



**BOARD OF COUNTY COMMISSIONERS
MEETING MINUTES**

January 13, 2026
Administration Building
4th Floor, BCC Meeting Room
477 Houston Street
Green Cove Springs, FL 32043
4:00 PM

INVOCATION

Commissioner Betsy Condon gave the Invocation.

PLEDGE

Retired US Army Sergeant First Class Tammy Padilla led the Pledge of Allegiance.

Chairman Kristen Burke said Sergeant First Class Tammy Padilla served honorably for 20 years in the United States Army and retired in 2007. She joined the military to travel and see the world and throughout her service developed a deep appreciation for the value of people and teamwork. Her assignments included service at the U.S. Army Criminal Investigation Command in Falls Church, Virginia, the Office of Military Support and Headquarters Joint Special Operations Command at Fort Bragg, North Carolina, the White House Communications Agency, the Office of the Chief of Staff, and the Office of the Secretary of Defense in Washington, D.C. A highly decorated veteran, Sergeant First-Class Padilla earned multiple meritorious achievements and service commendation medals, including the Military Outstanding Volunteer Service Medal, the Global War on Terrorism Service Medal, and the Presidential Service Badge, among others. Her most memorable assignment was with the White House Communications Agency—supporting President Clinton's communications in the Oval Office and during international travel—an honor that deepened her appreciation for leadership, service, and representing the nation at the highest level. Now an Orange Park resident, Sergeant First-Class Padilla continues her commitment to service as the director of life groups at Love Alive Church and as a member of American Legion Post #373.

Sergeant First Class Padilla spoke briefly about serving in the military and the importance of continuing to serve after retirement and thanked the Board for the invitation to lead the Pledge of Allegiance.

CALL TO ORDER

Chairman Kristen Burke called the meeting to order at 4:06 pm.

ROLL CALL

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

Absent: None

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

PET ADOPTIONS

Teresa Capo, Executive Assistant, presented a PowerPoint on pets available for adoption: Cedric (cat), Chandler (dog), Spork (cat), and Banana Man Jack (dog). Ready to meet your new best friend and see who's available - Visit our website to meet our adorable crew looking for their forever home, contact clayadoptions@claycountygov.com, or call (904) 269-6342. Puppies like Mistle-Toe are always in need of foster homes. 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

Marion Austin Retirement Recognition (A. Scott)

Recognition can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 10:03 and ending at 15:24. Below is a summary of the discussion.

Chairman Kristen Burke said we would like to recognize Marion Austin's recent retirement from our Public Works Department. Mr. Austin began his career in 2013 as a laborer and advanced through multiple roles, including Equipment Operator and General Foreman over the Gradall crews, and concluded his career as the Assistant Road Superintendent for the Masters Pit/Middleburg area. Throughout his 12-year career with Clay County, he was known as a hardworking, fair, and dependable leader who could always be counted on, especially in emergencies, to get the job done right and on time. A true people-person - he earned the respect and appreciation of both coworkers and the community and was always willing to lend a helping hand. As Mr. Austin Marion looks forward to new opportunities and spending more time outdoors with his grandchildren, he will be greatly missed. His years of dedicated service are appreciated, and we wish him a happy, well-deserved retirement.

Present for the Recognition:

- Marion Austin
- Natalie Austin - Wife
- Ember Hall - Granddaughter
- Alivia Austin - Granddaughter
- Eric Pope - Public Works Director
- Jeff Smith - Deputy Director - Streets and Drainage
- Aubrey Scott - Human Resources

Mr. Pope commended Mr. Austin for his years of service to Clay County, thanked him for his hard work, and congratulated him on his retirement.

Mr. Austin spoke about his career at the county and appreciation for his team and thanked the Board for the recognition.

PROCLAMATIONS/RESOLUTIONS

1. National Certified Registered Nurse Anesthetists Week - (January 18-24, 2026)

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013%202026), beginning at 15:34 and ending at 19:30. Below is a summary of the discussion and vote for this agenda item.

Chairman Kristen Burke said January 18-24, 2026, is recognized as National Certified Registered Nurse Anesthetists Week. We have a representative here today with the Florida Association of Nurse Anesthesiology representing over 5,400 CRNAs across the state.

Present for the Proclamation:

- Dr. Nick Kalynych - Executive Partner - Sunbelt Health Solutions

Commissioner Alexandra Compere read the Proclamation for National Certified Registered Nurse Anesthetist Week, January 18-24, 2026.

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

Dr. Kalynych spoke about the importance of the profession and its responsibilities and thanked the Board for the recognition.

2. MLK Jr. Day-N-Clay (Mon, Jan 19, 2026)

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013%202026), beginning at 19:40 and ending at 25:00. Below is a summary of the discussion and vote for this agenda item.

Chairman Kristen Burke said we have a Proclamation today honoring the life and legacy of Dr. Martin Luther King, Jr. We also want to recognize the City of Green Cove Springs for its annual celebration honoring Dr. King's lifelong commitment to equality and justice.

Present for the Proclamation:

- Connie Butler - Former Mayor of Green Cove Springs and the Palmetto CDC Chair

Commissioner Betsy Condon read the Proclamation for Martin Luther King Jr. Day - January 19, 2026.

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

Ms. Butler thanked the Board for the Proclamation recognizing and honoring Dr. King. She also reiterated details for the event honoring Dr. Martin Luther King, Jr., on Monday, January 19, 2026, at Vera Francis Hall Park, as well as the food drive on Saturday, January 17, 2026, the Martin Luther King Jr. Day of Service.

CONSTITUTIONAL OFFICERS

There were no Constitutional Officer comments.

APPROVAL OF MINUTES

3. Board of County Commissioners Strategic Plan and Budget Workshop Meeting Minutes December 9, 2025.

Commissioner Jim Renninger made a motion for approval for the December 9, 2025 - BoCC Strategic Plan and Budget Workshop Meeting minutes, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

4. Board of County Commissioners Meeting Minutes December 9, 2025

Commissioner Jim Renninger made a motion for approval for the December 9, 2025 - BoCC Meeting minutes, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

PUBLIC COMMENTS

Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013%202026), beginning at 26:49 and ending at 29:54. Below is a summary of the discussion.

Chairman Kristen Burke opened the floor for public comment at 4:28 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board to express concerns regarding items 14 and 15 (easement rights) on the Consent Agenda.

Hearing no other comments, Chairman Kristen Burke closed public comment at 4:30 pm.

CONSENT AGENDA

5. 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.

6. Bid No. 25/26-009, Agronomic Services for Clay County Sports Fields (K. Smith)

Approval to post Notice of Intent to Award Bid No. 25/26-009, Agronomic Services for Clay County Parks to Agrow Pro, LLC at the Unit Prices listed. Specific treatment sites and the number of applications may vary, and payment shall only be made for services that have been satisfactorily completed. Approval of award will be effective after the 72-hour protest period has expired.

Funding Source:

General Fund - Grounds Maintenance - Repairs and Maintenance

7. Agreement for Conservation and Land Management Services with Revive Ecosystems, LLC (C. Risinger / D. Selig)

Approval of the Agreement with Revive Ecosystems, LLC for Conservation and Land Management Services beginning on the effective date for a period of three (3) years. Services will be provided through the issuance of Task Orders and paid based on the hourly rates listed in the Agreement.

Funding Source:

Various

8. Grant Agreement with the Florida Department of Elder Affairs for the improvement of safety at the Orange Park Senior Center (M. Covey)

A) Approval of the Fixed Capital Outlay (FCO) Program Grant Agreement with the Florida Department of Elder Affairs for the improvement of safety at the Orange Park Senior Center in the amount

of \$500,000.00, for a term beginning on July 1, 2025 through June 30, 2027. The safety improvements include parking lot and lighting improvements at 414 Stowe Avenue, Orange Park.

B) Approval of the accompanying budget resolution.

Funding Source:

General Fund / All Grants Organization / Orange Park Senior Center – Safety Improvements / Orange Park Senior Center / Infrastructure

9. Naming Rights Sponsorship Agreement with HCA for a New First Aid Building at the Clay County Fairgrounds (M. Covey)
 - A) Approval of naming rights sponsorship agreement with HCA for \$27,625 to purchase and install a new first aid building at the Clay County Fairgrounds.
 - B) Approval of the accompanying budget resolution.

Funding Source:

General Fund / Sponsorship / First-Aid Station / Clay County Fairgrounds / Buildings

10. Grant Agreement with the Florida Department Transportation for Design, Construction, and CEI of the CR 217 Bridge Safety Improvements (M. Covey)
 - A) Approval of the State Funded Grant Agreement between Clay County and Florida Department of Transportation for design, construction, and CEI of the Clay County CR 217 Bridge Safety Improvements and Replacements in an amount not to exceed \$2,500,000, to be completed no later than June 30, 2030.
 - B) Approval of the accompanying authorizing resolution.
 - C) Approval of the accompanying budget resolution.

Funding Source:

Capital Improvement Plan (CIP) Projects Fund / All Grants Organization / CR217 Bridge Safety Improvements and Replacements / CR217 Bridge Replacement / Infrastructure

11. Budget Resolution(s) for Grant(s) Awarded Under \$50,000 (M. Covey)
Approval of budget resolution to record revenue received from the American Society for the Prevention of Cruelty to Animals (ASPCA), Animal Control Emergency Preparedness Initiative in the amount of \$24,085. The funds are to be used to build disaster response capacity.

Funding Source: General Fund Revenue - Contributions/Donations

12. Grant Agreement with the Department of Financial Services, Division of State Fire Marshal for Hazmat Materials and Equipment (M. Covey)

A) Approval of the Cost Reimbursement Grant Agreement with the Department of Financial Services, Division of State Fire Marshal for Hazmat materials and equipment in the amount of \$55,000.00. Period of performance is through June 30, 2026.

B) Approval of the accompanying budget resolution.

Funding Sources:

General Fund / All Grants Organization / USAR HAZMAT Sustainment / USAR Grant (HAZMAT Sustainment) / Machinery and Equipment – Capitalized

General Fund / All Grants Organization / USAR HAZMAT Sustainment / USAR Grant (HAZMAT Sustainment) / Machinery and Equipment – Non-Capitalized

Fire Control MSTU Fund / All Grants Organization / USAR HAZMAT Sustainment / USAR Grant (HAZMAT Sustainment) / Machinery and Equipment – Capitalized

Fire Control MSTU Fund / All Grants Organization / USAR HAZMAT Sustainment / USAR Grant (HAZMAT Sustainment) / Machinery and Equipment – Non-Capitalized

13. Transfer from Building Fund Reserve - Unassigned (R. Kantor)
Approval to transfer budget from the Building Fund Reserves to the Building Department construction project in the amount of \$357,532 to expedite processes relating to opening the facility outside of construction costs.
Funding Source: Building Fund / All Reserve Roll Up / Reserve - Unassigned
14. Approval of Release of Exclusive Easement Rights on Cathedral Oak Parkway Phase 1 Plat and Second Amendment to Mobility Fee Credit Agreement Re: FCC (PCI), Agreement/Contract No. 2021/22 – 138 AM2 (C. Grimm)
15. Approval of Release of Exclusive Easement Rights as to Parcel 802 on Cathedral Oak Parkway Phase 2 Plat and Second Amendment to Mobility Fee Credit Agreement, Agreement/Contract No. 2021/22 – 139 AM2 (C. Grimm)
16. Approval of Bill of Sale of Utility System between Clay County and Clay County Utility Authority for the Wastewater Services to Clay County Sheriff's Office Substation – 3799 Irvin Court in accordance with the Developer Agreement, Contract Number 2024/2025 - 272, along with approval of associated Assignment of Contractor's Warranty and Certificate of Construction Completion (D. Loos)

Consent Agenda can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013%202026), beginning at 29:55 and ending at 41:25. Below is a summary of the discussion.

Commissioner Betsy Condon requested that item 6 be pulled for discussion.

Commissioner Jim Renninger requested that item 10 be pulled for discussion.

Commissioner Alexandra Compere requested that items 14 and 15 be pulled for discussion.

Commissioner Alexandra Compere made a motion for approval of the Consent Agenda except items 6, 10, 14, and 15, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

Commissioner Condon addressed the Board to provide details and information regarding her concerns about pricing and changes related to item 6: Agronomic Services for Clay County Sports Fields.

Following the discussion, Commissioner Betsy Condon made a motion for approval of item 6, seconded by Vice-Chairman John Sgromolo. There were comments regarding the protection of assets throughout the county, specifically athletic fields, and differences among bidders and submitted bids. The motion carried 5-0.

Commissioner Jim Renninger addressed the Board to request clarification for costs/funding relating to item 10 - Design, Construction, and CEI of the CR 217 Bridge Safety Improvements.

Richard Smith, Director of Engineering, provided details on costs, funding, and the proposed completion timeline.

Courtney Grimm, County Attorney, provided clarification for items 14 - Approval of Release of Exclusive Easement Rights on Cathedral Oak Parkway Phase 1 Plat and Second Amendment to Mobility Fee Credit and 15 - Approval of Release of Exclusive Easement Rights as to Parcel 802 on Cathedral Oak Parkway Phase 2 Plat and Second Amendment to Mobility Fee Credit Agreement - for the concerns raised during public comment.

Following the explanation, Commissioner Alexandra Compere made a motion for approval of items 14 and 15, seconded by Commissioner Jim Renninger, which carried 5-0.

DISCUSSION/UPDATES

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

Item Seventeen (17) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 41:28 and ending at 1:06:41. Below is a summary of the discussion.

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

- **Project #1 – CR218 from Masters Road to Pine Tree Lane:** The County's team and Anderson Columbia (AC) continued their bi-monthly status meetings. AC started removal of old asphalt, the installation of drainage structures, pipes, demolition of existing driveways along the north side of this project. The project schedule is under evaluation by the project team for potential adjustments. A future contract amendment for additional days is anticipated. This project is on schedule with 59% paid out and 100% of time used.
- **Projects #2 - CR209:** East of the railroad tracks, traffic continued flowing on the northside of CR209 while Superior (SCC) continued the installation of sub-base and base material, installation of storm-drain pipe, as well as installation of curbing and sidewalk on the south side of this section of road. In the near future a traffic switch is anticipated west of the railroad tracks. The traffic shift will place traffic onto the new asphalt on CR 315B and CR 209 west of the railroad. This project is on schedule with 67% paid out and 55% of the time spent.
- **Project #3B - (Connects the east-end of project #4 on Sandridge Road and runs through the roundabout to CR209B):** The County, GAI and Kiewit held their bi-monthly status meetings. Kiewit continued the installation of stormwater structures and pipes, sub-base and base material through the corridor. Sub-base, base material and curbing were placed in the roundabout area and the sidewalk continued to be developed along the eastside of Russell Road. The contractors' project schedule remains in dispute by Kiewit and the County. A future contract amendment for additional days is anticipated. This project is 66% paid out and 124% of time elapsed.
- **Project #5 CR220:** The team received the US ARMY Corp of Engineers (USACOE) permit on November 13, 2025. Jacobs completed the new pond design and wetland impacts have been finalized. The permit modification was submitted to St. Johns River Water Management District on December 23, 2025. The USACOE permit modification were uploaded through their new Regulatory Request System (RRS) portal on January 9, 2026. Plan sets will be signed and sealed once the permit modifications are issued.
- **Project #6A CR315:** The team updated wetland functional scores and submitted the permit documents to the USACOE on December 29, 2025. Plans will be signed and sealed when the permits are issued.
- **BTP Projects #3A, 4 and #6B:** Complete.

There were questions and discussions regarding adding days to project 1 and the anticipated completion date; the revised completion date for the roundabout; the resolution of the disagreement with Kiewit; and upcoming night work at the round-a-bout area at Russell Road and 209B.

Following the BTP update, Ed Dendor, Capital Projects Manager and Richard Smith,

Director of Engineering provided details and information for the update for the Capital Projects. Projects Highlighted:

Vertical Projects- Conceptualize, Design and Construction:

- Animal Services Shelter
- Fire Station 22
- Fourth Floor Entry and Design - Courthouse
- Omega Park CCUA Connection
- Fire Station 18 - Front Parking Lot

Roadway and Trail Projects - Conceptualize, Design & Construct:

- CR220 Bridge Replacement and 4-lane Widening Projects:
 - Knight Boxx Road to Hollars Place
 - Bridge Deck
 - Bridge Railing
 - CR220 to Chief Ridaught Trail
- Live Oak Lane/Greenway Trail
- Radar Road
- Long Bay Road at Old Jennings Intersection - Improvement and Traffic Signal
- Town Center Boulevard Drainage Pipe Replacement
- Spencer Industrial Drive

FDOT Update:

- Shands Bridge
- US17 - Resurfacing - Restoration - Rehabilitation
 - Eagle Harbor Parkway to Water Oak Lane
 - Black Creek Bridge to Oak Street
- Blanding Boulevard - SR21 at Wells Road Intersection Improvement
- SR16 - Resurfacing - Restoration - Rehabilitation - US17 to SR21

There were questions and discussions regarding the status of the Eldridge project.

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

Item Eighteen (18) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026, beginning at 1:37:52 and ending at 1:39:38. Below is a summary of the discussion.

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

Following the update, the Board had no questions.

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

19. Public Hearing to consider ZON 25-0027. (District 4, Comm. Condon) (J. Bryla)

This application has been withdrawn.

The application is a Rezoning request to change 2.51+/- acres from Commercial and Professional Office District (BA-2) to Community Business District (BB-2).

Item Nineteen (19) - This application has been withdrawn.

20. Final Public Hearing to consider ZON 25-0033. (District 4, Comm. Condon) (J. Bryla)

An Ordinance to administratively rezone four lots within the Keystone airport from the Industrial Select (IS) zoning district to Heavy Industrial (IB) zoning district to accommodate airport uses and equipment.

Item Twenty (20) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 1:07:00 and ending at 1:08:29. Below is a summary of the discussion and the vote for this agenda item.

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

Jenni Bryla, Zoning Chief, addressed the Board to provide details for the final public hearing to consider ZON-25-0033, as noted above, and noted that the PowerPoint was available for review upon request.

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

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

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

21. Final Public Hearing to consider COMP 25-0017 and ZON 25-0037. (District 3, Comm. Renninger) (J. Bryla)

A. COMP 25-0017

This application is a FLUM Amendment to change 2 acres from Urban Core 10 (UC-10) and Commercial (COM), to Commercial (COM).

B. ZON 25-0037

This application is a Rezoning to change from Intermediate Business District (BB) and Private Services (PS-3) to Neighborhood Business District (BA).

Item Twenty-One (21) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 1:08:35 and ending at 1:18:20. Below is a summary of the discussion and vote for this agenda item.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation for the final public hearing to consider COMP-25-0017 and ZON-25-0037 as noted above. See Attachment B.

Andrew Johnson, Project Manager for InSite Real Estate Investment, addressed the Board to provide additional details on the requested change and to answer any questions.

There were questions and discussions regarding the daycare operator, permissible uses, and entry/access to the daycare.

Chairman Kristen Burke opened the floor for the public hearing at 5:18 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 5:18 pm.

Commissioner Jim Renninger made a motion for approval of COMP-25-0017, seconded by Commissioner Betsy Condon, which carried 5-0.

Commissioner Alexandra Compere made a motion for approval of ZON-25-0037, seconded by Commissioner Jim Renninger, which carried 5-0.

22. Final Public Hearing to consider ZON 25-0036 (County Wide) (J.Bryla)

This item is a Staff initiated Land Development Code amendment to clarify definitions in Article I and to provide side setback standards for single family attached developments in RD (Multifamily Residential). This amendment will also sunset the RC District.

Item Twenty-Two (22) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 1:18:22 and ending at 1:32:46. Below is a summary of the discussion and vote for this agenda item.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation for the final public hearing to consider ZON-25-0036 as noted above. See Attachment C.

There were questions and discussions regarding the designation for the waterfront (front yard/back yard), the placement of structures, consistency, and the implementation of restrictions.

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

Hearing no comments, Chairman Kristen Burke closed the public hearing at 5:33 pm.

Vice-Chairman John Sgromolo made a motion for approval of ZON-25-0036, seconded by Jim Renninger, which carried 5-0.

23. Final Public Hearing to Consider ZON 25-0030 (D. Selig)

This application is a proposed text amendment to Article III, Sec. 3-33.B.B.7 Lake Asbury Interchange Village Center (LA IVC) which would increase the percentage of commercial/retail use allowed from 40% to 65% of the acreage within the LA IVC location. This change mirrors the comprehensive plan change to LA FLU Policy 1.4.10 made on February 25, 2025 (Ordinance 2025-4) with respect to the Lake Asbury Interchange Village Center land use table.

Item Twenty-Three (23) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 1:32:48 and ending at 1:37:48. Below is a summary of the discussion and vote for this agenda item.

Dodie Selig, Chief Planner, addressed the Board to provide details and information regarding the public hearing to consider ZON-25-0030, as indicated above.

Susan Fraser, SLF Consulting and the Applicant's Agent, addressed the Board to provide additional details regarding the requested change.

Chairman Kristen Burke opened the floor for the public hearing at 5:36 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board with concerns regarding industrial uses.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 5:38 pm.

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

LETTERS FOR ACTION

24. Discussion of Appointment to the Clay County Board of Adjustment

George Goodrich submitted an application for appointment.

Item Twenty-Four (24) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026, beginning at 1:39:46 and ending at 1:40:13. Below is a summary of the discussion and vote for this agenda item.

Chairman Kristen Burke opened the floor for discussion of the appointment to the Board of Adjustment, as noted above.

Commissioner Betsy Condon made a motion to accept George Goodrich's application for appointment, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

25. Discussion of Appointment/Resignation to the Lake Asbury/Penney Farms Citizens Advisory Committee

Applications for re-appointment were received from the following:

- John Bentley
- Colin Groff
- Christopher Luther
- Lucas Wilhelm

Additionally Janet Wantage submitted her resignation from her seat.

Item Twenty-Five (25) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026, beginning at 1:40:14 and ending at 1:40:51. Below is a summary of the discussion and vote for this agenda item.

Chairman Kristen Burke opened the floor for discussion of the appointment/resignation to the Lake Asbury/Penney Farms CAC, as noted above.

Commissioner Alexandra Compere made a motion to accept all applications for reappointment and to accept the submitted resignation, seconded by Commissioner Betsy Condon; the motion carried 5-0.

26. Notice of Designation for First Coast Crime Stoppers, Inc. - Crime Stoppers Trust Fund Grants

Item Twenty-Six (26) can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026, beginning at 1:40:52 and ending at 1:41:25. Below is a summary of the discussion and vote for this agenda item.

Chairman Kristen Burke opened the floor to discuss the designation for First Coast Crime Stoppers as noted above.

Commissioner Jim Renninger made a motion for approval, seconded by Commissioner

Alexandra Compere, which carried 5-0.

LETTERS OF DOCUMENTATION

27. Bid Opening Tabulations (K. Smith)

Bid Opening Tabulation for December 16, 2025:

A. Bid No. 25/26-009, Agronomic Services for Clay County Parks

Chairman Kristen Burke acknowledged the Letters for Action.

PUBLIC COMMENTS

Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 1:41:37 and ending at 1:42:06. Below is a summary of the discussion.

Chairman Kristen Burke opened the floor for public comment at 5:42 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board to express her gratitude to them for reviewing and clarifying the consent agenda items and for all they do.

Hearing no other comments, Chairman Kristen Burke closed public comment at 5:43 pm.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor, had no comments.

COUNTY ATTORNEY

County Attorney can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 1:42:10 and ending at 1:42:33. Below is a summary of the discussion.

Courtney Grimm, County Attorney, addressed the Board to provide a status update on the E-bike regulations and noted that the next Charter Review Commission meeting would be held on February 9, 2026.

COUNTY MANAGER

County Manager can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026), beginning at 1:42:34 and ending at 1:46:59. Below is a summary of the discussion.

Howard Wanamaker, County Manager, noted that the session in Tallahassee began this

morning and that the first budget workshop would be held on Thursday, February 5, 2026, from 1:00 pm to 3:00 pm and spoke about the one-on-one meetings scheduled. County Manager Wanamaker mentioned the details for the Touch-A-Truck event that will be combined with the Veterans event on Saturday April 25, 2026 at the Clay County Fair Grounds.

Commissioner Betsy Condon raised an issue with trash pickup at an apartment complex off Blanding Boulevard and requested that staff research for a resolution. County Manager Wanamaker said they would do a site visit and reach out to the Property owner for a resolution and report back.

COMMISSIONERS' COMMENTS

Comments can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/January 13, 2026, beginning at 1:47:00 and ending at 2:11:42](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/January%2013,%202026,%20beginning%20at%201:47:00%20and%20ending%20at%202:11:42). Below is a summary of the discussion.

Commissioner Jim Renninger mentioned the regional Council award to the Tourism Department for Wheels of the World and congratulated the team. Commissioner Renninger said that on January 21, 2026, the Clay County Veterans would meet at Black Rifle Coffee Shop and January 22, 2026, at 3:00 pm is the ribbon cutting for the new art gallery for the Art Guild of Orange Park at 440 McIntosh Avenue, Orange Park, Florida, 32073. Commissioner Renninger acknowledged Cheryl from JEA and thanked her for her attendance.

Commissioner Alexandra Compere also thanked Cheryl from JEA for attending and expressed her gratitude for the partnership. Commissioner Compere congratulated the Tourist Development Team on the award regarding Wheel of the World and spoke about attending the ceremony previously and the takeaways.

Vice-Chairman John Sgromolo addressed the start of the session and the Board's attention to it, noting its laser focus on what is happening in Tallahassee, and wished the local Delegation the best of luck. Vice-Chairman Sgromolo mentioned that TDC met last Wednesday, commended Teddy Myers for his hard work and the implementation of the reimbursable grant and provided an overview of the grant. Vice-Chairman Sgromolo highlighted the Flo-Down 2026 Interstate Cornhole Championship to be held January 16-18, 2026, at the Clay County Fairgrounds. Vice-Chairman Sgromolo spoke about the biggest economic impact event coming up - the Clay County Fair, and reminded everyone to download the explore Clay app or visit exploreclay.com to find all the events happening in Clay County. He also congratulated the Tourist Development Team for the Wheel of the World award. Vice-Chairman Sgromolo expressed his gratitude to Richard Smith, Howard Wanamaker, Eric Pope, and the team for their efforts regarding the Fleming Island Drainage Project. Vice-Chairman Sgromolo also noted that he is happy to fill the seat on the Juvenile Justice Advisory Board.

Commissioner Betsy Condon spoke about attending the Regional Council Board meeting and the importance of watching SB1066 - Tributaries of the St. Johns River and provided the details for recreational requirements that are included in the bill, and mentioned the details for the Blue Ribbon Bill, which would allow for "spot zoning".

Commissioner Condon welcomed MJ Rood to the Budget Department Team and commended County Manager Wanamaker for all his hard work in addressing staff issues.

County Manager Wanamaker also welcomed Aubrey Scott, who is serving as the HR Manager, commended Lisa Streeper for her hard work, and welcomed MJ Rood to the team.

Commissioner Condon discussed meeting with staff to review the Animal ordinance and potential changes or additions to the language, due to issues in districts with animals that are a nuisance, and provided details for ongoing issues and commended the Animal Services Department for their hard work and mentioned changes being made to serve the community better.

The Board made comments on similar animal nuisance situations and agreed to review the ordinance. There were additional comments, discussion, and concerns clarified regarding SB1066.

Chairman Kristen Burke expressed her gratitude to Mr. Dendor and the team for their efforts on the two-lane opening at the railroad track at Russell Road, noted the barricades on Russell Road and Sandridge, and urged everyone to be careful. Chairman Burke reminded everyone about the Martin Luther King Jr. event on Monday, January 19, 2026, at 11:00 am at Vera Francis Hall Park. Chairman Burke spoke about joining the Clay Behavioral Board and her passion for the substance abuse building in progress.

Hearing no further business, Chairman Kristen Burke adjourned the meeting at 6:12 pm.

Attest:



A handwritten signature in black ink that reads "Tara S. Green".

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

A handwritten signature in black ink that reads "Kristen T. Burke DC".

[Kristen T. Burke DC \(Jan 30, 2026 15:58:29 EST\)](#)

Kristen Burke
Chairman or Vice-Chairman

Attachment

“A”

Pet Adoptions



Cedric

ANIMAL ID: A0060071635

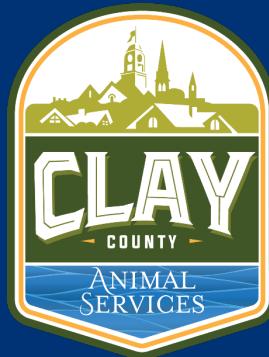
SEX: Male

BREED: Domestic shorthair, 4 years old; 12.3 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Cedric is a large, handsome boy who firmly believes that living in a kennel is beneath him. He loves to explore, peer out windows, and keep tabs on everything happening around him. During cleaning time, he's quick to make an "unscheduled" exit to stroll around and visit other cats—clearly supervising shelter operations.

Cedric would do best in a home that offers space and views, such as an indoor/outdoor setup, a secure lanai, or a Florida room. If you're looking for a confident, curious cat with plenty of personality, Cedric is ready to upgrade his living situation.



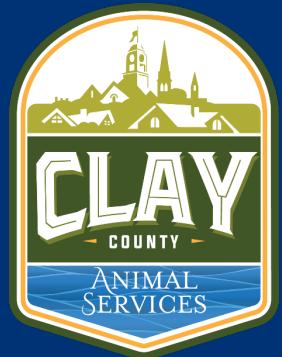
claycountygov.com/adopt



Chandler

ANIMAL ID: A0059957123

SEX: Neutered Male



BREED: Mixed Breed; 62 pounds 3 years old; Heartworm Negative

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Hi, I'm Chandler. I'm the new guy here—still figuring out how shelter life works. I'm learning the routine, finding my groove, and honestly? I think I'm doing pretty great so far.

I'm a social guy who really loves people. If you stop by, I'll happily say hello and soak up the attention. New things don't scare me much—I'm taking it all in stride and showing everyone that I'm easygoing, friendly, and ready for what comes next. What I really want is a home where I can keep learning, relax, and be someone's loyal sidekick. If you're looking for a good-natured dog who's already off to a great start, I might just be your guy.

claycountygov.com/adopt



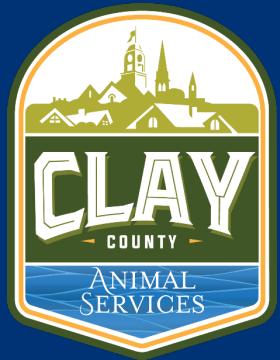
Spork

ANIMAL ID: A0060057992
SEX: Spayed Female

BREED: Domestic Shorthair, 1 year old; 8.3 pounds

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Hi. I'm Spork. Yes, *that* Spork. Half spoon, half fork, all personality. All of my friends have been adopted, which is great for them, truly. But let's be honest—none of them had a name like mine. I am clearly the cutest one left. I'm a very social girl who loves conversation. I will greet you, narrate your day, offer opinions, and check in frequently just to make sure you're still paying attention. Silence is suspicious and should be addressed immediately. If you're looking for a friendly, chatty companion with a top-tier name and main-character energy, I am ready to go home.



claycountygov.com/adopt



Banana Man Jack

ANIMAL ID: A0059564222

SEX: Neutered Male

BREED: Mixed Breed; 2 year old; 58.2 pounds

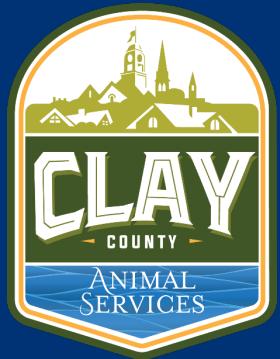
Heartworm Negative

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Hi there! I'm Banana Man Jack, and with my favorite stuffy in paw, I'm a one-happy, high-energy goofball! I spend my days tossing it in the air, catching it like a pro, and making every moment a game. Walks, playtime, and toys keep my tail wagging and my brain buzzing—because a busy pup is a happy pup!

I absolutely love hanging out with my people and showing off my silly, playful side. Other dogs? Well... I can be a lot of fun, but I need a friend who can handle my big-man energy.

Looking for laughs, nonstop fun, and a buddy who turns every day into playtime? That's me—Banana Man Jack, stuffy included!



claycountygov.com/adopt



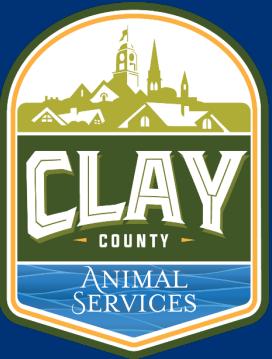
Ready to Meet Your New Best Friend?

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

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

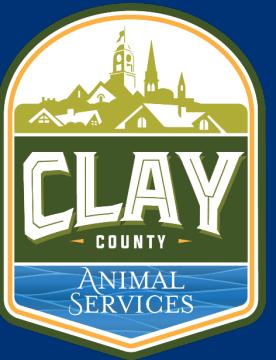
Got questions? Drop us a line at
Clayadoptions@claycountygov.com and let's chat!

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



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

claycountygov.com/adopt



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

[Amazon.com](https://www.amazon.com/Clay-County-Animal-Services-Wish-List)

claycountygov.com/adopt

Attachment

“B”

COMP-25-0017

ZON-25-0037



Small Scale Comprehensive Plan Future Land Use Map

Amendment:

COMP 25-0017

Rezoning Application:

ZON 25-0037

Board of County Commissioners

January 13, 2026

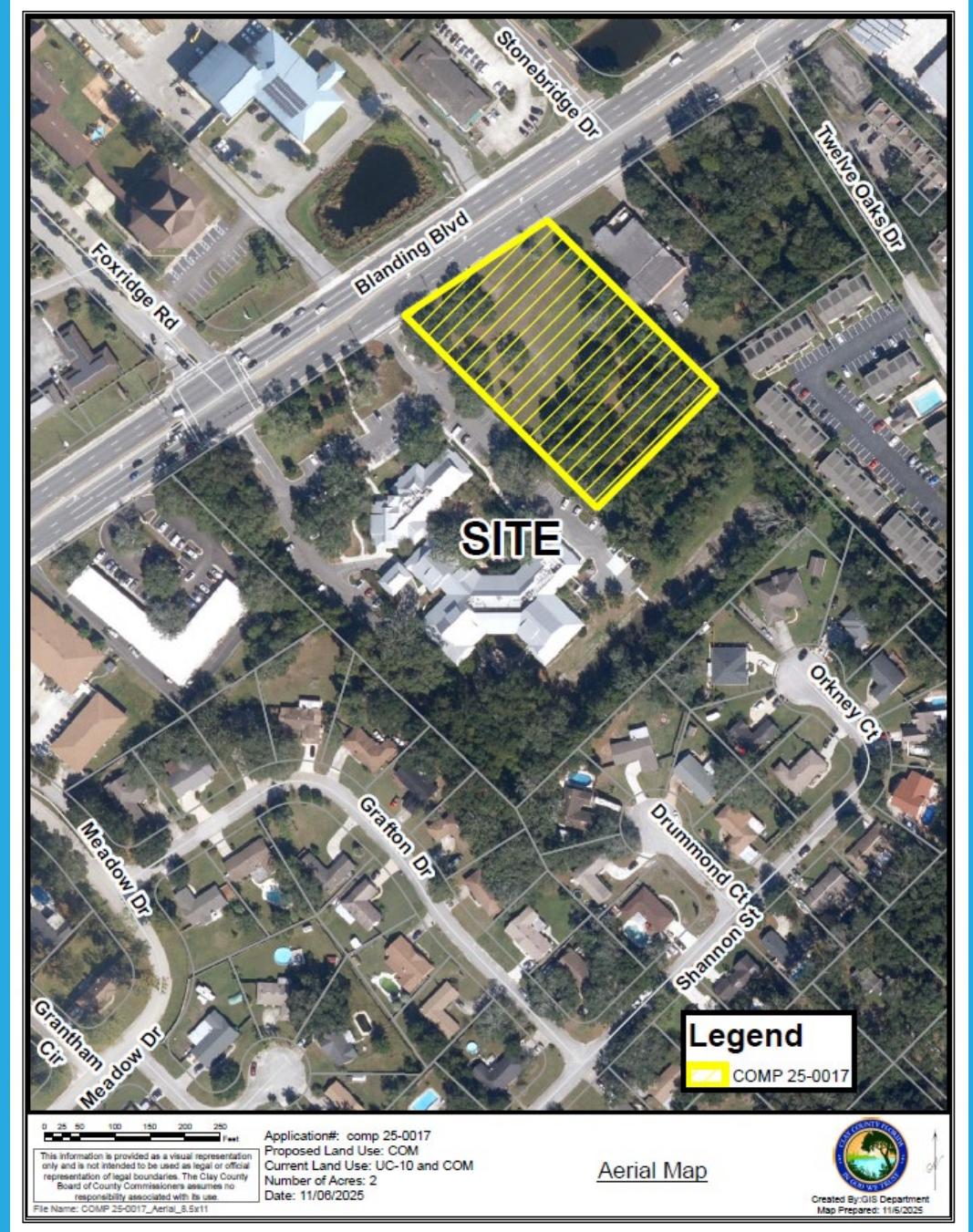
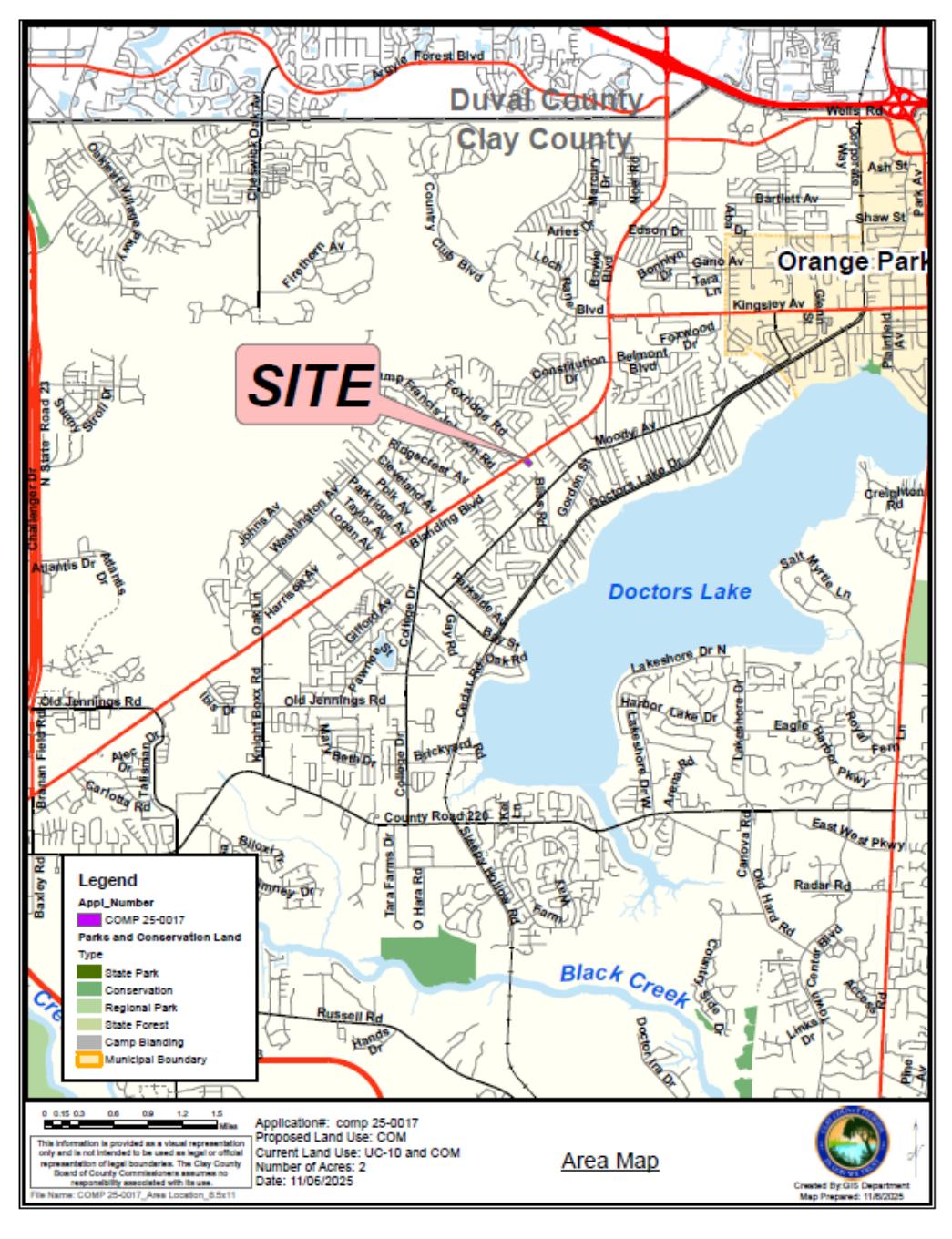


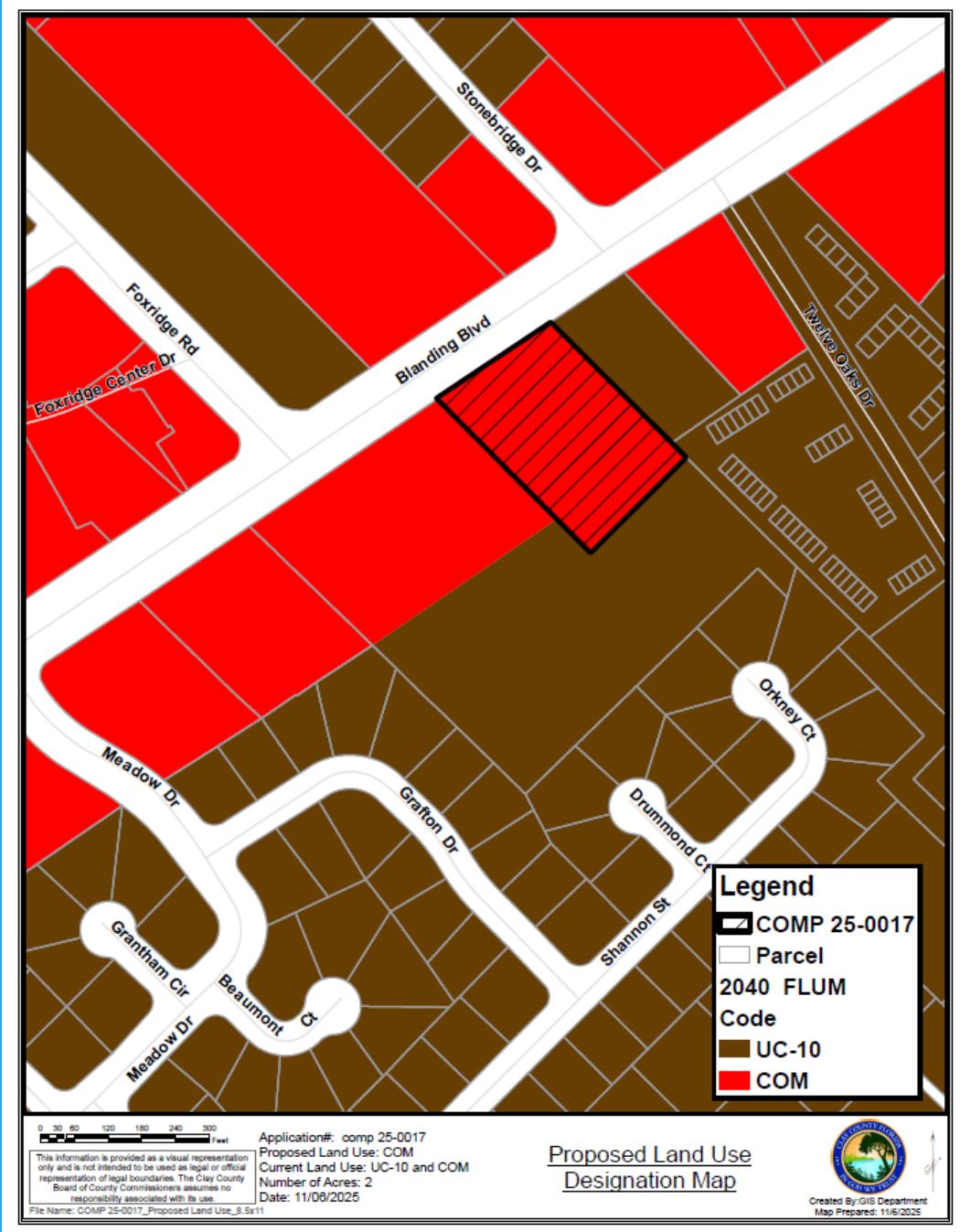
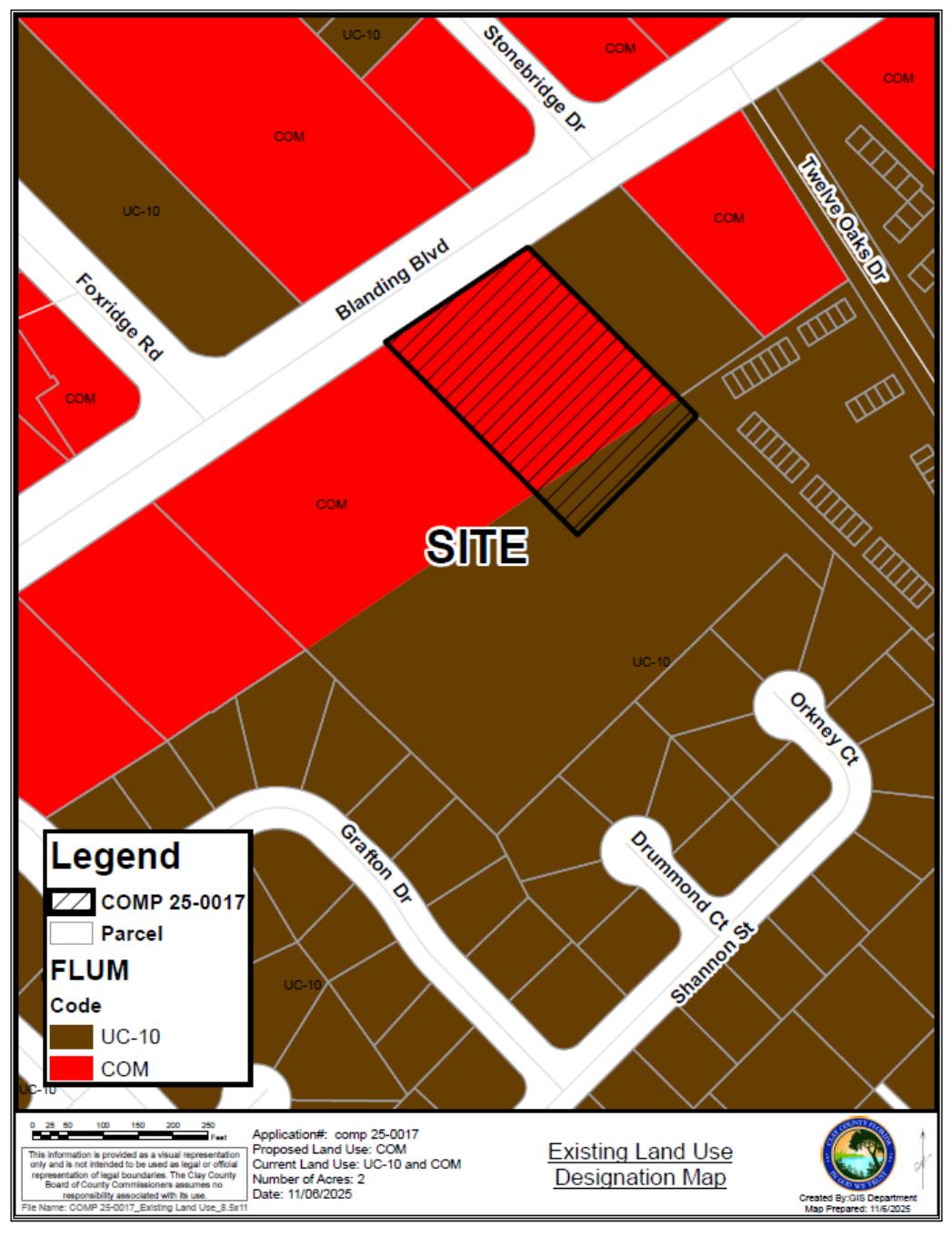


Application Information

Agent: Insite Real Estate Investment Properties, LLC
Location: 741 Blanding Blvd.
Planning District: OakLeaf Branan-Ridge District
Commission District: 1 Commissioner Renninger
Parcel: 020329-000-00

- COMP 25-0017 would change the Future Land Use (FLU) designation from Commercial (COM) and Urban Core 10 (UC-10) to Commercial (COM).
- ZON 25-0037 would change the zoning from designation from Intermediate Business (BB) and Private Services 3(PS-3) to Neighborhood Business





FLU Policy 1.4.1.9 Commercial (COM)

The commercial designation accommodates the full range of sales, service, and office activities. These uses may occur in self-contained shopping centers, free standing structures, campus-like business parks, central business districts, or along arterial highways. These areas are intended for larger scale, more intensive community-type commercial uses. The location of commercial development shall be concentrated at major intersections and within Activity Centers and Planned Communities. The development shall create a commercial node, not a strip, with a mixture of retail, office, and hotel uses

FLU Policy 1.4.8 Amendments to add more Commercial Land Use

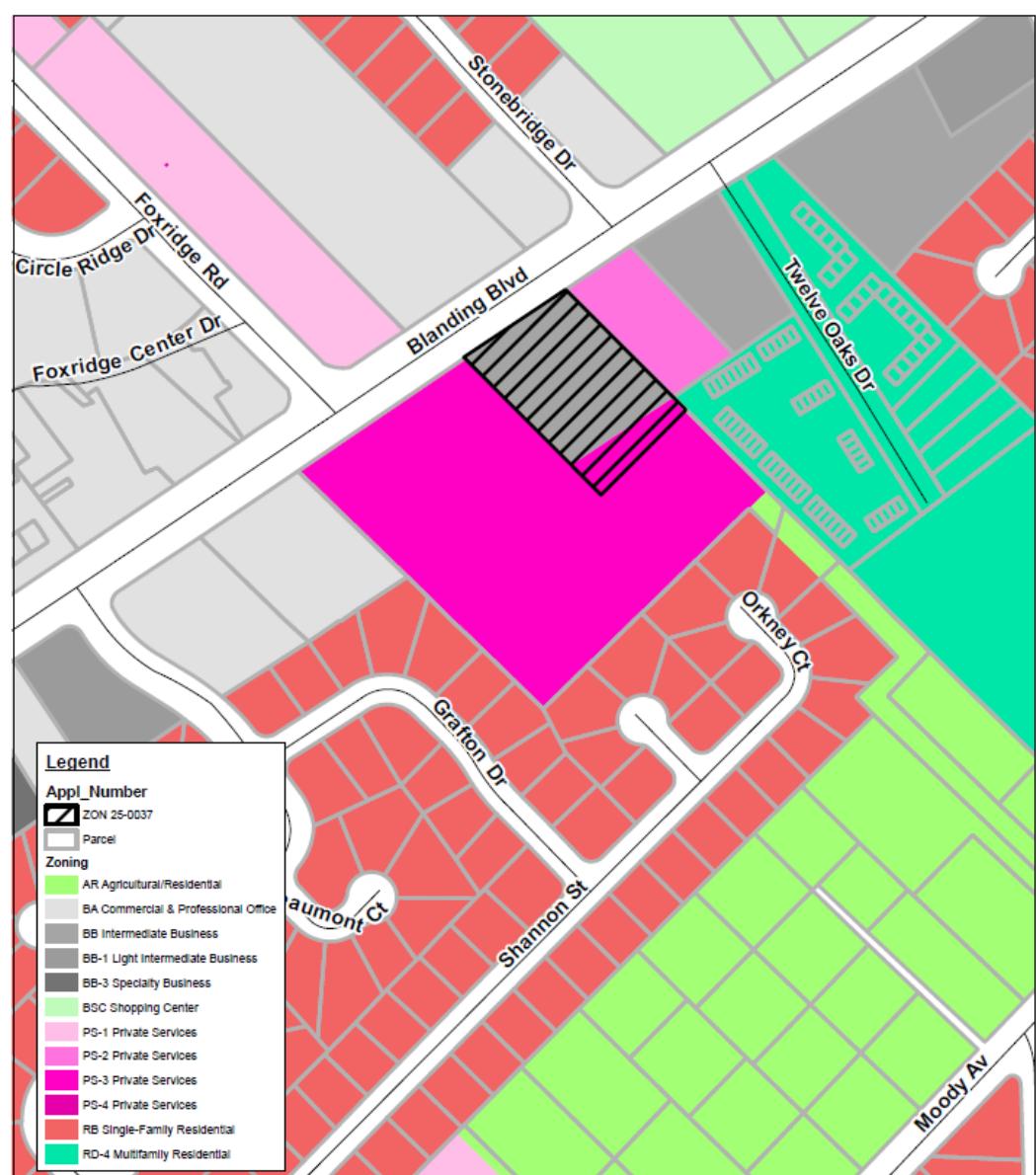
Amendments to designate additional commercial land use on the Future Land Use Map and otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(l)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan criteria following:

2) Unified Plan: The application parcel increases the depth of parcels with an existing designation of commercial land use provided that (1) the resulting development parcel is greater than 10 acres and (2) the resulting dimensions of the development parcel permit a unified plan of development including shared access, signage and infrastructure. Unified Plan Applications shall be limited in location to the intersection of two roadways, one of which must be designated as an arterial or major collector and the other of which must be designated as an arterial, major collector or minor collector. Amendments approved pursuant to these criteria shall be required to proceed as a Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring shared access, shared signage, and shared infrastructure.

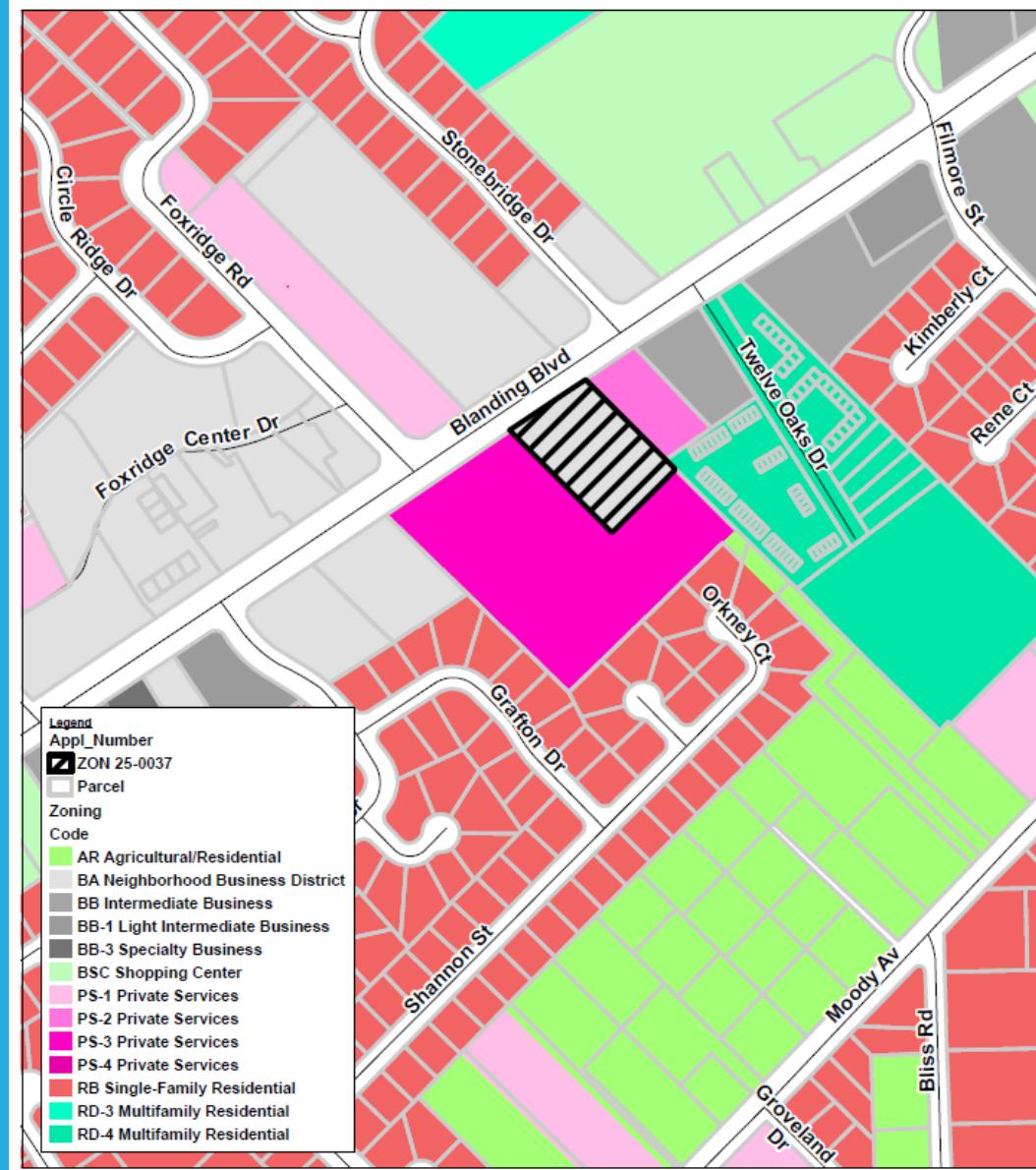
Sprawl Criteria

The Following findings prove the request is not sprawl as defined in F.S. 163.3177

- Directs economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- The proposed amendment is an infill development project located between another densely populated residential community within the urban service boundary and in close proximity to commercial land use parcels, emergency services and schools. The development also creates a unified development plan incorporating previously approved private support services for families in the area.
- Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils by redeveloping existing infill parcels of land.
- Does not further impact open space and natural lands as it is developing in an area that has already had commercial and public services invested.



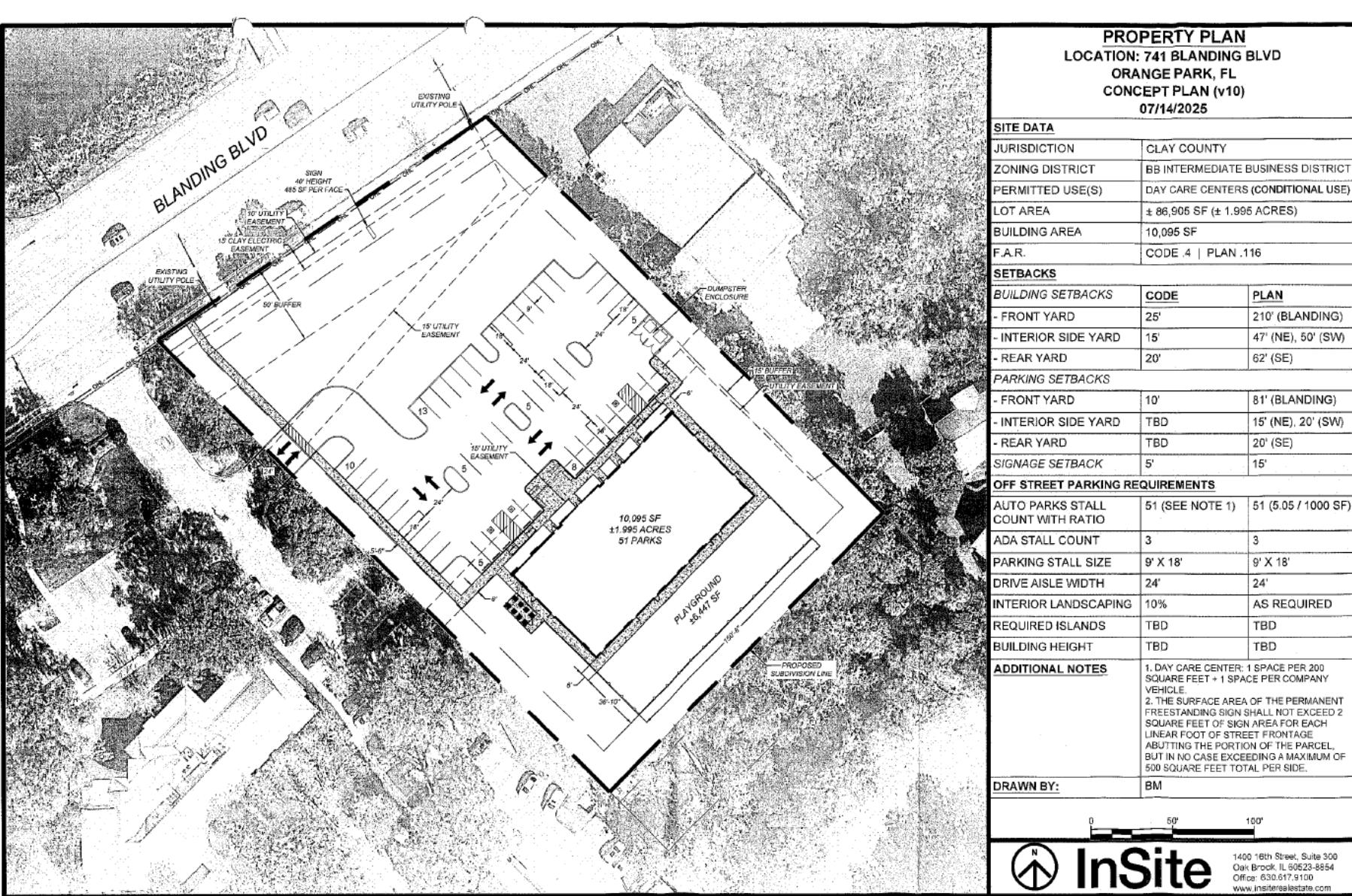
0 125 250 500 Feet



0 170 340 680 Feet



Proposed Site Plan



Recommendations

On December 1st, 2025, the OakLeaf Branan-Ridge CAC voted 5-0 to recommend approval of both items.

Planning Commission

The Planning Commission heard the items at its regularly scheduled public hearing on January 6, 2026, and recommended approval 7-0

COMP 25-0017

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 25-0017.

ZON 25-37

Based on the analysis in the Report, Staff finds that the request is consistent with the Comprehensive Plan and the intent of the Land Development Code and recommends approval of ZON 25-0037.

Questions?

Attachment

“C”

ZON-25-0036

Rezoning Application:
ZON 25-0036

Board of County Commissioners
January 13, 2026





Application Information

Applicant: Staff Initiated
Location: County Wide

- ZON 25-0036 would make the following changes:
 - change some definitions in Article I that directly relate to the changes proposed in Article III.
 - Change Article III to sunset the RC zoning district.
 - Amend Article III to allow for a zero-lot line product outside of a PD

Changes to Article III

SUBSECTION III-18 TWO OR THREE-UNIT RESIDENTIAL DISTRICT (ZONE RC)

(g) General Provisions.

- With respect to any parcel zoned RC on or before January 13, 2026, any use permitted under this Section may be undertaken or continued thereon, and may lawfully continue thereafter
- With respect to any parcel zoned RC on or before January 13, 2026, any non-conforming use then in existence thereon may lawfully continue thereafter, subject to the provisions and limitations set forth in Section 20.3-11 hereof.
- No parcel shall be rezoned to RC unless application therefore has been filed on or before January 13, 2026.

Changes to Article III continued

SUBSECTION III-19 MULTI-FAMILY RESIDENTIAL DISTRICT (ZONE RD)

(e) ~~Density Requirements.~~

~~A maximum of one hundred (100) acres within the Urban Core Category may be developed at the density bonus identified above through the 2040 planning period.~~



Changes to Article III continued

SUBSECTION III-19 MULTI-FAMILY RESIDENTIAL DISTRICT (ZONE RD)

(e) *Lot and Building Requirements.*

Lot and Building Requirements										
Property Type	Lot width at Building line	Lot Depth	Front setback	Rear setback	Bldg. side setback	space Between Units	Water setback (from MHW)	Max lot coverage	Max. rear coverage	Minimum living area
Single Family Detached façade	60 ft. **	100 ft.	20 ft.	15 ft.	7.5 ft.	NA	50 ft. *	45%	30%	750 sf.
Single Family Detached with front facing garage	60 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	NA	50 ft. *	45%	30%	750 sf.
Accessory Structures	60 ft. **	100 ft.	20 ft.	5 ft.	5 ft.	5 ft.	50 ft. *	45%	30%	
Multi-family/Co-living	60 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	7.5 ft.	50 ft. *	45%	30%	750 sf.
Single Family Attached	25 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	0ft. /10 ft. for end units	50 ft. *	50%	30%	750 sf.

* For waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback shall be 100 ft. from MHW, if a bulkhead is in place the setback is 15'

** Waterfront lots shall be 100' wide at the MHW line.

Building Spacing for Multi-family (more than one building on a single lot)				
	Front	Side	Rear	
Front	60 ft.	40 ft.	60 ft.	
Side	40 ft.	20 ft.	30 ft.	
Rear	60 ft.	30 ft.	40 ft.	



- Changes to Article III continued

- **SUBSECTION III-19 MULTI-FAMILY RESIDENTIAL DISTRICT (ZONE RD)**

~~(f) Setback of building(s) from property line (all sub-districts):~~

- ~~(i) Minimum Front Yard 20 feet front façade; 25 ft. for attached or detached front facing garage or carport~~
- ~~(ii) Minimum Rear Yard 20 ft. or 25 ft. adjacent to single family residential~~
- ~~(iii) Minimum Side Yard :1 and 2 Units 10 ft.~~

~~(2) Accessory Buildings (Not to exceed one (1) story):~~

~~(i) Minimum Setback from Lot Line~~

~~Front 20 ft.~~

~~Rear 5 ft.~~

~~Side 5 ft.~~

~~(3) Building Spacing. For more than one building on a single lot: Front/Front Front/Side Front/Rear Rear/Rear Rear/Side Side/Side~~

~~60 ft. 40 ft. 60 ft. 40 ft. 30 ft. 20 ft.~~

~~(4) Visual Barrier: Proposed multi-family development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8, unless said adjacent land zoned for multi-family development at the time of proposed development, with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) foot on center.~~

~~(5) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection. Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot~~



Changes to Article I

SUBSECTION I-15 (97) Dwelling, Multiple Dwelling Use

- a) Multiple dwelling uses are considered a dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, may involve a group of dwelling units intended to be rented and maintained under central ownership and management or cooperative apartments, condominiums, and the like.
- b) ~~Where an undivided lot contains more than one building and the buildings are not so located that lots and yards conforming to requirements for single, two, or multiple family dwellings in the district could be provided, the lot shall be considered to be a multiple dwelling use if there are three or more dwelling units on the lot, even though the individual buildings may each contain less than three dwelling units.~~
- c) ~~Guest houses and servant's quarters shall not be considered as dwelling units in the computation of B. above.~~
- b)d) Any multiple dwelling in which dwelling units are available for rental periods of less than one week shall be considered a tourist home, a motel, a motor hotel, or hotel as the case may be.



Changes to Article I continued

SUBSECTION I-15 (142) Lot

Lot - A piece, parcel, plot, or tract of land shown on a recorded plat or any piece of land described by a legally recorded deed, occupied or to be occupied by one principal building and its accessory buildings, and including the open spaces required under this Resolution.

- a) Corner. Any lot situated at the junction of and abutting on two or more intersecting streets, roads, or public highways. If the angle of intersection of the direction lines of two highways is more than 135 degrees, the lot fronting on said intersection is not a corner lot.
- b) Double Frontage. Any lot having frontage on two parallel or approximately parallel streets, roads, or other thoroughfares.
- c) Interior. Any lot which is not a corner lot.
- d) Lots with open water frontage may choose to make the waterside the front of the lot.

Changes to Article I continued

SUBSECTION I-15 (145) Lot

ARTICLE I, SUBSECTION 1-15 (145) Lot Lines

- a) Front. In the case of a lot abutting upon only one street, the front lot line is the line separating such lot from such street. In the case of any other lot, one such line shall be elected to be the front lot line for the purpose of this Ordinance provided it is so designated by the building plans, which meet the approval of the Clay County Planning Commission.
- b) Rear. The rear lot line is that boundary which is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be that assumed line parallel to the front lot line, not less than 10 feet long lying farthest from the front lot line and wholly within the lot.
- c) Where a portion of a lot lies within a stormwater management easement shown on a plat, the rear lot line shall be said easement. (amended 10/94 - Ord.94-45)
- d) Curved. If a lot line is curved, the measurement shall be taken from the midpoint of a straight line connecting the points where the curved lot line intersects other lot lines. Depth and width measurements are illustrated by the following diagram.

Recommendation

- The Planning Commissioner heard the item at their January 6th, 2026, public hearing and provided a recommendation of approval, 7-0.
- Based on the criteria in the Report, Staff has determined the request is consistent with the 2045 Comprehensive Plan and recommends approval.

Questions?

BCC Meeting Minutes and Attachments January 13 2026 BCC#3

Final Audit Report

2026-01-30

Created:	2026-01-29
By:	Lisa Osha (Lisa.Osha@claycountygov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZbeLDH6WQ51EjaE8b6chPI0aQqpmyjzT

"BCC Meeting Minutes and Attachments January 13 2026 BCC#3" History

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-  Document emailed to clayesign@claycountygov.com for signature
2026-01-29 - 9:18:56 PM GMT
-  Email viewed by clayesign@claycountygov.com
2026-01-29 - 9:19:07 PM GMT
-  Signer clayesign@claycountygov.com entered name at signing as Kristen T. Burke DC
2026-01-30 - 8:58:27 PM GMT
-  Document e-signed by Kristen T. Burke DC (clayesign@claycountygov.com)
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2026-01-30 - 10:17:02 PM GMT
-  Signer bccdocs@clayclerk.com entered name at signing as Tara S. Green
2026-01-30 - 10:17:29 PM GMT
-  Document e-signed by Tara S. Green (bccdocs@clayclerk.com)
Signature Date: 2026-01-30 - 10:17:31 PM GMT - Time Source: server
-  Agreement completed.
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