



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

March 25, 2025

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

INVOCATION

Commissioner John Sgromolo, District 1, gave the Invocation.

PLEDGE

Retired United States Navy Avionics Master Chief Arvid Nelson led the Pledge of Allegiance.

Chairman Betsy Condon said we are so honored to have Clay County's 2024 Veteran of the Year - Avionics Master Chief Arvid Nelson II, leading us in the Pledge of Allegiance today. Master Chief Nelson served for 26 years in the US Navy before retiring in September of 1990. He served in locations including Milton, Florida – Kingsville, Texas - San Diego, California - Cavite City, Republic of Philippines – Keflavik, Iceland – Millington, Tennessee, and Jacksonville, Florida. Master Chief Nelson is a Decorated Veteran whose unit was awarded the Navy Expeditionary Medal - three Meritorious Unit Commendations and two Battle Efficiency Ribbons. His awards include two Navy Commendation Medals - a Naval Achievement Medal - five Good Conduct Medals - a National Defense Medal, and four Sea Service Ribbons. He joined the Navy after two years of college and spent 12 months in Electronics School after Boot Camp. During his service, he learned to either follow the rules or change them, to treat people as you would want to be treated, always to do your best, to be honest and faithful, and to have fun. Master Chief Nelson's favorite Service memories were his Maiden Cruise (Vietnam) on the USS Midway with an angled flight deck - and a tour with the Navy Hurricane Hunters (VW 4) and Keflavik, Iceland. However, the best part of his military experience was marrying his wife Linda on boot leave and sharing his navy career with her. Master Chief Nelson is a Middleburg resident and has been a volunteer with CCSO, Orange Park Community Theater, The Veterans Clinic in Middleburg, Florida, Waste Not -Want Not, and as a tax aide since his retirement from the military.

Master Chief Nelson spoke about his career in the military, his family, his love for Clay County, and volunteering. Master Chief Nelson also thanked the Board for the invitation to lead the Pledge of Allegiance.

CALL TO ORDER

Chairman Betsy Condon called the meeting to order at 4:12 pm.

ROLL CALL

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

Absent: Commissioner District 2 Alexandra Compere

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 - Bo (dog) - Bear (dog) - Rubix (cat) - Vinnie (cat). Ozzy (Dog) is also pictured and is currently looking for a foster home. If you are interested in adopting a pet, contact clayadoptions@claycountygov.com or call (904) 269-6342. If you are interested, please contact clayfosters@claycountygov.com. If you are interested in helping our furry friends but cannot take one home, please look at our Amazon wish list at Amazon.com. We always need items for our foster kittens and shelter animals. See Attachment A.

PROCLAMATIONS/RESOLUTIONS

1. National Vietnam War Veterans Day (March 29, 2025)

VW Veterans Proclamation can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 15:25 and ending at 33:45. Below is a summary of the discussion and vote.

Chairman Betsy Condon said that National Vietnam War Veterans Day is commemorated each year on March 29th in honor of the three million Americans who served during the Vietnam War and to pay our respect to over 58,000 men and women who lost their lives during the Vietnam War to preserve the freedom of the Vietnamese people. Chairman Condon also said Clay County is proudly partnering with the TAPS Committee and our local Vietnam Veterans of America in hosting the March 29, 2025 - Vietnam Veterans Day Ceremony at 10:00 AM at the Taps Monument in Green Cove Springs to recognize - honor and thank our Vietnam Veterans and their families for their service and sacrifice.

Present for the Proclamation:

- Commissioner Jim Renninger - US Navy
- David Treffinger - Army Specialist
- William "Bill" Byrns - US Air Force - VV of America Chapter 1059
- Aaron "Gary" Newman - US Navy - Founder of the TAPS Monument
- Gregory Walsh - US Navy
- John Ruark - US Navy
- Mitch Maxson - US Navy
- Anthony Mann - US Army
- Bruce Gilpin - US Navy
- Ansil Lewis - US Marine Corp
- Paulo Osorio - US Navy
- Tina Pham - Founder and President of the Asian Chamber of North Florida
- Tracy Pham - Treasure of the Asian Chamber of North Florida
- Jason Pham - Advisor of the Asian Chamber of North Florida

Commissioner John Sgromolo read the Proclamation for National Vietnam War Veterans Day - on March 29, 2025.

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

Army Specialist Treffinger introduced the individuals mentioned above, expressed his gratitude to the Board for the recognition, and noted that there are still 1,573 missing and unaccounted for in Vietnam.

Mr. Newman spoke about his honor to walk among so many veterans and first responders, his military service, and his continued service to veterans, and he thanked the Board for the recognition.

Mr. Burns expressed his appreciation to the Board and spoke about his military service. He said March 28 would mark the day 50 years ago he was released and set free, and he thanked other veterans and those who still serve.

Ms. Tina Pham also thanked the Board for the honor of attending. She spoke about her family's history during the Vietnam War, how they connected with the Vietnam Veterans, and how they honor and appreciate them all. Ms. Pham also invited everyone to the free event for a 50-Year Commemoration for the Vietnam War Veterans - April 28, 2025, at the Vystar Arena.

Commissioner Jim Renninger spoke about military service members being sent to a conflict in a foreign country and then coming home to a conflict, serving bravely not only on the battlefield by the men but also by the families.

Mr. Treffinger also recognized Mary Ann Newman, Diana Gilpin and Joann Burns.

2. Recognition of the 152nd anniversary of Mt. Zion AME Church

Mt. Zion Proclamation can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,%202025), beginning at 34:47 and ending at 40:50. Below is a summary of the discussion and vote.

Chairman Betsy Condon said this year, Mount Zion African Methodist Episcopal Church is celebrating its 152nd anniversary. We have a Proclamation in honor of this historic and cherished institution in Green Cove Springs, and some special guests are here to help us celebrate this anniversary.

Present for the Proclamation:

- Reverend George L. Reed Jr. Pastor
- Linda Bartley - Retired Educator and Lifetime Member of Mt. Zion
- Sandra Person - Sarah Catherine - Muldrow's Women's Missionary Society Leader

Vice-Chairman Kristen Burke read the Proclamation to recognize the 152nd Anniversary of the Mt. Zion AME Church.

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

Reverend Reed thanked the Board and community leaders for the recognition. Reverend Reed introduced the ladies present as mentioned above and invited everyone to the celebration of the 152nd Anniversary of Mt Zion on Sunday, March 30, 2025. One of the greatest honors is to be a servant, as Christ demonstrated to us.

CONSTITUTIONAL OFFICERS

Constitutional Officer can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,%202025), beginning at 41:27 and ending at 58:53. Below is a summary of the discussion.

Chairman Betsy Condon recognized Clay County Property Appraiser - Tracy Drake for his attendance at the Value Adjustment Board Meeting and extended his regards to the Commission and County Manager.

Tara S. Green, Clerk of Court and Comptroller, requested Mr. Nick Miller, Inspector General of Clay County Clerk and Comptroller's Office, to introduce himself to the Board.

Nick Miller, Clay County Clerk of Court and Comptroller - Chief Audit Executive and Inspector General, addressed the Board to provide an overview of his career and experience and provided details and information on future projects. Mr. Miller expressed

his gratitude for the opportunity and is looking forward to working with everyone.

Chairman Betsy Condon spoke about information received from the Executive Office of the Governor - Department of Government Efficiency, with a response that was due at the office by the beginning of April. See Attachment B.

Tara S. Green, Clerk of Court and Comptroller, addressed the Board to provide details and information regarding the response submitted by the Clay County Clerk and Comptroller's Office. See Attachment C.

Chairman Betsy Condon continued the conversation regarding the request received and spoke about DOGE at the county level. See Attachment B.

Chairman Betsy Condon recognized Undersheriff Ron Lendvay and thanked him for his attendance. She also requested that the Commission Auditor, Heather Boucher, be the DOGE representative for the county and provide any necessary information to the Board.

There was continued clarification, questions, and discussions regarding DOGE, audits performed by Clay County Clerk of Court and Comptroller and the partnership with BoCC, information in relation to CCSO -immigration, compliance, etc., resolution and the positive side of having DOGE outline all projects.

Following all discussions, Howard Wanamaker, County Manager, noted that there was a current technical issue; however, staff is working to resolve it and get the live feedback up.

APPROVAL OF MINUTES

3. Board of County Commissioners Meeting Minutes March 11, 2025.

Vice-Chairman Kristen Burke made a motion for approval of the March 11, 2025, BoCC Meeting Minutes, seconded by Commissioner Jim Renninger, 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 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025), beginning at 59:16 and ending at 1:03:01. Below is a summary of the discussion.

Chairman Betsy Condon opened the floor for public comment at 4:59 pm.

Richard Klinzman, 1985 Timucua Trail, Middleburg, Florida, addressed the Board to express his concerns regarding the growth and traffic in the county.

Hearing no other comments, Chairman Betsy Conon closed public comment at 5:03 pm.

CONSENT AGENDA

4. Finance Business

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

5. Bid No. 24/25-034, Intersection Improvements at CR 220 at Canova Road and County Road 220 at East West Parkway (K. Smith)

Approval to reject Bids received for Bid No. 24/25-034, Intersection Improvements at CR 220 at Canova Road and County Road 220 at East West Parkway. Both Bids received are over budget.

Staff will immediately re-evaluate the Project to determine the best method to procure the necessary services needed to complete the Project.

Funding Source:

Capital Improvement Plan (CIP) Projects Fund - Non Capital
Improvement Element - CR220 Resurfacing Restoration - Infrastructure

6. Bid No. 24/25-040 Elevator Repair, Inspections, and Maintenance (K. Smith)

Approval to award Bid No. 24/25-040 Elevator Repair, Inspections, and Maintenance to Mowrey Elevator Company of Florida, Inc. at the annual cost of \$25,200.00 as well as the additional fees listed for emergency repair services and percent markup on repair parts. Approval of award will be effective after the 72-hour protest period has expired.

Funding Source:

Various

7. Bid No. 24/25-043, Spencer Industrial Drive & CR 218 Improvements (K. Smith)

A) Approval of Budget Resolution in the amount of \$1,947,971.00

B) Approval to post Notice of Intent to Award Bid No. 24/25-043, Spencer Industrial Drive & CR 218 Improvements to DB Civil Construction, LLC in the amount of \$4,998,513.00 (Base Bid).

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

Substantial Completion shall be accomplished within 215 days from Notice to Proceed. Final Completion shall be accomplished within 260 days from Notice to Proceed.

Funding Source:

Capital Improvement Plan Projects Fund - All Grants Organization - Spencer Industrial Complex - Florida Job Growth - Spencer Industrial Complex - Infrastructure

Capital Improvement Plan Projects Fund - Non Capital Improvement Element - Spencer Industrial Complex - Infrastructure

8. Bid No. 24/25-047, Fire Station 14 Kitchen Remodel (K. Smith)
Approval to post Notice of Intent to Award Bid No. 24/25-047, Fire Station 14 Kitchen Remodel to Ladson Construction Company, LLC. in the amount of \$220,372.00.
Approval of award will be effective after the 72-hour protest period has expired.

Substantial Completion shall be achieved no later than 135 days from execution of Agreement. Final Completion shall be achieved no later than 180 days from execution of Agreement.

Funding Source:

General Fund / Fire Control MSTU - Rescue Services / Fire Control MSTU - Fire Station 14 - Kitchen Renovation - Buildings

9. Agreement for Broker Services for Property and Casualty Insurance with Risk Management Associates, Inc. (B. DiMaio)
Approval of the Agreement for Broker Services for Property and Casualty Insurance with Risk Management Associates, Inc. beginning on the effective date and continuing for a period of three (3) years with the option to renew two (2) additional one-year periods.

Funding Source:

General Fund-Risk Management-Insurance

10. Agreement for Comprehensive Plan Writing and Updating Services for Emergency Management with Megapod Networking, LLC(T. Devin)
Approval of the Agreement for Comprehensive Plan Writing and Updating Services for Emergency Management with Megapod Networking, LLC beginning on the effective date through March 31, 2028. Task Orders will be issued based upon budget and priority.

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

11. First Renewal and Amendment to Agreement No.2021/2022-98 for Professional Architectural Services for Public Safety Facilities with Dasher Hurst Architects, P.A. (C. Josi)

Approval of the First Renewal and Amendment to Agreement No.2021/2022-98 for Professional Architectural Services for Public Safety Facilities with Dasher Hurst Architects, P.A. for an additional one-year term beginning on February 8, 2025 through February 7, 2026 including the amended fee schedule attached as Attachment 1.

Funding Source:

Various

12. Agreement for Comprehensive Road Data Software with Urban SDK, Inc. (D. Hane)

A) Approval of the Agreement for Comprehensive Road Data Software with Urban SDK, Inc. in the amount of \$39,641.91 for the initial one-year term.

B) Approval of Advanced Payment for year one (1) subscription and support fees in the amount of \$39,641.91 and all annual subscription/support fees.

Funding Source:

General Fund-MIS-Software Subscription

13. Acceptance for Final Re-Plat for Recording - Dufresne Cove Replat (District 1, Comm. Sgromolo)(R. Smith)

The Staff has reviewed and recommends that the Board accept and approve the final replat of Dufresne Cove for recording.

14. Acceptance for Final Re-Plat for Recording -Creighton Pointe (District 1, Comm. Sgromolo)(R. Smith)

The Staff has reviewed and recommends that the Board accept and approve the final replat of Creighton Pointe for recording.

15. Acceptance for Final Re-Plat for Recording -Victorian Princess (District 1, Comm. Sgromolo)(R. Smith)
The Staff has reviewed and recommends that the Board accept and approve the final replat of the Victorian Princess for recording.
16. Satisfaction of Mortgage for Gambardella and Satisfaction of Mortgage for Gorman
17. Donation of Surplus Property to Baptist Health for its Simulation Learning Center (C. Leroy/C. Grimm)
18. Donation of Surplus Property (vehicles) to the Florida National Guard Counterdrug Program - MCTFT (Multi-jurisdictional Counterdrug Task Force Training) for training purposes, along with the required Resolution for the same (C. Grimm)
19. Approval of Purchase Agreement for Purchase of Permanent Easement for Drainage for BTP Project #6A - CR 315 (Maryland to US 17) and authorization for County Manager to execute all documents necessary to close the acquisition (C. Grimm/E. Dendor)

Consent Agenda can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,2025), beginning at 2:39:07 and ending at 2:41:51. Below is a summary of the discussion and vote.

Courtney Grimm, County Attorney, addressed the Board to provide details and information regarding item 4 - Finance Business - CCSO Surplus Inventory List and the request for four of the vehicles to be pulled from the list to be utilized by Public Safety.

Identified by Asset Numbers:

- 1266
- 1262
- 1921
- 1922

Item 4 was pulled to be voted on separately.

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

Chairman Betsy Condon provided an overview of the staff's request regarding item 4.

Following the discussion, Vice-Chairman Kristen Burke made a motion for approval of the staff's request as stated, seconded by Commissioner John Sgromolo, which carried

4-0.

OLD BUSINESS

20. Pine Ridge Plantation CDD's request related to vacation of Isle of Pines Circle right-of-way (C. Grimm)

CDD Discussion can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,2025), beginning at 2:41:53 and ending at 2:44:51. Below is a summary of the discussion.

Chairman Betsy Condon opened the floor to discuss and provide an overview of the Pine Ridge CDD request to vacate Isle of Pines Circle ROW as indicated above. The item was on a previous agenda, and clarification is needed to ensure that the Board is still in agreement to move forward.

There were comments and discussions regarding the removal of debris, the location of the debris, and the removal of debris by the county.

Chairman Condon also mentioned the request to have a sidewalk and curbing placed.

There were questions, discussions, and clarification regarding debris, the cost of the sidewalk/curb, the budget, and any concerns or need to change the previous vote.

There was no motion to change the previous vote.

NEW BUSINESS

21. Bid No. 24/25-006, Sheriff's Office Middleburg Substation Replacement of Exterior Doors (K. Smith)

Approval to post Notice of Intent to Award Bid No. 24/25-006 Sheriff's Office Middleburg Substation Replacement of Exterior Doors to Modern Effect, LLC in the amount of \$24,807.92. Approval of award will be effective after the 72-hour protest period has expired.

After review, it has been determined that awarding to Modern Effect, LLC is in the County's best interest. Modern Effect, LLC has verified all materials, labor, permitting, and other requirements outlined in the Scope of Work. They have demonstrated a clear understanding of the Sheriff's Office's expectations to complete the Project.

Final Completion shall be achieved no later than 60 days from Notice to Proceed.

Funding Source:

Law Enforcement MSTU Fund - Buildings Jail-Law Enforcement MSTU
- Buildings

BID 24-25-006 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,%202025), beginning at 2:44:54 and ending at 2:47:25 . Below is a summary of the discussion and vote.

Karen Smith, Director of Administrative and Contractual Services, addressed the Board to provide the details and information for BID Number 24/25-006, as indicated above.

There were questions and discussions regarding the material to be used for the new doors.

Vice-Chairman Kristen Burke made a motion for approval, seconded by Commissioner Jim Renninger, which carried 4-0.

22. Bid No. 24/25-056, Pavement Maintenance and Rehabilitation Services Countywide (K. Smith)

Approval to post Notice of Intent to Award Bid No. 24/25-056, Pavement Maintenance and Rehabilitation Services Countywide to Asphalt Paving Systems, Inc. at the unit costs provided in the Bid submittal. Approval of award will be effective after the 72-hour protest period has expired.

After review, it has been determined that awarding to Asphalt Paving Systems, Inc. is in the County's best interest due to the satisfactory quality and competitiveness of their bid, limited market competition, urgent timelines requiring immediate action, and the established trust with the Contractor.

Funding Source:

Capital Improvement Plan (CIP) Projects Fund - Non Capital
Improvement Element - Road Improvements - Infrastructure

BID 24/25-056 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,%202025), beginning at 2:47:30 and ending at 2:48:47. Below is a summary of the discussion and vote.

Karen Smith, Director of Administrative and Contractual Services, addressed the Board to provide the details and information for BID Number 24/25-056 as indicated above.

There were comments regarding the implementation by other counties and their satisfaction.

Commissioner Jim Renninger made a motion for approval, seconded by Vice-Chairman Kristen Burke, which carried 4-0.

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

23. Public Hearing to Consider COMP 24-0016 and ZON 24-0019. (District 5, Comm. Burke) (J.Bryla)

A. COMP 24-0016

This application is a FLUM Amendment to change 1.72 acres from Agricultural (AG) to Industrial (IND)

B. ZON 24-0019

This application is a Rezoning to change from Agricultural District (AG) to Heavy Industrial District (IB).

Public Hearing Items 23-27 can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 1:03:05 and ending at 2:24:42. Below is a summary of the discussion and vote.

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

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information regarding the public hearings to consider Items 23, 24, 25, 26, and 27 as indicated for each item. See Attachment D.

Chairman Betsy Condon opened the floor for the public hearing at 5:12 pm.

Van Bert Royal, Agent for the Applicant, addressed the Board to provide more details and information for the requested change and provided a handout for reference. See Attachment E.

There were questions and discussion regarding the intended use of the property, Live Local Act, and having a developers agreement.

Michael Boike, CR209 South resident, addressed the Board in opposition of the requested change.

Michael Fluent, 153 Williams Park Road, Green Cove Springs, Florida addressed the Board to express his concerns with the requested change.

Patricia Ross, 5243 County County Road 209, Green Cove Springs, Florida, addressed the Board to express concerns with the requested change.

Mr. Royal addressed comments and concerns expressed during the public hearing.

Hearing no other comments, Chairman Betsy Condon closed the public hearing at 5:42 pm.

There were questions and discussions regarding road issues, needed improvements,

estimated costs - widened and resurface, utilities, votes and concerns by CAC and Planning Commission, any compatible issues, application submission for all items, timeline and funding for the widening, restrictions for the roadway, contingency for road improvements, traffic study,

Commissioner Jim Renninger made a motion for approval of COMP-24-0016 with a traffic study, road improvements - CR226, developer agreement, seconded by Commissioner John Sgromolo. There were additional discussions regarding restrictions/contingency. Following the discussion the motion was withdrawn with more discussion to address concerns regarding the developer agreement, traffic study and continuance of all items.

Vice-Chairman Kristen Burke made a motion for a continuance of items 23 through 27. Discussion continued regarding traffic study process and the applicants willingness to continue. Commissioner Jim Renninger seconded the motion, which carried 4-0.

24. Public Hearing to consider COMP 24-0017 and ZON 24-0023. (District 5, Comm. Burke) (J.Bryla)

A. COMP 24-0017

This application is a FLUM Amendment to change 41.75 acres Agricultural Residential (AR) to Industrial (IND).

B. ZON 24-0023

This application is a rezoning to change from Agricultural Residential District (AR) to Heavy Industrial (IB).

All discussions, presentation, and vote for item 24 were had during item 23.

25. Public Hearing to consider COMP 24-0018 and ZON 24-0024. (District 5, Comm. Burke) (J.Bryla)

A. COMP 24-0018

This application is a FLUM Amendment to change 32.78999 acres from Agricultural Residential (AR) to Industrial (IND).

B. ZON 24-0024

This Application is a Rezoning to change from Agricultural District (AG) to Heavy Industrial District (IB).

All discussions, presentation, and vote for item 25 were had during item 23.

26. Public Hearing to consider COMP 24-0020 and ZON 24-0026.(District 5, Comm. Burke)(J. Bryla)

A. COMP 24-0020

This application is a FLUM Amendment to change 8.9 acres from Agriculture (AG) to Industrial (IND).

B. ZON 24-0026

This application is a Rezoning to change from Agricultural District (AG) to Heavy Industrial District (IB).

All discussions, presentation, and vote for item 26 were had during item 23.

27. Public Hearing to consider COMP 25-0003 and ZON 25-0002.(District 5, Comm. Burke)(J. Bryla)

A. COMP 25-0003

This is a privately initiated application for a FLUM Amendment to change 1 acre from Agricultural (AG) to Industrial (IND).

B. ZON 25-0002

This application is a Rezoning to change from Agricultural District (AG) to Heavy Industrial District (IB).

28. Public Hearing to consider COMP 25-0001 and ZON 24-0036 (District 4, Comm. Condon) (J. Bryla)

A. COMP 25-0001

This application is a FLUM Amendment to change 7.87 acres from Commercial (COM) to Rural Residential (RR).

B. ZON 24-0036

This application is a Rezoning to change from Shopping Center District (BSC) to Agricultural/Residential District (AR).

Public Hearing for item 28 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,2025), beginning at 2:24:42 and ending at 2:29:18. Below is a summary of the discussion and vote.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information regarding the public hearing to consider COMP-25-0001 and ZON-24-0036, as indicated above. See Attachment F.

There were questions and discussions regarding structures on the property and intended use.

Chairman Betsy Condon opened the floor for the public hearing at 6:28 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 6:28 pm.

Commissioner Jim Renninger made a motion for approval of COMP-25-0001, seconded by Vice-Chairman Kristen Burke, which carried 4-0.

Commissioner John Sgromolo made a motion for approval of ZON-24-0036, seconded by Commissioner Jim Renninger, which carried 4-0.

29. 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.

Public Hearing for item 29 can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 2:29:19 and ending at 2:39:05. Below is a summary of the discussion and vote.

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide details and information regarding the final public hearing to consider COMP-24-0019. See Attachment G.

Chairman Betsy Condon opened the floor for the public hearing at 6:38 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 6:38 pm.

Commissioner Jim Renninger made a motion for approval, seconded by Vice-Chairman Kristen Burke, which carried 4-0.

LETTERS FOR ACTION

30. Discussion of Re-Appointment to the Lake Asbury/Penney Farms Citizens Advisory Committee

Helena Cormier submitted an application for re-appointment.

Lake Asbury/Penney Farms CAC can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 2:54:51 and ending at 2:49:21. Below is a summary of the discussion and vote.

Chairman Betsy Condon opened the floor to discuss the re-appointment to the Lake Asbury/Penney Farms Citizens Advisory Committee as indicated above.

Commissioner Jim Renninger made a motion for approval to reappoint Helana Cormier, seconded by Vice-Chairman Kristen Burke, which carried 4-0.

31. Acceptance of Resignation from the Springs Citizens Advisory Committee

Duston Dean has submitted his resignation from the Springs CAC.

Springs CAC can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,%202025), beginning at 2:49:22 and ending at 2:50:17. Below is a summary of the discussion and vote.

Chairman Betsy Condon opened the floor to discuss the resignation letter received for the Springs CAC, as indicated above.

There were questions and discussions regarding the number of board members and the ability to have a quorum.

Vice-Chairman Kristen Burke made a motion for approval of the resignation letter from Duston Dean, seconded by Commissioner John Sgromolo, which carried 4-0.

32. Discussion of Appointment to the Clay County Historic Preservation Board

Kathy Kass has submitted an application to fill the District 3 vacancy.

HPB can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/March%2025,%202025), beginning at 2:50:18 and ending at 2:50:42. Below is a summary of the discussion and vote.

Chairman Betsy Condon opened the floor to discuss the appointment to the Historic Preservation Board as indicated above.

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

LETTERS OF DOCUMENTATION

33. Bid Opening Tabulations (K. Smith)

Bid Opening Tabulation for March 7, 2025:

- A. RFB No. 24/25-006, Sheriff's Office Middleburg Substation Replacement of Exterior Doors
- B. RFB No. 24/25-047, Fire Station 14 Kitchen Remodel

Bid Opening Tabulation for March 11, 2025:

- A. RFB No. 24/25-043, Spencer Industrial Drive & CR 218 Improvements

Chairman Betsy Condon acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Public Comment can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 2:50:52 and ending at 2:53:02. Below is a summary of the discussion.

Chairman Betsy Condon opened the floor for public comment at 6:51 pm.

Helana Cormier 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board to express her appreciation and gratitude.

Hearing no other comments, Chairman Betsy Conon closed public comment at 6:53 pm.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor, had no comments.

COUNTY ATTORNEY

County Attorney comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 2:53:06 and ending at 2:53:48. Below is a summary of the discussion.

Courtney Grimm, County Attorney, addressed the Board to provide an update on the court proceedings regarding the Fleming Island Preserve matter. The developer/builder has retained counsel, and the hearing is scheduled for April 1, 2025. The Special Magistrate has a period of time to enter their recommendation, and that will come before the Board once it has been received.

COUNTY MANAGER

Comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 2:53:54 and ending at 2:54:44. Below is a summary of the discussion.

Howard Wanamaker, County Manager, addressed the Board to provide details and information for the list provided for potential sites for the new safety complex and requested consensus on the recommendation from staff for site number one (1). See Attachment H.

Following all discussions, the Board agreed to move forward with site one.

COMMISSIONERS' COMMENTS

Commissioners Comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/March 25, 2025, beginning at 2:54:48 and ending at 3:08:26. Below is a

summary of the discussion.

Vice-Chairman Kristen Burke spoke about attending the Salute to Service event and commended staff and all those involved for their work organizing the event. Vice-Chairman Burke spoke about the road improvements in her district and asked for continued patience when driving in the area and to watch out for the construction workers.

Commissioner John Sgromolo spoke about attending/participating in the Sheriff's Net meeting that was held on March 13, 2025, at the Sacred Heart Church. Commissioner Sgromolo mentioned the construction on Highway 17 and thanked everyone for their patience and is looking forward to the completion of the project. Commissioner Sgromolo talked about the Salute to Service event and mentioned those in attendance and/or who were recognized. Commissioner Sgromolo mentioned one of his favorite events - the Clay County Fair that opens in nine (9) days, and he is looking forward to attending.

Commissioner Jim Renninger mentioned the Salute to Service event and wanted to find a way to have better communication/advertising to get better attendance. Commissioner Renninger spoke about attending the Small County Coalition in Tallahassee with County Manager Wanamaker and mentioned the takeaways and information received from the meeting. Commissioner Renninger spoke about the boating accident in Jacksonville, Florida, and encouraged everyone to be safe.

Chairman Betsy Condon thanked her fellow commissioner for filling in for her while she was away. Chairman Condon spoke about being in Tallahassee and the importance of advocacy and the local government. Chairman Condon provided details and information about testifying in front of a committee regarding Bill 1304 - Solar in Agricultural Zoning and the importance of that bill. Chairman Condon also spoke about the honor of attending World County Days. Chairman Condon recognized CFO - Jimmy Patronis for naming the State Unclaimed Property Vault for Walter Graham and gave an overview of Mr. Graham's family. Chairman Condon then recognized Robert Vonn - an outstanding Clay County employee who is retiring on March 31, 2025 - and extended her gratitude for his service of 31 years to the county in the Public Works Department and well wishes for his next journey.

Hearing no further business, Chairman Betsy Condon adjourned the meeting at 7:06 pm.

Attest:



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

Betsy Condon (Apr 9, 2025 19:16 EDT)

Betsy Condon
Chairman or Vice-Chairman

Acronym Definitions

AME – African Methodist Episcopal
BoCC- Board of County Commissioners
BTP – Bonded Transportation Program
CAC – Citizens Advisory Committee
CCSO – Clay County Sheriff’s Office
CDD – Community Development District
CR – County Road
DOGE – Department of Government Efficiency
EOC – Emergency Operations Center
FY – Fiscal Year
NAS – Naval Air Station
OMB – Office of Management and Budget
ROW – Right-of-Way
US – United States
VV – Vietnam Veterans
ZON – Rezone

Attachment
“A”
Pet Adoptions



Bo

ANIMAL ID: A0056627813

SEX: Neutered Male

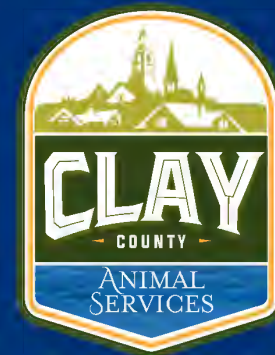
BREED: Mixed Breed, 1 year old, 58 pounds
Heartworm Negative

LOCATION: Clay County Animal Services

ABOUT: Bo may have been on an impromptu hiking adventure in the woods, but he's ready to trade survival mode for belly rubs and a forever home. This 1 year old spunky pup was found by some friendly hikers, and now he's looking for his next great adventure-with YOU! Whether it's hitting the trails, playing zoomies in the yard or flopping down for a well-earned snooze, he's always up for a good time. If Bo sounds like an adventure buddy you need, he is waiting for you.



claycountygov.com/adopt



Bear

ANIMAL ID: A0055761935

SEX: Neutered Male

BREED: 1 year old; 81 pounds; Heartworm Negative

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: This 1.5-year-old cuddle bug is ready to fill your home with love and joy! Bear loves his stuffies, is a treat connoisseur, and takes snacks with impeccable manners. He's mastered "sit," enjoys long walks, the beach and is always up for snuggles.

Bear is best in a home without cats, but he's sure to bring endless affection and playful energy to the right family. Ready for a lovable, loyal companion? Bear's your guy!

claycountygov.com/adopt



Rubix

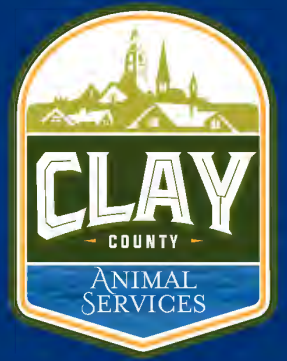
ANIMAL ID: A005850961

SEX: Neutered Male

BREED: Domestic Shorthair, 1year old; 9 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Meet Rubix! This sweet, boy is full of curiosity and loves to explore. He's playful, affectionate, and definitely a fan of the spotlight — especially when it comes to photos! Always ready for a close-up, Rubix is a natural when it comes to being the center of attention. If you're looking for a loving, photogenic companion with a big heart, Rubix is the perfect match!



claycountygov.com/adopt



Vinnie

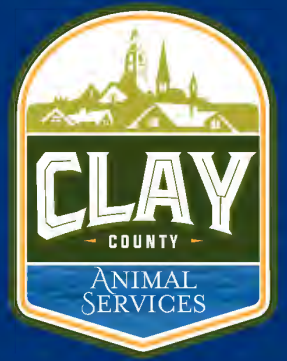
ANIMAL ID: A0058045230

SEX: Neutered Male

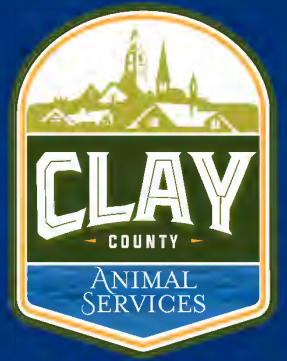
BREED: Domestic Short Hair, 2 years old; 7 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Meet Vinnie, His lovely markings make him stand out, but it's his regal presence and gentle nature that truly make him special. Vinnie is calm, friendly, and always up for a cuddle. If you're looking for a sweet companion with a touch of class, Vinnie might just be the perfect addition to your family.



claycountygov.com/adopt



Ready to Meet Your New Best Friend?

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

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

**Pictured, Ozzy A00580353 who is also looking for a home.*



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

Attachment

“B”

Letter from Governor

BoCC Response

Resolution Example



RON DESANTIS
GOVERNOR

STATE OF FLORIDA
Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com
850-717-9418



March 18, 2025

Delivered Electronically

Subject: EOG DOGE Efforts & Inquiry Regarding Financial Condition Under Section 218.503, Florida Statutes

Dear County Official,

Pursuant to Executive Order 25-44, the **Executive Office of the Governor** has established an **EOG DOGE Team** which will use advanced technology to identify, review, and report on unnecessary spending within county and municipal governments and recommend legislative reforms to promote efficiency, maximize productivity, and eliminate waste in state and local government. These efforts are focused on ensuring fiscal responsibility throughout Florida.

In addition to assessing your county's publicly available information over the coming weeks and months, the EOG DOGE Team is also assessing compliance with the financial management requirements set forth in **section 218.503, Florida Statutes**. This provision outlines the circumstances under which a local governmental entity is deemed to be in financial emergency or distress, triggering necessary corrective actions.

To fulfill our oversight role, and in accordance with article IV, section 1(a) of the Florida Constitution, we respectfully request confirmation as to whether your county has encountered any instances of financial emergency or distress, including those listed in section 218.503(1), Florida Statutes, such as:

1. **Failure to pay short-term loans or obligations when due** as a result of lack of funds.
2. **Failure to make debt service payments on bonds, loans, or other debt instruments when due.**
3. **Failure to timely pay uncontested claims from creditors** for more than 90 days due to lack of funds.
4. **Failure to transfer taxes, social security contributions, or retirement plan contributions** as required by law.
5. **An unreserved or total fund balance deficit in the general fund or any major operating fund** that persists for two consecutive years.

County Official
March 18, 2025
Page Two

If your county has encountered any of these conditions since State Fiscal Year 2018-19, or anticipates potential financial distress in the next six months, please provide a written response in keeping with your obligations under section 218.503(2)-(3), Florida Statutes, detailing the specific circumstances, any corrective actions taken, a point of contact, and any additional information relevant to compliance with statutory financial obligations.

Please submit your response to eogdoge@laspbs.state.fl.us no later than April 8, 2025 to ensure timely review and, if necessary, assistance from state authorities. If we do not receive a response from you within 45 days, it will be presumed that your county is in possible statutory violation and in need of assistance. If you have any questions or require further clarification, please contact eogdoge@laspbs.state.fl.us.

We appreciate your cooperation in maintaining the fiscal integrity of local governmental operations.

Sincerely,

EOG DOGE Team

STATE OF FLORIDA

OFFICE OF THE GOVERNOR EXECUTIVE ORDER NUMBER 25-44 (Ensuring Government Efficiency)

WHEREAS, state and local governments should be efficient, effective, transparent, and responsive and should be held accountable for achieving these goals; and

WHEREAS, fiscal accountability is necessary to ensure good government and to minimize financial burdens on the taxpayer; and

WHEREAS, all levels of government should continue to work to eliminate unnecessary and inappropriate spending; and

WHEREAS, the State of Florida has a strong record of responsible fiscal management and stewardship; and

WHEREAS, in addition to balancing the budget each year, my Administration has consistently strived toward streamlining government; and

WHEREAS, for example, the Fiscal Year 2024-2025 "Focus on Florida's Future" Budget saved Florida taxpayers \$3.5 billion; and

WHEREAS, Florida has paid down 41% of the State's total historic tax-supported debt since 2019; and

WHEREAS, Florida's debt per capita is estimated to have decreased by 54% from \$1,457 in Fiscal Year 2010-2011 to \$664 in Fiscal Year 2023-2024; and

WHEREAS, the State has maintained a triple-A credit rating, has one of the lowest tax burdens in the country, and has increased rainy-day reserves by over \$9.4 billion; and

WHEREAS, my Administration's proposed Fiscal Year 2025-2026 "Focus on Fiscal Responsibility" Budget will lower spending even further, saving Florida taxpayers \$3 billion compared to the current year budget; and

WHEREAS, the proposed Fiscal Year 2025-2026 budget eliminates over 740 state government positions, recommends \$2.2 billion in tax relief, and requires a thorough review of federal grant funding received and expended in the State; and

WHEREAS, Florida has the lowest ratio of state government workers to population; and

WHEREAS, because of Florida's low regulatory footprint, Florida has consistently been ranked one of the top states in which to conduct business; and

WHEREAS, notwithstanding Florida's history of prudent fiscal management relative to many states in the country, the State should nevertheless endeavor to explore opportunities for even better stewardship of state and local resources; and

WHEREAS, for example, the Trump Administration has created the Department of Government Efficiency ("DOGE") to employ innovative technology to identify and eliminate unnecessary and oftentimes frivolous spending, to maximize governmental efficiency and productivity, and to reform the federal workforce; and

WHEREAS, the State of Florida should leverage cutting edge technology to identify further spending reductions and reforms in state agencies, university bureaucracies, and local governments that have increased their spending, to include identifying and returning unnecessary federal grant funding.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section 1(a) of the Florida Constitution, and all other applicable laws, promulgate the following Executive Order, to take immediate effect:

Section 1. There shall be established within the Office of Policy and Budget in the Executive Office of the Governor (EOG) an EOG DOGE Team. The EOG DOGE Team shall be responsible for (1) ensuring compliance with this Executive Order; (2) using publicly available information to identify and report unnecessary spending within county and municipal governments; (3) coordinating with the Board of Governors of the State University System of Florida and the State Board of Education to identify and eliminate unnecessary spending, programs, courses, staff, and any other inefficiencies within the State University System and the Florida College System; and (4) recommending legislative reforms to promote efficiency, maximize productivity, and eliminate waste in state and local government. The EOG DOGE Team shall report any legislative recommendations to the Governor, the Chief Financial Officer, the President of the Senate, and the Speaker of the House of Representatives no later than September 30, 2025.

Section 2. Each state agency shall establish an Agency DOGE Team that shall be responsible for (1) utilizing advanced technology, such as artificial intelligence, as part of ongoing efforts to identify and eliminate unnecessary spending, programs, or contracts within the agency; (2) identifying any pending or funded federal grant awards that are inconsistent with the policies of this State and should be returned to the American taxpayer in furtherance of the President's DOGE efforts; and (3) recommending administrative or legislative reforms to promote efficiency, maximize productivity, and eliminate waste in state and local government, including recommendations to leverage modern technology and to eliminate the duplication of services, reduce fees, and cut overhead. Each Agency DOGE Team shall report its progress on the foregoing responsibilities to the EOG DOGE Team on a monthly basis until this Executive Order expires.

Section 3. The Board of Governors of the State University System of Florida and the State Board of Education shall collaborate with the EOG DOGE Team to identify and eliminate unnecessary spending, programs, courses, staff, and any other inefficiencies within the State University System and the Florida College System.

Section 4. This Executive Order shall be implemented in accordance with state and federal law and with existing staff and funding. To the maximum extent possible, agencies should employ the most innovative technology feasible to carry out the responsibilities assigned in this Executive Order.

Section 5. This Executive Order is effective immediately and shall expire on March 31, 2026.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 24th day of February, 2025.



RON DESANTIS, GOVERNOR

ATTEST:



SECRETARY OF STATE

STATE OF FLORIDA
GOVERNOR
RON DESANTIS
TALLAHASSEE, FLORIDA
FEBRUARY 24, 2025



**Board of County
Commissioners**

P.O. Box 1366
477 Houston Street
Green Cove Springs, FL
32043

Area Code: 904
Phone: 284-6352

Fax: 278-4731

County Manager
Howard Wanamaker

Commissioners:
John Sgromolo
District 1

Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke, DC
District 5

www.claycountygov.com



March 25, 2025

Office of the Governor
Executive Office of the Governor-Department of Government Efficiency
State of Florida
400 S. Monroe Street
Tallahassee, FL 32399

**Subject: Response to Executive Office of the Governor (EOG)-
Department of Government Efficiency (DOGE) Inquiry**

Dear EOG-DOGE Team,

On behalf of the Clay County Board of County Commissioners, we are writing in response to your letter dated March 18, 2025, regarding the inquiry into the County's financial condition under Section 218.503, Florida Statutes.

As requested, we consulted with the Clay County Clerk of Court and Comptroller, the Honorable Tara S. Green, who serves as the Chief Financial Officer for the County. She has provided a formal response dated March 20, 2025, which we have reviewed and attached. According to her response, there have been no instances in Clay County that would constitute a financial emergency or distress under any of the criteria listed in Section 218.503(1), Florida Statutes.

Specifically:

- No failures to pay short-term obligations due to lack of funds.
- No failures to make debt service payments when due.
- No uncontested creditor claims unpaid for more than 90 days.
- No failures to transfer legally required contributions.
- No fund balance deficits in the general fund or other major operating funds persisting for two consecutive years.

In addition, the Independent Auditors' Report performed by James Moore & Co. for year ended September 30, 2023, states the County's financial statements are presented in accordance with accounting principles generally accepted in the United States of America and the County's financial position is presented fairly in all material respects. Please find their opening letter attached; the full report is available on the Clay County Clerk of Court and Comptroller website at clayclerk.com.

Clay County fully supports the efforts of the EOG-DOGE to promote financial transparency, early identification of fiscal distress, and the overall health of local government finances. We welcome the opportunity to collaborate with

your team and are committed to participating in efforts that strengthen financial accountability and sustainability across Florida's local governments.

We trust this provides the information your office requested. If you require any additional information or further documentation, please feel free to contact me at Betsy.Condon@claycountygov.com.

Sincerely,

Betsy Condon, Chair
Clay County Board of County Commissioners

Cc: Howard Wanamaker, Clay County Manager
Tara Green, Clay County Clerk of Court and Comptroller
Senator Jennifer Bradley via E-mail
Representative Sam Garrison via E-mail
Representative Judson Sapp via E-mail

Enc.: Letter from the Honorable Tara S. Green, Clay County Clerk of Court and Comptroller
Letter from James Moore & Co., Independent Auditors

RESOLUTION NO. 2025-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, SUPPORTING EXECUTIVE ORDER 25-44, ENTITLED *ENSURING GOVERNMENT EFFICIENCY, AND COLLABORATION WITH THE GOVERNMENTAL EFFICIENCY TEAM (“EOG DOGE”) WITH IDENTIFYING UNNECESSARY LOCAL GOVERNMENT SPENDING, CREATING EFFICIENCIES, AND SAVING TAXPAYER DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE.*

WHEREAS, on February 24, 2025, Governor DeSantis signed Executive Order 25-44, *Ensuring Government Efficiency*; and

WHEREAS, the Executive Order establishes within the Office of Policy and Budget in the Executive Office of the Governor a Department of Governmental Efficiency Team (“EOG DOGE Team”); and

WHEREAS, the EOG DOGE Team is responsible for assisting local governments in identifying unnecessary spending, eliminating waste, and saving taxpayers money; and

WHEREAS, to best serve the people of Florida, local governments should, in partnership and assistance of EOG DOGE, actively participate in a comprehensive review conducted jointly by the EOG DOGE Team and local government to identify and eliminate unnecessary and inappropriate spending; and

WHEREAS, the Lake County Board of County Commissioners hereby finds it in the best interests of the residents of Lake County to work in partnership with the EOG DOGE Team on the County’s fiscal and efficiency review.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida:

Section 1. Legal Findings of Fact. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. Support. The Lake County Board of County Commissioners (Board) supports efforts identifying unnecessary spending, creating efficiencies, and saving taxpayer dollars. The Board supports identifying and working to eliminate unnecessary programs, mis-aligned grants, and redundant contracts within the County, including those which may be inconsistent with regulations of the State.

Section 3. Good Faith Partnership. The Board desires to work in good faith with the EOG DOGE Team to facilitate their mission and to conduct a comprehensive review of the County’s budget and operations. Through this partnership, the Board will grant the EOG DOGE Team access to the necessary records and any physical premises to review documents and data which may assist the County in identifying efficiencies. The Board will recommend administrative or policy reforms to promote efficiency and maximize productivity within local government.

DRAFT Local Government Resolution

WHEREAS, on February 24, 2025, Governor DeSantis signed Executive Order 25-44, Ensuring Government Efficiency;

WHEREAS, the Executive Order establishes within the Office of Policy and Budget in the Executive Office of the Governor a Department of Governmental Efficiency Team ("EOG DOGE Team");

WHEREAS, the EOG DOGE Team is responsible for ~~helping~~ assisting local governments ~~to in~~ identifying unnecessary spending, eliminating waste, and saving taxpayers money; and

WHEREAS, to best serve the people of Florida, local governments should in partnership ~~and assistance with of~~ EOG DOGE actively participate in a comprehensive review conducted jointly by the EOG DOGE Team and local government to identify and eliminate unnecessary and inappropriate spending, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF _____ COUNTY, FLORIDA:

Section 1. The _____ County Board of County Commissioners (Board) supports efforts ~~to identifying~~ unnecessary spending, ~~create~~ creating efficiencies, and ~~save~~ saving taxpayer dollars.

Section 2. In a good faith effort to facilitate the mission of the EOG DOGE Team, the Board will ~~work in collaboration~~ collaborate with the EOG DOGE Team to conduct a comprehensive review of the County's budget and operations.

Section 3. Through this partnership, the Board will grant the EOG DOGE Team access to ~~the~~ necessary records and any physical premises to review documents and data which may assist the County in identifying efficiencies.

Section 4. The Board supports identifying and working to eliminate unnecessary spending, unnecessary programs, mis-aligned grants, and redundant contracts within the County, including those which may be inconsistent with the regulations of this State.

Section 5. The Board will work in good faith with the EOG DOGE Team to recommend administrative or policy reforms to promote efficiency and maximize productivity within local government.

Section 6. The Board directs the County Manager and County Staff to be available and support EOG DOGE Team requests and to provide any necessary access and requested information to the EOG DOGE Team.

Section 7. The Board appoints the [County Administrator] to serve as the point of contact for all EOG DOGE Team-related inquiries.

Attachment

“C”

**Response from Clay County
Clerk of Court and
Comptroller**



TARA S. GREEN, CLAY COUNTY CLERK OF COURT AND COMPTROLLER

825 N Orange Ave, PO Box 698, Green Cove Springs, FL 32043 / (904) 269-6302 / info@clayclerk.com / clayclerk.com

March 20, 2025

Electronically to howard.wanamker@claycounty.gov
Howard Wanamaker, County Manager

Electronically to betsy.condon@claycounty.gov
Betsy Condon, Board of County Commissioners, Chair

Clay County, FL
Green Cove Springs, FL 32043

Dear County Manager Wanamaker and Chair Condon,

In response to the letter from the EOG DOGE team dated March 18, 2025 with subject: EOG DOGE Efforts & Inquiry Regarding Financial Condition Under Section 218.503, Florida Statutes, the Clay County Clerk of Court and Comptroller is providing the following responses to the letter.

The request was for confirmation as to whether Clay County has encountered any instances of financial emergency or distress, including those listed in section 218.503(1), Florida Statutes. These are our responses:

1. **Failure to pay short-term loans or obligations when due** as a result of lack of funds.

Response: To our knowledge, no instances have occurred.

2. **Failure to make debt service payments on bonds, loans, or other debt instruments when due.**

Response: To our knowledge, no instances have occurred.

3. **Failure to timely pay uncontested claims from creditors** for more than 90 days due to lack of funds.

Response: To our knowledge, no instances have occurred.

4. **Failure to transfer taxes, social security contributions, or retirement plan contributions as required by law.**

Response: To our knowledge, no instances have occurred.

5. **An unreserved or total fund balance deficit in the general fund or any major operating fund that persists for two consecutive years.**

Response: To our knowledge, no instances have occurred.

If you need any further information, please let us know and we will supply it expeditiously.

Sincerely,

A handwritten signature in black ink, appearing to read "Tara S. Green". The signature is fluid and cursive, with the first name "Tara" being the most prominent part.

Tara S. Green
Clay County Clerk of Court and Comptroller

Attachment
“D”
Items 23 - 27

Small Scale Comprehensive Plan Future Land Use Map Amendment & Rezoning:

COMP 24-0016
& ZON 24-0019

COMP 24-0017
& ZON 24-0023

COMP 24-0018
& ZON 24-0024

COMP 24-0020
& ZON 24-0026

COMP 25-0003
ZON 25-0002

Board of County Commissioners

March 25, 2025



Application Information

Agent: Kelly Hartwig (Cypress Management & Design LLC.), Bert Royal

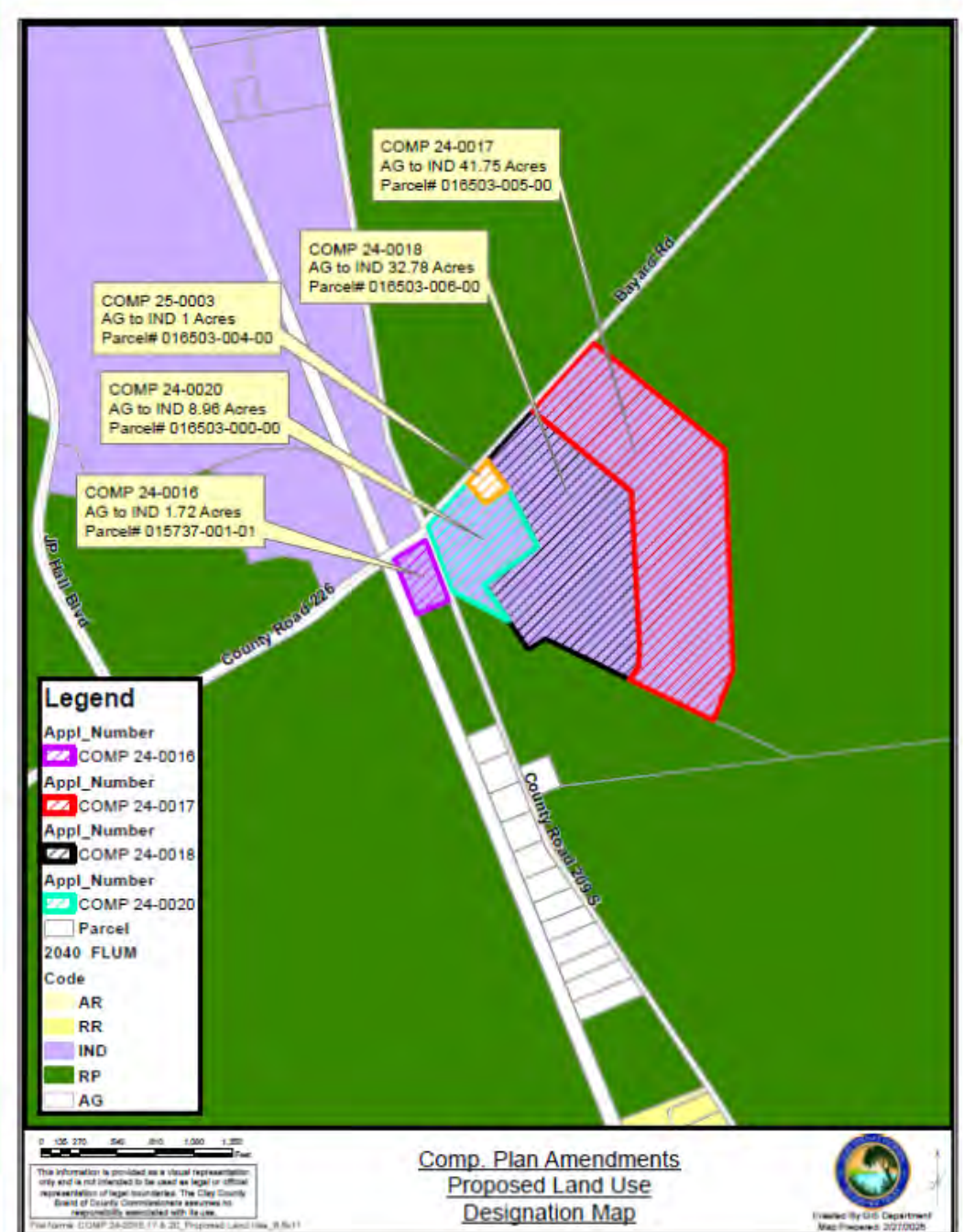
Location: Southwest corner of the intersection at County Rd 226 and County Rd 209 S.

Planning District: **Springs District**

Commission District: **5 Commissioner Burke**

Parcels: 1.72 acre parcel, 32.79 acre parcel, 41.75 acre parcel (heard by the Planning Commission on October 22, 2024) and 8.96 acres and one acre **Total being requested 86.22 acres**

- COMP 24-0016, COMP 24-0020 & COMP 25-0003 would change the Future Land Use (FLU) designation from AG(Agricultural) to IND (Industrial).
- COMP 24-0017 & COMP 24-0018 would change the Future Land Use (FLU) designation from AR(Agricultural/Residential) to IND (Industrial).
- ZON 24-0019, ZON 24-0023 & ZON 24-0024 24-0018, ZON 24-0026 and ZON 25-0002 . would change the zoning from AG (Agricultural) to IB (Heavy Industrial).



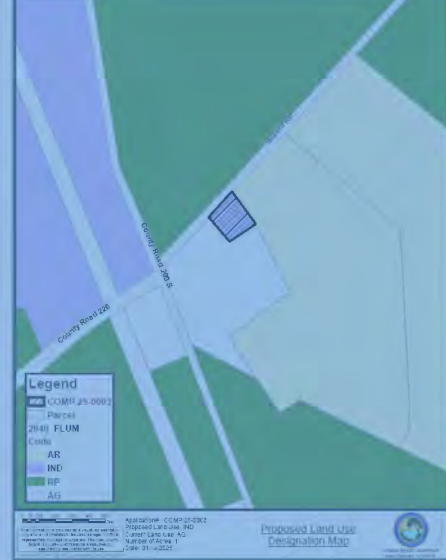
Comprehensive Plan Amendment Cases



COMP 24-0016
 ZON 24-0019
 Changing from AG
 (Agriculture) to IND
 (Industrial) 1.72 ac
**Planning Commission
 recommended denial
 6-0**



COMP 24-0020
 ZON 24-0026
 Changing from AG
 (Agriculture) to IND
 (Industrial) 8.96 ac



COMP 25-0003
 ZON 25-0002
 Changing from AG
 (Agriculture) to IND
 (Industrial) 1 ac



COMP 24-0018
 COMP 24-0024
 Changing from AR
 (Agriculture/
 Residential) to IND
 (Industrial) 32.79 ac



COMP 24-0017
 COMP 24-0023
 Changing from AR
 (Agriculture/Residential)
 to IND (Industrial) 41.75 ac

Comprehensive Plan Amendment Cases



COMP 24-0016
ZON 24-0019
Changing from AG
(Agriculture) to IND
(Industrial) 1.72 ac
**Planning Commission
recommended denial
6-0**



COMP 24-0020
ZON 24-0026
Changing from AG
(Agriculture) to IND
(Industrial) 8.96 ac
**Planning Commission
recommended approval
4-3**



COMP 25-0003
ZON 25-0002
Changing from AG
(Agriculture) to IND
(Industrial) 1 ac

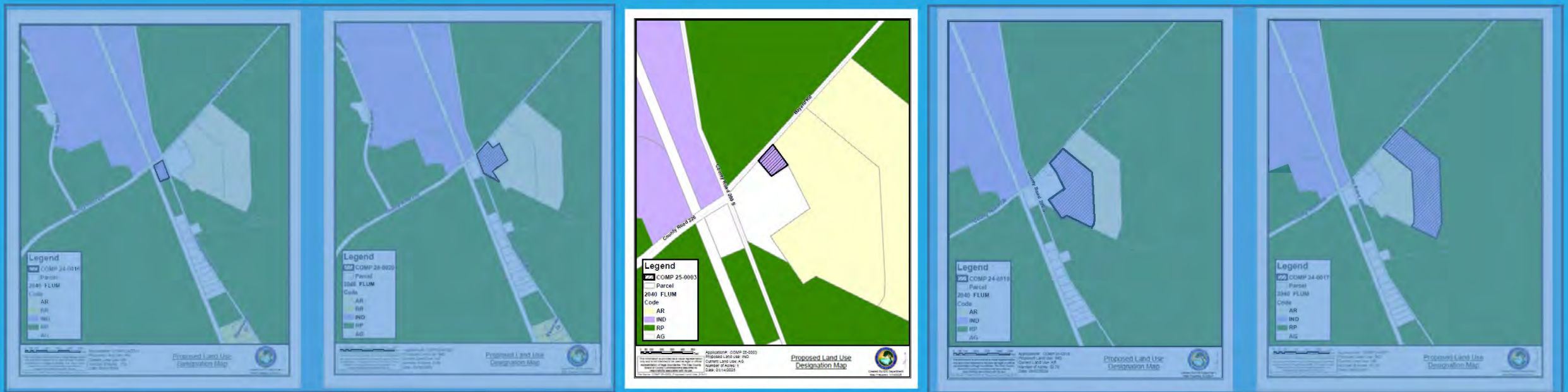


COMP 24-0018
COMP 24-0024
Changing from AR
(Agriculture/
Residential) to IND
(Industrial) 32.79 ac



COMP 24-0017
COMP 24-0023
Changing from AR
(Agriculture/Residential)
to IND (Industrial) 41.75 ac

Comprehensive Plan Amendment Cases



COMP 24-0016
ZON 24-0019
Changing from AG
(Agriculture) to IND
(Industrial) 1.72 ac
**Planning Commission
recommended denial
6-0**

COMP 24-0020
ZON 24-0026
Changing from AG
(Agriculture) to IND
(Industrial) 8.96 ac
**Planning Commission
recommended approval
4-3**

COMP 25-0003
ZON 25-0002
Changing from AG
(Agriculture) to IND
(Industrial) 1 ac
**Planning Commission
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Comprehensive Plan Amendment Cases



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COMP 25-0003

Changing from AG
(Agriculture) to IND
(Industrial) 1 ac
**Planning Commission
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4-3**



COMP 24-0018

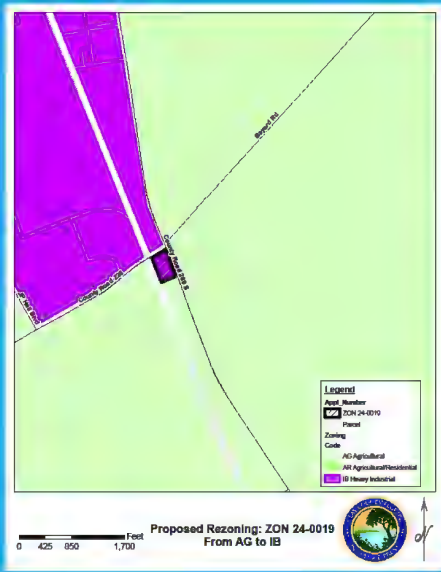
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**Planning Commission
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6-0**



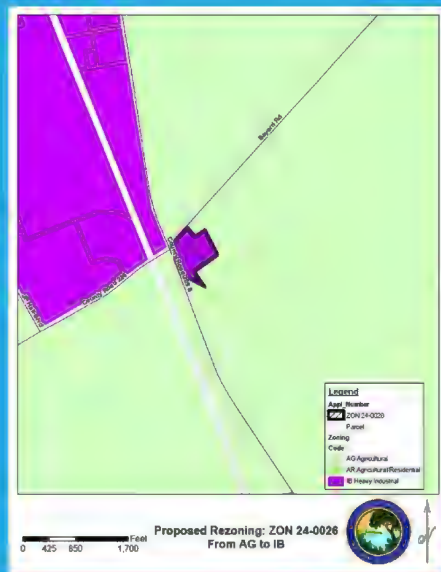
COMP 24-0017

Changing from AR
(Agriculture/Residential)
to IND (Industrial) 41.75 ac
**Planning Commission
recommended denial
6-0**

Zoning Atlas Amendments



ZON 24-0019
Changing from AG
(Agriculture) to IB
(Heavy Industrial)
1.72 ac, CAC
recommended
Approval 4-0,
Planning Commission
recommended
Denial 6-0



ZON 24-0026
Changing from AG
(Agriculture) to IB
(Heavy Industrial) 8.96
ac, CAC recommended
Approval 5-0,
Planning Commission
recommended
Approval 4-3



ZON 25-0002
Changing from AG
(Agriculture) to IB (Heavy
Industrial) 1.0 ac, CAC
recommended
Approval 5-0,
Planning Commission
recommended **Approval**
4-3



ZON 24-0024
Changing from AG
(Agriculture) to IB
(Heavy Industrial)
32.78 ac, CAC
recommended
Approval 4-0,
Planning
Commission
recommended
Denial 6-0



ZON 24-0023
Changing from AG
(Agriculture) to IB
(Heavy Industrial)
41.75 ac, CAC
recommended
Approval 4-0,
Planning
Commission
recommended
Denial 6-0

Zoning Atlas Amendments

ZON 24-0019

Changing from AG
(Agriculture) to IB
(Heavy Industrial)

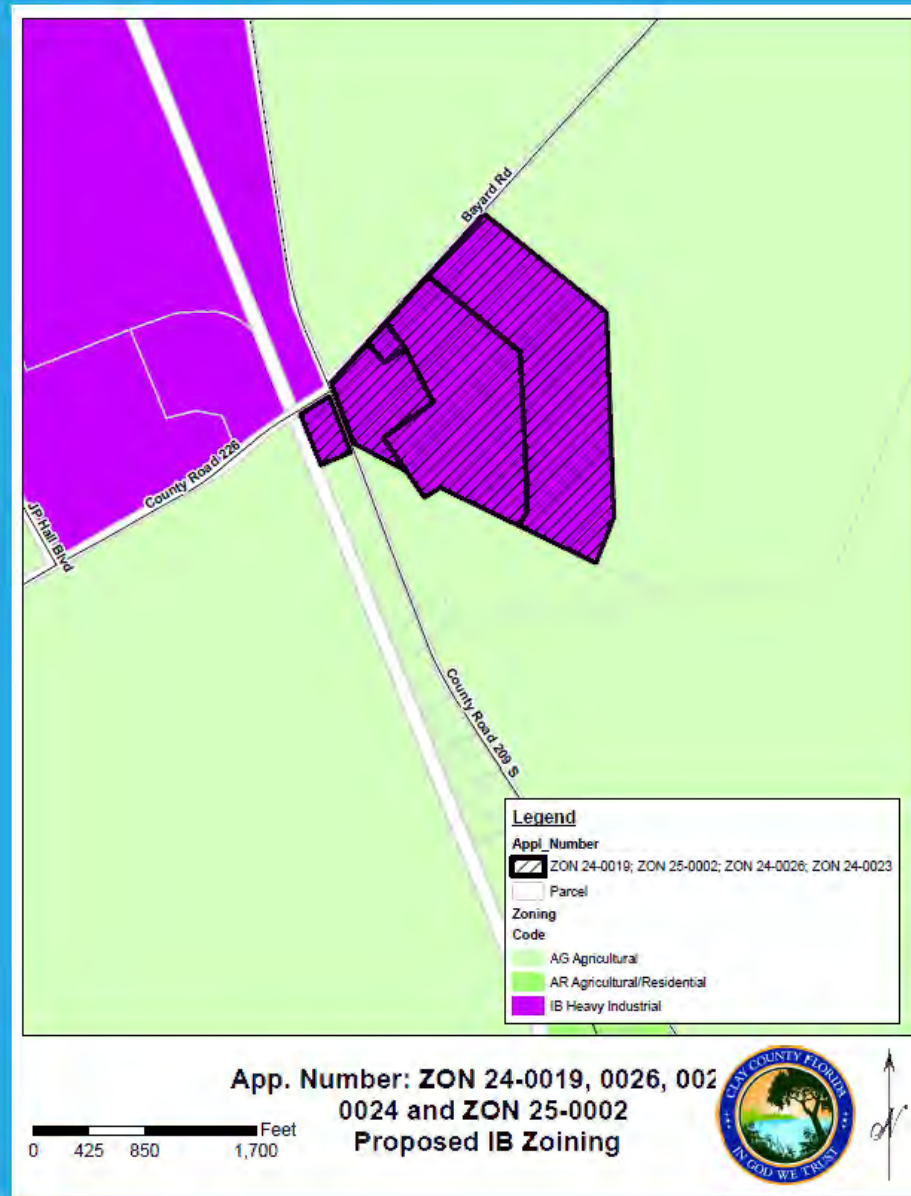
1.72 ac, CAC
recommended

Approval 4-0,
Planning Commission
recommended
Denial 6-0

ZON 24-0026

Changing from AG
(Agriculture) to IB
(Heavy Industrial) 8.96
ac, CAC recommended

Approval 5-0,
Planning Commission
recommended
Approval 4-3



ZON 25-0002

Changing from AG
(Agriculture) to IB (Heavy
Industrial) 1.0 ac, CAC
recommended

Approval 5-0,
Planning Commission
recommended **Approval
4-3**

ZON 24-0024

Changing from AG
(Agriculture) to IB
(Heavy Industrial)

32.78 ac, CAC
recommended

Approval 4-0,
Planning
Commission
recommended
Denial 6-0

ZON 24-0023

Changing from AG
(Agriculture) to IB
(Heavy Industrial)
41.75 ac, CAC
recommended

Approval 4-0,
Planning
Commission
recommended
Denial 6-0

Zoning changes proposed for 86.22+ acres

Allows for uses typically identified with industrial lands

Buffer requirements for lands adjacent to agriculture or passive recreation shall be a 30/C buffer which requires a six foot masonry wall and a row of evergreen trees which are at least 10' tall at time of planting.

Residential Uses are only permitted as a conditional use, and must serve only the owner, operator or security employee of the principal use. The Applicant is willing to put the condition of "No Residential Uses" in a Development Agreement.

PUBLIC NOTIFICATION – 350' BUFFER



016503-005-00	LEMEN WILLIAM T III TRUSTEE &
016503-006-00	LEMEN WILLIAM T III TRUSTEE &
016503-002-00	St.Johns River Water Managemen
016503-001-00	St.Johns River Water Managemen
015737-001-03	St.Johns River Water Managemen
016510-001-00	St.Johns River Water Managemen



Project Description

No site specific development is proposed at this time.

Recommendations

- COMP 24-0016

- & ZON 24-0019

Based on the staff report findings, Staff has determined that the criteria for the rezoning have been met and recommends **approval**.

- COMP 24-0018

- & ZON 24-0023

Based on the staff report findings, Staff has determined that the criteria for the rezoning have been met and recommends **approval**.

- COMP 24-0017

- & ZON 24-0024

Based on the staff report findings, Staff has determined that the criteria for the rezoning have been met and recommends **approval**.

Project Description

No site specific development is proposed at this time.

Recommendations

- COMP 24-0020

- & ZON 24-0026

Based on the staff report findings, Staff has determined that the criteria for the rezoning have been met and recommends **approval**.

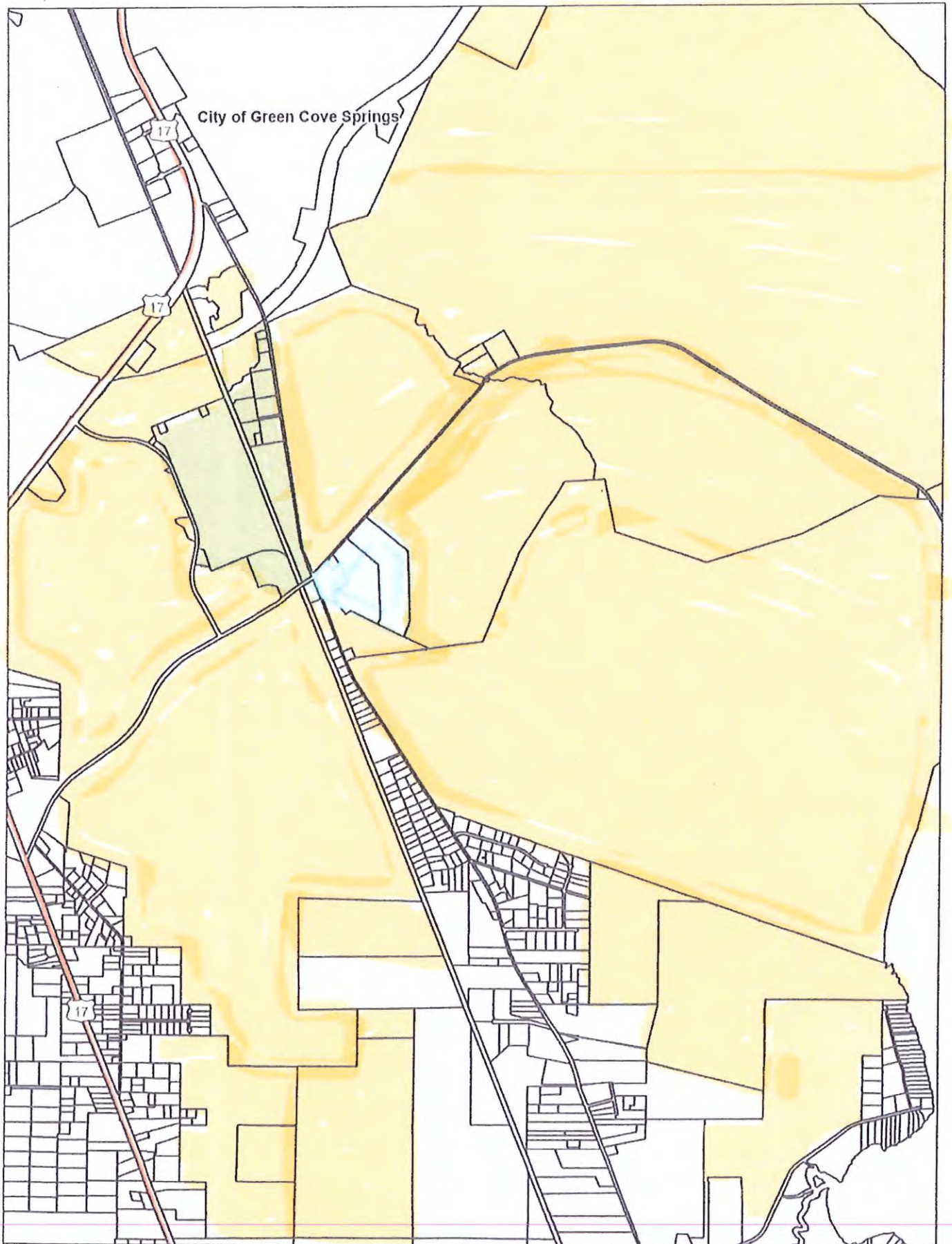
- COMP 25-0003

- & ZON 25-0002

Based on the staff report findings, Staff has determined that the criteria for the rezoning have been met and recommends **approval**.

Once again the Springs CAC heard all applications and recommended approval unanimously.

Attachment
“E”
Applicant Info for
Items 23 - 27



1. This is a perfect place for a 75 acre industrial park
2. Residents on 209 will NEVER be slowed down by a vehicle from the park except maybe just before getting to US 17.
3. No car, truck (pick-up or semi) will ever need to go down CR209 when leaving the site. No resident will ever have to pass or be passed by one of these vehicles. In Green Cove Springs we have dealt with trash trucks and garbage trucks on CR 315 and CR 15-a for years and it has been the entire county's refuse. By and large without complaint. I understand no one wants industrial property near them but this is not near them. This impacts a small portion of their commute. Nothing like County Road 209 north.
4. The only cars or trucks going to this site that will impact traffic on 209 will be residents that may be employed by the many jobs being offered at the site, but no one else.
5. No new house will ever be constructed that will be impacted by this project. The project is surrounded by 12000 acres that will never be developed! (Can't hardly say that about any other piece of property in the county).
6. Peters Creek Industrial Park, Governors Park Industrial Parks and further development on 15-a will significantly impact traffic both on SR 16 (2 lane road) 315 (2 lane road) and 15-a (2 lane road) and they are well sited in their locations. But not as good as this one. This development is over 3 miles from Williams Park Road. A 3 mile radius from Peters Creek Industrial Park takes in all of Saratoga Springs, half of Governors Park and 4 existing schools. A 3 mile radius of Governors Park takes in all of Governors Park, The Rookery and 3 existing schools and 2 to be developed.
7. NO traffic from this development will EVER go through a school zone before it reaches any of several major arteries.
8. At best there will be a stop sign at the intersection of 209 and CR 226. There will be no through traffic created by the development, the traffic from this developments only intersection might be CR 226 and JP Hall Industrial Parkway

9. There is already 300 acres of industrially zoned property adjacent to this site, which was well conceived when it was originally done and remains a solid park with new growth underway.
10. A park was mentioned at the planning and zoning meeting for the property. There is 12,000 acres of accessible park land that surrounds this 75 acres. The impact of this small piece of land compared to the greenway that has now been provided .0067 is negligible. Where can you put it with so little impact.
11. Any drainage issues will be addressed by proper permitting so that the runoff goes where it is supposed to go and approved by St Johns Water Management District

Attachment

“F”

COMP-25-0001

ZON-24-0036

Small Scale Comprehensive Plan Future Land Use Map

Amendment:

COMP 25-0001

Rezoning Application:

ZON 24-0036

Board of County Commissioners
March 25, 2025





Application Information

Applicant: Natividad Santos
Location: Blanding Blvd/State Road 21- Middleburg
Planning District: Middleburg-Clay Hill
Commission District: 4 Commissioner Condon
Parcels: 35-05-24-006699-944-00

- COMP 25-0001 would change the Future Land Use designation of one parcel from Commercial(COM) to Rural Residential (RR)
- A companion Rezoning application (ZON 24-0036) requests a change from BSC (Shopping Center District) to AR (Agricultural/Residential)



BACKGROUND

A 7.87 acre parcel with Commercial Land Use and BSC zoning

The land use amendment would change the 7.87 ac. tract from COM to RR.

The zoning map amendment would change the tract from BSC to AR.

The parcel has approx. 530 feet of frontage on Hwy. 17 Blanding Blvd.

The property to the north has a future land use designation of Commercial with AR zoning and is currently vacant. The owner of the northern parcel has come in for a pre-application conference to change the land use consistent with this amendment.

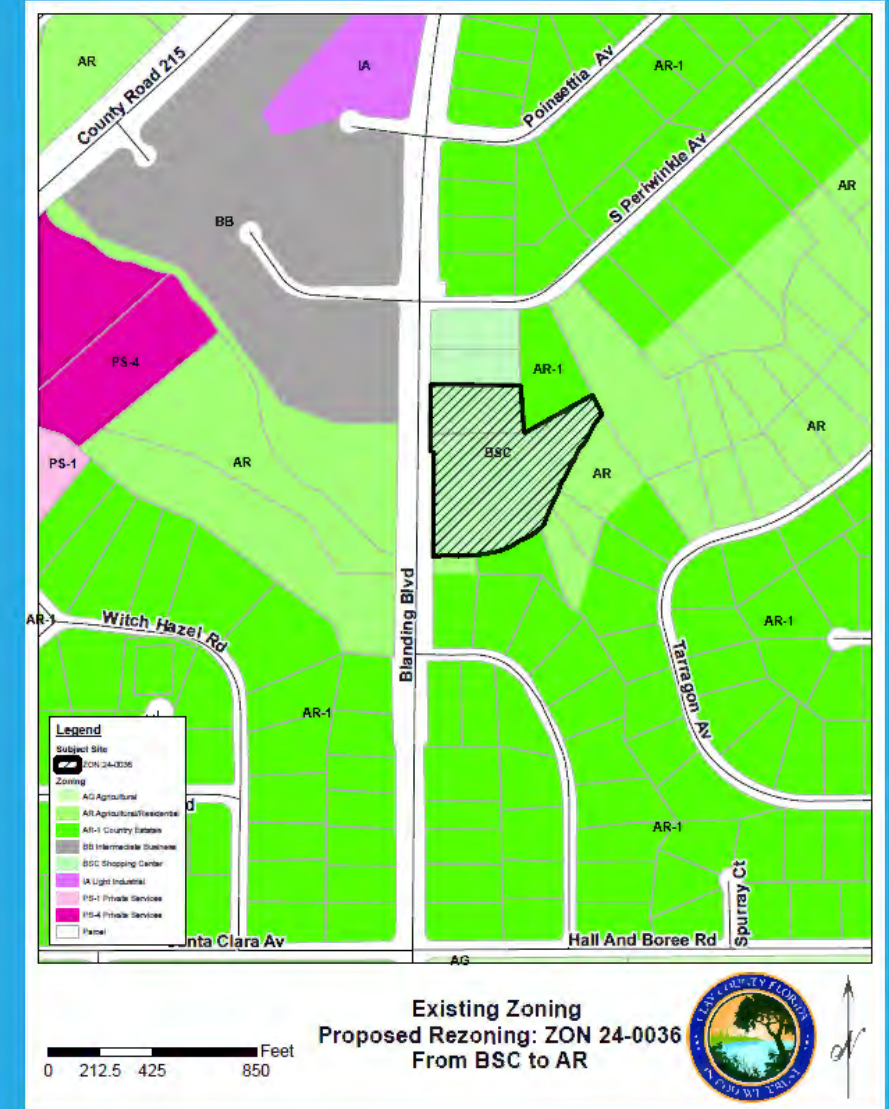
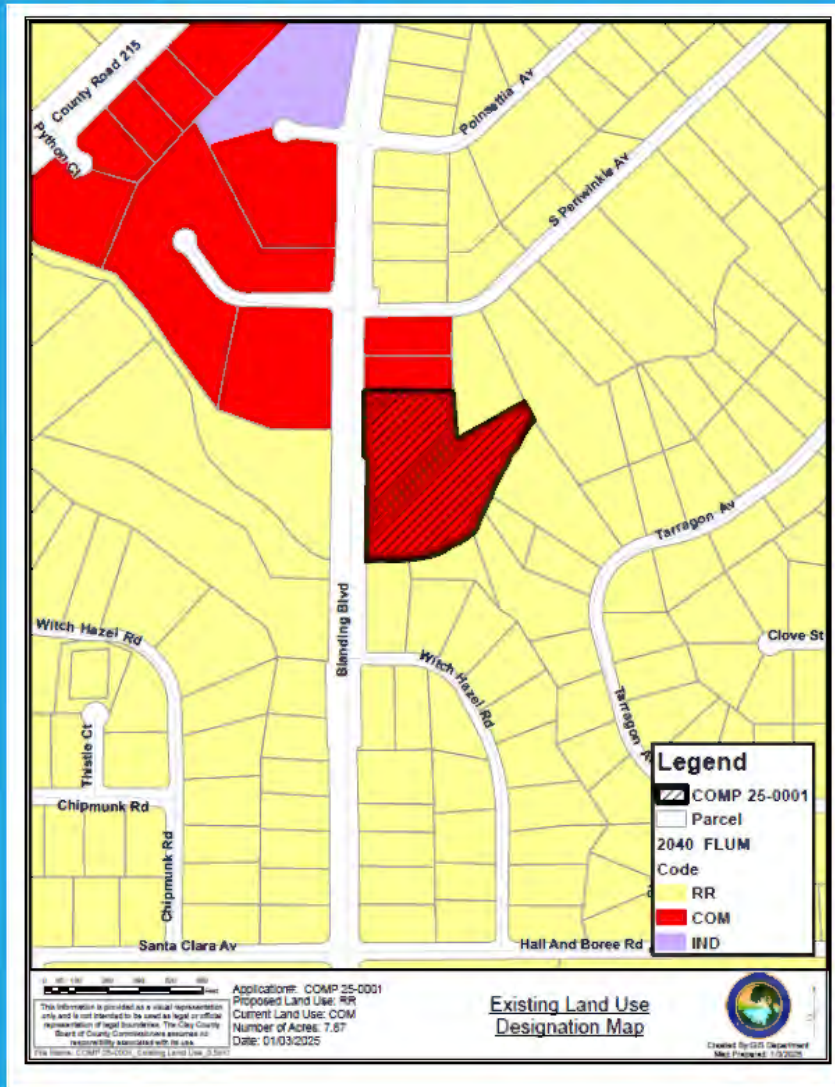
South is property zoned AR with RR Future Land Use.

West across Blanding Blvd is RR and undeveloped property with Commercial future land use to the north west.

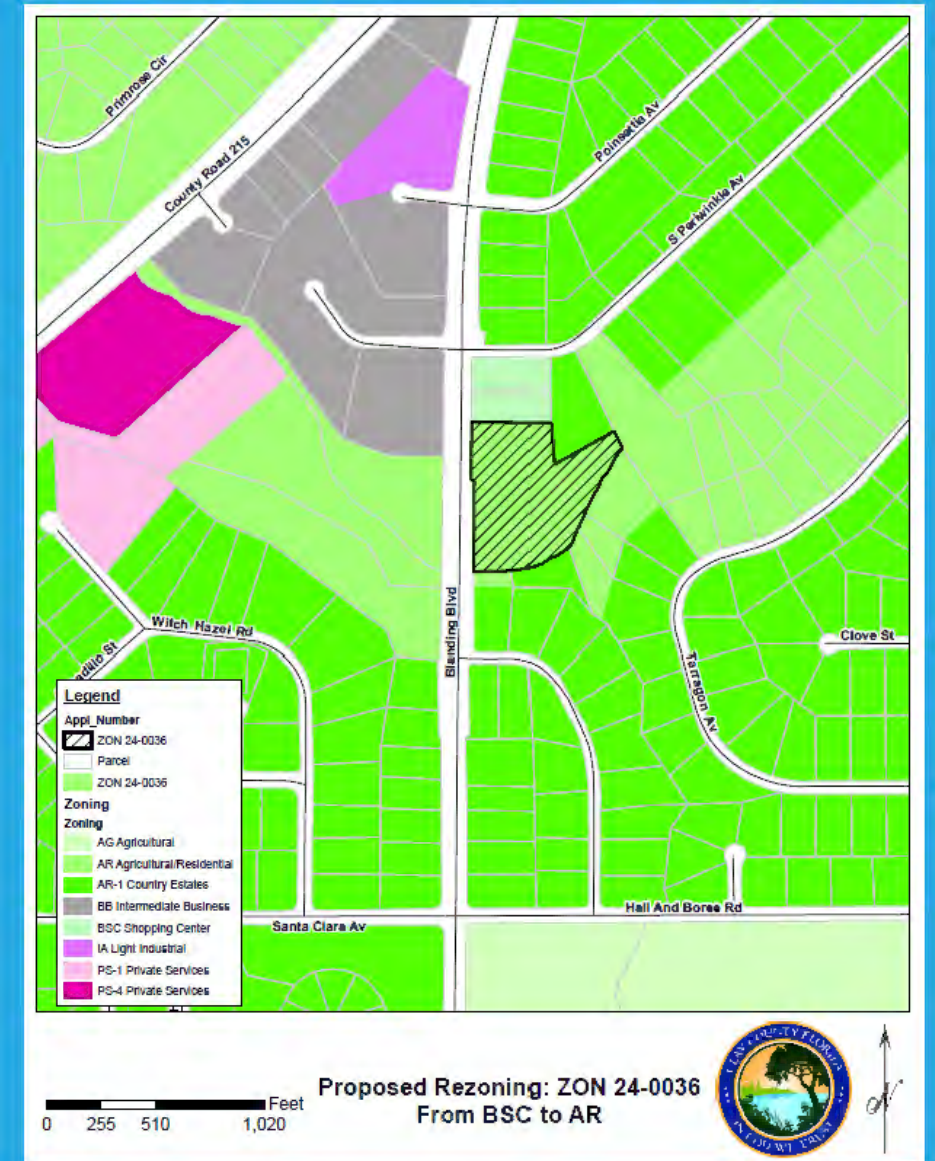
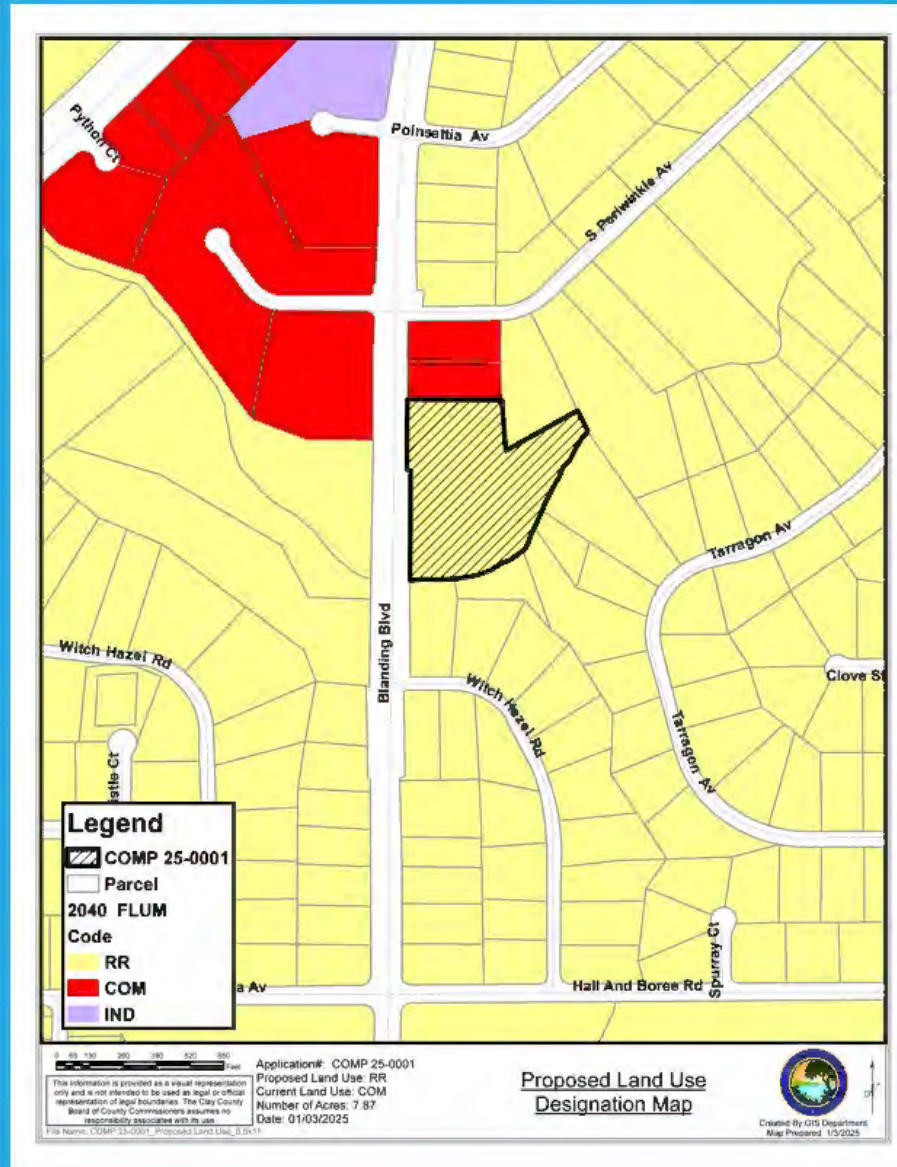
East of the subject parcel is land that is designated RR on the future land use map and is zoned AR and AR-1 with residential development.

The proposed land use amendment and companion zoning change are being requested to facilitate the development of a single family residence.

LAND USE & ZONING EXISTING



LAND USE & ZONING PROPOSED



Recommendations

The Middleburg / Clay Hill CAC met on February 18, 2025 to hear the items and made a recommendation of **Approval** for both items 7-0.

COMP 25-0001:

Staff finds that the application is consistent with the Comprehensive Plan have been met and recommends **Approval** of COMP 25-0002.

ZON 24-0036:

Staff finds that the application is consistent with the intent of the Land Development Code and therefore recommends **Approval** of ZON 24-0036.

The Planning Commission heard both items at their public hearing on March 4, 2025 and provided a recommendation of **Approval**. 7-0

Attachment
“G”
COMP-24-0019

Evaluation and Appraisal Report (EAR) Amendment:
COMP 24-0019

Board of County Commissioners
March 25, 2025



Comprehensive Plan Update Process

The State of Florida requires all local governments to evaluate and update their Comprehensive Plans every 7 years. This process, known as the Evaluation and Appraisal Report (EAR), requires 2 public hearings.

The first hearing was held on Sept. 16, 2024 and the EAR Amendment was then transmitted to the State for review.

The State issued its Objections, Recommendations and Comments (ORC) Report on November 15, 2024 and identified one objection.

The County has 180 days from November 15, 2024 (May 14, 2025) to either adopt, adopt with changes, or not adopt the proposed amendments. If approved, a copy of this amendment will be sent to the State within the required 10 days for its records.

ORC Report - Background

In 2023, the State legislature passed House Bill 1379 related to pollutant load reduction and septic systems.

On June 11, 2024, the Board adopted 2 policies:

CIE Policy 1.4.7

Requires the CIE to include a list of projects to achieve pollutant load reductions to meet the Total Max. Daily Load in the Lower St Johns River Basin Mgmt. Action Plan. If the current TMDL is being met, no projects shall be listed.

CFE Policy 1.4.8

Requires a feasibility assessment of providing sanitary sewer services (for certain development circumstances) by July 1, 2024.

ORC Report

The State (Florida Department of Environmental Protection) made mention of the requirement to include a list of projects necessary to achieve the pollutant load reductions in the BMAP.

Response from the FDEP's consultants:

“The county is currently meeting its nutrient reduction obligations 100% and, therefore, additional projects are not required at this time.”

ORC Report

FDEP raised one objection – that the requirement to submit a feasibility analysis was not met.

Recommendation:

The County must address the requirement within the adopted CFE. The County should coordinate with FDEP and revise the amendment to include information required by Section 163.3177(6)(c) F.S. in the CFE along with any necessary improvements for the short term and long term as needed in the CIE.

Response from the FDEP:

“The inclusion or adoption by reference of the analysis within the County’s general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element would satisfy the statutory requirement and adequately address our technical assistance comment on 24-03ER.”

Changes Not Previously Viewed

The following changes were not included in the Transmittal amendments brought before the Board in September 2024:

- | | |
|--|---|
| ❖ Public Schools Element (Tables 1 and 2) | Student Capacity FY 2024/25 to 2032/33 |
| ❖ Public Schools Element (Maps 1 and 2) | Current and Proposed School Locations |
| ❖ Transportation Element (Map 6) | Ports, Aviation and Rail Facilities Map |
| ❖ Capital Improvements Element (Tables 1 and 2) | (Already approved by the Board) |
| ❖ Capital Improvements Element (Tables 3 thru 6) | School District EFP data |
| ❖ CFE Policy 1.4.8 | Removed reference to 2024 deadline |

Changes not covered by this Amendment

- The textual changes proposed in this EAR Amendment do not affect any individual property.
- Likewise, the Future Land Use Map update will not change the future land use designation or increase the density of any property.
- The proposed map updates will change the date of all maps in order to be consistent with the new planning horizon of 2045 as required by State Statute.

Recommendation

COMP 24-0019:

Staff recommends Adoption of COMP 24-0019.

Comprehensive Plan Review

Staff have reviewed the current 2040 Comprehensive Plan and identified needed updates. These changes fall into two categories:

1. STATUTORY-BASED CHANGES

Updates required due to changes in state law which have taken place since the last EAR update was done in 2017.

2. LOCAL NEED-BASED CHANGES

Updates required in order to keep the Comprehensive Plan consistent with the Land Development Code and to reflect any changes needed to address local issues.

Year	Statutory Change	F.S. Section
2021	Building Design Elements Building design elements may not be applied to a single-family or two-family dwelling unless "the dwelling is located in a planned unit development [...] approved by the local governing body before July 1, 2023.	163.3202
2022	Floating Solar Facilities Requires a floating solar facility to be a permitted use in the appropriate land use categories. Requires land development regulations to promote expanded uses of floating solar facilities.	163.32051
2023	Electrical Substations New and existing electrical substations must be permitted in all land use categories and no size limitations can be enforced.	163.3177(5)(a)
2023	New Planning Horizon Requires the comprehensive plan to include two planning periods; one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period.	163.3177(5)(a)

Population Projections for Clay County

Total Population (including municipalities)

Year	Middleburg/ Clay Hill	Doctors Inlet/ Ridgewood	Gateway	Fleming Island	Springs	Penney Farms/ Lake Asbury	Keystone Heights	Total
2015	19,304	81,331	25,173	27,926	14,682	15,365	17,724	201,505
2020	18,325	85,998	24,716	27,960	17,440	26,166	17,639	218,245
2025	17,625	92,037	24,641	28,430	20,489	37,450	17,828	238,500
2030	16,601	96,427	24,116	28,384	23,178	48,101	17,693	254,500
2035	17,456	99,904	25,217	28,379	25,027	53,616	18,300	267,900
2040	18,025	101,724	25,903	27,895	26,470	58,278	18,604	276,900
2045	18,483	102,941	26,432	27,258	27,743	62,546	18,798	284,200

Sources: BEBR, Florida Population Studies, Vol. 57, Bulletin 198, January 2024 and the 2045 Northeast Regional Planning Model from the North Florida TPO. Municipality Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

Population Projections for Clay County

Total Population (unincorporated county only)

Year	Middleburg/ Clay Hill	Doctors Inlet/ Ridgewood	Gateway *	Fleming Island	Springs*	Penney Farms/ Lake Asbury*	Keystone Heights*	Total
2015	19,304	81,331	16,537	27,926	6,518	14,591	16,344	182,551
2020	18,325	85,998	15,627	27,960	7,654	25,345	16,193	197,103
2025	17,625	92,037	15,308	28,430	9,392	36,595	16,350	215,737
2030	16,601	96,427	14,556	28,384	10,729	47,218	16,186	230,101
2035	17,456	99,904	15,534	28,379	11,386	52,716	16,780	242,156
2040	18,025	101,724	16,202	27,895	11,826	57,369	17,083	250,125
2045	18,483	102,941	16,725	27,258	12,214	61,629	17,279	256,528

Sources: BEBR, Florida Population Studies, Vol. 57, Bulletin 198, January 2024 and the 2045 Northeast Regional Planning Model from the North Florida TPO. Municipality Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

Local Need-Based Changes

There are 2 types of local need-based changes.

Procedural changes which fall into the following general categories:

- Maps
- Reference citations
- Level of service standards
- Outdated requirements or dates
- Name or spelling errors
- Table footnotes

Table 7 - FDOT and TPO 5-Year Transportation Improvement Program

Facility	Project	Phase	Segment	2024-25	2025-26	2026-27	2027-28	2028-29
S.R. 21	Intersection Improvement	Multiple	S. of Wells Road to Duval County Line	\$11,097,585				

Source: North Florida TPO, Transportation Improvement Program, FY 2025-2029, Adopted 6-13-2024

Local Need-Based Changes

Other changes that are more substantive in nature. The purpose of which include:

- Correction of issues that have arisen based on omissions
- Correction of conflicts with other portions of the comprehensive plan
- Changes made to provide greater clarity of intent, purpose or measurement

Other Areas of Change

Clarified that up to 20 lots may access a single access easement only for "existing" easements.

Added Rural Fringe and Urban Fringe to be consistent with the FLU table

Changed measurement of distance to nearest service from radius measurement to sidewalk or driving distance

Amended policy to provide monitoring for fiscal responsibility

Created a Business Park category

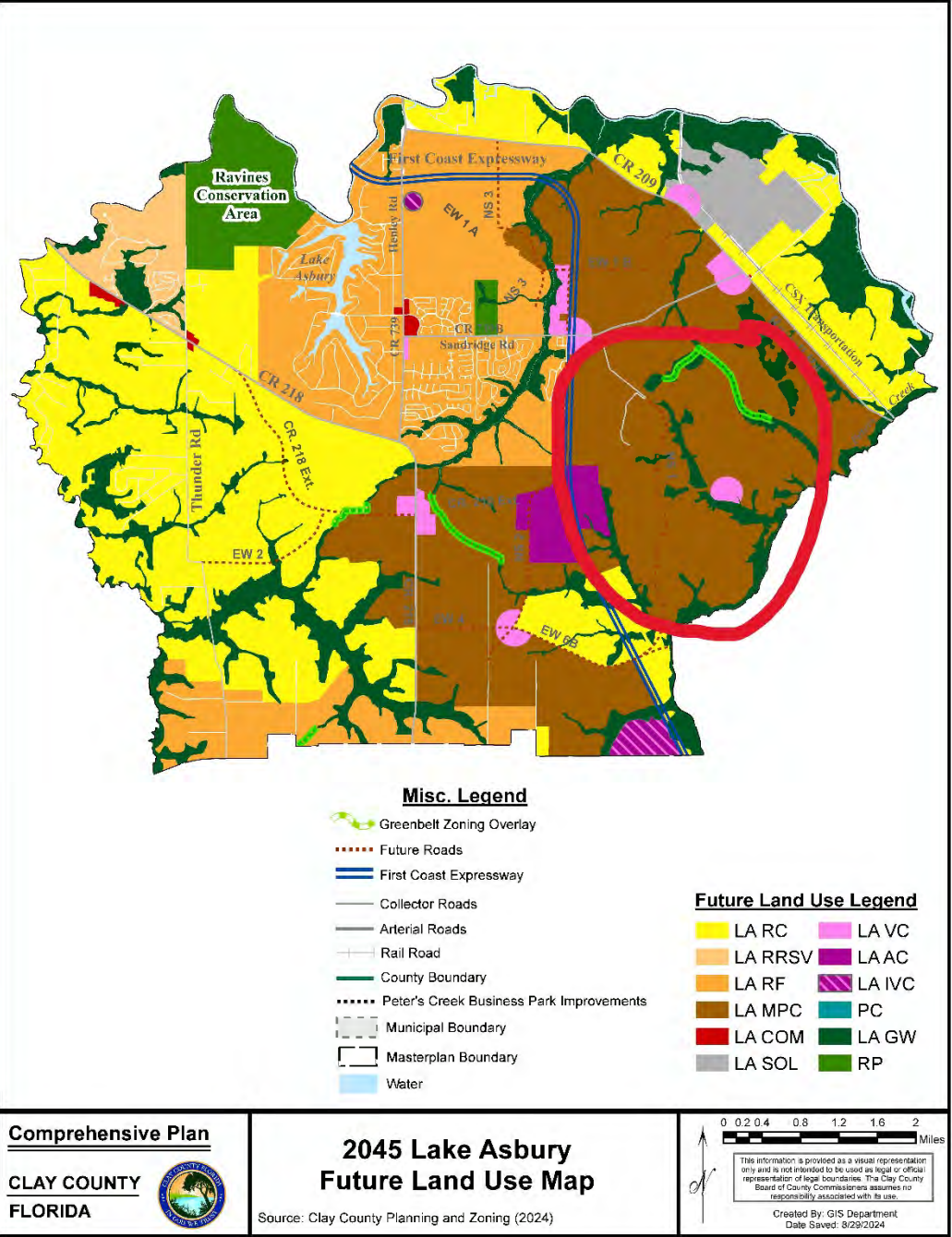
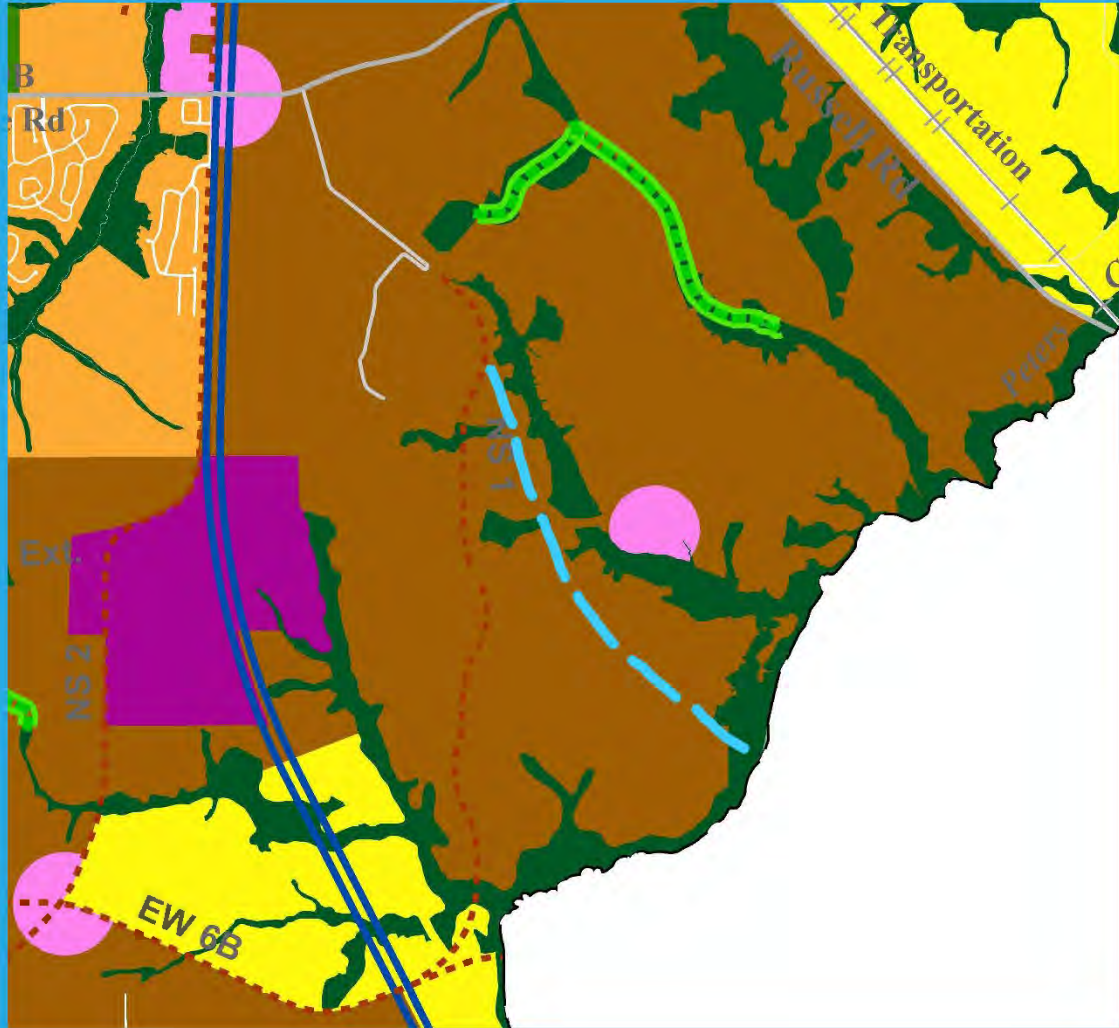
Added “gross” to density in BF-AC and BF-CC to be consistent with other BF FLU categories

Corrected a confusing reference to multiple development types.

created policy to address LA-COM land use category

Changed term to “priority review” for consistency

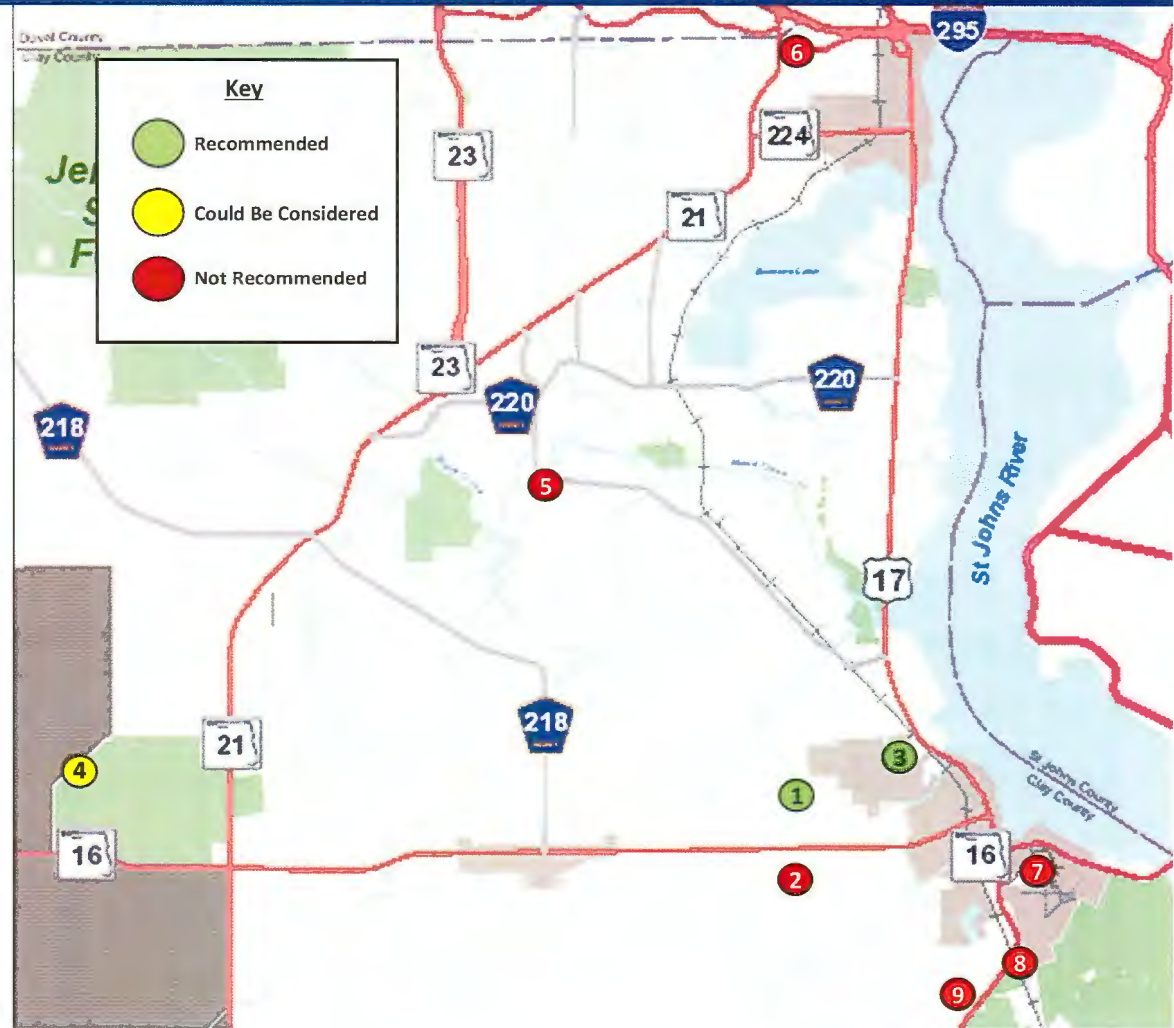
Standardized reference to Village Center and Interchange Village Center



**Attachment
“H”
Safety Complex
Information**

Potential Public Safety Complex Sites

- 1 Peter's Creek Industrial Park (~50 acres)
Recommended – Meets Requirements
- 2 Fairgrounds (County ~80/Fair Assoc. ~57 - ~137 acres total)
Not recommended due to Timeline
- 3 CR 315 Facilities/Park & Rec (~22 acres)
Recommended – Meets Most Requirements
- 4 Outdoor Adventure Park (~110 acres)
Could be considered – Limited Infrastructure
- 5 Fortress - Henley & Russel Rd (~19 acres)
Not recommended due to Size
- 6 Repurposed Commercial (Former Sears - ~18 acres)
Not recommended due to Location
- 7 Reynolds Park (TBD acres)
Not recommended due to Timeline
- 8 Fortress – Hwy 17/CR 209 S (~32 acres)
Not recommended due to Site Features
- 9 CR 15A/HWY 17 S (~44 acres)
Not recommended due to Location













BCC Meeting_Minutes_and_Attachments_March 25 2025 BCC#4

Final Audit Report

2025-04-10

Created:	2025-04-09
By:	Lisa Osha (Lisa.Osha@claycountygov.com)
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2025-04-09 - 11:16:53 PM GMT
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-  Signer bccdocs@clayclerk.com entered name at signing as Tara S Green
2025-04-10 - 7:34:53 PM GMT
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