



**BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA
February 17, 2026**

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- February 3, 2026 - Regular Session & Public Hearing (combined)
2. Minutes- February 9, 2026- Emergency Meeting
3. Expense Report
3. Contract Extension- Thomas Howell Ferguson (FEMA Assistance)
4. Contract Extension- Library Renovation Grant
5. Contract Extension- Christian B. Doolin FY 25/26
6. Approval of TDC Funding Request- Baker Prevention for Baker County Days
7. Letter of Support- FWC/Columbia County
8. SMRMC Annual Report

VI. NEW BUSINESS

1. Presentation of Vulnerability Assessment Results; Fara Ilami(NEFRC)	Action Item
2. Grant Acceptance- EMS Matching for AEDs; Chief Nelson	Action Item
3. Grant Acceptance- EMS Matching for Lifepaks; Chief Nelson	Action Item
4. CDBG Program- Applicants & Contractors; Spencer Nabors	Action Item
5. Award of Design/Engineering of CR229S; Chris Lee	Action Item
6. Resolution 2026-03 LMS Adoption; John Blanchard	Action Item
7. Emergency Mgnmt Update/Turner Cem. Bridge NTP; Dennis Schmitz	Action Item
8. Approval of Application- FDEM Watershed Planning Grant; LaDonna Combs	Action Item
9. OPEB Proposal (Actuary Report); Commissioner Mobley	Action Item

VII. PRIOR BUSINESS

1. Discussion of Operational Audit	Action Item
2. Pending Business Report	Info Only
3. Expense Report Over \$5,000	Info Only
4. American Rescue Plan Phase 1 & 2	Info Only

VIII. COUNTY MANAGER

1. Grant Application and Acceptance Policy

IX. COUNTY ATTORNEY

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
February 17, 2026**

Continued to page 2

X. COMMISSIONER COMMENTS

XI. PUBLIC HEARING 6:00 P.M.

FINAL HEARING ITEMS:

1. Subdivision of Development Review, Preliminary & Final (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.

BAKER COUNTY BOARD OF COMMISSIONERS

MINUTES

FEBRUARY 3, 2026

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

Chairman, Ronald Mann (District 1)
Commissioner, Jimmy Anderson (District 2)
Commissioner, Tyler Mobley (District 3)
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

Chairman Mann welcomed everyone in attendance.

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Anderson gave introduction for Pastor Daniel Wilbanks to lead the meeting in prayer and Pledge of Allegiance.

II. APPROVAL OF AGENDA

Commissioner Anderson motioned to approve the agenda. Commissioner Hartley seconded the motion. The motion carried unanimously.

III. ELECTED OFFICIALS

Chairman Mann called for elected officials. No elected officials presented at this time.

IV. PUBLIC COMMENT

Chairman Mann called for public comments. There were no public comments at this time.

V. APPROVAL OF CONSENT AGENDA ITEMS

1. Minutes – January 20, 2026 – Regular Session & Public Hearing (combined)
2. Expense Report

Commissioner Anderson motioned to approve consent agenda items.

Commissioner Mobley seconded the motion. The motion carried unanimously.

VI. NEW BUSINESS

1. FY 23/24 Audit Presentation James Moore Co.; Zach Chalifour

Zach Chalifour gives a presentation overview of FY 23/24 audit, covering highlights such as timing of completion, audit schedule, reports and funds. Zach Chalifour comments that the audit was completed in the first week of December and FY 25 schedule is due to be wrapped up by June 30th.

The BOCC discuss the OPEB valuation and comment that there is no operational value and it is just a theoretical number. Commissioner Mobley comments that the BOCC is choosing to not have a perfect audit by not spending \$2,000-\$5,000.

Commissioner Anderson asks for clarification on the four issues in the 2024 audit. Zach Chalifour responds, saying they are correctable and a lot of work will need to be done, however, one of the issues could be carried over.

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

Commissioner Hartley motions to approve FY 23/24 audit. Commissioner Anderson seconds the motion. The motion carries unanimously.

2. Engagement Letter – Auditor General for Operational Audit; Sara Little

County Manager Sara Little starts a discussion for the BOCC regarding Letter of Engagement for Operational Audit from the Auditor General and announces a meeting with JLAC that will take place on 02/04/2026.

Commissioner Mobley asked for an estimate to which County Manager Little says it will cost at minimum \$100,000 all inclusive. Commissioner Hartley suggests the board reconsider due to getting everything in order with finance and the auditors. Commissioner Anderson recommends doing a more in-depth audit instead. County Manager Little says the meeting with JLAC is an introduction to the process for the audit. The letter of engagement does not have to be signed prior to the meeting and if the determination is to not move forward, notification will need to be submitted that the audit request is rescinded. The BOCC will revisit the decision of the engagement letter at a later date. Commissioner Anderson asked staff to take detailed notes, and bring it back to the Board at the 2/17/2026 meeting to discuss the meeting with JLAC.

VII. PRIOR BUSINESS

<h1>Pending Business</h1>					
PENDING BUSINESS ITEM	PRIORITY	STATUS	START DATE	% COMPLETE	COMMENTS
COA Bus Wash	Normal	In Progress	08/06/2019	95%	Project Closeout underway-submitted for reimbursement
Infrastructure funding for County Roads	Normal	New	07/18/2017	50%	Ongoing Final plans sent to State. Processing for reimbursement at this time.
St Marys Cove Boat Ramp Grant Phase 2	High	New	01/05/2020	95%	
St. Mary's Shoals Park Improvements	High	New	10/19/2021	50%	Both site attendees are on site!
Council on Aging- Senior Life Enrichment Ctr	High	New	08/17/2022	95%	Project Closeout underway- submitted for reimbursement
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%	ARPA Fund being reconciled by Finance
Courthouse Generator Appropriation Project	High	New	11/21/2023	0%	Equipment Installed. Electricity work on building and switch underway.
Sanderson Center	Normal	New	12/03/2024	0%	Work underway.
Community Development Permit Software	Normal	New		75%	Programming is nearing completion. Staff will undergo training in coming weeks

FEMA Projects

Project	Awarded Company	BOCC Award Date	Status	Start Date	Completion Date	Cost	Notes
RFP 2025-06 23A Box Culvert	J.D. Hinson Co.	8/5/2025	Pending Obligation			\$1,125,000.00	Only Partial FEMA Funding
RFP 2025-07 Boat Ramp	Nordic Group/AMI	8/5/2025	Pending EHP Review			\$548,000.00	Pending EHP Review
RFP 2025-10 Steel Bridge Road	J.B. Coxwell Cont.	8/5/2025	Pending Scope and Cost Development			\$1,798,759.23	Pending Scope and Cost Development
RFP 2025-11 Turner Cemetery Bridge	Gulf Coast Underground, LLC	8/5/2025	Pending Scope and Cost Development			\$827,570.00	Pending Scope and Cost Development
RFP 2025-14 Shoals Park	TimPREP	1/20/2026	Pending EHP Review			\$497,857.00	Pending EHP Review
Completed Project Countywide 61 Roads	Completed by County Staff	NA	Pending Obligation				

ARPA PHASE 1 & 2							
Phase	Description		Budgeted Amount	Expended Amount	Notes		
1	Building Construction Fund- Fire Rescue			\$246,877	Central Fire Approved for Payment 7/15/2022		
1	Emergency Services Communication Upgrade			\$900,000			
1	Road Infrastructure Improvements = Reid Stafford & Milling			\$250,000	Millings Purchased. Reid Stafford awarded 6/2023		
1					Elevator = 25,132; Library Room = \$125,000; Sanderson Station Propane Tank \$10,000; Sanderson Station Signage: \$5000, \$10,000		
1					Vet Park Doors; Vet Park Power/FPL Costs \$14,000; \$15,800 Health Department Keyless Door Repair; \$1430 Jonesville Park Boundary Survey; 1,6,040 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		
1					COA Change Order #2,18,072 Courthouse Keyless Extra 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			
1	County Infrastructure Improvements = litter, overtime & lawn service			185,000			
1	Incentive Pay to Eligible Workers			\$485,750			
			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	Mount	Replacement Vehicle	35,000	47,113	Purchased		
2	Ag Ctr	Replacement Tables	8,400	8,100.00	Purchased		
2	Ext	Replacement Laptop	1,000	1039	Purchased		
2	Vet Svcs	Vehicle	35,000	42,601	Purchased		
2	Rec	Replacement Vehicle	40,000	47,113	Purchased		
2	Rec	Park Equipment	50,000	51,005	Jonesville Fencing = 4,480, Bleachers = 26,019, Kasabbs Fence Repair and Material \$18,721, Jonesville Park Fence Replacement \$1785		
2	Rec	Demo 2-Story Announcers Booth	10,000	14,200	Money awarded 2/17		
2	Rec	Replacement Mower	13,000	16,067	Purchased		
2	Rec	Replacement Field Groomer	13,000	14,595.00	Purchased		
2	Rec	Kasabbs Sports Complex Improvements- APPROPRIATION MATCH FUND	505,000	506,411	\$6,681 survey; \$76,600 irrigation, \$4,800 hydroseeding; \$16,140 concrete sidewalks and degated pads; Privacy Fence and Tree Removal at Kasabbs, \$8,000 Vet Park and Jonesville- Ground Cover, Border \$15,431, \$7,522 sand for volleyball courts 5/30; \$33,840 fill dirt; \$10,800 clay \$14,433 sand; \$63,700 fencing		
2	DevOps		6681	10,680	*Currently charged to DevOps- needs to be moved to ARPA vuln scanning		
2	DevOps	Security Related	4,500	0	Scanner Purchased \$14641, \$2389 for Imlinator; Table \$528		
2	DevOps	Large Format Scanner	8,000	7,612	Complete		
2	Fire	Sanderson Fire Station	600,000	600,000			
2	Fire	Caylor Fire Station	250,000	64,113	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 Renov Paint and Flooring	50,000	23,400	Paint and Flooring Complete		
2	SW	Replacement Compactor Unit	34,500	31,396	Purchased		
2	SW	Replacement of Dumpsters - 40 yard	27,500	20,406	Purchased		
2	SW	Replacement of Dumpsters - 20 Yard	18,000	28,150	Purchased		
2	SW	Replacement of Collection Site Attendant Building	5,000	4,234	All have been replaced 04/23/2024		
2	SW	Collection Site Improvements	55,000		\$16,6654 Sign Cutter; Computer/Clint; gate at steel bridge collection site		
2	SW	Collection Site Security Cameras	10,000	7,541			
2	BCSO	Body Worn Cameras	59,681	59,681	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	Contingency	Contingency	6,583	0			
			TOTAL	2,836,850			
					2,522,908.15		

1. Pending Business Report

County Manager Little gives updates on the COA bus wash, St. Mary's Cove boat ramp phase 2, St. Mary's Shoals Park improvements, COA Senior Life Enrichment Center, Kyler Fire Station, Knabb Sports Complex appropriation project, Court House Generator appropriation project, Sanderson Center, and the permitting software. Dennis Schmitz give updates on FEMA projects.

2. Expense Report Over \$5,000

No comments at this time.

3. American Rescue Plan Phase 1 & 2

County Manager Little makes the board aware of the reimbursement on the Knabb Sports Complex in the amount of \$600,000.

VIII. COUNTY MANAGER

Commissioner Anderson would like to send a letter of appreciation from the BOCC for a citizen sending a photo on behalf of Baker County to the Florida Association of Counties.

IX. COUNTY ATTORNEY

County Attorney Komando gives no comments.

X. COMMISSIONER COMMENTS

Commissioner Anderson announces that he was accepted as president of Florida Regional Council.

Commissioner Mobley addresses trash on the roadsides and asks when the gas tax goes into effect. County Manager Little responds, saying it went into effect January of this year.

The BOCC discussed the rental fee for the Ag Center along with Sanderson Center rates.

XI. PUBLIC HEARING 6:00 PM

FINAL HEARING ITEMS

1. Ordinance 2025-37 – Small Scale Land Use (Davis); LaDonna Combs

(Companions with Ordinance 2025-38)

Small Scale Land Use Amendment with the request of AG B to Very Low Residential (VLDR). This property is 7.51 acres and currently in compliance with current zoning standards. However, the applicant intends to subdivide the property in the future between themselves and their children. Staff And LPA recommend approval.

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

Commissioner Mobley motions to approve Ordinance 2025-37 small scale land use and read by title. Commissioner Anderson seconds the motion. County Attorney Komando reads Ordinance 2025-37 by title. The motion carries unanimously.

2. Ordinance 2025-38 – Rezoning (Davis); LaDonna Combs

Rezoning with the request of AG 7.5 to Residential Conventional Mobile Home 2.5

(RCMH2.5)The property owners intention is to create two parcels out of the 7.51 acres, booth would be more than 2.5 acres. This leaves flexibility to give a second family lot in the future. The parcel has not previously been subdivided, therefore any further division would require subdivision requirements. An easement is planned to go along the parcels.

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

Commissioner Anderson motions to approve Ordinance 2025-38 rezoning and read by title. Commissioner Mobley seconds the motion. County Attorney Komando reads Ordinance 2025-38 by title. The motion carries unanimously.

3. Ordinance 2025-40 Small Scale Land Use (Hall); LaDonna Combs

(Companions with Rezoning 2025-41)

Small Scale Land Use Amendment with a request of AG B to Very Low Residential (VLDR). Total acreage is 27.66 acres, with only 2.99 acres in discussion.

. The parcel has not previously been split and does not meet subdivision requirements. However, if further subdivided, a subdivision process would be necessary. The property owners have intention of using access from Crews Rd.

Chairman Mann asks for any questions or comments from the board. County Attorney Komando asks how the property is being subdivided without triggering subdivision requirements. LaDonna Combs says subdivision requirements are not triggered until it creates three parcels or more.

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

Commissioner Hartley motions to approve Ordinance 2025-40 small scale land use and read by title. Commissioner Mobley seconds the motion. County Attorney Komando reads Ordinance 2025-40 by title. The motion carries unanimously.

4. Rezoning 2025-41 – Rezoning (Hall); LaDonna Combs

Rezoning with a request of AG 7.5 to Residential Conventional Mobile Home 2.5 (RCMH2.5). This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide 2.99 acres of the property, along with the existing mobile home to sell. The applicant then intends to build a home on the remaining acreage. The rezoning request meets the character of the area. A significant portion of the property is in the FEMA flood zone. Property owners intend to build on the back of the property, and the mobile home currently on the property is not in the FEMA flood zone.

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

Commissioner Hartley motions to approve Ordinance 2025-41 rezoning and read by title., Commissioner Mobley seconds the motion. County Attorney Komando reads Ordinance 2025-41 by title. The motion carries unanimously.

XII. ADJOURN

Chairman Mann adjourned the meeting at 6:30pm

Clerk of Court/Clerk to the Board

Chairman, Ronald Mann

BAKER COUNTY BOARD OF COMMISSIONERS

MINUTES

FEBRUARY 9, 2026

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

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

Also Present:

County Attorney, Rich Komando
County Manager, Sara Little
Clerk, Stacie Harvey
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

I. CALL MEETING TO ORDER

Chairman Mann called the meeting to order.

II. PRAYER AND FLAG CEREMONY

Commissioner Hartley led the meeting in prayer and led in Pledge of Allegiance.

III. ITEMS FOR DISCUSSION/ADOPTION

A. Resolution 2026-01 Local State of Emergency Baker County – Burn Ban

Chief Nelson requests to reinstate the burn ban due to a significant number of fires since the first of the month. The heat index shows that the entire state of Florida is in a drought, and more specifically, Baker County is 1/3 of extreme drought and 2/3 of the county in severe drought index. The Florida Forestry can deem safe days to allow permitted burns that they will authorize by statute making the fire department aware.

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

Commissioner Anderson motions to approve Resolution 2026-01 and read by title. Commissioner Mobley seconds the motion. County Manager Little reads Resolution 2026-01 by title. The motion carries unanimously.

IV. ADJOURN

Meeting was adjourned at 4:36pm

Clerk of Court/Clerk to the Board

Chairman, Ronald Mann

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
988885	CHK	A	AMERICAN FIDELITY ASSURANCE CO	22	1	2,360.94	.00	2,360.94	01/30/2026		23965
			AMER FID 2.26		D938114	2,360.94	0.00	2,360.94			
988886	CHK	A	AMERICAN FIDELITY/FLEX ACCOUNT	2139	1	608.32	.00	608.32	01/30/2026		23965
			AMER FID FLEX 2.26		2679612	608.32	0.00	608.32			
988887	CHK	A		925	1	300.00	.00	300.00	01/30/2026		23965
			HRA Reimbursement FY25-26		HRA01FY25-26	300.00	0.00	300.00			
988888	CHK	A	GILCHRIST COUNTY BD OF CTY COM	1815	1	249.99	.00	249.99	01/30/2026		23965
			Pro Se Mileage Jan-Mar26		JAN-MAR26	249.99	0.00	249.99			
988889	CHK	A	GLEN CASH STORE INC	212	1	89.99	.00	89.99	01/30/2026		23965
			Door Closer-HD		A230421	89.99	0.00	89.99			
988890	CHK	A	HAGAN ACE HARDWARE OF MACCLENN	221	21	1,895.26	.00	1,895.26	01/30/2026		23965
			Gasket/Jet Pmp Rpr Kit-Main		354330	66.58	0.00	66.58			
			Treated Pine 4x-Rec		354339	34.76	0.00	34.76			
			Pnt Tray/1Gal Pnt/Roller-DMV		354923	39.57	0.00	39.57			
			ST50 Flat Wash/Stop Nut/A-Fire		355489	232.16	0.00	232.16			
			Right Angle/AA Batt 20pk-Rec		355589	66.14	0.00	66.14			
			Broom/Air Freshener-Rec		355597	19.78	0.00	19.78			
			Felt Slider-TC		355626	13.79	0.00	13.79			
			Trash Can 2x-Rec		355649	45.98	0.00	45.98			
			MicrofiberCloth/Cleaner/Rag-HD		355809	44.07	0.00	44.07			
			Tire Gauge/Batteries-Main		355817	61.50	0.00	61.50			
			Felt Slider-Maint		355840	13.79	0.00	13.79			
			Jump Starter-Main		355845	79.99	0.00	79.99			
			stapler/staples/20v batt-Shoal		355910	900.07	0.00	900.07			
			Wallplate/Screws,Nuts,Bolts-PA		355993	14.10	0.00	14.10			
			Switch Box 2x-PA		356003	18.38	0.00	18.38			
			Water 24pk 2x-Maint		356051	11.98	0.00	11.98			
			AA Batteries 20pk-Shoals		356097	22.07	0.00	22.07			
			Bulbs 8x-Lib		356139	125.04	0.00	125.04			
			LED Bulb 2x-Lib		356144	27.58	0.00	27.58			
			ST20 Tlt Vlv/Pressure Swt-Fire		356238	41.38	0.00	41.38			
			Cable Ties-Maint		356249	16.55	0.00	16.55			
988891	CHK	A	L V HIERS INC	267	11	685.47	.00	685.47	01/30/2026		23965
			34.80Gal Fuel-Rec		606967	87.56	0.00	87.56			
			29.80Gal Fuel-Rec		606976	74.98	0.00	74.98			
			22Gal Fuel-Maint		607008	55.35	0.00	55.35			
			30.90Gal Fuel-Rec		607034	77.74	0.00	77.74			
			18.50Gal Fuel-Maint		607159	45.62	0.00	45.62			
			30.90Gal Fuel-Rec		607250	78.21	0.00	78.21			
			32.70Gal Fuel-Shoals		607253	82.77	0.00	82.77			
			23.70Gal Fuel-Maint		607302	59.98	0.00	59.98			
			18Gal Fuel-AC		607380	45.56	0.00	45.56			
			7Gal Fuel-VS		607383	17.72	0.00	17.72			
			23.70Gal Fuel-Rec		607384	59.98	0.00	59.98			
988892	CHK	A	NAPA AUTO PARTS- JAX015	284	1	145.99	.00	145.99	01/30/2026		23965
			Lawn Mower Batt-Rec		44982	145.99	0.00	145.99			
988893	CHK	A	P & R ELECTRIC INC	306	1	2,889.00	.00	2,889.00	01/30/2026		23965
			Pavilion Wiring-VetPrk		9450	2,889.00	0.00	2,889.00			

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
988894	CHK	A	QUALITY HARDWARE & SPECIALTY C	348	1	870.00	.00	870.00	01/30/2026		23965
			Door Closer 2x-CH		B123075	870.00	0.00	870.00			
988895	CHK	A	RICOH USA, INC	4	1	122.03	.00	122.03	01/30/2026		23965
			MPC3003 2.26-EMS		41268147	122.03	0.00	122.03			
988896	CHK	A	RING POWER CORPORATION	365	2	439.03	.00	439.03	01/30/2026		23965
			Skid Element/Filter/Se-Shoals	07BC0003113		206.20	0.00	206.20			
			Skid Coupling/Hose/Seal-Shoals	07BC0003132		232.83	0.00	232.83			
988897	CHK	A	SCHINDLER ELEVATOR CORPORATION	375	1	2,986.36	.00	2,986.36	01/30/2026		23965
			2Qtr 2026 Elev Maint-CH		4607366585	2,986.36	0.00	2,986.36			
988898	CHK	A	SIXTH STREET VETERINARY HOSPIT	878	1	65.00	.00	65.00	01/30/2026		23965
			Veterinary Services 1/20/26		200491	65.00	0.00	65.00			
988899	CHK	A	SUBURBAN PROPANE-1771	2333	2	95.46	.00	95.46	01/30/2026		23965
			30.60Gal Propane-AC		341890	58.43	0.00	58.43			
			12.50Gal Propane-AC		341891	37.03	0.00	37.03			
1790	EPAY	A	GLOBE LIFE LIBERTY NATIONAL DI	278	1	250.89	.00	250.89	01/30/2026		23965
			#18546 GLOBE LIFE 2.26		OCT21-139	250.89	0.00	250.89			
1791	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	85.12	.00	85.12	01/30/2026		23965
			ACA Reporting 1.26		52636	85.12	0.00	85.12			
988900	CHK	A	BAKER COUNTY CHAMBER OF COMMER	50	1	1,375.00	.00	1,375.00	02/02/2026		23979
			BC CHAMBER 2.26		6670	1,375.00	0.00	1,375.00			
988901	CHK	A	BRADLEY, GARRISON, & KOMANDO	2351	1	5,835.00	.00	5,835.00	02/02/2026		23979
			LEGAL SERVICES 2.26		12390	5,835.00	0.00	5,835.00			
988902	CHK	A	CHRIS MILTON SUPERVISOR OF ELE	2072	1	54,672.68	.00	54,672.68	02/02/2026		23979
			SOE DRAW 2.26		310	54,672.68	0.00	54,672.68			
988903	CHK	A	FIRST FEDERAL BANK-EMS LOAN	2166	1	3,956.21	.00	3,956.21	02/02/2026		23979
			LOAN #95591477 2.26		SEP21LOAN-080	3,956.21	0.00	3,956.21			
988904	CHK	A	PITSTOP PORTABLE RESTROOMS	1743	2	1,390.00	.00	1,390.00	02/02/2026		23979
			PITSTOP 2.26		10238	1,390.00	0.00	760.00			
			PITSTOP 2.26		10238	1,390.00	0.00	630.00			
988905	CHK	A	SOLITUDE LAKE MANAGEMENT LLC	2197	1	109.00	.00	109.00	02/02/2026		23979
			LAKE30 VETERANS 2.26		239499	109.00	0.00	109.00			
988906	CHK	A	STACIE D. HARVEY, CLERK OF COU	279	1	67,107.75	.00	67,107.75	02/02/2026		23979
			CLERK DRAW 2.26		1252320	67,107.75	0.00	67,107.75			
1792	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	87.68	.00	87.68	02/02/2026		23979
			ACA Reporting 2.26		52675	87.68	0.00	87.68			
988907	CHK	A	ADVANCED TIRE SERVICE, LLC	2372	1	126.74	.00	126.74	02/04/2026		23993
			#762 Alignment/Vlv Stem-Rd		4022845	126.74	0.00	126.74			
988908	CHK	A	AIRGAS USA, LLC	1218	1	570.64	.00	570.64	02/04/2026		23993
			Cylinder rental Dec 2025/rd in	5521717251		570.64	0.00	570.64			

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988909	CHK	A	AMERICAN TIRE DISTRIBUTORS INC	4522	2	967.64	.00	967.64	02/04/2026		23993
			#979 Tires 4x-Adm		S211166405	465.12	0.00	465.12			
			#762 4 LT245/75R17 tires /rd i	S213359249		502.52	0.00	502.52			
988910	CHK	A	BAKER COUNTY CORRECTIONS MANAG	1008	1	360,740.75	.00	360,740.75	02/04/2026		23993
			INMATE HOUSING 2.26		1175	360,740.75	0.00	360,740.75			
988911	CHK	A	BAKER COUNTY COUNCIL ON AGING	47	1	11,250.00	.00	11,250.00	02/04/2026		23993
			COA DRAW 2.26		17777	11,250.00	0.00	11,250.00			
988912	CHK	A	BOB'S BARRICADES INC	2174	1	366.00	.00	366.00	02/04/2026		23993
			Barricade Rental 600x-Rd		G963738	366.00	0.00	366.00			
988913	CHK	A	CINTAS CORP.- MEDICAL BOX	6310	503	1	35.40	.00	35.40	02/04/2026	23993
			First Aid Box 1.26-CH		5314548704	35.40	0.00	35.40			
988914	CHK	A	CINTAS DISTRIBUTION LLC-ROAD	4479	1	484.98	.00	484.98	02/04/2026		23993
			Rd Uniforms Cleaned 1/19/26		4256762094	484.98	0.00	484.98			
988915	CHK	A	COLORADO ADVERTISING PRODUCTS	4286	1	893.48	.00	893.48	02/04/2026		23993
			W-2,1099,window envelopes-Fin		8307	893.48	0.00	893.48			
988916	CHK	A	GLEN CASH STORE INC	212	1	41.99	.00	41.99	02/04/2026		23993
			Annual Ryegrass-Rd		A231566	41.99	0.00	41.99			
988917	CHK	A	GT DISTRIBUTORS INC	4622	2	779.60	.00	779.60	02/04/2026		23993
			Star Badge/Patch-AC		1074999	328.20	0.00	328.20			
			Shoulder Patches/Embroidery-AC		89455	451.40	0.00	451.40			
988918	CHK	A	HAGAN ACE HARDWARE OF MACCLENN	221	7	400.23	.00	400.23	02/04/2026		23993
			ST50 Box Cvr/Drvr Bit Set-Fire		355446	35.49	0.00	35.49			
			Primer Cement/Chain/Couple-Rd		356027	69.48	0.00	69.48			
			Lithium Battery-Rd		356032	2.09	0.00	2.09			
			Concrete Mix 10x-Rd		356075	50.30	0.00	50.30			
			2032 Battery 2x-Rd		356118	12.52	0.00	12.52			
			Combo Square-Rd		356129	18.99	0.00	18.99			
			Primer/Concrete/Screws,Nuts-Rd		356270	211.36	0.00	211.36			
988919	CHK	A	ICE CUBE EXPRESS	75	1	101.25	.00	101.25	02/04/2026		23993
			10lb Bag Ice 75x-Rd		14343	101.25	0.00	101.25			
988920	CHK	A		981	1	1,537.35	.00	1,537.35	02/04/2026		23993
			HRA Reimbursement FY25-26		HRA01FY25-26	1,537.35	0.00	1,537.35			
988921	CHK	A	L V HIERS INC	267	1	326.34	.00	326.34	02/04/2026		23993
			126Gal DEF-Rd		492306	326.34	0.00	326.34			
988922	CHK	A	MACC'S GLASS INC.	393	2	835.00	.00	835.00	02/04/2026		23993
			#1212 Door Glass-Rd		12368	300.00	0.00	300.00			
			#7712 replace windshield /sw i		12388	535.00	0.00	535.00			
988923	CHK	A	MAX GRAPHIX, LLC	988	1	456.00	.00	456.00	02/04/2026		23993
			No Fire In Parks Signs 12x-Rec		5662	456.00	0.00	456.00			
988924	CHK	A	NAPA AUTO PARTS- JAX015	284	1	167.99	.00	167.99	02/04/2026		23993
			#762 Locking Hub-Rd		45308	167.99	0.00	167.99			

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988925	CHK	A	NEW RIVER SOLID WASTE ASSOCIAT	317	4	5,510.40	.00	5,510.40	02/04/2026		23993
			Dec 2025 BH tipping/sw	DEC25BH		2,418.00	0.00	2,418.00			
			Citizen Tipping Dec 2025	DEC25CIT		124.20	0.00	124.20			
			Baker Co Trash Pick up tipping	DEC25RES		809.70	0.00	809.70			
			Dec 2025 VJs tipping/sw	DEC25VJ		2,158.50	0.00	2,158.50			
988926	CHK	A	PITMAN ENGINEERING LLC	4504	1	16,095.00	.00	16,095.00	02/04/2026		23993
			CR 125 bridge erosion repair d	26-02BAK		16,095.00	0.00	16,095.00			
988927	CHK	A	PRIDE ENTERPRISES	343	1	489.08	.00	489.08	02/04/2026		23993
			rough cut bridge timbers-Rd	E2218808		489.08	0.00	489.08			
988928	CHK	A	QUALITY INTERNET SERVICES OF F	349	1	9,488.62	.00	9,488.62	02/04/2026		23993
			litter removal through 1/13/20	149604		9,488.62	0.00	9,488.62			
988929	CHK	A	QUIKRETE HOLDINGS INC DBA QUAL	4303	1	4,809.75	.00	4,809.75	02/04/2026		23993
			29.15 tons of cold patch/rd in	32820466		4,809.75	0.00	4,809.75			
988930	CHK	A	S&S COMPANIES	994	2	3,640.00	.00	3,640.00	02/04/2026		23993
			10 cy concrete -crews rd cross	146320		1,820.00	0.00	1,820.00			
			10 cy concrete -crews rd cross	146357		1,820.00	0.00	1,820.00			
988931	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	600,955.00	.00	600,955.00	02/04/2026		23993
			BCSO 2.26	3381		600,955.00	0.00	600,955.00			
988932	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	46,046.45	.00	46,046.45	02/04/2026		23993
			FDLE GRANT 2.26	3382		46,046.45	0.00	46,046.45			
988933	CHK	A	SOUTHEASTERN SERVICES INC	387	1	12,306.06	.00	12,306.06	02/04/2026		23993
			site attendants thr 1/11/26	128872		12,306.06	0.00	12,306.06			
988934	CHK	A	STACIE D. HARVEY, CLERK OF COU	279	1	115.00	.00	115.00	02/04/2026		23993
			ORD25-29,30,39 Recorded-CD	202600421		115.00	0.00	115.00			
988935	CHK	A	TRI COUNTY PROBATION INC	2314	2	1,250.00	.00	1,250.00	02/04/2026		23993
			GBB 2.26	SEPT21-109		1,250.00	0.00	625.00			
			GBB 2.26	SEPT21-109		1,250.00	0.00	625.00			
988936	CHK	A	ADVANCE AUTO PARTS AKA-AAP FIN	951	2	243.72	.00	243.72	02/06/2026		24014
			R90 Gas Cap-EMS	6809		11.96	0.00	11.96			
			E60 Battery/Terminal Prot-Fire	6842		231.76	0.00	231.76			
988937	CHK	A	ANGEL AQUA INC	1827	1	202.15	.00	202.15	02/06/2026		24014
			ST70 Wtr Sftnr Maint/Salt-Fire	111527		202.15	0.00	202.15			
988938	CHK	A	BAKER BUSINESS CENTER LLC	2102	2	44.11	.00	44.11	02/06/2026		24014
			ST90 Gauges Mailed-EMS	109589		25.07	0.00	25.07			
			ST90 Perf Tags 17x-EMS	109644		19.04	0.00	19.04			
988939	CHK	A	BAKER COUNTY CHAMBER OF COMMER	50	1	1,797.00	.00	1,797.00	02/06/2026		24014
			2025 Independance Day 20%	2025INDEPENDANCE20		1,797.00	0.00	1,797.00			
988940	CHK	A	BIO-CYCLE LLC	1657	3	225.00	.00	225.00	02/06/2026		24014
			ST70 Medical Waste 1/20/26	522624		75.00	0.00	75.00			
			ST90 Medical Waste 1/20/26	522627		75.00	0.00	75.00			
			ST50 Medical Waste 1/20/26	522674		75.00	0.00	75.00			

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988941	CHK	A	CARL J ALTMILLER	1104	1	700.00	.00	700.00	02/06/2026		24014
			Fire Run 1.26		JAN26	700.00	0.00	700.00			
988942	CHK	A	CITY OF MACCLENNY	109	6	975.90	.00	975.90	02/06/2026		24014
			3RD ST-PUBLIC DEFENDER	#500996-163		135.25	0.00	135.25			
			32 N TAX COL/PROP AP/SOE	#501123-163		169.75	0.00	169.75			
			323 W OHIO-MAINT	#501309-163		54.32	0.00	54.32			
			1025 MACCLENNY AVE-AG	#501463-163		375.10	0.00	375.10			
			1190 W MACCLENNY AVE-EMS	#501467-163		189.00	0.00	189.00			
			490 N BLVD-RECREATION	#502317-163		52.48	0.00	52.48			
988943	CHK	A	EMS CONSULTANTS LTD-ELEVOS	1146	1	5,266.04	.00	5,266.04	02/06/2026		24014
			DEC 2025 BILLING SVCS	5160		5,266.04	0.00	5,266.04			
988944	CHK	A		694	1	636.00	.00	636.00	02/06/2026		24014
			HRA Reimbursement FY25-26		HRA01FY25-26	636.00	0.00	636.00			
988945	CHK	A	HAGAN ACE HARDWARE OF MACCLENN	221	1	148.47	.00	148.47	02/06/2026		24014
			ST30 Faucet Cover 3x-Fire	356283		148.47	0.00	148.47			
988946	CHK	A	HENRY SCHEIN INC	588	1	2,626.33	.00	2,626.33	02/06/2026		24014
			Cath/Epi/Ipratrop/Elec Foa-EMS	51922048		2,626.33	0.00	2,626.33			
988947	CHK	A	L V HIERS INC	267	2	1,040.03	.00	1,040.03	02/06/2026		24014
			117Gal DieseL-EMS	490882		353.34	0.00	353.34			
			248 GA DYED DIESEL-EMS	492291		686.69	0.00	686.69			
988948	CHK	A	MACCLENNY MOWER AND SAW INC	1334	1	80.28	.00	80.28	02/06/2026		24014
			1Gal 50:01 Fuel 3x-Beck	15635		80.28	0.00	80.28			
988949	CHK	A	MERCURY ENTERPRISES INC DBA ME	4352	1	224.23	.00	224.23	02/06/2026		24014
			CPR Mask 6pk 3x-EMS	302046		224.23	0.00	224.23			
988950	CHK	A	OKEFENOKE REMC	326	22	1,872.68	.00	1,872.68	02/06/2026		24014
			23150001 RIDING ARENA LIGHTS	#23150001-052		106.37	0.00	106.37			
			23150002-125N GLEN RECYCLE SIT	#23150002-052		155.29	0.00	155.29			
			23150004 RECREATION DEPT.	#23150004-052		66.08	0.00	66.08			
			23150005 FIRE ST20 N MACC	#23150005-052		71.31	0.00	71.31			
			23150006-CUYLER RECYCL SIT	125 #23150006-052		79.13	0.00	79.13			
			23150007-STEELBRIDG RECYCL SIT	#23150007-052		112.70	0.00	112.70			
			23150008-121 N CAUTION LIGHT/R	#23150008-052		48.71	0.00	48.71			
			23150009 BAXTER FIRE ST60	#23150009-052		63.92	0.00	63.92			
			23150010 RESCUE TOWER	#23150010-052		140.29	0.00	140.29			
			23150012 FIRE ST40 SEC LIGHT	#23150012-052		50.82	0.00	50.82			
			23150014-ARENA CONCESSION FAIR	#23150014-052		55.61	0.00	55.61			
			23150015 125 N/250 STREETLIGHT	#23150015-052		14.62	0.00	14.62			
			23150016 DOG POUND SCRAP	#23150016-052		233.57	0.00	233.57			
			23150017-BOB BURNSED CAUTION L	#23150017-052		49.02	0.00	49.02			
			23150018-ANIMAL CONTROL NEW BU	#23150018-052		111.61	0.00	111.61			
			23150019 FIRE ST40 TAYLOR	#23150019-052		62.73	0.00	62.73			
			23150020-ODIS YARBOROUGH/SHOAL	#23150020-052		49.96	0.00	49.96			
			23150021 SHOALS PARK BATHROOM2	#23150021-052		181.23	0.00	181.23			
			23150022 SHOALS PARK BATHROOM2	#23150022-052		49.54	0.00	49.54			
			23150023 SHOALS PARK LIGHT #1	#23150023-040		45.15	0.00	45.15			
			23150024 SHOALS PARK LIGHT #2	#23150024-040		49.13	0.00	49.13			
			23150025 FIRE ST30 CUYLER	#23150025-040		75.89	0.00	75.89			

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988951	CHK	A	P & R ELECTRIC INC	306	1	140.00	.00	140.00	02/06/2026		24014
			ST10 Run New Wire at Lift-Fire	9464		140.00	0.00	140.00			
988952	CHK	A	STACIE D. HARVEY, CLERK OF COU	279	1	10.00	.00	10.00	02/06/2026		24014
			ST70 Notice of Commencement Re	202600447		10.00	0.00	10.00			
988953	CHK	A	SUBURBAN PROPANE-1771	2333	1	68.67	.00	68.67	02/06/2026		24014
			ST90 59.7Gal Propane-EMS	341892		68.67	0.00	68.67			
988954	CHK	A	THOMAS C FINK	2192	1	250.00	.00	250.00	02/06/2026		24014
			Fire Run 1.26	JAN26		250.00	0.00	250.00			
988955	CHK	A	VERIZON WIRELESS	1710	2	180.35	.00	180.35	02/06/2026		24014
			Wireless Transmit Dec25-Jan26	6133190430		180.35	0.00	90.18			
			Wireless Transmit Dec25-Jan26	6133190430		180.35	0.00	90.17			
988956	CHK	A	VERIZON WIRELESS	1710	2	642.05	.00	642.05	02/06/2026		24014
			CAD Dec25-Jan26	6134349922		642.05	0.00	321.03			
			CAD Dec25-Jan26	6134349922		642.05	0.00	321.02			
988957	CHK	A	WILLIAM PRIMO (SC)	2181	1	1,400.00	.00	1,400.00	02/06/2026		24014
			Fire Run 1.26	JAN26		1,400.00	0.00	1,400.00			
988958	CHK	A	TELADOC HEALTH INC	1016	1	1,383.20	.00	1,383.20	02/06/2026		24015
			TELADOC 2.26	3489079		1,383.20	0.00	1,383.20			
988959	CHK	A	THE MACCLENNY ASSOC OF PRO FF	1059	1	420.00	.00	420.00	02/06/2026		24015
			FIRE/EMS UNION 2/6	PR168-138		420.00	0.00	420.00			
988960	CHK	A	VALIC	419	1	1,055.00	.00	1,055.00	02/06/2026		24015
			AIG VALIC 2/6	PR168-136		1,055.00	0.00	1,055.00			
988961	CHK	A	VERIZON WIRELESS	1710	5	1,191.31	.00	1,191.31	02/06/2026		24015
			VERIZON Dec25-Jan26	6134415011		1,191.31	0.00	786.71			
			VERIZON Dec25-Jan26	6134415011		1,191.31	0.00	235.06			
			VERIZON Dec25-Jan26	6134415011		1,191.31	0.00	110.97			
			VERIZON Dec25-Jan26	6134415011		1,191.31	0.00	22.50			
			VERIZON Dec25-Jan26	6134415011		1,191.31	0.00	36.07			
1793	EPAY	A	NATIONWIDE RETIREMENT SOLUTION	311	1	100.00	.00	100.00	02/06/2026		24015
			PEBSO/NATIONWIDE 2/6	PR168-138		100.00	0.00	100.00			
1794	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	54.67	.00	54.67	02/06/2026		24015
			COBRA 2.26	1COBRA11.24-040		54.67	0.00	54.67			
1795	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	302.92	.00	302.92	02/06/2026		24015
			ACCIDENT 2.26	ACCIDENT11.24-040		302.92	0.00	302.92			
1796	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	3,746.07	.00	3,746.07	02/06/2026		24015
			DENTAL 2.26	DENTAL11.24-040		3,746.07	0.00	3,746.07			
1797	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	80,710.00	.00	80,710.00	02/06/2026		24015
			HEALTH 2.26	HEALTH11.24-040		80,710.00	0.00	80,710.00			
1798	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	322.82	.00	322.82	02/06/2026		24015
			HOSPITAL 2.26	HOSPITAL11.24-040		322.82	0.00	322.82			

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1799	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	219.40	.00	219.40	02/06/2026		24015
			CRITICAL ILLNESS 2.26		ILLNESS11.24-040	219.40	0.00	219.40			
1800	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	1,423.28	.00	1,423.28	02/06/2026		24015
			LIFE 2.26		LIFE11.24-040	1,423.28	0.00	1,423.28			
1801	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	278.64	.00	278.64	02/06/2026		24015
			STD 2.26		STD11.24-040	278.64	0.00	278.64			
1802	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	609.93	.00	609.93	02/06/2026		24015
			VISION 2.26		VISION11.24-040	609.93	0.00	609.93			
988962	CHK	A	BLACKBURN-CURRY FUNERAL AND CR	970	1	500.00	.00	500.00	02/10/2026		24040
			ME Transport 1/17/26		26-01	500.00	0.00	500.00			
988963	CHK	A	CRYSTAL SPRINGS	540	2	310.79	.00	310.79	02/10/2026		24040
			Water/Cooler Rental 1.26		15755537012526	310.79	0.00	148.39			
			Water/Cooler Rental 1.26		15755537012526	310.79	0.00	162.40			
988964	CHK	A	GOLDSTAR PRODUCTS INC	4636	1	770.67	.00	770.67	02/10/2026		24040
			1 Case Weed Spray Knabb-Rec		83136	770.67	0.00	770.67			
988965	CHK	A	HARRIS CORPORATION-PSPC	1734	1	3,822.00	.00	3,822.00	02/10/2026		24040
			SOF Access 273x 1.26		93466438	3,822.00	0.00	3,822.00			
988966	CHK	A	HIGGINBOTHAM BROTHERS CONSTRUC	533	1	11,493.08	.00	11,493.08	02/10/2026		24040
			Higginbotham 2.26		2821	11,493.08	0.00	11,493.08			
988967	CHK	A	L V HIERS INC	267	2	93.89	.00	93.89	02/10/2026		24040
			24.10Gal Fuel-Maint		194994	60.99	0.00	60.99			
			13Gal Fuel-Adm		607533	32.90	0.00	32.90			
988968	CHK	A	LIBERTY TRUCKING, LLC.	4535	2	3,675.40	.00	3,675.40	02/10/2026		24040
			clay/sand mix/freight/mate-Rec		42433	1,700.00	0.00	1,700.00			
			Sand 2x Knabb/Minger-Rec		43432	1,975.40	0.00	1,975.40			
988969	CHK	A	NORTHEAST FLORIDA TELEPHONE CO	445	35	3,272.67	.00	3,272.67	02/10/2026		24040
			BOCC LINES/\$325 LDIS 1		#001-0001-058	774.95	0.00	774.95			
			CIR CT FAX/REC #328 1		#259-0218-058	22.77	0.00	22.77			
			RESCUE/FIRE-HWY90 1		#259-0229-058	251.79	0.00	125.90			
			RESCUE/FIRE-HWY90 1		#259-0229-058	251.79	0.00	125.89			
			FIRE HWY90 1		#259-0231-058	26.77	0.00	26.77			
			HOLDING CELL 1		#259-0266-058	23.87	0.00	23.87			
			COUNTY EXTENSION SERVICES 1		#259-0280-058	212.65	0.00	212.65			
			PUBLIC DEFENDER 1		#259-0285-058	22.77	0.00	22.77			
			ELEVATOR-COURTHOUSE 1		#259-0286-058	22.77	0.00	22.77			
			ELEVATOR/JUDGE-COURTHOUSE 1		#259-0287-058	22.77	0.00	22.77			
			FAX-SECURITY 1		#259-0289-058	23.57	0.00	23.57			
			TDD PHONE-ADMIN 1		#259-1443-058	43.40	0.00	43.40			
			COUNTY JUDGE FAX 1		#259-1451-058	22.77	0.00	22.77			
			CLERKS OFFICE FAX 1		#259-4176-058	22.77	0.00	22.77			
			BUILDING DEPT/MULTI PH LINE 1		#259-4896-058	64.20	0.00	64.20			
			LIBRARY/MAINT 1		#259-6464-058	302.19	0.00	302.19			
			STATE ATTORNEYS 1		#259-6564-058	27.57	0.00	27.57			
			ANIMAL CONTROL/INTERNET 1		#259-6786-058	114.89	0.00	114.89			
			ADMINISTRATION FAX 1		#259-7610-058	39.15	0.00	39.15			

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
			MUDLAKE RECYCLE SITE 1	#259-8409-058		39.23	0.00	39.23			
			STATE ATTORNEY FAX 1	#259-8681-058		22.77	0.00	22.77			
			BAXTER RECYCLE SITE 1	#259-8807-058		39.92	0.00	39.92			
			CUYLER RECYCLE SITE 1	#259-9327-058		39.15	0.00	39.15			
			SR228 RECYCLE SITE 1	#259-9328-058		41.59	0.00	41.59			
			GLEN RECYCLE SITE 1	#259-9329-058		39.92	0.00	39.92			
			121 N RECYCLE SITE 1	#259-9330-058		39.15	0.00	39.15			
			MAINTENANCE/INTERNET 1	#259-9985-058		90.62	0.00	90.62			
			ROAD DEPARTMENT/CHRIS 1	#275-2123-058		44.35	0.00	44.35			
			EMS STA70 #63/FIRE SANDERSON 1	#275-2125-058		92.09	0.00	92.09			
			ROAD DEPARTMENT/FAX 1	#275-2316-058		159.10	0.00	159.10			
			ROAD DEPARTMENT #49 1	#275-2373-058		72.58	0.00	72.58			
			SANDERSON RECYCLE SITE 1	#275-3097-058		39.15	0.00	39.15			
			ST70 INTERNET	00076552-6.2-010		127.94	0.00	127.94			
			RECREATION INTERNET KNABB	00109322-9-003		98.49	0.00	98.49			
			SECONDARY INTERNET @ PA-DEVOP	00130311-1-014		245.00	0.00	245.00			
988970	CHK	A	P & R ELECTRIC INC	306	1	2,891.00	.00	2,891.00	02/10/2026		24040
			New Meter Install-VetPrk	9462		2,891.00	0.00	2,891.00			
988971	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	11,215.92	.00	11,215.92	02/10/2026		24040
			JAGC-JG154 CSI 4Q25	3380		11,215.92	0.00	11,215.92			
988972	CHK	A	SOUTHEASTERN SERVICES INC	387	1	1,121.92	.00	1,121.92	02/10/2026		24040
			Shoals Gate Attendants 1/25/26	128877		1,121.92	0.00	1,121.92			
988973	CHK	A	WOOD FORESTRY LLC	4578	3	7,679.00	.00	7,679.00	02/10/2026		24040
			Shoals Tract Site Prep	JAN19.26SHOALSTRACT	713.00		0.00	713.00			
			Shoals Tract Site Prep Sep/Oct	JAN19.26SHOALSTRACT	2626.00		0.00	4,626.00			
			Shoals Tract Site Prep	JAN19.26SHOALSTRACT	3340.00		0.00	2,340.00			

02/11/2026 15:02
ap550_pg.php/Job No: 75443

BAKER COUNTY BOCC
Year End Payment Register

Page 9 of 9
USER: SMITHD

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
2220	CHK	A	LOCAL INITIATIVES SUPPORT CORP	4618	1	1,000.00	.00	1,000.00	02/10/2026		24040
			Title work for SHIP Heirs Prop	HPBAKERCO10.25		1,000.00	0.00	1,000.00			

REGISTER TOTALS Checks: 103 Voids: 0 226 1,387,895.50 0.00 1,387,895.50



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Approval of Contract Amendment with Thomas Howell Ferguson, P.A. THF has served as the FEMA Disaster Assistance agent for Baker County for the last year. THF services have been crucial to the FEMA submittal process for Baker County.

2. Recommended Motion/Action:

Approve the contract amendment as submitted. This will allow a contract extension for a period of two years.

3. Will this item require a presentation? No, consent agenda item.

4. Deadline for Completion: 02/17/2026

5. Fiscal Impact Questions:

Is this item included in the current budget? No. Eligible for reimbursement as a FEMA administration cost.

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

Explain the procurement process for this request (attach necessary documentation): Formal RFP process.

AMENDMENT TO AGREEMENT FOR
FEMA DISASTER ASSISTANCE SERVICES
BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

THIS AGREEMENT FOR FEMA DISASTER ASSISTANCE SERVICES dated May 20, 2025, between Baker County, Florida and Thomas Howell Ferguson, P.A., is hereby amended as follows:

1. **Term of Agreement.** The term of this agreement shall be extended for a period of two (2) years commencing on February 1, 2026. The performance period of this Agreement may be extended upon mutual agreement between both parties.

Executed by the COUNTY this 17th day of February, 2026.

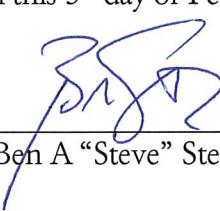
BAKER COUNTY, FLORIDA

Ronald Mann, Chair

ATTEST:

Stacie D. Harvey, Clerk

Executed by Thomas Howell Ferguson P.A. on this 5th day of February, 2026.



Ben A "Steve" Stevens III, CPA, Shareholder



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Date of Submission: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Approval of Contract Amendment between the County and the State Division of Historical Resources.

This amendment allows for an extension to the funding agreement for the library renovation project.

The State has been under review of the architectural plans submitted. This review has required the project to be extended to June 2026. If necessary, will be extended an additional year at a later point.

2. Recommended Motion/Action:

Approve the amendment as presented.

3. Will this item require a presentation? No, consent agenda item.

4. Deadline for Completion: June 30, 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? County match already met with ARPA Phase 1- roof repair.

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

Baker County, FL

23.h.sc.100.121

This Amendment is between the State of Florida, Department of State, Division of Historical Resources hereinafter referred to as the “Division” and Baker County, FL, hereinafter referred to as the “Grantee”.

The parties entered into a grant agreement for the implementation of a Special Category grant, for Emily Taber Library Restoration. The parties now mutually desire to amend certain terms and conditions of the grant agreement.

In consideration of the covenants contained herein, it is agreed:

All section of the original grant agreement not specifically amended by this or a prior written amendment and all prior written amendments are hereby reaffirmed.

The following sections are hereby revised as follows:

Original Length of Agreement

7/1/2022 -12/31/2024

Amended Length of Agreement

7/1/2022 -6/30/2026

Additional Conditions

12. Grant Reporting Requirements:

- j) Tenth Report is due by January 31, for the period ending December 31 (third year of the grant period).
- k) Eleventh Report is due by April 30, for the period ending March 31 (third year of the grant period).
- l) Twelfth Report is due by July 31, for the period ending June 30 (fourth year of the grant period).
- m) Thirteenth Report is due by October 31, for the period ending September 30 (fourth year of the grant period).
- n) Fourteenth Report is due by January 31, for the period ending December 31 (fourth year of the grant period).
- o) Fifteenth Report is due by April 30, for the period ending March 31 (fourth year of grant period).
- p) Final Report. The Grantee must submit a Final Report to the Division within one month of the Grant Period End Date set forth in Section 2 above. All final reports must document the completion of all deliverables/tasks, expenses and activities that occurred by the Grant Period End Date. The Grantee may expend funds only for allowable costs resulting from obligations incurred during the specified agreement period. Expenditures of state or federal financial assistance must be in compliance with the laws, rules, and regulations applicable to expenditures of state and federal funds, including, but not limited to, this Agreement, the *Reference Guide for State Expenditures*, 2 CFR Part 200.

This Agreement is reinstated as if it had not expired and amended to reflect the extension dates set forth herein, effective as of the date both parties have executed this Amendment.

AUTHORIZATION

Authorized official for the Grantee

Alissa Lotane, Division Director

Date:

Authorized official Signature

Date:



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Date of Submission: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Contract Extension- Christian B. Doolin & Associates, LLC.

Mr. Doolin serves as the County Lobbyist and is greatly beneficial when dealing with issues at a State level.

This contract will allow a renewal for one year, for FY 25/26. There is no change in the contract price from previous year.

2. Recommended Motion/Action:

Approve contract extension as presented.

3. Will this item require a presentation? No, consent agenda item.

4. Deadline for Completion: 09/30/2026

5. Fiscal Impact Questions:

Is this item included in the current budget? Yes

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

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

Christian B. Doolin & Associates, LLC

1018 Thomasville Road, 102 B
Tallahassee, FL 32303

850-508-5492
cdoolin@doolinandassoc.com

Sarah Little
County Manager
Baker County Board of County Commissioners
55 N. Third St.
Macclenny, FL 32063

January 30, 2026

Dear Ms. Little,

LETTER OF AGREEMENT For FY 25-26

The retainer with Christian B. Doolin & Associates, hereinafter referred to as the consultant, established in the Letter of Agreement dated October 21, 2010, is hereby continued by the Baker County Board of County Commissioners (BOCC). Christian B. Doolin has and will continue to serve as the consultant and provide assistance in the areas outlined on Attachment A, which by reference is made part of this agreement.

In exchange for such services, the Christian B. Doolin will be reimbursed at the same rate as the previous agreement (\$13,500.00) based on invoices submitted and approved by the Baker County Administration. In addition, the BOCC agrees to reimburse costs and expenses agreed to in advance. All payments will be made payable to Christian B. Doolin & Associates and any other reimbursement will be made payable as requested by invoice.

Either party may terminate this agreement by giving thirty days written notice to the other party and each party shall be liable for the terms of the agreement only during the period of time that the agreement is in effect.

This agreement shall be in effect through September 30, 2026.

Sincerely,

Christian B. Doolin

Chris Doolin
President

Chairman, Baker County Board of County Commissioners

Attestation

Date of Execution: _____

Attachments

Baker County Board of County Commissioners
Statement of Purpose

It is the intent of the Baker County Board of County Commissioners to work closely with the Baker County Legislative delegation, state elected officials, state agency leadership and other entities to provide support and assistance to areas under the authority of the Baker County Board of County Commission and in areas of importance to the public and private sectors of the Baker County community.

It is the interest of the Baker County Board of County Commissioners to be made aware of, in a timely fashion, and to be meaningfully involved in any and all proposals, initiatives, discussions or other ideas that may be put forward that could impact Baker County.

In an effort to ensure effective involvement in matters that may impact the Baker County community, the Baker County Board of County Commissioners authorizes the continuation of consulting services with Christian B. Doolin and Associates:

- Consultation to promote, enhance, and/or protect programs, projects or issues of importance to the Baker County Board of County Commission, including but not limited to any change that may positively or negatively impact the Baker County BOCC and the Baker County community.
- Monitor funding opportunities relating to potential projects and other agency funding opportunities that may come available.
- Provide consultation on any other state-level matter that may come to the attention of the BOCC or the consultant that might impact the Baker County Commission or the Baker County community.



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: 2/5/2026 **Meeting Date:** 2/17/2026

Name of Submitter: Kayla Riggs **Department:** TDC

1. Nature and purpose of this agenda item:
Funding request for the use of TDC funds.

2. Recommended Motion/Action:

Betty Center asked the TDC Board to use funds for advertising for the Farm and Fold Market (Baker County Day) event in the amount of \$1,500.00. TDC approved request on February 4, 2026. TDC Board and staff recommend the approval of the use of funds be approved by BOCC.

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

4. Deadline for Completion: 2/17/2026

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 request to the TDC board, once TDC approves the final recommendation is through the BOCC.

TDC approved \$1,500.00
Roger Lankford motioned approval
Danny Norton seconded the motion.



85 W Railroad Avenue, Macclenny, FL 32063

December 19, 2025

Baker County Tourist Development Council
Baker County, Florida

Dear Members of the Tourist Development Council,

I am writing to request \$1,500 in Tourism Development funding in support of the inaugural Baker County Farm and Folk Market / Baker County Day, to be held on March 28, 2026. This request is being submitted following a recommendation from the Baker County Board of County Commissioners to explore Tourism support for this community-focused event.

This event was created in response to direct community feedback gathered through interagency recovery and resiliency efforts. When residents were asked what resiliency looks like in Baker County, the answer was clear: a return to community, heritage, and shared traditions that is reminiscent of the old Baker County Day. The Farm and Folk Market is our starting point.

The event is designed to be a simple, family-friendly celebration that highlights Baker County's local farmers, artisans, small businesses, and cultural roots. While the majority of attendees are expected to be local residents, we anticipate drawing visitors from surrounding North Florida and Southern Georgia counties through targeted social media promotion, vendor outreach, and word-of-mouth.

Tourism funding will be used carefully and intentionally to support promotion, basic event signage, local entertainment, and essential infrastructure. These elements will help ensure a welcoming experience for both residents and visitors while clearly recognizing Baker County and the Tourist Development Council as a valued partner.

Our goal is not to create a one-time event, but to establish a benchmark community celebration that can grow year after year into a recognizable Baker County tradition with increasing tourism value. We believe this event reflects the spirit of Baker County: proud of where we've been, invested in where we're going, and rooted in community.

Thank you for your consideration and for your continued support of initiatives that strengthen Baker County's identity and sense of place.

Respectfully,



Shira Callahan
Event Organizer, Baker County Farm and Folk Market / Baker County Day
Executive Director, Baker Prevention Coalition, Inc.

Championing community changes to reduce access and availability of drugs and alcohol to youth in Baker County.

www.bakerprevention.org



Applicant

Business: Non-Profit: Individual: _____
Baker Prevention Coalition, Inc

Contact: _____ Phone: 904.271.1015 Email: director@bakerprevention.org
Shira Callahan

Address: _____
85 W Railroad Ave., Macclenny, FL 32063

Second Contact: _____
Brittany Kincheloe 904.608.4265 coordinator@bakerprevention.org

Event Details

Event Name: _____ Start Date/Time: _____
Farm and Folk Market (Baker County Day) March 28, 2026 10am

Event Type: _____ End Date/Time: _____
Community market and heritage day March 28, 2026 3pm

Event Nature: _____ Age of Event: _____ Occurrence: _____
Outdoor, family-friendly, heritage-focused community event New Event Annual (planned)
highlighting local agriculture, artisans, small businesses, and Baker
County history.

Location/Venue: _____
Heritage Park Village

Address: _____
102 S Lowder St, Macclenny, FL 32063

Project Participants: 40-50 vendors Projected Attendance: 500-700 Projected Overnight Stays: 10

The process to collect hotel data is: Vendor and visitor surveys, informal lodging feedback, and partner reporting from local accommodations.

Requested amount of money from TDC: \$1500

Sponsorship Level (If Applicable): n/a

REQUEST FOR FUNDING MUST INCLUDE FULL BUDGET FOR EVENT AS ATTACHMENT

Years of TDC Sponsorship:

First year/new event

Other Sponsors listed:

City of Macclenny, BPCI, other local businesses, community partners, and in-kind support (pending)

Audience Profile

Local: % 70 _____

North Florida %: 20 _____ % Age 0-5: 8 _____

Florida %: _____ % Age 5-12: 15 _____

Southeast %: 10 _____ % Age 13-17: 10 _____

National %: _____ % Age 18-24: 7 _____

International %: _____ % Age 25-34: 15 _____

% Age 35-44: 18 _____ Target Groups: Families, heritage tourists, local shoppers, regional visitors, small business supporters

% Age 45-54: 12 _____

% Age 55-64: 10 _____

% Age 65+: 5 _____

Advertising and Promotion

The number of people who will directly or indirectly be informed of our sponsorship: 5,000–8,000 (direct and indirect) _____

Please describe your method to provide reach proof of performance: Facebook analytics including reach, engagement, event responses, shares, and demographic data will be provided post-event. _____

Please list your advertising methods: Facebook event page and paid promotions, vendor spotlights and partner shares, digital flyers and community calendars, word-of-mouth and partner outreach, Baker County Press

Does this event have a social media presence? yes

Facebook <https://www.facebook.com/bakercountyfarmandfolkmarket> _____

Instagram n/a (planned expansion) _____

Twitter n/a _____

YouTube n/a _____

Other Community partner social media pages _____

Site has Baker County TDC Logo? TBD on sponsorship _____

Website: <https://www.facebook.com/bakercountyfarmandfolkmarket> _____

If so, Where at? Event graphics, banners, and digital promotions _____

Does this event have prelaunch activities? Social media promotion, vendor announcements, partner shares

Does this event have post event visibility? Photo recap posts, sponsor recognition, continued page engagement, Baker County Press coverage

Location: Social Media, Baker County Press _____

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: Photos and video may be taken during the event for promotional use. Attendance at the event implies consent for the use of images in future Baker County and event-related promotions. No licensing restrictions are anticipated.

Additional Comments

Baker County Farm and Folk Market / Baker County Day

Event Date: March 28, 2026

Location: Baker County, Florida

Event Type: Community Heritage Market (First Year)

Tourism Funding Request Summary

Total Amount Requested from Baker County TDC: \$1,500

Category	Purpose	Amount
Marketing & Promotion	Facebook event promotion and digital graphics to reach Baker County residents and neighboring North Florida counties	\$600
Event Signage & Branding	Event banner, welcome signage, and directional signage recognizing Baker County and TDC support	\$350
Local Entertainment / Heritage Demonstrations	Honorarium for a local musician or heritage demonstrator to enhance the visitor experience	\$300
Event Infrastructure & Supplies	Tables, tents, and basic supplies to support vendors and attendees	\$250

Total Event Budget: \$2,500

Total Requested from TDC: \$1,500

All promotional materials and signage will include the Baker County Seal and the statement:

“Sponsored by the Baker County Tourist Development Council.”



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Date of Submission: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Letter of Support- FWC agreement # 25091- Gateway Outdoor Education Center.

Columbia County is seeking funding through FWC to establish this educational center near the intersection of Interstate 10 and Interstate 75. Surrounding counties were asked to submit a letter of support as if approved, the project would benefit regional EcoTourism.

2. Recommended Motion/Action:

Approve the letter of support

3. Will this item require a presentation? No, consent agenda item.

4. Deadline for Completion: 02/17/2026

5. Fiscal Impact Questions:

Is this item included in the current budget? NA

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

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



SARA LITTLE
COUNTY MANAGER

Baker County Board of Commissioners

55 NORTH THIRD STREET
MACCLENNY, FLORIDA 32063
(904) 259-3613 • (904) 259-7610
www.bakercountyfl.org



RONALD MANN
CHAIRMAN

February 9, 2026

TO:

Florida Fish and Wildlife Conservation Commission
Columbia County Board of County Commissioners

RE: Letter of Support for Agreement #25091 – Gateway Outdoor Education Center

On behalf of the Baker County Board of County Commissioners, we are pleased to express our support for Agreement #25091 between the Florida Fish and Wildlife Conservation Commission and Columbia County to establish the Gateway Outdoor Education Center near the intersection of Interstates 10 and 75.

The proposed Gateway Outdoor Education Center represents a meaningful regional investment in outdoor education, conservation awareness, and agricultural literacy. This facility will provide hands-on learning opportunities that encourage responsible stewardship of natural resources, promote outdoor recreation, and foster a deeper connection between conservation, agriculture, and community engagement throughout North Florida.

Baker County recognizes the important role regional partnerships play in expanding educational opportunities and enhancing quality of life for our residents. The Gateway Outdoor Education Center is well positioned to serve as a shared resource for surrounding counties, offering long-term economic, educational, and environmental benefits while supporting tourism and workforce development tied to our region's natural assets.

We appreciate the collaborative efforts behind this initiative and commend Columbia County and the Florida Fish and Wildlife Conservation Commission for their leadership. Baker County looks forward to supporting this project and the positive, lasting impact it will have on North Florida and future generations.

Sincerely,

Ronald Mann
Chairman

Tyler Mobley
Vice-Chairman

Oliver J. Anderson
Commissioner

Marcus Hartley
Commissioner

RONALD MANN
DISTRICT 1

JIMMY ANDERSON
DISTRICT 2

TYLER MOBLEY
DISTRICT 3

JAMES G. BENNETT
DISTRICT 4
(In Memoriam)

MARK HARTLEY
DISTRICT 5



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Date of Submission: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Acceptance of the St Mary River Management Committee Annual Report

2. Recommended Motion/Action:

Approve the report as submitted.

3. Will this item require a presentation? No, consent agenda item.

4. Deadline for Completion: 02/17/2026

5. Fiscal Impact Questions:

Is this item included in the current budget? NA

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

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



St. Marys River Management Committee

www.saintmarysriver.org

2025 Annual Report

Introduction

To the County Commissioners:

Please accept this document as the Committee's required Annual Report.

The St. Marys River Management Committee (SMRMC or Committee) is a quasi-governmental advisory panel established by interlocal agreement between Baker and Nassau counties in Florida and Camden and Charlton counties in Georgia. The Committee is composed of five voting representatives from each county: one county commissioner and four appointed members (if possible two riverfront landowners or representatives of corporations with riverfront property, and two at-large members). One representative from the St. Johns River Water Management District (SJRWMD) and one representative from the Georgia Department of Natural Resources (GA-DNR) Environmental Protection Division (EPD) serve as technical advisors. All meetings are open to the public with notice provided on the Committee's website: www.saintmarysriver.org. The 2025 expenditures and 2026 budget are available in Appendix 1. A list of acronyms used in more than one section is available in Appendix 2.

Land Use (including public access)

Development remains the greatest challenge to the long-term management and protection of the St. Marys River. Without broad community agreement on the importance of the river's natural assets, continued growth and new development will threaten water quality and vital natural resources across the basin. The Committee urges all four counties and the basin cities to review and strengthen their local ordinances and codes to ensure effective protection for the river and its watershed.

Baker County

In August 2024, shortly after the newly restored St. Marys Cove Landing Boat Ramp reopened, Hurricane Debby destroyed the facility. Because the project had not yet been formally closed out by the Florida Fish and Wildlife Conservation Commission (FWC), the County spent 2025 working with Federal Emergency Management Agency (FEMA) and FWC to secure repair

approvals and extend the project deadline, including engineering recommendations to relocate the ramp approximately 150 feet upstream to reduce future flood impacts.

The National Park Service- River Trail Conservation Assistance Program (NPS-RTCAP) has begun plans for 2-, 4-, 7-, and 11-mile kayak trails on the St. Marys River starting from various river accesses in Shoals Park. If there is adequate funding NPS-RTCAP will also be able to assist the county in updating the park's Management Plan.

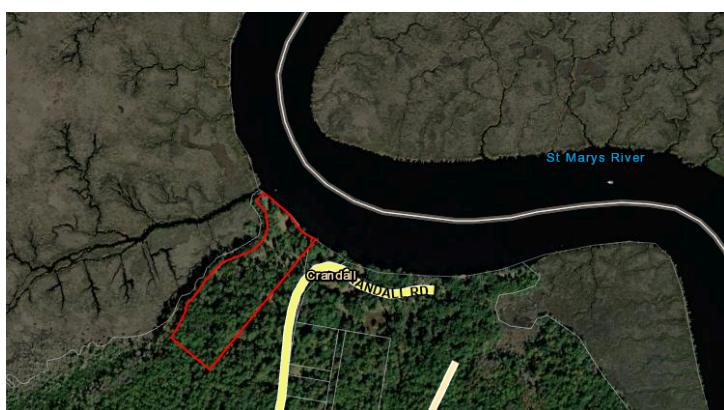
Improvements continued at the John M. Bethea State Forest, the northernmost public access point to the St. Marys River. In February, the Florida Forest Service (FFS) replaced the boardwalk river access at Maple Set. FFS also constructed a new pavilion and picnic area at the Catface Corner Campground at the end of Rosin Road and cleared a new 0.4 mile hiking trail from the campground to the river, providing a 0.8 mile out and back trail for visitors.

In Macclenny, Barber Point and Nehemiah Point developments, off Lowder Street along Turkey Creek and the Copper Creek Subdivision, respectively are in the permitting/zoning process. The combined 600 plus units can be accommodated by the existing capacity of the city water treatment facility (see under Water Quality Section). The proposed 2,500-unit Mid Pointe subdivision north of I-10 Exit 335 exceeded both the limits of the City of Macclenny's Consumptive Use Permit and the capacity of its water treatment facility, leading the developer to explore construction of a private treatment plant and potential coordination with the County in 2026.

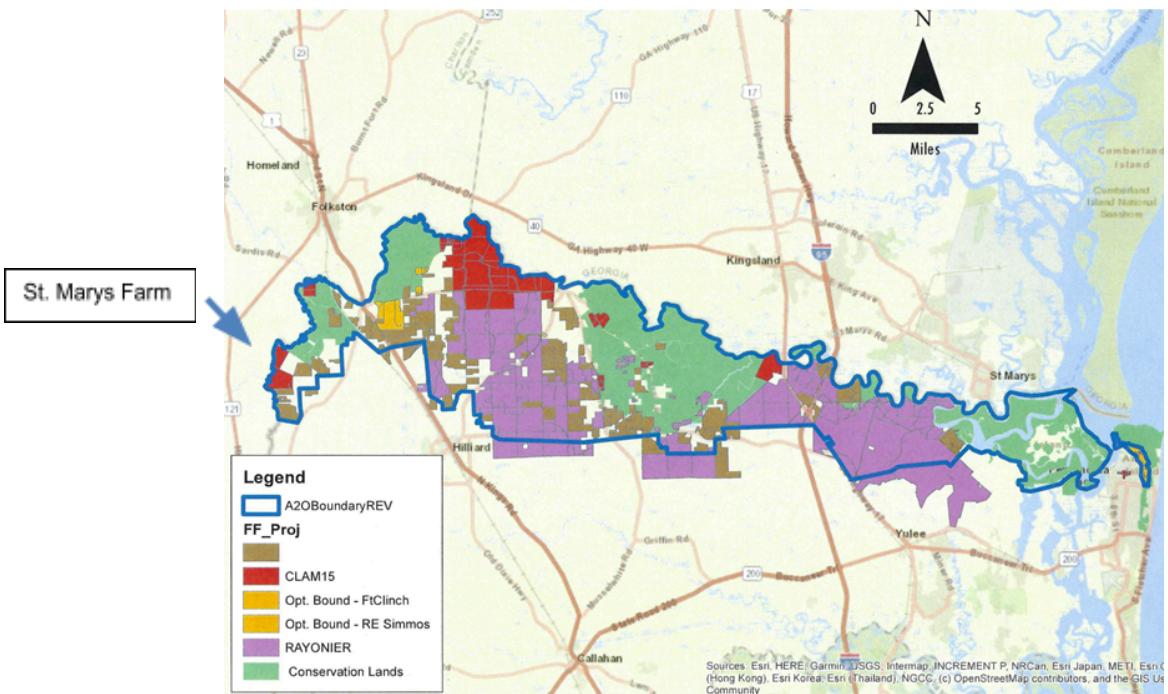
Nassau County

Nassau County expanded conservation and river access efforts in 2024 and 2025 through land donations and the purchase of conservation properties, including a major riverfront easement protecting nearly 600 acres.

In 2024 Wildlight donated 10 acres for a future boat ramp.



In 2025, the Conservation Lands Acquisition and Management (CLAM) recommended, and the Nassau County Board of County Commissioners approved, a \$2.1 million conservation easement for St. Marys Farm, protecting approximately 599 acres and 2.42 miles of St. Marys River frontage within the proposed Atlantic to Okefenokee (A2O) Conservation Corridor. The easement was finalized in November 2025.



The county also used CLAM monies and other county funds to purchase several other properties for conservation.

- **Piney Island** – land purchase 43 acres CLAM, 2 acres county, November 2025



- **Callies on the River** - land purchase 130 acres, December 2025



Atlantic to Okefenokee Conservation Corridor (Florida Forever Project)



On December 11th and 12th, the Acquisition and Restoration Council (ARC) began developing the 2026 Florida Forever Priority and has Atlantic to Okefenokee Conservation Corridor listed as #23 under “Partnerships & Regional Incentives Projects.” The 2026 priority list goes to the Florida Forever Board of Trustees (the Governor and Cabinet) for approval in February/March of 2026.

Fernandina Beach

A private individual donated 400 acres of marshland near Egan Creek to the North Florida Land Trust.

Most planned downtown development remains on hold until the new seawall is completed. The \$4 million project has been partially constructed using funds raised to date. Completion is currently delayed by the presence of Brett's Waterway Café, which closed in October and will be demolished as soon as feasible. To close the remaining funding gap, the City is evaluating all available revenue options, including some that may be unpopular—such as implementing paid parking downtown.

The City of Fernandina Beach denied permission for a proposed Rayonier Advanced Material (RYAM) bioethanol plant. RYAM has in turn sued the city for preventing full use of their property.

Hilliard

There are four residential developments under construction or under review in the western part of the county near Hilliard. In general, development in the county south of Hilliard drains to the Nassau River and development north of town drains to the St. Marys River (see under Water Quality section). All developments listed below are within the city limits of the town of Hilliard and will be served by the town's Wastewater Treatment Plant which discharges to the Little St. Marys River.

- Whisper Ridge is off Pine Ridge Rd east of town (70 units, all building permits issued)
- Greenbrier is south of town on the west side of US1 (350 units, construction of civil infrastructure has begun, Residential construction beginning by December 2026)
- Lofty is east of US 1 across from Greenbrier (227-unit apartments, annexation and zoning complete, no site plan yet)
- Holland Walk (28 units, zoning complete, civil plans and pre-plat in review, planning to begin construction spring 2026)

There are also three new commercial developments under review in Hilliard. O'Reilly Auto Parts has received civil construction approval, and building permits are currently under review, with construction planned to begin soon. McDonald's has civil construction plans under review and anticipates beginning construction by February 2026. Key Plumbing also has civil construction plans under review, with construction expected to commence in spring 2026.

Camden County

In Camden County, the Blue Bridge property remains unresolved, with mediation expected in 2026.

At Temple Creek, the reconstructed boat ramp is now open, while boardwalk and interpretive trail construction continues with grant support.

City of Kingsland

The added capacity, 2 Million Gallons per Day (MGD), from the Water Treatment Plant is enabling continued growth in both residential and commercial sectors. Major active developments include:

- Ongoing projects along the Laurel Island Parkway corridor
- Continued implementation of the Kingsland Tax Allocation District (TAD) #3 Camden Woods Redevelopment Plan
- New multi-family and mixed-use proposals along the Highway 40 corridor, including projects within Kingsland TAD #1 such as the GA/FL Sports Park and the Haddock Road residential and commercial development

All development listed above can be serviced by the current Wastewater Treatment Facility.

City of St. Marys

Taylor Morrison began construction on Esplanade at St. Marys, a luxury subdivision centered around a golf course. Home sales are anticipated to begin in early 2026. SMRMC toured the site in June 2025 and remains concerned regarding inadequate water retention on site.

SMRMC follows development in the city since both city water treatment facilities discharge into tributaries of the St. Marys River. The [Current Developments Map](#) highlights new planned development and those developments which are currently building out.

Charlton County

GA-DNR evaluated the boat ramp and parking at Camp Pinckney County Park and identified needed repairs including gravel at the ramp apron, identifying a parking area and reverse grading or installing a riverside swale to prevent runoff from the bare dirt into the river, and grading and resurfacing the entrance road. The inspector also suggested increased law

enforcement presence to discourage inappropriate behavior. Once these improvements are made, the site would be eligible for state funding.

There are several timber parcels that are on the recreational market: an almost 900 acre parcel with about 800 feet of deep river swamp frontage recently sold and two smaller parcels south of St. George with sandbar and river swamp frontage are still on the market.

A timber owner was approached by an agricultural neighborhood developer, but it does not appear that proposal is moving forward.

The Conservation Fund purchased the proposed Twin Pines Mine property, approximately 7,770 acres; no next steps have been identified.

Water Quality

State Level

Control of erosion and sedimentation remains a regional challenge. As discussed for the past few years, Florida maintains a 25-foot buffer for wetlands but not waterbodies, while Georgia maintains a buffer for waterbodies but not wetlands. These approaches result in gaps in river protection in both states. Georgia also lacks nitrogen and phosphorus regulations and does not allow local governments to exceed the regulations of the state. However, because Georgia must comply with Florida standards on shared waterbodies Florida standards are effectively in force. SMRMC designed an educational flyer about fertilizer for landscapers and distributed it to hardware stores in Charlton and Camden Counties.

White Oak Conservation hosted a Best Management Practices workshop in May, targeting golf courses and developers, including those at Esplanade at St. Marys. Committee members toured the Esplanade golf course in June, noting that erosion controls and stormwater ponds are in place, but that further review of discharge testing requirements is needed.

EPD completed Nitrogen (N), Phosphorus (P), and chlorophyll-a criteria for 11 of 28 lakes statewide and is assessing the next set of priority lakes. The agency submitted a plan to use chlorophyll-a as the primary indicator for nutrient impacts, rather than relying solely on N and P measurements, which are more complex to interpret and regulate. They are continuing to work with the United States Environmental Protection Agency (US-EPA) on the details.

Baker County

The town of Macclenny is considering the addition of 600 plus units that will be served by their existing Macclenny Water Treatment Facility, which discharges into a Turkey Creek, a tributary of the St. Marys River. At 1.3 MGD and a current flow of .67 MGD, the facility has adequate capacity to treat the waste added by both developments.

Nassau County

In early 2025, the Florida Department of Environmental Protection (DEP) requested that US-EPA remove the dissolved oxygen (DO) impairment for the Little St. Marys River based on the number of exceedances for the sample size.

The town of Hilliard has proposed an addition of almost 700 units (see land use section) all of which will be served by their current wastewater system which discharges to the Little St. Marys and then to the St. Marys River. The current system was upgraded to an integrated surge anoxic mix system in 2013 with growth in mind. It has a capacity of .48 MGD; the current flow is approximately .25 MGD.

Camden County

Kingsland

Within the city limits, nearly all new developments are required to connect to municipal sewer service. Their current Wastewater Treatment Facility, a Sequential Batch Reactor, has a permitted capacity of 4.4 MGD. The current average inflow is 2.0-2.5 MGD in the summer. There are no plans to upgrade the system at this time.

The City currently has no active development proposals within city limits requesting septic system approval. Occasional inquiries in fringe areas are reviewed on a case-by-case basis, but none are presently moving forward.

St. Marys

Both of the City's wastewater treatment plants discharge into waterways that flow to the St. Marys River. The [Current Developments Map](#) highlights new planned development and those developments which are currently building out.

Charlton County

Homeland continues work on their Clay Branch Project funded by a 319 Grant from EPD. SMRMC provided over 100 hours of administrative assistance to the city. Charlton County provided sand for septic repairs; six failing systems have been repaired or replaced. St. Marys Riverkeeper continues with monthly E coli sampling and initiated eDNA sampling. Data indicate expected increase in E coli numbers during warmer months of human origin. The project steering committee published quarterly community newsletters to update citizens and periodically updated Homeland City Council, Charlton County Board of Commissioners, and the other three counties in the St. Marys watershed as well as partner organizations St. Marys Riverkeeper and SMRMC.

The City of Folkston has begun construction of its new Wastewater Treatment Plant (a Sequential Batch Reactor System) which will be permitted for treatment of 1.25 MGD, up from .75 MGD for the old plant. The facility is scheduled to be operational by December 2026, with final completion expected in 2027.

Water Quantity

Baker County

The Northeast Florida Regional Council (NEFRC) has been working on a Vulnerability Assessment for Baker County and the City of Macclenny and received an extension from the Resilient Florida Program through March 31, 2026, to complete the project. Most of the assessment, including the exposure and sensitivity analyses, is already complete, with the remaining elements scheduled to be finalized in early 2026.

As part of the broader effort to enhance resilience in the county, NEFRC has also completed several supporting activities. In March 2025, NEFRC hosted a Green Roadway Design Charrette to gather input from practitioners on the use of bioswales, permeable pavement, and other green infrastructure techniques at four county sites identified by Emergency Management staff as prone to flooding. In summer 2025, NEFRC conducted an analysis of potential tidal inundation along the St. Marys River. Results released in August indicated that even under extreme conditions, tidal inundation would not extend into Baker County.

NEFRC has additionally partnered with Climate Central to use FloodVision technology to develop visual imagery illustrating flood impacts at sites selected based on the Vulnerability

Assessment and known flooding locations. Climate Central conducted a site visit in November 2025, and the results will be presented at a public meeting in Baker County in early 2026.

The City of Macclenny is nearing completion of Phase II of their \$4.8 million sewer line replacement project and anticipates applying for funding for Phase III.

Nassau County

Following the County's 2023 Vulnerability Assessment, DEP awarded funding to develop an Adaptation Action Plan. This plan will identify gaps in the County's readiness for heavy rainfall events and is a required step before pursuing future implementation grants. The county and city of Fernandina are using the same consultant so that the plans are supportive of each other while still honoring their individual priorities. In 2025, The stormwater engineers for the County and City began meeting quarterly to discuss drainage concerns that cross jurisdictions. They feel this arrangement is working well.

The Stormwater and Drainage Department continues to expand its asset inventory, mapping culverts, drainage pipes, stormwater ponds, and related features. To date, 12,773 assets have been documented, enabling staff to identify drainage deficiencies during major rain events. When gaps are identified, the County is working with affected property owners to secure drainage easements that allow the County to install and maintain needed improvements. The Department also completed engineering studies to address drainage needs in the Fiddlers Walk subdivision.

In addition, the Florida Department of Emergency Management has partnered with Florida Atlantic University to map watersheds statewide, with future plans to include the St. Marys River Basin. The resulting products will provide detailed information on inundation depths, critical infrastructure, and special flood-hazard areas.

Fernandina Beach

With support from DEP's Resilient Florida Program, the City is collaborating with Nassau County to develop separate but compatible Adaptation Action Plans. In May, the City began gathering input from residents to shape the plan for the island. Staff continue advancing the stormwater infrastructure mapping and evaluation process and meet quarterly with County partners to coordinate projects of shared interest.

The City is also implementing a separately funded Waterfront Resiliency Master Plan focused on protecting the historic downtown area from high-tide flooding, storm surge, flash floods, sea level rise, stormwater runoff, and subsidence risks. In 2024, the City secured a \$4 million state

appropriation to reconfigure the marina and replace the bulkhead following the demolition of Brett's Waterway Café. The City is pursuing additional money for shoreline stabilization and flood-defense improvements along the remainder of the one-mile waterfront, as well as for downtown beautification and preservation efforts, including streetscape and infrastructure upgrades. The Alachua Street drainage project has been completed, and the engineered pump system proposed for that project will also be used in the upcoming Ashe Street project.

Hilliard

Following her term on the Steering Committee for the Nassau County Vulnerability Assessment, the Town of Hilliard Land Use Administrator, Lee Anne Wollitz, has begun collecting preliminary data for assessing their stormwater system and has received a grant for a Vulnerability Assessment.

Camden County

Camden County completed a Vulnerability Assessment in 2022. In late 2024, the county opened a new Resiliency Operations Center and, in 2025, launched a stormwater infrastructure evaluation project for the unincorporated areas of the county. The project is currently in the data gathering phase.

Kingsland

The City of Kingsland has engaged Goodwyn Mills Cawood, LLC (GMC) to provide professional consulting services for the project *“First Floodplain, Second Stormwater – Kingsland’s Path Toward Increased Resiliency,”* funded through the Cycle 27 Coastal Incentive Grant from the GA-DNR Coastal Resources Division. This work builds on the City’s ongoing resiliency initiatives under the Cycle 24/25 CIG project, *“Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program.”*

St. Marys

The City of St. Marys is preparing to impose stormwater fees based on the stormwater utility approved in 2021. The city has also made some progress on Vulnerability Assessment. They completed a Sea Level Rise Study in 2021 and are in the process of updating their Hazard Mitigation Plan. The City has an updated Stormwater Master Plan with a list of prioritized improvement projects, but they did not do a formal gap analysis and there are no engineered plans for the projects which makes it difficult to obtain funding.

The U.S. Army Corps of Engineers recently completed a hydraulic model of the downtown wetland park area known as the Spine. This model will inform ongoing work under the National Fish and Wildlife Foundation funded Planning and Design grant for the Spine area.

The Spine is a low-lying, approximately 60-acre drainage basin located in the center of the City and serves a critical role in flood retention. The project is designed to drain stormwater to the north, east, and west, while also absorbing tidal flooding and storm surge at its connection with the St. Marys River.

The Spine has been identified as a high-priority project for the City in the Camden County Resiliency Implementation Workplan, and the City has received National Coastal Resilience funding to support its implementation.

Charlton County

Charlton County has no plans to do a Vulnerability Assessment. EPD contracted Dewberry to produce a Base Level Engineering Map for the state. The data has not yet been uploaded to the state's online viewer for either Charlton or Camden County. When completed it will provide valuable data for local planning and stormwater management. The data has been sent to Charlton County.

The City of Folkston will delay stormwater improvement grant applications until the new wastewater treatment plant is operational.

Regulatory and Planning

State Legislation - Florida

The Florida Legislature approved a \$115 billion state budget, a \$3 billion decrease from the previous fiscal year. The budget includes more than \$1.5 billion for restoration and protection projects and \$130 million for land acquisition.

Water Quality & Quantity

- [SB 492](#): Amends previous laws related to mitigation banks by increasing regulation and stiffening the criteria for property acquisition and permitting.

- [HB 1143](#): Mandates the Department of Environmental Protection (DEP) to assess environmental risks and apply a balancing test when evaluating drilling permits for petroleum products and prohibits drilling, exploration, or production of some petroleum products near certain national estuarine research reserves.

Land Use Planning & Development

- [CS/CS/HB 209](#): Mandates that state parks must be built with conservation-based recreational use concepts in mind. The definition for this is explicitly described and gives examples of recreational opportunities that are and are not conservation-based. This bill also requires that public hearings if there are updates proposed to land management plans.

Recycling & Pollution

- [HB 295](#): Directs the Department of Environmental Protection (DEP) to develop a statewide comprehensive waste reduction and recycling plan by July 1, 2026, based on recommendations from its 2020 report. The bill also requires the DEP to convene a technical assistance group to aid in developing the plan and to submit a report to the Legislature upon completion

Habitats & Biodiversity

- [SB 388](#): Revises the statutes governing Florida's wildlife trust funds by expanding the allowable use of the Grants and Donations Trust Fund and the Nongame Wildlife Trust Fund to include law enforcement.

Climate & Natural Hazards

- [CS/CS/SB 180](#): Updates the emergency management plan by limiting regulation on property repairs. Proponents say that this bill will expedite recovery efforts in severely impacted areas. The bill will allow county and municipal governments to ignore permits and requirements that are in place to mitigate construction hazards on a beach.
- [CS/CS/SB 56](#): Limits the modification of weather, temperature, and sunlight in the atmosphere, establishing restrictions on activities that could have environmental impacts.

State Legislation - Georgia

In 2025, Georgia passed legislation which included a temporary moratorium on mining permits near the Okefenokee National Wildlife Refuge, where the headwaters of the St. Marys River are located. There was no direct state environmental law passed regarding the swamp. The purchase of the proposed Twin Pines mining site by The Conservation Fund could postpone additional legislation.

The legislature also enacted The Georgia Courts Access and Consumer Protection Act which requires litigation financiers to register with the state and establishes requirements for their activities.

Comprehensive Plans - Florida

Florida must have a comprehensive plan that covers a period of at least 10 years. They must evaluate their existing plan and submit an Evaluation and Appraisal Report (EAR) to the state at least every seven years and, if necessary, amend their plan to reflect changes in state requirements and local conditions. State funding is only available through a grant process. The most recent Nassau County comprehensive plan is dated 2010-2030 though they have been through the EAR process several times. They are in the visioning stage of a total rewrite of their comprehensive plan now. Baker County's last EAR on their 2040 Plan was submitted in 2020. They will reapply for funding for the next EAR in 2026. The appointed county commissioner for Baker and Nassau Counties updates the committee during their EAR or rewrite processes.

Comprehensive Plans - Georgia

Georgia counties must update their comprehensive plans every 10 years to maintain their "Qualified Local Government" status, which makes them eligible for state grants and loans. They must also update the activities, initiatives, programs, and ordinances to implement the comprehensive plan every five years. The regional commissions provide technical assistance to local governments for comprehensive planning. Camden County (Coastal Regional Commission) last updated its plan in June 2023 and Charlton County (Southern Georgia Regional Commission) their plan in July 2025. SMRMC members attend all public meetings associated with the planning process in Georgia.

County Level Regulations

No Wake Zone

Progress continues toward establishing a No Wake Zone in Nassau County. State and local partners have expressed support, and applications are under review.

Fishing Tournaments

Fishing tournaments on the Florida side of the river were monitored throughout the season. Participation was lower than in past years and no issues arose that warranted comment to law enforcement. SMRMC will periodically monitor tournaments going forward.

Committee Project

The St. Marys River Management Committee (SMRMC) completed the design, production, and distribution of new boating safety signs outlining no-wake regulations in both Florida and Georgia, with content approved by the four counties, the Florida Forest Service, and Georgia Department of Natural Resources Law Enforcement. The signs are being installed at the following boat ramp locations:

- Baker County: St. Marys Cove Landing
- Nassau County: Ralph Simmons State Forest; Kings Ferry
- Camden County: Temple Creek Landing; Blue Bridge
- Charlton County: Traders Hill; Camp Pinckney

Committee and Partner Updates

St. Marys Riverkeeper

During the year, St. Marys Riverkeeper concentrated on two primary priorities: implementing a National Fish and Wildlife Foundation–funded watershed resilience initiative and strengthening core programs focused on water quality protection, monitoring, and advocacy.

At the state level, St. Marys Riverkeeper testified at the Georgia Capitol in support of the Okefenokee Swamp and the importance of clean water for sustaining healthy sturgeon habitat.

In Florida, advocacy efforts focused on protecting home rule authority, wetlands, and state parks.

A major conservation milestone was achieved in April when the immediate mining threat to Trail Ridge was resolved when The Conservation Fund acquired more than 8,000 acres from the mining company thus permanently conserving the land and buffering both the St. Marys River and the Okefenokee Swamp. There is still long-term pressure in other parts of Trail Ridge.

St. Marys Riverkeeper continued its partnership with the City of Homeland to monitor Clay Branch and Hatchers Branch for bacterial contamination through a Section 319 grant. Elevated *E. coli* levels were observed following a series of hurricanes in August 2024 but returned to typical levels in subsequent sampling, reinforcing the importance of consistent, long-term monitoring.

In partnership with the University of Georgia, St. Marys Riverkeeper launched a Watershed Resilience Plan that will continue through October 2027. The collaboration expects to advance nature-based solutions to improve river resilience and reduce flooding risks to watershed communities. With support from donors and grant partners, the organization expanded staffing by adding a Community Engagement Coordinator, Water Quality Officer, Communications Coordinator, and an internship program, positioning St. Marys Riverkeeper for sustained effectiveness and long-term impact.

St. Johns River Water Management District

St. Johns River Water Management District's (SJRWMD) historical approach to the St. Marys River has been land acquisition and management. The district owns and partners with the Florida Forest Service to manage Ralph Simmons and John Bethea State Forests.

SJRWMD provided updates on several funding opportunities for counties and cities in Florida and reported expanded water conservation efforts. The district also shared that they had completed the Black Creek Water Resource Project to help with recharge of the Upper Floridan Aquifer.

In the fall of 2025, SJRWMD Board of Directors approved the [2026–2030 Strategic Plan \(PDF\)](#), which establishes four basin-wide priorities: protecting and improving surface water quality through projects that reduce excess and legacy nutrient loadings, including in-field and regional efforts in the Tri-County Agricultural Area; protecting and enhancing submerged aquatic vegetation by investigating conditions affecting SAV in the St. Johns River, continuing long-term monitoring of SAV abundance, distribution, and health, and developing natural systems improvement projects; restoring and enhancing wetlands within the Northern Coastal Basin by

addressing impacts from urban watersheds, coordinating with federal, state, and local partners to evaluate water quality data, trends, and habitats, and implementing projects to restore shorelines, coastal uplands, intertidal systems, and the resilience of coastal marshes; and enhancing flood protection along lakes and rivers, including evaluation of flooding within the Deep Creek basin.

SJRWMD is also working to establish minimum flow levels (MFL) for all priority waterbodies in the district. Since the St. Marys River is in an area where the aquifer is confined, ground water withdrawals from the Floridan Aquifer System will have no measurable effects on the flow of the river. Therefore, the SJRWMD has no current plans to add the St. Mary's river to its MFL priority list. It should be noted that although an MFL is not planned for the river any future proposed withdrawals would have to demonstrate they do not cause harm to the water resources of the St. Mary's River.

Georgia Environmental Protection Division

In early 2025, US-EPA requested additional information from the EPD regarding three proposed rule changes included in the 2022 Triennial Review. In response, EPD updated fish and water consumption values to remove negative consumption assumptions and further refined the Dissolved Oxygen (DO) criteria for waters—such as the St. Marys River—that naturally experience seasonally low DO levels. Under the revised language, if EPD determines that the “natural condition” of a waterbody is lower than the state DO criteria (mean 5.0 mg/L; minimum 4.0 mg/L), the applicable criteria may revert to the natural condition with an allowable 10% deficit, provided aquatic life is not adversely affected. US-EPA also requested additional explanation of the cause-and-effect relationship between nutrient levels and chlorophyll-a. EPD has submitted all required materials and is now awaiting US-EPA's formal response.

The 2025 Triennial Review began in April with a public meeting. US-EPA has directed states to develop aquatic life criteria for Aluminum (Al) and several Per- and Polyfluoroalkyl Substances (PFAS compounds, commonly known as “forever chemicals”), as well as an advisory protocol for blue-green algae. Developing Aluminum criteria will be complex because Georgia soils naturally contain elevated aluminum levels—some bioavailable, some not—and alum is widely used as a flocculant by water treatment facilities. US-EPA has already established toxicity thresholds for blue-green algae in surface waters. To support implementation, Georgia Power developed a visual screening method that reduces the need for daily chemical sampling; dense algal blooms trigger toxin testing, and EPD will issue swim advisories when toxin levels exceed the criteria established by US-EPA.

EPD also continues its long-term effort to establish numeric nutrient criteria (see under Water Quality section).

Conclusion

The St. Marys River Management Committee remains committed to protecting and enhancing the river and its surrounding communities. While challenges persist in stormwater management, water quality, and growth planning, progress continues through inter-county collaboration, community engagement, and strong partnerships with conservation and regulatory agencies.

Appendix 1. Statement of Expenses 2025, Budget 2026

DATE	RECEIVED	PAID	BALANCE	TO/FROM	CHK #	DESCRIPTION	DETAILS/COMMENTS
12/31/2024			\$10,269.73	BALANCE FORWARD			
1/1/2025	\$ -			CHARLTON		ANNUAL FEES	Payment Not received
1/1/2025	\$ -			BAKER		ANNUAL FEES	Payment Not Received
1/1/2025	\$ -			CAMDEN		ANNUAL FEES	Payment Not Received
3/3/2025	\$ 700.00		\$10,969.73	NASSAU		ANNUAL FEES	Payment Received
3/3/2025							
3/3/2025		\$593.78	\$10,375.95	Claire Feazel	183	Admin Fees	ADMIN Costs for JAN-MAR
8/4/2025		\$674.56	\$9,701.39	Claire Feazel	185	Admin Fees	ADMIN Costs for APR-AUG
9/22/2025		\$403.12	\$9,298.27	Varn Turpentine & Cattle Co.	188	Projects	Reimbursement for Florida Signs
9/22/2025		\$142.56	\$9,155.71	Varn Turpentine & Cattle Co.	189	Website	Reimbursement for Web Hosting
11/3/2025		\$290.25	\$8,865.46	Varn Turpentine & Cattle Co.	187	Projects	Reimbursement for Florida Signs

Appendix 1. 2026 Proposed Budget

Anticipated County Revenue:

Baker	700
Camden	700
Charlton	700
<u>Nassau</u>	<u>700</u>
Total	2800

Allocated Expenses:

Administrative Assistant	2455
Admin Mileage Reimbursement	150
Office Expenses (copies, mailing)	50
Website Hosting	145
Septic Think Tank Meeting	0
<u>E&S Think Tank Meeting</u>	<u>0</u>
Total	2800
Difference	0

Appendix 2. List of Acronyms used in more than one section

DEP	Florida Department of Environmental Protection
EPD	Georgia Department of Natural Resources Environmental Protection Division
FEMA	Federal Emergency Management Agency
FWC	Florida Fish and Wildlife Conservation Commission
GA-DNR	Georgia Department of Natural Resources
MGD	Million Gallons per Day
NEFRC	Northeast Florida Regional Council
SJRWMD	St. Johns River Water Management District
SMRMC	St. Marys River Management Committee
US-EPA	United States Environmental Protection Agency



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: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Vulnerability Assessment (VA) Results- the County was awarded a grant in 2023 to conduct a VA and contracted with the Northeast Florida Regional Council to perform the assessment. NEFRC staff have completed their work and are ready to submit the results to the Commission for approval.

2. Recommended Motion/Action:

Approve of VA results as presented by NEFRC staff.

3. Will this item require a presentation? Yes, PowerPoint to be given.

4. Deadline for Completion: 06/2026

5. Fiscal Impact Questions:

Is this item included in the current budget? Yes

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

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

Baker County Vulnerability Assessment Grant Application Summary
in partnership with the Northeast Florida Regional Council

What is the Resilient Florida Planning Grant?

The Resilient Florida program within the Office of Resilience and Coastal Protection of the Florida Department of Environmental Protection (FDEP) was created to help coastal and inland communities plan for the impacts of climate change, including flooding and sea level rise. The Resilient Florida program offers grants for community planning as well as grants to implement projects that adapt to impacts associated with flooding and sea level rise. The Resilient Florida Grant Program aims to expand the use of adaptation planning across the state by providing grant funding to local governments who have not yet performed a flooding and sea level rise Vulnerability Assessment (VA). The application period for planning grants is open from May 1 to June 22, 2022.

What is a Vulnerability Assessment (VA)?

A VA allows a community to identify their most at-risk areas and assets and develop adaptation strategies to address those risks. It includes the following required components: acquiring data for flooding scenarios and critical assets, an exposure analysis, a sensitivity analysis, and a final report with maps and tables. Optional components include public outreach meetings and presentations.

Why does Baker County need a Vulnerability Assessment?

To unlock the door to resiliency implementation project funding, each county (coastal and inland) must have a completed VA. Performing a community-wide VA is the first step to initiate the adaptation planning process. Once a local government has conducted a VA, they are eligible to apply for implementation grant funding in the Statewide Flooding and Sea Level Rise Resilience Plan. Resiliency has been a priority of Governor DeSantis and the Legislature and as such, there has been a significant amount of funding allocated to these programs. Baker County is the only county in Northeast Florida that has not yet been funded to conduct a VA. This puts Baker County in a good position to receive funding in this cycle, as counties without VAs are prioritized for the planning funding.

How can the Northeast Florida Regional Council help?

The Northeast Florida Regional Council (NEFRC) can help Baker County by assisting with the completion of all necessary parts of the application process and then, if funded, provide technical support by coordinating the completion of all steps of the VA, including any necessary contractual services. The NEFRC is projecting a total cost of \$200,000 to complete the VA, which would be the amount requested from the Resilient Florida program for Baker County. Because NEFRC is also working with other counties on their VAs, consistency will be ensured throughout the region.

There will be no costs to Baker County in regards to this grant, aside from some staff time it may take to enter the application into the FDEP Application Portal and some administrative work upfront if the grant is awarded.

BAKER COUNTY VULNERABILITY ASSESSMENT RESULTS

FEBRUARY 17, 2026



FARA ILAMI – REGIONAL RESILIENCY MANAGER
ANDREW PROKOPIAK - SR. RESILIENCY PLANNER



WHAT IS A VULNERABILITY ASSESSMENT?

A Vulnerability Assessment is a study undertaken to identify the impacts of different types of flooding on community assets in both the natural and built environments.



WHY DO A VULNERABILITY ASSESSMENT?

Practical Reasons:

- Identifies areas, structures, and other infrastructure specifically at risk to flooding
- Allows prioritization of resiliency planning projects based on concrete data

Compliance Purposes:

- It is a requirement of the State of Florida
- State-funded resilience project prerequisite (Baker County provides compliance to the two incorporated municipalities)
It does not preclude from applying separately to do their own VA

FLORIDA STATUTE “RESILIENT FLORIDA GRANT PROGRAM”

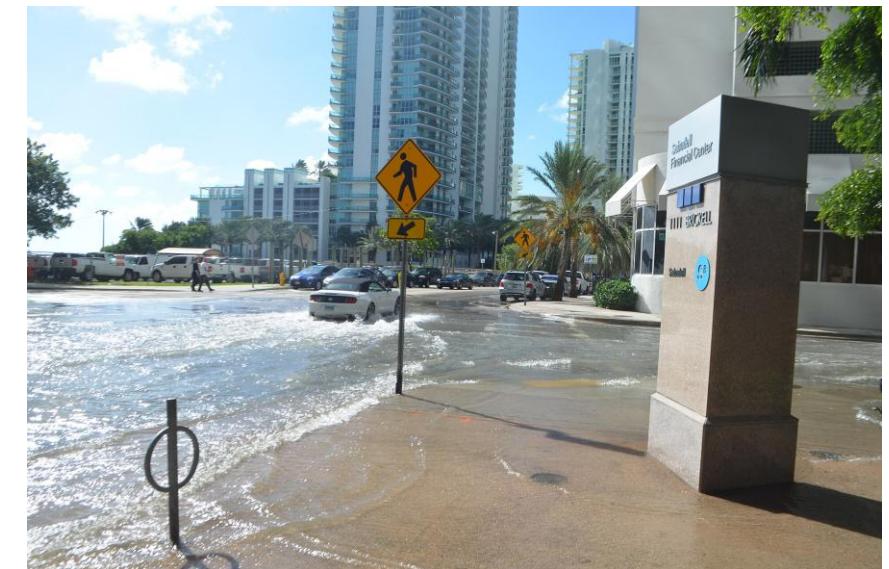
Signed into law in May 2021 to assess flood vulnerability and sea level rise on a statewide level

- Identifies “Critical Asset” categories:
 - Transportation assets and evacuation routes, including airports, bridges, bus terminals, ports, major roadways, marinas, rail facilities, and railroad bridges.
 - Critical infrastructure, including wastewater treatment facilities and lift stations, stormwater treatment facilities and pump stations, drinking water facilities, water utility conveyance systems, electric production and supply facilities, solid and hazardous waste facilities, military installations, communications facilities, and disaster debris management sites.
 - Critical community and emergency facilities, including schools, colleges, universities, community centers, correctional facilities, disaster recovery centers, emergency medical service facilities, emergency operation centers, fire stations, health care facilities, hospitals, law enforcement facilities, local government facilities, logistical staging areas, affordable public housing, risk shelter inventory, and state government facilities.
 - Natural, cultural, and historical resources, including conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets.

FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Identifies flood hazard criteria requirements for the Vulnerability Assessment:

- **Current and future tidal flooding** (AKA sunny day flooding or nuisance flooding)
- Mean Higher High Water (MHHW) - The average of the higher high-water height of each tidal day (**HIGH TIDE**)



King tide in Brickell, Miami

FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Identifies flood hazard criteria requirements for the Vulnerability Assessment:

- **Storm surge flooding**

Is an abnormal rise of water generated by a storm



Storm surge in Steinhatchee, FL after Hurricane Idalia

FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Identifies flood hazard criteria requirements for the Vulnerability Assessment:

- **Rainfall-induced flooding**

This occurs when the amount of rain exceeds the ground absorption rate



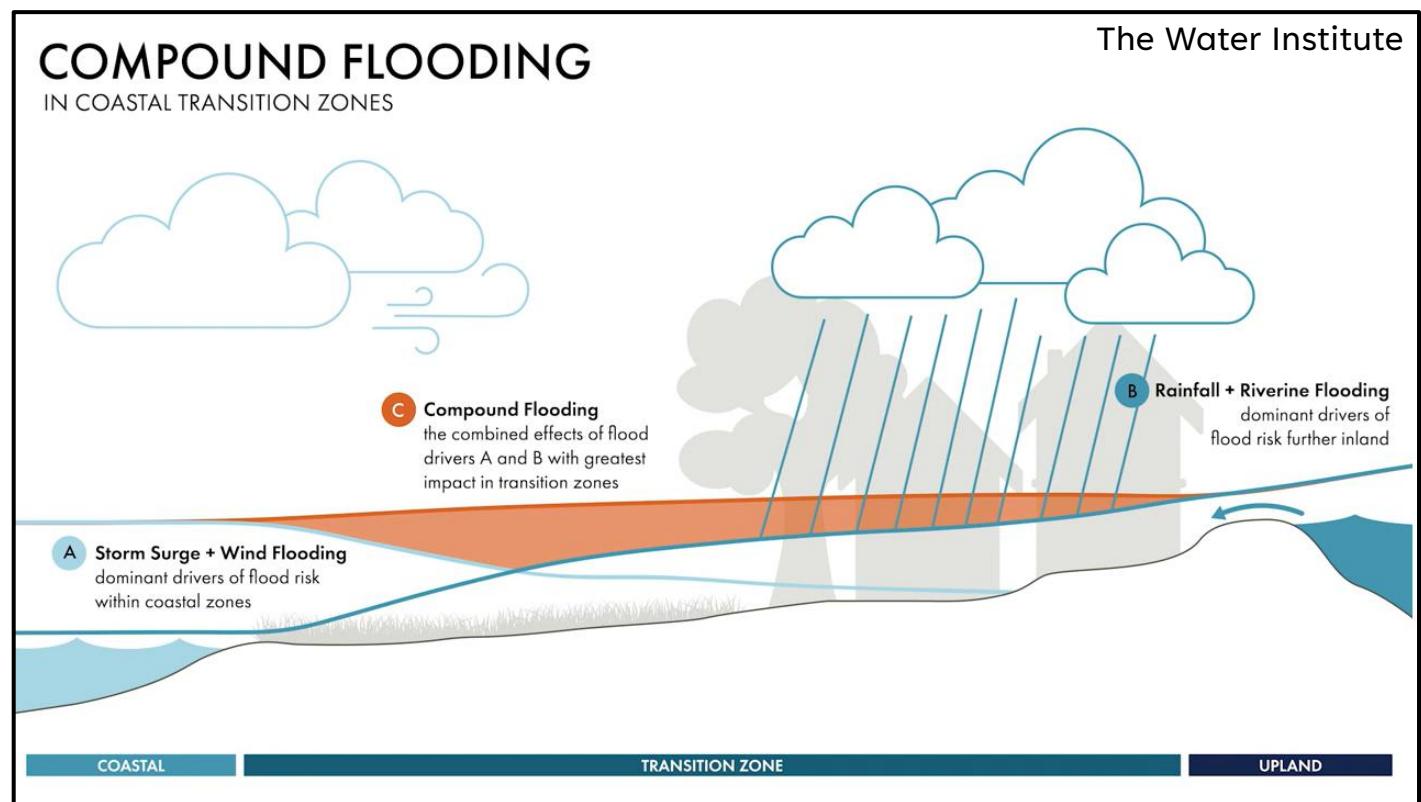
Rainfall induced flooding in New York causing flash floods

FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Identifies flood hazard criteria requirements for the Vulnerability Assessment:

- **Compound flooding**

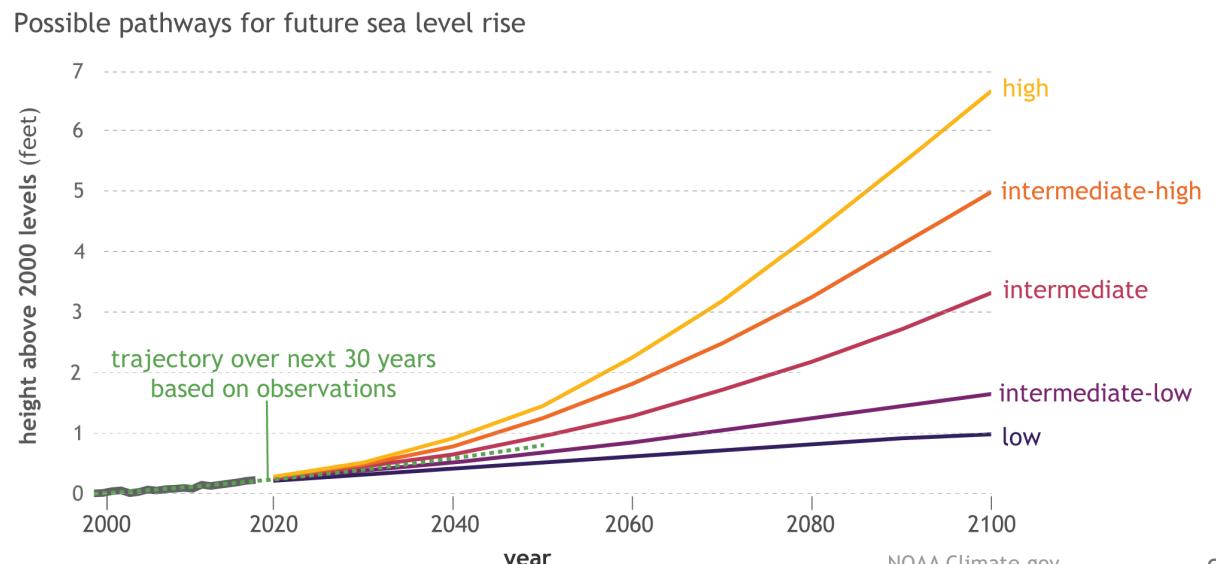
Compound flooding occurs when one or more flood events happen simultaneously



FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Components of Vulnerability Assessment

- Sea level rise
 - Current
 - 2040 Intermediate Low & High (based on NOAA 2017 projections)
 - 2070 Intermediate Low & High (based on NOAA 2017 projections)



FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Components of Vulnerability Assessment

- Flood Scenarios (100 Year)
 - 100-Year Current
 - 100-Year 2040 + Int Low Sea Level Rise
 - 100-Year 2040 + Int High Sea Level Rise
 - 100-Year 2070 + Int Low Sea Level Rise
 - 100-Year 2070 + Int High Sea Level Rise

It's important to explain the term “100-year flood.”

Just because an area experiences a 100-year flood one year does not mean it cannot experience another the same, next, or even 5 years

100-year flood is just means there is a 1% chance of it happening in any given year

FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Components of Vulnerability Assessment

- Flood Scenarios (500 Year)
 - 500-Year Current
 - 500-Year 2040 + Int Low Sea Level Rise
 - 500-Year 2040 + Int High Sea Level Rise
 - 500-Year 2070 + Int Low Sea Level Rise
 - 500-Year 2070 + Int High Sea Level Rise

Just like the 100-year, a “500-year flood” is an important term to explain

A 500-year flood is an event that has a 1 in 500(.02%) chance of occurring any given year

Just because an area experiences a 500-year flood in a year does not mean it cannot experience another in 5, 1, or even the same year

FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Components of Vulnerability Assessment

- Sea, Lake, and Overland Surges from Hurricanes (SLOSH)

This is a model used to estimate storm surge height depending on the hurricane category

 - Category 1 hurricane
 - Category 2 hurricane
 - Category 3 hurricane
 - Category 4 hurricane
 - Category 5 hurricane

FLORIDA STATUTE 380.093 “RESILIENT FLORIDA GRANT PROGRAM”

Statutory Requirements:

- Background Data: A complete listing of all the critical assets and flood data in a GIS format
- Exposure Analysis: A report of what critical assets are exposed to the specific flood risks
- Sensitivity Analysis: A report of how at-risk specific critical assets are

State Recommended Items:

- Community outreach and public presentations on the findings
- Focus area workshopping by steering committee



Baker County
Florida



FINDINGS

What does the data and analysis tell us?

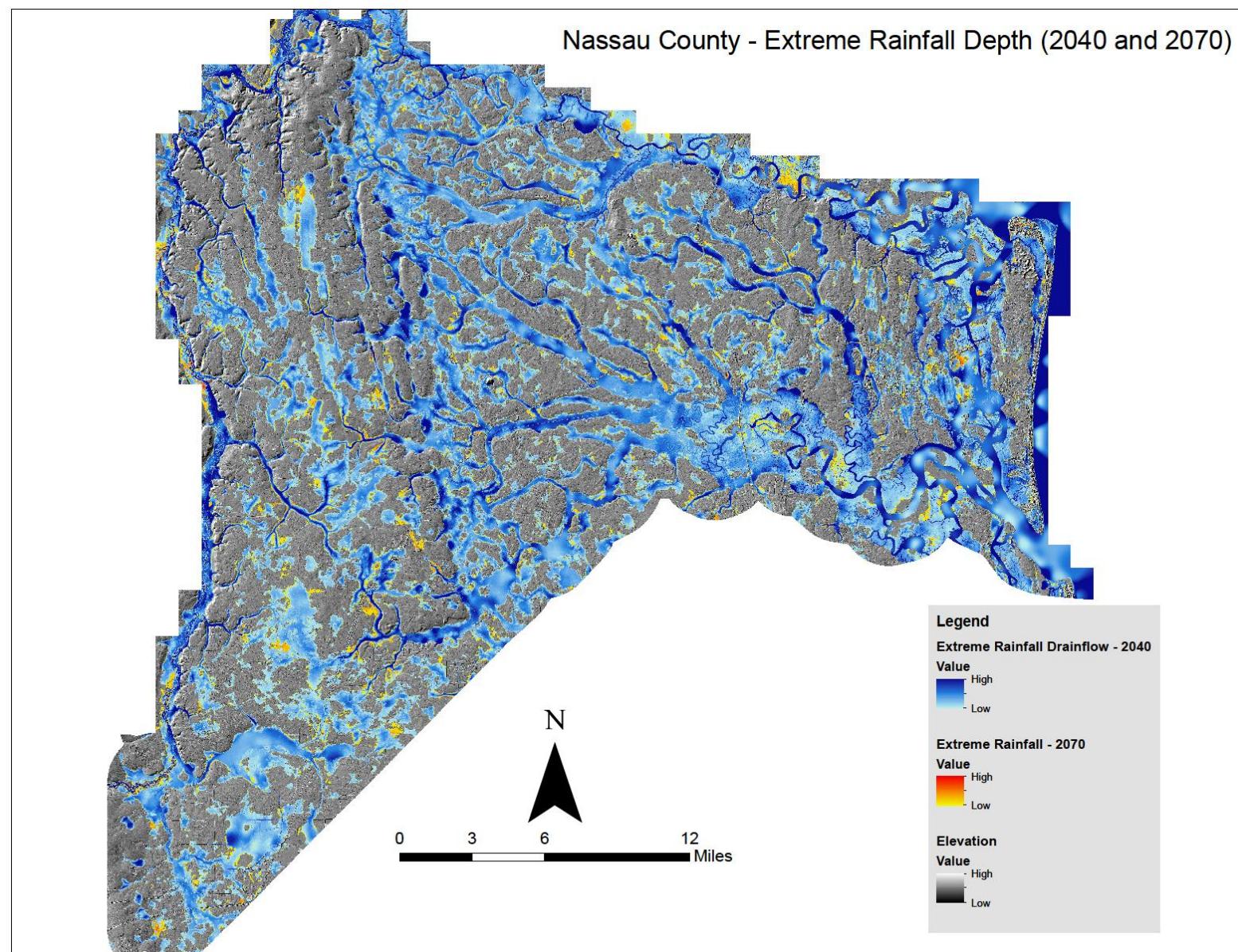
- Baker County is generally higher-elevation (~125 ft overall), but low-lying areas near rivers/tributaries remain prone to flooding during extreme weather and heavy rainfall events.
- The assessment still evaluates the full statewide hazard set Baker County's most consequential risks are expected to be riverine flooding and heavy rainfall-driven inundation.

FINDINGS

What does the data and analysis tell us?

- Baker County currently experiences extensive flooding across 100- and 500-year floodplains, and is projected to experience significant future rainfall as later planning horizons approach.
- Numerous cultural/historical assets (including historic cemeteries and structures, especially around Macclenny) are at significant inundation risk under both current and future conditions.
- Transportation access is a major vulnerability: portions of CR 127, US 90, and “almost every National Forest Road” can be flooded in many storm events—impacting mobility, response, and continuity.
- Multiple historic bridges (rail and road) are identified as at significant risk—creating cascading impacts for evacuation/logistics plus cultural heritage.

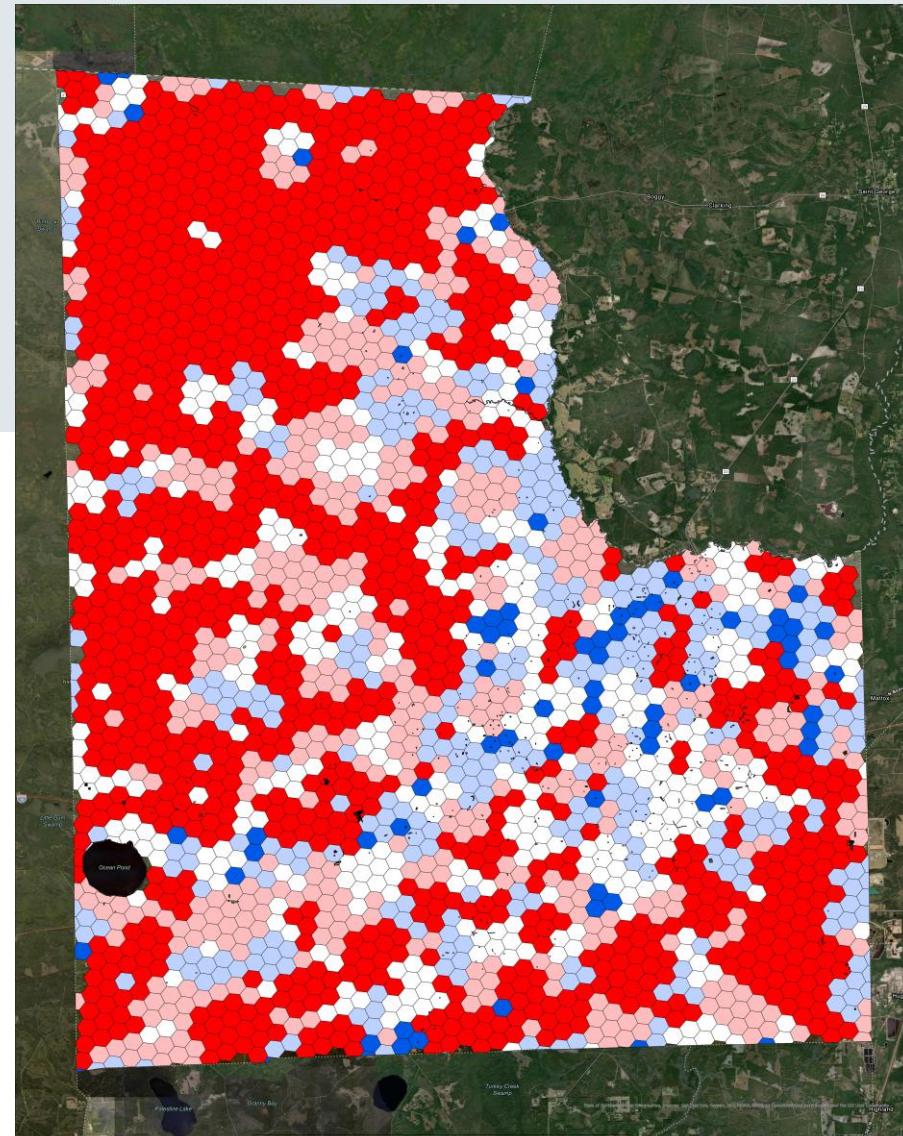
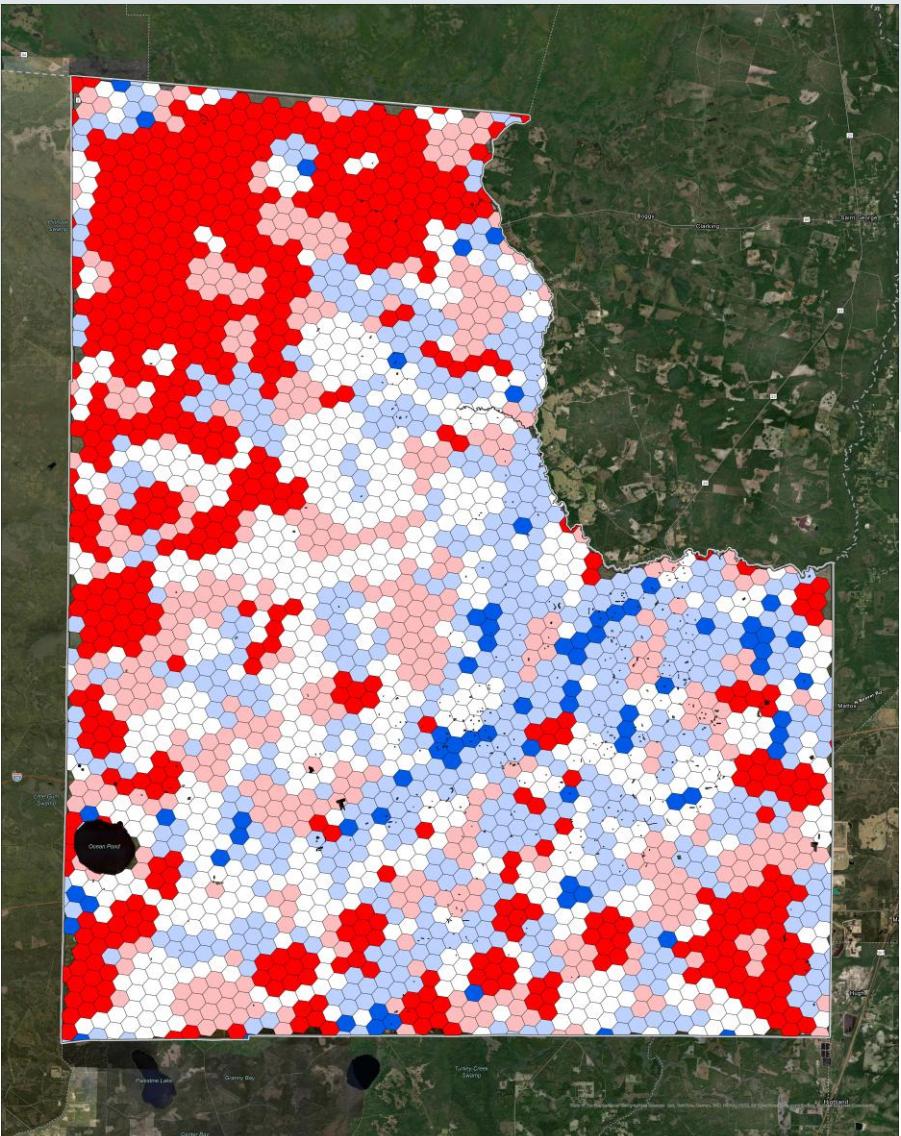
BAKER COUNTY FUTURE RAINFALL



Extreme rainfall data can be used to plan for projects beyond the minimum hazards established from the Florida Department of Environmental Protection.

Map showing extreme rainfall drainflow and depth based on 2040 and 2070 planning horizons

This data is readily available for Baker County



OTHER ELEMENTS OF THE VULNERABILITY ASSESSMENT

In addition to the Florida Department of Environmental Protection required elements of the vulnerability assessment, several other tasks were completed to supplement the analysis.

- St. Marys River Tidal Influence
- Green Roadways Design Charette
- Flood Vision Visual analysis and drive-through

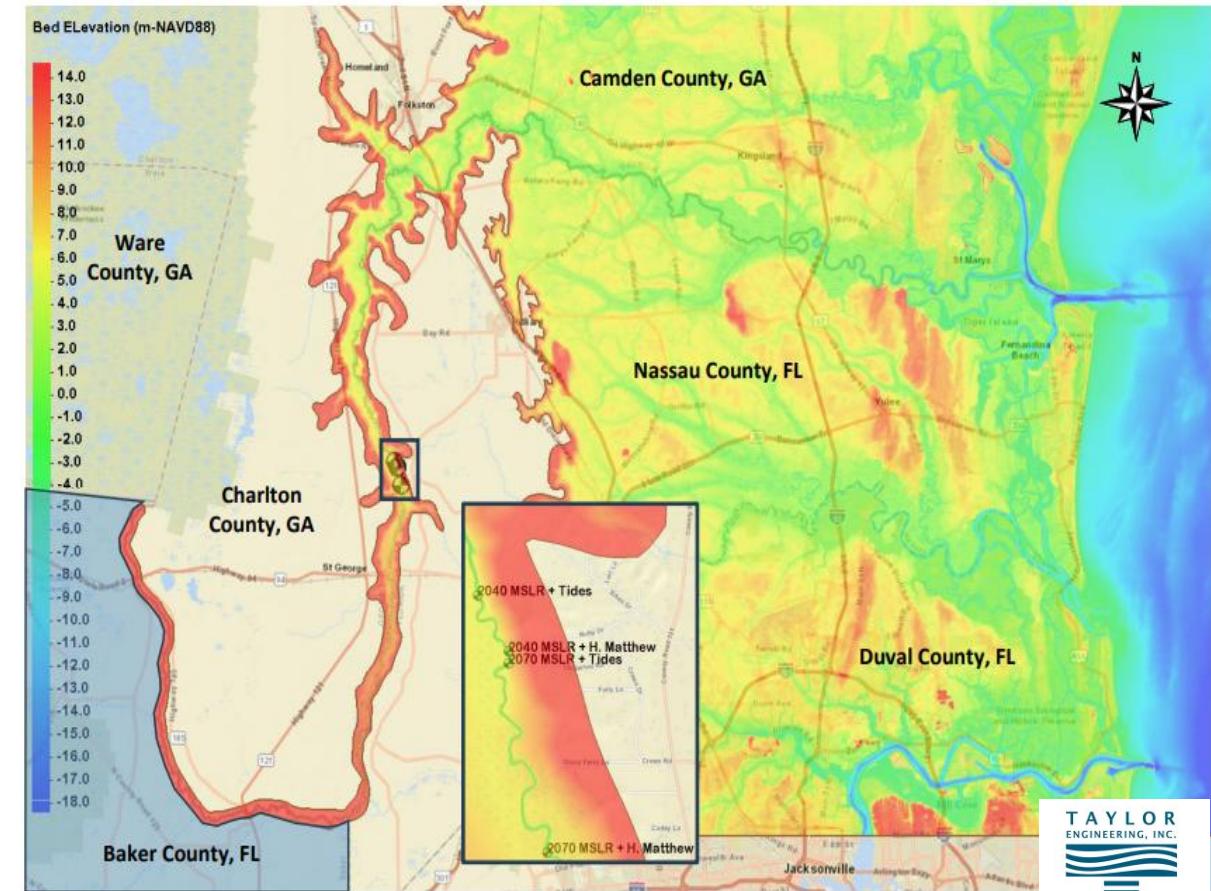


ST. MARYS RIVER TIDAL INFLUENCE

The analysis looked at whether higher tides and coastal storm surge could push far enough up the St. Marys River to affect Baker County—including future sea level rise and a major storm-surge scenarios.

The results show that tidal flooding does not reach Baker County, even in the more extreme future conditions we tested. This means Baker County's flood risk is driven mainly by heavy rainfall and river flooding, not by tides coming inland from the coast.

The technical analysis was done by Taylor Engineering



GREEN ROADWAYS DESIGN CHARETTE

In March 2025, Baker County hosted an interagency “Green Roadway” design charrette with the Florida Silver Jackets Team (including U.S. Army Corps of Engineers, Florida Department of Transportation, and Florida Division of Emergency Management), The Northeast Florida Regional Council, and local engineering partners to identify near-term, nature-based and green/green-gray options to reduce recurrent roadway flooding and support long-term capital planning.



FLOOD VISION

FloodVision® is a street-level flood visualization technology. It combines on-the-ground elevation data captured in a community (using stereoscopic video, LiDAR, and GPS) with science-based sea level rise and coastal flood projections, then uses proprietary tools to generate photorealistic visuals showing projected floodwater depths at specific locations



FLOOD VISION



Modeled flood visualization

1 foot 3 inches above road level

NEFRC Pond flood scenario in Baker County for 2040
Visualization assumes no flood defenses. © 2026 Climate Central

FloodVision.org

FLOOD VISION



NEFRC Pond flood scenario in Baker County for 2040
Visualization assumes no flood defenses. © 2026 Climate Central

FloodVision.org

FLOOD VISION



Modeled flood visualization

2 inches above road level

NEFRC Drain Flow flood scenario in Baker County for 2070
Visualization assumes no flood defenses. © 2026 Climate Central

FloodVision.org

FLOOD VISION



WHAT CAN BAKER COUNTY DO WITH THIS ASSESSMENT?

1. Identify which areas of Baker are most vulnerable to flooding at a broad scale.
2. Identify which areas of Baker are most/least suitable for further development based on current and future flooding potential.
3. Identify areas that span jurisdictions that would require collaboration/interlocal agreements. Such as Maclenny & Glen St. Mary
4. Identify focus areas within Baker County for further in-depth analysis.

WHAT CAN BAKER COUNTY DO WITH THIS ASSESSMENT?

5. Overlay county residential or other data with GIS flood layers provided to conduct additional analyses.
6. Identify and prioritize which assets in Baker County are at most risk from flooding.
7. Develop an adaptation plan for Baker County.
8. Identify and prioritize types of projects that may be suitable in different locations based on water depth and other factors.
9. Identify most suitable funding sources based on high-risk assets.

WHAT SHOULD HAPPEN SOONER THAN LATER?

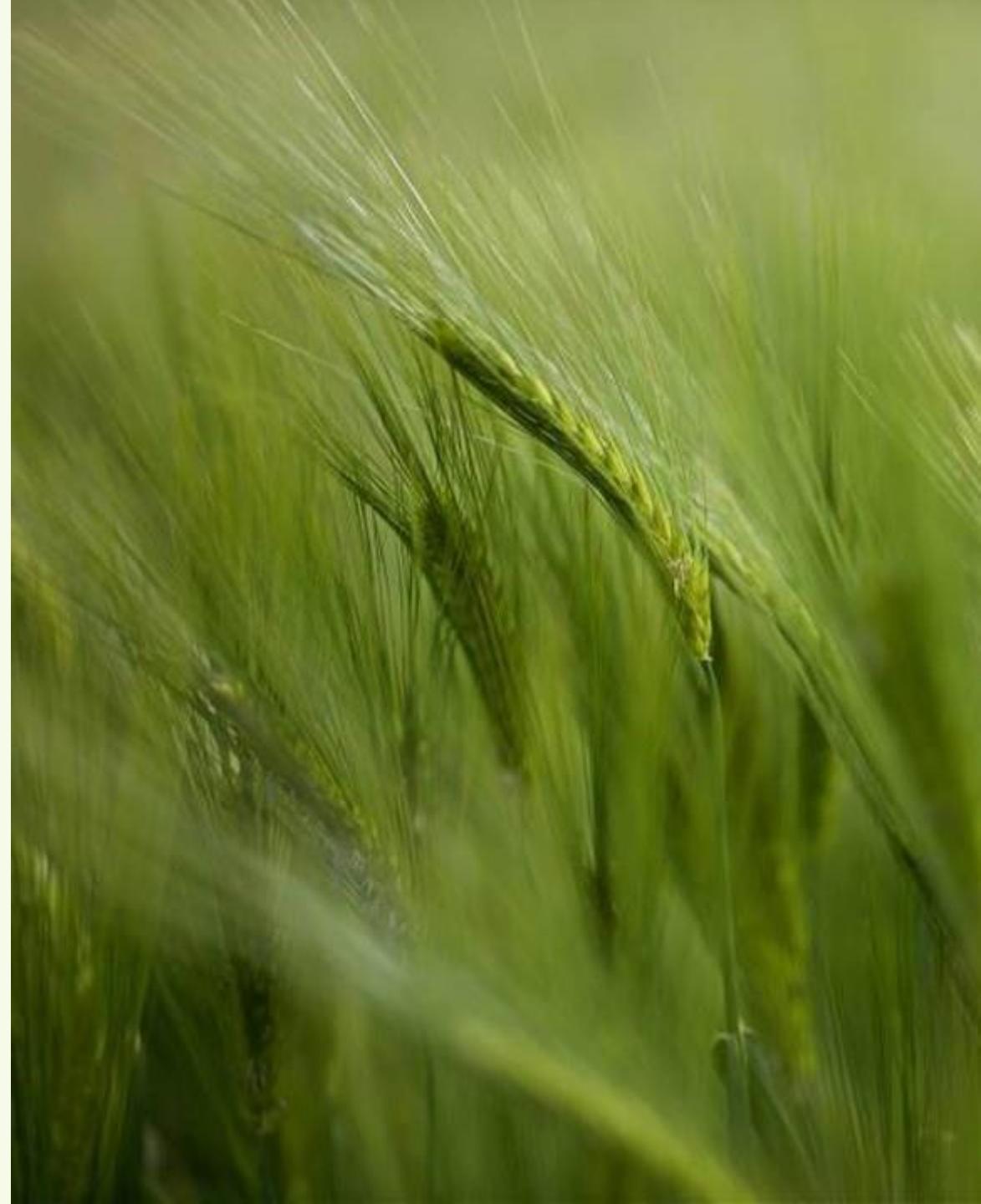
- Protect access and evacuation: Prioritize flood fixes on key roads and crossings—especially CR 127, US 90, and forest roads, plus vulnerable rail/road bridges to keep response routes open during storms.
- Harden “must-stay-on” services: Fast-track mitigation for the highest-risk water/wastewater assets (including lift stations along Turkey Creek and Commerce Road, and the Macclenny wastewater system) to reduce service disruption and public health impacts during flooding.
- Move projects from planning to shovel-ready: Use the Green Roadways charrette outcomes to advance near-term, practical roadway flood solutions (green/green-gray) at the four focus areas: Cow Pens, Crews Road, Steel Bridge, and South County, and line them up for CIP/grant funding.

Planning note: Don't over-invest in tidal fixes—modeling shows ocean/tide-driven flooding doesn't reach the county line through 2070, so local priorities should stay focused on rainfall + riverine flooding.

THANK YOU

Fara Ilami - filami@nefrc.org

Andrew Prokopiak - aprokopiak@nefrc.org





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: 02/10/2026 **Meeting Date:** 02/17/2026

Name of Submitter: Trevor Nelson **Department:** Fire Rescue

1. Nature and purpose of this agenda item:

Request to accept the 2025-26 EMS Matching Grant for the State of Florida Department of Health, Division of EMS. This is to purchase 12 AED's for Public Assembly and Government Buildings in our County. There are several locations that have been identified as not having an AED. Would include cabinet and sign. The total cost would be \$31,677.24 and we are requesting permission to purchase these also at this time.

2. Recommended Motion/Action:

Approval to accept the Grant

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? See below.

If item is grant related, is there a County match requirement? The 10% match (\$3,167.72) would be provided from the EMS Capital Matching Grant Fund (Balance of \$12,000 leftover from Lifepak 35 grant project)

Explain the procurement process for this request (attach necessary documentation): Once approved, The purchase would be from one of our medical supply vendors on contract.



State EMS Matching Grant Awards 2026

Organization	Partial or Fully Funded	State Award	Grantee Match	Project Total	Summary of Approved Project
Baker County Fire Rescue	Partial	\$ 117,000.00	\$ 13,000.00	\$ 130,000.00	LifePak 35s
Baker County Fire Rescue	Fully	\$ 28,509.52	\$ 3,167.72	\$ 31,677.24	AEDs, Cabinets, Signs
Bradford County Fire Rescue	Partial	\$ 63,098.28	\$ 7,010.92	\$ 70,109.20	LifePak 35, Hamilton Ventilator
Calhoun-Liberty Hospital Association	Partial	\$ 30,843.50	\$ 3,427.06	\$ 34,270.56	Stair Chairs and Accessories
City of Marco Island	Full	\$ 10,147.50	\$ 3,382.50	\$ 13,530.00	Video Laryngoscopes and Blades
Davie Fire Rescue	Full	\$ 13,278.00	\$ 4,426.00	\$ 17,704.00	Laryngoscopes
Dixie County Fire Rescue	Partial	\$ 4,611.87	\$ 1,537.29	\$ 6,149.16	Ballistic Vests
Escambia County EMS	Full	\$ 13,648.50	\$ 4,549.50	\$ 18,198.00	CPR Training Kits
Eustis Fire Department	Full	\$ 12,888.90	\$ 1,432.10	\$ 14,321.00	Glidescopes and Blades
First Coast Technical College	Partial	\$ 24,727.50	\$ 8,242.50	\$ 32,970.00	iSimulate Manikins
Gadsden County EMS	Full	\$ 9,254.84	\$ -	\$ 9,254.84	Video Laryngoscopes
Gulf County EMS	Partial	\$ 81,603.31	\$ 9,067.04	\$ 90,670.35	Stryker Stretchers
Hamilton County EMS	Partial	\$ 170,152.81	\$ 18,905.87	\$ 189,058.68	LifePak 35s, Stair Chairs, Stretchers
Hendry County EMS	Full	\$ 36,101.70	\$ 4,011.30	\$ 40,113.00	Zoll Monitor and Accessories
Hollywood Fire Rescue	Partial	\$ 36,805.50	\$ 12,268.50	\$ 49,074.00	Stair Chairs, Bariatric Stair Chair
Islamorada Fire Rescue 1	Full	\$ 11,211.90	\$ 3,737.30	\$ 14,949.20	Stop The Bleed Kits, Bleeding Control Stations
Islamorada Fire Rescue 2	Full	\$ 4,680.00	\$ 1,560.00	\$ 6,240.00	ASHE Training Course
Jackson County Fire Rescue	Full	\$ 359,460.00	\$ 39,940.00	\$ 399,400.00	Ambulance
Jacksonville Fire Rescue	Partial	\$ 25,872.19	\$ 8,624.06	\$ 34,496.25	Ventilator and Video Laryngoscopes
Jewish Volunteer Ambulance Corp (JVAC)	Full	\$ 74,250.00	\$ 8,250.00	\$ 82,500.00	Hamilton Ventilator
Laurel Hill Volunteer Fire Department	Partial	\$ 3,250.00	\$ -	\$ 3,250.00	Zoll AEDs
Leon County EMS	Partial	\$ 13,648.50	\$ 4,549.50	\$ 18,198.00	CPR Anytime Kits
Lifeguard Ambulance Service	Partial	\$ 14,625.00	\$ 4,875.00	\$ 19,500.00	Glidescopes and Training
Lynn Haven Fire and Emergency Services	Partial	\$ 18,088.20	\$ 6,029.40	\$ 24,117.60	LifePak AEDs
Madison County Fire Rescue	Partial	\$ 117,000.00	\$ 13,000.00	\$ 130,000.00	LifePak 35s
Manatee County EMS	Partial	\$ 22,401.75	\$ 7,467.25	\$ 29,869.00	Helmets, Visors, Decals
Marathon Fire Rescue	Full	\$ 1,206.69	\$ -	\$ 1,206.69	Manikins
Matlacha/Pine Island Fire Control District	Partial	\$ 17,171.18	\$ 5,723.73	\$ 22,894.91	Toughbooks, Installations, Programming
Miami-Dade Fire Rescue	Full	\$ 4,262.03	\$ 1,420.68	\$ 5,682.71	ePCR Tablets
Miami-Dade Fire Rescue	Full	\$ 16,851.23	\$ 5,617.08	\$ 22,468.31	Stair Chairs
Miccosukee Tribe Indians of Florida	Partial	\$ 51,300.00	\$ 5,700.00	\$ 57,000.00	Zoll Zenix Monitors and Accessories
Monroe County	Full	\$ 6,442.46	\$ 2,147.49	\$ 8,589.95	Manikin, Trauma Kit and Training Package
North Port Fire Rescue	Partial	\$ 5,166.00	\$ 1,722.00	\$ 6,888.00	Ballistic Vests, Helmets, Steel Plates
Ocoee Fire Department	Partial	\$ 8,208.00	\$ 2,736.00	\$ 10,944.00	Ballistic Vests and Helmets
Palm Beach County Fire Rescue	Partial	\$ 33,894.11	\$ 11,298.04	\$ 45,192.15	REALITi 360 Manikins
Pembroke Pines Fire Department	Full	\$ 47,857.50	\$ 15,952.50	\$ 63,810.00	AEDs, Stop The Bleed Kits



State EMS Matching Grant Awards 2026

Organization	Partial or Fully Funded	State Award	Grantee Match	Project Total	Summary of Approved Project
Sarasota Fire Department	Full	\$ 75,504.69	\$ 25,168.23	\$ 100,672.92	Lucas Devices
Sumter County EMS 5	Partial	\$ 59,400.00	\$ 6,600.00	\$ 66,000.00	Hamilton Ventilators
Sumter County EMS 8	Partial	\$ 25,380.00	\$ 2,820.00	\$ 28,200.00	IV Pumps
Suwannee River AHEC	Full	\$ 42,210.00	\$ 4,690.00	\$ 46,900.00	Emergency Airway Training Course
Tampa Fire Rescue	Partial	\$ 12,468.59	\$ 4,156.20	\$ 16,624.79	Infusion Pumps and Accessories
Union County EMS	Full	\$ 67,386.47	\$ 7,487.39	\$ 74,873.86	Stryker Stretchers
University of Central Florida (2nd Alarm)	Full	\$ 150,123.75	\$ -	\$ 150,123.75	Mental Health and Wellness Training Program
Totals:		\$ 1,941,991.97	\$ 295,700.15	\$ 2,237,692.12	
Quantity of Applications:		43			



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Date of Submission: 02/10/2026 **Meeting Date:** 02/17/2026

Name of Submitter: Trevor Nelson **Department:** Fire Rescue

1. Nature and purpose of this agenda item:

Request to accept the 2025-26 EMS Matching Grant for the State of Florida Department of Health, Division of EMS. This is to purchase 2 Lifepak 35, one for two of our primary Rescue units. Our current Lifepak 15 are 14 years old and Life Expectancy is 8-10 years. The total cost would be \$130,000.

2. Recommended Motion/Action:

Approval to accept the Grant

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? See below.

If item is grant related, is there a County match requirement? The 10% match is in the EMS Capital Equipment Budget (\$25,000), would only need (\$13,000).

Explain the procurement process for this request (attach necessary documentation): Once approved, The purchase would be directly from Styrker, the sole source provider of these items



State EMS Matching Grant Awards 2026

Organization	Partial or Fully Funded	State Award	Grantee Match	Project Total	Summary of Approved Project
Baker County Fire Rescue	Partial	\$ 117,000.00	\$ 13,000.00	\$ 130,000.00	LifePak 35s
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Sarasota Fire Department	Full	\$ 75,504.69	\$ 25,168.23	\$ 100,672.92	Lucas Devices
Sumter County EMS 5	Partial	\$ 59,400.00	\$ 6,600.00	\$ 66,000.00	Hamilton Ventilators
Sumter County EMS 8	Partial	\$ 25,380.00	\$ 2,820.00	\$ 28,200.00	IV Pumps
Suwannee River AHEC	Full	\$ 42,210.00	\$ 4,690.00	\$ 46,900.00	Emergency Airway Training Course
Tampa Fire Rescue	Partial	\$ 12,468.59	\$ 4,156.20	\$ 16,624.79	Infusion Pumps and Accessories
Union County EMS	Full	\$ 67,386.47	\$ 7,487.39	\$ 74,873.86	Stryker Stretchers
University of Central Florida (2nd Alarm)	Full	\$ 150,123.75	\$ -	\$ 150,123.75	Mental Health and Wellness Training Program
Totals:		\$ 1,941,991.97	\$ 295,700.15	\$ 2,237,692.12	
Quantity of Applications:		43			



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: 2/11/2026 **Meeting Date:** 2/17/2026

Name of Submitter: Spencer Nabors/InTouch Consulting **Department:** CDBG Grant

1. Nature and purpose of this agenda item:

1 - Approve applicants for inclusion (participate) of CDBG program
2 - Approval of contractor list for CDBG grant for bidding purposes

2. Recommended Motion/Action:

Approval

3. Will this item require a presentation? No, supporting documents included in packet

4. Deadline for Completion: 2/17/2026

5. Fiscal Impact Questions:

Is this item included in the current budget? Yes

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

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



Status Report 2/17/26
Homeowner and Contractor Approvals

HOMEOWNERS

1. 6 Homes for approval Round #1

1. Linda Wood	22481 Hilltop Rd.	NC	#1
2. Wayne Griffith	66531 Southern States Nursery Rd.	NC	#2
3. Evangeline Wilson	4851 Jerry Johns Rd.	RB	#3
4. Zola Norman	12513 Frenda Rd.	NC	#4
5. Joan Dunham	6097 S CR 125	RB	#5
6. James Rhodan Jr.	4828 S CR 229	NC	#6

- All homes meet the requirements set forth in the Baker County Housing Assistance Plan and are ranked accordingly.
- 19 Applications were received

CONTRACTORS

Baker County CDBG Contractor List 25DB-H05	
1. ANEW Property Investments (Lake City FL)	
2. Browning's Construction (Starke FL)	
3. Byrdson Services (Port Charlotte FL)	MBE/WBE Firm
4. HCA Construction and Roofing (Macclenny FL)	MBE/WBE Firm
5. Randy Powell Construction (Macclenny FL)	

- All Contractors meet the requirements set forth in the Baker County Housing Assistance Plan.

Spencer Nabors
President, ITC

10051 95th Dr., Live Oak FL 32060

Phone: (386) 855-2950 Email: intouchconsultinggroup@gmail.com

BAKER COUNTY
25DB-H05 CDBG CONTRACTOR VERIFICATION
MBE/WBE LIST GREEN

Contractor	License Exp.	EPLS	Insurance	Credit References	Sub. References	Supplier References	Work References	Debarment Certification
ANEW Property Investments (Lake City FL)	8/31/26	Clear	Within Limits and Current	Clear	Clear	Clear	Clear	Clear
Browning's Construction (Starke FL)	8/31/26	Clear	Within Limits and Current	Clear	Clear	Clear	Clear	Clear
Byrdson Services (Port Charlotte FL)	8/31/26	Clear	Within Limits and Current	Clear	Clear	Clear	Clear	Clear
HCA Construction and Roofing (Macclenny FL)	8/31/26	Clear	Within Limits and Current	Clear	Clear	Clear	Clear	Clear
Randy Powell Construction (Macclenny FL)	8/31/26	Clear	Within Limits and Current	Clear	Clear	Clear	Clear	Clear

Contractors have been Qualified through the most current Housing Assistance plan adopted by **Baker County**.



Spencer Nabors
President, Housing Rehab. Specialist
In Touch Consulting Group, Inc.



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: 2/12/2026 **Meeting Date:** 2/17/2026

Name of Submitter: Chris Lee **Department:** Public Works

1. Nature and purpose of this agenda item:

Seeking approval to award the design and engineering for CR 229 S paving from county line to I-10 FIN 434563-2-54-01 to Pitman Engineering for a lump sum fee of \$352,465.00

2. Recommended Motion/Action:

Approval of award.

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

4. Deadline for Completion: n/a

5. Fiscal Impact Questions:

Is this item included in the current budget? no, FDOT grant

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

Explain the procurement process for this request (attach necessary documentation): picked from County approved engineer list. Pending service agreement attached.

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“AGREEMENT”) is made and entered into by Pitman Engineering LLC (“PE”) and Baker County Board of County Commissioners (“CLIENT”), as identified and designated below, effective on the date of final execution by the County, as shown below. CLIENT is responsible for reading through AGREEMENT entirely and notifying PE of any questions pertaining to its contents prior to execution of contract.

1) CLIENT & PROJECT INFORMATION

Project Name:	CR 229S Resurfacing Design (DOT FPID 434563-2)		
PE Project #:	26-05BAK	Project Location:	Baker County
Responsible Party (CLIENT):	Baker County Board of County Commissioners Attn: Mr. Jimmy Anderson, Chairman of the Board 55 North 3 rd Street, Macclenny, FL 32063	County Parcel(s) #:	Within the R/W of CR 229S
Project Summary	Provide administrative tasks, surveying, engineering design, plans preparation and permitting efforts required to resurface CR 229S, per FDOT SCOP agreement.		

PAYMENT/FEE SUMMARY

CLIENT agrees to pay Pitman Engineering LLC for the work tasks in the scope of services, described herein, based upon the following payment plan. CLIENT shall be billed no more than once monthly, based on completed tasks.

Permit application fee(s) will be charged in addition to and separately from the lump sum fee, shown below. Permit application fee(s) will be required to be paid to PE prior to application submittal or to the permitting agency directly. In rare cases, as deemed appropriate and preapproved by PE, PE will pay application fee(s) and seek immediate reimbursement from CLIENT.

LUMP SUM FEE:	\$352,465
---------------	-----------

By signing below, CLIENT and PE have read through this AGREEMENT, and its terms of service, and agree to its terms. CLIENT shall return signed AGREEMENT to PE to get added to PE work schedule.

CLIENT's Signature	<u>Owner</u>	<u>2-12-26</u>
	Title	Date
PE's Signature	Title	Date

PE'S SCOPE OF SERVICES

PE agrees to perform for CLIENT the services as listed below. Such services are herein after referred to as "SERVICES". PE shall not perform any other SERVICES outside of what is specifically mentioned below. CLIENT may choose to add services at any time via requested contract amendment. Said added services will not be performed until contract amendment has been executed between CLIENT and PE, which shall list specifically added services and compensation.

GENERAL TASKS

Invoice documentation – includes the preparation and submission of the required forms and documents to justify invoices.

Progress Reports – includes the preparation and submission of progress reports to the County.

Reimbursement support – includes support to County staff to help secure reimbursement from FDOT for invoice payments. Includes Project Status Monitoring Reports and the Invoice Spreadsheet.

Contract Maintenance and Project Documentation – includes project management efforts to set up and maintain files, electronic folders, project documentation and correspondence.

Project Manager meetings – PM or assistant PM will attend all meetings that require his participation and input.

Bid package preparation – Create bid documents needed for advertisement for bids. Use Baker County preferred format.

Prepare Notice to Contractors and Project Advertisement – Create Notice to Contractors needed for advertisement for bids. Use Baker County preferred format. Work with County staff to advertise the project in newspaper and the County's bid opportunity site.

Pre-bid conference – IF REQUIRED

Receive/answer bidders' questions

Prepare and issue written addenda

Review bids received - review all bids received for responsiveness, completeness and errors.

Award recommendation – based on review of bids received, make a recommendation to the Board on the apparent low bidder.

Post Design Services:

Provide support to CEI staff – includes being responsive to contractors' questions and providing technical support during construction.

Prepare revisions as necessary – includes the preparation of any required plans revisions after the letting of the project.

Shop drawing review

SURVEY

Horizontal Project Control – includes researching datum records and existing maps, collecting field data on existing monumentation and maintained limits, establishing horizontal control points that are referenced to state plane coordinates and establishing a baseline of survey.



Vertical Project Control – includes researching vertical datum records and benchmark information and establishing vertical control points that are referenced to NAVD 88 datum.

Topography / DTM (3D) – includes the field survey work required to pick up existing topographical features and ground points as required to design the project.

Underground Utility locates – includes the analysis of existing information regarding existing utility facilities in the project area, coordination with locate services and field survey work to collect location information on field-located facilities.

R/W Data – includes researching existing r/w maps and the field work to locate existing monumentation.

R/W Maps and Legal Descriptions – not anticipated for this project. No hours are included in design fee.

Survey Office Support and File Processing - Includes the processing of the raw data files into CADD-compliant topographic drawings and Quality control reviews of the data. Also includes the file processing required to create proper topographic symbology and a limited digital terrain model of select existing ground surfaces.

GEOTECHNICAL ANALYSIS

Pavement Cores - collect pavement cores to establish resilient modulus values and average existing pavement thickness for pavement design purposes.

ROADWAY ANALYSIS

Design Report – prepare a Design Report that summarizes the project intent, existing conditions and applicable Design criteria.

Typical Section analysis and selection – includes the review of the existing roadway features, operating characteristics, traffic data and functional classification of the roadway. Analysis of this data and an understanding of the projected future use will result in the creation of a proposed Design Speed and Typical Section for the project.

Pavement Design analysis and selection – includes the collection of traffic loading data (including projected traffic for the design service year) and modulus numbers for the subgrade soils. Using this information, a required structural number will be established and a pavement design will be prepared in accordance with the *FDOT Flexible Pavement Design Manual*.

Evaluation of Critical Design Elements – includes an analysis of the Florida Greenbook criteria for design speed, lane widths, shoulder widths, horizontal alignment, super-elevation, vertical alignment, grade, stopping sight distance, cross slope and clear recovery area. The design criteria for these elements will be established and met if feasible. When constraints prevent the criteria from being met, mitigation features will be utilized and exceptions prepared.

Evaluation of drainage – includes the evaluation of existing surface water flow patterns, outfall locations and flooding history. Also includes an evaluation of cross-drain culverts.

Evaluation of side drains and ditches – includes the evaluation of existing surface water flow patterns and the need for side drain structures. Existing side drains will be evaluated for condition, horizontal clearance requirements, capacity, and safety treatments for the pipe ends. New side drains will be sized and added as required to maintain lateral flow to established outfall areas.

Preparation of Design Exceptions – where any of the critical design elements cannot meet the established design criteria, a design exception will be prepared and approved by the Engineer of Record and the local government's designated authority.

Horizontal / Vertical Master Design files – includes efforts required for establishing the master design files for the horizontal and vertical geometry. Includes the work effort to create elements showing the alignment for both horizontal and vertical geometrics



in the plan sheets. Includes efforts to create criteria files for auto-labeling. Also, includes all efforts to analyze and refine plan/profile geometrics.

Cross Section Design Files – includes extracting select cross sections from regions of modeling and adding labeling and adjusting ditch slopes to properly meet natural ground.

Temporary Traffic Control – evaluate and design schemes for temporary traffic control, lane closures and proper warning signs.

Quantities / Cost Estimates – includes the calculation of quantities, establishing the appropriate pay items, the analysis of local market conditions in establishing realistic unit prices and an estimate of the total project construction cost. This estimate will be created at the concept stage and will be updated at Phase III plans and at FINAL plans.

Field reviews – includes field reviews by staff needed to collect information and to meet with utility representatives or local stakeholders.

Technical Meetings (County, FDOT, Reg. Agencies) – travel and time spent meeting with County staff, regulatory agencies, emergency responders and other stakeholders.

QA/QC – includes continuous quality control checks by front-line supervisors, internal peer review by our senior Engineers and constructability reviews by our senior CEI staff.

Coordination – communication and action planning with owners, Design staff and stakeholders.

ROADWAY PLANS PRODUCTION

Key Sheet – preparation of the key sheet, in general conformance with the FDOT FDM.

Signature Sheet – create signature sheet for digitally signing/sealing the plans.

Typical Sections – preparation of typical sections, in general conformance with the FDOT FDM.

Typical Section details – preparation of any required typical section details, in general conformance with the FDOT FDM.

General Notes / Pay Item notes – preparation of the relevant notes and project specific pay instructions, in general conformance with the FDOT FDM.

Plan Sheets – preparation of the roadway plan sheets, in general conformance with the FDOT FDM

Special details – preparation of any necessary special details that clarify instructions to the contractor, in general conformance with the FDOT FDM.

Cross sections – preparation of select roadway cross sections, in general conformance with the FDOT FDM

Temporary traffic control plans – preparation of the temporary traffic control plan for maintenance of traffic during construction, in general conformance with the FDOT FDM.

Stormwater pollution prevention plans – preparation of a stormwater pollution prevention plan that follows the requirements of the Florida Erosion and Sediment Control Manual and in general conformance with the FDOT FDM, chapter 251.

Summary of Quantity Sheets – create summary boxes of the quantities.

Project Control Sheet – provides information on horizontal and vertical control points.

QA/QC – includes continuous quality control checks by front-line supervisors, internal peer review by our senior Engineers and constructability reviews by our senior CEI staff.



DRAINAGE ANALYSIS

Base Clearance – Evaluate clearances above the crown of crossdrain pipe.

Design of Cross Drains – identify natural low areas that collect and convey stormwater runoff. Delineate drainage basins and flow characteristics and size conveyance pipes, if required. Design proper safety end treatments for pipe ends.

Design of Ditches – evaluate flow capacity, flow patterns, placement and size of sidedrain pipe and evaluate the need for ditch lining or rubble rip rap.

Quantities– prepare estimates for pipe lengths, end treatments, sod, riprap.

Field Reviews – to gather data on existing runoff conditions, conveyance means and outfall areas.

QA/QC – frequent quality checks of staff work.

DRAINAGE PLANS

Drainage Structures – draw cross-sectional view of all crossdrain culverts and label them.

Erosion Control details – prepare details for staked silt fence and other sedimentation barriers.

SWPPP sheets - prepare the standard Stormwater Pollution Prevention plan sheet

UTILITY COORDINATION

Identify Existing Utility Owners (UAOs) – includes calling in a Design Ticket to Sunshine 811 to establish utility owner contact information and to begin coordination of locating existing utilities.

Initial Utility Coordination and request for mark-ups – contact each UAO and request that they provide location information on their existing facilities.

Review Utility Mark-ups – translate utility location information to the plans and evaluate conflict points.

Utility coordination / follow-up – includes discussion with utility owners regarding known conflicts and the resolution to those conflicts.

Coordination – includes regular communication with UAO's and design staff to ensure that any known utility conflict is addressed and Utility Work Schedules can be secured.

ENVIRONMENTAL PERMITTING

Preliminary Project Research and Determination of Need – includes analysis of existing field conditions, establishing wetland lines and potential impacts. Also includes the determination of the type of environmental permits that may be required. It is anticipated that there will be wetland impacts that will require wetland impact permitting with the USACOE.

Establish Wetland lines – delineation will be done by a certified wetland evaluator under a subcontractor agreement.



Agency verification of Wetland lines – participate in a joint field meetings with DEP and SRWMD to agree on wetland delineation and WOTUS determination.

Environmental Permit Applications – prepare and submit applications for a WMD General Permit and a USACOE Nationwide permit. This includes dredge and fill sketches, location maps, historical aerials, lidar contours of the basin.

Prepare UMAM scores – UMAM scoring will be done by a certified wetland specialist under a subcontractor agreement.

Compensatory Mitigation Plan – it is anticipated that USACOE will require mitigation for minor wetland impacts. A mitigation plan will be created that utilizes a mitigation bank.

Mitigation Coordination and meetings – lots of coordination with USACOE, the County and mitigation bank representatives.

Coordination – includes regular communication with regulatory staff regarding permitting, during pre-application meetings and the various stages of permit review.

SIGNING AND PAVEMENT MARKING ANALYSIS

Sign inventory and analysis – includes a field analysis of the need for signs on the project, based on current standards and proposed geometrics.

No Passing Zone analysis – evaluate the need for no passing zones based on the MUTCD.

Signing and Pavement Marking Master Design File – develop master design file showing all pavement markings.

Quantities / Cost estimates – includes the calculation of quantities, the analysis of local market conditions in establishing realistic unit prices and an estimate of the total project construction cost. This estimate will be created at the concept stage and will be updated at Phase II plans and at final plans.

QA/QC – daily oversight of criteria application, calculations, quantities

Coordination – communication and action planning with owners, Design staff and stakeholders.

SIGNING AND PAVEMENT MARKING PLANS PREPARATION

Key sheet – preparation of the key sheet, in general conformance with the FDOT FDM.

Signature Sheet – preparation of the signature sheet in conformance with the FDOT FDM.

General notes / Pay Item notes – preparation of the Notes sheet, in general conformance with the FDOT FDM.

Plan sheets – preparation of the plan sheets, in general conformance with the FDOT FDM and select FDOT Design Standards.

Special details – preparation of the special detail sheets, in general conformance with the FDOT FDM and select FDOT Design Standards.

QA/QC – includes continuous quality control checks by front-line supervisors, internal peer review by our senior Engineers and constructability reviews by our senior CEI staff.

PE PROFESSIONAL SERVICES AGREEMENT: TERMS AND CONDITIONS

PROJECT TIMELINE

PE will provide CLIENT with a project design phase schedule that is based on the FDOT SCOP agreement timelines. CLIENT understands that timeline given by PE is an approximate estimate based on information and conditions known at the time of proposal and that there are outside stakeholders (FDOT, SRWMD, USACOE, utility companies, etc.) which may affect timelines that are out of PE's control.

CLIENT understands that delays in response or deliveries of required/requested materials from CLIENT may result in undesired delays.

METHOD & EXPECTATION OF PE CONTACT

PE understands that frequent, open and honest communication is vital to the success of any project. PE will make themselves readily available for face-to-face meetings as requested by the CLIENT. CLIENT understands that PE may not always be immediately available in person or by phone but will work diligently to respond as soon as possible and to meet at the CLIENT's convenience.

CLIENT understands that PE's preferred method of contact is through email as it helps establish a proper record of communication between CLIENT and PE. Email also allows faster transfer of information and instruction between all team members that will work on this project.

CONTRACT CANCELLATION

CLIENT or PE may initiate the cancellation of this contract following a minimum 30 days' notice of intent to do so, with or without cause. CLIENT is required to pay PE for percentage of work efforts completed at the time of cancellation. PE reserves the right to set the percentage completed.

CLIENT initiated cancellation shall invoke a cancellation fee of 10% of the remaining fee balance owed, to cover work efforts required to close out the project. Project files will not be released until PE is paid in full, according to percentage completion at the time of cancellation.

If PE initiated cancellation, PE will pass off all information and files collected/created to date at the request of the CLIENT. No files will be transferred until all PE's fees for work completed, including applicable cancelation fees, have been paid. PE reserves the right to hold proprietary files, as deemed appropriate by PE. PE transfer of information will be limited to a total of 12 hours of effort. Efforts will be limited to emails, phone calls, and one virtual meeting. Any further effort, or prolonged transfer, shall be paid for by CLIENT on an hourly basis based on hourly RATES.

Cancellation can and likely will be requested by PE, with cause, for the following reasons:

- Non-payment from CLIENT
- Request made by CLIENT that is unlawful or unethical
- Mistreatment of staff and or subcontractors
- Project has become detrimental to PE's overall operational ability

CLIENT shall not hold PE liable for any delays, damages, or hardships as a result of PE initiated cancellation. CLIENT understands that PE initiated cancellation will not be taken lightly and only initiated in scenarios where deemed absolutely necessary by PE.



LATE OR NON-PAYMENT

Late payment or non-payment can and will result in late fees, delay project completion and in some cases, as deemed appropriate by PE, cancellation of the contract. If contract is canceled as a result of non-payment, cancellation will be considered a CLIENT cancellation and the 10% fee for CLIENT cancellation will be invoked. CLIENT will be liable for payment on the originally invoiced amount, late fee amount, and cancellation amount.

CLIENT understands and assumes responsibility for any and all losses and hardships as a result of cancellation via late or non-payment.

CLIENT shall be responsible for the reimbursement of all legal fees, attorney fees, collection fees, professional assistance fees, and fees relating to employee efforts required to collect unpaid debt owed by CLIENT.

If CLIENT and PE wish to continue relationship, after CLIENT has paid all debt owed, CLIENT and PE may enter into new agreement. PE reserves the right to reject any and all offers from the CLIENT in regards to a continued relationship.

By initialing below, CLIENT is agreeing that they have read through and agree to all terms and conditions as listed in this section.

INDEMNITY

ENGINEER will indemnify, defend, and hold harmless the COUNTY and all of its officers, agents and employees from any claim, loss, damage, cost, charge or expense arising out of any act, error, omission or negligent act by ENGINEER, its agents, employees, or subcontractors during the performance of the Agreement, except that neither ENGINEER, its agents, employees nor any of its sub-consultants will be liable under this paragraph for any claim, loss, damage, cost, charge or expense arising out of any act, error, omission or negligent act by the COUNTY or any of its officers, agents or employees during the performance of the Agreement. Nothing contained herein shall constitute a waiver of sovereign immunity by the county under Florida Statutes section 768.28.

It is specifically agreed between the parties executing this Professional Services Agreement that it is not intended by any of the provisions of any part of the Professional Services Agreement to create in the public or any member thereof, a third party beneficiary hereunder, or to authorize anyone not a party to this Professional Services

Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.

ENGINEER guarantees the payment of all just claims for materials, supplies, tools, or labor and other just claims against ENGINEER or any subconsultant or subcontractor, in connection with this Professional Services Agreement, Final acceptance and payment does not release ENGINEER from its obligations hereunder until all such claims are paid or released.

COMPLIANCE WITH LAWS

ENGINEER certifies that it is eligible to receive State and Federal funded contracts, ENGINEER also certifies that no party which is ineligible for such work will be subcontracted to perform any services under this Agreement.

ENGINEER shall comply with all Federal, State and Local laws and ordinances applicable to the work or payment for work thereof, and shall not discriminate on the grounds of race, color, religion, sex, national origin, age, or disability, in the performance of work under this Agreement.



ENGINEER shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by ENGINEER in conjunction with this Agreement. Failure by ENGINEER to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the COUNTY.

ENGINEER agrees that it will make no statements, press releases or publicity releases concerning this Agreement or its subject matter or otherwise disclose or permit to be disclosed any of the data or other information obtained or furnished in compliance with this Agreement, or any particulars thereof, during the period of the Agreement, without first notifying the COUNTY and securing its consent in writing. ENGINEER also agrees that it will not publish, copyright, or patent any of the data developed under this Agreement, it being understood that such data or information is the property of the COUNTY.

INSURANCE

GENERAL LIABILITY. ENGINEER shall carry and keep in force during the period of this Professional Services Agreement a general liability insurance policy or policies with a company or companies authorized to do business in Florida, affording public liability insurance with combined bodily injury limits of at least \$1,000,000 per person and \$1,000,000 each occurrence, and property damage insurance of at least \$300,000 each occurrence, for the services to be rendered in accordance with this Professional Services Agreement, as well as the indemnity provided hereinabove.

AUTOMOBILE LIABILITY. ENGINEER shall also carry and keep in force during the period of this Professional Services Agreement automobile liability insurance policy or policies for all vehicles operated by ENGINEER in the performance of services hereunder with a company or companies authorized to do business in Florida, affording liability insurance with combined bodily injury limits of at least \$1,000,000 per person and \$1,000,000 each occurrence, and property damage insurance of at least \$1,000,000 each occurrence, for the services to be rendered in accordance with this Professional Services Agreement, as well as the indemnity provided hereinabove.

PROFESSIONAL LIABILITY. ENGINEER will have and maintain during the term of this Agreement, a professional liability insurance policy with a company or companies authorized to do business in the State of Florida, affording professional liability coverage for the professional services to be rendered in accordance with this Agreement in the amount of Two Million Dollars (\$2,000,000.00) per claim.

The COUNTY shall be named as an additional insured on the foregoing policy. Each such policy shall provide for written notification of the COUNTY no less than 30 days prior to the expiration or cancellation of coverage.

ENGINEER shall maintain workers compensation insurance in force as required by Florida Law.

ENGINEER shall deliver proof of the foregoing insurance to the COUNTY prior to performing any work hereunder.

MISCELLANEOUS

The applicable standard of care will be the degree of skill and diligence normally employed by professional engineers or consultants performing the same or similar services.

The ENGINEER and the COUNTY agree that the ENGINEER, its employees, and subconsultants are not agents of the COUNTY as a result of this Professional Services Agreement for any purposes.

All words used herein in the singular form shall extend to and include the plural. All words used in the plural form shall extend to and include the singular. All words used in either gender shall extend to and include the other gender.

ENGINEER is an independent contractor with respect-to-the services performed herein. Nothing contained herein shall be deemed to create the relationship of partner principal or joint venture between the Parties. ENGINEER has no right or authority, under this Agreement, to incur obligations of any kind in the name of or for the account of the COUNTY, nor to commit or bind the COUNTY to any contract or other obligations.



It is understood and agreed by the parties hereto that if any part, term or provision of this Professional Services Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida, the validity of the remaining portions or provisions

shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Professional Services Agreement did not, contain the particular part, term or provision held to be invalid.

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

Venue in any legal action related to this Agreement shall be in Baker County, Florida.

Modifications of the provisions of this Agreement shall only be valid when they have been reduced to writing and duly signed by the parties.

Failure or delay on the part of either party to exercise any right, power, privilege or remedy under this Agreement shall not constitute a waiver thereof. No modifications or waiver by either party of any provision shall be deemed to have been made unless made in writing.

This Professional Services Agreement embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Professional Services Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

CLIENT's Initials

Date

PE's Initials

Date

- END OF PROFESSIONAL SERVICES AGREEMENT -





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: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Resolution 2026-03 Local Mitigation Strategy. Presented by Emergency Management.

Plan to be distributed; not in packet at time of publication.

Due to the size of the LMS Appendices it will not be included in the agenda, if you wish to have a copy please contact Admin office @ 904-259-3613

2. Recommended Motion/Action:

Approve Resolution 2026-03

3. Will this item require a presentation? NA

4. Deadline for Completion: NA

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

RESOLUTION 2026-03
A RESOLUTION OF BAKER COUNTY, FLORIDA
ADOPTING THE LOCAL MITIGATION STRATEGY

WHEREAS, Baker County is subject to natural hazards such as floods, hurricanes, tropical storms, sinkholes, wildfires, drought, heat waves, winter storms, tornados, etc., and these hazards affect the health and property of the citizens of the Baker County as well as its economic viability; and

WHEREAS, the Local Mitigation Strategy Committee worked to prepare the countywide, unified Local Mitigation Strategy to include a report detailing countywide hazards and vulnerabilities, a list of critical facilities, a list of policy recommendations and a prioritized list of hazard mitigation programs, projects, and initiatives; and

WHEREAS, hazard mitigation consists of actions such as structural enhancements, planning, code enforcement and responsible development, taken to permanently reduce or eliminate the long-term risks to people and property from the effects of hazards; and

WHEREAS, the Local Mitigation Strategy has previously been adopted by the County and municipalities within Baker County, Florida.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA, hereby adopts the Local Mitigation Strategy; **RESOLVED, FURTHER**, that this resolution shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED, by the Baker County Board of County Commissioners on this 17th day of February 2026

BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

Attest:

Stacie D. Harvey, Clerk

Ronald Mann, Chairman

FEMA Projects

Project	Awarded Company	BOCC Award Date	Status	Start Date	Completion Date
RFP 2025-06 23A Box Culvert	J.D. Hinson Co.	8/5/2025	Pending Obligation Notice to Proceed Issued		
RFP 2025-07 Boat Ramp	Nordic Group/AMI	8/5/2025	Pending EHP Review Notice to Proceed Issued		
RFP 2025-10 Steel Bridge Road	J.B. Coxwell Cont.	8/5/2025	Pending Scope and Cost Development		
RFP 2025-11 Turner Cemetery Bridge	Gulf Coast Underground, LLC	8/5/2025	Pending Scope and Cost Development Notice to Proceed Discussed 2/17		
RFP 2025-14 Shoals Park	TimPREP	1/20/2026	Pending EHP Review		
Completed Project Countywide 61 Roads	Completed by County Staff	NA	Pending Obligation		

Cost	Notes
\$1,125,000.00	Only Partial FEMA Funding
\$548,000.00	Pending EHP Review
\$1,798,759.23	Pending Scope and Cost Development
\$827,570.00	Pending Scope and Cost Development
\$497,857.00	Pending EHP Review

NOTICE TO PROCEED CONSTRUCTION SERVICES

February 9, 2026

To:

Gulf Coast Underground, LLC
2720 NW 6th St, Suite 302C
Gainesville, Florida 32609

From:

Baker County Board of County Commissioners
55 North Third Street
Macclenny, FL 32063

Re: Notice to Proceed No. 1 (Design, Engineering, Permitting, and Pre-Cast Materials) – Turner Cemetery Bridge Repairs

Bid No.: RFP 2025-11

Dear Gulf Coast Underground, LLC,

Pursuant to the Contract Documents for the above-referenced project, this letter shall serve as the official Notice to Proceed issued by the Baker County Board of County Commissioners (“County”).

You are hereby authorized and directed to commence work limited solely to project design, engineering, permitting, and the purchase of required pre-cast materials for the RFP 2025-11 Turner Cemetery Bridge Repairs. The effective date of this Notice to Proceed is February 5, 2026.

This Notice to Proceed does not authorize the commencement of construction activities. Construction shall not begin until a separate Notice to Proceed specific to construction is issued by the County.

All work shall be performed in strict compliance with the Contract Documents and applicable federal, state, and local laws, rules, and regulations. The Contract Time shall begin to run on the effective date stated above.

Page 2

**Notice to Proceed- RFP 2025-11 Turner Cemetery Bridge No. 1
Design, Engineering, Permitting and Pre-Cast Materials
February 9, 2026**

Failure to commence or diligently pursue the Work in accordance with the Contract may constitute grounds for default.

Please acknowledge receipt of this Notice to Proceed by signing below and returning a copy to the County.

If you have any questions regarding this Notice or the Project, please contact the County's authorized representative.

Sincerely,

**BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
Baker County, Florida**

By: _____

Name: Sara Little

Title: County Manager

Date: February 5, 2026

ACKNOWLEDGMENT OF RECEIPT

The undersigned hereby acknowledges receipt of this Notice to Proceed and agrees to commence work in accordance with the Contract Documents.

Contractor: _____

By: _____

Name: _____

Title: _____

Date: _____

NOTICE TO PROCEED CONSTRUCTION SERVICES

(Date)

To:
Gulf Coast Underground, LLC
2720 NW 6th St., Suite 302C
Gainesville, Florida 32609

From:
Baker County Board of County Commissioners
55 North Third Street
Macclellany, FL 32063

Re: Notice to Proceed No. 2 (Construction) – Turner Cemetery Bridge Repairs
Bid No.: RFP 2025-11

Dear Gulf Coast Underground, LLC,

Pursuant to the Contract Documents for the above-referenced project, this letter shall serve as the official Notice to Proceed issued by the Baker County Board of County Commissioners (“County”).

You are hereby authorized and directed to commence construction work on the RFP 2025-11 Turner Cemetery Bridge Repairs in accordance with the Contract, including all plans, specifications, addenda, and related documents. The effective date of this Notice to Proceed is _____.

All work shall be performed in strict compliance with the Contract Documents and applicable federal, state, and local laws, rules, and regulations. The Contract Time shall begin to run on the effective date stated above.

Failure to commence or diligently pursue the Work in accordance with the Contract may constitute grounds for default.

Please acknowledge receipt of this Notice to Proceed by signing below and returning a copy to the County.

Page 2

Notice to Proceed- RFP 2025-11 Turner Cemetery Bridge No. 2

Construction

XXXXXX XX, 2026

If you have any questions regarding this Notice or the Project, please contact the County's authorized representative.

Sincerely,

BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
Baker County, Florida

By: _____

Name: Sara Little

Title: County Manager

Date: **XXXXXX XX**

ACKNOWLEDGMENT OF RECEIPT

The undersigned hereby acknowledges receipt of this Notice to Proceed and agrees to commence work in accordance with the Contract Documents.

Contractor: _____

By: _____

Name: _____

Title: _____

Date: _____



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: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: LaDonna Combs

Department: Community Development

1. Nature and purpose of this agenda item:

Permission to apply for FDEM Wastershed Planning Grant. This grant would provide coordination with FDEM to produce a Watershed Master Plan. Will include flood modeling for 10, 25, & 100 year storm events. Upon completion of Watershed Master Plan, information will be submitted to the Community Rating System (CRS) for credit.
Funding amount is not to exceed \$300,000.

2. Recommended Motion/Action:

Approve to move forward with application

3. Will this item require a presentation? No

4. Deadline for Completion: February 28, 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): N/A



WATERSHED PLANNING PROGRAM

2024 Call for Additional Proposals

Proposal Acceptance Period: December 12, 2025 to February 28, 2026

How to Apply

- Download proposal from FDEM Watershed Planning Program website
- Obtain LMS Endorsement Letter and submit with proposal
- Complete proposal and submit via email to watershedplanning@em.myflorida.com by 5:00 PM EST

Overview of Applicant Process

1. Submit Notice of Proposal Form
2. FDEM will review and prioritize all proposals
3. FDEM will award in order of prioritization until funding has been exhausted
4. Subrecipients will complete work within Period of Performance
5. Submit final WMP or SWMP deliverables and Requests for Reimbursement

**This program does not guarantee that a potential participant will move in CRS Class Rank*

Website and Contact



<https://www.floridadisaster.org/dem/mitigation/watershed-planning/>



watershedplanning@em.myflorida.com

Proposal Deadline:
February 28, 2026 at 5:00
PM EST

Funding Amount:
Not to exceed \$300,000
(Federal)

Period of Performance:
Up to 24 months



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

OPEB proposal from Menard Consulting, Inc. - per Zach Chalifour, with James Moore, this item is on the County audit repeat finding list. Zach states the qualification for the OPEB report is very common for small governments, is NOT "legally" required but rather an accounting requirement that many smaller government make the cost-benefit decision to not pay money on an actuarial valuation that provides operational value but just a theoretical number for the financial statements. We always make note of that in the audit presentations that it's 100% acceptable by the Auditor General with that qualification.

2. Recommended Motion/Action:

Discuss the process and make a decision regarding the proposal from Menard Consulting.

3. Will this item require a presentation? NA

4. Deadline for Completion: Undetermined at this time

5. Fiscal Impact Questions:

Is this item included in the current budget? No

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

Explain the procurement process for this request (attach necessary documentation): Not required to seek multiple proposals due to cost.

Sara Little

From: john.ritchie@menardconsult.com
Sent: Wednesday, February 4, 2026 10:19 AM
To: Sara Little
Subject: RE: OPEB Intro - Menard Consulting/Baker County

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.

Hi Sara.

Based on the size of the group, the County is eligible to have the “Alternative Measurement Method” used in the calculations. This is an approach described in the GASB 75 Standard which is geared toward smaller plan sponsors. It allows a more streamlined approach to the calculations for the actuary. The threshold for this approach is 99 or fewer covered members --- active employees plus retirees. Active employees are those who are eligible for retiree healthcare benefits in the future if the eligibility criterial are satisfied (typically excludes part-time employees).

The good news is that this approach takes me less time, so I charge much less for it. The proposed fee for a full valuation is a fixed, not-to-exceed amount of \$2,000. It includes the report and anything else necessary to get the auditors comfortable with the results (questions, calls, etc.). Full valuations are required every 2 years. In the in-between / interim years, a “roll-forward” calculation is required. These results are based on the prior year’s full valuation results with adjustments. The fee for this is \$300. So...

FY 2025-2026 GASB 75 Full Valuation: \$2,000
FY 2026-2027 GASB 75 Roll-Forward Calculation: \$300

Let me know if you need anything else to help make a decision.

Thanks.

John Ritchie, ASA, MAAA
Menard Consulting, Inc.
Actuaries & Consultants
728 N. Briar Hill Lane, Unit 2 (**PLEASE NOTE NEW ADDRESS**)
Addison, IL 60101
(630) 962-4858
John.Ritchie@MenardConsult.com
www.MenardConsult.com

From: Sara Little <sara.little@bakercountyfl.org>
Sent: Tuesday, February 3, 2026 9:44 AM
To: john.ritchie@menardconsult.com
Subject: RE: OPEB Intro - Menard Consulting/Baker County

John,



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: January 29, 2026 **Meeting Date:** February 3, 2026

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

1. Nature and purpose of this agenda item:

Discussion in regard to Letter of Engagement for Operational Audit from the Auditor General.

2. Recommended Motion/Action:

Discuss the engagement letter and/or possible next steps.

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

4. Deadline for Completion: TBD

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



Sherrill F. Norman, CPA
Auditor General

AUDITOR GENERAL STATE OF FLORIDA

Claude Denson Pepper Building, Suite G74
111 West Madison Street
Tallahassee, Florida 32399-1450



Phone: (850) 412-2722
Fax: (850) 488-6975

January 28, 2026

The Honorable Jimmy Anderson
Chairman, Baker County Board of County Commissioners
55 North 3rd Street
Macclenny, FL 32063

Dear Chairman Anderson:

Pursuant to Section 11.45(2)(j), Florida Statutes, the Auditor General will perform an operational audit of selected areas of operation of the Baker County Board of County Commissioners (BCC). The purpose of this letter is to establish an understanding of BCC management's responsibilities and our responsibilities, as well as other matters related to our audit.

The objectives of our audit are, for selected operating units, programs, activities, functions, and classes of transactions, to obtain an understanding and evaluate management's performance in establishing and maintaining internal controls, including controls designed to prevent and detect fraud, waste, or abuse and in administering assigned responsibilities in accordance with applicable laws, rules, regulations, contracts, grant agreements, and other guidelines. Our audit will examine controls that are designed and placed in operation to promote and encourage the achievement of management's control objectives in the categories of compliance, economic and efficient operations, reliability of financial records and reports, and the safeguarding of assets, including identifying weaknesses in those controls.

BCC management is responsible for administering their assigned responsibilities in accordance with applicable laws, rules, regulations, contracts, grant agreements, and other guidelines. BCC management is also responsible for establishing and maintaining effective internal controls to help ensure that specific entity goals and objectives are met; resources are safeguarded and efficiently, economically, effectively, and equitably used; and management and financial information is reliable and properly reported. Further, pursuant to various provisions of Florida law, including but not limited to, Section 11.47(1), Florida Statutes, BCC management is responsible for entering into BOCC records sufficient information for proper audit or examination and for making the same available to us on demand.

We are responsible for conducting the audit in accordance with Section 11.45, Florida Statutes, and generally accepted government auditing standards (i.e., *Government Auditing Standards*) issued by the Comptroller General of the United States. These standards require that we plan and perform the audit to obtain reasonable rather than absolute assurance about whether the BCC complied with applicable laws, rules, regulations, contracts, grant agreements, and other guidelines. The reasonable and efficient conduct of the audit requires that our access to BCC records and personnel not be restricted. Under generally accepted government auditing standards, the absence of such access may result in a limitation in the scope of our examination, and any such limitation, together with its impact on the audit, must be disclosed in our audit report. We respectfully request that you communicate with all affected personnel that all records necessary to complete the audit should be timely furnished to our audit staff as requested.

Chairman Anderson
January 28, 2026
Page -2-

Generally accepted government auditing standards also require that we be alert to situations or transactions that could be indicative of waste or abuse, which involves behavior that is deficient or improper when compared with behavior that a prudent person would consider reasonable and necessary business practice given the facts and circumstances. The determination of waste or abuse is subjective, and, under generally accepted government auditing standards, we are not expected to provide reasonable assurance of detecting waste or abuse. However, if we become aware of indications of waste or abuse, we will apply procedures to ascertain whether waste or abuse has occurred and its effect on the audit objectives and results of the audit.

During the course of our audit field work, it is necessary for our staff to be granted access to certain records or files containing information that is exempt from public disclosure (e.g., employee social security numbers on employment records and employee travel vouchers, bank account numbers, and debit, charge, and credit card account numbers on disbursement vouchers). Access to this information is requested pursuant to Sections 11.47 and 119.07(6), Florida Statutes. When the record or file is available electronically, we request that the information be made available in that format. To maintain your security over these records, please identify the contact person through whom we should address specific requests for access and the location(s) where the authorized auditors may review the records within your established security systems. Your suggestions for preserving the confidentiality of these records, and any other BCC records that staff members may request access to, will be appreciated.

Additionally, we request Internet access for our laptop computers while on-site for the purpose of establishing a virtual private network (VPN) connection to the Auditor General network. To establish this connection, please e-mail donaldhemmingway@aud.state.fl.us with the following information:

1. Physical location at which the VPN connection is to be made.
2. Name and phone number of your Information Resources technical contact.
3. Written permission from an appropriate manager or supervisor at your designated location for staff members to use your network in this manner (e-mail is sufficient).

At the conclusion of the audit, pursuant to Section 11.45(4), Florida Statutes, we will discuss with appropriate BCC management and those charged with governance the results of our audit and submit an official list of our preliminary and tentative findings that may be included in an audit report. Following the Auditor General's receipt and review of the BCC's written statement of explanation or rebuttal concerning all of the findings, including corrective action to be taken to preclude a recurrence of all findings, a final report will be prepared and issued. The audit report when final will be a public record.

Pursuant to Section 11.45(4)(c), Florida Statutes, our audit working papers and notes are not a public record. We will retain our supporting working papers for five years after the issuance of the audit report. We will make such working papers available to applicable Federal agencies or the Comptroller General of the United States as part of a quality review, to resolve audit findings, or to carry out oversight responsibilities.

We will hold a meeting with BCC management on February 4 at 10:30 AM at which time we will further discuss the audit, including needed working space for our staff members. The Audit Team Leader is Donald Hemmingway, and the audit will be supervised by Gina Bailey. As Audit Supervisor, Gina is responsible for the direction, supervision, and performance of the audit in compliance with professional standards, applicable legal and regulatory requirements, and Auditor General policies and procedures. Gina is responsible for ensuring that the audit report is appropriate in the circumstances, including ensuring that the audit report meets the objectives of and standards applicable to the audit.

Chairman Anderson
January 28, 2026
Page -3-

We look forward to working with you and your staff. Should you at any time have concerns relative to the conduct or progress of this audit, please contact me at (850) 412-2864, dereknoonan@aud.state.fl.us, or Gina at (813) 940-4172, ginabailey@aud.state.fl.us.

Please sign and date below to indicate your acknowledgement of, and agreement with, the arrangements for our audit, including our respective responsibilities as outlined in this engagement letter, and return the signed/dated copy to us. Thank you for your assistance.

Sincerely,



Derek H. Noonan, CPA
Audit Manager

Acknowledged and agreed on behalf of the Baker County Board of County Commissioners.

Chairman

Date

c: County Commission Members
County Attorney
County Manager

Pending Business

PENDING BUSINESS ITEM	PRIORITY	STATUS	START DATE	% COMPLETE	COMMENTS
COA Bus Wash	Normal	In Progress	08/06/2019	95%	Project Closeout underway-submitted for reimbursement
Infrastructure funding for County Roads	Normal	New	07/18/2017	50%	Ongoing
St Marys Cove Boat Ramp Grant Phase 1	High	In Progress	01/01/2020	100%	Project was completed but destroyed by Hurricane Debby before closeout was complete. FWC will require boat ramp reconstruction before final closeout is done.
St Marys Cove Boat Ramp Grant Phase 2	High	New	01/05/2020	95%	Final plans sent to State. Processing for reimbursement at this time.
St. Mary's Shoals Park Improvements	High	New	10/19/2021	50%	Both site attendees are on site!
Council on Aging- Senior Life Enrichment Ctr	High	New	08/17/2022	95%	Project Closeout underway- submitted for reimbursement
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	95%	Project Funded by Appropriation is Complete. Reimbursement submitted to State. Phase 2 of plan awaiting ARPA reconciliation before start can be announced.
Courthouse Generator Appropriation Project	High	New	11/21/2023	60%	Equipment Installed. Switch being installed currently. Full building connected March 30/31. Will require building shut down.
Sanderson Center	Normal	New	12/03/2024	0%	Work underway.
Community Development Permit Software	Normal	New		75%	Programming is nearing completion. Staff will undergo training in coming weeks

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
988901	CHK	A	BRADLEY, GARRISON, & KOMANDO	2351	1	5,835.00	.00	5,835.00	02/02/2026		23979
			LEGAL SERVICES 2.26		12390	5,835.00	0.00	5,835.00			
			DIST: 001-514-1600-53100			5,835.00					
988902	CHK	A	CHRIS MILTON SUPERVISOR OF ELE	2072	1	54,672.68	.00	54,672.68	02/02/2026		23979
			SOE DRAW 2.26		310	54,672.68	0.00	54,672.68			
			DIST: 001-513-1900-59180			54,672.68					
988906	CHK	A	STACIE D. HARVEY, CLERK OF COU	279	1	67,107.75	.00	67,107.75	02/02/2026		23979
			CLERK DRAW 2.26		1252320	67,107.75	0.00	67,107.75			
			DIST: 001-512-1200-59180			67,107.75					
988910	CHK	A	BAKER COUNTY CORRECTIONS MANAG	1008	1	360,740.75	.00	360,740.75	02/04/2026		23993
			INMATE HOUSING 2.26		1175	360,740.75	0.00	360,740.75			
			DIST: 104-523-7100-58113			360,740.75					
988911	CHK	A	BAKER COUNTY COUNCIL ON AGING	47	1	11,250.00	.00	11,250.00	02/04/2026		23993
			COA DRAW 2.26		17777	11,250.00	0.00	11,250.00			
			DIST: 001-564-3510-58104			11,250.00					
988925	CHK	A	NEW RIVER SOLID WASTE ASSOCIAT	317	4	5,510.40	.00	5,510.40	02/04/2026		23993
			Dec 2025 BH tipping/sw		DEC25BH	2,418.00	0.00	2,418.00			
			DIST: 116-534-6500-53403			2,418.00					
			Citizen Tipping Dec 2025		DEC25CIT	124.20	0.00	124.20			
			DIST: 116-534-6500-53403			124.20					
			Baker Co Trash Pick up tipping		DEC25RES	809.70	0.00	809.70			
			DIST: 116-534-6500-53403			809.70					
			Dec 2025 VJs tipping/sw		DEC25VJ	2,158.50	0.00	2,158.50			
			DIST: 116-534-6500-53403			2,158.50					
988926	CHK	A	PITMAN ENGINEERING LLC	4504	1	16,095.00	.00	16,095.00	02/04/2026		23993
			CR 125 bridge erosion repair d		26-02BAK	16,095.00	0.00	16,095.00			
			DIST: 600-541-7500-54604.4			16,095.00					
988928	CHK	A	QUALITY INTERNET SERVICES OF F	349	1	9,488.62	.00	9,488.62	02/04/2026		23993
			litter removal through 1/13/20		149604	9,488.62	0.00	9,488.62			
			DIST: 103-541-5500-54606			9,488.62					
988931	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	600,955.00	.00	600,955.00	02/04/2026		23993
			BCSO 2.26		3381	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					
988932	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	46,046.45	.00	46,046.45	02/04/2026		23993
			FDLE GRANT 2.26		3382	46,046.45	0.00	46,046.45			
			DIST: 104-521-6900-59180			46,046.45					
988933	CHK	A	SOUTHEASTERN SERVICES INC	387	1	12,306.06	.00	12,306.06	02/04/2026		23993
			site attendants thr 1/11/26		128872	12,306.06	0.00	12,306.06			
			DIST: 116-534-6500-53150			12,306.06					
988943	CHK	A	EMS CONSULTANTS LTD-ELEVOS	1146	1	5,266.04	.00	5,266.04	02/06/2026		24014
			DEC 2025 BILLING SVCS		5160	5,266.04	0.00	5,266.04			
			DIST: 001-526-2700-53100			5,266.04					

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
1797	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYEE	4486	1	80,710.00	.00	80,710.00	02/06/2026		24015
			HEALTH 2.26		HEALTH11.24-040	80,710.00	0.00	80,710.00			
	DIST:		001-218101			77,378.00					
	DIST:		001-511-1100-52310			3,332.00					
988966	CHK	A	HIGGINBOTHAM BROTHERS CONSTRUC	533	1	11,493.08	.00	11,493.08	02/10/2026		24040
			Higginbotham 2.26		2821	11,493.08	0.00	11,493.08			
	DIST:		001-524-2500-53100			11,493.08					
988971	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	11,215.92	.00	11,215.92	02/10/2026		24040
			JAGC-JG154 CSI 4Q25		3380	11,215.92	0.00	11,215.92			
	DIST:		104-521-2300-58300			11,215.92					
988973	CHK	A	WOOD FORESTRY LLC	4578	3	7,679.00	.00	7,679.00	02/10/2026		24040
			Shoals Tract Site Prep		JAN19.26SHOALSTRACT	713.00	0.00	713.00			
	DIST:		123-572-3920-53400			713.00					
			Shoals Tract Site Prep Sep/Oct		JAN19.26SHOALSTRACT2626.00		0.00	4,626.00			
	DIST:		123-572-3920-53400			4,626.00					
			Shoals Tract Site Prep		JAN19.26SHOALSTRACT3340.00		0.00	2,340.00			
	DIST:		123-572-3920-53400			2,340.00					

REGISTER TOTALS Checks: 16 Voids: 0 21 1,306,371.75 0.00 1,306,371.75

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	893,069.05		Approved for Payment 7/15/2022
1		Road Infrastructure Improvements = Reid Stafford & Millings	\$250,000	243,727		Millings Purchased, Reid Stafford awarded 6/2023
1						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 \$2,8072 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	\$486,750	486,750		
		TOTAL	\$2,836,850	\$2,506,284		
2	BOCC	Emergency Services Communication Phase 2	900,000	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	1039		Purchased
2	Vet Svcs	Vehicle	35,000	42,601		Purchased
2	Rec	Replacement Vehicle	40,000	47,119		Purchased
2						
2	Rec	Park Equipment	50,000	51,005		Jonesville Fencing = 4,480. Bleachers = 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						
2	Rec	Replacement Field Groomer	13,000	14,595.00		Purchased
2						\$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. \$1,522 sand for volleyball courts 5/30; \$33,840 fill dirt; \$11,800 clay; \$14,433 sand; \$63,700 fencing
2						
2	Rec	Knabb Sports Complex Improvements- APPROPRIATION MATCH FUND	305,000	308,417		
2						
2	DevOps		6681	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. \$2389 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						
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 Renos Paint and Flooring	50,000	29,400		Paint and Flooring Complete
2	SW	Replacement Compactor Unit	34,500	31,396		Purchased
2	SW	Replacement of Dumpsters - 40 yard	27,500	20,406		Purchased
2	SW	Replacement of Dumpsters - 20 Yard	18,000	26,150		Purchased
2	SW	Replacement of Collection Site Attendant Building	5,000	4,234		All have been replaced 04/29/2024
2	SW	Collection Site Improvements	55,000			\$6,6654 Sign Cutter; ComputerClient; gate at steel bridge collection sit
2	SW	Collection Site Security Cameras	10,000	7,541		
2	BCSO	Body Worn Cameras	93,681	93,681		Purchased
2	Court Fac.	Security Improvements	200,000	230,180		Elevator Update x 2 \$50,264. Key Card System \$179,916; New
2						
2	Em Mng.	Transfer Switch	30,000	20,000		Purchased
2	Contingenc	Contingency	5,583	0		
		TOTAL	\$2,836,850	\$2,522,906.15		



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: February 12, 2026

Meeting Date: February 17, 2026

Name of Submitter: Sara Little

Department: Administration

1. Nature and purpose of this agenda item:

Approval of Grant Application and Acceptance Policy. This policy lays out the steps for applications and acceptances, including those with a match and without.

2. Recommended Motion/Action:

Approve policy as submitted.

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

4. Deadline for Completion: NA

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

GRANT APPLICATION AND ACCEPTANCE PROCESS

PURPOSE

The purpose of this policy is to establish a clear, consistent process for the submission, approval, acceptance, and administration of grant applications and grant awards on behalf of Baker County. This policy ensures appropriate oversight by the Baker County Board of County Commissioners (BOCC) while allowing efficient pursuit of grant funding opportunities.

SCOPE

This policy applies to all departments, offices, and staff of Baker County involved in identifying, applying for, accepting, or administering grants from federal, state, local, or private funding sources.

POLICY STATEMENT

Baker County supports the pursuit of grant funding that aligns with the County's strategic goals and operational needs. Grant applications and awards shall be reviewed and approved in accordance with this policy to ensure fiscal responsibility, transparency, and compliance with applicable laws, regulations, and County procurement policies.

GRANT APPLICATION PROCESS

Authority to Submit Grant Applications – No Local Match

The County Manager is authorized to approve and submit grant applications on behalf of Baker County when no local match or County financial contribution is required.

Authority to Submit Grant Applications – Local Match up to \$10,000

The County Manager is authorized to approve and submit grant applications that require a local match of up to \$10,000, provided that the match amount is within the County Manager's purchasing authority and within the requesting department's approved budget allocation.

Grant Applications Requiring a Local Match Greater Than \$10,000 or Outside Budget Limits

Grant applications requiring a local match exceeding \$10,000 or not within an approved departmental budget must be approved by the Baker County Board of County Commissioners.

GRANT ACCEPTANCE PROCESS

All grant awards, funds, and agreements must be approved by the Baker County Board of County Commissioners.

Following approval, County Administration shall forward all grant agreements and documentation to the Baker County Finance Department for budget amendments and financial accounting setup.

EFFECTIVE DATE

Approved February 17, 2026, by the Baker County Board of County Commissioners.



**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: February 11, 2026

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 FL, 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 pots 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 to 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.

Civil Engineer / Troy Tarbox

I agree with staff comments and that there may be issues with soils, a high water table and poor drainage. Potential buyers need to be aware of these issues.

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 and maintenance responsibility of the shared driveways.

RECOMMENDATION

This staff report has been updated to reflect additional information provided by the applicant since the last public hearing. The applicant has agreed to include specific language on each deed notifying future lot purchasers that wetlands may exist on the property and that the wetlands presence may affect the placement of buildings. Verbiage provided by the applicant:

"Grantee is hereby placed on notice that the described land may contain wetlands, the presence of which may affect the siting and placement of structures."

While I still have concerns, it does appear that the applicant has met the minimum requirements for this type of development within our county regulations. Due to the multiple concerns addressed in the DRC comments, in lieu of a staff recommendation, staff request guidance from the Baker County Board of County Commissioners as to how to proceed with the proposed subdivision development application.



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,

A handwritten signature in black ink, appearing to read "Craig McCammon".

Craig McCammon
Supervising Regulatory Scientist
Division of Regulatory Services

CC: Regulatory File

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Maryam H. Ghaybi-White, VICE CHAIR
ORMOND BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Cole Oliver, TREASURER
MERRITT ISLAND

Ryan Atwood
MOUNT DORA

Doug Bourque
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Ron Howse
COCOA

Janet Price
FERNANDINA BEACH



3/24/2025, 3:30:10 PM

County Future Land Use

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

MEDIUM DENSITY RESIDENTIAL
CONSERVATION
COMMERCIAL
INDUSTRIAL
Other
Parcels
Road Names

1:18,056

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

bakerpa



3/24/2025, 3:29:03 PM

County Zoning

RC 1
AG 7.5
RCMH .5

AG 10

RCMH 2.5

RCMH 5

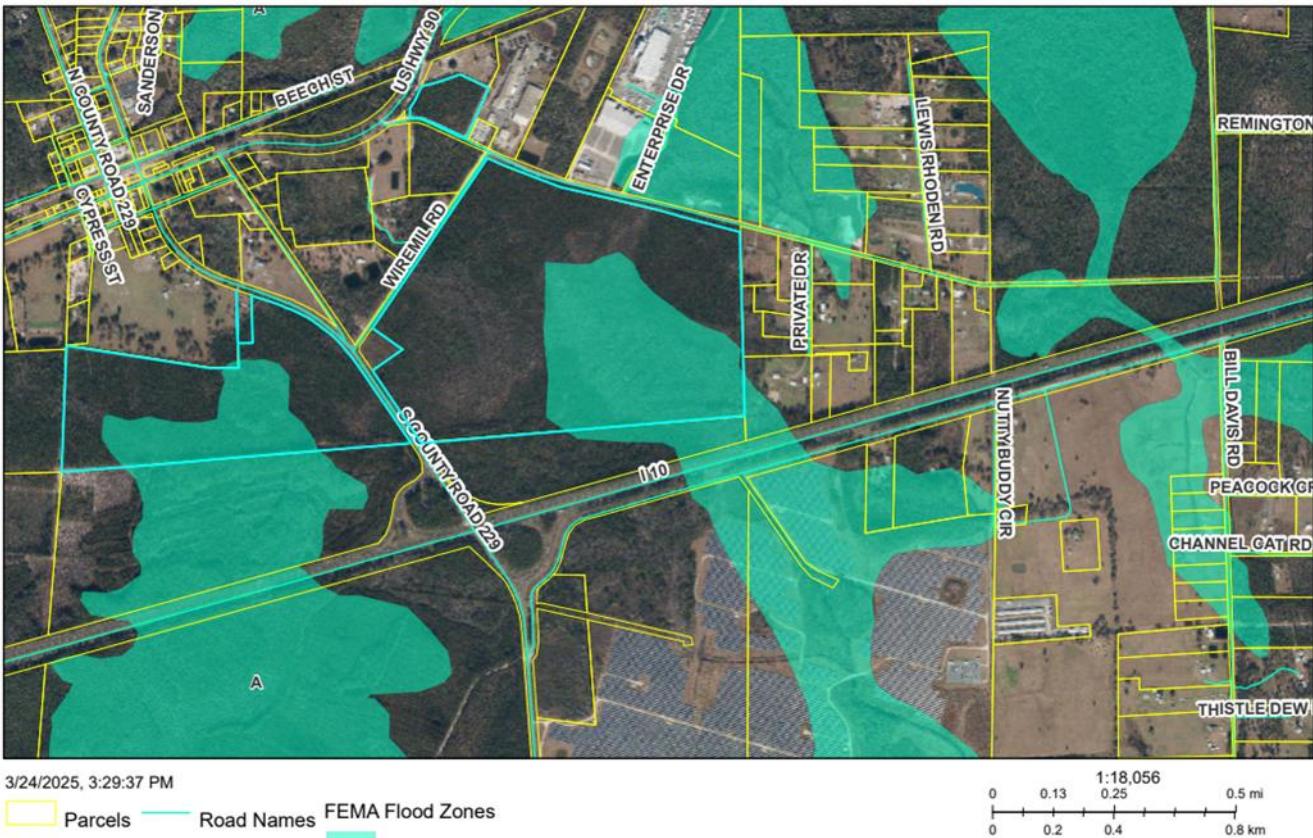
RC 1

AG 7.5

RCMH .5

RCMH 2.5

RC 1</



3/24/2025, 3:29:37 PM

1:18,056

0.5 mi

PRELIMINARY PLAT OF:
ARROW WOOD FARMS

A proposed subdivision lying in:
**SECTION 12, TOWNSHIP 3 SOUTH, RANGE 20 EAST
BAKER COUNTY, FLORIDA**

LEGAL DESCRIPTION:

FLOOD STATEMENT:

Flood plain information based on Flood Insurance Rate Maps, Community Panel Number 120032030862, dated June 17, 2008. The property described herein appears to be in a Flood Zone X (floods determined to be outside the 0.2% annual chance floodplain), and in a Zone A (no base flood elevations determined). Areas subject to inundation by the 1-percent-annual-chance flood event are determined using analytical methods.

SPECIAL LINE TYPES:

LEGEND

SCALE: 1"-2000'

"NOT FOR FINAL RECORDING"

BASIS OF BEARINGS

Total Acreage = 300.5 Acre +/-
Total Number of Lots = 26

Prepared For: Arrow Wood FL, LLC
5230 Poynt Lane, Sarasota, FL 34240
(941) 413-7462

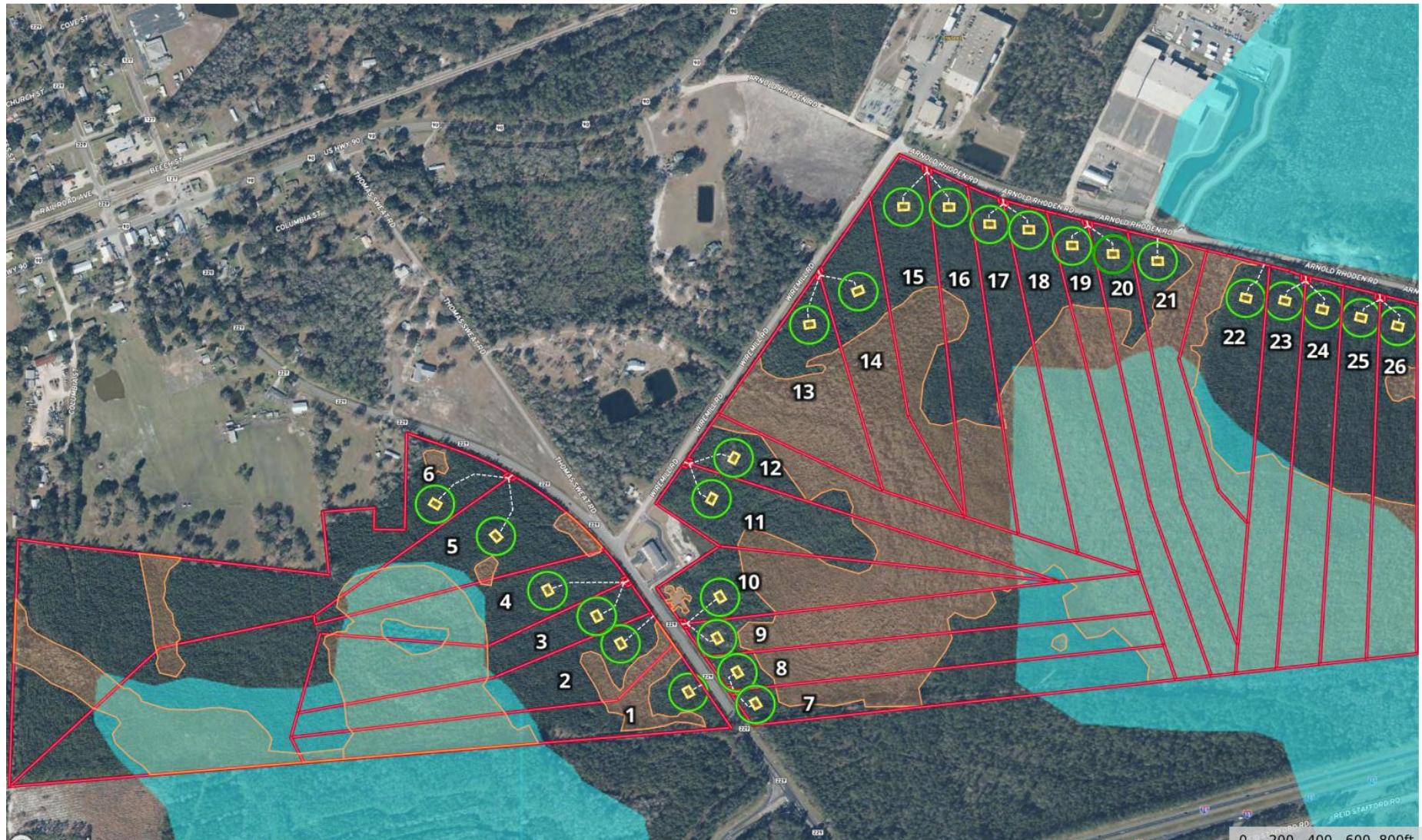
Prepared By:
Schoellkopf Surveying & Mapping, Inc. (LB 6905)
305 5th Avenue, Lake Butler, FL 32054
(800) 343-1448, (800) 343-1449, Fax: (800) 343-1449

Arrow Wood FL, LLC – Lot Fit Exhibit: Narrative

The purpose of the Lot Fit Exhibit is to depict how the applicant has gone above and beyond the Code requirement. This exhibit significantly exceeds the level of detail required by the Baker County Subdivision Regulations or Land Development Code (LDC) for either preliminary or final plat approval. The applicant has chosen to include this information voluntarily in direct response to prior staff and Board commentary regarding site design, WUI considerations, and overall development feasibility. It is intended to demonstrate good faith, planning diligence, thoughtful design, and the applicant's commitment to ensuring the proposed lots are buildable, accessible, and compatible with fire safety and environmental considerations. This level of planning and site-specific analysis is not required by code at this stage of subdivision review, but is being provided solely to support productive discussion and fact-based decision-making by the Board of County Commissioners (BOCC).

- 1. Field-Verified Wetland Delineation (Orange-Shaded Areas):** All wetlands shown on the exhibit were field-delineated by Kimley-Horn and Associates, a licensed professional environmental consultant. These delineations were completed in accordance with applicable state and federal procedures and are shown accurately on the plat. Future development and building areas have been purposefully planned outside of all wetland areas. Adequate upland areas exist for all twenty-six (26) tracts.
- 2. Yellow Rectangles – Dwelling Unit Envelopes:** Each yellow box represents a typical 2,000 square foot single-family dwelling envelope, dimensioned at approximately 40 feet by 50 feet. These dimensions are used to demonstrate that each lot provides sufficient buildable area for a modest rural residence, consistent with AG-7.5 zoning and many existing homes in the area. The yellow boxes are illustrative only and do not dictate exact placement or orientation of future homes.
- 3. Shared Driveway Examples:** Where applicable, driveways are shown as shared access routes serving two adjacent lots (as previously requested by BOCC). These are illustrative only and intended to highlight how ingress/egress can be accommodated. Approximately 85% of the driveways are shared. Final driveway placement may be adjusted during the permitting phase by future lot purchasers but will remain consistent with county access requirements.
- 4. Green Circles – Wildland Urban Interface (WUI) Buffers:** The green circles represent a 100-foot radius from the yellow dwelling envelopes, used to demonstrate potential defensible space consistent with Wildland Urban Interface (WUI) best practices. While it is our understanding that WUI guidelines are not codified as enforceable in the Baker County LDC, this exhibit proactively shows how the project voluntarily incorporates WUI buffer considerations, consistent with the 2021 Community Wildfire Protection Plan (CWPP) recommendations.

Arrow Wood FL, LLC - Lot Fit Exhibit



--- Driveway — Lot Lines

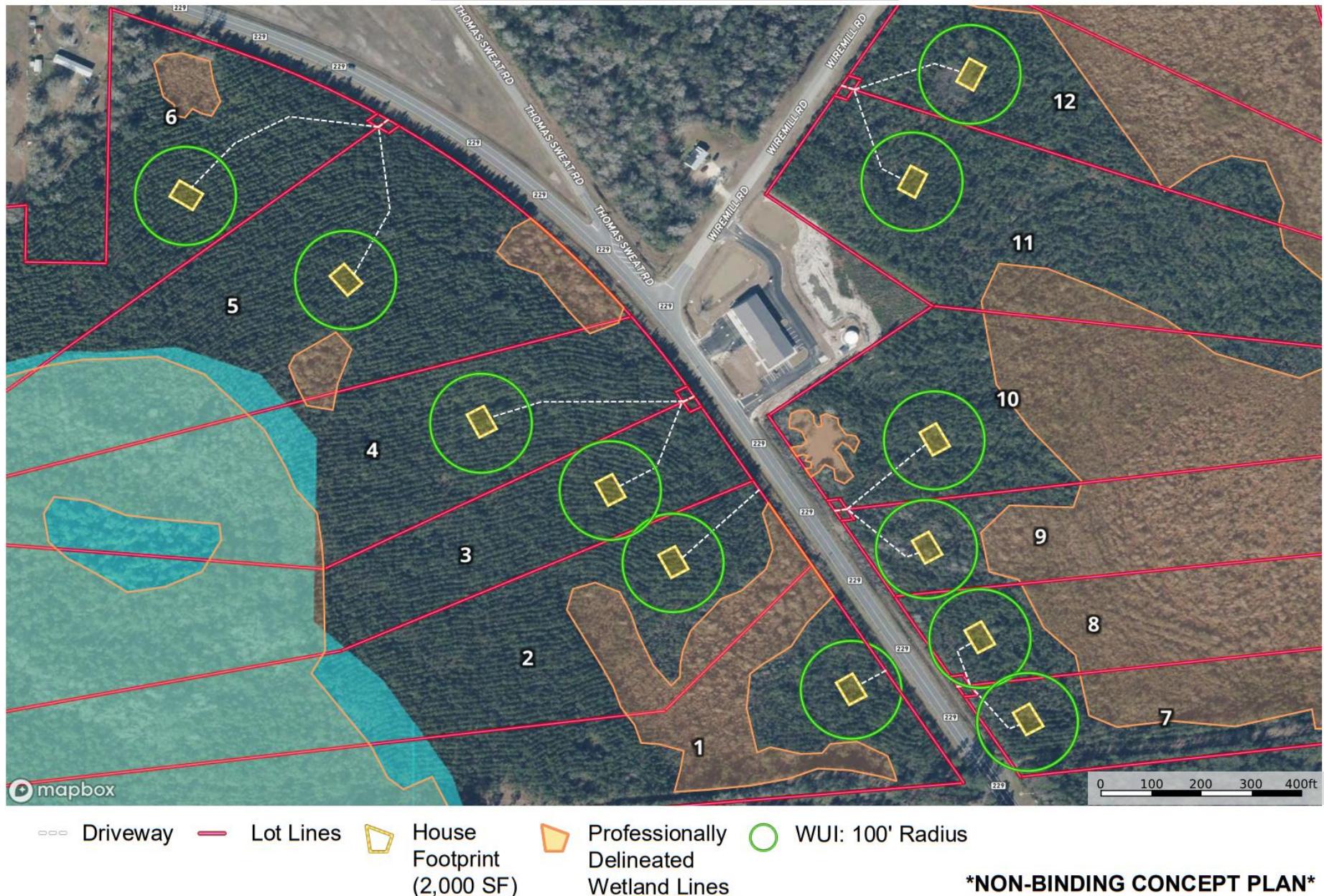
House Footprint (2,000 SF)

Professionally Delineated Wetland Lines

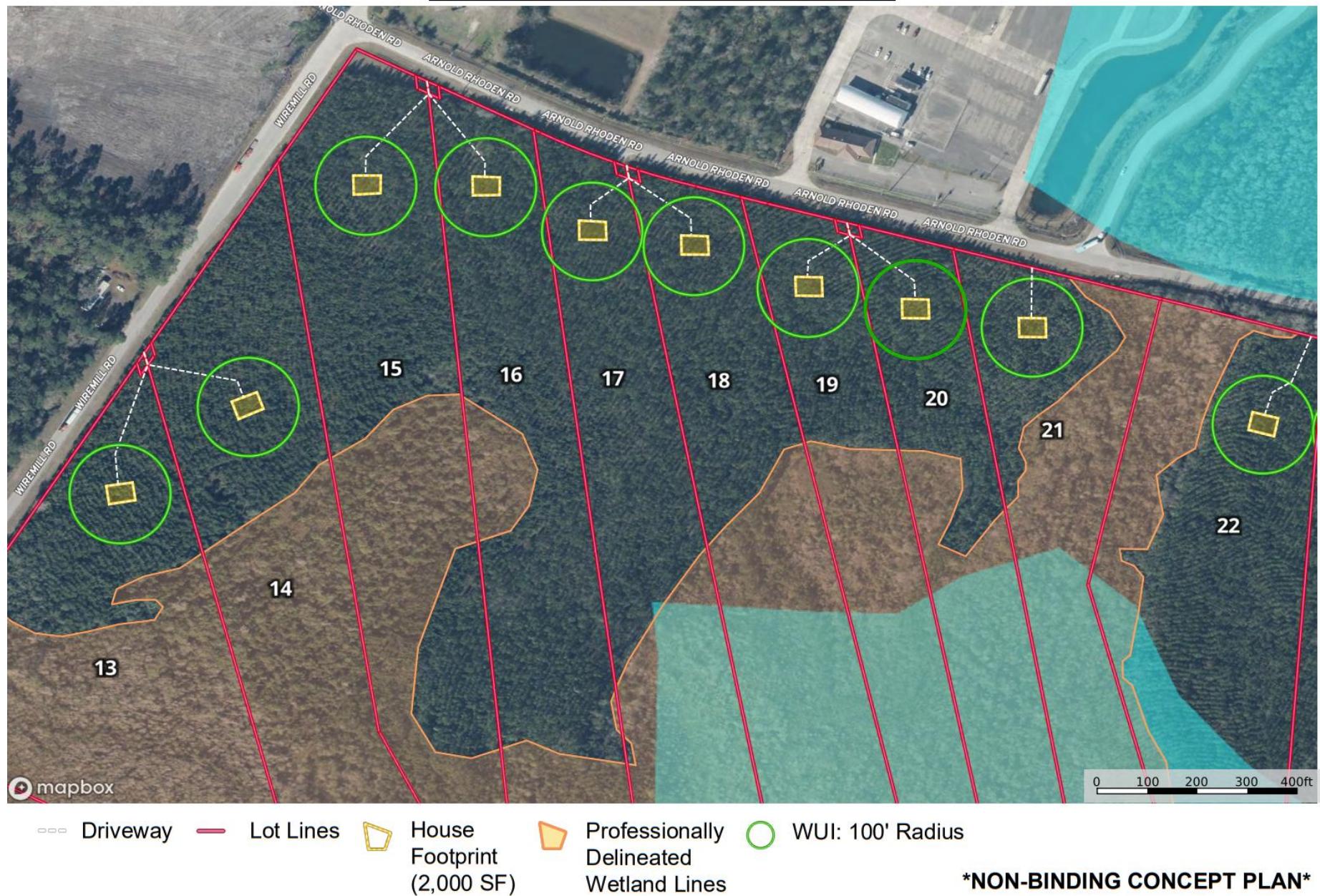
WUI: 100' Radius

NON-BINDING CONCEPT PLAN

Arrow Wood FL, LLC - Lot Fit Exhibit



Arrow Wood FL, LLC - Lot Fit Exhibit



Arrow Wood FL, LLC - Lot Fit Exhibit

