



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA

November 18, 2025

WORKSHOP 3:00 P.M.

Long Term Recovery Plan

REGULAR SESSION 5:00 P.M.

I. INVOCATION AND PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. ELECTED OFFICIALS

IV. PUBLIC COMMENT

V. APPROVAL OF CONSENT AGENDA ITEMS

1. Minutes- November 4, 2025 - Regular Session & Public Hearing (combined)
2. Expense Report
3. TDC Funding Request- Olustee Battle Reenactment
4. Approval of Invoice – Setel; Courthouse Generator

VI. NEW BUSINESS

- | | |
|--|-------------|
| 1. Approval of Task Order Pitman Engineering for CR125 Bridge; Chris Lee | Action Item |
| 2. Approval of road submissions for FDOT Funding; Chris Lee | Action Item |
| 3. Approval of Safe Route to Schools submission; Chris Lee | Action Item |
| 4. Approval of Task Order- NFPS for Comp Plan; LaDonna Combs | Action Item |
| 5. Approval of MOU with BCFR & City of Macclenny; Chief Nelson | Action Item |
| 6. Emergency Management Update; Dennis Schmitz | Action Item |
| 7. Approval of Contract Amendment PSAP; John Blanchard | Action Item |
| 8. Approval of Roadway Improvements- Nehemiah Court; Sara Little/BOCC | Action Item |

VII. PRIOR BUSINESS

- | | |
|-------------------------------------|-----------|
| 1. Pending Business Report | Info Only |
| 2. Expense Report Over \$5,000 | Info Only |
| 3. American Rescue Plan Phase 1 & 2 | Info Only |
| 4. FY 23/24 Audit Update | Info Only |

VIII. COUNTY MANAGER

IX. COUNTY ATTORNEY

X. COMMISSIONER COMMENTS

If any member of the public desires to appeal a decision made at these hearings, he or she will need a record of the proceedings and for that purpose he or she may need to ensure that a verbatim record of the proceedings is transcribed, which record would include the testimony and evidence upon which the appeal is to be based. In accordance with the American with Disabilities Act, persons needing a special accommodation of an interpreter to participate in these proceedings should contact the County Commissioners Office at (904) 259-3613, at least 48 hours prior to the time of the hearing. Please Note: Items marked as "information only" or "for discussion" may have Board action taken at the time of discussion.



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA
November 18, 2025

XI. PUBLIC HEARING 6:00 P.M.

FINAL HEARING ITEMS:

1. Ordinance 2025-39 – Property Rights included in Comprehensive Plan

FIRST HEARING ITEMS:

1. Ordinance 2025-36 – Rezoning (Taylor)
2. Ordinance 2025-37 – Small Scale Land Use (Davis)
3. Ordinance 2025-38 – Rezoning (Davis)
4. Special Exception (Horne)
5. Variance (All In Storage)
6. Subdivision Development Preliminary Z& Final Review (Arrow Wood)

XII. ADJOURN

If any member of the public desires to appeal a decision made at these hearings, he or she will need a record of the proceedings and for that purpose he or she may need to ensure that a verbatim record of the proceedings is transcribed, which record would include the testimony and evidence upon which the appeal is to be based. In accordance with the American with Disabilities Act, persons needing a special accommodation of an interpreter to participate in these proceedings should contact the County Commissioners Office at (904) 259-3613, at least 48 hours prior to the time of the hearing. Please Note: Items marked as "information only" or "for discussion" may have Board action taken at the time of discussion.



Welcome!

The Baker County Resilience Project

A Long-Term Community Development and Recovery Plan for Baker County, FL

A Long-term Community Development and Recovery Plan for Baker County, FL

Why a Long-term Recovery Plan?

Builds the case for funding requests.

Provides the community with recovery planning training and resilience education.

Assists with the identification of resources and grant opportunities.

Prepares the community for the grant application process.

Is an indication of community support for the recovery and resilience projects.

Builds a strategy for recovery and redevelopment.

Describe
Context

Articulate
Vision

Establish
Goals

Identify
Issues

Identify
Projects

Create
Implementation
Matrix

Create
Recovery
Plan

Formulate
Project
Action
Plans

Technical support:
design studies, cost
estimates, cost
benefits, analyses,
etc.

**Project
priorities:**
timetable,
project lead,
partners, funders

Compile all
information in
one place with
community
consensus

Grant support: write
grant applications,
draft requests for
proposals, playbooks
for implementation



A Long-term Community Development and Recovery Plan for Baker County, FL

What initiated this effort? Why is FEMA involved?

Following hurricanes Milton and Helene, FEMA's Interagency Recovery Coordination (IRC) Community Assistance staff offered to provide assistance to the Baker County Emergency Management Office in the form of meeting facilitation to create a long-term community development and recovery plan at no cost to the county.

On July 15, 2025, the BOCC unanimously voted to accept FEMA's offer of assistance.

What was the Process?

- A committee was formed and met 8 times from August 5 to October 28, 2025.
- Two county-wide community meetings were held at which citizens contributed their thoughts on how Baker County could become more resilient.
- A county-wide survey was used to collect input from everyone in the county who would respond.
- An open house was held to gather input from citizens about the projects identified in the draft plan.



A Long-term Community Development and Recovery Plan for Baker County, FL

Vision Statement

The overall recovery planning process began by finding consensus on a recovery vision that encapsulated what the community hoped to be when it had fully recovered. With input from all parts of the community, the Baker County Long-term Community Development and Recovery Plan Committee agreed upon this statement as their recovery vision:

Baker County is a self-reliant, resilient, and thriving rural community that serves the needs of all its community members.

This **Vision Statement** will be the yardstick used to measure everything else during the recovery process over the next ten to twenty years. In addition, the committee formulated a mission statement to describe how it was going to work toward its vision.

The **Mission Statement** reads:

To ensure Baker County has the resources, tools, and networks needed to share and deliver services effectively, support sustainable growth, and preserve its rural character.



A Long-term Community Development and Recovery Plan for Baker County, FL

Goals

- **Maintain and improve access and mobility throughout Baker County**
- **Preserve Baker County's rural character while managing growth**
- **Celebrate Baker County's culture, heritage, lifestyle, and values**
- **Maintain and improve our parks and recreation facilities and activities**
- **Make healthcare accessible to all Baker County residents**
- **Become resourceful, self-reliant, and resilient before, during, and after disasters**

The purpose of the Baker County Long-term Community Development and Recovery Plan is to help Baker County focus and prioritize projects to ensure a coordinated, holistic, and community-informed approach to improving its resilience.

The plan will serve as a guide for the community, a living document that will evolve as the recovery of Baker County progresses in the coming years.

Road Maintenance & Improvement Plan

Category: Infrastructure

Goal: Maintain and improve access and mobility throughout Baker County

Description: Develop a plan for improved maintenance, culverts, canals, clean roadsides, and large item pickup, including a fee/assessment mechanism to pay for the improvements and maintenance. This project will improve resiliency

Project Champions: James Bennett, County Commissioner; Dennis Schmitz, Baker County Emergency Management

Suggested Partners: Florida Department of Transportation; Federal Highway Administration; Baker County Road Department; Baker County Land Planning Agency

Cost Estimate: \$TBD

Timeline: 5 years

Resources: TBD



Transportation, Utility Infrastructure and Mobility Master Plan

Category: Community Planning and Development

Goal: Preserve Baker County's rural character while managing growth.

Description: Create a Transportation, Mobility, and Utility Infrastructure Master Plan for 2050 to improve the county's resiliency.

Project Champions: Dennis Schmitz, Baker County Emergency Management; Lori Tanner, Baker County Medical Services

Suggested Partners: Baker County Transportation Director, Baker County School District; Community Organizations Active in Disasters (COAD); Council on Aging; Summer Jones, Transportation Disadvantaged Coordinator with the Northeast Florida Regional Council; Franklin Griffis, Baker County School District Transportation Director; Robert Kieth Lane, Access Medical

Cost Estimate: \$TBD

Timeline: 4 years

Resources: TBD



Strategic Growth Management Plan

Category: Community Planning and Development

Goal: *Preserve Baker County's rural character while managing growth*

Description: Develop a Strategic Growth Management Plan that balances the preservation of rural character, values, and lifestyle, with the need to accommodate growth and improve services, designates areas for commercial growth, and codifies rules for development that preserves the county's rural character.

Project Champions: LaDonna Combs, Baker County Community Development; Greg Sheppard, Baker County Land Planning Agency

Suggested Partners: Chamber of Commerce; John Blanchard, Rotary Club; Baker County Land Planning Agency; Jack Baker, Tourist Development Committee; Keller Community Association, citizens and local business owners

Cost Estimate: \$TBD

Timeline: 1.5 - 2 years, to start 6 months prior to the completion of the Comprehensive Plan Update, 12-to-18-month duration

Resources: TBD



Housing Development Policies

Category: Community Planning and Development

Goal: *Preserve Baker County's rural character while managing growth*

Description: Develop policies to support affordable housing development.

Project Champions: SHIP Coordinator; LaDonna Combs, Director of Baker County Community Development

Suggested Partners: Chamber of Commerce; SHIP staff; John Brown, Habitat for Humanity Jacksonville office, Baker County Land Planning Agency

Cost Estimate: \$TBD

Timeline: 2 years

Resources: TBD



Baker County Day Event

Category: Identity

Goal: Celebrate Baker County's culture, heritage, lifestyle, and values

Description: Create a Baker County Day event/celebration/resource fair that includes an Annual event at Heritage Park, a Farmer's Market and Food Truck Rally event, classes focused on healthy cooking, fishing, archery, etc.

Project Champions: Dennis Schmitz, Baker County Emergency Management; Shira Callahan, Baker Prevention Coalition

Suggested Partners: Greg Johnson, Baker County High School Future Farmers of America; Emily Floore, Alicia Halbriter, UF/IFAS Agriculture Extension in Baker County, Baker County Department of Health, LaDonna Combs, Baker County Community Development; Chamber of Commerce; Department of Tourism; Mike Griffis, City of MacClenny; Roger Langford; UF IFAS Extension Office FFA/4H Club; Shaina Spann; Alicia Halbritter; Department of Health; Lori Tanner, YMCA; Keller Community Center; Fairground Committee & churches, Greg Sheppard, Baker County Land Planning Agency; GFWC Women's Club of Macclenny

Cost Estimate: \$0

Timeline: 1 year

Resources: TBD



Parks and Recreation Master Plan Update

Category: Parks, Recreation, and Natural Resources

Goal: Maintain and improve our parks and recreation facilities and activities

Description: Develop a Parks and Recreation Master Plan Update, including resources to pay for increased park maintenance, new parks, and infrastructure for kayaking.

Project Champions: Dennis Schmitz, Baker County Emergency Management; Greg Johnson, Baker County High School Future Farmers of America; Emily Floore, St. Marys Riverkeeper; Tourism Development Council

Suggested Partners: Doug Moore; Jonesville and Margaretta residents that do upkeep of smaller parks in Baker County; Local Little League organization; Emily Floore, St. Marys Riverkeeper; Northstar Place Marketing

Cost Estimate: \$TBD

Timeline: 3 years

Resources: TBD



River and Habitat Corridor Conservation

Category: Parks, Recreation, and Natural Resources

Goal: Maintain and improve our parks and recreation facilities and activities

Description: Conserve river and habitat corridors.

Project Champions: Emily Floore, St. Marys Riverkeeper

Suggested Partners: Greg Johnson, Baker County High School Future Farmers of America; FWC; FDOT; Agricultural Center Future Farmers of America/4H; Northeast Florida Regional Council; Live Wildly; North Florida Land Trust; Okefenokee Partnership; Greg Sheppard, Baker County Land Planning Agency; Betty Center

Cost Estimate: \$TBD

Timeline: 5 years

Resources: TBD



Medicare and Medicaid Navigator

Category: Health and Human Services

Goal: Make healthcare accessible to all Baker County residents

Description: Provide a Medicare/Medicaid navigator at the Baker County Health Department.

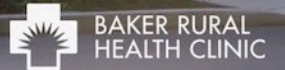
Project Champions: Jordan Duncan and Kassie Knoll, Baker County Department of Health

Suggested Partners: Mykayla Crews, First Coast Women Services; Florida Department of Children and Families; Lori Tanner, Baker County Medical Services; Colleen Rodriguez, Jewish Family and Community Services

Cost Estimate: \$0

Timeline: 1 year

Resources: TBD



Public Health Information and Outreach

Category: Health and Human Services

Goal: *Make healthcare accessible to all Baker County residents*

Description: Provide Outreach/Public Information on common health issues.

Project Champions: Jordan Duncan and Kassie Knoll, Baker County Department of Health

Suggested Partners: First Coast Women's Services; Stephanie Bechtel; Mykayla Crews; Colleen Rodriguez, Jewish Family and Community Services, Lori Tanner, Baker County Medical Services

Cost Estimate: \$0

Timeline: 2 years

Resources: TBD



County Communications Initiative

Category: Disaster Preparedness and Recovery

Goal: Become resourceful, self-reliant, and resilient before, during, and after disasters

Description: Develop an external-facing fail-safe way (or ways) to communicate to the community during an emergency, utilizing radio and ham radio network

Project Champions: John Blanchard and Dennis Schmitz, Baker County Emergency Management;

Suggested Partners: Jewish Family and Community Services; Gary Stephens with Glenn Baptist Church; Baker County Emergency Management Department; Jessica Prevatt, Baker County Press; ham radio operators, Laurie Walls

Cost Estimate: \$TBD

Timeline: 2 years

Resources: TBD

Emergency COMMUNICATION



Starlink Service

Category: Disaster Preparedness and Recovery

Goal: Become resourceful, self-reliant, and resilient before, during, and after disasters

Description: Provide internal-facing Starlink service for rural fire stations for emergency communications.

Project Champions: Larry Crosby, Meridian Healthcare Community Liaison

Suggested Partners: Baker County Emergency Management Department; Florida Division of Emergency Management (FDEM); Baker County Sheriff's Office

Cost Estimate: \$TBD

Timeline: 2 years

Resources: TBD



Wastewater Treatment Plant Lift Station Generators

Category: Disaster Preparedness and Recovery

Goal: Become resourceful, self-reliant, and resilient before, during, and after disasters

Description: Provide generators and transfer switches for 4 lift stations at wastewater treatment plants.

Project Champions: Dennis Schmitz, Baker County Emergency Management
Suggested Partners: Town of Glen; Baker County Emergency Management
Department; Local Mitigation Strategy (LMS) Partners; St. Marys Riverkeeper; Jeff Winter, Winter Consulting Group

Cost Estimate: \$1,275,750

Timeline: 2 years

Resources: TBD



Project Champions are already at work on many of these projects.

These projects, when taken together, have the potential to transform Baker County's ability to withstand future disasters and vastly improve its sustainability and resiliency.

This transformation does not occur quickly. Success is attained only when the plan enjoys widespread support.



Next Steps/Questions

A Long-Term Community Development and Recovery Plan for Baker County, FL

A Long-term Community Development and Recovery Plan for Baker County, FL



Thank you for
coming.

Sara Little

From: Dennis Schmitz <dennis.schmitz@bakerso.com>
Sent: Wednesday, October 29, 2025 8:34 AM
To: Sara Little
Cc: John Blanchard; Leese, Mark; lisa.grannell@fema.dhs.gov; Velez-Davila, Ilia
Subject: RE: Workshop Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email originated inside of Baker County Sheriff Office.

Sara,

The facilitators of the presentation will be the FEMA IRC Team that was before the Board some weeks back, led by Mark Leese, the FEMA IRC team consists of: Agaha Brass, Tyler Thibodeaux, Wisdom Henry, Ilia Velez-Davila, Priscilla Linares, Braden Chamberlain and Lisa Grannel, some or all may be presenting. Partnering with Mark and his team, will be the IRC Long-Term Recovery Committee members, a group of local volunteers that could include: Colleen Rodriguez, Shira Callahan, Lori Tanner, Betty Center, Greg Sheppard, Audre' Washington Ruise, Jordan Duncan, Kassie Knoll, Larry Crosby, Ladonna Combs, Marilyn Darius, Mike Griffis, John Blanchard and myself, some or all may be presenting.

The topic to be discussed is the Long-Term Community Development and Recovery Plan for Baker County Florida. The presentation is being finalized and should be completed in the next week or so, and we can forward that presentation to you upon completion.

The FEMA IRC Team, does have a finite demobilization time frame, and will be leaving the Baker County, before mid-December.

I would also like to extend an invitation to you and the BOCC, to our upcoming Open House, scheduled for Saturday, November 1, 2025, at 09:00 to be held at the Baker County Sheriff's Office.

I hope that this satisfies your needs at this time, if I can provide anything further, please let me know.
Regards,

Deputy Dennis Schmitz
Accreditation Manager
Deputy Director
Emergency Management
Baker County Sheriff's Office



BAKER COUNTY BOARD OF COMMISSIONERS

MINUTES

NOVEMBER 4, 2025

The Baker County Board of Commissioners met at a scheduled meeting with the following members present:

Commissioner, Ronald Mann (District 1)
Chairman, Jimmy Anderson (District 2)
Commissioner, Tyler Mobley (District 3)
Commissioner, James Bennett (District 4)
Commissioner, Mark Hartley (District 5)

Also Present:

County Attorney, Rich Komando
County Manager, Sara Little
Deputy Clerk, Peyton Qualter

Note: These minutes are a summarized version of the actual discussions at the meeting; actual meetings can be viewed on Facebook. These are not verbatim transcripts

REGULAR SESSION 5:00 PM

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Bryan Richardson led the meeting in prayer. Larry Porterfield followed with the Pledge of Allegiance.

II. APPROVAL OF AGENDA

No changes were made to the agenda. Commissioner Mann motioned to approve the agenda. Commissioner Hartley seconded the motion. The motion carried unanimously.

III. ELECTED OFFICIALS

No elected officials presented at this time.

IV. PUBLIC COMMENT

Mr. Larry Porterfield comments about the monument to honor all veterans of Baker County and announces that it is ready to start the next process of engraving. Mr. Porterfield notes that the black granite used to make the monument can only be purchased from India and in total, the monument costed \$8,333 to which Mr. Porterfield raised \$6,800 himself.

Brian Richardson discusses the Knabb Sports Complex and money issues hindering the starting process of phase 2. County Manager Little says they are not insinuating that the money is missing but is asking for a reconciliation of the ARPA account. Phase 2 of the project will be delayed until the money for the project is present.

Audre J. Washington-Ruise brings greetings from Jewish Families and announces that she is the new relief and response coordinator for Baker County.

V. APPROVAL OF CONSENT AGENDA ITEMS

1. Minutes – October 21, 2025 – Regular Session & Public Hearing (combined)
2. Expense Report
3. Baker Co. Transportation Plan – DCF for Marchman, Alcohol and Other Drug Services

Commissioner Mann motions to approve consent agenda items. Commissioner Mobley seconds the motion. The motion carries unanimously.

VI. NEW BUSINESS

1. FEMA Projects Funding Options; John Beall, THF

John Beall with Thomas Howell Ferguson presents information regarding potential options for funding projects and overall timeline for FEMA Reimbursement processes. THF is the contract service hired by the BOCC to assist in the FEMA process. This item was for information only. No action was needed.

2. EAR Data & Analysis Report; Brandon Stubbs NFPS

Brandon Stubbs says the Community Planning Technical Assistance grant was applied for but was not awarded, however this item was in the budget. A task work order will come before the board at a later date to commence phase 2.

Justin Taber presented the data analysis to the BOCC. Information given to the board included historical population trends, population projections, demographic data, existing land use and development characteristics, accommodation of future growth, and recommendations.

Chairman Anderson asked for questions from the board and the public. No comments were made. This item was for discussion only. No decision was made at this time. No action was needed.

3. Lowder St Improvements – Nehemiah Ct/Barber Pointe; Jim Pitman

Jim Pitman from Pitman Engineering approaches the BOCC to address proposals to the subdivisions along Lowder Street. Mr. Pitman says a second opinion presented a traffic study that led to more recommendations. Barber Pointe recommendations include North bound left turn lane at both entrances, Crosswalk and flashing light where they connect on opposite sides. Commissioner Bennett recommended that it all gets constructed before the first certification of occupancy gets issued.

Commissioner Bennett adds that the BOCC can only control what happens on the roadway. The board discussed what suggestions they agree with and disagree with on the traffic study. The BOCC stood with their previous suggestions for Barber Pointe.

Commissioner Tyler Mobley distained from comments or voting due to conflict.

Commissioner Bennett says he is not comfortable moving forward with Nehemiah Court tonight until there is a revised layout to give a better understanding of how traffic will flow.

4. Grant Acceptance – EMPG; Dennis Schmitz

Dennis Schmitz requests EMPG grant acceptance in the amount of \$50,107.85 with no match required from the county.

Commissioner Bennett motions to approve the grant as requested. Commissioner Mann seconds the motion. The motion carries unanimously.

5. Emergency Management Update; Dennis Schmitz

Dennis Schmitz gives emergency management update reporting that one project has moved to pending award (box culvert in Copper Creek). Updates were also given

for Steel Bridge Road, Turner Cemetery bridge, and the boat ramp. All projects were reported as moving forward.

6. BOCC Workshop Request; Dennis Schmitz

Dennis Schmitz requests a workshop to present a long-term recovery and resilience plan for Baker County. The FEMA IRC team needs approximately 1.5 hours to present information on the Long-Term Community Development and Recovery Plan. The BOCC set the workshop for November 18th and 3:00pm.

Chairman Anderson asks for any questions or comments from the board or the public.

Commissioner Hartley requests an agenda before the workshop to review.

This item was for discussion only. No vote was needed.

7. Approval of Purchase – Public Works Truck; Chris Lee

Chris Lee requests to place the order for public works truck from Duval Ford in the amount of \$63,213. \$70,000 was in the budget for this item. Mr. Lee says the remainder of the money will be used to purchase the radio system, safety lighting system toolbox and hitch for the truck. This is in the current FY 25/26 budget.

Chairman Anderson asks for any questions or comments from the board and the public. No comments presented.

Commissioner Hartley motions to approve the purchase. Commissioner Mann seconds the motion. The motion carries unanimously.

8. Grant Application Request – EMS Grant for AEDs; Chief Nelson

Chief Nelson requests to submit application for 2025-26 EMS Matching Grant for the State of Florida Department of Health, Division of EMS. This is to purchase 12 AEDs for Public Assembly and Government Buildings in our County. There are several locations that have been identified as not having an AED. The total cost would be \$36,000. A 10% match would be provided with the opioid settlement funds (\$3,600). Once approved, the purchase would be from one of our medical supply vendors on contract.

Chairman Anderson asked for questions or comments from the board or the public. No comments presented.

Commissioner Mann motioned to approve the grant application. Commissioner Hartley seconded the motion. The motion carried unanimously.

9. Grant Application Request – EMS Grant for Lifepaks; Chief Nelson

Chief Nelson requests to submit grant application for 2025-26 EMA matching grant for the state of Florida Department of Health, Division of EMA. This is to purchase 4 lifepak monitors, one for each primary rescue unit and a backup. The current Lifepaks are 13 years old and life expectancy is 8-10 years. Total cost would be \$250,525.44. The 10% match is in the EMS Capital Equipment Budget (\$25,000), the small overage (\$52.55) would come from EMS Operating. Once approved, the purchase would be directly from Styker, the sole source provider of these items.

Commissioner Mann motions to approve the grant application. Commissioner Hartley seconds the motion. The motion carries unanimously.

Chairman Anderson calls for recess 5:58pm – 6:05 pm

10. Declaration of Surplus Equipment; Chief Nelson

Chief Nelson mentions four ventilators from a grant last year, and wants to declare two surplus and donate them to Charleton County EMS with no cost to them. They have been maintained in the last 6 months.

Commissioner Mann motions to approve the surplus and distribution of the surplus equipment. Commissioner Hartley seconds. The motion carries unanimously.

11. NFIP Acknowledgement of Commitment; LaDonna Combs

LaDonna Combs informs the board that FEMA requested a letter of commitment from the County regarding the County's NFIP status. Two properties were questioned due to an address discrepancy leading to a need for formal acknowledgement from the County that it is our intention to do everything to remain NFIP compliant. LaDonna requests the Boards approval before submitting the letter of commitment. This letter is needed to move forward with the NFIP.

County Attorney Komando says the County must maintain records in accordance with Florida Law.

Chairman Anderson asks the board and the public for any further questions or comments. No comments presented.

Commissioner Bennett motions to approve the letter of commitment. Commissioner Mobley seconded the motion. The motion carried unanimously.

12. Approval of Volunteer Applications – BCCMC; Sara Little

County Manager Sara Little informs the board that there are 2 vacancies for consideration for BCCMC. Two applications were received from Brian McDuffie and Daniel Knight interested in the positions and they are both well qualified. Staff is requesting approval of appointment for both applicants.

Commissioner Bennett motions to approve as recommended. Commissioner Mann seconds the motion. The motion carries unanimously.

13. Approval of Grant Funds- Extension Office; Sara Little

The Extension office was previously awarded grant FDACS Facility Grant funding in the amount of \$675,000.00

Utilizing the FDACS Facility Grant Funding, the Extension Office would like to purchase the construction and installation of custom cabinetry for the 4-H storage closet in the amount of \$18,600 to Cypress Home Builders. Approximately half of the closet space was lost to the expansion of the classroom and the existing shelving units no longer fit. With custom cabinets and shelves, the space is better utilized and fits all supplies into the room. Three quotes were received, Cypress Home Builders in the amount of \$18,600.00, Abstract Solutions in the amount of \$20,428.00, and Wood and Laminate in the amount \$26,400.00. This will leave the grant total \$44,156.

Commissioner Mobley motions to approve awarding Cypress Homes in the amount of \$18,600. Commissioner Mann seconds the motion. The motion carries unanimously.

In addition, removing and replacing the metal frames and doors in the amount of \$17,400 to Plumb Level Construction. If approved, that will leave the remaining grant funds in the amount of \$26,756.

Commissioner Mann motions to approve the change order for \$17,400. Commissioner Hartley seconds the motion. The motion carries unanimously.

14. 2026 State Appropriation Recommendations; Sara little

FY25/26 Appropriation Projects for consideration. \$450,000 for the purchase of one new ambulance (\$400,000 from the state with a 50,000 match from the county) and \$900,000 for the Completion of Phase 2 for the Baker County Courthouse ADA improvements and renovation of roof system. (\$850,000 from the state with a 50,000 match from the county).

Chairman Anderson asks for any questions or comments from the board and the public. No comments presented.

Commissioner Hartley motions to approve the appropriation request.

Commissioner Mann seconds the motion. The motion carries unanimously.

VII. PRIOR BUSINESS

Pending Business						
PENDING BUSINESS ITEM	PRIORITY	STATUS	START DATE	% COMPLETE	COMMENTS	
				100%		
					Project Closeout underway	
COA Bus Wash	Normal	In Progress	08/06/2019	95%		
Infrastructure funding for County Roads	Normal	New	07/18/2017	50%	Ongoing	
St Marys Cove Boat Ramp Grant Phase 2	High	New	01/05/2020	5%	Agreement approved 4/20/2021	
St. Mary's Shoals Park Improvements	High	New	10/19/2021	50%	Two Camp Hosts on-site	
Council on Aging- Senior Life Enrichment Ctr	High	New	08/17/2022	95%	Project Closeout underway	
Cuyler Fire Station	High	New	01/03/2023	90%	Waiting on Mobile home. Pending Grand Opening.	
Knabb Sports Complex Appropriation Project	High	New	11/21/2023	25%	staff is meeting 5/30/2025 to go over Phase 2 schedule for construction of restrooms and concession stand.	
Courthouse Generator Appropriation Project	High	New	11/21/2023	0%	Bid award 02/18/2025 Contract signed, awaiting equipment.	
Sanderson Center	Normal	New	12/03/2024	0%	Staff met with Mr. Moore. Draft plan discussed with staff and building official. Waiting on pricing.	
Community Development Permit Software	Normal	New		75%	Programming is nearing completion. Staff will undergo training in coming weeks	
Community Assistance						
2	Roc	Park Equipment		50,000	51,005	Jonesville Fencing = 4,400. Bleachers = 26,019. Knabb Fence Repair and Material \$18,721. Jonesville Park Fence Replacement \$1785
2	Roc	Demo 2-Story Announcers Booth		10,000	14,300	Mecsy awarded 2/7
2	Roc	Replacement Mower		13,000	16,067	Purchased
2	Roc	Replacement Field Groomer		13,000	14,535.00	Purchased
2	Roc	Knabb Sports Complex Improvements- APPROPRIATION MATCH FUND		305,000	308,417	\$6,661 survey; \$76,600 irrigation, \$4,800 hydroseeding; \$61,430 concrete sidewalks and deposit pads; Privacy Fence and Trees Removal at Knabb, \$8,000; Vet Park and Jonesville- Ground Cover, Border \$10,431. \$7,522 used for volleyball courts 5/30; \$33,840 fill dirt; \$11,800 clay \$14,430 used; \$65,700 fencing
2	DevOps	Security Related	6681	10,600	10,600	*Currently charged to DevOps- needs to be moved to ARPA
2	DevOps	Large Format Scanner		4,500	0	via scanning
2	DevOps	Large Format Scanner		8,000	7,612	Scanner Purchased \$4641. \$2389 for laminator; Table \$520
2	Fire	Sanderson Fire Station		600,000	600,000	Complete
2	Fire	Cuyler Fire Station		250,000	64,119	bathroom, driveway, garage doors conversion
2	Fire	Thermal Camera		10,000	13,650	Purchased
2	Transport	Replacement Office Furniture		2,000	0	
2	Transport	Replacement Equipment		5,000	1725	3 - Lector Chart Compression Mounts
2	Ricovc	Headquarters Plaza Paint and Flooring		50,000	23,400	Paint and Flooring Complete
2	S/V	Replacement Computer Unit		34,500	31,396	Purchased
2	S/V	Replacement of Dumpsters - 40 yard		27,500	20,406	Purchased
2	S/V	Replacement of Dumpsters - 20 Yard		18,000	26,150	Purchased
2	S/V	Replacement of Collection Site Attendant Building		5,000	4,234	All items been replaced 04/23/2024
2	S/V	Collection Site Improvements		55,000		\$6,664 Sign Culture; Computer/Cliat; gate at steel bridge collection sit
2	S/V	Collection Site Security Cameras		10,000	7,541	
2	BCSO	Body Worn Cameras		39,681	39,681	Purchased
2	Court Fac.	Security Improvements		200,000	230,180	Elevator Update x 2 \$50,264. Key Card System \$173,316; New
2	En. Mng.	Transfer Switch		20,000	20,000	Purchased
2	Contingenc	Contingency		6,583	0	
TOTAL				2,836,850	2,522,906.15	

1. Pending Business Report

County Manager Sara Little gives updates on COA bus wash, the boat ramp, Shoals Park improvements, COA, Cuyler Fire Station, Knabb Sports Complex, Courthouse generator, Sanderson Center, and Community Development Permitting Software.

2. Expense Report over \$5,000

Nothing to report at this time.

3. American Rescue Plan Phase 1 & 2

No updates at this time.

4. FY 23/24 Audit Update

Commissioner Mobley reads an e-mail regarding the audit completion status. Commissioner Mobley set a goal for the end of November as a deadline for completion. County Manager Little mentions a meeting with JLAC on the 17th at 3:30 and the BOCC was encouraged to be there.

VIII. COUNTY MANAGER

County Manager Sara Little reminds Chairman Anderson and Commissioner Mann of the Value Adjustment Board hearing on 11/5/25 at 10:00 am and announces a new County Finance Director that started this week. Advertisements for Land Use applications have been put out to the public. County Manager Sara Little asked the Board's direction for upcoming Holiday meetings. Chairman Anderson stated he would like to cancel January 6, 2026 meeting. Commissioner Ronald Mann agreed.

IX. COUNTY ATTORNEY

No comments.

X. COMMISSIONER COMMENTS

Commissioner Bennett announces that the Northeast Florida Regional Council has sent out forms for nominations for awards for the Regional Council. Chairman Anderson announces that he has a nomination for the Hope Center.

XI. PUBLIC HEARING

FINAL HEARING ITEMS:

1. Ordinance 2025-33 – Small Scale Land Use (Paige); LaDonna Combs

Companion with Ordinance 2025-34 Rezoning

Request from Very Low Residential (VLR) to Medium Residential. The property is currently 1 acre.

This property is currently vacant and in compliance with current zoning standards. However, the applicant wishes to have the flexibility to add an additional dwelling in the future for their parents.

Chairman Anderson asked for any questions or comments from the board or the public. No comments presented.

Commissioner Mann motions to approve Ordinance 2025-33 read by title. Commissioner Bennett seconds the motion. County Attorney Komando reads Ordinance 2025-33 by title. The motion carries unanimously.

2. Ordinance 2025-34 Rezoning (Paige); LaDonna Combs

Residential Conventional Mobile Home 1 (RCMH1) to Residential Conventional Mobile Home .5

The applicants would need to have acre zoning to support two dwellings. This request would result in a conforming lot with a minimal change in density. Staff and LPA recommend approval.

Chairman Anderson asked for any questions or comments from the board or the public. Property owner asked for clarification on the land use and flood zoning.

Commissioner Mobley motions to approve Ordinance 2025-34 read by title. Commissioner Hartley seconds the motion. County Attorney Komando reads Ordinance 2025-34 by title. The motion carries unanimously.

3. Ordinance 2025-35 Rezoning (Burnham); LaDonna Combs

Rezoning with the request from Light Industrial to Heavy Industrial.

This property is currently in compliance with current zoning standards. However, it is the intention of the applicant to develop a portion of the property to be used for the manufacturing of asphalt concrete.

Neighboring parcels are also industrial, which allows this request to fit the area. There is a subdivision (Alan Acres) near the site, and it is the only residential area nearby.

Staff and LPA recommend approval. Commissioner Mobley abstains from voting due to conflict of interest.

Chairman Anderson asks for any questions or comments from the board or the public. No comments presented.

Commissioner Bennett motions to approved Ordinance 2025-35 read by title. Commissioner Mann seconds the motion. County Attorney Komando reads Ordinance 2025-35 by title.

4. Exemption to Subdivision (Raydient-Otter Run); LaDonna Combs

The applicant proposes recording a platted subdivision with 18 lots. The vacant lots once recorded, would be available for individual purchase and developed by the purchaser.

Current land use of Ag A and a zoning of Ag 10.

A gas line easement goes through the parcels but is noted and the purchasers will be made aware. All lots will have access from CR 231 which is a National Forest road, however it is maintained by the County Road Department. There are a portion owned by the National Forest Service that are County maintained due to a Road Maintenance Agreement.

Staff and LPA recommend approval.

Chairman Anderson asks the board for any questions or comments. Commissioner Bennett asked who is considered staff that recommended approval for this request, to which LaDonna responded saying the DRC. The road currently has a light schedule for maintenance but will have more routine maintenance when the subdivision is placed. The BOCC discusses improvements needed and doesn't wish for the county to pay for the drainage required for the subdivision.

Representative Brandi Volz converses with the BOCC about who takes responsibility over the improvements to the road. Commissioner Bennett says approval is

contingent upon client's approval of the estimate for 3 double barrel cross drains being installed.

Chairman Anderson asks for any other questions or comments from the board or the public. No comments presented.

Commissioner Bennett motions to approve exemption of subdivision requirements for preliminary review contingent that we provide the road department an estimate for the cost of three double barrel cross drains and the applicant accepting the terms. Commissioner Mann seconds the motion. The motion carries unanimously.

All items are presented for first hearing.

5. Ordinance 2025-39 – Property Rights included in Comprehensive Plan; LaDonna Combs

Recently a Large-Scale Land Use application came before the board. It has since been submitted to Florida Commerce and a requirement from 2021 for a property rights element has been added to the comp plan. LaDonna Combs asks the BOCC to incorporate it into the amendment to acknowledge that the property owners have rights to buy, sell, use or gift their property. This is required by the state.

Commissioner Mobley asked for the cost associated. LaDonna responds, saying there is no cost to submit it to Florida Commerce, only a recording fee.

Chairman Anderson asks for any other questions or comments from the board or the public. No comments presented.

This item was for first hearing only. No decisions were made at this time.

XII. ADJOURN

Chairman Anderson adjourns with meeting at 9:45 pm

Clerk of Court/Clerk to the Board

Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Mobley, Tyler	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Baker Co. Bocc
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☒ COUNTY ☐ OTHER LOCAL AGENCY
CITY _____ COUNTY _____	NAME OF POLITICAL SUBDIVISION: Baker County
DATE ON WHICH VOTE OCCURRED November 4, 2025	MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Tyler Mobley, hereby disclose that on November 4, 20 25:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

#1 I am employed by David Burnham
via Burnham Construction

#2. Nehemiah Court

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/4/2025

Date Filed

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Mobley, Tyler	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Baker Co. BOCC
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☒ COUNTY ☐ OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION: Baker County
DATE ON WHICH VOTE OCCURRED November 4, 2025	MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

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PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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APPOINTED OFFICERS (continued)

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- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

#1 I am employed by David Burnham
via Burnham Construction

#2 Rezoning of parcel located at 11413 Enterprise
East Blvd.
Macclenny FL 32063

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/4/2025
Date Filed


Signature

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BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
988263	CHK	A	ADVANCE AUTO PARTS AKA-AAP FIN R70 Battery 2x-EMS	951 3740	1	340.66 340.66	.00 0.00	340.66 340.66	11/03/2025		23279
988264	CHK	A	BAKER BUSINESS CENTER LLC ST90 11x14 Photo Printing-EMS	2102 102180	1	17.52 17.52	.00 0.00	17.52 17.52	11/03/2025		23279
988265	CHK	A	BAKER COUNTY PRESS TDC Meeting Date Change Ad	56 77680	1	23.10 23.10	.00 0.00	23.10 23.10	11/03/2025		23279
988266	CHK	A	CANON FINANCIAL SERVICES INC 3BN06602 10.25-Extn 3BN06178 10.25-Adm 3BN06755 10.25-CD	2287 41959206 41959207 41959208	3	341.00 118.00 126.00 97.00	.00 0.00 0.00 0.00	341.00 118.00 126.00 97.00	11/03/2025		23279
988267	CHK	A	CFX OFFICE TECHNOLOGY INC J12094 10.25-EMS	1185 341982B	1	194.73 194.73	.00 0.00	194.73 194.73	11/03/2025		23279
988268	CHK	A	CITY OF MACCLENNY 32 N TAX COL/PROP AP/SOE 323 W OHIO-MAINT 1025 MACCLENNY AVE-AG 1190 W MACCLENNY AVE-EMS 490 N BLVD-RECREATION	109 #501123-153 #501309-153 #501463-153 #501467-153 #502317-153	5	928.96 260.19 56.05 375.97 184.27 52.48	.00 0.00 0.00 0.00 0.00 0.00	928.96 260.19 56.05 375.97 184.27 52.48	11/03/2025		23279
988269	CHK	A	DELL FINANCIAL SERVICES LLC Computer Lease 006 10.25	1023 4645719	1	4.82 4.82	.00 0.00	4.82 4.82	11/03/2025		23279
988270	CHK	A	HAGAN ACE HARDWARE OF MACCLENN R70 Screws,Nuts,Bolts 2x-EMS	221 353269	1	1.70 1.70	.00 0.00	1.70 1.70	11/03/2025		23279
988271	CHK	A	HIDAY & RICKE, P.A. GARNISHMENT 10.25	4565 180000099SCM10.25	1	797.52 797.52	.00 0.00	797.52 797.52	11/03/2025		23279
988272	CHK	A	L V HIERS INC 157Gal Diesel-EMS 264Gal Fuel-EMS 40.30Gal Fuel-Rec 30Gal Fuel-Rec 18Gal Fuel-Extn	267 191096 191152 604656 604660 605010	5	1,516.02 525.49 734.36 119.33 88.83 48.01	.00 0.00 0.00 0.00 0.00 0.00	1,516.02 525.49 734.36 119.33 88.83 48.01	11/03/2025		23279
988273	CHK	A	PANORAMIC SOFTWARE INC 2025 Annl VetPro License-VS	4469 15730	1	520.00 520.00	.00 0.00	520.00 520.00	11/03/2025		23279
988274	CHK	A	QUALITY HARDWARE & SPECIALTY C ST90 lockset door handle-EMS	348 122011	1	560.00 560.00	.00 0.00	560.00 560.00	11/03/2025		23279
988275	CHK	A	SCOTTY RHODEN, SHERIFF E911 July 2025	757 3220	1	17,515.23 17,515.23	.00 0.00	17,515.23 17,515.23	11/03/2025		23279
988276	CHK	A	STATE FARM MUTUAL AUTOMOBILE I Misdeposited Checks-EMS Misdeposited Checks-EMS Misdeposited Checks-EMS Misdeposited Checks-EMS Misdeposited Checks-EMS Misdeposited Checks-EMS	4617 59-84D1-44Z 59-87R2-67Z 59-88H8-47H 59-88Z1-16C 59-89R0-22L 59-89X2-02J	10	3,928.85 466.82 169.36 280.84 295.55 86.24 60.00	.00 0.00 0.00 0.00 0.00 0.00 0.00	3,928.85 466.82 169.36 280.84 295.55 86.24 60.00	11/03/2025		23279

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			Misdeposited Checks-EMS	59-90C1-53S		365.96	0.00	365.96			
			Misdeposited Checks-EMS	59-90C3-54L		931.94	0.00	931.94			
			Misdeposited Checks-EMS	59-90C3-54L.2		97.30	0.00	97.30			
			Misdeposited Checks-EMS	59-90M2-74D		1,174.84	0.00	1,174.84			
988277	CHK	A	TARBOX CONSULTING AND DESIGN I	484	1	4,840.75	.00	4,840.75	11/03/2025		23279
			ST 50ASSEMBLE LD BRADLEY SUR	1730		4,840.75	0.00	4,840.75			
988278	CHK	A	VALIC	419	1	1,055.00	.00	1,055.00	11/03/2025		23279
			AIG VALIC 10/31	PR168-129		1,055.00	0.00	1,055.00			
988279	CHK	A	VERIZON CONNECT TELO INC	4570	2	344.71	.00	344.71	11/03/2025		23279
			Fleet Managmnt 10.25-Devop,Rd	334000069481		344.71	0.00	46.76			
			Fleet Managmnt 10.25-Devop,Rd	334000069481		344.71	0.00	297.95			
1509	EPAY	A	NATIONWIDE RETIREMENT SOLUTION	311	1	100.00	.00	100.00	11/03/2025		23279
			PEBSO/NATIONWIDE 10/31	PR168-131		100.00	0.00	100.00			
1510	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYE	4486	1	85.68	.00	85.68	11/03/2025		23279
			ACA monthly Reporting 10.25	52481		85.68	0.00	85.68			
988280	CHK	A	AMERICAN FIDELITY ASSURANCE CO	22	1	2,394.36	.00	2,394.36	11/04/2025		23330
			AMER FID 11.25	D906005		2,394.36	0.00	2,394.36			
988281	CHK	A	AMERICAN FIDELITY/FLEX ACCOUNT	2139	1	608.32	.00	608.32	11/04/2025		23330
			AMER FID FLEX 11.25	2679609		608.32	0.00	608.32			
988282	CHK	A	AMY DUGGER, TAX COLLECTOR	758	1	23,754.98	.00	23,754.98	11/04/2025		23330
			TAX COLLECTOR DRAW 11.25	SEPT21-103		23,754.98	0.00	23,754.98			
988283	CHK	A	BAKER COUNTY CHAMBER OF COMMER	50	1	1,375.00	.00	1,375.00	11/04/2025		23330
			BC CHAMBER 11.25	6608		1,375.00	0.00	1,375.00			
988284	CHK	A	BAKER COUNTY CORRECTIONS MANAG	1008	1	360,740.75	.00	360,740.75	11/04/2025		23330
			INMATE HOUSING 11.25	1157		360,740.75	0.00	360,740.75			
988285	CHK	A	BRADLEY, GARRISON, & KOMANDO	2351	1	5,835.00	.00	5,835.00	11/04/2025		23330
			LEGAL SERVICES 11.25	12356		5,835.00	0.00	5,835.00			
988286	CHK	A	CHRIS MILTON SUPERVISOR OF ELE	2072	1	54,672.70	.00	54,672.70	11/04/2025		23330
			SOE DRAW 11.25	304		54,672.70	0.00	54,672.70			
988287	CHK	A	FIRST FEDERAL BANK-EMS LOAN	2166	1	3,956.21	.00	3,956.21	11/04/2025		23330
			LOAN #95591477 11.25	SEP21LOAN-075		3,956.21	0.00	3,956.21			
988288	CHK	A	PITSTOP PORTABLE RESTROOMS	1743	2	1,390.00	.00	1,390.00	11/04/2025		23330
			PITSTOP 11.25	9925		1,390.00	0.00	760.00			
			PITSTOP 11.25	9925		1,390.00	0.00	630.00			
988289	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	600,955.00	.00	600,955.00	11/04/2025		23330
			BCSO 11.25	3257		600,955.00	0.00	600,955.00			
988290	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	46,046.00	.00	46,046.00	11/04/2025		23330
			FDLE GRANT 11.25	3258		46,046.00	0.00	46,046.00			
988291	CHK	A	SOLITUDE LAKE MANAGEMENT LLC	2197	1	109.00	.00	109.00	11/04/2025		23330

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			LAKE30 VETERANS 11.25	219366		109.00	0.00	109.00			
988292	CHK	A	STACIE D. HARVEY, CLERK OF COU CLERK DRAW 11.25	279 1252294	1	41,264.55 41,264.55	.00 0.00	41,264.55 41,264.55	11/04/2025		23330
988293	CHK	A	TRI COUNTY PROBATION INC GBB 11.25 GBB 11.25	2314 SEPT21-103 SEPT21-103	2	1,250.00 1,250.00 1,250.00	.00 0.00 0.00	1,250.00 625.00 625.00	11/04/2025		23330
988294	CHK	A	AIRGAS USA, LLC Acetylene/Argon/Oxygen9-Rd	1218 5519660536	1	440.87 440.87	.00 0.00	440.87 440.87	11/04/2025		23334
988295	CHK	A	BAKER COUNTY SCHOOL BOARD Driver's Ed Jul-Sep25	57 JUL-SEP25DRED	1	2,249.49 2,249.49	.00 0.00	2,249.49 2,249.49	11/04/2025		23334
988296	CHK	A	BAKER COUNTY SCHOOL BOARD Impact Adm Jul-Sept25	57 JUL-SEP25IMPACT	1	71,597.46 71,597.46	.00 0.00	71,597.46 71,597.46	11/04/2025		23334
988297	CHK	A	BOB'S BARRICADES INC Barricades 322x-Rd	2174 G959825	1	168.88 168.88	.00 0.00	168.88 168.88	11/04/2025		23334
988298	CHK	A	HAGAN ACE HARDWARE OF MACCLENN Wire Disconnect 10pk/8pk-Maint	221 352693	1	9.18 9.18	.00 0.00	9.18 9.18	11/04/2025		23334
988299	CHK	A	NEW RIVER SOLID WASTE ASSOCIAT Sept 25 B&H Tipping-SW Sept 25 BOCC Tipping-SW Sept 25 Citizen Tipping-SW Sept 25 Residential-SW Sept 25 VJS Tipping-SW	317 SEPT25BH SEPT25BOCC SEPT25CIT SEPT25RES SEPT25VJS	5	26,329.80 2,081.10 21,748.80 51.60 693.00 1,755.30	.00 0.00 0.00 0.00 0.00 0.00	26,329.80 2,081.10 21,748.80 51.60 693.00 1,755.30	11/04/2025		23334
988300	CHK	A	NEXTERA ENERGY SERVICES FLORID Senior Life Gas 9.25	4604 32204613	1	140.99 140.99	.00 0.00	140.99 140.99	11/04/2025		23334
988301	CHK	A	RING POWER CORPORATION #1005 Shipping For Brooms-Rd #1005 Brooms 3x-Rd	365 07BC0000848 07BC0000849	2	4,526.46 520.74 4,005.72	.00 0.00 0.00	4,526.46 520.74 4,005.72	11/04/2025		23334
988302	CHK	A	S&S COMPANIES CR 127Cross Drain Rpr-Rd	994 145623	1	1,427.00 1,427.00	.00 0.00	1,427.00 1,427.00	11/04/2025		23334
988303	CHK	A	SAFETY-KLEEN SYSTEMS INC 30G Washer Solvent-Rd	373 98095388	1	116.51 116.51	.00 0.00	116.51 116.51	11/04/2025		23334
988304	CHK	A	STAPLES ADVANTAGE Plates/Napkins/Cups/Calend-Adm Soap/Multifold Towels-PD brochure holders 30x-Ship Folders/Copy Pap/Sheet Pro-Adm Disinfecting Wipes-Adm EZ Mount Frame-Adm Clorox Spray/Disinfectant-PD Tlt Pap/Windex/Polish/Copy-Adm AA Batt/Pens/Pencils/Coffe-Adm Disinfecting Wipes-Adm Multifold Towels/Gloves-Adm	2164 6017578102 6021450714 6021450717 6025955258 6031340620 6031340622 6031340624 6032254292 6034182302 6034599027 6034599028	13	2,035.33 270.40 65.26 917.70 129.54 9.36 9.19 45.87 252.10 179.80 9.36 43.86	.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	2,035.33 270.40 65.26 917.70 129.54 9.36 9.19 45.87 252.10 179.80 9.36 43.86	11/04/2025		23334

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			Storage Boxes/Folders-HR	6036475716		45.84	0.00	45.84			
			Expanding Folders/Copy Pap-Adm	6037332779		57.05	0.00	57.05			
988305	CHK	A	SUMMERVILLE SYSTEMS	398	2	6,764.67	.00	6,764.67	11/04/2025		23334
			Jul 2025 Signal Bill-Rd	1380		3,498.00	0.00	3,498.00			
			Aug 2025 Signal Bill-Rd	1383		3,266.67	0.00	3,266.67			
988306	CHK	A	THOMAS HOWELL FERGUSON PA- THF	4583	1	7,478.00	.00	7,478.00	11/04/2025		23334
			FEMA Prof Serv 9.25 Debby	150591		7,478.00	0.00	7,478.00			
988307	CHK	A	THREE RIVERS LEGAL SERVICES IN	407	2	1,748.54	.00	1,748.54	11/04/2025		23334
			Legal Aid Trust Sept-Oct25	JUL-SEPT25LEGALAID1		748.54	0.00	5.92			
			Legal Aid Trust Sept-Oct25	JUL-SEPT25LEGALAID1		748.54	0.00	1,742.62			
988308	CHK	A	VERIZON CONNECT TELO INC	4570	2	261.67	.00	261.67	11/04/2025		23334
			Fleet Management 9.25-Rd,DevOp	616000076216		261.67	0.00	46.76			
			Fleet Management 9.25-Rd,DevOp	616000076216		261.67	0.00	214.91			
1511	EPAY	A	GLOBE LIFE LIBERTY NATIONAL DI	278	1	250.89	.00	250.89	11/04/2025		23330
			#18546 GLOBE LIFE 11.25	OCT21-131		250.89	0.00	250.89			
988309	CHK	A	ADVANCE AUTO PARTS AKA-AAP FIN	951	1	23.96	.00	23.96	11/06/2025		23343
			UT1 Washer Fluid 4x-Fire	8611		23.96	0.00	23.96			
988310	CHK	A	ANGEL AQUA INC	1827	1	451.40	.00	451.40	11/06/2025		23343
			ST70 Wtr Sftnr Main/Salt-Fire	110159		451.40	0.00	451.40			
988311	CHK	A	BAKER COUNTY COUNCIL ON AGING	47	1	11,250.00	.00	11,250.00	11/06/2025		23343
			COA DRAW 11.25	17673		11,250.00	0.00	11,250.00			
988312	CHK	A	BENNETT FIRE PRODUCTS CO INC	2329	1	4,827.14	.00	4,827.14	11/06/2025		23343
			BOOTS/GLOVES/HOOD-Fire	2837		4,827.14	0.00	4,827.14			
988313	CHK	A	BRANDON NELSON	1062	1	410.02	.00	410.02	11/06/2025		23343
			25Safety&Health Con Travel-EMS	2025SAFETYCONFTRAVEL410.02			0.00	410.02			
988314	CHK	A	CAPITAL ONE/WALMART	2173	4	337.72	.00	337.72	11/06/2025		23343
			Refund for Taxes, Repurchas-AC	1665709979		205.74-	0.00	205.74-			
			Dog Treats/Cat Food/Bowls-AC	1665709979.2		192.28	0.00	192.28			
			Septic Trtmnt/Trash Bags/La-AC	1665709979.3		364.64	0.00	364.64			
			Overpayment on Inv1665118446	1665709979.4		13.46-	0.00	13.46-			
988315	CHK	A	CARL J ALTMILLER	1104	1	700.00	.00	700.00	11/06/2025		23343
			Fire Run 10.25	OCT25		700.00	0.00	700.00			
988316	CHK	A	CHANNEL INNOVATIONS CORPORATIO	102	2	1,778.68	.00	1,778.68	11/06/2025		23343
			25/26 QTRLY AIR TEST PROGRAM	833		515.00	0.00	515.00			
			25/26 SQ51 SEMI ANNL MAIN-Fire	834		1,263.68	0.00	1,263.68			
988317	CHK	A	DYNAFIRE INC	1051	1	1,882.28	.00	1,882.28	11/06/2025		23343
			Sprinkler Part/Labor-CH	S0235957		1,882.28	0.00	1,882.28			
988318	CHK	A	EMERGENCY MEDICAL SERVICES	1282	1	1,550.00	.00	1,550.00	11/06/2025		23343
			ACLS LIC;VEH PERMIT 7x	2025-1		1,550.00	0.00	1,550.00			
988319	CHK	A	EMS CONSULTANTS LTD-ELEVOS	1146	1	2,932.92	.00	2,932.92	11/06/2025		23343

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			Sept25 Payment-EMS	4826		2,932.92	0.00	2,932.92			
988320	CHK	A	ESO SOLUTIONS, INC	249	1	6,545.75	.00	6,545.75	11/06/2025		23343
			EHR CAD IMPORT NFIRS REPORTING	178459		6,545.75	0.00	6,545.75			
988321	CHK	A	FPL	200	15	6,319.69	.00	6,319.69	11/06/2025		23343
			00178-86243 AG CENTER BARN	00178-86243-051		26.46	0.00	26.46			
			02491-705980 1190 W MACC-EMS	02491-70598.1-115		688.78	0.00	688.78			
			05246-10748 AG CENTER-US 90	05246-10748.1-115		607.62	0.00	607.62			
			48133-69255 AG CENTER	48133-69255.1-115		27.18	0.00	27.18			
			48308-42235 REC DPT-MINGER FLD	48308-42235.1-117		174.89	0.00	174.89			
			48940-05380 VETERANS PARK	48940-05380-017		63.61	0.00	63.61			
			50996-76438 TAX COLL/PA/ELECT	50996-76438.1-117		1,569.97	0.00	1,569.97			
			57463-72282 EMS STORAGE BLDG	57463-72282.1-092		102.74	0.00	102.74			
			76470-81590 VOLLEYB CT-25 8TH	76470-81590.1-117		29.05	0.00	29.05			
			85215-10746 COA US90	85215-10746.1-118		370.27	0.00	370.27			
			85345-16789 REC.DEPT/SCOREBRD	85345-16789.1-117		27.18	0.00	27.18			
			85355-12704 REC DEPT/KNABB CMP	85355-12704.1-117		740.55	0.00	740.55			
			85415-17762 REC DEPT/KNABB	85415-17762.1-115		240.72	0.00	240.72			
			85425-15799 REC DP-WMN-SFTBLL	85425-15799.1-117		447.10	0.00	447.10			
			96466-19719 ROAD DEPT/US90 CTY	96466-19719.1-117		1,203.57	0.00	1,203.57			
988322	CHK	A	GRANT BARKER M.D	4615	1	3,000.00	.00	3,000.00	11/06/2025		23343
			Medical Director 9.25-EMS	2025-0925		3,000.00	0.00	3,000.00			
988323	CHK	A	HAGAN ACE HARDWARE OF MACCLENN	221	3	91.99	.00	91.99	11/06/2025		23343
			Car Wash/Cleaner/Soap/Clot-Rec	352917		70.13	0.00	70.13			
			Wallplate 3x-Ag	353199		3.47	0.00	3.47			
			ST70 1Gal Insect Killer-Fire	353554		18.39	0.00	18.39			
988324	CHK	A	HAMILTON MEDICAL, INC	4588	1	3,071.34	.00	3,071.34	11/06/2025		23343
			BITRAC FF MASK L-EMS	23453175		3,071.34	0.00	3,071.34			
988325	CHK	A	HENRY SCHEIN INC	588	2	349.12	.00	349.12	11/06/2025		23343
			Nitrile Gloves 3x-EMS	47874692		252.00	0.00	252.00			
			Tylenol Cap/Infant Tylenol-EMS	47898864		97.12	0.00	97.12			
988326	CHK	A	HIGGINBOTHAM BROTHERS CONSTRUC	533	1	11,493.08	.00	11,493.08	11/06/2025		23343
			Higginbotham Draw 11.25	281		11,493.08	0.00	11,493.08			
988327	CHK	A	L V HIERS INC	267	3	166.97	.00	166.97	11/06/2025		23343
			24.90Gal Fuel-Maint	605015		66.41	0.00	66.41			
			16Gal Fuel-CD	605117		42.68	0.00	42.68			
			21.70Gal Fuel-Maint	605125		57.88	0.00	57.88			
988328	CHK	A	MACCLENNY MOWER AND SAW INC	1334	1	46.00	.00	46.00	11/06/2025		23343
			Weedeater Line-Rec	15335		46.00	0.00	46.00			
988329	CHK	A	NAPA AUTO PARTS- JAX015	284	2	239.55	.00	239.55	11/06/2025		23343
			#224 Battery/Battery Brush-AC	42107		257.55	0.00	257.55			
			#224 Battery Core Refund-AC	42110		18.00-	0.00	18.00-			
988330	CHK	A	QUADIANT LEASING USA INC	1872	1	219.36	.00	219.36	11/06/2025		23343
			Pstg Lease 13Aug-12Nov25-CD	Q2056195		219.36	0.00	219.36			
988331	CHK	A	RICOH USA, INC	4	1	122.03	.00	122.03	11/06/2025		23343

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			MPC3003 11.25-EMS	40955681		122.03	0.00	122.03			
988332	CHK	A	SAFETY-KLEEN SYSTEMS INC Used Oil Pickup-Rd	373 98390799	1	581.00 581.00	.00 0.00	581.00 581.00	11/06/2025		23343
988333	CHK	A	SOLANTIC OF JACKSONVILLE LLC Drug Screen/Observed Collec-RD	2199 102500720	1	80.00 80.00	.00 0.00	80.00 80.00	11/06/2025		23343
988334	CHK	A	TELADOC HEALTH INC Teladoc 11.25	1016 3424094	1	1,328.60 1,328.60	.00 0.00	1,328.60 1,328.60	11/06/2025		23343
988335	CHK	A	TELEFLEX LLC EZ40 POWER DRIVER-(VASCULAR AC	1159 9510638696	1	500.00 500.00	.00 0.00	500.00 500.00	11/06/2025		23343
988336	CHK	A	THOMAS C FINK Fire Run 10.25	2192 OCT25	1	250.00 250.00	.00 0.00	250.00 250.00	11/06/2025		23343
988337	CHK	A	TRANSCOR SUPPLY INC BC Truck Decals 10pk-Rd	4533 42748	1	150.00 150.00	.00 0.00	150.00 150.00	11/06/2025		23343
988338	CHK	A	VECTOR SOLUTIONS 25/26 VECTOR LMS, TARGET SOLUT	1026 129484	1	4,186.00 4,186.00	.00 0.00	4,186.00 4,186.00	11/06/2025		23343
988339	CHK	A	WILLIAM PRIMO (SC) Fire Run 10.25	2181 OCT25	1	1,400.00 1,400.00	.00 0.00	1,400.00 1,400.00	11/06/2025		23343
988340	CHK	A	GILCHRIST COUNTY BD OF CTY COM Pro Se Mileage Oct-Dec25	1815 OCT-DEC25	1	249.99 249.99	.00 0.00	249.99 249.99	11/07/2025		23344
988341	CHK	A	HAGAN ACE HARDWARE OF MACCLENN Water 24pk 2x-Main Bleach 2x-Maint Qtr Round/Mould/Pine-Adm Knife/Tape Barricade/Box-Adm Cut Key 2x/Keyblank 2x-Maint Spruce 2x-HD #48 Wire Conn/Mask/Rafter-Main Spraypaint/Screws,Nuts,Bolt-TC Flat Wash/Screws 2x-TC	221 353403 353463 353535 353546 353583 353591 353608 353721 353730	9	252.65 11.98 14.38 20.03 31.58 14.68 15.98 53.32 66.59 24.11	.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	252.65 11.98 14.38 20.03 31.58 14.68 15.98 53.32 66.59 24.11	11/07/2025	23344	
988342	CHK	A	JIMMY'S AUTOMOTIVE REPAIR INC #311 Oil Change-Shoals #48 Tires 4x-Maint	1105 22351 22410	2	1,108.81 48.81 1,060.00	.00 0.00 0.00	1,108.81 48.81 1,060.00	11/07/2025		23344
988343	CHK	A	KEN'S FENCING LLC Repair Kennels-AC	261 OCT16.25AC	1	100.00 100.00	.00 0.00	100.00 100.00	11/07/2025		23344
988344	CHK	A	L D BRADLEY LAND SURVEYORS 3Forks Plat Rvw CH177 Pt 1-CD	266 38647	1	250.00 250.00	.00 0.00	250.00 250.00	11/07/2025		23344
988345	CHK	A	NORTHEAST FLORIDA TELEPHONE CO BOCC LINES/\$325 LDIS 1 CIR CT FAX/REC #328 1 RESCUE/FIRE-HWY90 1 RESCUE/FIRE-HWY90 1 FIRE HWY90 1	445 #001-0001-055 #259-0218-055 #259-0229-055 #259-0229-055 #259-0231-055	34	3,176.68 775.16 22.83 252.09 252.09 26.83	.00 0.00 0.00 0.00 0.00 0.00	3,176.68 775.16 22.83 126.05 126.04 26.83	11/07/2025	23344	

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			HOLDING CELL 1		#259-0266-055	23.93	0.00	23.93			
			COUNTY EXTENSION SERVICES 1		#259-0280-055	212.77	0.00	212.77			
			PUBLIC DEFENDER 1		#259-0285-055	22.83	0.00	22.83			
			ELEVATOR-COURTHOUSE 1		#259-0286-055	22.83	0.00	22.83			
			ELEVATOR/JUDGE-COURTHOUSE 1		#259-0287-055	22.83	0.00	22.83			
			FAX-SECURITY 1		#259-0289-055	23.63	0.00	23.63			
			TDD PHONE-ADMIN 1		#259-1443-055	43.46	0.00	43.46			
			COUNTY JUDGE FAX 1		#259-1451-055	22.83	0.00	22.83			
			CLERKS OFFICE FAX 1		#259-4176-055	22.83	0.00	22.83			
			BUILDING DEPT/MULTI PH LINE 1		#259-4896-055	64.26	0.00	64.26			
			LIBRARY/MAINT 1		#259-6464-055	302.38	0.00	302.38			
			STATE ATTORNEYS 1		#259-6564-055	27.63	0.00	27.63			
			ANIMAL CONTROL/INTERNET 1		#259-6786-055	115.01	0.00	115.01			
			ADMINISTRATION FAX 1		#259-7610-055	39.21	0.00	39.21			
			MUDLAKE RECYCLE SITE 1		#259-8409-055	39.29	0.00	39.29			
			STATE ATTORNEY FAX 1		#259-8681-055	22.83	0.00	22.83			
			BAXTER RECYCLE SITE 1		#259-8807-055	39.98	0.00	39.98			
			CUYLER RECYCLE SITE 1		#259-9327-055	39.21	0.00	39.21			
			SR228 RECYCLE SITE 1		#259-9328-055	41.65	0.00	41.65			
			GLEN RECYCLE SITE 1		#259-9329-055	39.98	0.00	39.98			
			121 N RECYCLE SITE 1		#259-9330-055	39.21	0.00	39.21			
			MAINTENANCE/INTERNET 1		#259-9985-055	90.68	0.00	90.68			
			ROAD DEPARTMENT/CHRIS 1		#275-2123-055	44.41	0.00	44.41			
			EMS STA70 #63/FIRE SANDERSON 1		#275-2125-055	92.15	0.00	92.15			
			ROAD DEPARTMENT/FAX 1		#275-2316-055	159.16	0.00	159.16			
			ROAD DEPARTMENT #49 1		#275-2373-055	72.64	0.00	72.64			
			SANDERSON RECYCLE SITE 1		#275-3097-055	39.21	0.00	39.21			
			ST70 INTERNET		00076552-6.2-007	127.94	0.00	127.94			
			SECONDARY INTERNET @ PA-DEVOP		00130311-1-011	245.00	0.00	245.00			
988346	CHK	A	OKEFENOKE REMC	326	22	1,941.36	.00	1,941.36	11/07/2025		23344
			23150001 RIDING ARENA LIGHTS		#23150001-049	195.03	0.00	195.03			
			23150002-125N GLEN RECYCLE SIT		#23150002-049	144.78	0.00	144.78			
			23150004 RECREATION DEPT.		#23150004-049	63.17	0.00	63.17			
			23150005 FIRE ST20 N MACC		#23150005-049	50.49	0.00	50.49			
			23150006-CUYLER RECYCL SIT 125		#23150006-049	67.42	0.00	67.42			
			23150007-STEELBRIDG RECYCL SIT		#23150007-049	98.05	0.00	98.05			
			23150008-121 N CAUTION LIGHT/R		#23150008-049	47.14	0.00	47.14			
			23150009 BAXTER FIRE ST60		#23150009-049	62.46	0.00	62.46			
			23150010 RESCUE TOWER		#23150010-049	191.26	0.00	191.26			
			23150012 FIRE ST40 SEC LIGHT		#23150012-049	50.82	0.00	50.82			
			23150014-ARENA CONCESSION FAIR		#23150014-049	91.52	0.00	91.52			
			23150015 125 N/250 STREETLIGHT		#23150015-049	14.62	0.00	14.62			
			23150016 DOG POUND SCRAP		#23150016-049	196.75	0.00	196.75			
			23150017-BOB BURNSED CAUTION L		#23150017-049	47.46	0.00	47.46			
			23150018-ANIMAL CONTROL NEW BU		#23150018-049	90.27	0.00	90.27			
			23150019 FIRE ST40 TAYLOR		#23150019-049	77.82	0.00	77.82			
			23150020-ODIS YARBOROUGH/SOAL		#23150020-049	49.45	0.00	49.45			
			23150021 SHOALS PARK BATHROOM2		#23150021-049	186.78	0.00	186.78			
			23150022 SHOALS PARK BATHROOM2		#23150022-049	53.95	0.00	53.95			
			23150023 SHOALS PARK LIGHT #1		#23150023-037	43.69	0.00	43.69			
			23150024 SHOALS PARK LIGHT #2		#23150024-037	45.05	0.00	45.05			
			23150025 FIRE ST30 CUYLER		#23150025-037	73.38	0.00	73.38			
988347	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	57,871.00	.00	57,871.00	11/07/2025		23344
			EM County Match FY25/26		3250	57,871.00	0.00	57,871.00			

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
988348	CHK	A	SHAINA L SPANN	2137	1	276.28	.00	276.28	11/07/2025		23344
			2025 4H Conf Parking/Gas-Extn	25TRAVEL4H		276.28	0.00	276.28			
988349	CHK	A	SOUTHEASTERN SERVICES INC	387	1	841.44	.00	841.44	11/07/2025		23344
			Shoal Gate Attendants 10/19/25	128843		841.44	0.00	841.44			
988350	CHK	A	THE HOPE CENTER OF BAKER COUNT	4462	1	20,000.00	.00	20,000.00	11/07/2025		23344
			2026 Day of Hope 80% TDC	2025HOPE80%		20,000.00	0.00	20,000.00			
988351	CHK	A	TONY ESTERLING	2027	1	191.00	.00	191.00	11/07/2025		23344
			2025 CVS0A Meals-VS	MEALS25CVS0A		191.00	0.00	191.00			
988352	CHK	A	WOOD FORESTRY LLC	4578	1	1,625.00	.00	1,625.00	11/07/2025		23344
			Shoasl Tract Chemical Prep	OCT15.25SHOALSTRACI		1,625.00	0.00	1,625.00			
988353	CHK	A	BAKER COUNTY PRESS	56	1	150.59	.00	150.59	11/10/2025		23355
			VAB Pub Meeting Ad 10/16-23	77723		150.59	0.00	150.59			
988354	CHK	A	BENNETT FIRE PRODUCTS CO INC	2329	1	163.08	.00	163.08	11/10/2025		23355
			CairnsMSA Front/Stock-Fire	2926		163.08	0.00	163.08			
988355	CHK	A	CRYSTAL SPRINGS	540	2	237.71	.00	237.71	11/10/2025		23355
			Water/Cooler Renatal 10.25	15755537102525		237.71	0.00	126.80			
			Water/Cooler Renatal 10.25	15755537102525		237.71	0.00	110.91			
988356	CHK	A	HAGAN ACE HARDWARE OF MACCLENN	221	3	276.40	.00	276.40	11/10/2025		23355
			Bucket/Lid/Cbl Tie/Concret-EMS	353775		57.92	0.00	57.92			
			Oil&Gas Premix/Bar&Chain-Title	353925		174.60	0.00	174.60			
			UT1 Ex Cord/Lighter 2pk-Fire	353926		43.88	0.00	43.88			
988357	CHK	A	HENRY SCHEIN INC	588	8	3,858.92	.00	3,858.92	11/10/2025		23355
			SINGLE AIRWAY/RESUS PCK-EMS	48046531		781.60	0.00	781.60			
			Lancet/Emesis/Cath/Glucose-EMS	48150202		590.94	0.00	590.94			
			Straight Cath 4x-EMS	48214133		366.56	0.00	366.56			
			IV Admin Set-EMS	48268007		156.00	0.00	156.00			
			Airway/Nasopharyngeal-EMS	48273413		370.61	0.00	370.61			
			Epi/Ondansetron/Calcium Lu-EMS	48309544		318.80	0.00	318.80			
			Cal Luer Syr/Epi/Ondanster-EMS	48309550		878.93	0.00	878.93			
			Glucose Strips/SaniCloth-EMS	48325010		395.48	0.00	395.48			
988358	CHK	A	MES-FLORIDA	2244	2	2,820.00	.00	2,820.00	11/10/2025		23355
			BIG HORN JACKETS X 14 W PATCHE	2357848		2,820.00	0.00	1,410.00			
			BIG HORN JACKETS X 14 W PATCHE	2357848		2,820.00	0.00	1,410.00			
988359	CHK	A	MIRACLE AUTOMOTIVE & TRUCK SER	296	1	132.00	.00	132.00	11/10/2025		23355
			B50 Front Brake Line-Fire	7995		132.00	0.00	132.00			
988360	CHK	A	QUADIENT FINANCE USA INC DBA N	1175	1	69.65	.00	69.65	11/10/2025		23355
			Sept25 Postage Finance Charge	OCT25		69.65	0.00	69.65			
988361	CHK	A	VECTOR SOLUTIONS	1026	3	5,707.52	.00	5,707.52	11/10/2025		23355
			2025 RECERT AND MAINTENANCE FE	129486		652.92	0.00	652.92			
			2025 SCHEDULING -SPLIT FOR EMS	129505		5,054.60	0.00	2,472.96			
			2025 SCHEDULING -SPLIT FOR EMS	129505		5,054.60	0.00	2,581.64			
988362	CHK	A	VERIZON WIRELESS	1710	2	180.37	.00	180.37	11/10/2025		23355

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			Wireless Transmit Sep/Oct25	6125672913		180.37	0.00	90.19			
			Wireless Transmit Sep/Oct25	6125672913		180.37	0.00	90.18			
988363	CHK	A	VERIZON WIRELESS	1710	2	642.61	.00	642.61	11/10/2025		23355
			CAD Sept/Oct25	6126828068		642.61	0.00	321.31			
			CAD Sept/Oct25	6126828068		642.61	0.00	321.30			
988364	CHK	A	VERIZON WIRELESS	1710	5	1,201.08	.00	1,201.08	11/10/2025		23355
			VERIZON Sept-Oct25	6126894443		1,201.08	0.00	796.46			
			VERIZON Sept-Oct25	6126894443		1,201.08	0.00	235.06			
			VERIZON Sept-Oct25	6126894443		1,201.08	0.00	110.97			
			VERIZON Sept-Oct25	6126894443		1,201.08	0.00	22.52			
			VERIZON Sept-Oct25	6126894443		1,201.08	0.00	36.07			

Bank Number: 4 / Name: First Federal / Description: SHIP ACCOUNT

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
2217	CHK	A	FOSTERS GENERAL CONTRACTING IN	4298	1	4,800.00	.00	4,800.00	11/04/2025		23334
			21183 DUFF DAVIS RD New constr	3DUFFDAVIS21183		4,800.00	0.00	4,800.00			
2218	CHK	A	RANDY POWELL CONSTRUCTION INC	924	1	24,850.00	.00	24,850.00	11/04/2025		23334
			14035 LIGHTER RD New construct	5LIGHTERRD14035		24,850.00	0.00	24,850.00			
REGISTER TOTALS			Checks: 107	Voids: 0	255	1,502,272.60	0.00	1,502,272.60			



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: 11/5/2025 Meeting Date: 11/18/2025

Name of Submitter: Kayla Riggs Department: TDC

1. Nature and purpose of this agenda item:

Gary R. Dickson asked the TDC Board for advertising funds for the Battle of Olustee Reenactment
in the total amount of \$12,000.00.

2. Recommended Motion/Action:

approval of funding request to fund the advertisement of event.

3. Will this item require a presentation? No, Item backup document only.

4. Deadline for Completion: February 15, 2026

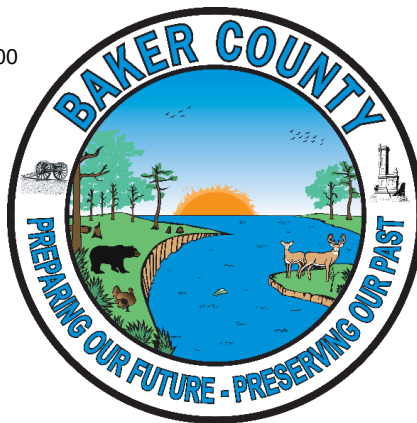
5. Fiscal Impact Questions:

Is this item included in the current budget? yes, TDC funds advertising for tourist events.

If item is grant related, is there a County match requirement? No.

Explain the procurement process for this request (attach necessary documentation): _____
The host of the event presents it to TDC and TDC makes recommendation, BOCC makes final decision.

TDC approved on 11/5/2025
Commissioner Mark Hartleymotioned to approve \$12,000.00
Roger Lankford seconded the motion



Applicant

Business: Olustee Battlefield Citizens Support Organization, Inc.

Non-Profit: X Individual: _____

Contact: Gary R. Dickinson, President

Phone: 904 616-2066

Email: Garydickinson2008@gmail.com

Address: P.O. Box 382 Glen St. Mary, FL 32040

Second Contact:

David Richardson, Treasurer

904 219-8940

Event Details

Event Name:

Battle of Olustee

Start Date/Time:

February 13th 2026 / 7:00AM

Event Type: Civil War Reenactment and History Event

End Date/Time: February 15th 2026 / 7:00PM

Event Nature:

Living History

Age of Event: 49 Years Occurrence: Annually

Location/Venue:

Olustee Battlefield State Park

Address: 5815 Battle Field Trail, Sanderson, FL 32087

Project Participants:

_____ 1200

Projected Attendance:

_____ 6000

Projected Overnight Stays:

_____ 100's

By calling local hotels

The process to collect hotel data is: _____

Requested amount of money from TDC:

_____ \$12000.00

Sponsorship Level (If Applicable):

REQUEST FOR FUNDING MUST INCLUDE FULL BUDGET FOR EVENT AS ATTACHMENT

Years of TDC Sponsorship: 2022, 2023, 2024, 2025

Other Sponsors listed:

State Parks, U.S. Forest Service, Sleiman Enterprises

Audience Profile

Local: % _____ ³⁹

North Florida %: _____ ³⁰

Florida %: _____ ¹⁰

Southeast %: _____ ¹⁰

National %: _____ ¹⁰

International %: _____ ¹

*Estimated

% Age 0-5: _____

% Age 5-12: _____

% Age 13-17: _____

% Age 18-24: _____

% Age 25-34: _____

% Age 35-44: _____

% Age 45-54: _____

% Age 55-64: _____

% Age 65+: _____

Target Groups: _____ ^{All age ranges}

Advertising and Promotion

The number of people who will directly or indirectly be informed of our sponsorship: _____

?

Please describe your method to provide reach proof of performance: _____

Print, Internet, Radio, Signage in Sleiman Shopping Centers

Please list your advertising methods: _____

Does this event have a social media presence?

Under State Parks

Facebook _____

Under State Parks

Instagram _____

Under State Parks

Twitter _____

YouTube _____

Battleofolustee.org

Other _____

Site has Baker County TDC Logo? Yes

Battleofolustee.org

Website: _____

If so, Where at? _____

Does this event have prelaunch activities? _____ no

Does this event have post event visibility? _____

Location: _____

Will Baker County be mentioned in public relations material? _____ Yes

ALL PROMOTIONAL ITEMS AND ADVERTISEMENT MUST INCLUDE BAKER COUNTY SEAL AND THE FOLLOWING STATEMENT: "SPONSORED BY THE BAKER COUNTY TOURIST DEVELOPMENT COUNCIL".

Licensing, Video and Photo Rights

Comments: _____

Additional Comments

Subcategory	Description
Ladies Tea	Speaker
Ladies Tea	Supplies
Music	Caller for Ball
Music	Olustee String Band
Music	7 lbs. Bacon includes sound
Pyrotechnics	Cannon Pyrotechnics
Sound Technician	925 technician + 300 equipment rental
Battle Narration	Brian Polk
Tent Rental (Ball)	Ball Tent
Miscellaneous Fees	Manning ticket booths, manning CSO tent, cash handling
Advertisement/Marketing	Consumer Advertising including posters & rack cards Reenactor Publications Billboards, radio, web, news print, digital billboards.
Postage	
Registration Costs	Miscellaneous items, Passes & ID Cards
Union & Confederate Forces	Rations - items for camps, hay and feed
Ribbons	
In lieu of Black Powder	Artillery – \$375/gun + \$150 addl for Friday
Miscellaneous Supplies	Equipment & service for Square, printer supplies, etc. Stakes, Map Printing, etc.
Phone	Verizon Phone for Square
EMS Services	
Event Insurance	
Banners	Ladies Social, AB Signs
Transportation	Bus Fri-Sun
USFS Fees	5% of gate fees
Website	Webmaster services
Sleiman Properties	Install labor for billboards in Jacksonville
Tent (Registration)	Registration Tent
Battlefield Supplies	Flagging tape, ant eradication, visquine, paint, etc.
Miscellaneous Supplies	Printing
Golf Carts	Rental of three 4-person golf carts for the weekend
Port-a-Lets	\$7,025 at battlefield + \$160 at Dowling Center
Dumpsters	
Railroad	Signage
Reg. Supplies	Wrist Bands Numbered

Actual 2025	Budget 2026
\$ 100.00	\$ 200.00
\$ 79.22	\$ 600.00
\$ 300.00	\$ 300.00
\$ -	\$ 1,500.00
\$ 2,000.00	\$ 2,000.00
\$ 7,000.00	\$ 7,000.00
\$ 1,200.00	\$ 1,200.00
\$ 235.00	\$ 235.00
\$ 5,285.00	\$ 5,300.00
\$ 50.00	\$ 300.00
\$ 7,168.24	\$ 7,500.00
\$ 170.00	\$ 200.00
\$ 645.24	\$ 650.00
\$ 1,255.00	\$ 1,770.00
\$ 198.00	\$ 500.00
\$ 4,025.00	\$ 4,500.00
\$ 600.00	\$ 600.00
	\$ 100.00
\$ 2,800.00	\$ 2,800.00
	\$ 200.00
\$ 250.00	\$ 400.00
\$ 22,680.00	\$ 22,750.00
\$ 1,855.55	\$ 2,000.00
\$ -	\$ 200.00
\$ -	\$ 600.00
\$ 57,896.25	\$ 63,405.00

Park
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Park



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: 11/12/2025 Meeting Date: 11/18/2025

Name of Submitter: Clint Shivers Department: Development Operations

1. Nature and purpose of this agenda item:
Approval to pay SETEL for parts delivered: CAT Generator and Automatic Transfer Switch. This invoice is for \$150,000.00 and covers the cost of the materials delivered only. Connection has to be scheduled with FPL still. This is not the final invoice for the project, only for delivered materials.

2. Recommended Motion/Action:
Recommend Approval.

3. Will this item require a presentation? No

4. Deadline for Completion: _____

5. Fiscal Impact Questions:

Is this item included in the current budget? Yes, State Appropriations

If item is grant related, is there a County match requirement? \$250,000 from State Appropriations

Explain the procurement process for this request (attach necessary documentation): RFP was issued and awarded earlier this year.

1165 S 6th Street
Macclenny, FL 32063
904-259-1300

Date	Invoice #
11/5/2025	148145

Bill To
Baker County Board of Commissioners Attn: Finance Department 339 E. Macclenny Ave Macclenny FL 32063

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
			11/5/2025			Courthouse Generator	
Quantity	Item Code	Description			U/M	Price Each	Amount
1	Electrical	Generator and Generator Material and ATS. All labor and remaining billing will be done after the generator is fully operational.			ea	150,000.00	150,000.00
Thank you for your business.						Total	\$150,000.00



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: 11/10/2025 Meeting Date: 11/18/2025

Name of Submitter: Chris Lee Department: Public Works

1. Nature and purpose of this agenda item:
Approval of Task Order for Engineering Services for the CR 125 Bridge (Kirkland Branch) Errosion Repair Design.

2. Recommended Motion/Action:
Approval to Award

3. Will this item require a presentation? no, item backup documentation only.

4. Deadline for Completion: _____

5. Fiscal Impact Questions:

Is this item included in the current budget? no

If item is grant related, is there a County match requirement? no

Explain the procurement process for this request (attach necessary documentation): Grant through FDOT



PITMAN ENGINEERING

**TASK ORDER FOR ENGINEERING SERVICES
CR 125 BRIDGE EROSION REPAIR**

This agreement made this _____ day of November 2025 by and between Baker County, herein referred to as the COUNTY, and Pitman Engineering, herein after referred to as the CONSULTANT:

The COUNTY intends to repair erosion damage at the outfall end of the multi-barrel concrete box culvert (FDOT Structure number 270007) and construct slope stabilization features that will prevent future erosion around the wingwalls and end wall, herein after referred to as the PROJECT.

The CONSULTANT intends to provide project management, surveying, design analysis and plans preparation as required to produce a set of plans and bid documents for the proposed construction project. The CONSULTANT will perform the scope of work as described in Attachment A.

The CONSULTANT agrees to provide these services for a lump sum fee of twenty-six thousand, eight hundred and twenty-five dollars (\$26,825). This lump sum fee shall be invoiced no more than once monthly on a percentage completed basis. This is in accordance with the Master Contract between COUNTY and CONSULTANT.

IN WITNESS THEREOF, Baker County, Florida, through its Board of County Commissioners has caused this instrument to be executed on the day and year first shown above.

BOARD OF COUNTY COMMISSIONERS
BAKER COUNTY, FLORIDA

BY: _____

Jimmy Anderson , Chairman

IN WITNESS WHEREOF, Pitman Engineering, as CONSULTANT, has caused this Task Order to be executed in its name by its proper officer duly authorized to sign and execute instruments on its behalf on the day and year first shown above.

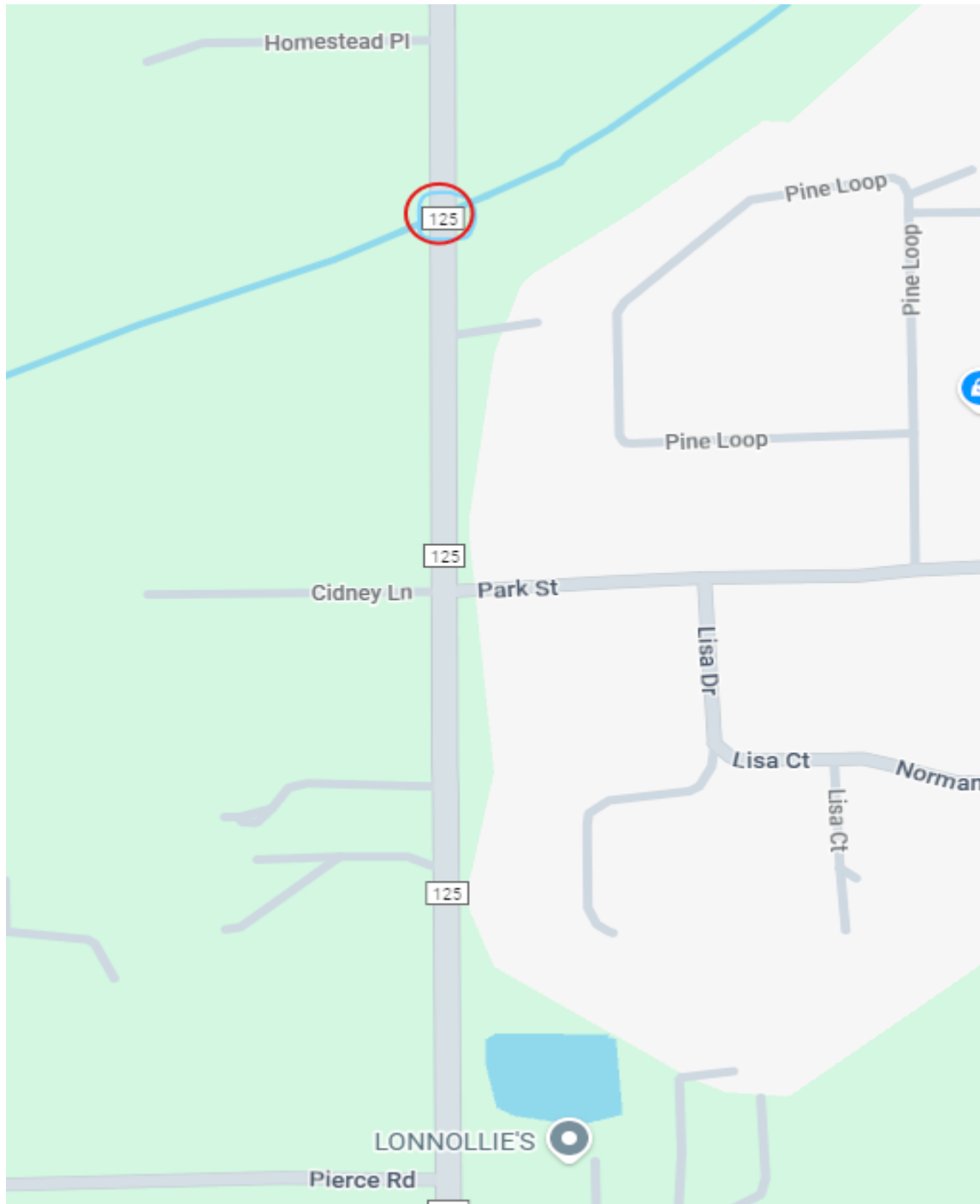
BY: _____

Brian Pitman, Owner



PITMAN ENGINEERING

LOCATION MAP





PITMAN ENGINEERING

SCOPE OF WORK

ATTACHMENT A

The basic intent of the project is to repair large erosion rills along the perimeter of the concrete box culvert eastern endwall and to backfill voids that have formed under the culvert floor. Vertical piling and rubble rip rap will be installed at the endwall foundation to prevent future erosion of the channel floor. The scope of design services will include:

General Tasks and Administration – set up electronic files, maintain project documentation, coordination meetings, project management and miscellaneous administrative functions.

Survey – Collect field data on existing ground around east endwall. Process raw data file and upload into CADD drawing.

Design Analysis – Evaluate and measure voids around and under eastern endwall. Design methods to backfill with hydraulic grout or polyurethane. Analyze soil at culvert end and design vertical piling and a rubble riprap mat with appropriate filter fabric and anchoring, to provide bank and shoreline protection from future erosion.

Environmental Permitting – coordinate with SRWMD and USACOE on the type of environmental permits that will be required. Prepare and submit permit applications as required.

Utility Coordination – execute Sunshine 811 Design ticket and note location of utilities on the plans. Coordinate any necessary protection / relocation with utility owners.

Plans Preparation – prepare construction plans and bid documents for the project.

Post-Design services – provide support to County staff during construction; prepare revised plans if required.

- THE TASK ORDER FEE STATED HEREIN IS SUBJECT TO BE MODIFIED IF THE ENVIRONMENTAL PERMITTING IS REQUIRED TO BE MORE RIGOROUS THAN ANTICIPATED. THE FEE IS BASED ON THE ASSUMPTION THAT WE WILL HAVE TO ACQUIRE A SRWMD EXEMPTION UNDER 62-330.051(9) AND A USACOE GENERAL PERMIT UNDER 62-331.210
- THIS TASK ORDER DOES NOT INCLUDE ANY REQUIRED PERMIT FEES.



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

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Date of Submission: 11/10/2025 Meeting Date: 11/18/2025

Name of Submitter: Chris Lee Department: Public Works

1. Nature and purpose of this agenda item:
Seeking recommendations for Local Government Programs Solicitations selection for FY 2030 which are due January 22, 2026. We must pick three.

2. Recommended Motion/Action:
We are recommending: Resurfacing Steelbridge Rd from SR 121 to Boat Ramp, multiple 60" culvert replacement on Crews Rd and construction and paving of Tom Norman Rd. We also have resurfacing of CR 139B and complete paving of Fred Harvey Rd as back up recommendations. Seeking recommendation from the Board.

3. Will this item require a presentation? no, item backup documentation only.

4. Deadline for Completion: January 22, 2026

5. Fiscal Impact Questions:

Is this item included in the current budget? no

If item is grant related, is there a County match requirement? no

Explain the procurement process for this request (attach necessary documentation): Grant application through the state of Florida.



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: 11/10/2025 Meeting Date: 11/18/2025

Name of Submitter: Chris Lee Department: Public Works

1. Nature and purpose of this agenda item:
Application for the Safe Routes to School Program through the Transportation Alternative Solicitation for FY 2032.

2. Recommended Motion/Action:
Information Only

3. Will this item require a presentation? no, item backup documentation only.

4. Deadline for Completion: January 22, 2026

5. Fiscal Impact Questions:

Is this item included in the current budget? no

If item is grant related, is there a County match requirement? no

Explain the procurement process for this request (attach necessary documentation): Grant application through the state of Florida.



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: November 13, 2025 **Meeting Date:** November 18, 2025

Name of Submitter: LaDonna Combs **Department:** Community Development

1. Nature and purpose of this agenda item:
North Florida Professional Services task work order for professional planning services for Phase 2 of the
Baker County Comprehensive Plan amendment.

2. Recommended Motion/Action:
Approval of task work order, including additional option.

3. Will this item require a presentation? No

4. Deadline for Completion: June 2026

5. Fiscal Impact Questions:

Is this item included in the current budget? Yes

If item is grant related, is there a County match requirement? N/A

Explain the procurement process for this request (attach necessary documentation): N/A



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

TASK WORK ORDER FOR PROFESSIONAL PLANNING SERVICES

This agreement made this ____ day of _____, 2025, by and between Baker County, Florida, a political subdivision of the State of Florida, herein referred to as the COUNTY, and North Florida Professional Services, Inc., a Florida corporation, herein after referred to as the CONSULTANT.

Project

The COUNTY requires professional planning services to amend the COUNTY's Comprehensive Plan in accordance with Section 163.3191, Florida Statutes.

Scope of Services

The CONSULTANT proposes to perform the following Scope of Services:

- Organize and hold a local citizens public workshop (Charrette style) to obtain citizen input on major issues within the community;
- Meet with County staff, Planning & Zoning Board, and County Commissioners to get general guidance on what problems, issues, and corrections are most important to the County;
- Prepare draft revisions to the elements of the Comprehensive Plan to address regulatory requirements under Chapter 163.3191, Florida Statutes, citizen input, and Board input;
- Present draft revisions of the Comprehensive Plan to the Planning & Zoning Board and Board of County Commissioners via joint workshop (if desired);
- Prepare required advertisements for public hearings on Comprehensive Plan Amendments;
- Provide advertisements to the County Planning Department to send to newspaper for advertisement;
- Prepare resolutions and/or ordinances, as required;
- Attend and present proposed Comprehensive Plan Amendments to the Planning & Zoning Board;
- Attend and present proposed Comprehensive Plan Amendments to the Board of County Commissioners for transmittal hearing;
- Prepare Transmittal letter to Florida Commerce;
- Prepare Transmittal packages to be sent out to Florida Commerce and other reviewing State Agencies;
- Submit Transmittal packages to Florida Commerce and other reviewing State Agencies as mandated by Florida Statutes;
- Draft and prepare responses to comments received from Florida Commerce and other reviewing State Agencies, if necessary;
- Revise proposed Comprehensive Plan to respond to comments received from Florida Commerce and other state reviewing agencies, if necessary;
- Prepare required advertisements for final public hearings on Comprehensive Plan Amendments;
- Provide advertisements to the County Planning Department to send to newspaper for advertisement;
- Attend and present any revisions to the Comprehensive Plan which occurred after the transmittal hearing to the Planning & Zoning Board.
- Attend and present any revisions to the Comprehensive Plan which occurred after the transmittal hearing to the Board of County Commissioners at the adoption hearing;
- Prepare Adoption letter to Florida Commerce;

- Prepare Adoption packages to be sent out to Florida Commerce and other reviewing State Agencies which provided timely comments regarding the Comprehensive Plan Amendments;
- Submit Adoption packages to Florida Commerce and other reviewing State Agencies which provided timely comments regarding the Comprehensive Plan Amendments;

Fees

The above Scope of Services shall be at a flat rate of \$110,000.00.

Additional Options:

- Update the Future Land Use Map - \$10,000.00

Should the COUNTY request any services not provided within the Scope of Services within this Task Work Order, the COUNTY shall make a written request for services. Any additional work shall be billed at an hourly rate of \$140.00.

Agreement

This Task Work Order constitutes a Project Agreement for the PROJECT. The CONSULTANT will perform the Scope of Services as described herein above in exchange for the fees as described herein above. This is in accordance with the Master Contract between COUNTY and CONSULTANT.

IN WITNESS THEREOF, Baker County, Florida, through its Board of County Commissioners has caused this Task Work Order to be executed on the day and year first shown above.

BAKER COUNTY, FLORIDA

Attest:

BY: _____
Stacie D. Harvey, Clerk of Court

BY: _____
Jimmy Anderson, Chairman

IN WITNESS WHEREOF, North Florida Professional Services, Inc., as CONSULTANT herein, has caused this Task Work Order to be executed on the day and year first shown above.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

BY: _____
Megan Carter, Secretary/Treasurer



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

The Board of County Commissioners meet on the 1st and 3rd Tuesday of each month at 5:00 p.m. at the Baker County Administration Office, Commission Chambers, 55 North Third Street, Macclenny, FL 32063. All agenda items should be submitted to County Administration via sara.little@bakercountyfl.org and kayla.riggs@bakercountyfl.org no later than the Wednesday prior to the Commission meeting.

Date of Submission: 11/13/2025 Meeting Date: 11/18/2025

Name of Submitter: Trevor Nelson Department: Fire Rescue

1. Nature and purpose of this agenda item:
MOU between the County and City of Macclenny, concerning the allowance of City Fire EMT and Paramedics
being able to practice under the supervision of a BCFR Paramedic. This document was created by Dr. Barker
and is to foster a more cohesive, working relationship between the two departments.
It would also have to be approved by the City of Macclenny City Council.

2. Recommended Motion/Action:
Approve.
Item has been reviewed by the County Attorney.

3. Will this item require a presentation? No

4. Deadline for Completion: Soon

5. Fiscal Impact Questions:

Is this item included in the current budget? _____

If item is grant related, is there a County match requirement? _____

Explain the procurement process for this request (attach necessary documentation): _____

**MEMORANDUM OF UNDERSTANDING
BETWEEN
BAKER COUNTY
AND
THE CITY OF MACCLENNY**

1. Purpose

This Memorandum of Understanding (“MOU” or “Agreement”) dated this ____ day of November 2025, establishes an agreement between Baker County, Florida, specifically related to the **Baker County Fire Rescue** (“County”) and the City of Macclenny, Florida, specifically related to the **Macclenny Fire Department** (“City”) in order to define the terms under which City Emergency Medical Technicians (EMTs) and Paramedics may utilize County Emergency Management Services (“EMS”) procedures and protocols while on scene and under the supervision of County Paramedics.

2. Background

The City and County share mutual responsibilities for providing pre-hospital and emergency medical care to residents and visitors. Coordination of protocols ensures continuity of care, standardization of medical practices, and efficient collaboration between City and County EMS personnel during emergency situations.

3. Scope

This MOU applies to all City EMTs and Paramedics operating within the County jurisdiction during emergency medical incidents, mutual aid responses, or when jointly responding to calls under established dispatch procedures.

4. Requirements

4.1 Protocol Utilization

City EMTs and paramedics are authorized to operate under County EMS medical protocols when all of the following conditions are met:

- They are on scene within the County jurisdiction; and
- They are working under the direct supervision of a County paramedic or County-designated medical control authority; and
- They are actively licensed for unrestricted practice and operating within their State of Florida approved scope of practice; and
- Only County Paramedics approved in respective procedures may perform intubation, needle cricothyrotomy, surgical cricothyrotomy, needle thoracostomy, finger thoracostomy, and ventilator management.

4.2 Medical Direction

County Medical Direction shall oversee the application of medical protocols during such incidents. City personnel shall adhere to the County’s patient care guidelines, standing orders, and scope of practice limitations in effect at the time of the incident.

4.3 Training and Competency

The County EMS shall provide City EMS personnel with access to current County EMS protocols and any required training or continuing education necessary for compliance. City EMS agrees to ensure its personnel complete and maintain such training as a condition of participation. City EMS will be invited EMS and continuing education activities.

4.4 Quality Assurance and Reporting

All patient care activities performed under County protocols will be subject to County EMS quality assurance ("QA") review. City EMS agrees to provide relevant patient care reports, run data, and incident documentation upon request for QA or medical review purposes.

4.5 Documentation

Both agencies shall document all roles and actions of participating providers including Paramedic / EMT License numbers in each agency's respective documentation software within twenty-four (24) hours of event. Patient care records and other applicable documentation shall be made available to either agency upon written request within five (5) business days.

4.5 Risk Management, Hold Harmless and Indemnity

To the fullest extent permitted by applicable law, City shall protect, defend, indemnify, save and hold the County, the Board of County Commissioners, its agents, officials, and employees harmless from and against any and all claims, demands, fines, loss or destruction of property, liabilities, damages, for claims based on the negligence, misconduct, or omissions of the City resulting from the City's participation as further described in this agreement and its attachments, which may arise in favor of any person or persons resulting from the City's performance or non-performance of its obligations under this contract except any damages arising out of personal injury or property claims from third parties caused solely by the negligence, omission(s) or willful misconduct of the County, its officials, commissioners, employees or agents, subject to the limitations as set out in Florida general law, Section 768.28, Florida Statutes, as amended from time to time. Further, City hereby agrees to indemnify the County for all reasonable expenses and attorney's fees incurred by or imposed upon the County in connection therewith for any loss, damage, injury, liability or other casualty.

5. Duration and Termination

This MOU shall become effective upon signature by both parties and remain in effect for two (2) years, unless amended or terminated in writing by either party with 30 days prior notice.

6. Amendments

This MOU embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby. This MOU may only be amended or extended by a written instrument executed by the County and the City expressly for that purpose.

7. Governing Laws; Venue.

This Agreement and terms and conditions shall be governed by the laws, rules, and regulations of the State of Florida, and venue shall be in Baker County, Florida.

8. Public Records Law.

This Agreement, including attachments, is subject to disclosure under Florida's public records law subject to limited applicable exemptions.

IF THE CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: KAYLA.RIGGS@BAKERCOUNTYFL.ORG, 55 NORTH THIRD STREET, MACCLENLY, FL 32063, (904) 259-3613.

9. Compliance with Applicable Laws.

The parties shall comply with the requirements of all applicable federal, state and local laws and the rules and regulations promulgated thereunder.

10. Notice.

Any notice delivered with respect to this Agreement must be in writing and will be deemed to be delivered (whether or not actually received) when (1) hand delivered to the address designated below, or (2) when deposited in the United States Mail, postage prepaid, certified mail, return-receipt requested, addressed to the person at the address for the party as set forth below, or such other or to such other person as the Party may have specified by written notice to the other Party delivered according to this Section:

As to COUNTY:

County Manager, 55 North Third Street, Macclenny, Florida 32063

As to CITY:

City Manager, 118 E Macclenny Avenue, Macclenny, Florida 32063

11. Disclaimer of Third Party Beneficiaries.

This Agreement is made for the sole benefit of the Parties of this Agreement and their respective successors and assigns and is not intended to and will not benefit any third party. No third party will have any rights under this Agreement, because of this Agreement or any right to enforce any provisions of this Agreement.

12. Assignment.

This Agreement may not be assigned nor subcontracted in whole or in part without the prior written consent of the parties.

13. Headings.

Headings have been included in the Agreement solely for the purpose of convenience and shall not affect the interpretation of any of the terms of this MOU.

14. Entire Agreement.

It is understood and agreed that the entire agreement of the Parties is contained in this Agreement, which supersedes all oral agreements, negotiations, and previous agreements between the Parties relating to the subject matter of this Agreement. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement will be valid only when expressed in writing and duly signed by the Parties, except as otherwise specifically provided in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding as of the date first written above.

BOARD OF COUNTY COMMISSIONERS
BAKER COUNTY, FLORIDA

By: _____
Oliver J. Anderson, Chair

ATTEST:

By: _____
Stacie D. Harvey, Clerk of Court

CITY OF MACCLENNY, FLORIDA

By: _____
Mark Bryant, Mayor

ATTEST:

By: _____



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: October 30, 2025 Meeting Date: November 18, 2025

Name of Submitter: Kayla Riggs Department: Administration

1. Nature and purpose of this agenda item:

Emergency Management Update will provide their bi-weekly update for storm related activity/recovery.

2. Recommended Motion/Action:

None at this time.

3. Will this item require a presentation? No

4. Deadline for Completion: Ongoing

5. Fiscal Impact Questions:

Is this item included in the current budget? NA

If item is grant related, is there a County match requirement? NA

Explain the procurement process for this request (attach necessary documentation): NA



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: November 13, 2025 **Meeting Date:** November 18, 2025

Name of Submitter: Sara Little **Department:** Administration

1. Nature and purpose of this agenda item:
Approval of contract amendment for PSAP Agreement. This amendment changes the deadline for completion to February 2, 2026. There are no other changes.

2. Recommended Motion/Action:
Approve the amendment as presented.

3. Will this item require a presentation? No, backup documents only

4. Deadline for Completion: 2/2/2026

5. Fiscal Impact Questions:

Is this item included in the current budget? NA

If item is grant related, is there a County match requirement? None

Explain the procurement process for this request (attach necessary documentation): NA

AGREEMENT NO. DMS-P2-25-07-13
BETWEEN
FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
AND
BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
AMENDMENT NO. 1

This Amendment No. 1 (Amendment) to Agreement No. **DMS-P2-25-07-13** (Agreement) is entered into by and between the Florida Department of Management Services (Department), and the **Baker County Board of County Commissioners** (Grantee), collectively referred to herein as the "Parties."

Whereas, the Parties entered into the Agreement for the Department to disburse funds to the Recipient to fund the enhancement of fiscally constrained counties' Public Safety Answering Points (PSAPs) pursuant to Specific Appropriation 2678 of Chapter 2025-195, Laws of Florida; and

Whereas, the Parties agree the Agreement may be amended via a formal amendment pursuant to Section (6), Modification, of this Agreement; and

Whereas, the Parties desire to amend the due dates for Deliverables 1 and 2 set forth in Attachment A, Scope of Work and Budget.

Accordingly, and in consideration of the mutual promises contained herein, the Parties agree to the following:

1. Section 5., Deliverables, Subsection 5.1.1, Deliverable 1. Procurement, is deleted in its entirety and replaced with the following:

5.1.1. Deliverable 1. Procurement: If not already executed, the Recipient shall execute a contract or purchase order with a vendor responsible for producing equipment and services to enhance the PSAP(s) for Baker County, no later than February 2, 2026, unless given written permission by the Department in advance.

5.1.1.1 The Recipient shall provide the Department with an unredacted copy of the final procurement documents and any related addendums. If any portion of the procurement documentation contains confidential or exempt information, the Recipient shall provide a redacted version suitable for public records requests, in accordance with Chapter 119, F.S. Procurement of equipment and services shall be done in compliance with all local and State of Florida procurement rules and laws and shall clearly set forth all vendor requirements. Equipment and services not procured in accordance with this requirement shall not be eligible for reimbursement.

5.1.1.2 Provide the Department with an unredacted copy of contract(s) or purchase order(s) with the Recipient's vendor(s) for the purpose of enhancing the Baker County PSAP(s). The Recipient is responsible for

ensuring that its contract, purchase order, or subcontract with the awarded vendor for work under this Agreement complies with the terms in Section 20, Termination, of the Agreement. The Recipient is also responsible for ensuring the contract or purchase order require the awarded contractor and/or subcontractor comply with the terms of this Agreement and all applicable local and State of Florida laws and regulations governing procurement and receipt of state financial assistance, including, but not limited to, obtaining all legally required affidavits and certifications from its vendors. The Recipient shall ensure awarded vendor(s) systems are interoperable with bordering counties, regions, and adjacent state lines, and, if applicable, consistent with the NENA i3 Standard for NG911. The Recipient shall execute an amendment to any contracts and/or purchase orders where necessary to comply with this provision.

5.1.1.3 Submit to the Department's Grant Manager a signed Attachment G, Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion, for any contractor or subcontractor performing work and receiving funding under this Agreement. The form must be received by the Department prior to executing a contract or purchase order or subcontract for work under this Agreement. Where a contract or purchase order has been executed prior to this Agreement's effective date, the Recipient shall provide the Department with documentation demonstrating it obtained the necessary certifications contemplated in Attachment G from its contractors and subcontractors.

2. Section 5., Deliverables, Subsection 5.1.2, Deliverable 2. Improvement, is deleted in its entirety and replaced with the following:

5.1.2 Deliverable 2. Procurement: No later than February 2, 2026, unless given written permission by the Department in advance, the Recipient shall conduct, or cause to be conducted, PSAP enhancements procured in accordance with Recipient Deliverable 1. All purchases and installations shall be performed by the awarded vendor(s) in accordance with the contract terms for the Baker County PSAP enhancements project executed by the Recipient and its awarded vendor(s).

5.1.2.1. Document requests for reimbursement using appropriate reimbursement attachment form. Ensure all requests for reimbursement for Recipient Deliverable 2 contain detail sufficient for audit thereof and shall be accompanied by all supporting documentation required for reimbursement including, but not limited to, receipt of deliverable or service, copies of purchase orders and paid vouchers, invoices, copies of check processing, journal transfers.

3. Each person signing this Amendment warrants that he or she is duly authorized to do so and to bind the respective party.

4. This Amendment is hereby made a part of the Agreement. All other terms and conditions of the Agreement shall remain in full force and effect. This Amendment sets forth the entire understanding between the Parties with regard to the subject matter hereof.
5. The effective date of this Amendment is the date on which it is fully executed by both Parties.

THIS SPACE LEFT INTENTIONALLY BLANK

IN WITNESS THEREOF, the Parties have executed this Amendment by the undersigned duly authorized representatives.

Grantor:

**STATE OF FLORIDA
DEPARTMENT OF MANAGEMENT
SERVICES**

By: _____

Name: _____

Title: Deputy Secretary/Dept of Management
Services

Date: _____

Grantee:

**AUTHORIZED COUNTY OFFICIAL/ BAKER
COUNTY, FLORIDA.**

By: _____

Name: _____

Title: _____

Date: _____



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: November 13, 2025 Meeting Date: November 18, 2025

Name of Submitter: Sara Little Department: Administration

1. Nature and purpose of this agenda item:

Placeholder for Nehemiah Court roadway improvement plan.

2. Recommended Motion/Action:

Should the recommended changes be made, this will be discussed. This is a placeholder at this time
due to the agenda going out before final conversations are conducted.

3. Will this item require a presentation? _____

4. Deadline for Completion: _____

5. Fiscal Impact Questions:

Is this item included in the current budget? NA

If item is grant related, is there a County match requirement? None

Explain the procurement process for this request (attach necessary documentation): NA

Pending Business

PENDING BUSINESS ITEM	PRIORITY	STATUS	START DATE	% COMPLETE	COMMENTS
				100%	
COA Bus Wash	Normal	In Progress	08/06/2019	95%	Project Closeout underway
Infrastructure funding for County Roads	Normal	New	07/18/2017	50%	Ongoing
St Marys Cove Boat Ramp Grant Phase 2	High	New	01/05/2020	5%	Agreement approved 4/20/2021
St. Mary's Shoals Park Improvements	High	New	10/19/2021	50%	Two Camp Hosts on-site
Council on Aging- Senior Life Enrichment Ctr	High	New	08/17/2022	95%	Project Closeout underway
Cuyler Fire Station	High	New	01/03/2023	90%	Waiting on Mobile home. Pending Grand Opening.
Knabb Sports Complex Appropriation Project	High	New	11/21/2023	25%	staff is meeting 5/30/2025 to go over Phase 2 schedule for construction of restrooms and concession stand.
Courthouse Generator Appropriation Project	High	New	11/21/2023	0%	Bid award 02/18/2025 Contract signed, awaiting equipment.
Sanderson Center	Normal	New	12/03/2024	0%	Staff met with Mr. Moore. Draft plan discussed with staff and building official. Waiting on pricing.
Community Development Permit Software	Normal	New		75%	Programming is nearing completion. Staff will undergo training in coming weeks
Community Assistance					

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
988275	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	17,515.23	.00	17,515.23	11/03/2025		23279
			E911 July 2025	3220		17,515.23	0.00	17,515.23			
	DIST:		104-521-2300-59123			1,898.56					
	DIST:		104-521-2300-59123			1,116.67					
	DIST:		104-521-2300-59123			7,783.59					
	DIST:		104-521-2300-59123			6,716.41					
988282	CHK	A	AMY DUGGER, TAX COLLECTOR	758	1	23,754.98	.00	23,754.98	11/04/2025		23330
			TAX COLLECTOR DRAW 11.25	SEPT21-103		23,754.98	0.00	23,754.98			
	DIST:		001-513-1500-59180			23,754.98					
988284	CHK	A	BAKER COUNTY CORRECTIONS MANAG	1008	1	360,740.75	.00	360,740.75	11/04/2025		23330
			INMATE HOUSING 11.25	1157		360,740.75	0.00	360,740.75			
	DIST:		104-523-7100-58113			360,740.75					
988285	CHK	A	BRADLEY, GARRISON, & KOMANDO	2351	1	5,835.00	.00	5,835.00	11/04/2025		23330
			LEGAL SERVICES 11.25	12356		5,835.00	0.00	5,835.00			
	DIST:		001-514-1600-53100			5,835.00					
988286	CHK	A	CHRIS MILTON SUPERVISOR OF ELE	2072	1	54,672.70	.00	54,672.70	11/04/2025		23330
			SOE DRAW 11.25	304		54,672.70	0.00	54,672.70			
	DIST:		001-513-1900-59180			54,672.70					
988289	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	600,955.00	.00	600,955.00	11/04/2025		23330
			BCSO 11.25	3257		600,955.00	0.00	600,955.00			
	DIST:		104-525-7300-59180			59,683.00					
	DIST:		104-711-9000-59180			36,905.00					
	DIST:		104-521-6900-59180			504,367.00					
988290	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	46,046.00	.00	46,046.00	11/04/2025		23330
			FDLE GRANT 11.25	3258		46,046.00	0.00	46,046.00			
	DIST:		104-521-6900-59180			46,046.00					
988292	CHK	A	STACIE D. HARVEY, CLERK OF COU	279	1	41,264.55	.00	41,264.55	11/04/2025		23330
			CLERK DRAW 11.25	1252294		41,264.55	0.00	41,264.55			
	DIST:		001-512-1200-59180			41,264.55					
988296	CHK	A	BAKER COUNTY SCHOOL BOARD	57	1	71,597.46	.00	71,597.46	11/04/2025		23334
			Impact Adm Jul-Sept25	JUL-SEP25IMPACT		71,597.46	0.00	71,597.46			
	DIST:		180-208100			72,576.00					
	DIST:		180-341300			1,451.52-					
	DIST:		180-208100			472.98					
988299	CHK	A	NEW RIVER SOLID WASTE ASSOCIAT	317	5	26,329.80	.00	26,329.80	11/04/2025		23334
			Sept 25 B&H Tipping-SW	SEPT25BH		2,081.10	0.00	2,081.10			
	DIST:		116-534-6500-53403			2,081.10					
			Sept 25 BOCC Tipping-SW	SEPT25BOCC		21,748.80	0.00	21,748.80			
	DIST:		116-534-6500-53403			21,748.80					
			Sept 25 Citizen Tipping-SW	SEPT25CIT		51.60	0.00	51.60			
	DIST:		116-534-6500-53403			51.60					
			Sept 25 Residential-SW	SEPT25RES		693.00	0.00	693.00			
	DIST:		116-534-6500-53403			693.00					
			Sept 25 VJS Tipping-SW	SEPT25VJS		1,755.30	0.00	1,755.30			
	DIST:		116-534-6500-53403			1,755.30					
988305	CHK	A	SUMMERVILLE SYSTEMS	398	2	6,764.67	.00	6,764.67	11/04/2025		23334

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			Jul 2025 Signal Bill-Rd	1380		3,498.00	0.00	3,498.00			
	DIST:		103-541-5500-53100	3,498.00							
			Aug 2025 Signal Bill-Rd	1383		3,266.67	0.00	3,266.67			
	DIST:		103-541-5500-53100	3,266.67							
988306	CHK	A	THOMAS HOWELL FERGUSON PA- THF	4583	1	7,478.00	.00	7,478.00	11/04/2025		23334
			FEMA Prof Serv 9.25 Debby	150591		7,478.00	0.00	7,478.00			
	DIST:		001-511-1100-53119.1	7,478.00							
988311	CHK	A	BAKER COUNTY COUNCIL ON AGING	47	1	11,250.00	.00	11,250.00	11/06/2025		23343
			COA DRAW 11.25	17673		11,250.00	0.00	11,250.00			
	DIST:		001-564-3510-58104	11,250.00							
988320	CHK	A	ESO SOLUTIONS, INC	249	1	6,545.75	.00	6,545.75	11/06/2025		23343
			EHR CAD IMPORT NFIRS REPORTING	178459		6,545.75	0.00	6,545.75			
	DIST:		001-526-2700-56455	6,545.75							
988321	CHK	A	FPL	200	15	6,319.69	.00	6,319.69	11/06/2025		23343
			00178-86243 AG CENTER BARN	00178-86243-051		26.46	0.00	26.46			
	DIST:		001-537-2910-54301	26.46							
			02491-705980 1190 W MACC-EMS	02491-70598.1-115		688.78	0.00	688.78			
	DIST:		001-526-2700-54301	688.78							
			05246-10748 AG CENTER-US 90	05246-10748.1-115		607.62	0.00	607.62			
	DIST:		001-537-2910-54301	607.62							
			48133-69255 AG CENTER	48133-69255.1-115		27.18	0.00	27.18			
	DIST:		001-537-2910-54301	27.18							
			48308-42235 REC DPT-MINGER FLD	48308-42235.1-117		174.89	0.00	174.89			
	DIST:		001-572-3300-54300	174.89							
			48940-05380 VETERANS PARK	48940-05380-017		63.61	0.00	63.61			
	DIST:		001-572-3300-54300	63.61							
			50996-76438 TAX COLL/PA/ELECT	50996-76438.1-117		1,569.97	0.00	1,569.97			
	DIST:		001-513-1500-54301	1,569.97							
			57463-72282 EMS STORAGE BLDG	57463-72282.1-092		102.74	0.00	102.74			
	DIST:		001-526-2700-54301	102.74							
			76470-81590 VOLLEYB CT-25 8TH	76470-81590.1-117		29.05	0.00	29.05			
	DIST:		001-572-3300-54300	29.05							
			85215-10746 COA US90	85215-10746.1-118		370.27	0.00	370.27			
	DIST:		001-564-3510-54306	370.27							
			85345-16789 REC.DEPT/SCOREBRD	85345-16789.1-117		27.18	0.00	27.18			
	DIST:		001-572-3300-54300	27.18							
			85355-12704 REC DEPT/KNABB CMP	85355-12704.1-117		740.55	0.00	740.55			
	DIST:		001-572-3300-54300	740.55							
			85415-17762 REC DEPT/KNABB	85415-17762.1-115		240.72	0.00	240.72			
	DIST:		001-572-3300-54300	240.72							
			85425-15799 REC DP-WMN-SFTBLL	85425-15799.1-117		447.10	0.00	447.10			
	DIST:		001-572-3300-54300	447.10							
			96466-19719 ROAD DEPT/US90 CTY	96466-19719.1-117		1,203.57	0.00	1,203.57			
	DIST:		103-541-5500-54301	1,203.57							
988326	CHK	A	HIGGINBOTHAM BROTHERS CONSTRUC	533	1	11,493.08	.00	11,493.08	11/06/2025		23343
			Higginbotham Draw 11.25	281		11,493.08	0.00	11,493.08			
	DIST:		001-524-2500-53100	11,493.08							
988347	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	57,871.00	.00	57,871.00	11/07/2025		23344
			EM County Match FY25/26	3250		57,871.00	0.00	57,871.00			
	DIST:		001-586-3520-59108	57,871.00							

BAKER COUNTY BOCC
Year End Payment Register

Bank Number: 1 / Name: First Federal / Description: Operating Account

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
988350	CHK	A	THE HOPE CENTER OF BAKER COUNT	4462	1	20,000.00	.00	20,000.00	11/07/2025		23344
			2026 Day of Hope 80% TDC	2025HOPE80%		20,000.00	0.00	20,000.00			
		DIST:	111-574-4800-54800			20,000.00					
988361	CHK	A	VECTOR SOLUTIONS	1026	3	5,707.52	.00	5,707.52	11/10/2025		23355
			2025 RECERT AND MAINTENANCE FE	129486		652.92	0.00	652.92			
		DIST:	001-526-2700-53100			652.92					
			2025 SCHEDULING -SPLIT FOR EMS	129505		10,109.20	0.00	5,054.60			
		DIST:	001-526-2700-53100			2,390.96					
		DIST:	105-522-5400-53100			82.00					
		DIST:	105-522-5400-53100			2,499.64					
		DIST:	001-526-2700-53100			82.00					

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
2218	CHK	A	RANDY POWELL CONSTRUCTION INC	924	1	24,850.00	.00	24,850.00	11/04/2025		23334
			14035 LIGHTER RD New construct	5	LIGHTERRD14035	24,850.00	0.00	24,850.00			
	DIST:		122-554-1098-53400			24,850.00					

REGISTER TOTALS	Checks: 20	Voids: 0	41	1,406,991.18	0.00	1,406,991.18
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ARPA PHASE 1 & 2						
Phase		Description	Budgeted Amount	Expended Amount	Notes	
1		Building Construction Fund- Fire Rescue	\$246,877	\$246,877	Central Fire	
1		Emergency Services Communication Upgrade	\$300,000	893,063.05	Approved for Payment 7/15/2022	
1		Road Infrastructure Improvements = Reid Stafford & Millings	\$250,000	249,727	Millings Purchased, Reid Stafford awarded 6/2023	
					Elevator = 25,132, Library Reno = \$125,000; Sanderson Station Propane Tank \$10,000; Sanderson Station Signage \$5000, \$10,000 Vet Park Docks; Vet Park Power/FPL Costs \$14,000; \$15,800 Health Department Keyless Door Repair; \$1430 Jonesville Park Boundary Survey; \$ 6,040, 2-factor Authentication Key - Microsoft; \$7525 Library AC, \$3,000 trees at Post Office, \$26,742 Sanderson Fire Pump; \$82.50 Tarbox work for Pond at Central County, \$40,194 COA Change Order \$2,8,072 Courthouse Keyless Entry Emergency Doors; \$67,735 Sanderson FS to FPL; \$6,700 Sanderson FS to Hometown; \$32,150 Sanderson FS to Sprinklermatic; \$28,868 Courthouse Generator	
1		Facilities Infrastructure Improvements = Library, Admin, CDD, Fairgrounds	766,223	567,726.00		
1		County Infrastructure Improvements = litter, overtime & lawn service	185,000	60,135		
1		Incentive Pay to Eligible Workers	\$488,750	488,750		
		TOTAL	\$2,836,850	\$2,506,284		
2	BOCC	Emergency Services Communication Phase 2	300,000	803,762.15	803,762.15 paid, 10% payment remaining	
2	Maint	Replacement Vehicle	35,000	47,119	Purchased	
2	Ag Ctr	Replacement Tables	8,400	8,110.00	Purchased	
2	Ext	Replacement Laptop	1,000	1,039	Purchased	
2	Vet Svcs	Vehicle	35,000	42,601	Purchased	
2	Rec	Replacement Vehicle	40,000	47,119	Purchased	
2	Rec	Park Equipment	50,000	51,005	Jonesville Fencing = 4,480, Blsachers = 26,019, Knabb Fence Repair and Material \$18,721, Jonesville Park Fence Replacement \$1785	
2	Rec	Demo 2-Story Announcers Booth	10,000	14,300	Muncy awarded 2/7	
2	Rec	Replacement Mower	13,000	16,067	Purchased	
2	Rec	Replacement Field Groomer	13,000	14,595.00	Purchased	
2	Rec	Knabb Sports Complex Improvements- APPROPRIATION MATCH FUND	305,000	308,417	\$6,681 survey; \$76,600 irrigation, \$4,800 hydroseeding; \$61,430 concrete sidewalks and dugout pads; Privacy Fence and Tree Removal at Knabb, \$8,000; Vet Park and Jonesville- Ground Cover, Border \$13,431, \$7,522 sand for volleyball courts 5/30; \$33,840 fill dirt; \$11,800 clay, \$14,493 sand; \$63,700 fencing	
2	DevOps	6681	10,680	10,680	*Currently charged to DevOps- needs to be moved to ARPA	
2	DevOps	Security Related	4,500	0	vuln scanning	
2	DevOps	Large Format Scanner	8,000	7,612	Scanner Purchased \$4641, \$2383 for laminator; Table \$528	
2	Fire	Sanderson Fire Station	600,000	600,000	Complete	
2	Fire	Cuyler Fire Station	250,000	64,119	bathroom, driveway, garage doors conversion	
2	Fire	Thermal Camera	10,000	13,650	Purchased	
2	Transport	Replacement Office Furniture	2,000	0		
2	Transport	Replacement Equipment	5,000	1725	3 - Lucas Chest Compression Mounts	
2	Rescue	Headquarters Reno= Paint and Flooring	50,000	29,400	Paint and Flooring Complete	
2	S/W	Replacement Compactor Unit	34,500	31,336	Purchased	
2	S/W	Replacement of Dumpsters - 40 yard	27,500	20,406	Purchased	
2	S/W	Replacement of Dumpsters - 20 Yard	18,000	28,150	Purchased	
2	S/W	Replacement of Collection Site Attendant Building	5,000	4,234	All have been replaced 04/29/2024	
2	S/W	Collection Site Improvements	55,000		\$6,6654 Sign Cutter; Computer Clint; gate at steel bridge collection sit	
2	S/W	Collection Site Security Cameras	10,000	7,541		
2	BCSO	Body Worn Cameras	99,681	99,681	Purchased	
2	Court Fac.	Security Improvements	200,000	230,180	Elevator Update x 2 \$50,264, Key Card System \$173,916; New	
2	Em Mng.	Transfer Switch	30,000	20,000	Purchased	
2	Contingenc	Contingency	6,589	0		
		TOTAL	2,836,850	2,522,908.15		



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

The Board of County Commissioners meet on the 1st and 3rd Tuesday of each month at 5:00 p.m. at the Baker County Administration Office, Commission Chambers, 55 North Third Street, Macclenny, FL 32063. All agenda items should be submitted to County Administration via sara.little@bakercountyfl.org and kayla.riggs@bakercountyfl.org no later than the Wednesday prior to the Commission meeting.

Date of Submission: October 28, 2025 **Meeting Date:** November 18, 2025

Name of Submitter: LaDonna Combs **Department:** Community Development

1. Nature and purpose of this agenda item:

An ordinance to comply with the 2021 Florida Statute Section 163.3177(6)(i)1, which requires each local government's comprehensive plan to include a property rights element. The county's ability to transmit comprehensive plan amendments will be limited until completed.

2. Recommended Motion/Action:

Approval

3. Will this item require a presentation? No

4. Deadline for Completion: ASAP

5. Fiscal Impact Questions:

Is this item included in the current budget? N/A

If item is grant related, is there a County match requirement? N/A

Explain the procurement process for this request (attach necessary documentation): N/A

ORDINANCE 2025-39

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY COMPREHENSIVE PLAN BY ADDING A NEW PROPERTY RIGHTS ELEMENT; PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR RECORDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3167, Florida Statutes, requires each local government to maintain a comprehensive plan to guide its future development and growth; and

WHEREAS, Section 163.3177(6)(i)1, Florida Statutes, requires each local government's comprehensive plan to include a property rights element; and

WHEREAS, Baker County respects judicially acknowledged and constitutionally protected private property rights; and

WHEREAS, Baker County respects the rights of all people to participate in land use planning processes; and

WHEREAS, this ordinance will amend the comprehensive plan by adding a property rights element; and

WHEREAS, this ordinance was first heard by the Board of County Commissioners of Baker County, Florida at a duly advertised public hearing held on Tuesday, November 4th, 2025, after 6:00 P.M; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the amendment to the Baker County Comprehensive Plan described herein is in the best interest of Baker County, Florida and its citizens.

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

Section 1. Adoption. The Baker County comprehensive plan is amended by adding the property rights element attached as **EXHIBIT A** and made part of this ordinance as if set forth in full.

Section 2. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, staff is directed to file the same in the Official Records of Baker County, Florida.

Section 3. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this 18th day of November 2025.

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**OLIVER J. ANDERSON, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT A

PROPERTY RIGHTS ELEMENT STATEMENT OF RIGHTS BAKER COUNTY, FLORIDA

The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.



Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE: November 3, 2025

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2025-36 REZONING**
Agriculture 7.5 (AG 7.5) to Agriculture 5 (AG 5)

BACKGROUND

Francisco Taylor has submitted an application with the Baker County Community Development Department requesting a **REZONING FROM AGRICULTURE 7.5 (AG 7.5) to AGRICULTURE 5 (AG 5)**. The 5.01-acre parcel (No. 12-2S-21-0000-0000-0140) is located at 6690 Otis Yarborough Rd., Glen St. Mary, FL 32040. This parcel was created in 2003, is currently vacant and non-conforming.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicants propose a change in zoning (Ordinance 2025-36) from **AGRICULTURE 7.5 (AG 7.5) to AGRICULTURE 5 (AG 5)**. The Applicant proposes a change in zoning to bring the subject parcel into compliance with current standards.

The subject parcel is bound by the following land use designations and zoning districts:

North: Very Low Density Residential & Industrial / Residential Conventional 2

South: Agriculture B / Agriculture 7.5

East: Agriculture B / Agriculture 7.5

West: Agriculture B & VLDR /Agriculture 7.5 & RCMH 1

ORDINANCE CODE

The applicant requests to amend the Zoning Map by changing the current zoning. The following are relevant land development regulations from the Baker County Ordinance Code:

CURRENT ZONING DISTRICT

Sec. 24-191. - AG 7.5 Agricultural District.

- (a) Generally. This section applies to the AG 7.5 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) Permitted uses and structures.
 - (1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed store (site plan review).
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house site plan review).
 - g. Labor camp (site plan review).
 - h. Mobile home (one unit per 7.5 acres).
 - i. Private riding stable (site plan review; see section 24-148(c)).
 - j. Public riding stable (site plan review; see section 24-148(d)).
 - k. Roadside produce stand.
 - l. Silviculture.
 - m. Single-family (one unit per 7.5 acres).
 - n. Special use (see section 24-234).
 - o. Sports club.
 - p. Temporary use (see section 24-234).
 - q. Veterinary clinic (site plan review).
 - r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
 - (2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) Permissible uses by special exception.
 - (1) Feed lot (site plan review).
 - (2) Family lot division.
 - (3) Kennel.
 - (4) Sawmill.
 - (5) Slaughterhouse (site plan review).
 - (6) Homestead division (site plan review).
 - (7) Wireless telecommunication facilities (see section 24-235).
 - (8) Semi-public uses.
 - a. Club.
 - b. Lodge.

- c. Recreational association.
 - d. Neighborhood association.
- (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (d) Permissible use by mine permit.
 - (1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).
- (e) Permissible uses by limited notice.
 - (1) Day care center.
 - (2) Home occupation.
- (f) Setback and other standards.
 - (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 7.5 acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 25 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

PROPOSED ZONING DISTRICT

Section 24.191.01 – AG 5 Agricultural District.

- (a) *Generally.* This section applies to the AG 5.0 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the Comprehensive Plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 5.0 acres to 7.4 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
 - (1) Within any AG 5.0 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed store (site plan review).
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house (site plan review).
 - g. Labor camp (site plan review).
 - h. Mobile home (one unit per 5.0 acres).
 - i. Private riding stable (site plan review; see Section 24-148(c)).
 - j. Public riding stable (site plan review; see Section 24-148(d)).
 - k. Roadside produce stand.
 - l. Silviculture.
 - m. Single-family (one unit per 5.0 acres).
 - n. Special use (see Section 24-234).
 - o. Sports club.
 - p. Temporary use (see Section 23-234).
 - q. Veterinary clinic (site plan review).
 - (2) Additionally, within any AG 5.0 district, the following accessory uses, and structures are allowed by right:

- a. Storage buildings, sheds, tool houses, and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
 - (1) Family lot division.
 - (2) Kennel.
 - (3) Sawmill.
 - (4) Homestead division (site plan review).
 - (5) Wireless telecommunication facilities (see Section 24-235).
 - (6) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
- (d) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (e) *Setback and other standards.*
 - (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 5.0 acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: Fifty (50) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Twenty-Five (25) feet.
 - (4) Maximum height of structures shall be thirty-five (35) feet.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS FOR CONDITIONS

Baker County Fire and Rescue / Trevor Nelson

- 1. No issues.

Public Works Department / Chris Lee

- 1. No issues.

Baker County Health Department / Ryan McFadden

- 1. No issues.

Baker County School District / Chadd Scarborough

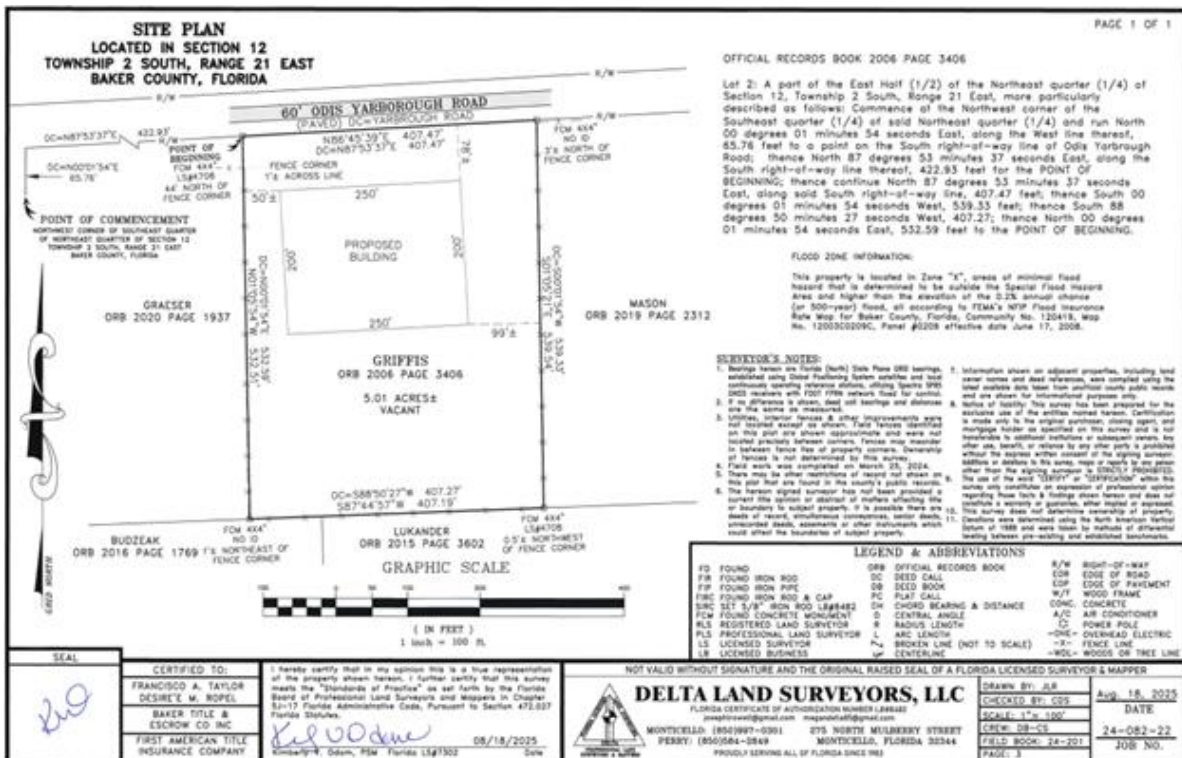
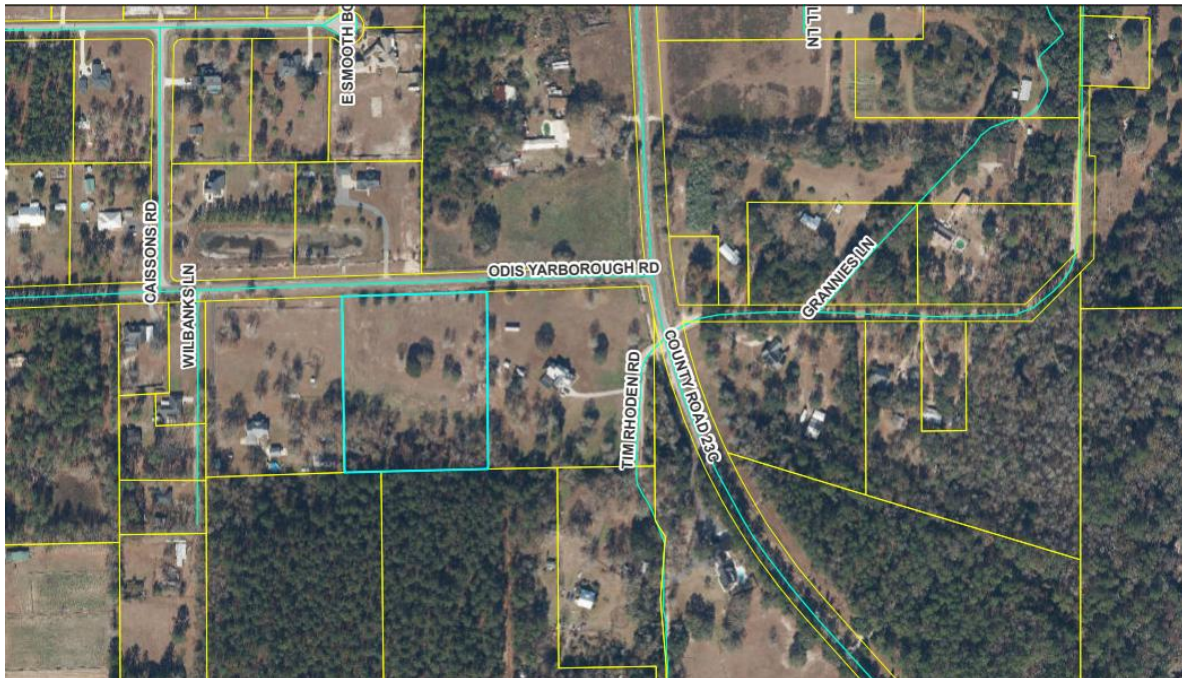
- 1. No comments.

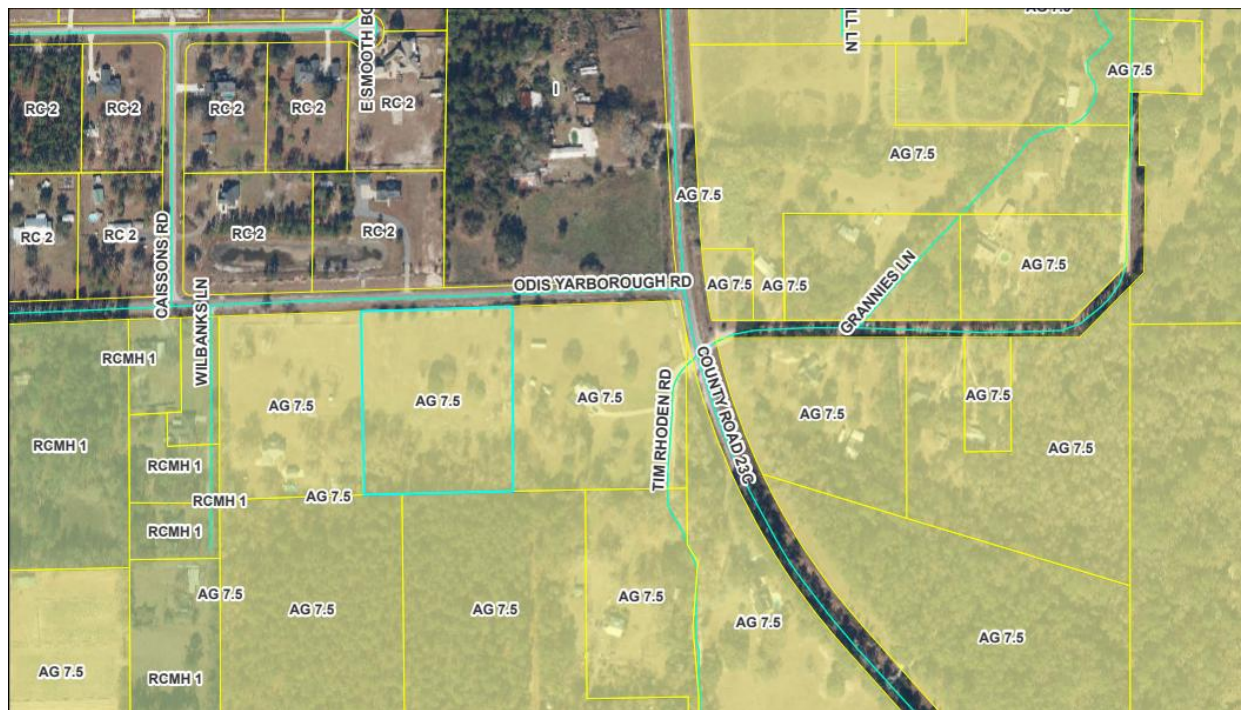
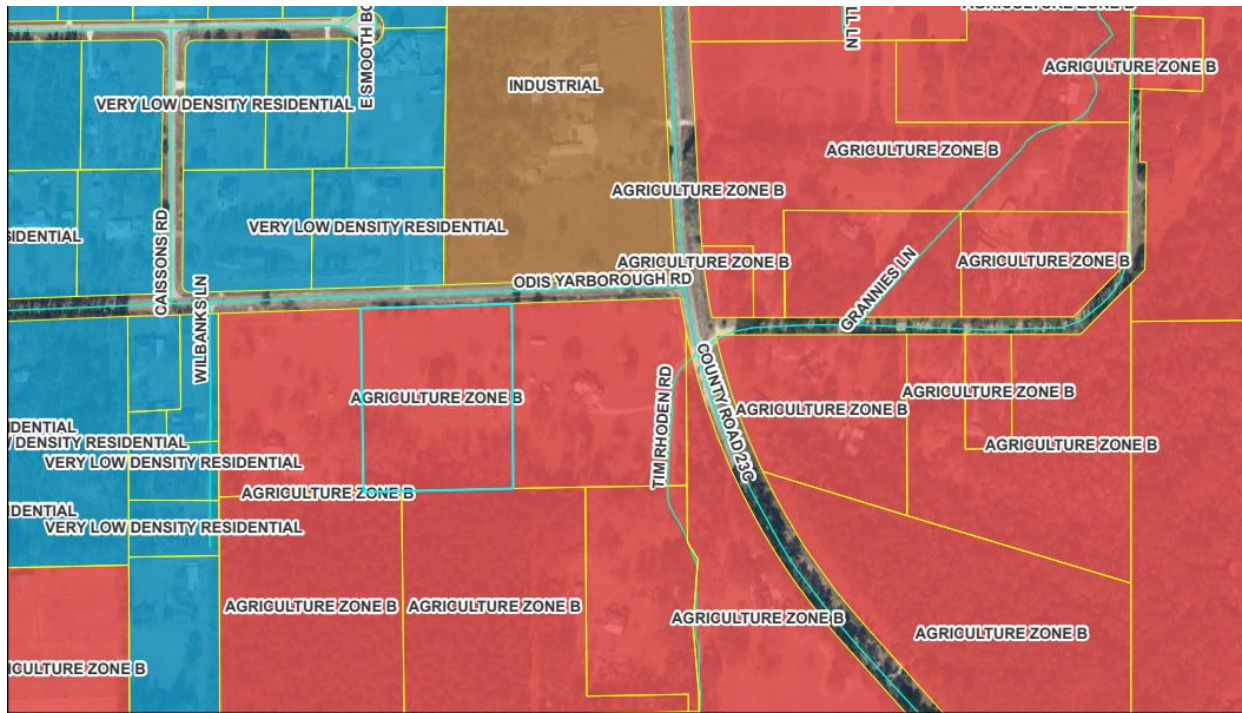
County Manager / Sara Little

- 1. No issues.

RECOMMENDATION

The applicant's request to rezone the subject parcel from AG 7.5 to AG 5 would result in a conforming lot with the same uses and lot requirements, and with a minimal change in density. Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2025-36** from **AGRICULTURE 7. 5** to **AGRICULTURE 5**.





ORDINANCE 2025-36

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 5.01 +/- ACRES OF REAL PROPERTY OWNED BY FRANCISCO TAYLOR FROM AGRICULTURAL 7.5 (AG 7.5) TO AGRICULTURAL 5 (AG 5) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE FOR FUTURE DEVELOPMENT; PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, Section 163.3184, Florida Statutes, requires that any amendment to the Baker County Comprehensive Plan or any element of portion thereof be made by ordinance; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS, the proposed zoning change is for approximately **5.01 +/- acres** of real property owned by **FRANCISCO TAYLOR**; and

WHEREAS, the corresponding parcel identification number is **12-2S-21-0000-0000-0140**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, November 13, 2025, after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, November 18, 2025, after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, December 2, 2025, after 6:00 P.M.** and approved the amendment to the Baker County Future Land Use Map; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives,

and Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida and its citizens.

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

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **FRANCISCO TAYLOR** and identified by the Baker County Property Appraiser Identification Number: **12-2S-21-0000-0000-0140**; and is more particularly described in "Exhibit 1" which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of allowing for an amendment to the Baker County Zoning Map.

Section 4. Reclassification of Property. The Board of County Commissioners of Baker County, Florida reclassifies the parcel of real property described in "Exhibit 1" from **AGRICULTURAL 7.5 (AG 7.5) TO AGRICULTURAL 5 (AG 5)** on the Baker County Zoning Map.

Section 5. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 7. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, December 2, 2025**.

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**OLIVER ANDERSON, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

OFFICIAL RECORDS BOOK 2006 PAGE 3406

Lot 2: A part of the East Half (1/2) of the Northeast quarter (1/4) of Section 12, Township 2 South, Range 21 East, more particularly described as follows: Commence at the Northwest corner of the Southeast quarter (1/4) of said Northeast quarter (1/4) and run North 00 degrees 01 minutes 54 seconds East, along the West line thereof, 65.76 feet to a point on the South right-of-way line of Odie Yarbrough Road; thence North 87 degrees 53 minutes 37 seconds East, along the South right-of-way line thereof, 422.93 feet for the POINT OF BEGINNING; thence continue North 87 degrees 53 minutes 37 seconds East, along said South right-of-way line, 407.47 feet; thence South 00 degrees 01 minutes 54 seconds West, 539.33 feet; thence South 88 degrees 50 minutes 27 seconds West, 407.27; thence North 00 degrees 01 minutes 54 seconds East, 532.59 feet to the POINT OF BEGINNING.

FLOOD ZONE INFORMATION:

This property is located in Zone "X", areas of minimal flood hazard that is determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2% annual chance (or 500-year) flood, all according to FEMA's NFIP Flood Insurance Rate Map for Baker County, Florida, Community No. 120419, Map No. 12003C0209C, Panel #0209 effective date June 17, 2008.



**Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach**

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403

STAFF REPORT

DATE: November 3, 2025

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2025-37 SMALL SCALE LAND USE AMENDMENT
Agriculture B (AG B) to Very Low Density Residential (VLDR)**

BACKGROUND

Paul and Susan Davis have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 7.51-acre parcel (No. 12-2S-21-0000-0000-0021) is located at 14433 Wilbanks Lane, Glen St. Mary, FL 32040. This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide the property in the future between themselves and their children. The companion rezoning ordinance requests a change from AG 7.5 to RCMH 1.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a land use amendment (Ordinance 2025-37) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** and a companion rezoning (Ordinance 2025-28) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 1 (RCMH 1)**.

The subject parcel is bound by the following land use designations and zoning districts:

North: Agriculture B / Agriculture 7.5

South: Agriculture B / Agriculture 7.5

East: Agriculture B / Agriculture 7.5

West: Very Low Density Residential / Residential Conventional Mobile Home 1

CURRENT LAND USE CATEGORY

Policy A.1.10.1 Agriculture

B. Agriculture Ag B

The category Ag B is in transition because of development potential because of location. Ag B lands lie at the fringe of developing areas, along major transportation routes or are contained within an area characterized by numerous pockets of already developed parcels. Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pits and fishponds are allowed.

Ag B lands are intended to be used for small-scale agriculture activities such as cultivation of field crops, livestock, dairies, or other uses on a limited scale.

Ag B lands may be developed at a maximum density of one (1) dwelling unit per 5 acres.

PROPOSED LAND USE CATEGORY

Policy A.1.10.2 Residential

The residential land use category includes single family detached, single family attached, duplex, and multi-family housing. Parcels of land designated for residential land uses are intended to be used predominately for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

The following minimum criteria pertain to residential land use categories:

- All development must meet building codes and have either a County Department of Health approved well and septic tank installation or connection to central water/sewer facilities.
- Compliance with the Concurrency Management System is required before development will be permitted at the stated densities/intensities of use.
- **Very Low Density**
Range of density from a maximum density of 1 dwelling unit per acre to a minimum of 1 unit per 7.5 acres, which will include zoning categories: Ag 7.5, RCMH1, RC1, and RCMH 2.5.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members, and the following reflect their comments:

Baker County Fire and Rescue / Trevor Nelson, Chief

- No issues.

Environmental Health / Ryan McFadden

- No issues.

Public Works Department / Chris Lee, Director

- No issues.

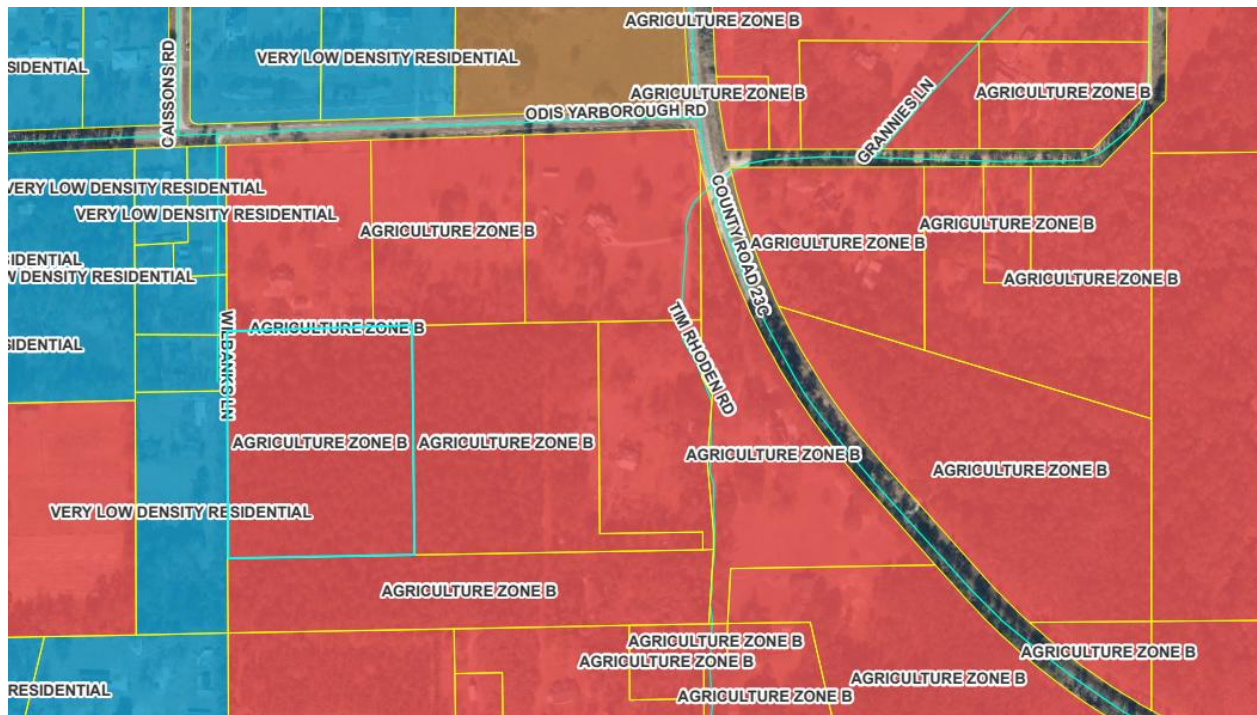
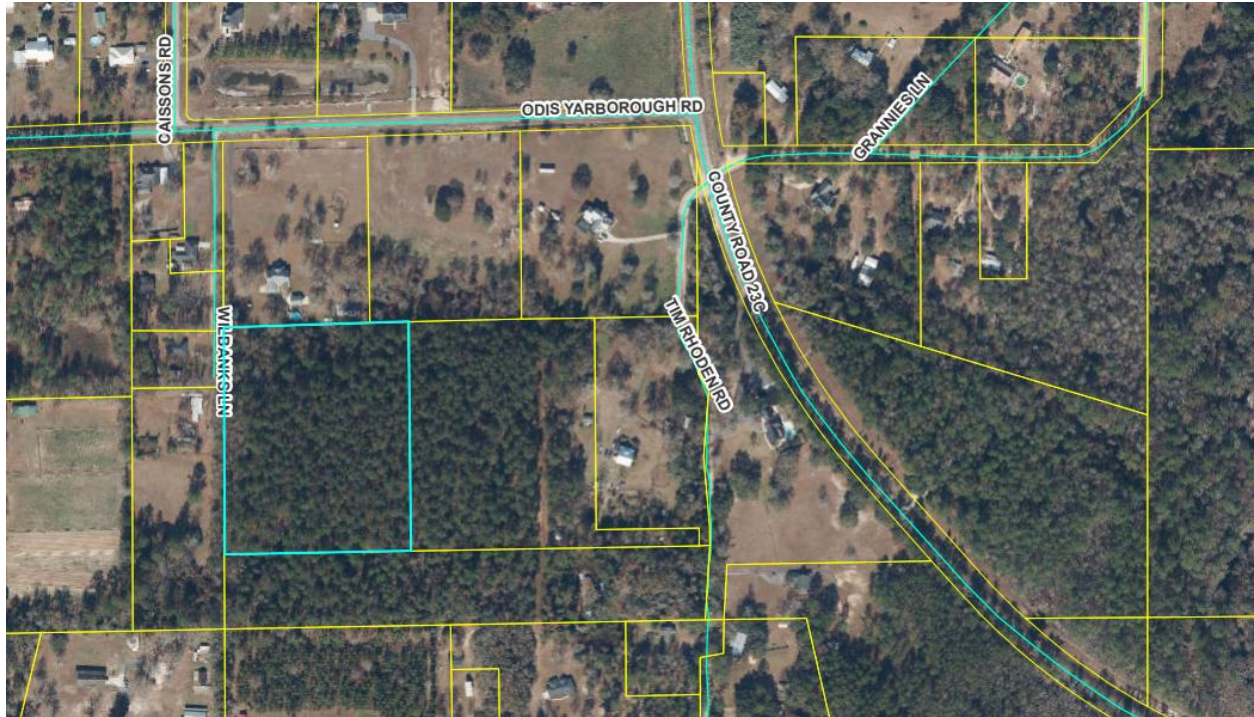
School District / Chadd Scarborough

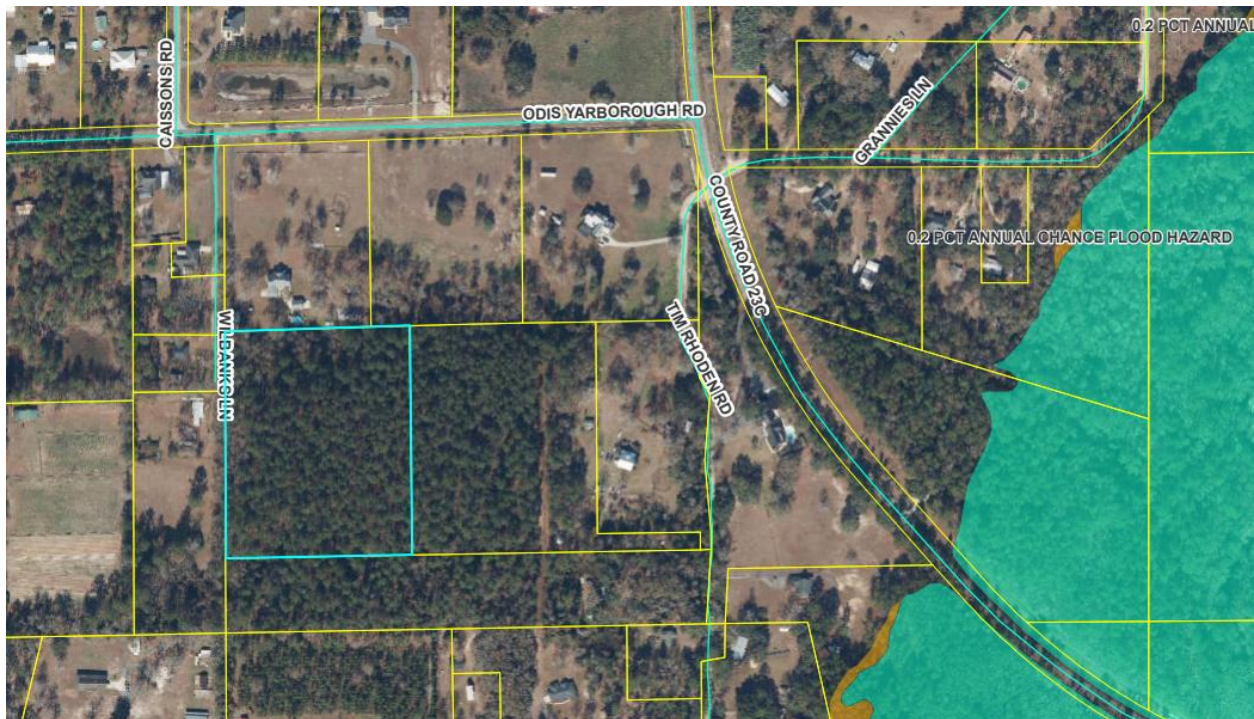
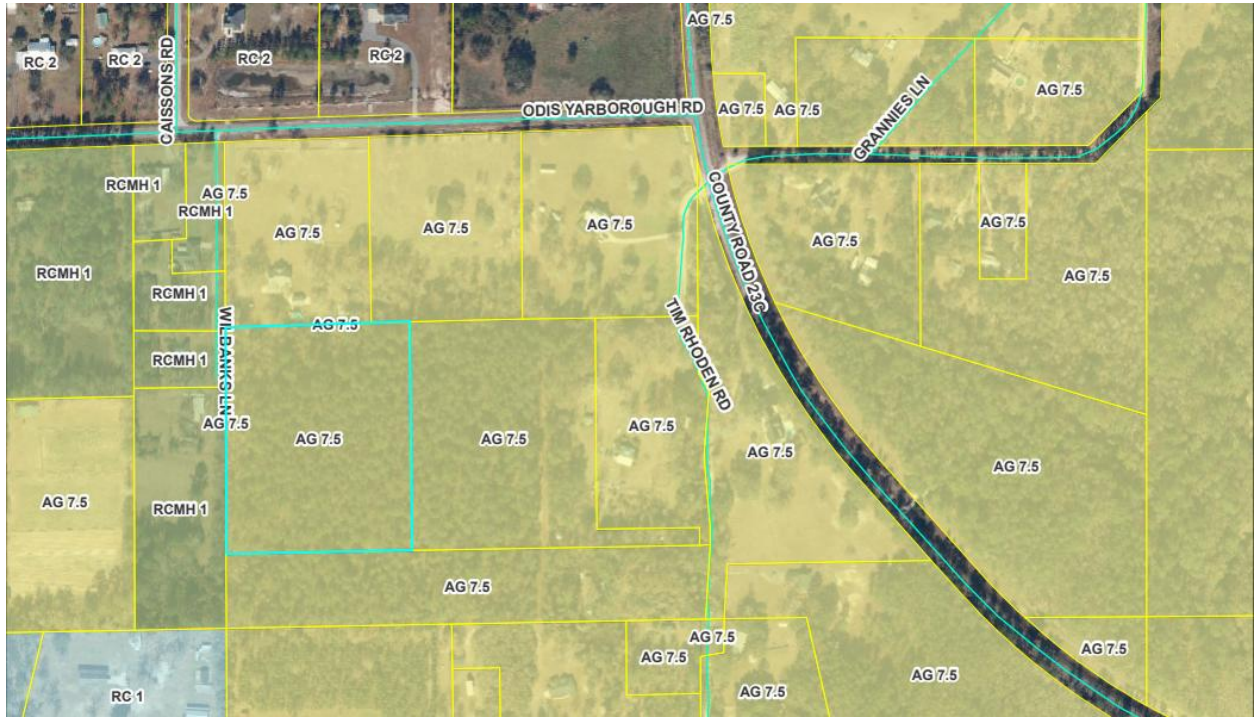
- No comments.

- No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Small Scale Land Use Amendment application for **Ordinance 2025-38** requesting change of **AGRICULTURE B (AG B)** to **VERY LOW DENSITY RESIDENTIAL (VLDR)**.





ORDINANCE 2025-37

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA MAKING A SMALL SCALE AMENDMENT TO THE BAKER COUNTY COMPREHENSIVE PLAN BY RECLASSIFYING APPROXIMATELY 7.51 +/- ACRES OF REAL PROPERTY OWNED BY PAUL AND SUSAN DAVIS FROM AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) IN ORDER TO BRING THE PARCEL INTO COMPLIANCE ON THE FUTURE LAND USE MAP; PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, Section 163.3184, Florida Statutes, requires that any amendment to the Baker County Comprehensive Plan or any element of portion thereof be made by ordinance; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Future Land Use Map; and

WHEREAS, the proposed small scale amendment to the Baker County Future Land Use Map is for approximately **7.51** +/- acres of real property owned by **PAUL AND SUSAN DAVIS**; and

WHEREAS, the corresponding parcel identification number is **12-2S-21-0000-0000-0021**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, November 13, 2025 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, November 18, 2025 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday**,

December 2, 2025 after 6:00 P.M. and approved the amendment to the Baker County Future Land Use Map; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the amendment to the Baker County Future Land Use Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan is in the best interest of Baker County, Florida and its citizens.

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

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **PAUL AND SUSAN DAVIS** and identified by the Baker County Property Appraiser Identification Number: **12-2S-21-0000-0000-0021**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of allowing for an amendment to the Baker County Future Land Use Map.

Section 4. Reclassification of Property. The Board of County Commissioners of Baker County, Florida reclassifies the parcel of real property described in “Exhibit 1” from **AGRICULTURAL B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** on the Future Land Use Map of the Baker County Comprehensive Plan.

Section 5. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 7. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, December 2, 2025**.

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**OLIVER ANDERSON, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

PARCEL "A"

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 00°01'14" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2002, PAGE 493 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°01'14" WEST, ALONG SAID LINE, 46.97 FEET; THENCE SOUTH 88°53'33" WEST, DEPARTING SAID LINE, 334.85 FEET; THENCE NORTH 00°01'14" WEST, PARALLEL TO THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 597.59 FEET TO AN INTERSECTION WITH THE NORTHERNMOST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 481.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 505.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, BEING ALSO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 00°04'51" WEST, ALONG SAID WEST LINE, 646.18 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 88°50'46" EAST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS, 505.93 FEET; THENCE NORTH 00°04'51" EAST, PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 645.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.50 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 4355 AND 4356 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.



Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE: November 3, 2025

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2025-38 REZONING**
Agriculture 7.5(AG 7.5) to Residential Conventional Mobile Home 1(RCMH1)

BACKGROUND

Paul and Susan Davis have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 7.51-acre parcel (No. 12-2S-21-0000-0000-0021) is located at 14433 Wilbanks Lane, Glen St. Mary, FL 32040. This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide the property in the future between themselves and their children. The companion land use application requests a change from Agriculture B to Very Low Density Residential.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a zoning change (Ordinance 2025-38) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 1 (RCMH 1)** and a companion land use amendment (Ordinance 2025-37) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)**.

The subject parcel is bound by the following land use designations and zoning districts:

North: Agriculture B / Agriculture 7.5

South: Agriculture B / Agriculture 7.5

East: Agriculture B / Agriculture 7.5

West: Very Low Density Residential / Residential Conventional Mobile Home 1

ORDINANCE CODE

The applicant requests to amend the Zoning Map by changing the current zoning. The following are relevant land development regulations from the Baker County Ordinance Code:

CURRENT ZONING DISTRICT

Sec. 24-191. - AG 7.5 Agricultural District (AG 7.5).

- (a) *Generally.* This section applies to the AG 7.5 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
- (1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed store (site plan review).
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house site plan review).
 - g. Labor camp (site plan review).
 - h. Mobile home (one unit per 7.5 acres).
 - i. Private riding stable (site plan review; see section 24-148(c)).
 - j. Public riding stable (site plan review; see section 24-148(d)).
 - k. Roadside produce stand.
 - l. Silviculture.
 - m. Single-family (one unit per 7.5 acres).
 - n. Special use (see section 24-234).
 - o. Sports club.
 - p. Temporary use (see section 24-234).
 - q. Veterinary clinic (site plan review).
 - r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
 - (2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
- (1) Feed lot (site plan review).
 - (2) Family lot division.
 - (3) Kennel.
 - (4) Sawmill.
 - (5) Slaughterhouse (site plan review).
 - (6) Homestead division (site plan review).
 - (7) Wireless telecommunication facilities (see section 24-235).
 - (8) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.

- d. Neighborhood association.
- (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (d) *Permissible use by mine permit.*
 - (1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).
- (e) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (f) *Setback and other standards.*
 - (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 7.5 acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 25 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

PROPOSED ZONING DISTRICT

Section 24-193. - Residential Conventional and Mobile Home District (RCMH 1).

- (a) *Generally.* The provisions of this section apply to the RCMH 1 Residential Conventional and Mobile Home District. This district is similar to the RC 1 Residential Conventional District. However, mobile homes are permitted. The purpose of classifying land and water areas within this district is to provide a transition between the agricultural and single-family districts and to accommodate residential development of single-family conventional or mobile homes in areas not served by central water and sanitary facilities within the Very Low Density land use category of the comprehensive plan. One unit per acre will be permitted and each unit shall have immediate access to a county-maintained paved road. Development must meet building codes and have a county department of health approved well and septic tank installation.
- (b) *Permitted uses and structures.*
 - (1) Within any RCMH 1 district permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Community residential facility, Type A.
 - c. Country club.
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house (site plan review).
 - g. Reserved.
 - h. Mobile home.
 - i. Roadside produce stand.
 - j. Silviculture.
 - k. Single-family (one unit per acre).
 - l. Special use (see section 24-234).
 - m. Temporary use (see section 24-234).
 - (2) Additionally, within any RCMH 1 district the following accessory uses and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
 - (1) Nursing home.

- (2) Private stable (site plan review; see section 24-148(c)).
- (3) Public riding stable (site plan review; see section 24-148(d)).
- (4) Veterinary clinic (site plan review).
- (5) Wireless telecommunication facilities (see section 24-235).
- (6) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
 - e. Cultural activities.
- (d) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (e) *Setback and other standards.*
 - (1) Minimum lot requirements (width, depth and area).
 - a. Width: 100 feet.
 - b. Depth: none.
 - c. Area: one acre.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 25 feet.
 - b. Side: 25 feet.
 - c. Rear: 25 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members, and the following reflect their comments:

Baker County Fire and Rescue / Trevor Nelson

- 1. No issues.

Public Works Department / Chris Lee

- 1. No issues.

Baker County Health Department / Ryan McFadden

- 1. No issues.

Baker County School District / Chadd Scarborough

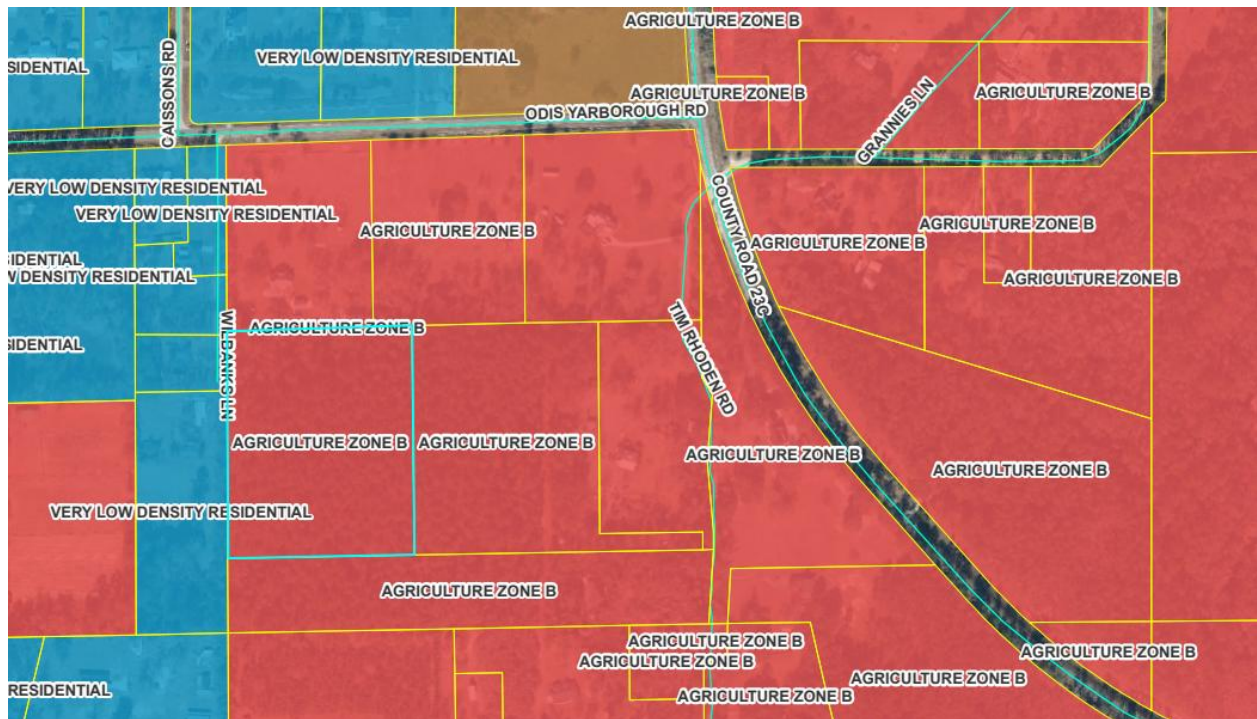
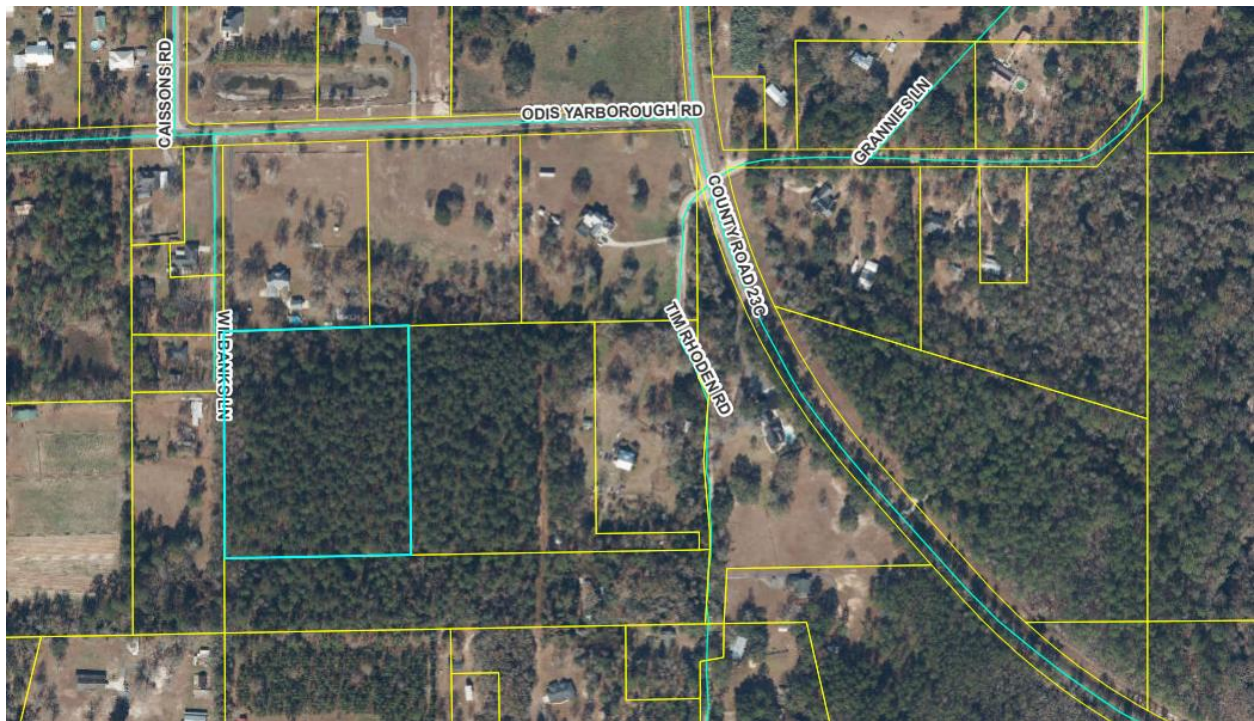
- 1. No comments.

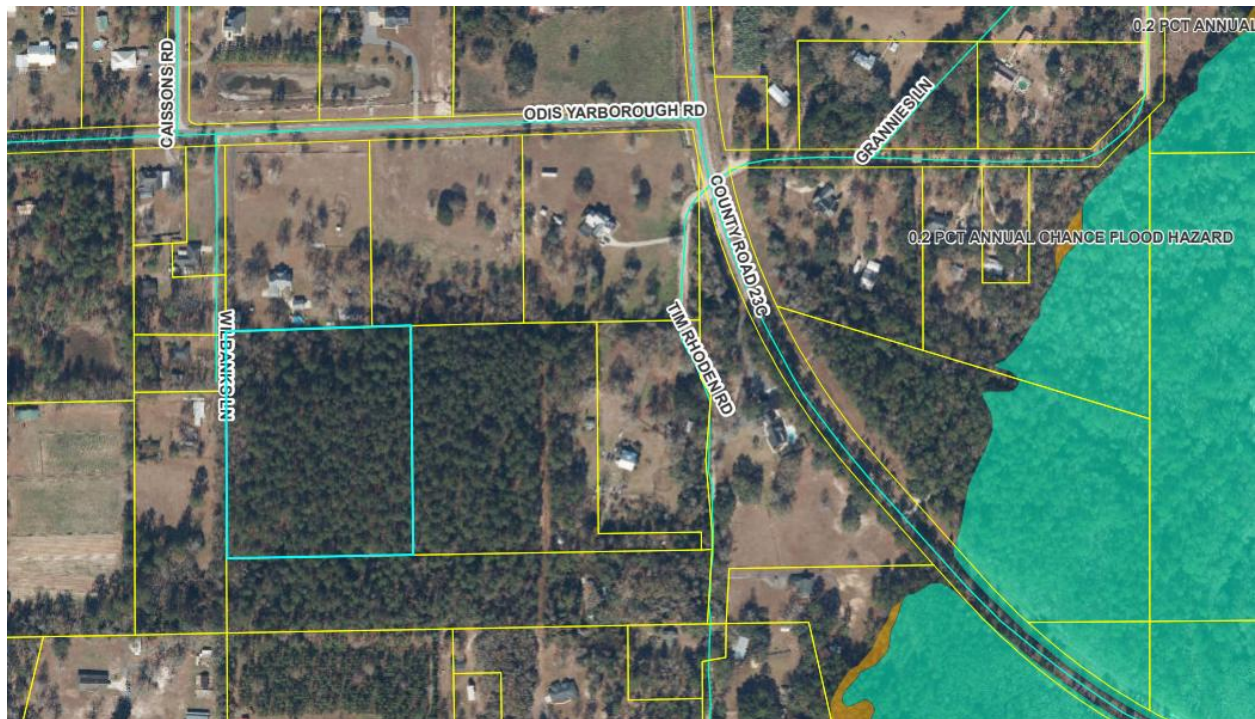
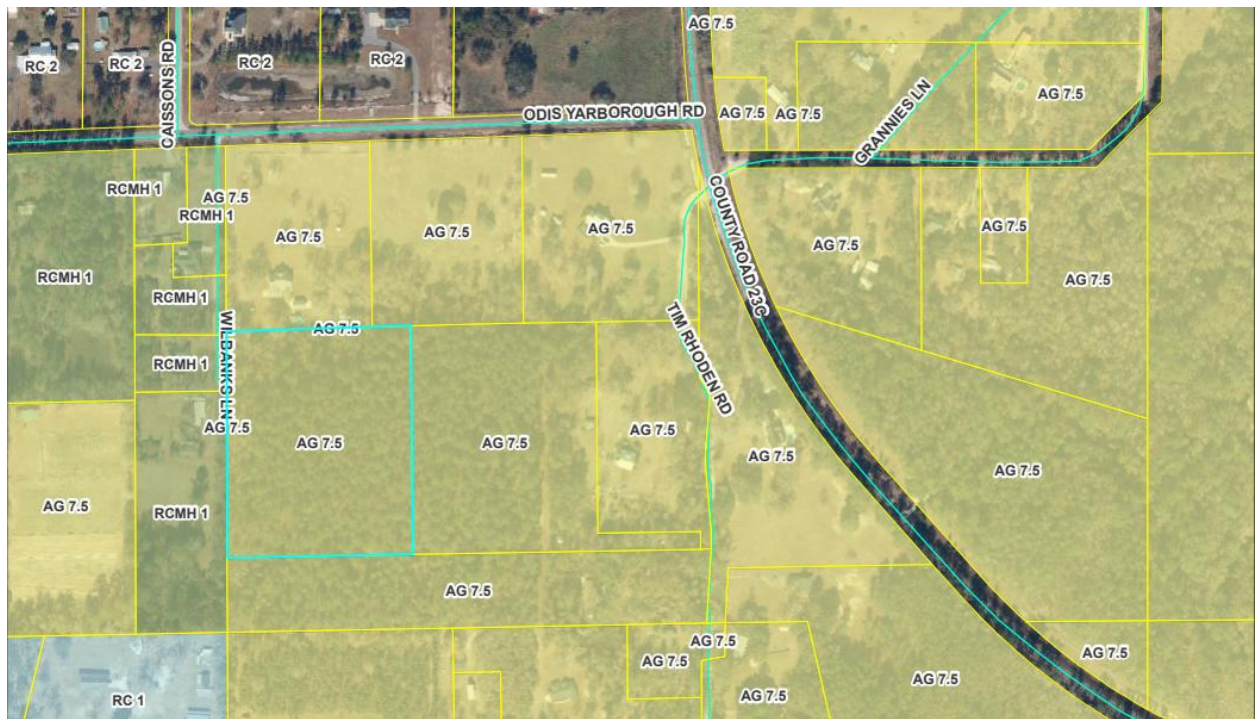
County Manager / Sara Little

- 1. No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2025-37** from **AGRICULTURE 7.5 (AG 7.5)** to **RESIDENTIAL CONVENTIONAL MOBILE HOME 1 (RCMH 1)**.





ORDINANCE 2025-38

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 7.51 +/- ACRES OF REAL PROPERTY OWNED BY PAUL AND SUSAN DAVIS FROM AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 1 (RCMH 1) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE WITH ITS ACREAGE; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS, the proposed zoning change is for approximately **7.51 +/- acres** of real property owned by **PAUL AND SUSAN DAVIS**; and

WHEREAS, the corresponding parcel identification number is **12-2S-21-0000-0000-0021**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, November 13, 2025 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, November 18, 2025 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, December 2, 2025 after 6:00 P.M.** and approved the Rezoning; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and

Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida and its citizens.

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

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **PAUL AND SUSAN DAVIS** and identified by the Baker County Property Appraiser Identification Number: **12-2S-21-0000-0000-0021**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of rezoning the above described real property pursuant to chapter 24 of the Baker County Land Development Regulations.

Section 4. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 5. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, December 2, 2025**.

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**OLIVER ANDERSON, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

PARCEL "A"

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 00°01'14" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2002, PAGE 493 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°01'14" WEST, ALONG SAID LINE, 46.97 FEET; THENCE SOUTH 88°53'33" WEST, DEPARTING SAID LINE, 334.85 FEET; THENCE NORTH 00°01'14" WEST, PARALLEL TO THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 597.59 FEET TO AN INTERSECTION WITH THE NORTHERNMOST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 481.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 505.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, BEING ALSO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 00°04'51" WEST, ALONG SAID WEST LINE, 646.18 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 88°50'46" EAST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS, 505.93 FEET; THENCE NORTH 00°04'51" EAST, PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 645.62 FEET TO THE POINT OF BEGINNING, CONTAINING 7.50 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 4355 AND 4356 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.



Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403

STAFF REPORT

DATE: November 4, 2025

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director of Community Development Department

RE: **APPLICATION FOR SPECIAL EXCEPTION**

BACKGROUND

Travis and Amy Horne have applied for a Special Exception to allow Recreational Vehicle Storage on a parcel that is zoned Commercial Highway. The 7.33-acre parcel (No. 02-3S-21-0000-0000-0111) is located at 9809 Nursery Blvd., Glen St. Mary, FL 32040. This property is currently in compliance with current zoning standards. However, the applicant would like to develop a portion of the property to be used for Recreational Vehicle Storage. Early this year, the subject parcel went through a land use (commercial) and zoning change (commercial highway). Per direction of the board and general counsel, at that time, recreational vehicle storage can be requested within the Commercial Highway district by way of Special Exception.

INTENT

The subject parcel has a land use designation of Commercial (C) and a zoning district of Commercial Highway (CH). The subject parcel is bound by the following land use designations and zoning districts:

North: Agriculture B / Agriculture 7.5

South: Commercial / Commercial Highway

East: Commercial / Commercial Highway

West: Recreation / PUD

CURRENT LAND USE CATEGORY

Policy A.1.10.4 Commercial

The commercial land use category is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of service.

Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping center, or other similar business activities. The maximum intensity for commercial development shall not exceed 0.45 Floor Area Ratio. Public/Institutional uses and Recreation uses are allowed within the commercial land use category. The maximum height shall not exceed forty (40) feet.

CURRENT ZONING DISTRICT

Section 24-203 CH Commercial Highway District.

- (a) *Generally.* The provisions of this section apply to the CH Commercial Highway District. This classification is primarily intended to apply to areas where adequate lot depth is available to provide development for service-oriented automotive uses and supporting facilities. One-stop complexes of automobile filling stations, motels, restaurants, and similar uses are encouraged. The district has, though not exclusive, interstate development nodes. It is not intended that this district become or be used for strip commercial purposes nor is it intended that CH zoning be encouraged at all freeway interchanges.
- (b) *Permitted uses and structures.*
 - (1) Within any CH district, permitted uses and structures allowed by right are as follows:
 - a. All uses allowed within CN, CG (except warehouse).
 - b. Amusement park.
 - c. Motor vehicle/mobile home/RV sales.
 - d. Special use (see section 24-234).
 - e. Temporary use (see section 24-234).
 - f. Truck stop.
 - g. Veterinary clinic/animal hospital (site plan review).
 - (2) Additionally, within any CH district the following permitted accessory uses, and structures are allowed:
 - a. Single-family dwelling unit.
 - b. Storage buildings, sheds.
- (c) *Permissible uses by special exception.*
 - (1) Church.
 - (2) Wireless telecommunication facilities (see section 24-235).
 - (3) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
 - e. Cultural activities.
- (d) *Setback and other standards.*
 - (1) Minimum lot size (width, depth, and area).
 - a. Width: 100 feet.
 - b. Depth: 100 feet.
 - c. Area: 15,000 feet.
 - 1. The minimum lot area for uses with central sewer service shall be 10,000 square feet. However, if a use has a common firewall with an adjacent commercial use, no minimum lot area is required.
 - 2. The minimum lot area for all other uses will be one-half acre. However, if a use has a common firewall with an adjacent commercial use, no minimum area is required.
 - (2) Minimum yard size.

- a. Front: 15 feet.
- b. Side: 15 feet.
- c. Rear: 15 feet.

There shall be a minimum front yard setback of 15 feet. There shall be a minimum setback of 15 feet from any residential district.

- (3) Maximum lot coverage by all buildings and structures.
 - a. The lot coverage, as measured by impervious surface, shall not exceed 70 percent of the parcel.
 - b. The floor area ratio (FAR) shall not exceed 1.0 or as otherwise established by the comprehensive plan.
- (4) Maximum height of structures. No building shall exceed a height of three stories or 40 feet above grade.
- (5) Buffer. When a use abuts a residential district, there shall be designed and maintained a sight obscuring (opaque) buffer at least six feet in height, which can be in the form of vegetation, fencing or walls.
- (6) Outdoor storage areas. Outdoor storage areas will be enclosed by suitable vegetation, fences, or walls.
- (7) Parking; off-street loading requirements, signs, and access. All commercial general uses shall comply with all applicable standards contained elsewhere in this chapter.
- (8) Alcoholic beverages. An establishment or facility which is to be licensed for the retail sale of all alcoholic beverages, including liquor, beer, and wine for consumption either on premises or off premises or both shall be permitted if the board of county commissioners, after a public hearing pursuant to article X of this chapter, determines that the location and development plans comply with the applicable standards in this chapter and other county laws.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members and the following reflect their comments:

Fire and Rescue Department / Trevor Nelson, Chief

- Horne- We have previously addressed the lack of water for fire suppression activities for this and any other project in that area. The water line for the area is only a 6" line supplying the campground and is at max capacity currently. Any further growth in this area, whether it be the campground or the vicinity will need significant investment in a new water line. I have concerns with the density of the campers next to each other without adequate fire protection water. This will require the land owners to place and have an independently tested dry hydrant with adequate roadways to access, as well as other fire protection components to reduce risk.

Environmental Health / Ryan McFadden

- They just need to stay under 5 RV spaces, otherwise it would be classified as an RV park per florida statutes.

Public Works Department / Chris Lee, Director

- No objections.

School District / Chadd Scarborough

- No comment.

County Manager / Sara Little

- No objections.

RECOMMENDATION

Considering the proximity of this parcel to Island Oaks RV Park, this change would be consistent with the area. Staff recommends **APPROVAL** of the proposed application for **Special Exception**.





Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403

STAFF REPORT

DATE: November 5, 2025

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director of Community Development Department

RE: **VARIANCE** Seeking relief from buffering requirement

BACKGROUND

All In Storage Investments has applied for a Variance seeking relief from the buffering requirement of a parcel within an Industrial zoning. The subject parcel (29-2S-22-0000-0000-0500) is located at the intersection of SR 121 and CR 228 and is currently vacant. The applicant intends to construct a single building (170'x170') storage unit facility similar to the facility recently constructed across SR 121. Currently, a buffer yard of not less than 150 feet in width shall be provided along each Industrial district boundary which abuts any district other than agricultural, commercial, or industrial districts. Given the size of the subject parcel, a minimal amount of usable space would be left. While three sides of the subject parcel abut residential zoning districts, only one side has a residential dwelling.

INTENT

The subject parcel has a land use designation of Industrial (I) and a zoning district of Industrial (I).

The subject parcel is bound by the following land use designations and zoning districts:

North: Commercial / Residential Conventional Mobile Home 1

South: Very Low Density Residential / Residential Conventional 1

East: Very Low Density Residential / Residential Conventional Mobile Home 1

West: Commercial / Commercial General

CURRENT LAND USE CATEGORY

Policy A.1.10.5 Industrial

The industrial land use category is intended for activities that are predominately associated with manufacturing (assembly, processing, or storage of products), distribution, and extractive (mining) industries. Industrial land use in the manufacturing sector permits a variety of intensities of use including heavy industry, light industry, and industrial park operations. The intensity of industrial use shall not exceed Floor Area Ratio of (FAR) 0.60. The maximum height shall not exceed sixty (60) feet.

CURRENT ZONING DISTRICT

Sec. 24-205. - I Industrial District.

(a) Generally.

- (1) The provisions of this section apply to the I Industrial District.
- (2) This district is designed to encourage the grouping of industrial establishments at strategic locations in the county so that the economic base can be expanded, services and facilities provided and incompatible mixing of land uses avoided. This district is intended to apply to areas suitable for heavy industrial development or related uses. These uses may be potentially dangerous, noxious, or offensive to neighboring uses or the public due to smoke, odor, noise, and glare, fumes, gas, and vibration, threat of fire, explosion or emission of particulate matter or radiation.
- (3) Land designated for industrial use is intended for activities that are predominantly associated with manufacturing and with the extractive (mining) industry. The industrial district is designed to encourage the grouping of manufacturing and similar industrial establishments at strategic locations in the county so that the economic base can be expanded, services and facilities provided, and incompatible mixing of land uses avoided. Extractive industrial uses must conform to policies A.1.4.9, A.1.4.10, E.1.5.1, E.1.5.2 and E.1.5.3 of the county comprehensive plan which governs mining activities.

(b) Permitted uses and structures.

- (1) Within any I district, permitted uses and structures allowed by right are as follows:
 - a. All uses allowed within the LI district.
 - b. Chemical and fertilizer manufacturing.
 - c. Explosives manufacturing or storage.
 - d. Junkyard.
 - e. Manufacturing, processing, assembly.
 - f. Paint, oil, shellac, turpentine, lacquer, or varnish manufacturing.
 - g. Railroad switching station.
 - h. Recreational vehicle storage (site plan review).
 - i. Scrap processing yard.
 - j. Testing of materials, equipment and products.
 - k. Warehouse.
 - l. Excavation, mining and mineral extraction with an approved mine permit (see section 24-159; on ten acres or more).
 - m. Borrow pits which meet the requirements of section 24-161.
- (2) Additionally, within any I district, the following permitted accessory uses and structures are allowed:
 - a. Storage buildings, sheds.

(c) Permissible uses by special exception. One detached single-family dwelling consisting of a minimum of 600 square feet of living area, on the same site as that of a permitted use, which dwelling shall be occupied exclusively by a superintendent and his family, a caretaker and his family or by a watchman or custodian and his family.

- (1) Church.
- (2) Wireless telecommunication facilities (see section 24-235).
- (3) Semi-public uses.
 - a. Club.

- b. Lodge.
- c. Recreational association.
- d. Neighborhood association.
- e. Cultural activities.
- (d) *Permissible uses by limited notice.*
 - (1) Day care.
- (e) *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of article VII of this chapter shall be constructed.
- (f) *Lighting requirements.* The light source of outdoor lighting fixtures shall not be directly visible from property outside the zoning lot on which it is located. Additionally, the maximum illumination permitted at the zoning lot line shall be 0.20 footcandle.
- (g) *Vibration levels.* Vibration levels shall not exceed the following standards:
 - (1) Maximum peak particle velocity:
 - a. Steady state 0.02 inches/second.
 - b. Impact 0.04 inches/second.

Note: The maximum particle velocity shall be the maximum displacement vector sums of three mutually perpendicular components, recorded simultaneously, and multiplied by the frequency in cycles per second. For purposes of this chapter, steady state vibrations are vibrations that are continuous, or vibrating in discrete impulses more frequent than 60 per minute. Discrete impulses which do not exceed 60 per minute shall be considered "impact vibrations."
- (h) *Airborne discharges.* Airborne discharges shall be minimized so as not to cause or contribute to an objectionable odor off the operator's property. For the purposes of this chapter, objectionable shall be defined as the property of a substance that materially offends the sense of smell of a considerable number of persons of the public.
- (i) *Dust discharges.* Dust discharges from the operator's property shall be minimized by taking reasonable precautions including, but not limited to:
 - (1) Paving and maintenance of roads, parking areas and yards;
 - (2) Periodic application of water or chemicals to unpaved roadways and open stock piles;
 - (3) Landscaping of yards;
 - (4) Use of hoods, fans, filters, and other similar equipment to capture the dust;
 - (5) Use of wet abrasive blasting equipment (when possible) where abrasive blasting is necessary.
- (j) *Storage and waste disposal.* All outdoor facilities for fuel, raw material, and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard and fencing requirements imposed upon the main building in this district.
- (k) *Buffering.* A buffer yard of not less than 150 feet in width shall be provided along each Industrial district boundary which abuts any district other than agricultural, commercial, or industrial districts. Such buffer yards shall be in lieu of front, side, or rear yards on that portion of lots abutting district boundaries. The 75 feet of such yard nearest the district boundary shall not be used for any processing activity, building, or structure other than fences or walls and shall be improved and maintained as a landscaped buffer strip in accordance with this chapter. The remaining 75 feet of said buffer yard shall not be used for processing activities, buildings or structures other than off-street parking lots for passenger vehicles, fences or walls.
- (l) *Setback and other standards.*
 - (1) Minimum lot requirements (area, width, and depth).
 - a. Area: 20,000 square feet.
 - b. Width: 100 feet.
 - c. Depth: 3:1 ratio (feet).

The minimum lot area for uses with central sewer service will be 10,000 square feet.
 - (2) Minimum yard requirements.
 - a. Front: 30 feet.
 - b. Interior lot side: 20 feet.
 - c. Rear: 20 feet.

Provisions of subsections (l)(1) and (2) of this section do not apply to buildings with common firewalls.
 - (3) Maximum lot coverage by all buildings and structures. The lot coverage, as measured by impervious surface shall not exceed 90 percent of the parcel.

(4) Maximum height of structures. The maximum height shall not exceed 60 feet.

Variance Criteria

The Land Development Regulations for a Variance are outlined in Section 24-458(c)(2) Variance Findings. The applicable required criteria are discussed below:

a. There are practical difficulties in carrying out the strict letter of the regulation.

There are practical difficulties in carrying out the strict letter of regulation.

b. The Variance request is not based upon reducing the cost of developing the site.

This Variance request is not based upon reducing the cost of developing the site; it is due to the difficulty of meeting the requirement.

c. The proposed Variance will not increase congestion on public streets, nor danger of fire or other hazards to the public.

The proposed Variance would add minimal traffic to a county-maintained paved road. It should not create any hazards for the public.

d. The proposed Variance will not diminish the property values.

The subject parcel is located along a main highway and should not have any negative financial impact on the surrounding parcels.

e. The proposed Variance is in harmony with the general intent of the Code and the surrounding area.

The proposed variance is in harmony with the general intent of the Code and the surrounding area.

f. The Variance does not contravene with the provisions of the Comprehensive Plan.

The request would not conflict with the Goals, Objectives, or Policies of the 2040 Comprehensive Plan.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members and the following reflect their comments:

Fire and Rescue Department / Trevor Nelson, Chief

- No issue with this as far as zoning. We will deal with issues during planning and site development.

Environmental Health / Ryan McFadden

- Will need an IMZ permit for septic due to industrial zoning.

Public Works Department / Chris Lee, Director

- No objections.

School District / Chadd Scarborough

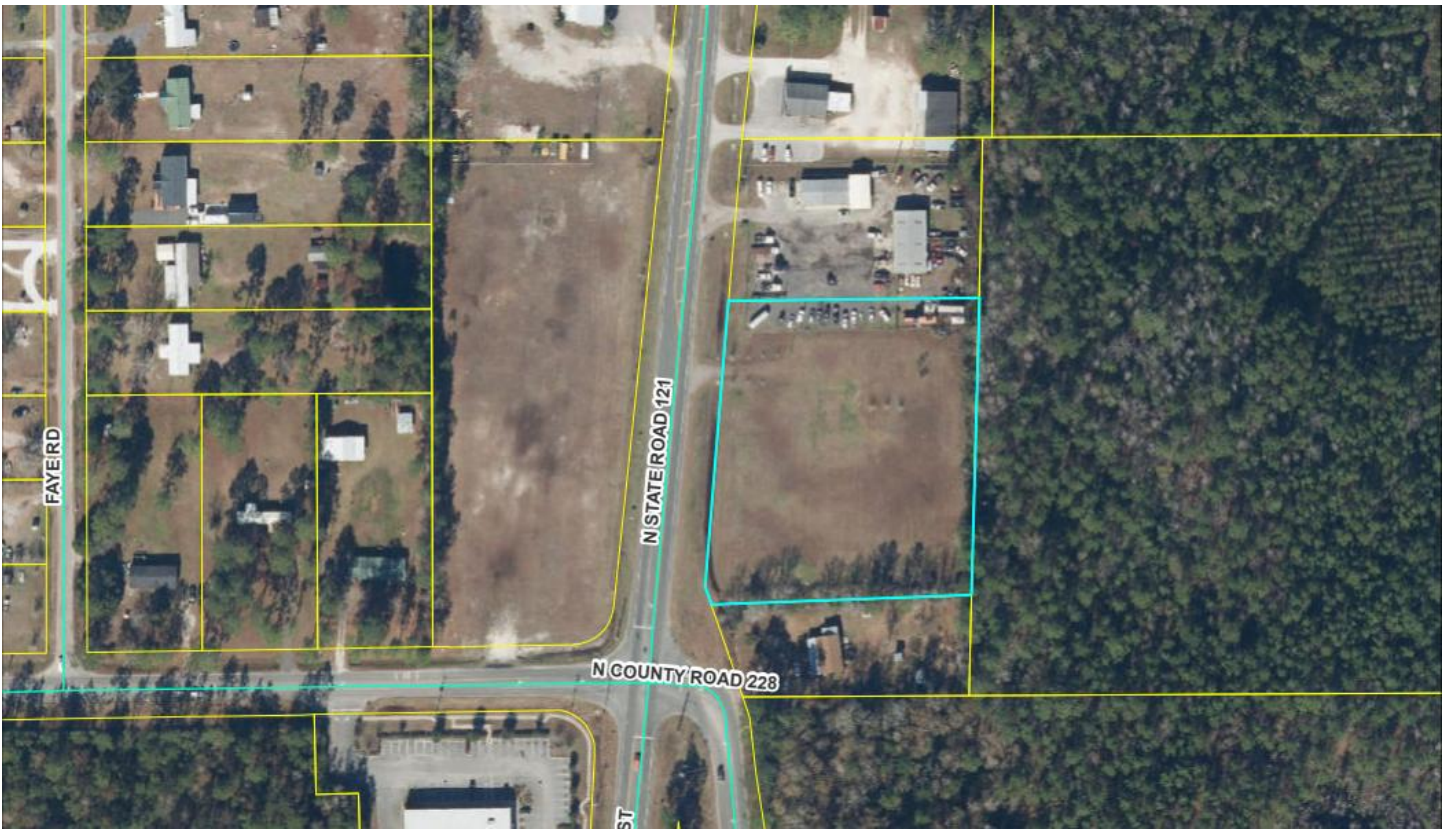
- No comment.

County Manager / Sara Little

- No objections.

Considering the culture of this area staff recommends **APPROVAL** of the proposed application for **Variance**.









Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE: November 3, 2025

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director, Community Development Department

RE: **SUBDIVISION for Development Review, Preliminary and Final (Arrow Wood)**
County Road 229 – Wiremill Road – Arnold Rhoden Road (North of I-10)

BACKGROUND

Peter Scerbo, on behalf of Arrow Wood FI, LLC, has submitted an application for a subdivision. The subject parcel is comprised of 300.5 +/- acres and is currently vacant. The subject parcel is located just north of I-10 in Sanderson. Said parcel being identified as parcel ID No. 12-3S-20-0000-0000-0034. The subject parcel has a land use category of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5).

INTENT

The Applicant proposes to record platted subdivision lots but is not proposing to develop them. The individual lots, once recorded, would then be available for individual purchase, upon which the buyer would then be responsible for submitting development plans for review and permitting if so desired. Each lot is to be served by private well and septic systems. The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5).

The subject parcel is bound by the following land use designations/zoning districts:

See attached land use and zoning Maps

The Applicant proposes to subdivide the parent parcel into twenty-six parcels consisting of the following acreages:

Lot 1 – 10.35 acres
Lot 2 – 10.01 acres
Lot 3 – 10.01 acres
Lot 4 – 27.30 acres
Lot 5 – 10.01 acres

Lot 6 – 30.00 acres
Lot 7 – 10.01 acres
Lot 8 – 10.01 acres
Lot 9 – 11.05 acres
Lot 10 – 10.01 acres
Lot 11 – 10.01 acres
Lot 12 – 10.37 acres
Lot 13 – 10.01 acres
Lot 14 – 10.01 acres
Lot 15 – 10.01 acres
Lot 16 – 10.01 acres
Lot 17 – 10.01 acres
Lot 18 – 11.25 acres
Lot 19 – 10.01 acres
Lot 20 – 10.01 acres
Lot 21 – 10.01 acres
Lot 22 – 10.01 acres
Lot 23 – 10.01 acres
Lot 24 – 10.01 acres
Lot 25 – 10.01 acres
Lot 26 – 10.01 acres

CURRENT LAND USE DESIGNATION

The proposed subdivision is subject to the following policies of the Baker County Comprehensive Plan which are relevant from the Future Land Use Element as it pertains to the current land use category:

FUTURE LAND USE ELEMENT

Policy A.1.10.1 Agriculture

B. Agriculture Ag B

The category Ag B is in transition because of development potential because of location. Ag B lands lie at the fringe of developing areas, along major transportation routes or are contained within an area characterized by numerous pockets of already developed parcels. Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pits and fishponds are allowed.

Ag B lands are intended to be used for small-scale agriculture activities such as cultivation of field crops, livestock, dairies, or other uses on a limited scale.

Ag B lands may be developed at a maximum density of one (1) dwelling unit per 5 acres.

CURRENT ZONING DISTRICT

The proposed subdivision is subject to Baker County's Ordinance Code's Land Development Regulations which are relevant as it pertains to the current zoning district (See below); and Sections 24-393 and 24-394 for development requirements and procedures for review of development plans.

Sec. 24-191. - AG 7.5 Agricultural District.

(a) *Generally.* This section applies to the AG 7.5 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.

(b) *Permitted uses and structures.*

(1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:

- a. Church.
- b. Farming.
- c. Feed store (site plan review).
- d. Fishponds (two acres or less).
- e. Golf course/club.
- f. Guest house site plan review).
- g. Labor camp (site plan review).
- h. Mobile home (one unit per 7.5 acres).
- i. Private riding stable (site plan review; see section 24-148(c)).
- j. Public riding stable (site plan review; see section 24-148(d)).
- k. Roadside produce stand.
- l. Silviculture.
- m. Single-family (one unit per 7.5 acres).
- n. Special use (see section 24-234).
- o. Sports club.
- p. Temporary use (see section 24-234).
- q. Veterinary clinic (site plan review).
- r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.

(2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:

- a. Storage buildings, sheds, tool houses and private garages.
- b. Noncommercial greenhouses and plant nurseries.
- c. Play equipment.
- d. Household pets.
- e. Swimming pools.

(c) *Permissible uses by special exception.*

- (1) Feed lot (site plan review).
- (2) Family lot division.

- (3) Kennel.
- (4) Sawmill.
- (5) Slaughterhouse (site plan review).
- (6) Homestead division (site plan review).
- (7) Wireless telecommunication facilities (see section 24-235).
- (8) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
- (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (d) *Permissible use by mine permit.*
 - (1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).
- (e) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (f) *Setback and other standards.*
 - (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 7.5 acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 25 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

Baker County Fire and Rescue / Trevor Nelson

Same concerns as Chris Lee and Sara Little, same issue previously discussed with building this density within the WUI, as previously addresses in the CPAW requirements from 2020.

- a. Needs 100' setbacks from wood lines for residences.
- b. Lack of water supply notated for the project.
- c. Issues with their being access to properties due to flooding and ability to get to homes during an emergency.

Public Works Department / Chris Lee

I spoke to Peter Scerbo almost a year ago and voiced my concerns about this area. I told him the area was too wet for a community. This is where the natural flow of water runs to and the ground is always saturated even in the dry season. When the fire station was built the site had to be demucked 4 or 5 feet and 8 to 10 feet of dirt had to be hauled in to stabilize the ground to build the station, and this is in the dry part of the block. I'm not even sure that the septic systems would work on some of the sites as there laid out. In closing I do not recommend this community to move forward.

Baker County Health Department / Ryan McFadden

They would be allowed to apply for individual septic permits, even if we have concerns over the quality of the soil/saturation of the properties. I can't really give judgement on the soil until I go out there and dig samples for proposed locations of the systems as well, but we can't deny for soil concerns. For example, even if a system is proposed in the wetlands area, I wouldn't have the final say on that system. DEP regulates wetlands, so they would make the final determination on the septic system, and what the homeowner/applicant would need to do to come into compliance. But they would meet the minimum requirements to apply for individual septic systems on these proposed parcels.

Baker County School District

No response at the time this report was prepared. Any concerns or questions will be addressed at meeting.

County Manager / Sara Little

The proposed subdivision sits immediately adjacent to areas designated for commercial and industrial use, including- existing industrial facilities north and east of the site, Sanderson Fire Station (#70), FPL solar energy farms nearby and highway access corridors (County Road 229, Wiremill Road, Arnold Rhoden Road) that favor industrial logistics over residential density. The location, based on County supported data, suggests the highest and best use of the property would be commercial or industrial, not low-density residential. Residential lots here could conflict with noise, traffic, and heavy truck circulation typical of industrial uses. I also have concerns with the significant wetland coverage, across more than half of the total acreage. Additionally, the applicant states that no engineered stormwater management systems are proposed and drainage will rely on natural flow and soil percolation, however, we know that this property historically holds water and does not drain adequately in its current state. Lastly, I would defer to Environment Health- but logically, I would also be concerned that the soil saturation on much of the property would be unsuitable for septic systems.

Community Development Department / LaDonna Combs

I agree with the comments made by the Fire Chief, Trevor Nelson, Public Works Director, Chris Lee and County Manager, Sara Little. Additionally, I have concerns regarding the layout of the shared driveways. For example, what is the proposed width of access and who would be responsible for maintaining.

RECOMMENDATION

Due to the multiple concerns addressed in the DRC comments, in lieu of a staff recommendation, staff requests guidance from the Baker County Land Planning Agency Members and Board of County Commissioners for the proposed subdivision to proceed with Preliminary and Final Review.

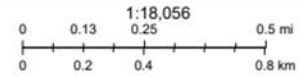


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County Future Land Use

- AGRICULTURE ZONE B
- VERY LOW DENSITY RESIDENTIAL
- AGRICULTURE ZONE A

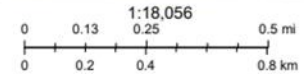
- MEDIUM DENSITY RESIDENTIAL
- CONSERVATION
- COMMERCIAL
- INDUSTRIAL
- MIXED USE
- Other
- Parcels
- Road Names

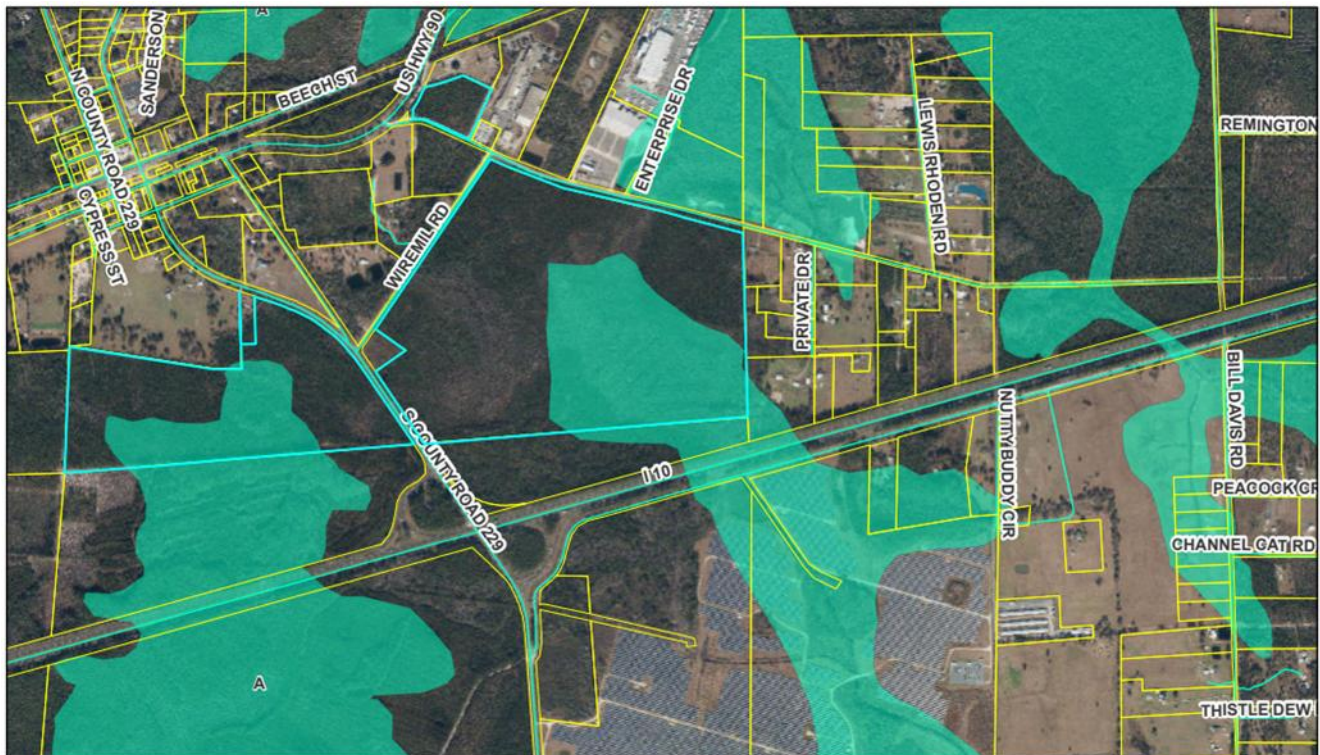


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County Zoning

- AG 7.5
- AG 10
- RCMH .5
- RCMH 2.5
- RC 1





PRELIMINARY PLAT OF:
ARROW WOOD FARMS



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

7775 Baymeadows Way • Suite 102 • Jacksonville, FL 32256 • 904-730-6270 • www.sjrwmd.com

December 12, 2024

Pete Scerbo
American Land and Lakes
5230 Paylor Ln
Lakewood Rch, FL 34240-2204
Sent via Email: pete@americanlandandlakes.com

Re: Sanderson Tracts
Permit Determination No.: 229013-1
(Please reference the PDEX number on all correspondence.)

Dear Mr. Scerbo:

On December 5, 2024, the St. Johns River Water Management District (District) received your letter and plans, requesting a permit determination. The project involves subdividing a large tract of land into smaller parcels.

Based on the information provided, the subdividing of a large parcel into smaller parcels does not require District review. This proposal does not require a District authorization as subdividing land is not a process regulated by the District. Please be aware that this determination only applies to the District and does not relieve you from the permitting requirements of other agencies.

Thank you for your cooperation with the permitting and compliance process. If you have any questions, please contact the District at (904) 730-6267 or by email at CMcCammon@sjrwmd.com.

Sincerely,

Craig McCammon
Supervising Regulatory Scientist
Division of Regulatory Services

CC: Regulatory File

GOVERNING BOARD

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