



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

May 12, 2026

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

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### **INVOCATION**

Commissioner Betsy Condon, District 4, gave the Invocation.

### **PLEDGE**

US Navy Lieutenant Commander Jack Campbell led the Pledge of Allegiance.

Chairman Kristen Burke said Lieutenant Commander Jack Campbell served nearly 13 years in the United States Navy as a Naval Dental Officer. During his military career, he was assigned to the 22nd Dental Company and served aboard the USS Yosemite, served as Department Head at the Mayport Dental Clinic, and held other assignments. Lieutenant Commander Campbell is a Decorated Veteran, earning both the Navy Commendation Medal and the Navy Achievement Medal. He chose to serve in part to follow in his father's footsteps, a Marine Corps Radio Operator during World War II, while also pursuing his education. His time in the Navy reinforced the importance of the chain of command. Now a retired Endodontist living on Fleming Island, he continues to serve his community as a Chaplain with the General Roy S. Geiger Marine Corps League Detachment #1047 and is also active with Russell Baptist Church.

Lieutenant Commander Campbell thanked the Board for the invitation to lead the Pledge of Allegiance and spoke briefly about his military career and his appreciation for living in Clay County.

### **CALL TO ORDER**

Chairman Kristen Burke called the meeting to order at 4:03 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 to provide details for pets available for adoption: Pop-Tart (cat), Bianca (dog), Mira (cat), and Franklin (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](mailto:clayadoptions@claycountygov.com), or call (904) 269-6342. Pictured is a Esmerelda who is in need of a foster home. If you are interested in helping our furry friends but cannot take one home, please look at our Amazon wish list at Amazon.com. We always need items for our foster kittens and shelter animals. See Attachment A.

## **PROCLAMATIONS/RESOLUTIONS**

1. Clay County History Month & National Historic Preservation Month  
(May 2026)

*Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 7:42 and ending at 20:15. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke said each month, during History Month and Historic Preservation Month, we celebrate our local History and those who work to preserve it and educate our community. We have several special guests here today to help us mark the occasion. The Clay County Historical Society is also celebrating its 60th Anniversary.

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

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

- Tara S. Green - Clay County Clerk and Comptroller
- Mary Justino - PIO/Archives Manager
- Vishi Garig - Archives Supervisor - Historical Division

#### Clay County Historical Society:

- John Bowles - President
- Dr. Cheryl Gonzalez - Co-Chair
- Pat Garlinghouse

- Jan Willems

Historic Preservation Board:

- Steven Griffith
- Gerard Casale
- Barbara Bujak

Tourism Development Department:

- Teddy Meyer - Director of Tourism
- Cher Malta - Tourism Marketing Manager

Clay County School District:

- Mary Owen - K-12 Social Studies Specialist

Commissioner Betsy Condon read the Proclamation for Clay County History Month & National Historic Preservation Month - May 2026.

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

Ms. Justino recognized the Clay County Clerk and Comptroller Archive Division and spoke about the display as you entered the room, which represents the 250th anniversary of the United States of America. Ms. Justino also expressed her gratitude for the partnerships, highlighted the upcoming first round of Archival digitization, and thanked the Board for their support and for the Proclamation.

Mr. Bowles recognized those in attendance representing the Clay County Historical Society and mentioned the success of the event held for the Historical Society's 60th Anniversary. Mr. Bowles thanked the Board, the Clerk of Court and Comptroller, and CCSO for their efforts before and during the event.

Ms. Owen expressed her gratitude for the collaboration and partnership shared with the Clay County Clerk of Court and Comptroller and the Archives Division. Ms. Owen thanked the Board for the Proclamation.

Dr. Gonzalez recognized Teresa Moore, who was unable to attend, for all her hard work and efforts with the Railroad History Festival. Dr. Gonzalez expressed her appreciation for the Proclamation and the acknowledgment.

Mr. Meyer recognized the Clay County Archives Division, the Historical Society, and the Preservation Board and spoke about their passion to keep the history of Clay County alive. Mr. Meyer also mentioned the History Passport that is available at [exploreclay.com](http://exploreclay.com).

Mr. Griffith spoke about the duty of the Historical Preservation Board, an advisory board to the BoCC, and mentioned the markers the Board has brought forth, noting that the Board meets on the first Thursday of every month and invited all to attend.

Ms. Malta mentioned that the 250th Passport will also be available on the exploreclay app and thanked the Archives Division for their help with the photos.

## 2. Military Service Day/Memorial Day (May 25, 2026)

*Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 21:09 and ending at 28:10. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke said May 25, 2026, is Memorial Day—a day dedicated to honoring and remembering the men and women of the US military who gave their lives in service to their country in defense of our nation and its values. We have local military veterans here today to help us honor our fallen heroes, and we welcome Erin West from the City of Green Cove Springs as we recognize the 38th Annual Riverfest, held on Memorial Day at Spring Park, as a tribute to the courage and sacrifice of military service members past and present.

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

- Kaleb Risinger, Lieutenant Commander, U.S. Navy
- Robert Beauregard, U.S. Navy Reserves/U.S. Coast Guard Auxiliary
- Mariel Acosta, Corporal, U.S. Marine Corps
- Ansil Lewis, Sergeant Major, U.S. Marine Corps
- John Ruark, Petty Officer 2nd Class, U.S. Navy
- Deslie West, Corporal, U.S. Army
- John Bowles, Combat Engineer, U.S. Army
- Erin West, Green Cove Springs City Clerk
- Ashley Gilmore, Specialist, U.S. Army
- Commissioner Jim Renninger, Captain, U.S. Navy
- Jack Campbell, Lieutenant Commander, U.S. Navy
- Howard Wanamaker, Captain, U.S. Navy
- Aubrey Scott, Petty Officer 3rd Class, U.S. Navy
- Paulo Osorio, Senior Chief Petty Officer, U.S. Navy
- Jason Clark, Petty Officer 3rd Class, U.S. Navy

Vice-Chairman John Sgromolo read the Proclamation for Military Service Day/Memorial Day - May 25, 2026.

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

Each Veteran in attendance mentioned their branch of service and dates of service.

Ms. West spoke about the upcoming event to be held in Green Cove Springs on Memorial Day - Riverfest - starting at 10:00 am.

## 3. EMS Week (May 17-23, 2026)

*Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 28:40 and ending at 38:12. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke said May 17-23, 2026, is designated as Emergency Medical Services Week to honor and recognize the men and women of Emergency Medical Services for their skill, courage, and commitment to saving lives and protecting our communities every day, and to recognize the outstanding work of our local EMS professionals.

**Present for the Proclamation:**

- Chief Lorin Mock - Fire Chief
- Dr. Justin Deaton - CCFR Medical Director
- Lieutenant Christopher Carney - Critical Care Paramedic

Commissioner Alexandra Compere read the Proclamation for EMS Week - May 17-23, 2026.

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

Dr. Deaton provided details and information on an update to pre-hospital care in Clay County, including resources available in ambulances before arrival at the hospital. Dr. Deaton also recognized Chief Jairo Herrera and Lieutenant Carney and spoke about their outstanding work and achievements.

Commissioner Compere spoke about attending the awards ceremony for the Clay County Fire Fighters, the moving experience, and mentioned the life-saving efforts of the little girl from the capsized boat a couple of years ago, and the impact on her life. Commissioner Compere expressed her gratitude to the firefighters for all they do.

#### 4. National Safe Boating Week (May 16-22, 2026)

*Item Four (4) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 38:32 and ending at 42:25. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke said May 16-22, 2026, is National Safe Boating Week, recognized to raise awareness of boating safety and help prevent accidents, injuries, and fatalities on the water by encouraging boaters to learn and follow safe boating practices.

**Present for the Proclamation:**

- Chuck Whipple - Past Flotilla Commander 14-08
- Edwin Dendor - Flotilla Staff Officer

- Dan Hess - Past Flotilla Commander
- Bob Beauregard - Member

Commissioner Jim Renninger read the Proclamation for National Safe Boating Week - May 16-22, 2026.

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

Mr. Whipple mentioned the Auxiliary's duties: to encourage boating safety, check boating equipment, and hold monthly boating safety classes. Mr. Whipple thanked the Board for honoring and respecting that boating safety is important for the community.

## **PRESENTATIONS**

Fiscal Year 2024/2025 Financial Audit Report (Z. Chalifour/B. McKittrick)

*Presentation can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 43:10 and ending at 52:33. Below is a summary of the discussion.*

Brendan McKittrick, CPA/Partner at James Moore and Company and Zach Chalifour, CPA/Partner at James Moore and Company to present a PowerPoint presentation to provide an overview and details for the FY24/25 Financial Audit Report. See Attachment B.

There were questions and discussions regarding, determining the difference between a material weakness, significant deficiency and a "other" recommendation, and the reference to solid waste - restricted fund vs. an unrestricted fund,

## **CONSTITUTIONAL OFFICERS**

There were no Constitutional Officer comments.

## **APPROVAL OF MINUTES**

5. Board of County Commissioners Meeting Minutes, April 28, 2026

Commissioner Jim Renninger made a motion for approval of the April 28, 2026, Meeting minutes, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

## **PUBLIC COMMENTS**

Chairman Kristen Burke opened the floor for public comment at 4:53 pm.

Hearing no other comments, Chairman Kristen Burke closed public comment at 4:53

pm.

## **CONSENT AGENDA**

### 6. Finance Business

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

### 7. Bid No. 25/26-027, Firefighter Gear Storage Construction (K. Smith)

Approval to post Notice of Intent to Award Bid No. Bid No. 25/26-027, Firefighter Gear Storage Construction Project to Baker Consulting & Engineering LLC, Baker Design Build in the total amount of \$105,650.07, inclusive of the Base Bid - Fire Station 26, Alternate Bid #1 - Fire Station 14, and Alternate Bid #2 - Fire Station 17. Approval of award will be effective after the 72-hour protest period has expired.

#### **Funding Source:**

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

### 8. FY 2025/2026 Schedule of Fees and Services (M. Rood/T. Nagle)

Approval of Resolution No. 2024/2025-49 AM2 to update the FY 2025/2026 Schedule of Fees and Services for the Planning Department pertaining to Mobility and School Concurrency Application Fees.

### 9. Resolution approving a Plan of Financing involving the issuance by the Housing Finance Authority of Clay County, Florida, of its Single Family Mortgage Revenue Bonds, in an aggregate principal amount not to exceed \$36,604,808, in one or more series, to provide funds to be used for future affordable housing projects in Clay County (T. Sumner)

### 10. Budget Resolution(s) for Grant(s) Awarded Under \$50,000 (J.Hysler)

Approval of budget resolution to record revenue received from the Florida Department of Health (DOH), Emergency Medical Services County Contribution FY25/26 in the amount of \$25,339.50. Funds are to be used to improve and expand prehospital emergency medical services.

Funding Sources: General Fund (75%) and Fire Control MSTU Fund (25%) Revenue / State Grants - Public Safety

### 11. Resolution approving the submittal of an application to the US

Department of Transportation for Funding under the Safe Streets and Roads for all (SS4A) Grant Program for the Clay County Safe Streets & Regional Access Initiative. (C. Curington)

12. Approval of Grant of ROW Easement to Clay Electric Cooperative, Inc. for Clay County Fair Grounds barn project (R. Smith)

*Consent Agenda can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 54:02 and ending at 56:19. Below is a summary of the discussion.*

Vice-Chairman John Sgromolo requested that item 8 - FY 2025/2026 Schedule of Fees and Services be pulled for discussion.

Commissioner Alexandra made a motion for approval of the Consent Agenda except item 8, seconded by Commissioner Betsy Condon, which carried 5-0.

Vice-Chairman John Sgromolo noted that he pulled item 8 to address the schedule of fees/mobility fees, spoke to the action the Board took previously and the reason for the increase in fees.

Following the comments, Vice-Chairman John Sgromolo made a motion for approval of item 8, seconded by Commissioner Betsy Condon, which carried 5-0.

## **DISCUSSION/UPDATES**

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

*Item Thirteen (13) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 56:21 and ending at 1:17:18. Below is a summary of the discussion and the vote for this agenda item.*

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

- **Project #1 – CR 218 from Masters Pit Road to Pine Tree Lane:** The County's team and Anderson Columbia (AC) continued their bi-monthly status meetings. AC continued the installation of drainage structures, pipes, sub-base and base materials, curbing and median work along the north side of this project. This project is 70% paid out and 97% of time used.
- **Projects #2 - CR209 from US17 to Peters Creek Bridge:** The County's team and Superior (SCC) continued their bi-monthly status meetings. SCC placed sub-base and base material on the east side of the north/south section of CR209 west of railroad tracks. They continued constructing the clay cut-off wall at Pond 2 while

moving clay material from Pond 2 to Pond 3, which is being used for the clay pond liner. SCC placed asphalt and pavement markings on the south side of CR 209 from the railroad tracks to US 17. The median separator was placed between US17 and Mitchells Road. This project is on schedule with 74% paid out and 71% of the time spent.

- **Project #3B – CR739B & part of CR209:** (Connects the east-end of project #4 on Sandridge Road and runs through the roundabout to CR209B.) The County, GAI and Kiewit (KISC) held their bi-monthly status meetings. KISC completed the excavation and started installing sod at pond site 2, located on CR209 while working through punch list items. This project is 83% paid out and 145% of time elapsed.
- **Project #5 (CR220) and Project #6A (CR315):** The team continues to wait for USACOE to Issue the permits. Plan sets will be signed and sealed once received.
- **BTP Projects #3A, #4 and #6B:** Complete.

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

Mr. Dendor noted that the current county project list holds 262 projects. Total portfolio of work equals \$216,340,342.00, split across 25 departments.

The Capital Projects Department is managing 85 of the 157 Projects across 13 different departments, accounting for roughly \$102,254,106.00, and the Public Safety Bond, amount spent to date: \$21.3M, or 33% of \$65M.

### **Projects Highlighted:**

- Fire Station 1
- Fire Station 5
- Fire Station 13
- Fire Station 15
- Fire Station 16
- Fire Station 20
- Fire Station 21
- Fire Station 22
- Fire Station 24
- Fire Training Facility

### **Vertical Projects- Conceptualize, Design and Construction:**

- Animal Services Shelter
- Economic Development Building
- Moccasin Slough Boardwalk
- Oakleaf Library
- 4th Floor & Entry Design and Renovation (Courthouse)

### **Engineering Projects:**

- CR220 Bridge Replacement and 4-Lane Widening Projects
- The Live Oak Lane/Greenway Trail Project
- Spencer Industrial Drive
- CR220 @ East-West Parkway Intersection Improvements
- CR220 Resurfacing Project (US 17 to west of Brookstone Drive)
- Lake Geneva Restoration Project
- Radar Road
- Long Bay Road @ Old Jennings Road Intersection Improvement

**Community Development Block Grant (CDBG) Sidewalk Update:**

- The Mallard Road Sidewalk Project
- Blue Jay Drive Sidewalk Project (from CR218 to Harvest Way)

**FDOT Update:**

- US 17 Resurfacing, Restoration, and Rehabilitation:
  - Eagle Harbor Parkway to Water Oak Lane
  - Black Creek Bridge to Oak Street
- Blanding Boulevard (SR 21) @ Wells Road Intersection Improvements
- SR16 Resurfacing, Restoration, and Rehabilitation (US 17 to SR 21)

**Looking Ahead:**

- Town Center Boulevard Resurfacing Project
- Doctors Lake Drive Resurfacing Project
- Lakeview Street and Hilltop Street
- Foxmeadow

There were comments, questions, and discussions to clarify that staff had addressed the complaint submitted, the completion of the intersection at 209, improvements, the addition of the turning lane in Penney Farms, the light at Mahama Bluff, the timeline for completion of the improvements at the bridge and the location for where the AT&T phone vault was found.

**14. Active & Upcoming Formal Solicitations (J. Loos)**

*Item Fourteen (14) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 2:05:11 and ending at 2:09:27. Below is a summary of the discussion and the vote for this agenda item.*

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

There were questions and discussions to clarify of the mobile storage trailers for CCFR.

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

15. Public Hearing to consider PUD 25-0009. (District 5, Burke) (B. Carson)  
This application is a Rezoning to change 2.46 acres from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD).

This item was continued to the June 2, 2026 Planning Commission Meeting.

*Item Fifteen (15) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 1:17:27 and ending at 1:18:36. Below is a summary of the discussion and the vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, noted that the application for PUD-25-0009 was continued at the Planning Commission Meeting. However, a public hearing would be required due to the advertisement.

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 the continuance to the June 2, 2026, PC meeting and the June 23, 2026, BoCC meeting, which carried 5-0.

16. Public Hearing to consider adoption of COMP 26-0002. (District 5, Comm. Burke) (D. Selig)  
The applicant has requested a continuation to the July 7, 2026, Planning Commission Meeting.

This application is a FLUM amendment to change 46.39 acres from Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC).

*Item Sixteen (16) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 1:18:37 and ending at 1:20:43. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Chief Planner, noted that the application for COMP-26-0002 was continued at the Planning Commission Meeting. However, a public hearing would be required due to the advertisement.

Chairman Kristen Burke opened the floor for the public hearing at 5:19 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 5:19 pm.

Vice-Chairman John Sgromolo made a motion for approval of the continuation to the July 7, 2026, Planning Commission meeting and the July 28, 2026, BoCC meeting, seconded by Commissioner Jim Renninger. Commissioner Condon had clarifying comments regarding statements from the Planning Commission meeting requesting that the Commission not approve the continuance. The motion carried 5-0.

**17. Public Hearing on Petition to Vacate a Portion of Florida Farms and Industries Company's Property Plat (R. Smith/C. Grimm)**

*Item Seventeen (17) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 1:20:44 and ending at 1:24:14. Below is a summary of the discussion and the vote for this agenda item.*

Courtney Grimm, County Attorney, addressed the Board to provide details and information for the public hearing on a petition to vacate property as indicated above.

Chairman Kristen Burke opened the floor for the public hearing at 5:21 pm.

John Gross, 2560 SR16 West, Green Cove Springs, Florida, addressed the Board to express concerns regarding a letter he received and markers placed on his property.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 5:23 pm.

Commissioner Betsy Condon made a motion for approval, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

**18. Final Public Hearing to consider adoption of COMP 26-0001 and PUD 26-0002. (District 4, Comm. Condon) (D. Selig)**

**A. COMP 26-0001**

This application is FLUM Amendment to change 17.47 acres from Rural Residential (RR) to Industrial (IND).

**B. ZON 26-0002**

This application is a rezoning to change from Private Services-1 (PS-1) to Planned Industrial Development (PID).

*Item Eighteen (18) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 1:24:16 and ending at 1:42:41. Below is a summary of the discussion and the vote for this agenda item.*

**All those wishing to speak were sworn in.**

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide details and information for the final public hearing to consider COMP-26-0001 and PUD-26-0002, as indicated above. See Attachment C.

Josh Cockrell, of The StellaRea Group, the applicant's agent, addressed the Board to provide more details and information regarding the requested change.

Chairman Kristen Burke opened the floor for the public hearing at 5:38 pm.

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

Following comments addressed to the agent, Commissioner Betsy Condon made a motion for approval of COMP-26-0001, seconded by Commissioner Jim Renninger, which carried 4-1, with Vice-Chairman John Sgromolo in opposition.

Commissioner Betsy Condon made a motion for approval of PUD-26-0002, seconded by Commissioner Jim Renninger, which carried 4-1, with Vice-Chairman John Sgromolo in opposition.

19. Final Public Hearing to consider COMP 26-0003 and PUD 26-0001.  
(District 4, Comm. Condon) (B. Carson)

A. COMP 26-0003

This application is a FLUM amendment to change 14 acres from Agriculture/ Residential (AR) to Commercial (COM).

B. PUD 26-0001

This application is a Rezoning to change 60.49 acres from Rural Estates District (AR-2) and Commercial and Professional Office District (BA-2) to Planned Commercial Development District (PCD).

*Item Nineteen (19) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 1:42:41 and ending at 2:04:06. Below is a summary of the discussion and the vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, presented a PowerPoint presentation to provide details and information for final the public hearing to consider COMP-26-0003 and PUD-26-0001, as indicated above. See Attachment D. Ms. Carson also provided the update Ordinance with the amended language. See Attachment E.

The property's location was clarified; it is in the Keystone Heights District.

Colin Groff of Black Creek Engineering, and agent for the applicant, addressed the Board to provide more details and information regarding the requested change.

There were questions and discussions regarding extension of the buffer, removal of uses - automotive parts, the conditional use for RV and Storage, changes that would come back to the Board, percentage for buffering and lighting standards, possible traffic issues in the future and impact fees.

Chairman Kristen Burke opened the floor for the public hearing at 6:03 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 6:03 pm.

Commissioner Betsy Condon made a motion for approval of COMP-26-0003, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

Commissioner Betsy Condon made a motion for approval of PUD-26-0001, seconded by Commissioner Alexandra Compere, which carried 5-0.

20. Public Hearing on Petition to Close, Vacate and Abandon Co-Sar Avenue, Middleton Road, Co-Sar Circle, Circle Drive West and Sandalwood Street (R. Smith/C. Grimm)

*Item Twenty (20) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 2:04:08 and ending at 2:05:08. Below is a summary of the discussion and the vote for this agenda item.*

Courtney Grimm, County Attorney, addressed the Board to provide details and information for the public hearing on a petition to close, vacate, and abandon roadways as indicated above.

Chairman Kristen Burke opened the floor for the public hearing at 6:04 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 6:04 pm.

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

## **LETTERS FOR ACTION**

21. Discussion of Appointment to the Fleming Island Citizens Advisory Committee

Shaun Maberry submitted an application to fill a vacancy.

*Item Twenty-One (21) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 2:09:30 and ending at 2:09:55. Below is a summary of the discussion and the vote for this agenda item.*

Chairman Kristen Burke opened the floor to discuss the appointment to the Fleming Island Citizens Advisory Committee as indicated above.

Vice-Chairman John Sgromolo noted that he met with Mr. Maberry and believes he will be a good fit.

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

## **LETTERS OF DOCUMENTATION**

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

Bid Opening Tabulation for April 28, 2026:

A. Bid No. 25/26-041, Carl Pugh Park - Drainage Improvements

Bid Opening Tabulation for May 5, 2026:

A. Bid No. 25/26-017, Jail Fire Alarm Upgrade - Clay County Jail

Chairman Kristen Burke acknowledged the Letters of Documentation.

## **PUBLIC COMMENTS**

Chairman Kristen Burke opened the floor for public comment at 6:10 pm.

Hearing no comments, Chairman Kristen Burke closed public comment at 6:10 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/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 2:10:19 and ending at 2:11:36. Below is a summary of the discussion.*

Courtney Grimm, County Attorney, provided details to follow up on the petition presented by Reinhold and Klare Timber after they met with Mr. Gross. County Attorney Grimm noted that the CRC would meet for their third and final hearing on May 18, 2026. County Attorney Grimm also provided information regarding the E-Bike legislation. County Attorney Grimm also noted that interviews for Judge Mobley's position at County Court would be held Thursday, May 14, 2026.

## **COUNTY MANAGER**

*County Manager can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 2:11:36 and ending at 2:12:05. Below is a summary of the discussion.*

Howard Wanamaker, County Manager, reminded everyone of the upcoming BoCC Budget Workshop on Tuesday, June 9, 2026, from 9:00 to 11:00 am in the BoCC

Boardroom.

## **COMMISSIONERS' COMMENTS**

*Commissioners' can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/May 12, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/May%2012,%202026), beginning at 2:12:06 and ending at 3:01:40. Below is a summary of the discussion.*

Commissioner Betsy Condon congratulated the Keystone Heights High School Boys' Weightlifting Team, which won the State title. Commissioner Condon shared a story about a gentleman forming a prayer circle at Keystone Beach to pray for rain. The next day was the first day it had rained in months, and the National Day of Prayer was held, and again, people prayed for rain. It has rained since. They are putting events together called "Pray for Clay". Commissioner Condon discussed the event at her church on CPR, First Aid, and AED training and shared the takeaways. Commissioner Condon provided an update on the grocery store situation in Keystone Heights: the projected opening date for the Winn-Dixie at Hitchcock's site is July 31, 2026. Commissioner Condon spoke about attending the NEFRC meeting, suggested that the Board research and possibly adopt an Ordinance regarding Data Centers, and provided information gathered from that meeting. See Attachment F. Commissioner Condon noted that Commissioner Renninger inquired at the last meeting about the Keystone Heights CRA and noted that there would be an update provided at a future BoCC meeting.

Vice-Chairman John Sgromolo also congratulated the weightlifters and the two local baseball programs —Clay High Blue Devils and the St. Johns Country Day Spartans. Vice-Chairman Sgromolo spoke about attending the moving ceremony for the Police Memorial and the importance of continuing to recognize those fallen officers who paid the ultimate sacrifice. Vice-Chairman Sgromolo recognized Intern Taylor White and wished him well in his future, and mentioned that there would be another opportunity for a student to intern.

Commissioner Alexandra Compere spoke about attending the Fire Fighters Awards and what an honor it was. Commissioner Compere talked about the National Day of Prayer and about attending the touching, moving service at Penney Farms. The National Day of Prayer is always on the first Thursday of May and is open to the public.

Commissioner Jim Renninger mentioned the breakfast held by Challenge Enterprise, celebrating their service to the community. There was also a ribbon-cutting for Waste-Not Want-Not. Commissioner Renninger spoke about attending the Fire Fighter Awards Ceremony and mentioned what the event exemplifies. Commissioner Renninger discussed the event held for the National Rail Association, "Pathways to Eliminate Railway Crossings." Commissioner Renninger spoke about attending the Advanced Air Mobility Symposium held in Daytona, Florida, and the information received. Commissioner Renninger also mentioned upcoming events: Riverfest to be held on Memorial Day - May 25, 2026, and the Clay County Supervisor of Elections Event to be held on May 21, 2026, congratulating centurions of Penney Farms who voted through their 100th year. Commissioner Renninger touched on the Data Centers topic - while Nassau County has a moratorium, Palm Coast is building a center. Commissioner Renninger mentioned looking into land development codes for air transport/heliports, as

well as mentioning his concerns regarding health care costs and pollution in Doctors Lake. Commissioner Renninger said he sometimes feels negative about the future, but he witnessed graduates from Emory-Reinhold who were compassionate and enthusiastic about the future.

Chairman Kristen Burke spoke about her enjoyment of attending the touching Police Memorial event. Chairman Burke noted that Heather Boucher, the Commission Auditor, approached her to request that the Board consider amending her contract to increase her salary and benefits.

Each Commissioner had comments on the request, and there was a lengthy discussion regarding process and procedure, as well as a previously performed salary study.

Following all discussions, the Board agreed to review the contract and appointed Commissioner Renninger as the designee to oversee the process.

Chairman Burke spoke about the upcoming graduation in Clay County, her baby, Khloe, who is graduating, and wished all the 2026 Graduates the best of luck.

Hearing no further business, Chairman Kristen Burke adjourned the meeting at 7:01 pm.

Attest:



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

[Kristen T. Burke DC \(May 31, 2026 19:18:49 EDT\)](#)

---

Kristen Burke  
Chairman or Vice-Chairman

## **Acronym Definitions**

AED – Automated External Defibrillator

BoCC/BCC - Board of County Commissioners

BTP – Bonded Transportation Program

CCFR – Clay County Fire Rescue

CCSO – Clay County Sheriff's Office

CPA – Certified Public Accountant

CR – County Road

FY – Fiscal Year

NEFRC – Northeast Florida Regional Council

SR – State Road

ZON – Rezone

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



# Pop Tart

**ANIMAL ID:** A0060928694

**SEX:** Neutered Male

**BREED:** Domestic Short hair, 4 years old; 9 pounds

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

**ABOUT:** Pop Tart is as sweet as his name and absolutely stunning to look at! With his beautiful markings and charming personality, he's impossible to ignore. Whether he's lounging like royalty or curiously exploring his surroundings, Pop Tart is ready to add a little extra sweetness to his future home.

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



# Bianca

**ANIMAL ID:** A0060269040

**SEX:** Spayed Female

**BREED:** Mixed Breed; 3 years old 54 pounds

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

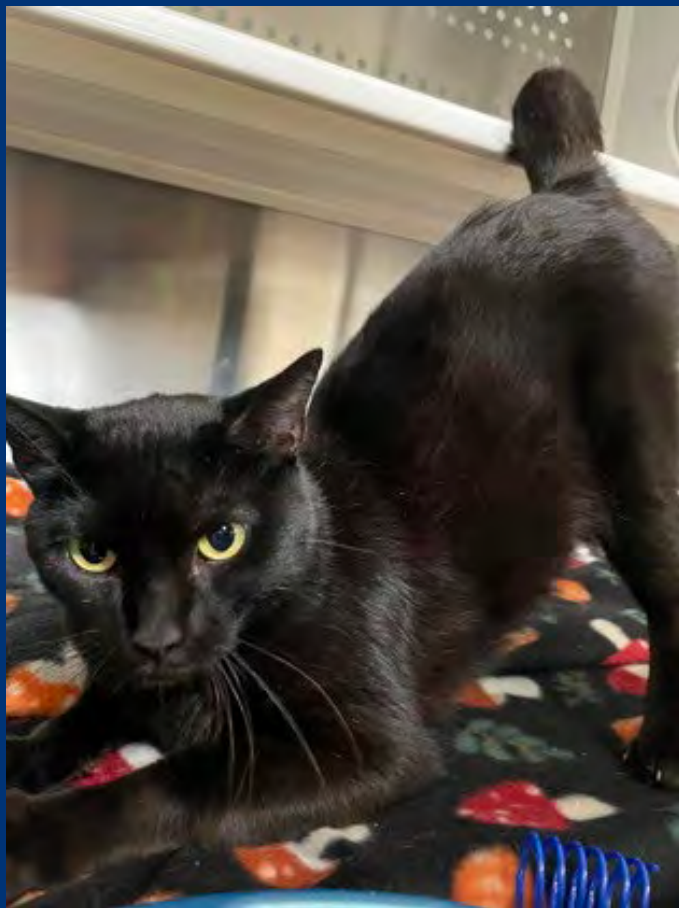
**ABOUT:** Bianca is the perfect mix of sweet, silly, and curious. She loves hanging out with her gentle dainty dog crew, exploring every corner of the yard, and collecting snacks like it's her full-time job. This playful girl has a big personality, a goofy bounce when she gets excited, and the cutest little spark about her. Bianca is learning that good things come from slowing down and trusting her people, and she's already making great progress. If you're looking for a fun best friend who will keep you smiling and happily join you for adventures (especially if treats are involved), Bianca might just be your girl.



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



# Mira



**ANIMAL ID:** A0060802974

**SEX:** Spayed female

**BREED:** Domestic Short hair, 2 year old; 10 pounds

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

**ABOUT:** Mira is ready to pounce right into your life — and you can totally tell by her picture! This playful girl is full of curiosity, charm, and a little bit of mischief. She's always on the lookout for her next toy, cozy nap spot, or opportunity to steal the spotlight. Mira is the perfect mix of goofy and adorable, and she's ready to bring fun, zoomies, and main character energy to her future home.

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



# Franklin

**ANIMAL ID:** A0060900155

**SEX:** Neutered Male, Heartworm Negative

**BREED:** Mix Breed; 11 months old; 39 pounds  
Heartworm Negative

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

**ABOUT:** Meet Franklin — an 11-month-old black-and-white pup with BIG puppy energy and an even bigger personality! This goofy boy loves to play, zoom around the yard, and keep everyone laughing with his silly antics. Franklin does well with other dogs who can match or tolerate his playful energy and would thrive in an active home ready for nonstop fun and puppy adventures.



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



## Ready to Meet Your New Best Friend?

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

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

Got questions? Drop us a line at

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

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

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

We are always in need of foster homes where they can grow, receive socialization and even medical fosters, and get the care they need until they are ready for adoption. Could you provide a loving temporary home for one of our foster animals? If so, please contact us at [clayfosters@claycountygov.com](mailto:clayfosters@claycountygov.com)

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



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

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

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

**Attachment**  
**“B”**  
**FY 24/25 Financial**  
**Audit Report**

# Clay County, Florida

Annual Audit for the Year Ended  
September 30, 2025

Presented by:  
Zach Chalifour, CPA  
Brendan McKitrick, CPA, CISA



888-387-6851

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



# Independent Auditors' Reports

- **Audit Report (pages 8-10)**
  - Unmodified opinion
- **Single Audit Internal Control and Compliance Report (pages 166 - 168)**
  - Federal and State single audit
  - No findings
- **Internal Control and Compliance Report (pages 169 - 170)**
  - No material weaknesses or noncompliance
- **Chapter 10.550 Auditor General Report (pages 171 - 173)**
  - 2 other recommendations
- **Independent Accountants' Examination Report (page 174)**
  - No noncompliance noted

# Audit Summary – Internal Control Comments

Audit	Material Weaknesses	Significant Deficiencies	Other Recommendations
BOCC	-	-	2
Clerk	-	-	-
Sheriff	-	-	-
Tax Collector	-	-	-
Property Ap.	-	-	-
Supervisor	-	-	-
<b>Total</b>	-	-	<b>2</b>

## History of Fund Balance in the General Fund:

<u>Fund Balance</u>	<u>9/30/2025</u>	<u>9/30/2024</u>	<u>9/30/2023</u>	<u>9/30/2022</u>
Nonspendable	\$ 1,295,596	\$ 1,307,564	\$ 1,339,675	\$ 930,813
Restricted	-0-	-0-	-0-	-0-
Committed	-0-	-0-	-0-	-0-
Assigned	20,817,912	40,132,602	35,079,839	24,769,829
Unassigned	33,550,010	25,841,803	34,715,617	39,813,980
<b>Total</b>	<b>\$ 55,663,518</b>	<b>\$ 67,281,969</b>	<b>\$ 71,135,131</b>	<b>\$ 65,514,622</b>

## General Fund (continued)

*GFOA Recommendation: Minimum of 2 Months (16.7%) of recurring expenditures and transfers out in assigned + unassigned fund balance.*

Total Assigned/Unassigned Fund Balance	\$ 54,367,922
2025 Expenditures and Transfers Out	\$ 218,649,816
Percentage Assigned/Unassigned Fund Balance as % of 2025 Expenditures and Transfers out	24.9%
Prior Year Percentage	34.6%

## History of Unrestricted Net Position:

Fund	2025	2024	2023	2022
Solid Waste	\$ 50,873,841	\$ 47,390,881	\$ 42,299,068	\$ 37,422,847
Universal Collection	5,300,425	2,570,482	2,555,307	3,827,501

# Other Highlights

- **Other Governmental Funds**

- Fund Balance at 9/30/2025: \$222,551,092
- Increase (Decrease) for year: \$(56,844,633)
- No instances during testing of restricted/committed funds not used to required purpose
- No individual fund deficit fund balances

- **Net Pension Liability**

- \$159 million theoretical liability
- No direct financial impact
- All required monthly contributions made



**QUESTIONS**

**Attachment**

**“C”**

**COMP-26-0001**

**PUD-26-0002**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 26-0001

Rezoning Application:

PUD 26-0002

Board of County Commissioners  
May 12, 2026



# Application Information

Applicant: Josh Cockrell (The StellaRea Group)

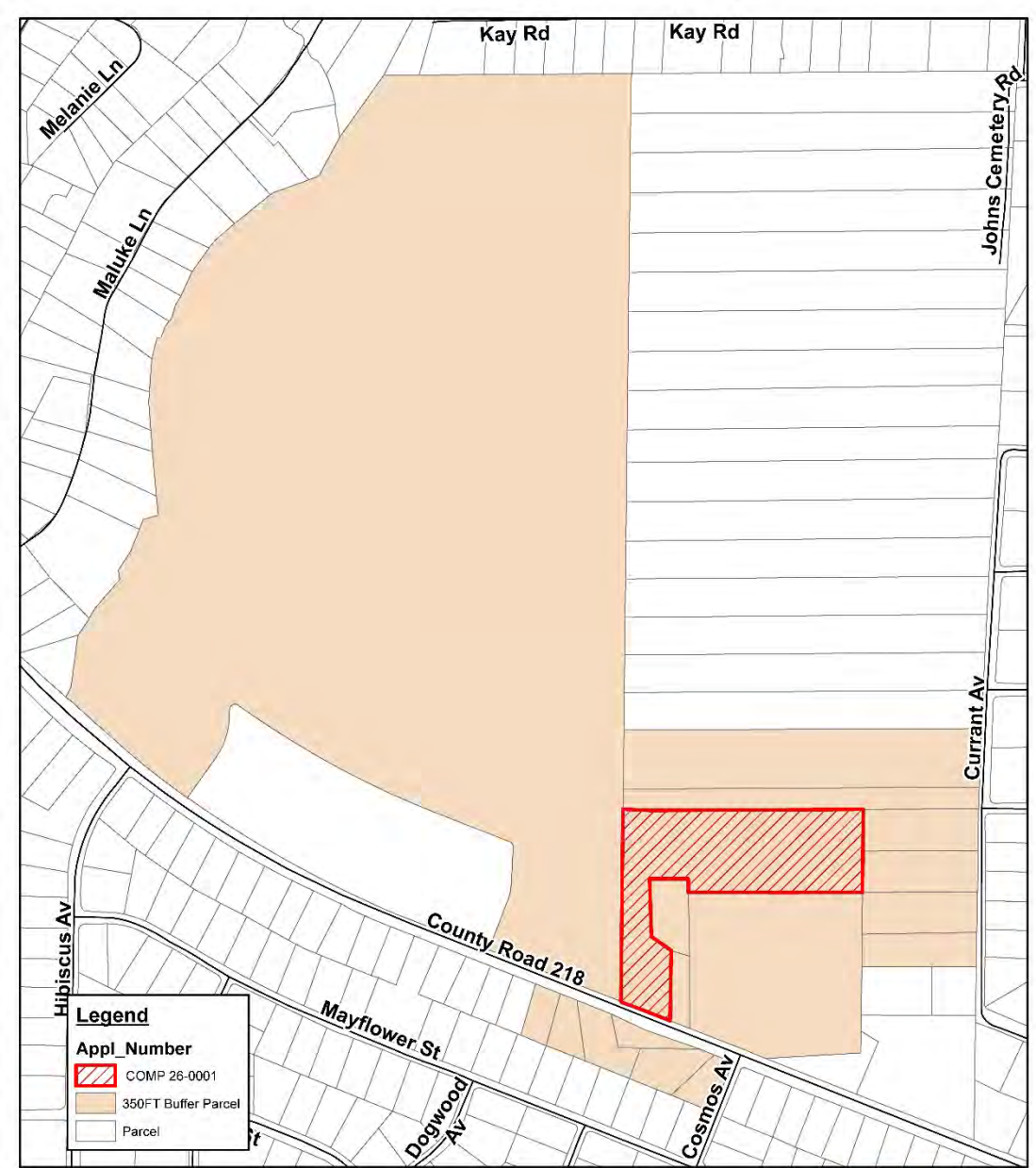
Location: 4640 CR 218

Planning District: Middleburg / Clay Hill

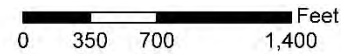
Commission District: 4, Commissioner Condon

Parcels: 17-05-24-006410-001-00

- COMP 26-0001 would change the Future Land Use (FLU) designation from Rural Residential (RR) to Industrial (IND).
- PUD 26-0002 would change the zoning from Private Services (PS-1) to Planned Industrial Development (PID).



350' Parcel Notifications Map  
COMP 26-0001





**Legend**

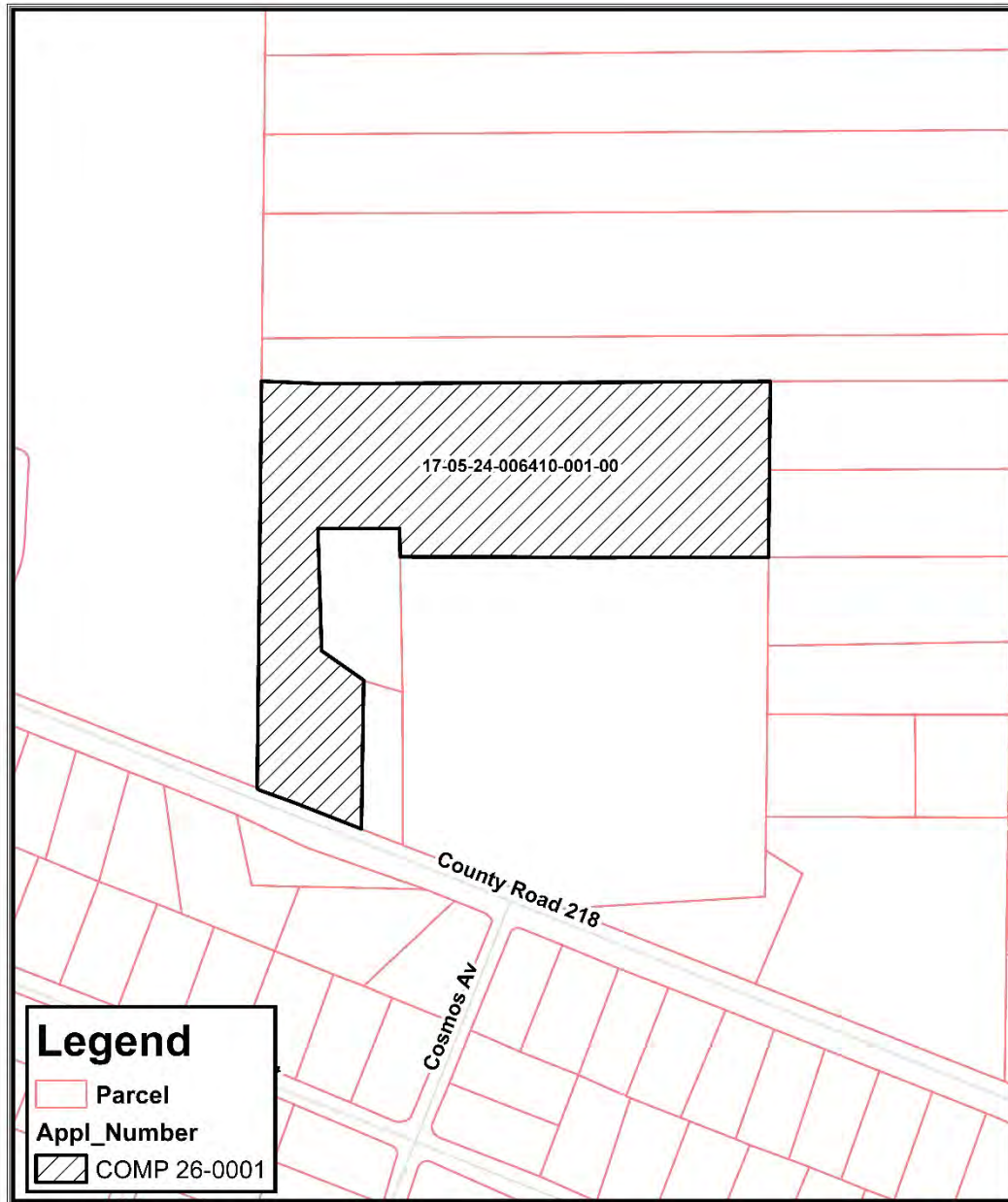
 COMP 26-0001

0 105 210 420 630 840 1,050 Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026


Aerial Map



**Legend**

 Parcel

**Appl\_Number**

 COMP 26-0001

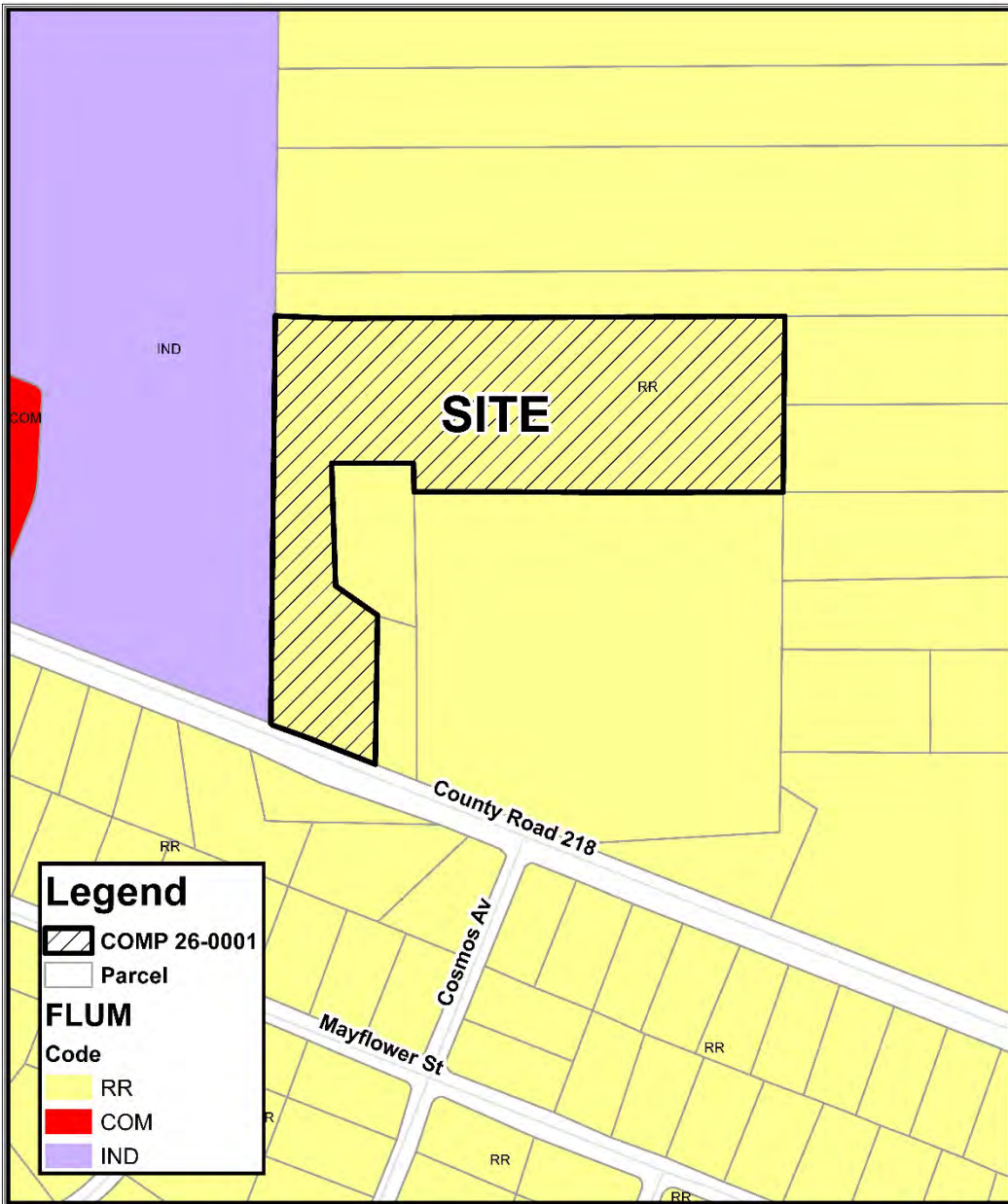
0 50 100 200 300 400 500 Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026

Parcel Map





**Legend**

COMP 26-0001  
 Parcel

**FLUM**

**Code**

RR  
 COM  
 IND



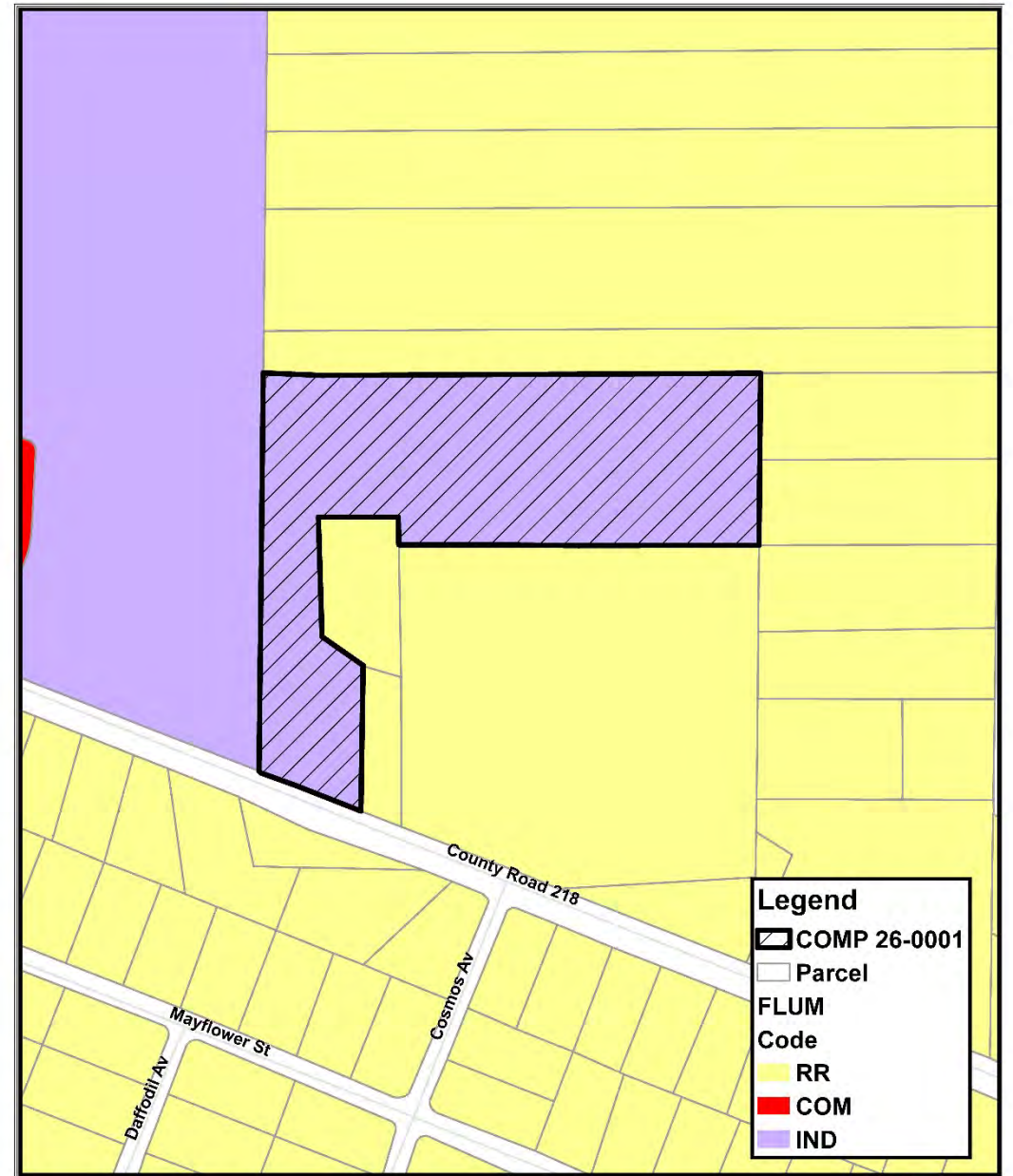
This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026

**Existing Land Use Designation Map**



Created By GIS Department  
 Map Prepared: 1/14/2026



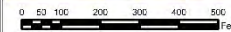
**Legend**

COMP 26-0001  
 Parcel

**FLUM**

**Code**

RR  
 COM  
 IND



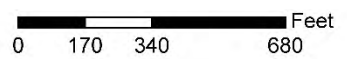
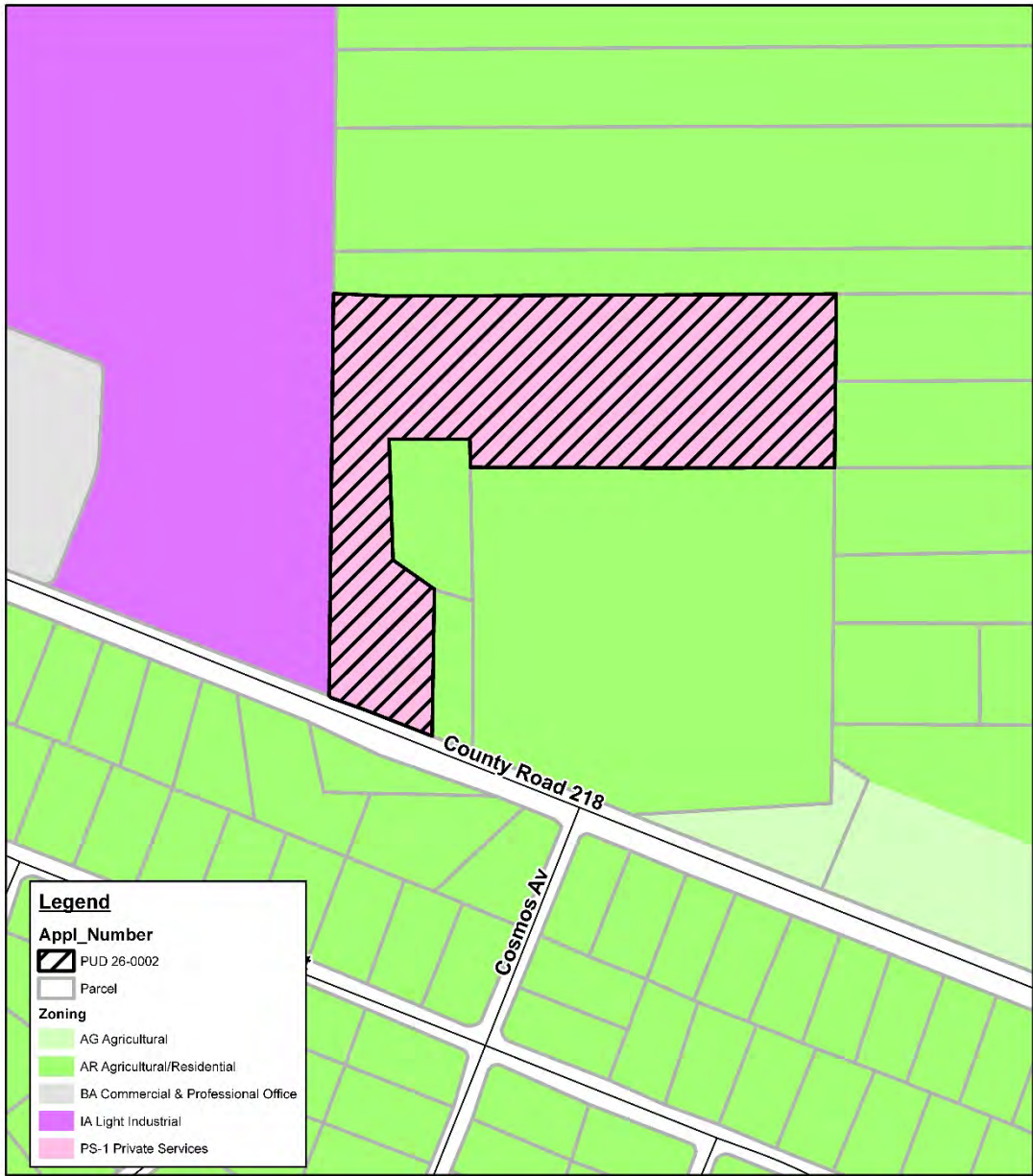
This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026

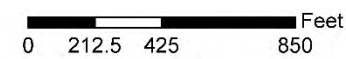
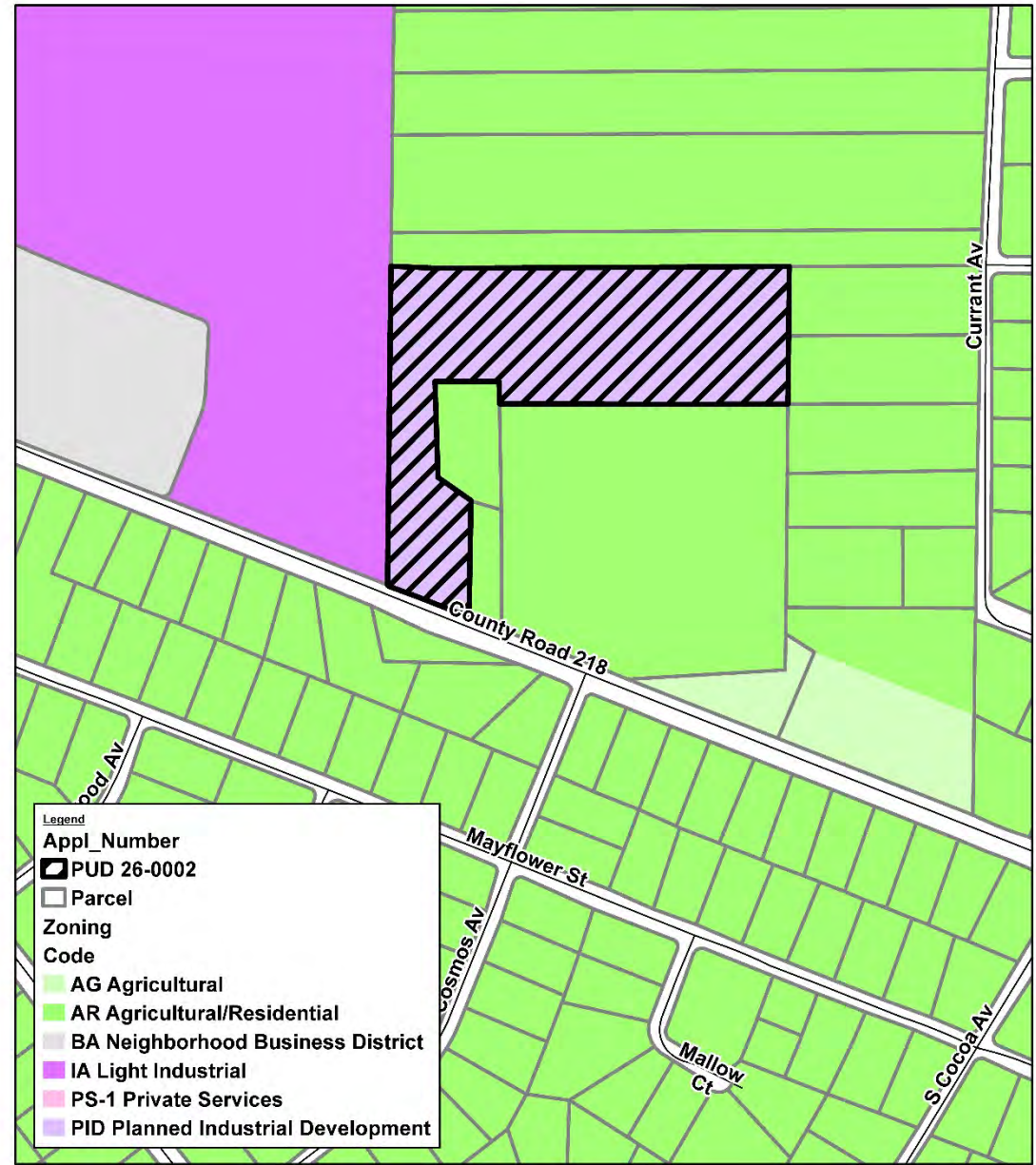
**Proposed Land Use Designation Map**



Created By GIS Department  
 Map Prepared: 2/19/2026

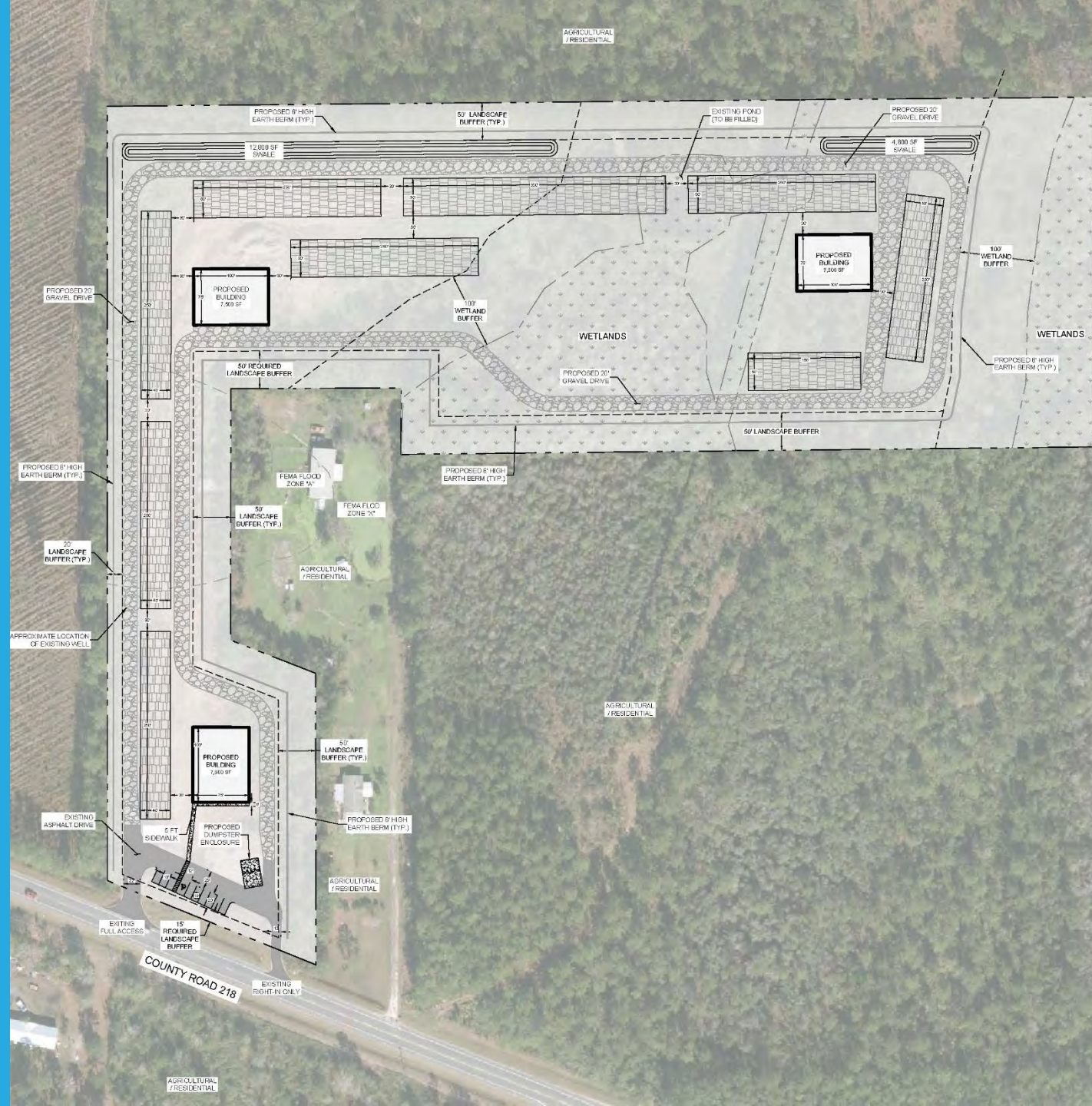


**Existing Zoning**  
 Rezoning: PUD 26-0002  
 from PS-1 to PID



**Proposed Zoning**  
 Rezoning: PUD 26-0002  
 from PS-1 to PID





## Heavy Industrial (IB) Zoning

(5) Any manufacturing, recycling, distribution, warehousing, or associated uses not in conflict with ordinances dealing with incinerators and toxic or hazardous waste.

## Land Clearing Debris Off-Site Disposal Facility

Rocks, soils, tree remains, trees and other vegetative matter that normally results from land clearing or land development operations for a construction project.

Land Clearing Debris does not include yard waste or any other vegetative matter from lawn maintenance, from commercial or residential landscape maintenance, from right-of-way or easement maintenance, from farming or nursery operations, or from any other sources not related directly to a construction project.

## Fabrication of materials used in the building trades

## Light Industrial (IA) Zoning

This district is intended for industrial activities of a light manufacturing and wholesaling nature.

### Permitted Uses:

- All uses in Industrial Select (IS)
- Bottling beverages; cabinet making; carpentry; cold storage warehouses and precooling plants; engines - gas, gasoline, steam, and oil - sales and service; farm machinery sales and service and storage; fruit packing and preserving; ice plants; leather goods manufacturing, excluding tanning; sharpening and grinding shops; manufacturing and assembly of clothing and garments; scientific, electrical, and optical equipment; souvenirs and novelties; testing laboratories; fabrication of materials used in the building trades; boat or yacht repairing or overhauling; canning factories for fruits and vegetables; furniture manufacture; machine shops; mattress and bedding manufacture and sales; metalizing processes; novelty works; ornamental metal work shops; and similar uses

# Light Industrial (IA) Zoning

## Permitted Uses (continued):

- Textile, hosiery, and weaving mills
- Private utility services
- Marine facilities
- Boatyard (construction and repair facilities and dry storage)
- Marina/Boatyard
- Incinerators as accessory to the principal use
- Commercial radio, television and microwave transmission and reception facilities
- Communication Towers
- Warehouses and associated offices

## Conditional Uses:

- Public assembly
- Residential dwelling
- Auctions
- Recreational Vehicle and Boat Storage

## Prior Actions

On March 16, 2026, the Middleburg / Clay Hill CAC voted 6-0 to recommend approval of COMP 26-0001.

On April 20, 2026, the CAC voted 8-0 to recommend approval of PUD 26-0002.

On May 5, 2026, the Planning Commission voted 6-0 to recommend approval of this item with the following changes:

- The list of permitted uses should be amended to those listed as permitted in the Light Industrial (IA) zoning district.
- The list of Conditional Uses should include Land Clearing Debris Off-Site Disposal Facility, subject to Art. III, Sec. 3-5.

# Proposed PID Regulations

## Permitted Uses:

- All permitted uses found in the Light Industrial (IA) zoning district.

## Conditional Uses:

- Public Assembly
- Public and/or private sewer facilities
- Residential Dwelling
- Auctions
- Recreational Vehicle and Boat Storage
- Land Clearing Debris Off-Site Disposal Facility

# Proposed PID Regulations

## CR 218 Landscaping:

- A 6-foot privacy fence shall be provided along CR 218 along with a 15-foot landscape buffer.

## Perimeter Buffers:

A 50-foot undisturbed vegetative perimeter buffer shall be provided adjacent to lots zoned residential or agricultural. A 6-foot high earth berm shall encompass the perimeter.

The edge of the disposal facility may not be located at any point, closer than 50 feet to right-of-way, easement, access point or property line.

# Recommendations

## COMP 26-0001

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommend approval of COMP 26-0001.

## PUD 26-0002

Staff finds that the criteria for the Rezoning have been met and recommend approval of PUD 26-0002 with the changes recommended by the Planning Commission.

# Industrial Select (IS) Zoning

This district is intended for locations which are not feasible for some light or heavy industrial development because of proximity to residential areas. Most of these uses are well suited to the subject parcel given that it is bordered on 3 sides by Agricultural/Residential (AR) zoning.

## Permitted Uses:

- Light industries, with related offices and showrooms, which manufacture, assemble, process, package, store, and distribute small unit products
- Corporate offices which accommodate twenty-five (25) or more employees.
- Commercial radio, television and microwave transmission and reception facilities
- Communication Towers

## Conditional Uses:

- Public assembly
- Residential dwelling

# Planned Industrial Development (PID) Zoning

A PID zoning application may request the following conditional uses in addition to the conditional uses permitted in (IS), (IA) and (IB) Zoning Districts, subject to applicable conditions of Section 3-5 of the Article III.

This list includes “Land Clearing Debris Off-Site Disposal Facility”.

It is therefore inappropriate for this use to be listed as a permitted use in the Written Statement for this PID.

The use should be moved to the list of Conditional Uses.

**Attachment**

**“D”**

**COMP-26-0003**

**PUD-26-0001**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 26-0003

Rezoning Application:

PUD 26-0001

Planning Commission heard item  
May 5, 2026



# Application Information

Applicant: D. Anderson Development, Inc.

Agent: Colin Groff (Black Creek Engineering, Inc.)

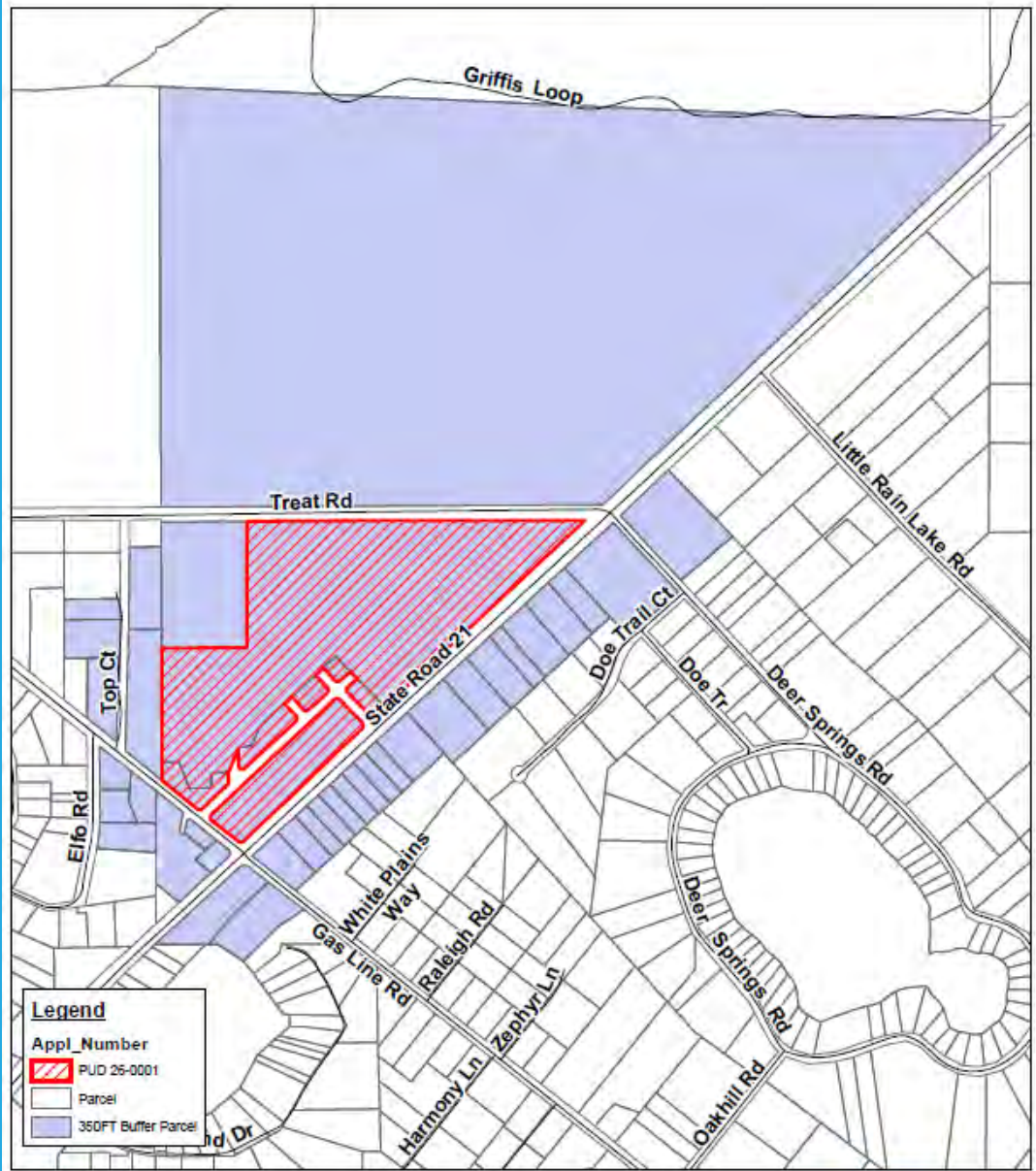
Location: SR 21 between Treat Road and Gas Line Road

Planning District: Middleburg/Clay Hill District

Commission District: 4 Commissioner Condon

Parcel: 09-08-23-001047-000-00 and 09-08-23-001053-000-00

- COMP 26-0003 would change the Future Land Use (FLU) designation of 14 acres of parcel 001047-000-000 from Agriculture/Residential (AR) to Commercial (COM).
- PUD 26-0001 would change the zoning of the entire acreage (60.49) from Commercial and Professional Office (BA-2) and Rural Estates (AR-2) to Planned Commercial Development (PCD).

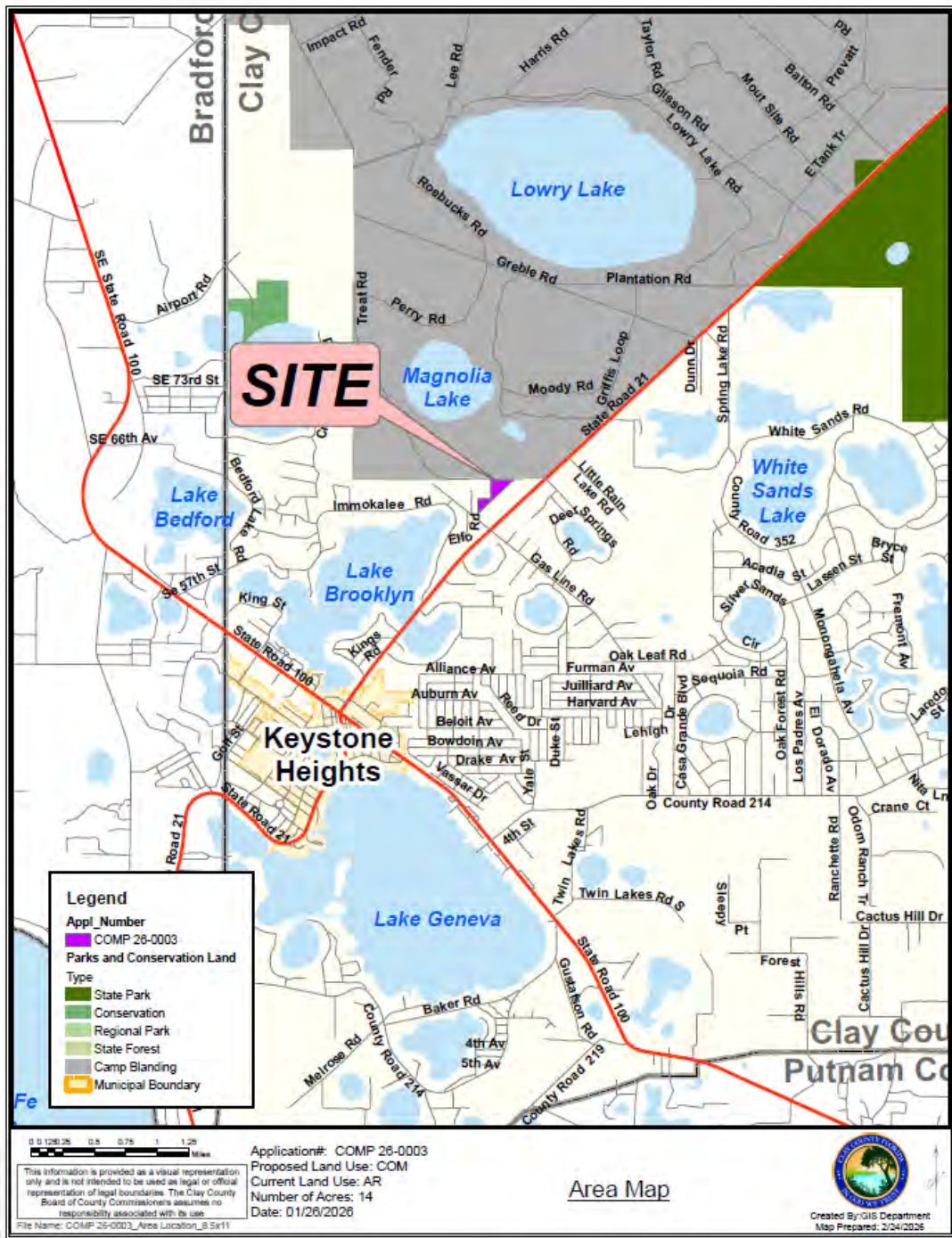


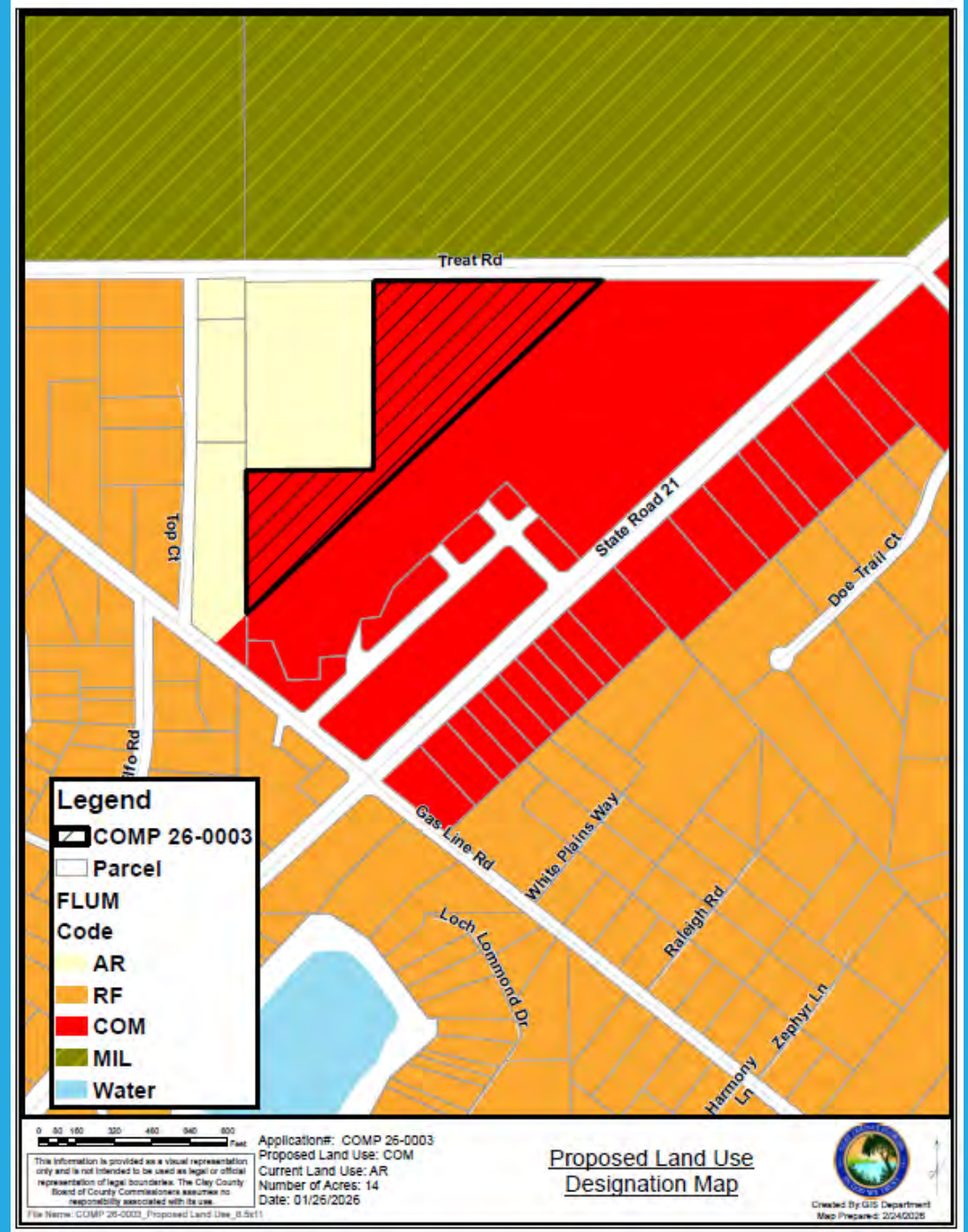
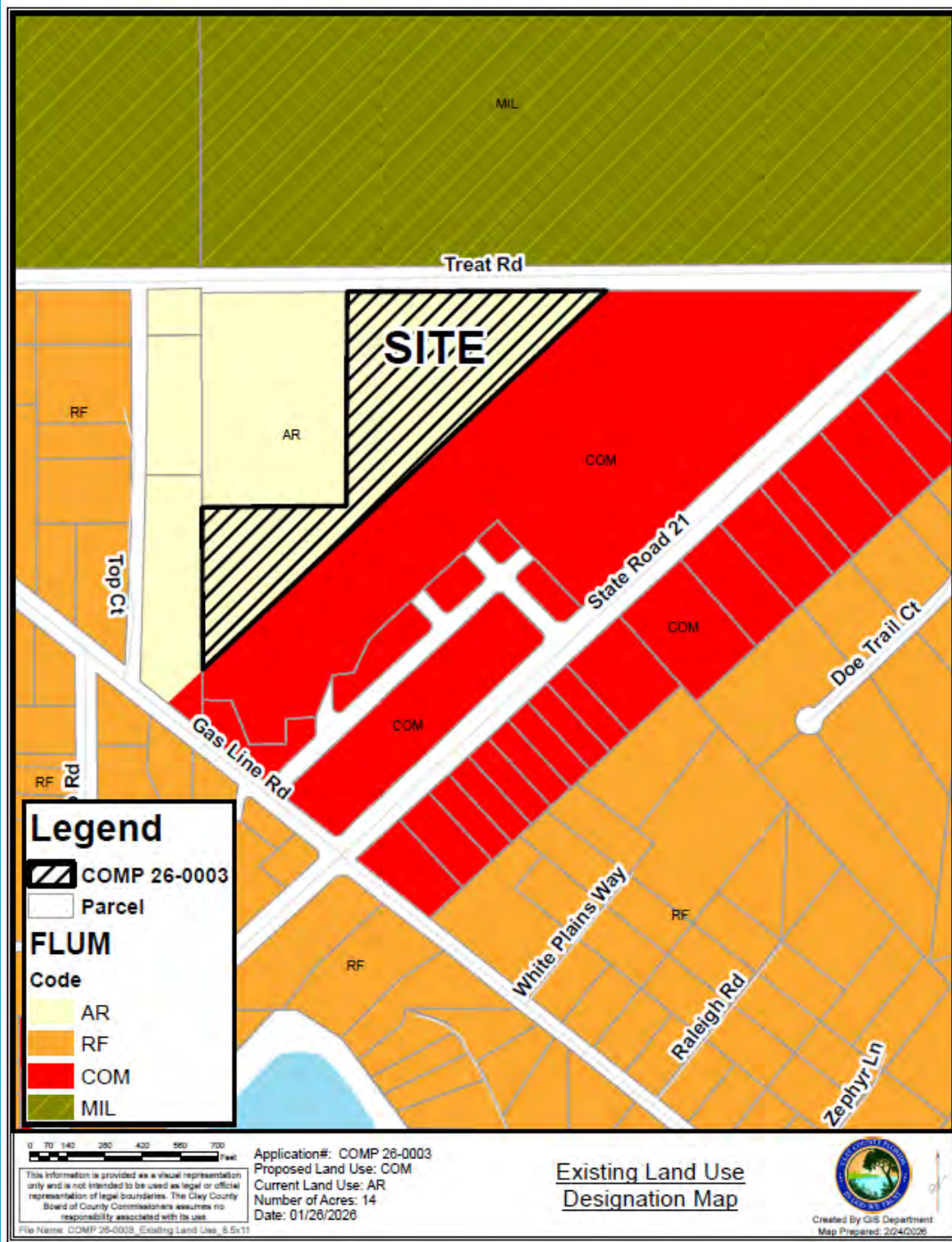
350' Parcel Notifications Map  
PUD 26-0001

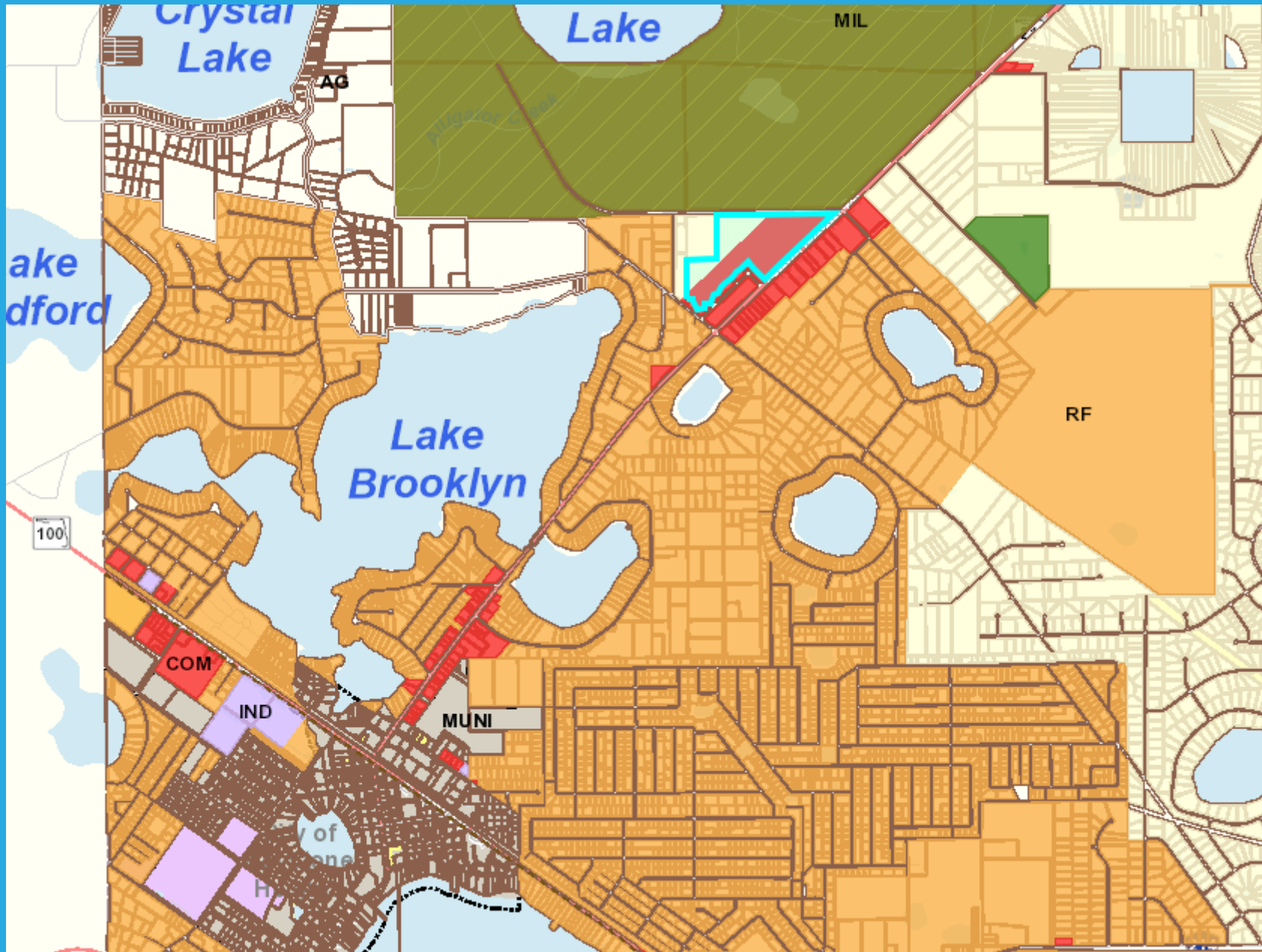


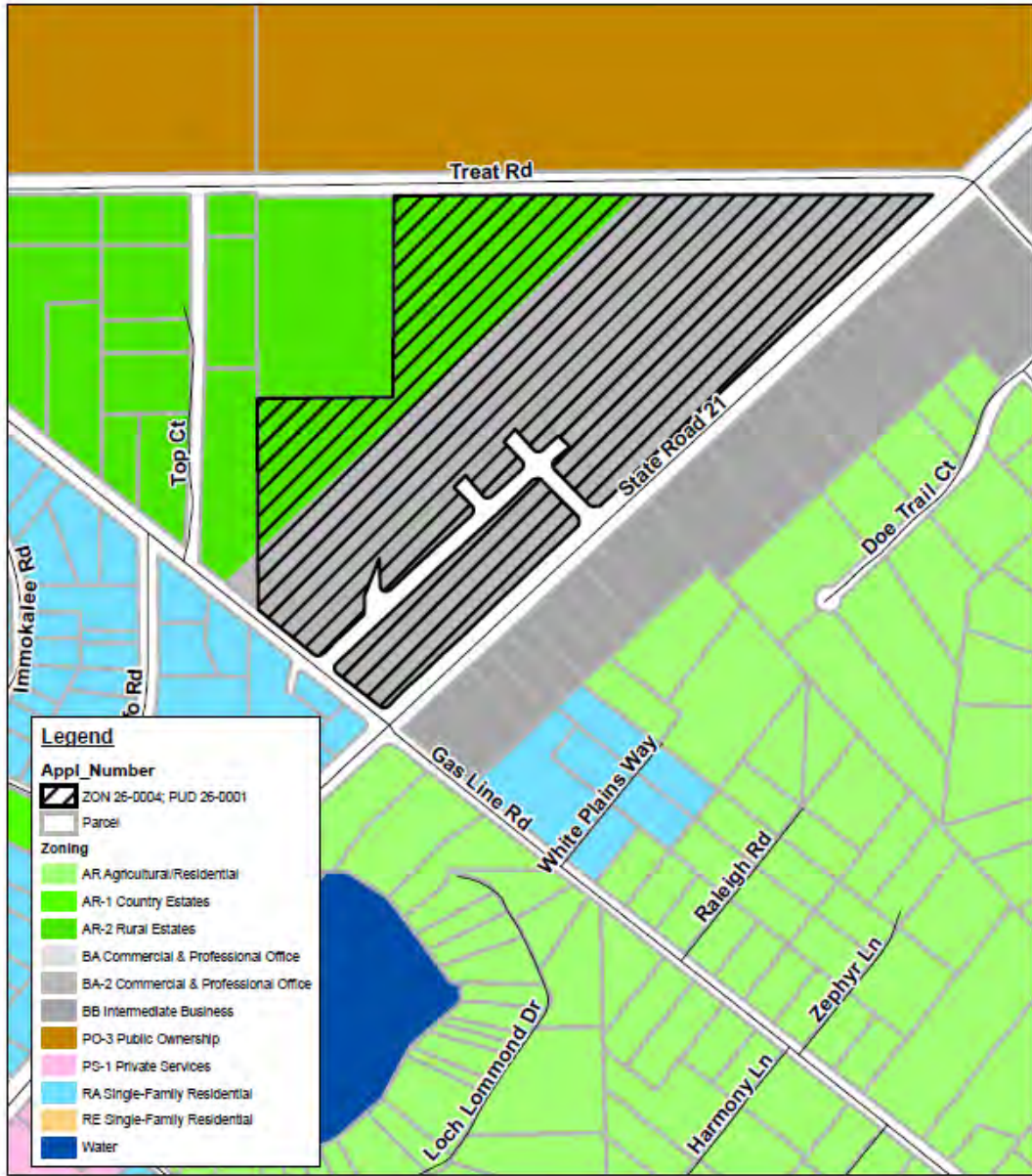
Name	Address1	City	Sta ZipCode
7077 SR 21 Keystone Heights LL	8862 Highway 90	Longs	SC 29568-6243
Akey James	248 Tanner Rd	Florahome	FL 32140-3900
Armory Board State of Florida	82 Marine St	Saint Augustine	FL 32084-5039
Brokas Celeste U	PO Box 488	Keystone Heights	FL 32656-0488
Carroll Jodi L Trustee	6910 Top Ct	Keystone Heights	FL 32656-6601
Carroll Michael Sean Sr Truste	6910 Top Ct	Keystone Heights	FL 32656-6601
CHESSER FRANCES M	PO Box 117	Keystone Heights	FL 32656-0117
D Anderson Development Inc	7770 Odom Ranch Trl	Keystone Heights	FL 32656-8727
Davis Joseph H	7071 Gas Line Rd	Keystone Heights	FL 32656-9308
Devereaux Roger W ET AL	22 Young Ct	Stafford	VA 22556-6474
GANLEY TIMOTHY C & PAMELA M	PO Box 1364	Keystone Heights	FL 32656-1364
Global Signal Acquisitions IV	2000 Corporate Dr	Canonsburg	PA 15317-8564
Griffin Investment Land Compan	PO Box 708	Keystone Heights	FL 32656-0708
Griffin Scott Sr	PO Box 708	Keystone Heights	FL 32656-0708
Hoffman John C	22826 NE 69th Ave	Melrose	FL 32666-6327
J & R OVERHEAD INC	PO Box 157	Keystone Heights	FL 32656-0157
Kerner Allan	7001 Elfo Rd	Keystone Heights	FL 32656-7819
Kis Peter	471 Lake Asbury Dr	Green Cove Springs	FL 32043-9549
Lake Area Holdings 1 LLC	PO Box 683	Melrose	FL 32666-0683
Lake Area Storage of Northeast	PO Box 1866	Keystone Heights	FL 32656-1866
Mann Lee M	6930 Top Ct	Keystone Heights	FL 32656-6601
RVRoof.com Inc	6587 State Road 21, Ste 3	Keystone Heights	FL 32656-6934
Shepard Mitchel	7065 Gas Line Rd	Keystone Heights	FL 32656-9308
Sorano Jude D	13659 NE 238th Ct	Fort Mc Coy	FL 32134-6203
Sorano Jude D	7120 Gas Line Rd	Keystone Heights	FL 32656-8996
Sorenson Eve Annette	7021 State Road 21	Keystone Heights	FL 32656-9382
Walker Robin Preston	7076 Gas Line Rd	Keystone Heights	FL 32656-8995
Witt Edward E Trustee Et Al	4501 Ortega Farms Cir	Jacksonville	FL 32210-7428
Zipperer Joanie Marie	3567 Hilltop Trl	Evans	GA 30809-0987









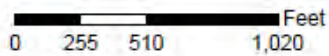


**Legend**

**Appl\_Number**  
 ZON 26-0004; PUD 26-0001  
 Parcel

**Zoning Code**

- AR Agricultural/Residential
- AR-1 Country Estates
- AR-2 Rural Estates
- BA Commercial & Professional Office
- BA-2 Commercial & Professional Office
- BB Intermediate Business
- PO-3 Public Ownership
- PS-1 Private Services
- RA Single-Family Residential
- RE Single-Family Residential
- Water



**Existing Zoning**  
 Rezoning: PUD 26-0001  
 from BA-2 / AR to PCD

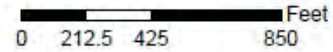


**Legend**

**Appl\_Number**  
 PUD 26-0001  
 Parcel

**Zoning Code**

- AR Agricultural/Residential
- AR-2 Rural Estates
- BA Neighborhood Business District
- BA-2 Commercial & Professional Office
- BB Intermediate Business
- PO-3 Public Ownership
- RA Single-Family Residential
- RE Single-Family Residential
- Water
- PCD Planned Commercial Development



**Proposed Zoning**  
 Rezoning: PUD 26-0001  
 from AR-2 / BA-2 to  
 PCD



### Permitted Uses

Appliance sales and services  
Automotive parts  
Business machine sales and services  
Department Store  
Grocery Store  
Drug Store  
Heating, ventilation, and air conditioning  
Medical supply  
Automobile oby shops and motor vehicle custom body work  
Tire sales and service  
Lawnmower and outboard rentals, sales and service  
Feed and hay processing and sales  
Fertilizer stores  
Well-drilling and pump service  
Wholesale bakeries  
Lumberyards and building material sales  
Wholesale business and warehouses  
Shops Performing custom work in: electrical, plumbing, sheet metal, heating, ventilating and air conditioning  
Pest control services and supplies  
Assembly and fabrication of goods using components manufactured elsewhere and brought to site  
Landscaping and lawn service  
Wholesale plant nursery

### Conditional Uses

Communication Antennas and Communication Towers  
Recreational Vehicle and Boat Storage

## PCD Features:

- ~~40' natural buffer with 6' high opaque barrier (fence or vegetation) where adjacent to residential~~
- Visual Barrier. Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a forty (40) foot natural area with minimum six (6) foot high solid fence on the interior of the buffer. If existing trees and vegetation is removed, a forty (40) buffer will be provided and the buffer material, landscaping and fencing shall meet the current landscape code for a Perimeter Buffer "B"
- Specific lighting requirements to control light trespass
- Sign standards
- Common stormwater
- 6 lots ranging in size from 8 to 12 acres each with 40% Floor Area Ratio



# Recommendations

The Planning Commission voted 6-0 to recommend approval of COMP 26-0003 and ZON 26-0001.

## COMP 26-0003

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0003.

## ZON 26-0001

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 26-0001.

**Attachment**  
**“E”**  
**Ordinance**  
**PUD-26-0001**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 09-08-23-001047-000-00 and 09-08-23-001053-000-00), TOTALING 60.49 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATIONS OF COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) AND RURAL ESTATES DISTRICT (AR-2) TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

Be It Ordained by the Board of County Commissioners of Clay County:

**Section 1.** Application PUD 26-0001 seeks to rezone two parcels of land totaling approximately 60.49 acres (tax parcel identification #s 09-08-23-001047-000-00 & 09-08-23-001053-000-00) (the Property), described in Exhibit "A-1", and depicted in Exhibit "A-2".

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Commercial and Professional Office District (BA-2) and Rural Estates District (AR-2) to Planned Commercial Development District (PCD), subject to the conditions outlined in the Written Statement attached as Exhibit "B-1" and the Site Plan attached as Exhibit "B-2".

**Section 3.** Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

**Section 4.** The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

**Section 5.** This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 26-0003 becoming effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of May 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Chairman

ATTEST:

By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description

DESCRIPTION OF LANDS SURVEYED: OFFICIAL RECORDS BOOK 4870 - Pg. 1483

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 23 EAST WHICH LIES WESTERLY OF STATE ROAD #21, AS MORE PARTICULARLY DESCRIBED BELOW WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 1086.59 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 40.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST A DISTANCE OF 0.35 FEET TO A POINT; THENCE NORTH 00 DEGREES 19 MINUTES 32 SECONDS EAST A DISTANCE OF 1507.91 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2) OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 23 EAST; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF (1/2) A DISTANCE OF 2668.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 47 DEGREES 16 MINUTES 19 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2905.85 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (A 100 FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF IMMOKALEE ROAD (AN 80 FOOT RIGHT-OF-WAY) AS SHOWN ON PLAT OF SUNNY ACRES ESTATES UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE RUN NORTH 51 DEGREES 00 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF IMMOKALEE ROAD, A DISTANCE OF 699.25 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

EXCEPTION 1:

EXCEPTING THEREFROM: THAT PORTION OF THE ABOVE DESCRIBED LANDS SUBDIVIDED IN SUNNY ACRES ESTATES UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

EXCEPTION 2:

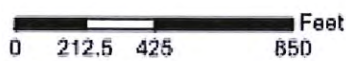
LESS AND EXCEPT:

THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN THE WARRANTY DEED DATED AUGUST 8, 2024 AND RECORDED IN BOOK 4849, PAGE 587, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 2:

ALL OF BLOCKS 2, 3,4, 5, 6 AND 7 OF SUNNY ACRES ESTATES UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

Exhibit "A-2"



**Proposed Zoning  
Rezoning: PUD 26-0001  
from AR-2 / BA-2 to  
PCD**



Exhibit "B-1"

**Written Statement**

**PLANNED COMMERCIAL DEVELOPMENT WRITTEN STATEMENT  
ANDERSON BUSINESS PARK**

**Type of Development:** Business Park PCD

**Property Owner:** D Anderson Development Inc  
7770 Odom Ranch Trail  
Keystone Heights FL 32656

**Agent:** Colin D. Groff, P.E.  
Black Creek Engineering, Inc.  
3900 Paso Fino Road  
Green Cove Springs, Florida 32043

**PARCELS:** 09-08-23-001047-000-00  
09-08-23-001053-000-00  
Unopened County ROW (requested vacation of ROW)

**Existing Land Use:** Front 800' - Commercial / Remaining - AG

**Proposed Land Use:** Commercial

**Existing Zoning:** Front 800' – BA-2 / Remaining – AR-2

**Requested Zoning:** PCD – Planned Commercial Development

**Surrounding Land Use:** North - MIL  
South – RF  
East – Commercial (Across SR 21)  
West - AG

**Surrounding Zoning-** North – PO-3  
South - RA  
East - BB (Across SR 21)  
West – AR-2

**Property Characteristics**

**Soils:** Penney fine sand, 0 to 5 percent slopes.

**Drainage & Topography:** The site drains to the west; the high elevation on the site is on the Northeastern property boundary (158) at SR 21 sloping to the South to an elevation of 146 at the rear of the property. A natural outfall exists along Treat Road draining to the west.

**Clay County**  
**Planned Commercial Development Written Statement**  
**Anderson Business Park**

**Vegetation:** The site is wooded under a silviculture plan to harvest trees of which the majority are slash pine for lumber and pulp use.

**Flood Zone:** The site lies within Zone X.

**Existing Improvements:**

There are no existing improvements except overhead power lines that transect the property within an easement. There is an existing plat with non-opened county right-of-way that the applicant will request to be vacated.

**Acreage Summary:**

Total Property	60.49 acres
Wetlands	0.00 acres

**DEVELOPABLE 60.49 Acres**

**Permitted Uses:** Appliance sales and services; automotive parts; business machine sales and services; department store; grocery store; drug store; furniture store; hardware store; heating, ventilation, and air conditioning; medical supply; Automobile body shops and motor vehicle custom body work; tire sales and service; wholesale sales rooms and storage rooms; boat and motor sales and service; lawnmower and outboard rentals, sales and service; feed and hay processing and sales; fertilizer stores; well-drilling and pump service; wholesale bakeries; lumber yards and building material sales; wholesale business and warehouses; shops performing custom work in: electrical, plumbing, sheet metal, heating, ventilating and air conditioning; pest control services and supplies; assembly and fabrication of goods using components manufactured elsewhere and brought to site; landscaping and lawn service; wholesale plant nursery.

**Conditional Uses:** Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code.

Recreational Vehicle and Boat Storage.

**Development Standards:**

**Lot and Building Requirements:**

**Clay County**  
**Planned Commercial Development Written Statement**  
**Anderson Business Park**

1. **Setback Requirements:** The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements:
  - a. **Side Lot Setbacks:** Side lot setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet from side property lines. If said lot is a corner lot, then setbacks should be the same as the front setback.
  - b. Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the regulations of the applicable Building Code; in all other construction, the minimum side setback shall be fifteen (15) feet.
  - c. Rear lot line setbacks shall not be less than twenty (20) feet from rear property line, or not less than twenty-five (25) feet when adjacent to multi-family and single-family residences. If the rear yard does not abut a public street, then access over private property shall be provided. Access shall be not less than fifteen (15) feet in width, and shall be unobstructed at all times.
  - d. Front lot line setbacks shall be a minimum of forty (40) feet from front property line.
2. Where PCD is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers or refuse shall be allowed nearer than thirty (30) feet to such a residential or agricultural district. Garbage or refuse shall be containerized and such containers shall be enclosed or screened so as not to be readily visible.
3. **Density Requirements.** The maximum density of development shall be a FAR of forty (40) percent.
4. No outside amplification of sound shall be permitted which can be heard off-site.
5. **Visual Barrier.** Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a forty (40) foot natural area with minimum six (6) foot high solid fence on the interior of the buffer. If existing trees and vegetation is removed, a forty (40) buffer will be provided and the buffer material, landscaping and fencing shall meet the current landscape code for a Perimeter Buffer "B"

**Lighting Requirements:**

**Exterior Lighting.** All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light trespass and glare across the property lines and disability glare at any location on or off the property. Lighting of such areas shall not be used to attract attention to the businesses.

**Clay County**  
**Planned Commercial Development Written Statement**  
**Anderson Business Park**

1. The average light level shall not exceed 3.6 footcandles on any part of the site except covered or protected outdoor work areas, the minimum light level shall be 0.9 footcandles, and the uniformity ratio shall not exceed 4:1. Areas used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth elsewhere in this section.
2. Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spill light or glare. A cutoff fixture shall not have more than one percent (1%) of lamp lumens above horizontal. Sag lenses, convex lenses, and drop lenses shall be prohibited. Lighting at a building or project shall not be comprised in whole or part of any floodlights.
3. Illumination levels at the property line of the building or project shall not be more than 0.5 f.c. at any point when the building or project is located next to any residential use and shall not be more than 1.0 f.c. when located next to any other use. To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be installed with house side shields and reflectors and shall be maintained in such a manner as to confine light rays to the remises of the building or project.
4. Lighting shall be installed with time controls so that light levels are reduced not later than one hour after the close of operations to the minimum levels needed under the IESNA to ensure safety and security (approximately a 50% reduction). Light fixtures shall not exceed 20 feet in height in parking areas and other parts of the site, and along sidewalks and parking lot pedestrian corridors, decorative streetlights shall be provided with a height not to 12 feet with lights spaced no more than 40 feet apart.
5. A photometric plan and site lighting plan shall be required with building construction drawings to ensure these standards have been met.
6. Light fixtures shall not exceed 25 feet in height in parking areas and other parts of the site, and along sidewalks and parking lot pedestrian corridors may not exceed 12 feet in height.

**Signage Requirements:**

1. Shopping Center Signs. Monument signs are allowed.
  - a. Signs. Monument signs shall be allowed at each entrance into shopping centers. Allowable sign size shall be 50 square feet, exceeding this figure when a calculation of one square foot per 1,000 square feet of building area allows. Sign size shall not exceed 150 square feet, and sign height shall not exceed 8 feet, with architectural features of the sign not to exceed 12 feet in height. Pole and pylon signs are prohibited. Monument signs may be externally illuminated and shall be designed such that all means of support are concealed. Street numbers shall be placed on signs at a minimum letter height of 3 ½" or 10% of sign face height.
  - b. Canopy Signs. One canopy or awning sign per occupancy may be permitted subject to the following. The area of copy shall not exceed one square foot per linear foot of canopy, front and sides or a maximum of 75 square feet, front and sides. No canopy sign shall be less than nine feet above the ground immediately

**Clay County**  
**Planned Commercial Development Written Statement**  
**Anderson Business Park**

below it. Copy may be installed above or on the face of the canopy, provided that the copy area of a sign installed above or on the canopy will be computed on the total of the sign face and the canopy apron. Signs attached to the underside of a canopy shall have a copy area no greater than six square feet.

2. Freestanding Retail, Office, and Industrial Signs. Monument signs are allowed. Allowable sign size is 50 square feet, exceeding this figure when a calculation of one square foot per five linear feet of lot frontage allows. Such signs shall be a maximum of 75 square feet and a maximum height of ten feet. Signs shall be located in an area that is between five and 20 feet from the right-of-way. One freestanding sign per parcel is allowed for the primary street frontage, as indicated by the orientation of the main entrance of the building.
3. Office/Industrial Park/Complex Uses. Freestanding monument signs are allowed. Size of signs is calculated at a rate of one square foot per 1,000 square feet of building area, beyond a base of 50 square feet. Maximum sign size is 150 feet and maximum height is 15 feet.
4. Sign Illumination. Any external above-ground light source shall be located and hidden within a planter bed. Light sources located outside the planter bed shall be in a burial fixture. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.
5. Wall Signs. Wall signs are allowed for commercial, office, and industrial buildings. Maximum sign area shall be determined by multiplying the occupancy front foot (linear footage) by 1.5 feet. The maximum sign vertical dimension shall not exceed 20 percent of the building height. In the case of multi-use buildings with individual frontages, these standards shall apply to each portion of the building occupied by a use. Total wall sign size may not exceed 400 square feet.
6. Prohibited Signs.
  - a. Pole or pylon signs.
  - b. Billboards and off-premises signs.
  - c. Flashing or revolving signs, except for barber poles (allowable only in the supplemental sidewalk zone in shopping streets in the Community and Activity Center and in the Neighborhood Center;
  - d. Roof signs;
  - e. Any sign suspended between poles and illuminated by a series of lights;
  - f. Any sign erected on a tree or utility pole, or painted or drawn on a rock or other natural feature;
  - g. Any sign suspended between poles which is either a pennant or spinner;
  - h. Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or light except for those giving public service information such as time, date, temperature, weather, or similar information.

**Landscape Requirements:**

**Clay County  
Planned Commercial Development Written Statement  
Anderson Business Park**

1. Landscaping shall meet the Clay County standards in effect at the time the PCD is approved except the designated natural landscape buffer as depicted in the plan. The required 10% VUA landscaping shall be distributed within the development plan as depicted on the PCD Site Plan.
2. Individual site plans will meet all current Clay County standards at the time of submittal.

**Parking Requirements:**

Parking requirements shall meet the Clay County standards in effect at the time of individual site plan application.

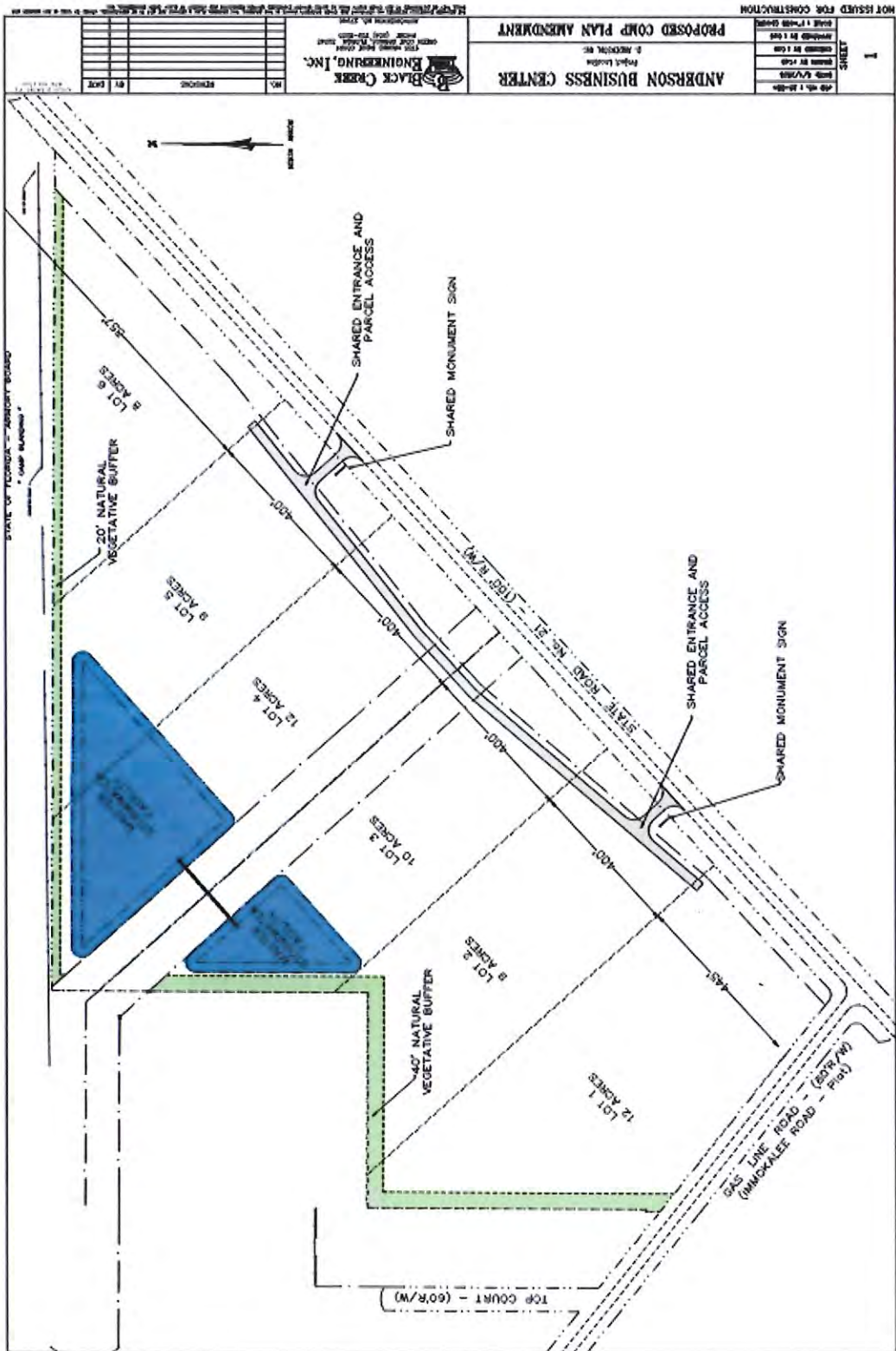
**Life Safety Requirements:**

Fire access will meet current NFPA standards in effect at the time of individual site plan application.

**Phases:**

The project will be constructed in six phases. Each phase corresponds to each parcel within the planned commercial development. Individual site plans will be submitted for review and approval. Stormwater management will be in a master facility for the development and common area management will be the responsibility of the property owner's association.

Exhibit "B-2"



DATE: 11-18-20	PROJECT: ANDERSON BUSINESS CENTER
DRAWN BY: [Name]	PROPOSED COMP PLAN AMENDMENT
CHECKED BY: [Name]	BLACK CREEK ENGINEERING, INC.
DATE: 11-18-20	SCALE: AS SHOWN
NOT ISSUED FOR CONSTRUCTION	

**Attachment**  
**“F”**  
**Ordinance**  
**Date Centers**

**ORDINANCE NUMBER 2026-044**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS, REZONING, OR SITE PLANS RELATED TO DATA CENTERS, DATA PROCESSING FACILITIES, DATA MINING OR CRYPTOCURRENCY MINING OPERATIONS (REFERENCED HEREIN COLLECTIVELY AS DATA CENTER FACILITIES) WITHIN UNINCORPORATED NASSAU COUNTY, FLORIDA; ADOPTING FINDINGS; PROVIDING FOR THE STUDY AND DEVELOPMENT OF APPROPRIATE LAND USE REGULATIONS ADDRESSING SUCH DATA CENTER USES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners (Board) has the authority pursuant to Chapter 125, Florida Statutes, and Article VIII of the Florida Constitution to protect the public health, safety and general welfare of its residents and to enact ordinance for valid governmental purposes that are no inconsistent with general or special law; and

**WHEREAS**, on April 13, 2026, the Board directed the County Attorney to prepare an ordinance instituting a temporary moratorium on the acceptance, review, or approval of applications for data center facilities; and

**WHEREAS**, Nassau County is located within a coastal region, an area that relies heavily upon groundwater resources from the Floridan Aquifer system, which has historically been subject to significant management and conservation efforts due to saltwater intrusion risks and long-term sustainability concerns; and

**WHEREAS**, state and regional planning efforts emphasize the importance of careful management of groundwater withdrawals and coastal water resources to ensure long-term environmental and economic stability for coastal communities; and

**WHEREAS**, data center facilities are known to require substantial water resources for cooling systems and substantial electrical power to support continuous computing operations, which in some cases require infrastructure demands comparable to small municipalities; and

**WHEREAS**, such facilities have the potential to place significant demands on regional groundwater supplies, water treatment infrastructure, and electrical grid capacity, particularly in rapidly growing areas; and

**WHEREAS**, the Board finds that Nassau County currently lacks specific zoning provisions or development regulations addressing the unique operational characteristics, infrastructure requirements, and environmental considerations associated with data center facilities; and

**WHEREAS**, the Board further finds that allowing such facilities to proceed without appropriate regulatory standards could create risks to the County's water resources, electrical infrastructure capacity, land use planning objectives, and long-term community development strategy; and

**WHEREAS**, Nassau County's proximity to sensitive coastal ecosystems, wetlands, estuarine systems, and maritime forests further underscores the importance of ensuring that new forms of industrial-scale development are evaluated carefully and responsibly; and

**WHEREAS**, local governments may enact moratoriums if the moratorium is intended to preserve the status quo and is rationally related to the government's attempt to enact changes to development regulations. (*WCI Communities Inc. v. City of Coral Springs*, 885 So. 2d 912 (Fla. 4<sup>th</sup> DCA 2004)); and

**WHEREAS**, Florida courts have held that permissible basis for land use restrictions include concern about the effect of the proposed development on traffic, congestion, surrounding property values, demands for public services, and on other aspects of the general welfare (*WCI Communities Inc. v. City of Coral Springs*, 885 So.2d 912 (Fla. 4<sup>th</sup> DCA 2004; *see also Corn v. City of Lauderdale Lakes*, 997 F.2d 1369, 1375 (11<sup>th</sup> Cir. 1993)); and

**WHEREAS**, local governments are entitled to enact moratoriums as a land-use tool to promote effective planning and preserve the status quo during this change (*Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 337, 122 S.Ct. 1465, L.Ed.2d 517 (2002) (holding temporary moratoria are used widely among land use planners to preserve the status quo while formulating a more permanent development strategy); and

**WHEREAS**, the County is actively engaged in the process of review, study, and planning public workshops and hearings to prepare and adopt amendments to its Comprehensive Plan, Land Development Regulations, and Code of Ordinances as may be necessary to address the demands of data center facilities; and

**WHEREAS**, a temporary moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, or site plans related to data center facilities within unincorporated Nassau County will allow time to review, study, hold public hearing, and prepare and adopt an amendment or amendments to the County Comprehensive Plan, Land Development Regulations, or Code of Ordinances, as may be required, to address such uses; and

**WHEREAS**, the Board wishes to establish a temporary moratorium of up to one (1) year on the acceptance, review, or approval of applications for development permits, development orders, rezoning, or site plans related to data center facilities within unincorporated areas and such moratorium is reasonable and necessary to accomplish the goal of revising its regulations to ensure the community welfare is well-balanced and the public health, safety and general welfare are preserved; and

**WHEREAS**, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes and the Nassau County Land Development Code; and

**WHEREAS**, the Board of County Commissioners finds this ordinance imposing a one (1) year temporary moratorium on the acceptance, review, or approval of applications for data center facilities serves the health, safety, and welfare of the residents of and visitors to Nassau County, Florida.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Nassau County, Florida as follows:

**SECTION 1. 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 Ordinance upon adoption thereof.

**SECTION 2. PURPOSE.**

The purpose of this Ordinance is to allow Nassau County sufficient time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the Nassau County Comprehensive Plan, Land Development Code and/or Code of Ordinances, relating to Data Center Facilities.

**SECTION 3. TEMPORARY MORATORIUM ESTABLISHED.**

A temporary moratorium is hereby established on the acceptance, review, processing, or approval of any:

- rezoning applications
- conditional use permits
- development permits
- site plan approvals
- building permits
- or other development approvals

for the construction, expansion, or operation of Data Center Facilities within the unincorporated areas of Nassau County.

**SECTION 3. DEFINITION.**

For the purposes of this moratorium, Data Center Facilities is a building, a dedicated space within a building, or group of buildings housing computer systems and associated components, such as telecommunication and data processing systems, to be used for remote storage, processing, or distribution of large amounts of data. Examples of such data, include but are not limited to, computationally intensive applications such as cryptocurrency mining, artificial intelligence (A.I.) computing, weather modeling, genome sequencing, application hosting, cloud storage, video and technical streaming services, etc. Such facilities may include air handlers, power generators, water cooling and storage facilities, utility substations, and other infrastructure to support operations.

#### **SECTION 4. STUDY AND EVALUATION.**

During the moratorium period, Nassau County staff shall conduct a comprehensive review of the potential impacts associated with data center facilities, including but not limited to:

1. Groundwater withdrawal impacts, particularly as they relate to the Floridan Aquifer and coastal aquifer management policies.
2. Water supply and wastewater treatment capacity, including potential impacts on municipal and regional water systems.
3. Electrical grid capacity and infrastructure requirements, including consultation with regional electric utilities regarding potential long-term demand impacts.
4. Land use compatibility, including appropriate zoning classifications and development standards for such facilities.
5. Environmental considerations, including impacts on wetlands, coastal ecosystems, noise, lighting, and surrounding land uses.
6. Best practices adopted by other jurisdictions in Florida and throughout the United States for the regulation of data center development.

#### **SECTION 5. DEVELOPMENT OF REGULATORY FRAMEWORK.**

Following the completion of and during the review process, County staff shall present best practices, hold public workshops, and make final recommendations to the Board of Commissioners regarding the adoption of appropriate zoning regulations, permitting requirements, infrastructure standards, and environmental safeguards governing data center facilities within Nassau County.

#### **SECTION 6. DURATION.**

This temporary moratorium shall remain in effect for a period of twelve (12) months from and including the effective date of this Ordinance or until the effective date of an ordinance(s) amending the Nassau County Comprehensive Plan, Land Development Regulations and/or the Code of Ordinances relating to Data Center Facilities, whichever first occurs.

#### **SECTION 7. CONFLICTING PROVISIONS.**

All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**SECTION 8. SEVERABILITY.**

It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**SECTION 9. EFFECTIVE DATE.**

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
ALYSON R. MCCULLOUGH  
Chair

ATTEST AS TO CHAIR’S SIGNATURE:

\_\_\_\_\_  
MITCH L. KEITER  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

\_\_\_\_\_  
DENISE C. MAY

Additions = red underline  
Deletions = ~~red strikethrough~~  
Relocated = green double underline











# BCC Meeting Minutes and Attachments May 12 2026 BCC#4

Final Audit Report

2026-06-01

Created:	2026-05-28
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