



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

March 11, 2025  
Administration Building,  
4th Floor, BCC Meeting Room,  
477 Houston Street,  
Green Cove Springs, FL 32043  
4:00 PM

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### **INVOCATION**

Commissioner Jim Renninger, District 3, gave the Invocation.

### **PLEDGE**

United States Navy Petty Officer 3rd Class Kenneth Herda led the Pledge of Allegiance.

Vice-Chairman Kristen Burke said Petty Officer Kenneth Herda served between 1965 and 1969 in the United States Navy as an Aviation Electrician's Mate and is a decorated Veteran. He served in San Diego, California, NAS Jacksonville, NAS Cecil Field, and Guantanamo Bay Naval Base in Cuba. Joining the military after being drafted and during his time in service, he developed a deep respect for both officers and his fellow shipmates. Petty Officer Herda's favorite service memory was his time with Composite Squadron Four (VC-4), where he worked alongside officers while flying in the Grumman US-2C Trader Aircraft as an Aircrewman. His duties included maintaining the electrical components of the aircraft and repairing them if the pilot and co-pilot were unable to return the plane to the home base. Petty Officer Herda also participated in missions that included towing targets for naval ships and helping them practice sighting their guns.

Petty Officer Herda thanked the Board for their support and the invite to lead the Pledge of Allegiance. He also spoke about his appreciation for the services available to help Veterans in Clay County.

### **CALL TO ORDER**

Vice-Chairman Kristen Burke called the meeting to order at 4:04 pm.

Vice-Chairman Kristen Burke would be running the meeting due to the absence of Chairman Betsy Condon.

## **ROLL CALL**

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

**Absent:** Commissioner District 4 Betsy Condon, Chairman

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

## **PET ADOPTIONS**

Teresa Capo, Executive Assistant, presented a PowerPoint presentation of pets available for adoption - Daisy Mae (dog) - Damon (dog) - Tyson (cat) - Debby (cat). Oscar (Dog) is also pictured and looking for his Fur-Ever home. If you are interested in adopting a pet, contact [clayadoptions@claycountygov.com](mailto:clayadoptions@claycountygov.com) or call (904) 269-6342. Ms. Capo mentioned that Clay County Animal Services still needs foster parents for dogs, cats, and kittens; please consider opening your home temporarily; please contact [clayfostersclaycountgov.com](http://clayfostersclaycountgov.com). If you are interested in helping our furry friends but cannot take one home, please look at our Amazon wish list at Amazon.com. We always need items for our foster kittens and shelter animals. See Attachment A.

## **SPECIAL STAFF RECOGNITION**

Recognition of animal services FAPAA nominees and award winners

*Staff Recognition can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 8:00 and ending at 12:10. Below is a summary of the discussion.*

Vice-Chairman Kristen Burke said we have a special staff recognition today for some of our outstanding Animal Services Employees who were recently recognized at the Florida Animal Protection and Advocacy Association's Annual Conference. We are so proud of these hardworking and dedicated team members who have gone above and beyond to advance animal welfare in Clay County.

### **In attendance:**

- Courtney Sumner Raymond - Shelter Manager
- Tarkey Montgomery - Animal Care Attendant II
- Arlene Jones - Animal Control Executive Secretary
- Peyton Boyett - Animal Care Attendant I
- Grace Allard - Kennel Attendant
- Pam Jordan - Animal Services Volunteer

### Recognized:

- **Animal Care Attendant II - Tarkey Montgomery:** Recognized as the FAPAA employee of the year for his exceptional dedication, tireless work ethic and deep commitment to animal welfare.
- **Animal Control Executive Secretary - Arlene Jones:** Awarded the association's prestigious Lifetime Achievement Award for the incredible impact her 27-year career has made in advancing animal welfare and enhancing department operations.
- **Animal Care Attendant I - Peyton Boyett:** In the top three candidates for the Rising Star of the Year Award as a new employee who has consistently demonstrated exceptional dedication to the care and well-being of the shelter animals.
- **Animal Services Volunteer - Pam Jordan:** In the top three for the Volunteer of the Year Award for her tireless efforts to support the shelter and adoption initiatives.

Ms. Raymond introduced the staff, recognized the individuals mentioned above, and spoke about their awards.

Vice-Chairman Burke thanked them all for their hard work and dedication to improving the lives of animals in our community and for supporting pet owners so they can provide the care their animals need to thrive.

## **PROCLAMATIONS/RESOLUTIONS**

### **1. American Red Cross Month (March 2025)**

*Red Cross Month can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 12:32 and ending at 20:50. Below is a summary of the discussion and vote.*

Vice-Chairman Kristen Burke said March is recognized as American Red Cross Month across the Nation. The Northeast Florida Chapter of the American Red Cross provides vital humanitarian services for thousands of military service members and those affected by hurricanes, other natural disasters, and home fires across thirteen counties in Northeast Florida, including Clay County. We have representatives and volunteers from the Northeast Florida Red Cross Chapter here with us today to help recognize American Red Cross Month.

### **Present for the Proclamation:**

- Skip Cramer - NEF Red Cross Chapter - Regional Community Volunteer Leader
- Joel Walker - Volunteer Services Officer
- Terry Miles - Volunteer Partner/Services
- Shanga Wilson - Senior Volunteer Recruitment Specialist

- Diane Gee - Community Disaster Program Manager
- Bill Slattery - Legacy Volunteer - Disaster React Team Member
- Sharon Gladden - Volunteer
- James Permenter - Volunteer - Disaster/Emergency Response Team

Commissioner Alexandra Compere read the Proclamation for American Red Cross Month - March 2025.

Commissioner John Sgromolo made a motion for approval of the Proclamation, seconded by Vice-Chairman Kristen Burke, which carried 4-0.

Mr. Cramer thanked the Board for the recognition, introduced the individuals mentioned above, and spoke about their achievements and roles with the American Red Cross.

## 2. National Procurement Month (March 2025)

*Procurement Month can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 21:12 and ending at 25:50. Below is a summary of the discussion and vote.*

Vice-Chairman Kristen Burke said the Institute of Procurement has designated the month of March as Procurement Month. It is a great opportunity to recognize the significant role our dedicated and hardworking Procurement Team plays in securing essential goods and services, obtaining the best possible value for our taxpayers.

### **Present for the Proclamation:**

- Karen Smith - Director Of Administrative & Contractual Services/Purchasing Director
- Lisa Osha - Procurement And Contracts Manager
- Jessica Loos - Senior Purchasing Officer
- Jerry Horton - Buyer II
- Tammy Foor - Buyer I
- Jessika Buzzelli - Buyer I
- Daniel Littles, Buyer I
- Alyssa Pierson - Procurement And Systems Analyst
- Caleb Risinger - Real Estate & Land Conservation Manager
- Donna Fish - Buyer I

Commissioner John Sgromolo read the Proclamation for National Procurement Month - March 2025.

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

Ms. Smith thanked the Board for the recognition, introduced the team as mentioned above, and thanked them all for their hard work.

### 3. Government Finance Professionals Week (March 17-21, 2025)

*Finance Week can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 26:29 and ending at 34:50. Below is a summary of the discussion and vote.*

Vice-Chairman Kristen Burke said that March 17-21, 2025, is designated as Florida Government Financial Professionals' Week to recognize government finance professionals and the vital services that they provide for local government and the community in which they serve. We want to show our appreciation for the hard work – dedication – and leadership of our government finance professionals with our OMB Department and Clay County Clerk of Court and Comptroller's Office with a Proclamation.

#### **Present for the Proclamation:**

##### Clay County Clerk of Court and Comptroller:

- Comptroller Department:
  - David Caudill - Finance Director
  - Dillon Averett - Assistant Finance Director
  - Cindy Atkinson - Accounts Payable/Payroll Manager
  - Lillian Robles-Rodriguez - Revenue Manager
  - Pete Mauger - Inventory Accountant
  - Terri Thomas - Accounts Payable Clerk
- Clerk Finance:
  - Nikki Phillips - Senior Staff Accountant
  - Amber Leininger - Finance Director/Clerk
  - Judy Thomas - Accounting Specialist III

##### Clay County Board of County Commissioners:

- Office of Management and Budget:
  - Reginald Kantor - Budget Manager
  - Debbie Sileo - Director for Office of Management and Budget
  - Lisa Streeper - Assistant Director for Office of Management and Budget
  - Franklin Brangaccio - Budget Analyst
  - Molly Caswell - Capital Budget Analyst
  - Angela Goodermote - Budget Analyst
  - Grecela Clemente Macatangay - Revenue Budget Analyst
  - Priscilla Woliver - Budget Analyst

Commissioner Jim Renninger read the Proclamation for Government Finance Professionals Week - March 17-25, 2025.

Commissioner Alexandra Compere made a motion for approval of the Proclamation, seconded by Vice-Chairman Kristen Burke, which carried 4-0.

Ms. Sileo thanked the Board for the recognition, introduced the OMB team, and expressed her appreciation to her team as well as the Clay County Clerk of Court and Comptrollers team.

Mr. Dingle thanked the Board for the recognition and the county OMB team for their partnership and expressed his appreciation to his team members. He also read a message from Clay County Clerk of Court and Comptroller Tara S. Green, who apologized for not being absent due to attending Clerks Day at the Capital and is very thankful for her team and partnership with the county OMB team.

Commissioner Jim Renninger complimented all departments, spoke about challenging issues that are faced and resolved by the teams, and thanked them all for their hard work.

## **DECLARATIONS**

### **4. Women's History Month (March 2025)**

Vice-Chairman Kristen Burke mentioned that March is also recognized as Women's History Month, which encourages the study, observance, and celebration of the vital role of women in American history. We have a Declaration attached to today's agenda recognizing the accomplishments of some notable Clay County Women, including Margaret Fleming - Anna Kingsley - Carrie Clark - Augusta Fells Savage, and Fanny Brown. Vice-Chairman Burke encouraged everyone to read the Declaration on the agenda.

## **CONSTITUTIONAL OFFICERS**

There were no comments by Constitutional Officers.

## **APPROVAL OF MINUTES**

### **5. Board of County Commissioners Meeting Minutes February 25, 2025.**

Commissioner Jim Renninger made a motion for approval of the February 25, 2025, BoCC Meeting Minutes, seconded by Commissioner Alexandra Compere, which carried 4-0.

## **PUBLIC COMMENTS**

*Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 36:40 and ending at 42:21. Below is a summary of the discussion.*

Vice-Chairman Kristen Burke opened the floor for the public comment at 4:37 pm.

Scott Baltes, 3557 Oglebay Drive, Green Cove Springs, Florida, addressed the Board to express his appreciation for the meeting held to address his concerns regarding retiree benefits and thanked the Board and County Manager Wanamaker.

James Otto, 2908 Blanding Boulevard, Middleburg, Florida, addressed the Board to express his concerns with various topics, i.e., pet adoptions, public records requests, information available to the public, and items on the consent agenda.

Hearing no other comments, Vice-Chairman Kristen Burke closed public comment at 4:42 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. Bid No. 24/25-013, Administration Building Countertops Project (Re-Bid) (K. Smith)**

Approval to award Bid No. 24/25-013, Administration Building Countertops Project (Re-Bid) to Thomas May Construction Company in the amount of \$112,067.00. Approval of award will be effective after the 72-hour protest period has expired.

#### **Funding Source:**

General Fund - Building Maintenance - Buildings - Floor and Counter Replacements - Administration Building

### **8. RFP No. 24/25-039, Comprehensive Plan Writing and Updating Services for Emergency Management (K. Smith)**

Review of staff's ranking of the Proposals received for RFP No. 24/25-039, Comprehensive Plan Writing and Updating Services for Emergency Management.

1. Megapod Networking LLC - 91
2. Advanced Planning Consultants, LLC - 85.3
3. iParametrics, LLC - 70
4. Chloeta - 69
5. Critical Response Strategies - 51

A committee consisting of the Director of Emergency Management, Fire

Chief, and Chief of Training and Exercises performed the evaluation and ranking of the Proposals.

If desired, the Board may request presentations.

Upon award staff will negotiate an agreement and such will be brought back to the Board for approval.

**Funding Source(s):**

General Fund - Emergency Management - Emergency Management Plans - Rewrite Develop and Update - Professional Services

General Fund - All Grants Organization - FY2024 EMPA Grant - FY24-25 EMPA - Professional Services

General Fund - All Grants Organization - EMPG 2024-2025 - EMPG 2024-2025 - Professional Services

9. Bid No. 24/25-048, SHIP Demolition and Reconstruction Project - 1439 U.S. Highway 301 North, Lawtey, Florida (K. Smith)

Approval to post Notice of Intent to Award Bid No. 24/25-048, SHIP Demolition and Reconstruction Project - 1439 U.S. Highway 301 North, Lawtey, Florida to Assist2Build, Inc. in the amount of \$180,000.00.

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

**Funding Source:**

SHIP Program Fund - SHIP Program Activities - Program Services

10. First Amendment to Agreement 2023/2024-168 for Construction of Roadway and Drainage Improvements along CR 218 from Cosmos Ave. to Pine Tree Lane for the Bonded Transportation Program Project 1 with Anderson Columbia Co., Inc. (E. Dendor)

Approval of the First Amendment to Agreement 2023/2024-168 for Construction of Roadway and Drainage Improvements along CR 218 from Cosmos Ave. to Pine Tree Lane for the Bonded Transportation Program Project 1 with Anderson Columbia Co., Inc. to include erosion control in the amount of \$76,784.00 and extending the Substantial Completion date to November 20, 2025, and Final Completion to December 20, 2025.

**Funding Source(s):**

Impact Fee District 2 Fund-CR218 Wide Pinetree Cosmo-Infrastructure Capital Improvement Plan Fund-West Sector-CR218 Wide Pinetree Cosmo-Infrastructure

Mobility-Middleburg-West Clay Fund-CR218 Wide Pinetree Cosmo-Infrastructure

2020 Bond Construction Fund-CR218 Wide Pinetree Cosmo-



## Infrastructure

### 11. First Renewal of Franchise Agreements for Container Service (M. Towns)

Approval of the First Renewal of the following Franchise Agreements for Container Service for an additional one-year period commencing April 1, 2025 and continuing through March 31, 2026:

- 1) Dumpsters4U, Inc. aka Assist 2 Build, Inc., 2022/2023-282 RN1
- 2) Chubeck Enterprises, Inc. dba Dumpster Dudez., 2022/2023-284 RN1
- 3) CW Dumpsters, LLC, 2022/2023-280 RN1
- 4) Five Talent Services, LLC dba Mobiledumps of Jacksonville, 2022/2023-283 RN1
- 5) Grambo's Roll Off & Waste, LLC, 2022/2023-279 RN1

#### Fees Deposited in Fund:

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

### 12. Lien Reduction

Case No. CE-15-008, 4048 Osceola Trail, Middleburg, Florida  
(534 Loring Village Court, Orange Park)  
Charlene Y. LaDavia Padgett, property owner

### 13. Lien Reduction

Case Nos. CE-15-056/CE-18-015, 3206 Bear Run Boulevard, Orange Park, Florida  
(2175 Center Way)  
David Lau and Chau Lau, previous property owners  
Theresa Montesano and Michael Snow, current property owners

### 14. Lien Reduction (partial release)

Case No. CE-23-096, 1670 Shands Avenue, Green Cove Springs, Florida  
(2444 Jasmine Avenue, Middleburg, Florida)  
1786 Janu Enterprises, Inc., previous property owner  
First Coast Construction and Development, current property owner

### 15. Resolution for the Florida Boating Improvement Program Grant Application with the Florida Fish and Wildlife Conservation Commission (M. Covey)

Approval of Resolution authorizing the County Manager to execute the grant applications and other necessary documents for the Florida Boating Improvement Program and authorization for the Grants Director to administer the grants, if awarded.

### 16. Acceptance for Final Plat for Recording - Amberly Phase 1A (District 5,

Comm. Burke)(R. Smith)

Staff has reviewed and recommends that the Board accept and approve the final plat of Amberly Phase 1A for recording.

Commissioner John Sgromolo made a motion for approval of the Consent Agenda, seconded by Commissioner Jim Renninger, which carried 4-0.

## **DISCUSSION/UPDATES**

### **17. Hurricane Debby Update (T Devin)**

*Hurricane update can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 43:06 and ending at 46:18. Below is a summary of the discussion.*

Tim Devin, Director of Emergency Management addressed the Board to provide details and information regarding the update on Hurricane Debby which occurred seven months ago.

- Moody Avenue - Structural Collapse of Drainage - \$845,000.00
- Invoices for shelters - Schools - Staff - Activating the EOC, etc. - \$47,000.00
- Overtime - \$22,000.00
  - Total thus far - \$915,892.22

There were questions and discussions regarding the FEMA reimbursement timeframe.

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

*BTP update can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 46:20 and ending at 58:19. Below is a summary of the discussion.*

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

#### **BTP Projects:**

- **Project #1 – CR 218 from Masters Road to Pine Tree Lane:** The County's team and Anderson Columbia (AC) continued their bi-monthly status meetings. Pond 2 and 3 excavation and liner placement continued while beginning Pond 4 excavation. AC continued the installation of drainage structures, pipes, demolition of existing driveways and continued pavement repairs for driveways and pipes. This project is on schedule with 30% paid out and 47.8% of time used.

- **CMAR Group #2 Projects - #2, #5 and #6A:** Appraisals, offers and closings continue for ROW acquisitions.
  - **Project #2 (CR209):** Superior (SCC) continued the installation of the stormwater drainpipes on the north side of CR 209 and started backfilling over these pipes in preparation for base-work and final pavement of this phase. SCC placed temporary fill in preparation for temporary pavement on the south side of CR 209 and demo/milled the existing SB lanes on Russell Road. This project is on schedule with 44% paid out and 45% of time used.
  - **Project #5 (CR220) and Project #6A (CR315):** The team continues to track the US ARMY Corps of Engineers (ACOE) permit application through their process while under their review. Prior to agency response deadlines, RAI responses were submitted for both permit packages on February 5th. The team continues to coordinate with ACOE in anticipation of permit issuance.
- **CMAR Group #1 Projects - #3A, #3B and #4:**
  - **Project #3A (CR209 AKA Russell Road):** The project is complete.
  - **Project #3B (Connecting the east-end of project #4 on Sandridge Road and runs through the roundabout to CR 209B):** Kiewit continued clearing and grubbing through the swoosh and at the pond sites. They continued the installation of stormwater structures and pipes. The project is 16.1% paid out and 77% of time elapsed. The project schedule is under contention by the contractor. The County and Kiewit have met to discuss their schedule, while continued discussions are planned to possibly work toward a resolution.
  - **Project #4 (CR739B AKA Sandridge Road):** Kiewit Infrastructure South Co. completed sod placement, installation of and tying-in sidewalks, placing curbing, tying-in subdivision entrance roads and the final layer (friction course) of asphalt including a large portion of the thermo-plastic striping. This project is now Substantially Complete with 98% paid out and 85% of time used.
- **Project #6B (AKA Cathedral Oak Parkway (COP & CR216), FKA the First Coast Connector):** The County's Team and Superior Construction Company Southeast, LLC (SCC) with their designer RS&H continued to hold bi-monthly status meetings. Superior finished placing rebar and concrete in the traffic and pedestrian bridge railing. Installation of and final grading of limestone base, sidewalks, joint use paths, sod placement, and curbing continued. Drainage construction near the bridge and rip rap was completed at the bridge headwalls. The project schedule remains under contention by the contractor with 103% of time used and 92% paid out. The County and SCC have met and are attempting to work toward a resolution.

There were comments regarding the bus tour that was attended on the unopened portion of the outer beltway and the beautiful view of the county.

Capital Projects Highlighted:

- Oakleaf Library
- Fire Station 15
- Drainage - Halperns Way
- Fox Meadow Playground Project

- Resurfacing Recreational Courts
- Fire Station 20
- Black Creek Bike Trail
- CR220 Widening and Bridge Replacement - Phase One and Two
- CR 220 @ Lakeshore Drive West
- Radar Road Project

There were questions and discussions regarding the scope and timeframe, from start to finish, for the CR220 Bridge expansion (18 Months) and an update on the Rideout Elementary expansion.

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

**19. Final Public Hearing to consider Adoption of COMP 24-0019 (EAR Amendments) (D. Selig)**

The State of Florida requires all local governments to evaluate and update their Comprehensive Plans every 7 years. This process is known as the Evaluation and Appraisal Report (EAR). (*Section 163.3191 F.S.*) This staff report summarizes the outcome of Staff's evaluation of the current comprehensive plan based on the State's guidelines and the comments supplied by the State of Florida in its review.

Staff requests this item be continued to March 25, 2025 Board Meeting.

*Item 19 - Public Hearing can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 1:00:20 and ending at 1:02:02. Below is a summary of the discussion and vote.*

***All those wishing to speak during public hearings were sworn in.***

Vice-Chairman Kristen Burke provided information regarding the request from staff to continue item 19 - COMP-24-0019. However, there would need to be a public hearing due to advertisement.

Vice-Chairman Kristen Burke opened the floor for the public hearing at 5:01 pm.

Hearing no comments, Vice-Chairman Kristen Burke closed the public hearing at 5:01 pm.

Commissioner Jim Renninger made a motion for approval for a continuance until the March 25, 2025, BoCC meeting, seconded by Commissioner John Sgromolo, which carried 4-0.

**20. Final Public Hearing to consider adoption of ZON 24-0034. (D. Selig)**

This application is a Staff initiated amendment to the Land Development Code amending regulations in Article III and Article VIII related to residential development entrances.

Staff requests this item be continued to May.

*Item 20 - Public Hearing can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 1:02:03 and ending at 1:06:24. Below is a summary of the discussion and vote.*

Vice-Chairman Kristen Burke provided information regarding the request from staff to continue item 20 - ZON-24-0034; however, there would need to be a public hearing due to advertisement.

Vice-Chairman Kristen Burke opened the floor for the public hearing at 5:02 pm.

Helana Cormier, Woodbridge Crossing Court, Green Cove Springs, Florida addressed the Board to express her concerns with the requested change.

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

Commissioner Jim Renninger made a motion for approval of a continuance until the May 27, 2025, BoCC Meeting, seconded by Commissioner John Sgromolo, which carried 4-0.

21. Final Public Hearing to Consider ZON 25-0003. (Districts 2,3,4 and 5)  
(B. Carson)

This is a Land Development Code change to Article III to allow for Heirs Lot Exemptions within the Branan Field Rural Suburbs and Lake Asbury Rural Community Districts.

Staff requests this item be continued to May 27th to coincide with COMP 25-0007.

*Item 21 - Public Hearing can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 1:06:29 and ending at 1:08:04. Below is a summary of the discussion and vote.*

Vice-Chairman Kristen Burke provided information regarding the request from staff to continue item 21 - ZON-25-003; however, there would need to be a public hearing due to advertisement.

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

Helana Cormier, 2839 Woodbridge Crossing Court, addressed the Board in favor of the

requested change.

Hearing no other comments, Vice-Chairman Kristen Burke closed the public hearing at 5:08 pm.

Commissioner Alexandra Compere made a motion for approval of a continuance until the May 27, 2025, BoCC Meeting, seconded by Commissioner John Sgromolo, which carried 4-0.

## 22. Public Hearing on the Closing, Vacating and Abandoning of the unopened right of way known as Isle of Pines Circle (C. Grimm)

*Item 22 - Public Hearing can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 1:08:05 and ending at 1:15:04. Below is a summary of the discussion and vote.*

Courtney Grimm, County Attorney, addressed the Board to provide details and information regarding the public hearing for unopened ROW at Isle of Pines Circle, as indicated above.

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

Hearing no comments, Vice-Chairman Kristen Burke closed the public hearing at 5:09 pm.

There were questions and discussions regarding access to the ROW, gate/barricade for closures, process, any objection/acceptance to the request, and implications, if any, and following up to contact surrounding owners.

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

## **LETTERS FOR ACTION**

### 23. Discussion of Appointments to the Springs Citizens Advisory Committee The Springs CAC has three vacant seats.

Sheryl Hartzog, Member 1, has informed staff that she would not be seeking reappointment of her seat.

Applications for reappointment were received from the following individuals:

- Juan Blanco

- Ryan Marcyes

Applications received for consideration of appointment:

- Joseph Tierney
- Michael Fluent

*Item 23 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 58:37 and ending at 1:00:15. Below is a summary of the discussion and vote.*

Vice-Chairman Kristen Burke opened the floor to discuss the appointment to the Springs CAC Advisory Committee, as mentioned above and thanked those for being willing to serve.

Commissioner Alexandra Compere made a motion for approval to reappoint Juan Blanco, Ryan Marcyes and appoint Joseph Tierney and Michael Fluent, seconded by Commissioner Jim Renninger, which carried 4-0.

#### 24. Clay County Agricultural Fair Association Request (J. Pierce)

In accordance with Contract 2018/2019-79, the Clay County Fair Association is seeking approval of a capital improvement project to apply towards paying rental fees for their event for 2025.

*Item 24 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 1:15:09 and ending at 1:20:22. Below is a summary of the discussion and vote.*

Justin Pierce, Director of Parks and Recreation, addressed the Board to provide details and information for the Clay County Fair Association request in accordance with contract 2018/2019-79 - as indicated above.

There were questions and discussions regarding funding/costs, investment and improvement into the property, future endeavors, and appreciation from the Clay County Fair Association and Tasha Hyder.

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

## **LETTERS OF DOCUMENTATION**

#### 25. Bid Opening Tabulations (K. Smith)

Bid Opening Tabulation for February 21, 2025:

A. RFB No. 24/25-039, Comprehensive Plan Writing and Updating Services for Emergency Management

B. RFB No. 24/25-048, SHIP Demolition and Reconstruction Project - 1439 U.S. Highway 301 North, Lawtey, Florida

Bid Opening Tabulation for February 28, 2025:

A. RFB No. 24/25-040, Elevator Repair, Inspections, and Maintenance

Vice-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/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 1:20:47 and ending at 1:23:45. Below is a summary of the discussion.*

Vice-Chairman Kristen Burke opened the floor for the public comment at 5:21 pm.

James Otto, 2908 Blanding Boulevard, Middleburg, Florida, addressed the Board again to express concerns regarding various topics - CARES Act funding, additional commissioners needed, opposition to funding going to the fairgrounds, TDC representation, and pet adoptions.

Hearing no other comments, Vice-Chairman Kristen Burke closed public comment at 5:24 pm.

## **COMMISSION AUDITOR**

Heather Boucher, Commission Auditor had no comments.

## **COUNTY ATTORNEY**

Courtney Grimm, County Attorney, had no comments.

## **COUNTY MANAGER**

*County Manager comments can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 11, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2011,%202025), beginning at 1:23:56 and ending at 1:25:30. Below is a summary of the discussion.*

Howard Wanamaker, County Manager, spoke about the event to be held on Saturday, March 15, 2025, at the Clay County Fair Grounds - beginning at 9:00 am to 2:00 pm - Military Appreciation Day, aka Salute to Service. 9:00 am to 10:00 am is quiet time.



There will be recognition of the top seventeen nominees for the Veteran of the Year and announce the winner for 2024.

## **COMMISSIONERS' COMMENTS**

*Commissioners comments can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC) Agenda/March 11, 2025, beginning at 1:25:31 and ending at 1:44:16. Below is a summary of the discussion.*

Commissioner Jim Renninger spoke about attending Congressman Aaron Bean's Military Academy Selection and celebration. Commissioner Renninger mentioned the meeting for the NEF Career Source Board and provided some information regarding stats for unemployment from December 2024 - 3.1%. Commissioner Renninger spoke about visiting the training facility at Cecil Field with the CEO of Career Source and mentioned Air Traffic Control jobs and the FAA looking to hire skilled workers.

Commissioner Alexandra Compere spoke about the Ninth Annual First Coast Expressway Summit hosted by the EDC and the information available on the website and encouraged everyone to visit the site. She also spoke about the aerial view video. Commissioner Compere mentioned the Citizen Advisory Committee for the parts of District Two that do not have representation for projects. Applications are available on the county website. There are four applicants already, and there is a need for two more. It will be called the Doctors Inlet Ridgewood CAC. Commissioner Compere spoke about the opportunity and experience of visiting Tallahassee and the takeaway from that visit, and she expressed her appreciation to the staff. Commissioner Compere mentioned the Military Academy Reception last week, and five of the individuals were kids from Clay County.

Commissioner John Sgromolo spoke about attending the State of the Schools Address and commended School Superintendent - David Broskie for his leadership. Clay County is one of the top 10 School Districts in the State of Florida, and spoke about the programs available. Commissioner Sgromolo mentioned attending the Orange Park Rotary lunch and celebrating Mr. Frank James' 100th Birthday. Commissioner Sgromolo also mentioned the trip to Tallahassee and the takeaway from the experience and spoke about Congressman Bean's Academy Nomination Ceremony. Commissioner Sgromolo talked about the public meetings held at the Fleming Island Library regarding the Radar Road project and the Riverbend neighborhood and thanked all staff and attendees for all the input. Commissioner Sgromolo spoke about attending the Salute to Service event on Saturday. Be sure to visit [explorclay.com](http://explorclay.com), where the TDC is giving away free fair tickets with a photo contest.

Vice-Chairman Kristen Burke spoke about a call with Congressman Aaron Bean following the Military Academy Selection/Celebration. Vice-Chairman Burke mentioned the trip to Tallahassee and how wonderful the experience was in preparation for Clay Day. Vice-Chairman Burke talked about the upcoming Spring Break for Clay County

students and the Clay County Fair. Vice-Chairman Burke mentioned that the construction and placement of the pipe will be done on Russell Road soon - March 31, 2025, which will cause some delay and asked everyone to please have patience.

Hearing no further business, Vice-Chairman Kristen Burke adjourned the meeting at 5:44 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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[Betsy Condon \(Mar 26, 2025 14:47 EDT\)](#)

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Betsy Condon  
Chairman or Vice-Chairman

### **Acronym Definitions**

ACOE – Army Corp of Engineers

BCC- Board of County Commissioners

BTP – Bonded Transportation Program

CAC – Citizens Advisory Committee

CR – County Road

EOC – Emergency Operations Center

FY – Fiscal Year

NAS – Naval Air Station

OMB – Office of Management and Budget

TDC – Tourist Development Council

ZON – Rezone

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



# Daisy Mae

**ANIMAL ID:** A0057955958

**SEX:** Spayed Female

**BREED:** Mixed Breed, 4 years old, 58 pounds  
Heartworm Positive (shelter covers treatment)

**LOCATION:** Clay County Animal Services

**ABOUT:** Your Future Shadow & Squeaky Toy Enthusiast. This 46-pound, snuggle-powered, cropped-ear cutie is ready to be your ultimate sidekick. She's house-trained, crate-trained, aces car rides, and even sits, shakes, and lays down like a pro. Her hobbies include collecting chew bones, making squeaky toys scream for mercy, and following you *everywhere*.

Adopt now—Daisy Mae is searching for her new best friend!



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



# Damon

**ANIMAL ID:** A0057954191

**SEX:** Neutered Male

**BREED:** 3 years old; 14 pounds; Heartworm Negative

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

**ABOUT:** With his big ears, little legs, and a grin that could be on a vintage album cover, Damon is basically the *Cindy Crawford* of Chihuahuas. He's friendly with people and dogs and has enough personality to fill a hair salon during a perm. If you're looking for a tiny sidekick who knows how to strike a pose, Damon's ready to bring the glam—and the snacks



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





# Tyson

**ANIMAL ID:** A0057931193

**SEX:** Neutered Male

**BREED:** Mixed Breed, 10 months old; 57 pounds

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

**ABOUT:** Meet Tyson, a 10-month-old mixed breed who's as cute as he is lovable! This growing boy already weighs 57 pounds and is on his way to becoming a big, sturdy pup. Tyson met the finder's cats and did well, but we always recommend caution when introducing him to new furry friends. He's sweet, playful, and ready to bring lots of love to a home that will help him continue to grow and thrive. If you're looking for a handsome, energetic companion, Tyson is your guy!



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



# Debby

**ANIMAL ID:** A0057975222

**SEX:** Spayed Female

**BREED:** Domestic Short Hair, 5 years old; 7 pounds

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

**ABOUT:** Meet Debby, the gentle, blue-eyed beauty who's ready to find her forever home! Debby is a Siamese mix with striking blue eyes that will melt your heart—just don't be surprised if she needs a little time to warm up to you. She's a shy girl at first, but once she feels safe, her sweet personality shines through. Debby would thrive in a calm, quiet home where she can relax and show her affectionate side at her own pace.



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





## Ready to Meet Your New Best Friend?

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

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

*\*Pictured, Oscar A0057975138 who is also looking for a home.*

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











# BBC Minutes\_and\_Attachment\_March\_11\_\_2025 BCC#3

Final Audit Report

2025-04-01

Created:	2025-03-26
By:	Lisa Osha (Lisa.Osha@claycountygov.com)
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## "BBC Minutes\_and\_Attachment\_March\_11\_\_2025 BCC#3" History

-  Document created by Lisa Osha (Lisa.Osha@claycountygov.com)  
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-  Agreement completed.  
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