPMENT OF REGULATORY FRAMEWORK.** Following the completion of and during the review process, County staff shall present recommendations to the Board of Commissioners regarding the adoption of appropriate zoning regulations, permitting requirements, infrastructure standards, and environmental safeguards governing data center facilities within Clay County.

**SECTION 7. DURATION.** This temporary moratorium shall remain in effect for a period of twelve (12) months from and including the effective date of this Ordinance or until the effective date of an ordinance(s) amending the Clay County Comprehensive Plan, Land Development Regulations and/or the Code of Ordinances relating to Data Center Facilities, whichever first occurs.

**SECTION 8. DIRECTIONS NOT TO CODIFY.** The Board hereby directs that the provisions of this Ordinance shall not be codified in the Clay County Code, the Clay County 2045 Comprehensive Plan, or the Clay County Land Development Regulations.

**SECTION 9. SEVERABILITY.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**SECTION 10. EFFECTIVE DATE.** This Ordinance shall become effective as prescribed by Florida general law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Tara S. Green  
County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

\_\_\_\_\_  
Kristen Burke, Chair



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: Clay County Board of  
Commissioners

DATE: 5/12/2026

FROM: Jessica Loos, Purchasing  
Manager

**SUBJECT:**

Bid Opening Tabulation for June 12, 2026:

A. Bid No. 25/26-066, Storm Damage Berm Repairs at Clay County Outdoor Adventure Park

Bid Opening Tabulation for June 16, 2026:

A. RFP No. 25/26-085, Public Private Partnership (P3) to Design, Build and Finance a Public Safety Complex in Clay County

**AGENDA ITEM TYPE:**

**BACKGROUND INFORMATION:**

Letters of Documentation

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
▢ Bid Tabulations	Cover Memo	6/17/2026	Bid_Tabs_BCC_bid_openings_062326_publicrdsada.pdf

**REVIEWERS:**

Department	Reviewer	Action	Date	Comments
Administrative and Contractual Services	Streeper, Lisa	Approved	6/17/2026 - 4:05 PM	Item Pushed to Agenda

**BID TABULATION FORM**

Bid: 25/26-066

Date: June 12, 2026

Storm Damage Berm Repairs at Clay  
 Proj: County Outdoor Adventure Park

Time Open: 9:00 AM

Ad: Clay Today, May 7, 2026

Time Close: 9:10 AM

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

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

Bidder	Addendum	Bid Bond	Base Bid Total	Alternate #1 Total	Alternate #2 Total	Alternate #3 Total	Alternate #4 Total	Alternate #5 Total	Alternate #6 Total	Total
1 2K All Services	Yes	Yes	\$39,890.88	\$15,533.32	\$5,328.40	\$4,542.80	\$4,404.60	\$11,445.00	\$4,150.00	\$85,295.00
2 Advanced Project Solutions, LLC	Yes	Yes	\$109,360.00	\$55,007.00	\$10,726.00	\$10,660.00	\$35,568.00	\$49,136.00	\$6,529.00	\$276,986.00
3 CGC, Inc.	NO BID									
4 G&W Site Services LLC	Yes	CC49017	\$84,272.40	\$41,706.80	\$8,788.40	\$8,331.20	\$914.40	\$13,866.80	\$2,000.00	\$159,880.00
5 H&H Land and Marine, LLC	Yes	CC6657705793	\$104,976.00	\$47,618.00	\$10,034.00	\$9,512.00	\$1,044.00	\$17,000.00	\$6,000.00	\$196,184.00
6 MURRAY FORD OF STARKE	NO BID									

**BID TABULATION FORM**

RFP 25/26-085

Date: June 16, 2026

Proj: **Public Private Partnership (P3) to Design, Build and Finance a Public Safety Complex in Clay County**

Time Open: 9:01 AM

Ad: Clay Today, April 16, 2026

Time Close: 9:03 AM

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

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

Bidder		Addendum	Total
1	Balfour Beatty Developments, Inc.	Yes	To Be Determined
2	E2L Real Estate Solutions, LLC	Yes	To Be Determined
3	Florida Development Solutions, LLC	Yes	To Be Determined
4	HDR Architecture, Inc.	No Bid	
5	Murray Ford of Starke	No Bid	
6	VanTrust Real Estate, LLC dba VTRE Development, LLC	Yes	To Be Determined
7			
8			
9			
10			



Agenda Item  
Clay County Board of County Commissioners

Clay County Administration Building  
Tuesday, June 23 4:00 PM

TO: BCC                    DATE: 5/20/2026

FROM: Teresa  
Capo

SUBJECT:

AGENDA ITEM  
TYPE:

**BACKGROUND INFORMATION:**

These are the minutes taken at the last and final 2025-2026 CRC meeting on May 18, 2026.

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
May 18, 2026 CRC Minutes/Final	Backup Material	6/11/2026	2025-2026_Charter_Review_Commission_Meeting_Minutes_May_18__2026.ADA_aw.pdf

**REVIEWERS:**

Department	Reviewer	Action	Date	Comments
BCC	Capo, Teresa	Approved	5/20/2026 - 12:08 PM	AnswerNotes
County Manager	Wanamaker, Howard	Approved	5/20/2026 - 10:52 PM	AnswerNotes



## 2025/2026 CHARTER REVIEW COMMISSION MEETING MINUTES

May 18, 2026

5:00 PM

Administration Building,  
4th Floor, BCC Meeting Room,  
477 Houston Street,  
Green Cove Springs, FL 32043

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### **INVOCATION**

Vice-Chairman Yul McNair gave the Invocation.

### **PLEDGE OF ALLEGIANCE**

Chairman Courtney Connor led the Pledge of Allegiance

### **CALL TO ORDER**

Chairman Courtney Connor called the meeting to order at 5:04 pm.

### **WELCOME**

Chairman Courtney Connor welcomed all in attendance and gave a brief overview for the intent of today's meeting.

### **ROLL CALL**

**Present:** Courtney Connor, Chairman  
Yul McNair, Vice-Chairman  
Kristy Perry  
Deborah Pascoe  
Bill Engelbrecht  
Len Hering  
Susan Callahan  
Steve Anderson  
Brandon Salter  
Tim Nguyen

**Absent:** Matthew Mitchell  
Rhonda Jett  
Kurt Musser  
Van Royal  
Sherry Warren

**Staff Present:** County Attorney Courtney K. Grimm  
Executive Assistant Teresa Capo

## **APPROVAL OF MINUTES**

Charter Review Commission Meeting Minutes May 4, 2026

Len Hering made a motion to approve the May 4, 2026, CRC Meeting minutes, seconded by Susan Callahan, which carried 10-0.

## **PUBLIC COMMENT**

Chairman Courtney Connor opened the floor for public comment at 5:06 pm.

Hearing no comments, Chairman Courtney Connor closed the public comment at 5:06 pm.

## **PUBLIC HEARING**

1. Revisions to the Clay County Charter, Section 2.2.C. Legislative Branch, Salaries and Other Compensation

*PH - Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter Review Commission/May 18, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter%20Review%20Commission/May%2018,%202026), beginning at 3:49 and ending at 5:28. Below is a summary of the discussion.*

Chairman Courtney Connor opened the floor to provide details and information for the final public hearing as mentioned above.

Chairman Courtney Connor opened the floor for the public hearing at 5:07 pm.

Hearing no comments, Chairman Courtney Connor closed the public hearing at 5:08 pm.

Chairman Connor noted that on proposed chart amendment, which was made public, approved by a majority vote at the CRC meeting on March 16, 2026, there have been three public hearings held as required by the Charter and will now be submitted to the Board of County Commissioners the proposed amendment to be placed on the general election ballot in November of 2026.

## **NEW BUSINESS**

1. Approval of Payment to Glenn A. Taylor, P.A. for Professional Legal Services

*NB - Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter Review Commission/May 18, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter%20Review%20Commission/May%2018,%202026), beginning at 5:29 and ending at 7:20. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Courtney Connor opened the floor to discuss the final payment for the CRC

Attorney Glenn Taylor for professional legal services. Chairman Connor thanked Mr. Taylor for all his work and service to the Commission.

Bill Engelbrecht made a motion for approval of payment to the CRC Attorney, seconded by Vice-Chairman Yul McNair, which carried 10-0.

## 2. Approval of the Charter Review Commission 2025/2026 Final Report

*NB - Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter Review Commission/May 18, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter%20Review%20Commission/May%2018,%202026), beginning at 7:22 and ending at 9:05. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Courtney Connor opened the floor to discuss the 2025/2026 CRC final report, as indicated above.

Debbie Pascoe made a motion for approval of the CRC Final Report, seconded by Bill Engelbrecht, which carried 10-0.

### **PUBLIC COMMENT**

Chairman Courtney Connor opened the floor for public comment at 5:12 pm.

Hearing no comments, Chairman Courtney Connor closed the public comment at 5:12 pm.

### **CRC MEMBER COMMENTS**

*CRC Comments can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter Review Commission/May 18, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Charter%20Review%20Commission/May%2018,%202026), beginning at 9:25 and ending at 12:11. Below is a summary of the discussion.*

Bill Englebrecht expressed his gratitude to the Commission, mentioned that there is still work that needs to be done, but not necessarily under the purview of the CRC, and thanked everyone for their service.

Tim Nguyen also expressed his gratitude to the Commission.

Chairman Courtney Connor expressed her gratitude to the Commission for all their hard work and willingness to serve the community, and thanked Courtney Grimm, County Attorney; Teresa Capo, Executive Assistant; and Christine Blanchett, Clay County Clerk of Court and Comptroller Clerk, for all their work and support.

Susan Callahan asked for clarification on the next steps to educate the community about the CRC's duties.

There was a brief conversation about contacting Commissioners to get a better understanding and about directing anyone with questions to their Commissioner.

**ADJOURN**

Hearing no further business, Chairman Courtney Connor adjourned the meeting at 5:15 pm.

Attest:

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

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Chairman or Vice-Chairman