



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA
March 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- March 3, 2026 - Regular Session & Public Hearing (combined)
2. Expense Report
3. E911 Grant Application

VI. NEW BUSINESS

- | | |
|---|--------------------|
| 1. Proclamation- Child Abuse Prevention; Partnership for Strong Families | Action Item |
| 2. Approval of Financing Terms- Solid Waste Truck; Sara Little | Action Item |
| 3. Rental Rates and Project Update Sanderson Center; Sara Little/Doug Moore | Action Item |
| 4. CBDG Revised Applicant List; Spencer Nabors | Action Item |
| 5. CBDG Revised Contractor List; Spencer Nabors | Action Item |
| 6. Approval of Payment- FY 23/24 Inmate Medical; Randy Crews | Action Item |
| 7. Resolution 2026-08 FDOT SA for CR 229 N; Chris Lee | Action Item |
| 8. Resolution 2026-09 FDOT Bridge Replacement- Cedar Creek; Chris Lee | Action Item |
| 9. Resolution 2026-10 FDOT Temp Const Easement- Cedar Creek; Chris Lee | Action Item |
| 10. Resolution 2026-11 FDOT Bridge Replacement- Reynolds; Chris Lee | Action Item |
| 11. Resolution 2026-12 FDOT Bridge Replacement- Richardson Rd.; Chris Lee | Action Item |
| 12. Resolution 2026-13 FDOT Lighting Agreement; Chris Lee | Action Item |
| 13. Midpoint Commons Fee Reduction Request; LaDonna Combs | Action Item |
| 14. Year 3 LSF/Opioid Funding Budget; Sara Little | Action Item |

VII. PRIOR BUSINESS

- | | |
|-------------------------------------|-----------|
| 1. FEMA Project Update | |
| 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

IX. COUNTY ATTORNEY

X. COMMISSIONER COMMENTS

Continued to Second Page

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
March 17, 2026

XI. PUBLIC HEARING

First Hearing Items:

1. Ordinance 2026-01 Small Scale Land Use Amendment- Nutty Buddy
2. Ordinance 2026-02 Rezoning- Nutty Buddy
3. Ordinance 2026-03 Rezoning – Parker
4. Ordinance 2026-04 Small Scale Land Use Amendment- Bailey
5. Ordinance 2026-05 Rezoning – Bailey

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

MARCH 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, Blake Iverson (District 4)
Commissioner, Mark Hartley (District 5)

Also Present:

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

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

REGULAR SESSION 5:00 PM

Chairman Mann welcomed everyone in attendance.

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Hartley introduces Mr. Cortez to lead the meeting in prayer and pledge of allegiance.

II. APPROVAL OF AGENDA

Commissioner Jimmy Anderson moved to approve as presented. Commissioner Tyler Mobley seconded the motion. County Manager Sara Little stated that she will be presented Chris Lee's items under New Business item 7-9 and we are tabling the Sanderson Center Rates. Commissioner Jimmy Anderson moved to amend his motion with the modifications made by County Manager. Commissioner Tyler Mobley seconded the motion. The motion carried unanimous.

III. ELECTED OFFICIALS

There are no elected officials to present at this time.

IV. PUBLIC COMMENT

There are no public comments at this time.

V. APPROVAL OF CONSENT AGENDA ITEMS

1. Minutes – February 17, 2026 – Regular Session & Public Hearing (combined)
 2. Expense Report
 3. Central County Fire Station 2nd Floor Completion Funding Agreement
- Commissioner Anderson motions to approve consent agenda items. Commissioner Hartley seconds the motion. The motion carries unanimously.

VI. NEW BUSINESS

1. SHIP Contractor Handbook; Lydia Mangano

After lengthy discussion, it was determined to be tabled until next meeting for legal and staff review. Commissioner Mobley motioned to table this item. Commissioner Iverson seconded the motion. The motion carried unanimously.

2. SHIP Max Award Limits; Lydia Mangano

Lydia Mangano mentions price changes since COVID and bids that were submitted, awarded, and average per funding year. Lydia presents what she believes the maximum award should be. Staff recommend a 4-tier amount based on number of bedrooms, bathroom, and wheelchair accessibility. All prices include well and septic (total project).

- 2 bed/1 bath, no wheelchair accessibility - \$135,000
- 2 bed/1 bath, wheelchair accessibility - \$140,000
- 3 bed/1 bath, no wheelchair accessibility - \$145,000
- 3 bed/1 bath, wheelchair accessibility - \$150,000

Ms. Mangano stated to set the maximum award limit to \$150,000.00.

Commissioner Mobley motions to approve new award limits. Commissioner Anderson seconds the motion. The motion carries unanimously.

3. Resolution 2026-02 SHIP Certification & LHAP; Lydia Mangano

The Local Housing Assistance Plan (LHAP) must be resubmitted every three years. Lydia Mangano says this tells Florida Housing how money is being spent and the rules for the program that were instituted on a local level. No significant changes were made, with the exception of the amounts previously discussed and verbiage specifying work with Lisk and 3 rivers in regard to heirs' properties and clear titles. Updates were also made to the year mobile homes were made to be eligible for assistance for emergency repairs or rehab. Mobile homes must be made in 2001 and after to be eligible.

Commissioner Mann questions the maximum year of a mobile home being 2001, saying mobile homes don't last forever. County Manager Little says in those scenarios, the homeowners would qualify for new construction. Mangano adds that there is a price point of repairs to determine if new construction is needed.

Chairman Mann asks for any further comments.

Florida Housing has instituted new rules that they refer to as hot month. Due to the maximum asset amount being exceeded, the new threshold is \$50,000 and does get readjusted yearly. A list of what is considered necessary and non-necessary personal property is mentioned. Any retirement account no longer applies. Rehabilitation has a maximum award of \$45,000 for extremely low income, \$40,000 for very low income, and \$35,000 for low income. Emergency repair maximum award limit is at \$10,000.

Commissioner Anderson suggests a maximum award for emergencies should be changed to \$20,000, saying wells, roofs, and air conditioning are emergency repairs.

Commissioner Anderson motions to approve the LHAP with modifications. Commissioner Iverson seconds the motion.

Commissioner Anderson motions to approve Resolution 2026-02 and read by title. Commissioner Mobley seconds the motion. County Manager Little reads Resolution 2026-02 by title. The motion carries unanimously.

4. Proclamation – Flood Awareness Week; LaDonna Combs

LaDonna Combs participates with state wide initiative by recognizing March 9th-14th for Flood Awareness Week and says flyers and social media posts will be out there to bring awareness. LaDonna recommends approval for the Proclamation as submitted.

Commissioner Mobley says we don't need flood, but we're praying for rain.

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

Commissioner Mobley motions to approve the proclamation. Commissioner Anderson seconds the motion. The motion carries unanimously.

5. 2026 Community Resource Fair; LaDonna Combs

LaDonna Combs announces the third annual "Building a Better Baker" Community Resource Fair. This collaborative event will feature a variety of resources for local families and county residents to help the community become aware of the many programs, services, and providers available in our community. This event will provide family friendly items such as touch a truck, popcorn and snow cones, raffles, and food trucks. Admission is free and all vendors must already be providing to Baker County. The Community Resource Fair is this Saturday (March 7th) at the fairgrounds.

This item was for information only. No action was needed.

6. Comp Plan Charrette; LaDonna Combs

LaDonna Combs discusses Public Engagement Charrette for Comprehensive Plan update. Public Charrette to provide for community input and feedback. All information, input, and feedback that is collected will be presented to the BOCC at an April or May meeting. Public engagement/workshop is required as part of the Comprehensive Plan update. LaDonna says this gives the community a chance to voice concerns and ask questions regarding business at hand. LPA and BOCC members are not present at the public engagement Workshop that is scheduled for next Monday (March 9th) from 4pm-7pm at the Ag Center.

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

This item was for information only. No action was needed.

7. Resolution 2026-04 Funding Agreement RR Improvements CR127; Sara Little

Resolution 2026-04 FDOT Funding Agreement for railroad crossing at CR127. Improvements include 6 sets of LED's, high wind gates and brackets, new batteries and chargers, train detection, bungalow wrap, R8-8 signs with Fine, ENS signs and breakaway posts. Funding solely by FDOT however, work does require County approval.

Commissioner Mobley asks if any money is going in or out. County Manager Little answers saying no.

Commissioner Anderson Motions to approve Resolution 2026-04 and read by title. Commissioner Hartley seconds the motion. County Manager Little reads Resolution 2026-04 by title. The motion carries unanimously.

8. Resolution 2026-05 Funding Agreement RR Improvements CR231; Sara Little

Resolution 2026-05 FDOT Funding Agreement for railroad crossing at CR231. Improvements include 6 sets of LED's, high wind gates and brackets, new batteries and chargers, train detection, bungalow wrap, R8-8 signs with Fine, ENS signs and breakaway posts. Funding solely by FDOT however, work does require County approval.

Commissioner Anderson Motions to approve Resolution 2026-05 and read by title. Commissioner Hartley seconds the motion. County Manager Little reads Resolution 2026-05 by title. The motion carries unanimously.

9. Resolution 2026-06 Funding Agreement RR Improvements Shaw St; Sara Little

Resolution 2026-06 FDOT Funding Agreement for railroad crossing at Shaw Street. Improvements include 6 sets of LED's, high wind gates and brackets, new batteries and chargers, train detection, bungalow wrap, R8-8 signs with Fine, ENS signs and breakaway posts. Funding solely by FDOT however, work does require County approval.

Commissioner Hartley Motions to approve Resolution 2026-06 and read by title. Commissioner Anderson seconds the motion. County Manager Little reads Resolution 2026-06 by title. The motion carries unanimously.

10. FY 25/26 Liaison List; Sara Little

With the appointment of Commissioner Iverson to District 4, County Manager Little asks to readdress the liaison list for the current year. Commissioner Iverson says he is satisfied with the programs on his list, including the Small County Coalition. Commissioner Mann points out that no one is as qualified as Commissioner Bennett was for the North Florida Transportation Planning, however Commissioner Iverson would be good at it.

Commissioner Anderson motions to approve the liaison list as presented. Commissioner Iverson seconds the motion. The motion carries unanimously.

11. Approval of Rental Fees – Ag Center; Sara Little

Ms. Little stated that our rental fees have not been updated in a while for the Agricultural Center Auditorium, due to this and the recent improvements to the facility, staff was directed to review and provide an updated fee schedule

County Manager Little presented the AG fees as follows:

AGRICULTURAL CENTER AUDITORIUM	
Current Rates:	
Non-Taxable Event (Non-Profit)	\$100.00
Private Event	\$257.50
Commercial Event	\$360.50
Refundable Deposit	\$300.00
No Show Fee (Check In or Out)	\$25.00(must be paid before deposit is returned)
Proposed Rates:	
Non-Taxable Event (Non-Profit)	\$100.00
Private Event	\$350.00
Commercial Event	\$450.00
Cleaning Fee All Events	\$100.00
Refundable Deposit	\$300.00
No Show Fee	\$25.00(must be paid before deposit is returned)
Proposed Rates ALTERNATIVE:	
Non-Taxable Event (Non-Profit)	\$150.00
Private Event	\$400.00
Commercial Event	\$500.00
Refundable Deposit	\$300.00
No Show Fee	\$25.00(must be paid before deposit is returned)

Commissioner Jimmy Anderson moved to approve the proposed Rates Alternative with adding \$100.00 cleaning fee to non-profit rentals. Commissioner Mark Hartley seconded the motion with discussion opening on clarification to motion. The BOCC decided to allow language of non- tax rentals 200, Private Events \$500, Commercial \$600, \$300 deposit on all and \$100.00 cleaning fee included in price with a \$50 no show fee. Commissioner Jimmy Anderson amended his motion with preferred language added. Commissioner Mark Hartley seconded the motion. The motion carried unanimous.

12. Comprehensive Financial Audit RFP Scope; Sara Little

As discussed, to ensure a more thorough annual audit process, staff have prepared the attached scope for a Comprehensive Financial Audit. This audit is intended to perform the annual audit as required by the State of Florida, while adding in-depth review of the County Financial systems, operations, risk exposure and other enhanced procedures. This item is in discussion for any recommended changes.

Chairman Mann asks the board for any comments.

Commissioner Mobley asks about the expanded review. County Manager Little says this is a state required standard audit, enhanced financial review and forensic oriented procedures, mandatory requirements of the auditor to report to the BOCC with detailed methodology, and evaluation criteria. Commissioner Mobley reads the internal control and governance review and points out that the funding of solid waste was not a finding this year. The BOCC is in support of the RFP scope.

County Attorney Rich Komando made a statement that we change the language of GASBY to JAS. Commissioner Tyler Mobley moved to approve with the modifications of the language. Commissioner Jimmy Anderson seconded the motion. Chairman Mann asked County Manager to call a roll-call vote. County Manager did a roll call vote, Commissioner Hartley, Yes, Commissioner Anderson, Yes, Commissioner Mobley, Yes, Commissioner Iverson, Yes, Chairman Mann, Yes. The motion carried unanimous.

VII. PRIOR BUSINESS

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

FEMA Projects

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

1. Pending Business Report

County Manager Little gives updates on COA Bus Wash, St. Mary's Cove boat ramp phase 1 & 2, Shoals Park, COA Senior Life Enrichment Center, Kyler Fire Station, Knabb Sports Complex Appropriation Project, Court House Generator, Sanderson Community Center, Community Development Software, and FEMA projects.

ARPA PHASE 1 & 2			Budgeted Amount	Expended Amount	Notes
1		Building Construction Fund- Fire Reserve	\$246,877	\$246,877	Central Fire
1		Emergency Services Communication Upgrade	\$300,000	893,063.05	Approved for Payment 7/15/2022
1		Road Infrastructure Improvements = Road Stafford & Millage	\$250,000	249,727	Millage Purchased, Road Stafford awarded 6/20/22
					Elevator = 25,152, Library Reso = \$125,000, Sanderson Station Program Task \$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; \$52.50 Tabor work for Pond at Central County, \$40,134 COA Change Order #2, \$8,072 Courthouse Keyless Entry Emergency Doors; \$67,735 Sanderson FS to FPL; \$6,700 Sanderson FS to Hometown; \$32,150 Sanderson FS to Sprinklermatic; \$28,868 Courthouse Generator
1		Facilities Infrastructure Improvements = Library, Admin, CDD, Fairgrounds	765,223	567,726.00	
1		County Infrastructure Improvements = litter, overtime & lawn service	185,000	60,155	
1		Incentives Pay to Eligible Worker	1488,750	488,750	
		TOTAL	\$2,036,850	\$2,506,284	
2	BOOC	Emergency Services Communication Phase 2	900,000	803,762.15	803,762.15 paid, 10% payment remaining
2	Phase	Replacement Vehicle	35,000	47,113	Purchased
2	Ag Ctr	Replacement Tables	8,400	8,110.00	Purchased
2	Est	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, Knabb Fence Repair and Material \$18,721, Jonesville Park Fence Replacement \$1785
2	Rec	Demo 2-Story Announcer Booth	10,000	14,300	Money awarded 2/7
2	Rec	Replacement Mower	13,000	16,067	Purchased
2	Rec	Replacement Field Groomer	13,000	14,535.00	Purchased
					\$6,681 survey; \$76,600 irrigation, \$4,800 hydroseeding, \$61,430 concrete sidewalks and deposit pads; Privacy Fence and Tree Removed at Knabb, \$8,000; Vet Park and Jonesville- Ground Cover, Border \$13,491, \$1,522 used for volleyball courts 5/30, \$33,840 fill dirt, \$11,900 clay \$14,430 sand; \$9,700 fencing
2	Rec	Knabb Sports Complex Improvements- APPROPRIATION MATCH FUND	305,000	308,417	
2	DevOps	Security Related	6681	10,680	*Currently charged to DevOps- needs to be moved to ARPA
2	DevOps	Large Format Scanner	4,500	0	ink scanning
2	DevOps	Replacement Fire Station	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	64,113	bathroom, driveway, garage door conversion
2	Fire	Thermal Cameras	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	Recs	Headquarters Renovation Paint and Flooring	30,000	23,400	Paint and Flooring Complete
2	3/W	Replacement Compactor Unit	34,500	31,396	Purchased
2	3/W	Replacement of Dumpsters - 40 yard	27,500	20,406	Purchased
2	3/W	Replacement of Dumpsters - 20 Yard	16,000	28,150	Purchased
2	3/W	Replacement of Collection Site Aheadstart Building	5,000	4,234	All have been replaced 04/28/2024
2	3/W	Collection Site Improvements	55,000	10,000	\$6,664 Sign Cutter, Computer/Client, gate at steel bridge collection sit
2	3/W	Collection Site Security Cameras	10,000	7,541	
2	B/C/S/O	Body Worn Cameras	39,681	39681	Purchased
2	Court Fac.	Security Improvements	200,000	230,180	Elevator Update x 2 \$50,264, Key Card System \$179,316; New
2	Em Mng	Transfer Switch	30,000	20,000	Purchased
2	Contingenc	Contingency	6,589	0	
		TOTAL	2,836,850	2,522,308.15	

2. Expense Report Over \$5,000

No comments at this time.

3. American Rescue Plan Phase 1 & 2

County Manager Little publicly thanks Finance Director Brooklyn Nevel for clearing up issues and says she will bring back a new document that details what projects are remaining.

VIII. COUNTY MANAGER

County Manager Little acknowledges Kayla Riggs 5-year anniversary with the County and LaDonna Combs 3-year anniversary with the BOCC and announces opening day for little league on March 21st at 9am.

IX. COUNTY ATTORNEY

County Attorney Komando mentions the 181st anniversary of Florida becoming the 27th state.

X. COMMISSIONER COMMENTS

Commissioner Mobley asks about the towing rates previously discussed in last meeting. County Manager Little says the intention is to put together a staff recommendation for the next meeting. Commissioner Mobley also discusses phase 2 starting June 1st and recognizes First Federal, TruFi, and Brookley Nevel for cleaning up the account.

Commissioner Iverson offers to take care of COA meeting for Commissioner Anderson and discusses the public concerns with the audit.

Commissioner Anderson honors Mr. Porterfield for all he has done for the County and Veteran Services.

Commissioner Hartley asks about a grant received from Lowes.

Chairman Mann says the BOCC cares passionately about Baker County and will continue to work to resolve issues in the past with the audits.

XI. ADJOURN

Chairman Mann adjourned the meeting at 7:20pm

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
989069	CHK	A	ADVANCE AUTO PARTS AKA-AAP FIN UT1 Batterey-Fire	951 7418	1	151.84 151.84	.00 0.00	151.84 151.84	02/27/2026		24182
989070	CHK	A	ANGEL AQUA INC ST70 Wtr Sftnr Main/Salt 2.26	1827 111786	1	136.75 136.75	.00 0.00	136.75 136.75	02/27/2026		24182
989071	CHK	A	ARRIVE Shoals Kiosk Check 1.26	1047 AI004666	1	108.00 108.00	.00 0.00	108.00 108.00	02/27/2026		24182
989072	CHK	A	BSN SPORTS INC Volleyball Nets 2x-Rec	78 932966088	1	269.96 269.96	.00 0.00	269.96 269.96	02/27/2026		24182
989073	CHK	A	CANON FINANCIAL SERVICES INC 3BN06602 2.26-Ext 3BN06178 2.26-Adm 3BN06755 2.26-CD	2287 42647319 42647320 42647321	3	603.07 127.76 204.61 270.70	.00 0.00 0.00 0.00	603.07 127.76 204.61 270.70	02/27/2026		24182
989074	CHK	A	CHANNEL INNOVATIONS CORPORATIO SQ51 Service Call/Labor-Fire UT1 Dust Cup/Disconn/Cpl-Fire	102 CI2-1041 CIC15955	2	700.29 290.00 410.29	.00 0.00 0.00	700.29 290.00 410.29	02/27/2026		24182
989075	CHK	A	CITY OF MACCLENNY 32 N TAX COL/PROP AP/SOE 323 W OHIO-MAINT 1025 MACCLENNY AVE-AG 1190 W MACCLENNY AVE-EMS	109 #501123-165 #501309-165 #501463-165 #501467-165	4	784.80 178.89 54.84 374.24 176.83	.00 0.00 0.00 0.00 0.00	784.80 178.89 54.84 374.24 176.83	02/27/2026		24182
989076	CHK	A	CLAY ELECTRIC CORPORATION INC JONESVILLE/BLDG REC LIGHTS MARGARETTA PARK ST LGHT/HWY127 MARGARETTA PARK POWER POLE MUDLAKE RECYCLE SITE JONESVILLE PARK/9575CR	110 #1078757-165 #2815405-165 #6049084-165 #791020-165 #8958124-165	5	315.11 75.46 47.07 42.31 103.86 46.41	.00 0.00 0.00 0.00 0.00 0.00	315.11 75.46 47.07 42.31 103.86 46.41	02/27/2026		24182
989077	CHK	A	CONCENTRA Drug Screen-EMS	4635 1158375883	1	110.00 110.00	.00 0.00	110.00 110.00	02/27/2026		24182
989078	CHK	A	DARSCO INC Ball Valve-CH	1708 331653	1	187.35 187.35	.00 0.00	187.35 187.35	02/27/2026		24182
989079	CHK	A	FPL 07521-58113 WOMEN SOFTBALL 12567-18154 STREET LIGHTS 12567-18154 STREET LIGHTS 12567-18154 STREET LIGHTS 17019-59270 S50 GLEN FIRE 17074-19774 PUBLIC DEFENDER 47253-66092 COURTHOUSE 48308-42235 REC DPT-MINGER FLD 50996-76438 TAX COLL/PA/ELECT 76470-81590 VOLLEYB CT-25 8TH 80842-28439 SOFTBALL 480 6TH 85105-19757 ADMIN BLDG 3RD ST 85115-17784 CRT SERV/GAL 85125-13709 COM DEV 360E SHUEY 85255-19743 COA US90	200 07521-58113.1-130 12567-18154-085 12567-18154-085 12567-18154-085 17019-59270-125 17074-19774.1-130 47253-66092.1-130 48308-42235.1-129 50996-76438.1-129 76470-81590.1-129 80842-28439.1-130 85105-19757.1-130 85115-17784.1-130 85125-13709.1-130 85255-19743.1-130	21	16,894.42 144.19 95.73 95.73 95.73 1,311.96 295.68 7,241.03 230.27 2,769.72 33.64 92.42 649.54 560.76 449.07 32.63	.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	16,894.42 144.19 71.80 11.96 11.97 1,311.96 295.68 7,241.03 230.27 2,769.72 33.64 92.42 649.54 560.76 449.07 32.63	02/27/2026		24182

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
			85345-16789 REC.DEPT/SCOREBRD	85345-16789.1-129		32.63	0.00	32.63			
			85355-12704 REC DEPT/KNABB CMP	85355-12704.1-129		761.65	0.00	761.65			
			85415-17762 REC DEPT/KNABB	85415-17762.1-127		354.06	0.00	354.06			
			85425-15799 REC DP-WMN-SFTBLL	85425-15799.1-129		485.13	0.00	485.13			
			90088-52551 OLUSTEE PARK LED	90088-52551.1-130		63.42	0.00	63.42			
			96466-19719 ROAD DEPT/US90 CTY	96466-19719.1-129		1,290.89	0.00	1,290.89			
989080	CHK	A	HENRY SCHEIN INC	588	1	687.51	.00	687.51	02/27/2026		24182
			Tegaderm/Sod Chl/Gloves/Na-EMS	52849621		687.51	0.00	687.51			
989081	CHK	A	KNOX PEST CONTROL	2180	5	126.00	.00	126.00	02/27/2026		24182
			RD 8156 PEST 2.26	636189		32.00	0.00	32.00			
			EMS 1190 PEST 2.26	636194		30.00	0.00	30.00			
			SANDRS 8274 PEST 2.26	636195		28.00	0.00	28.00			
			FIRE30 19145 2.26	636203		18.00	0.00	18.00			
			FIRE50 10050 2.26	636253		18.00	0.00	18.00			
989082	CHK	A	L V HIERS INC	267	14	2,398.17	.00	2,398.17	02/27/2026		24182
			32.50Gal Fuel-Rec	195372		83.07	0.00	83.07			
			475 DYED DIESEL-EMS	195533		1,401.25	0.00	1,401.25			
			31.90Gal Fuel-Rec	195548		81.54	0.00	81.54			
			23.30Gal Fuel-Maint	195671		59.55	0.00	59.55			
			10Gal SAE10-Rec	195672		200.00	0.00	200.00			
			24.70Gal Fuel-Maint	195675		63.13	0.00	63.13			
			21.20Gal Fuel-Maint	195874		56.54	0.00	56.54			
			20.80Gal Fuel-Rec	607568		53.16	0.00	53.16			
			32.40Gal Fuel-Maint	607581		82.81	0.00	82.81			
			18Gal Fuel-Maint	607648		46.01	0.00	46.01			
			30Gal Fuel-Rec	607650		76.68	0.00	76.68			
			30.80Gal Fuel-Rec	607718		78.72	0.00	78.72			
			24.40Gal Fuel-Rec	607750		62.37	0.00	62.37			
			20Gal Fuel-AC	607835		53.34	0.00	53.34			
989083	CHK	A	MAX GRAPHIX, LLC	988	1	310.00	.00	310.00	02/27/2026		24182
			Logo Stickers/Logo Decals-EMS	5702		310.00	0.00	310.00			
989084	CHK	A	MIRACLE AUTOMOTIVE & TRUCK SER 296	296	1	492.01	.00	492.01	02/27/2026		24182
			E40 Coolant Leak,Diagnstc-Fire	26-19852		492.01	0.00	492.01			
989085	CHK	A	NORTH FLORIDA PROFESSIONAL SER 632	632	1	23,040.00	.00	23,040.00	02/27/2026		24182
			Data/Analysis Rprt BC Comp Pla	19750		23,040.00	0.00	23,040.00			
989086	CHK	A	SCHINDLER ELEVATOR CORPORATION	375	1	2,870.10	.00	2,870.10	02/27/2026		24182
			Q1 2026 Elev Maint-CH	4607283701		2,870.10	0.00	2,870.10			
989087	CHK	A	SOLANTIC OF JACKSONVILLE LLC	2199	2	200.00	.00	200.00	02/27/2026		24182
			Drug Screen 4x-SW,Adm,EMS	22620872		200.00	0.00	135.00			
			Drug Screen 4x-SW,Adm,EMS	22620872		200.00	0.00	65.00			
989088	CHK	A	SPORT SHAK	390	1	390.00	.00	390.00	02/27/2026		24182
			Hoodies/Shirts/Printing 28-EMS	FEB5.26EMS		390.00	0.00	390.00			
989089	CHK	A	TREVOR HOENIE	4644	1	135.00	.00	135.00	02/27/2026		24182
			Boots-Fire	FEB13.26BOOTS		135.00	0.00	135.00			
1897	EPAY	A	MICROSOFT CORPORATION	2068	1	483.00	.00	483.00	02/27/2026		24182

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			Micro 365Business 2.26	E0500YQE31		483.00	0.00	483.00			
1898	EPAY	A	MICROSOFT CORPORATION	2068	1	4.00	.00	4.00	02/27/2026		24182
			Encryption Services 2.26	E0500YQEDI		4.00	0.00	4.00			
1899	EPAY	A	MICROSOFT CORPORATION	2068	1	632.00	.00	632.00	02/27/2026		24182
			Email Accounts 2.26	E0500YQEDJ		632.00	0.00	632.00			
1900	EPAY	A	MICROSOFT CORPORATION	2068	1	280.50	.00	280.50	02/27/2026		24182
			Team/Directors Pckg 2.26	E0500YQF36		280.50	0.00	280.50			
989090	CHK	A	AMERICAN FIDELITY ASSURANCE CO	22	1	2,360.94	.00	2,360.94	03/02/2026		24183
			AMER FID 3.26	D947241		2,360.94	0.00	2,360.94			
989091	CHK	A	AMERICAN FIDELITY/FLEX ACCOUNT	2139	1	608.32	.00	608.32	03/02/2026		24183
			AMER FID FLEX 3.26	2679613		608.32	0.00	608.32			
989092	CHK	A	BAKER COUNTY CHAMBER OF COMMER	50	1	1,375.00	.00	1,375.00	03/02/2026		24183
			BC CHAMBER 3.26	6694		1,375.00	0.00	1,375.00			
989093	CHK	A	BAKER COUNTY CORRECTIONS MANAG	1008	1	360,740.75	.00	360,740.75	03/02/2026		24183
			INMATE HOUSING 3.26	1181		360,740.75	0.00	360,740.75			
989094	CHK	A	BAKER COUNTY COUNCIL ON AGING	47	1	11,250.00	.00	11,250.00	03/02/2026		24183
			COA DRAW 3.26	17811		11,250.00	0.00	11,250.00			
989095	CHK	A	BRADLEY, GARRISON, & KOMANDO	2351	1	5,835.00	.00	5,835.00	03/02/2026		24183
			LEGAL SERVICES 3.26	12401		5,835.00	0.00	5,835.00			
989096	CHK	A	FIRST FEDERAL BANK-EMS LOAN	2166	1	3,747.83	.00	3,747.83	03/02/2026		24183
			LOAN #95591477 3.26	SEP21LOAN-082		3,747.83	0.00	3,747.83			
989097	CHK	A	HIGGINBOTHAM BROTHERS CONSTRUC	533	1	11,493.08	.00	11,493.08	03/02/2026		24183
			HIGGINBOTHAM 3.26	2822		11,493.08	0.00	11,493.08			
989098	CHK	A	PITSTOP PORTABLE RESTROOMS	1743	2	1,390.00	.00	1,390.00	03/02/2026		24183
			PITSTOP 3.26	10347		1,390.00	0.00	760.00			
			PITSTOP 3.26	10347		1,390.00	0.00	630.00			
989099	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	600,955.00	.00	600,955.00	03/02/2026		24183
			BCSO 3.26	3437		600,955.00	0.00	600,955.00			
989100	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	46,046.45	.00	46,046.45	03/02/2026		24183
			FDLE GRANT 3.26	3438		46,046.45	0.00	46,046.45			
989101	CHK	A	SOLITUDE LAKE MANAGEMENT LLC	2197	1	109.00	.00	109.00	03/02/2026		24183
			LAKE30 VETERANS 3.26	246266		109.00	0.00	109.00			
989102	CHK	A	STACIE D. HARVEY, CLERK OF COU	279	1	67,107.75	.00	67,107.75	03/02/2026		24183
			CLERK DRAW 3.26	1252321		67,107.75	0.00	67,107.75			
989103	CHK	A	TRI COUNTY PROBATION INC	2314	2	1,250.00	.00	1,250.00	03/02/2026		24183
			GBB 3.26	SEPT21-110		1,250.00	0.00	625.00			
			GBB 3.26	SEPT21-110		1,250.00	0.00	625.00			
1901	EPAY	A	GLOBE LIFE LIBERTY NATIONAL DI	278	1	250.89	.00	250.89	03/02/2026		24183

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			#18546 GLOBE LIFE 3.26	OCT21-141		250.89	0.00	250.89			
1902	EPAY	A	FSEBT-FLORIDA SHERIFFS EMPLOYE ACA Reporting 3.26	4486 052718	1	483.68 483.68	.00 0.00	483.68 483.68	03/02/2026		24183
989104	CHK	A	ADVANCED TIRE SERVICE, LLC 2-11R24.5 tires #4021/rd inv 4 #1643 Tires 2x-Rd	2372 4023038 4023040	2	1,175.86 728.12 447.74	.00 0.00 0.00	1,175.86 728.12 447.74	03/04/2026		24208
989105	CHK	A	AIRGAS USA, LLC Oxygen-Rd	1218 9168747207	1	73.73 73.73	.00 0.00	73.73 73.73	03/04/2026		24208
989106	CHK	A	BOB'S BARRICADES INC Barricades 620x-Rd	2174 G965021	1	378.20 378.20	.00 0.00	378.20 378.20	03/04/2026		24208
989107	CHK	A	CHRIS MILTON SUPERVISOR OF ELE Supervisor of Elections 3.26	2072 311	1	54,672.68 54,672.68	.00 0.00	54,672.68 54,672.68	03/04/2026		24208
989108	CHK	A	HRA Reimbursement FY25-26	4634 HRA02FY25-26	1	240.74 240.74	.00 0.00	240.74 240.74	03/04/2026		24208
989109	CHK	A	CINTAS DISTRIBUTION LLC-ROAD public works uniforms thr 2/9	4479 4259011411	1	540.90 540.90	.00 0.00	540.90 540.90	03/04/2026		24208
989110	CHK	A	DUVAL FORD 2026 Ford F250 crew cab 4x4-di	165 TED59747	1	62,213.00 62,213.00	.00 0.00	62,213.00 62,213.00	03/04/2026		24208
989111	CHK	A	GLEN CASH STORE INC Bale Hay 8x-Rd Bale Hay 2x-Rd Culvert-Rd Bahia Grass/Bale Hay 2x-Rd ST70 Coupling 2x-Fire CR 125 site well repairs/sw in CR125 Site Well Repair-SW Barbell Pin/Rcvr Pin/Lock-Rd Ryegrass/Bahia Grass 2x-Rd Single Side Key 2x-Rd CR125 Site Well Repair-SW CR125 Site Well Repair-SW	212 A217072 A217087 A218527 A218913 A220107 A234140 A234163 B64712 B66331 B67421 B70362 B70364	12	2,108.25 78.00 19.50 999.99 79.49 3.18 626.25 10.75 83.47 161.97 7.98 36.58 1.09	.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	2,108.25 78.00 19.50 999.99 79.49 3.18 626.25 10.75 83.47 161.97 7.98 36.58 1.09	03/04/2026		24208
989112	CHK	A	HAGAN ACE HARDWARE OF MACCLENN Keyblank 5x-CD Pump Discharge Hose 2x-Main C Batteries 8pk 3x-CH Water 24pk-Main Water 24pk-Main Fitting/Sillcock Brass-Main 228 Site Pump Repair-SW Aluminum Rivet 50pk-Rd Fuses/Pliers/Screws,Nuts,Bo-Rd Single Cut Key 6x-Main UT1 Threadlock/Screws,Nut-Fire Misc Screws,Nuts,Bolts 2x-Lib	221 356587 356645 356655 356705 356706 356742 356820 356863 356894 356904 356929 356987	12	248.04 18.35 35.98 60.69 5.99 5.99 17.08 17.58 10.44 38.05 22.02 13.89 1.98	.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	248.04 18.35 35.98 60.69 5.99 5.99 17.08 17.58 10.44 38.05 22.02 13.89 1.98	03/04/2026		24208
989113	CHK	A	ICE CUBE EXPRESS	75	1	60.75	.00	60.75	03/04/2026		24208

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			10lb Bag Ice 45x-Rd	14605		60.75	0.00	60.75			
989114	CHK	A	L V HIERS INC	267	8	8,106.21	.00	8,106.21	03/04/2026		24208
			15.10Gal Fuel-Rd	195431		38.60	0.00	38.60			
			135Gal Diesel-Rd	195432		384.36	0.00	384.36			
			26.70Gal Fuel-Rd	195606		68.24	0.00	68.24			
			140Gal Diesel-Rd	195607		415.80	0.00	415.80			
			287 gals reg gas/rd inv 195646	195646		805.60	0.00	805.60			
			1968 gals dyed diesel/rd inv 1	195657		5,805.60	0.00	5,805.60			
			120 lbs bulk grease/rd inv 607	607641		540.01	0.00	540.01			
			6Gal Antifreeze-Rd	607785		48.00	0.00	48.00			
989115	CHK	A	MACCLENNY MOWER AND SAW INC	1334	2	613.05	.00	613.05	03/04/2026		24208
			Bull Rope-Rd	122293		285.30	0.00	285.30			
			Lift Rental 1 Day-Rd	4486		327.75	0.00	327.75			
989116	CHK	A	MACCLENNY VETERINARY CLINIC	285	1	550.00	.00	550.00	03/04/2026		24208
			Veterinary Services 1.26	351823		550.00	0.00	550.00			
989117	CHK	A	NAPA AUTO PARTS- JAX015	284	1	40.98	.00	40.98	03/04/2026		24208
			Fuse Kit/Paint Marker-Rd	46249		40.98	0.00	40.98			
989118	CHK	A	NEW RIVER SOLID WASTE ASSOCIAT	317	5	25,757.70	.00	25,757.70	03/04/2026		24208
			Jan 2026 BH tipping/sw	JAN26BH		2,162.70	0.00	2,162.70			
			Jan 2026 BOCC tipping/sw	JAN26BOCC		20,978.40	0.00	20,978.40			
			Citizen Tipping Fee 1.26-SW	JAN26CIT		116.40	0.00	116.40			
			Jan 2026 BC trash pick up tipp	JAN26RES		637.50	0.00	637.50			
			Jan 2026 VJs tipping/sw	JAN26VJS		1,862.70	0.00	1,862.70			
989119	CHK	A	NEXTERA ENERGY SERVICES FLORID	4604	1	89.98	.00	89.98	03/04/2026		24208
			Senior Life Gas 1.26	34041661		89.98	0.00	89.98			
989120	CHK	A	NEXTRAN TRUCK CENTER	318	2	732.00	.00	732.00	03/04/2026		24208
			#197 Adapter Oil Filler Pip-Rd	04P216739		75.00	0.00	75.00			
			#6457 seat with arm rest/rd in	04P216912		657.00	0.00	657.00			
989121	CHK	A	PRIDE LUMBER PRODUCTS	384	1	489.08	.00	489.08	03/04/2026		24208
			rough cut brdg tmbr/Sandhil-Rd	S1402153		489.08	0.00	489.08			
989122	CHK	A	RICOH USA, INC	4	1	122.03	.00	122.03	03/04/2026		24208
			MPC3003 3.26	41358774		122.03	0.00	122.03			
989123	CHK	A	RING POWER CORPORATION	365	2	85.31	.00	85.31	03/04/2026		24208
			#2869 Breather/Element-Rd	07BC0003736		292.02	0.00	292.02			
			Grader Nut/Bolt Credit 111x-Rd	07BC0003920		206.71-	0.00	206.71-			
989124	CHK	A	ROBERT'S OXYGEN COMPANY INC	4306	1	207.07	.00	207.07	03/04/2026		24208
			Welding materials-Rd	178198		207.07	0.00	207.07			
989125	CHK	A	SAFETY-KLEEN SYSTEMS INC	373	1	125.23	.00	125.23	03/04/2026		24208
			30G Washer Solvent-Rd	98919827		125.23	0.00	125.23			
989126	CHK	A	SIXTH STREET VETERINARY HOSPIT	878	1	65.00	.00	65.00	03/04/2026		24208
			Veterinary Services 2/17/26	202191		65.00	0.00	65.00			
989127	CHK	A	SOUTHEASTERN SERVICES INC	387	1	12,306.06	.00	12,306.06	03/04/2026		24208

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			site attendants through 2/8/20	128880		12,306.06	0.00	12,306.06			
989128	CHK	A	STAPLES ADVANTAGE	2164	2	437.69	.00	437.69	03/04/2026		24208
			Mltfld/Clnr/Tissue/Windex/S-CH	6056318503		369.82	0.00	369.82			
			Toilet Paper-CH	6056318504		67.87	0.00	67.87			
989129	CHK	A	TARBOX CONSULTING AND DESIGN I	484	2	10,687.50	.00	10,687.50	03/04/2026		24208
			CR 229 N-Verdie-design/rd inv	1749		9,120.00	0.00	9,120.00			
			CR 229 N-Verdie-design/rd inv	1750		1,567.50	0.00	1,567.50			
989130	CHK	A	THOMAS HOWELL FERGUSON PA- THF	4583	2	17,977.90	.00	17,977.90	03/04/2026		24208
			FEMA 12.25 Hurricane Debby	152192		5,387.00	0.00	5,387.00			
			FEMA 1.26 Hurricane Debby	152698		12,590.90	0.00	12,590.90			
989131	CHK	A	CARL J ALTMILLER	1104	1	700.00	.00	700.00	03/05/2026		24210
			Fire Run 2.26	FEB26		700.00	0.00	700.00			
989132	CHK	A	HARRIS CORPORATION-PSPC	1734	1	3,822.00	.00	3,822.00	03/05/2026		24210
			SOF Access 273x 2.26	93467902		3,822.00	0.00	3,822.00			
989133	CHK	A		689	1	1,307.52	.00	1,307.52	03/05/2026		24210
			HRA Reimbursement FY25-26	HRA01FY25-26		1,307.52	0.00	1,307.52			
989134	CHK	A	L V HIERS INC	267	3	124.77	.00	124.77	03/05/2026		24210
			17.80Gal Fuel-Maint	196087		47.46	0.00	47.46			
			21Gal Fuel-AC	196137		55.98	0.00	55.98			
			8Gal Fuel-DevOp	607876		21.33	0.00	21.33			
989135	CHK	A	NORTHEAST FLORIDA TELEPHONE CO	445	35	3,272.67	.00	3,272.67	03/05/2026		24210
			BOCC LINES/\$325 LDIS 1	#001-0001-059		774.95	0.00	774.95			
			CIR CT FAX/REC #328 1	#259-0218-059		22.77	0.00	22.77			
			RESCUE/FIRE-HWY90 1	#259-0229-059		251.79	0.00	125.90			
			RESCUE/FIRE-HWY90 1	#259-0229-059		251.79	0.00	125.89			
			FIRE HWY90 1	#259-0231-059		26.77	0.00	26.77			
			HOLDING CELL 1	#259-0266-059		23.87	0.00	23.87			
			COUNTY EXTENSION SERVICES 1	#259-0280-059		212.65	0.00	212.65			
			PUBLIC DEFENDER 1	#259-0285-059		22.77	0.00	22.77			
			ELEVATOR-COURTHOUSE 1	#259-0286-059		22.77	0.00	22.77			
			ELEVATOR/JUDGE-COURTHOUSE 1	#259-0287-059		22.77	0.00	22.77			
			FAX-SECURITY 1	#259-0289-059		23.57	0.00	23.57			
			TDD PHONE-ADMIN 1	#259-1443-059		43.40	0.00	43.40			
			COUNTY JUDGE FAX 1	#259-1451-059		22.77	0.00	22.77			
			CLERKS OFFICE FAX 1	#259-4176-059		22.77	0.00	22.77			
			BUILDING DEPT/MULTI PH LINE 1	#259-4896-059		64.20	0.00	64.20			
			LIBRARY/MAINT 1	#259-6464-059		302.19	0.00	302.19			
			STATE ATTORNEYS 1	#259-6564-059		27.57	0.00	27.57			
			ANIMAL CONTROL/INTERNET 1	#259-6786-059		114.89	0.00	114.89			
			ADMINISTRATION FAX 1	#259-7610-059		39.15	0.00	39.15			
			MUDLAKE RECYCLE SITE 1	#259-8409-059		39.23	0.00	39.23			
			STATE ATTORNEY FAX 1	#259-8681-059		22.77	0.00	22.77			
			BAXTER RECYCLE SITE 1	#259-8807-059		39.92	0.00	39.92			
			CUYLER RECYCLE SITE 1	#259-9327-059		39.15	0.00	39.15			
			SR228 RECYCLE SITE 1	#259-9328-059		41.59	0.00	41.59			
			GLEN RECYCLE SITE 1	#259-9329-059		39.92	0.00	39.92			
			121 N RECYCLE SITE 1	#259-9330-059		39.15	0.00	39.15			
			MAINTENANCE/INTERNET 1	#259-9985-059		90.62	0.00	90.62			

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			ROAD DEPARTMENT/CHRIS 1		#275-2123-059	44.35	0.00	44.35			
			EMS STA70 #63/FIRE SANDERSON 1		#275-2125-059	92.09	0.00	92.09			
			ROAD DEPARTMENT/FAX 1		#275-2316-059	159.10	0.00	159.10			
			ROAD DEPARTMENT #49 1		#275-2373-059	72.58	0.00	72.58			
			SANDERSON RECYCLE SITE 1		#275-3097-059	39.15	0.00	39.15			
			ST70 INTERNET		00076552-6.2-011	127.94	0.00	127.94			
			RECREATION INTERNET KNABB		00109322-9-004	98.49	0.00	98.49			
			SECONDARY INTERNET @ PA-DEVOP		00130311-1-015	245.00	0.00	245.00			
989136	CHK	A	OKEFENOKE REMC		326 22	2,133.28	.00	2,133.28	03/05/2026		24210
			23150001 RIDING ARENA LIGHTS		#23150001-053	147.25	0.00	147.25			
			23150002-125N GLEN RECYCLE SIT		#23150002-053	148.10	0.00	148.10			
			23150004 RECREATION DEPT.		#23150004-053	63.15	0.00	63.15			
			23150005 FIRE ST20 N MACC		#23150005-053	81.60	0.00	81.60			
			23150006-CUYLER RECYCL SIT 125		#23150006-053	75.09	0.00	75.09			
			23150007-STEELBRIDG RECYCL SIT		#23150007-053	124.56	0.00	124.56			
			23150008-121 N CAUTION LIGHT/R		#23150008-053	47.37	0.00	47.37			
			23150009 BAXTER FIRE ST60		#23150009-053	62.46	0.00	62.46			
			23150010 RESCUE TOWER		#23150010-053	137.52	0.00	137.52			
			23150012 FIRE ST40 SEC LIGHT		#23150012-053	50.82	0.00	50.82			
			23150014-ARENA CONCESSION FAIR		#23150014-053	60.47	0.00	60.47			
			23150015 125 N/250 STREETLIGHT		#23150015-053	14.62	0.00	14.62			
			23150016 DOG POUND SCRAP		#23150016-053	329.59	0.00	329.59			
			23150017-BOB BURNSD CAUTION L		#23150017-053	47.83	0.00	47.83			
			23150018-ANIMAL CONTROL NEW BU		#23150018-053	141.77	0.00	141.77			
			23150019 FIRE ST40 TAYLOR		#23150019-053	61.70	0.00	61.70			
			23150020-ODIS YARBOROUGH/SHOAL		#23150020-053	95.69	0.00	95.69			
			23150021 SHOALS PARK BATHROOM2		#23150021-053	210.72	0.00	210.72			
			23150022 SHOALS PARK BATHROOM2		#23150022-053	55.88	0.00	55.88			
			23150023 SHOALS PARK LIGHT #1		#23150023-041	45.15	0.00	45.15			
			23150024 SHOALS PARK LIGHT #2		#23150024-041	53.64	0.00	53.64			
			23150025 FIRE ST30 CUYLER		#23150025-041	78.30	0.00	78.30			
989137	CHK	A	P & R ELECTRIC INC		306 1	821.00	.00	821.00	03/05/2026		24210
			Install time clock-HD		9473	821.00	0.00	821.00			
989138	CHK	A	PAUL D HARVEY DBA P & S HARVEY		4388 1	535.00	.00	535.00	03/05/2026		24210
			ice machine filt/annl clean-CH		964883	535.00	0.00	535.00			
989139	CHK	A	SOUTHEASTERN SERVICES INC		387 1	1,121.92	.00	1,121.92	03/05/2026		24210
			Shoal Gate Attendants 2/22/26		128885	1,121.92	0.00	1,121.92			
989140	CHK	A	STACIE D. HARVEY, CLERK OF COU		279 1	10.00	.00	10.00	03/05/2026		24210
			RES26-3 Local Mitigation Recor		202600917	10.00	0.00	10.00			
989141	CHK	A	WILLIAM PRIMO (SC)		2181 1	1,400.00	.00	1,400.00	03/05/2026		24210
			Fire Run 2.26		FEB26	1,400.00	0.00	1,400.00			
989142	CHK	A	VALIC		419 1	1,055.00	.00	1,055.00	03/06/2026		24224
			AIG VALIC 3/6		PR168-138	1,055.00	0.00	1,055.00			
1903	EPAY	A	NATIONWIDE RETIREMENT SOLUTION		311 1	100.00	.00	100.00	03/06/2026		24224
			PEBSCO/NATIONWIDE 3/6		PR168-140	100.00	0.00	100.00			
989143	CHK	A	AC ALL STARS NE LLC		4589 2	13,597.00	.00	13,597.00	03/10/2026		24240
			ST90 3TON HEAT PUMP,LIVING QU		PK04470	6,798.00	0.00	6,798.00			

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
			ST90 3TON HEAT PUMP, TRAINING R	PK04478		6,799.00	0.00	6,799.00			
989144	CHK	A	ADVANCE AUTO PARTS AKA-AAP FIN	951	1	19.98	.00	19.98	03/10/2026		24240
			E30 Wiper Blade 2x-Fire	7479		19.98	0.00	19.98			
989145	CHK	A	BIO-CYCLE LLC	1657	3	225.00	.00	225.00	03/10/2026		24240
			ST70 Medical Waste 2/17	523711		75.00	0.00	75.00			
			ST50 Medical Waste 2/17	523712		75.00	0.00	75.00			
			ST90 Medical Waste 2/17	523713		75.00	0.00	75.00			
989146	CHK	A	CITY OF MACCLENNY	109	4	916.04	.00	916.04	03/10/2026		24240
			14 MCIVER AVE-LIBRARY	#500012-166		60.44	0.00	60.44			
			4980 JEFF STARLING-FIRE ST10	#500127-166		47.60	0.00	47.60			
			490 N BLVD-RECREATION	#502317-166		58.27	0.00	58.27			
			9264 BUCK STARLING-TRANSP CTR	#502955-166		749.73	0.00	749.73			
989147	CHK	A	CRYSTAL SPRINGS	540	2	256.81	.00	256.81	03/10/2026		24240
			Water/Cooler Rental 2.26	15755537022526		256.81	0.00	161.88			
			Water/Cooler Rental 2.26	15755537022526		256.81	0.00	94.93			
989148	CHK	A	DANA SAFETY SUPPLY INC	575	4	475.90	.00	475.90	03/10/2026		24240
			Sunburst Badge w/Eagl-EMS,Fire	1000574		265.72	0.00	132.86			
			Sunburst Badge w/Eagl-EMS,Fire	1000574		265.72	0.00	132.86			
			Sunburst Badge w/Eagle-EMS	1000583		133.86	0.00	133.86			
			Sunburst Badge w/ Eagle-Fire	1000738		76.32	0.00	76.32			
989149	CHK	A	DELL FINANCIAL SERVICES LLC	1023	1	652.38	.00	652.38	03/10/2026		24240
			Computer Lease 002 3.26	4962336		652.38	0.00	652.38			
989150	CHK	A	FPL	200	19	4,235.94	.00	4,235.94	03/10/2026		24240
			00178-86243 AG CENTER BARN	00178-86243-064		31.76	0.00	31.76			
			02491-705980 1190 W MACC-EMS	02491-70598.1-128		866.63	0.00	866.63			
			04012-13723 ROAD DEPART/TRFF	04012-13723.1-130		83.91	0.00	83.91			
			04082-14708 SR228 #CITY SL'S	04082-14708.1-128		37.39	0.00	37.39			
			05246-10748 AG CENTER-US 90	05246-10748.1-128		766.58	0.00	766.58			
			07253-15162 FIRE70 SANDERSON	07253-15162-062		1,022.49	0.00	1,022.49			
			09178-19799 SNDRSN COMM SR127	09178-19799.1-131		65.84	0.00	65.84			
			11233-03289 OLUSTEE-SOLID WAST	11233-03289.1-130		56.05	0.00	56.05			
			30354-83514 SIGN&TIRE SHOP-R&B	30354-83514.1-130		371.77	0.00	371.77			
			45151-88144 SR 228-SOLID WASTE	45151-88144.1-130		52.02	0.00	52.02			
			48133-69255 AG CENTER	48133-69255.1-128		36.15	0.00	36.15			
			48940-05380 VETERANS PARK	48940-05380-030		69.27	0.00	69.27			
			57463-72282 EMS STORAGE BLDG	57463-72282.1-105		38.75	0.00	38.75			
			79108-19775 HOSS KELLER-SW	79108-19775.1-131		48.14	0.00	48.14			
			80118-12818 FIRE 80-OLUSTE	80118-12818.1-130		40.89	0.00	40.89			
			85215-10746 COA US90	85215-10746.1-131		278.78	0.00	278.78			
			89658-19777 RD YARD 8156 CYPRE	89658-19777.1-131		222.63	0.00	222.63			
			89678-13729 RD DEPT BARN	89678-13729.1-131		110.59	0.00	110.59			
			96269-97366 ST70 PUMP WIREMILL	96269-97366-030		36.30	0.00	36.30			
989151	CHK	A	GRANT BARKER M.D	4615	1	3,000.00	.00	3,000.00	03/10/2026		24240
			Medical Director 1.26	2026-1		3,000.00	0.00	3,000.00			
989152	CHK	A	HAGAN ACE HARDWARE OF MACCLENN	221	2	19.11	.00	19.11	03/10/2026		24240
			ST50 Shutoff Hose Brass-Fire	357031		11.95	0.00	11.95			
			UT1 Screws,Nuts,Bolts 12x-Fire	357056		7.16	0.00	7.16			

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
989153	CHK	A	HENRY SCHEIN INC Lidocaine Dex Bag-EMS Gauze/Conn Clave/Trnqt/Wra-EMS	588 53052397 53268544	2	1,388.39 162.87 1,225.52	.00 0.00 0.00	1,388.39 162.87 1,225.52	03/10/2026		24240
989154	CHK	A	L V HIERS INC 332GAL DYED ULS DIESEL FUEL-EM 337GAL E10 REG UNL GAS-EMS 21.40Gal Fuel-Maint	267 195947 195948 607942	3	1,958.97 969.44 932.47 57.06	.00 0.00 0.00 0.00	1,958.97 969.44 932.47 57.06	03/10/2026		24240
989155	CHK	A	MERCURY ENTERPRISES INC DBA ME Bag W/Oxygen Reservoir 3x-EMS	4352 313519	1	226.66 226.66	.00 0.00	226.66 226.66	03/10/2026		24240
989156	CHK	A	MES-FLORIDA AIR PAK X3 PRO SCBA 5x	2244 2444384	1	54,625.00 54,625.00	.00 0.00	54,625.00 54,625.00	03/10/2026		24240
989157	CHK	A	MIRACLE AUTOMOTIVE & TRUCK SER R50 TOWED,RADIATOR HOSE-EMS	296 8589	1	697.80 697.80	.00 0.00	697.80 697.80	03/10/2026		24240
989158	CHK	A	NORTHEAST FLORIDA TELEPHONE CO Locate Fiber 3x-CH	445 1031	1	175.00 175.00	.00 0.00	175.00 175.00	03/10/2026		24240
989159	CHK	A	O'REILLY AUTOMOTIVE INC UT1 Antifreeze/Wiper Flud-Fire UT1 Antifreeze/Wiper Flud-Fire	1352 1897-196614 1897-197240	2	104.39 54.94 49.45	.00 0.00 0.00	104.39 54.94 49.45	03/10/2026		24240
989160	CHK	A	QUADIENNT FINANCE USA INC DBA N Finance Charge 12.25	1175 FEB26	1	70.58 70.58	.00 0.00	70.58 70.58	03/10/2026		24240
989161	CHK	A	QUADIENNT LEASING USA INC Postage Lease Mar-June26-CH	1872 Q2218988	1	756.90 756.90	.00 0.00	756.90 756.90	03/10/2026		24240
989162	CHK	A	SCOTTY RHODEN, SHERIFF Shoals Deputy Feb26	757 3430	1	6,229.29 6,229.29	.00 0.00	6,229.29 6,229.29	03/10/2026		24240
989163	CHK	A	SIXTH STREET VETERINARY HOSPIT Veterinary Services 2/26/26	878 202813	1	65.00 65.00	.00 0.00	65.00 65.00	03/10/2026		24240
989164	CHK	A	SPORT SHAK Tshirt/Printing 3x-EMS	390 FEB18.26FIRE	1	48.00 48.00	.00 0.00	48.00 48.00	03/10/2026		24240
989165	CHK	A	STAPLES ADVANTAGE Chairmat Return-Adm KCup 48ct,24ct/Paper Cups-Adm	2164 6055833733 6056484978	2	97.04 38.72- 135.76	.00 0.00 0.00	97.04 38.72- 135.76	03/10/2026		24240
989166	CHK	A	TOM NEHL TRUCK COMPANY E50 OIL;FUEL FILT;BRAKES-Fire	410 11142434S	1	2,099.24 2,099.24	.00 0.00	2,099.24 2,099.24	03/10/2026		24240
989167	CHK	A	WESTON AVERA Boots-EMS	4647 FEB26BOOTS	1	135.00 135.00	.00 0.00	135.00 135.00	03/10/2026		24240
REGISTER TOTALS Checks: 106 Voids: 0											
					287	1,475,897.09	0.00	1,475,897.09			



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: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:

Approval of E911 Grant Application (Consent Agenda Item):

Grant Application submitted by Director Blanchard with Emergency Management. Grant application totals \$8,376 for annual support services of the 911 system from July 1, 2026 through June 30, 2027.

2. Recommended Motion/Action:

Approve the agreement as submitted.

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

4. Deadline for Completion: June 30, 2027

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 required

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

RURAL GRANT APPLICATION**Basic Information**

Application Submitted Date : 03-09-2026 09:30:26

PDF Generated Date: 03-09-2026 09:31:12

County : BAKER

Project Title: Baker County Rural E911 Grant for Support Services

Amount Requested: 8376.00

Procurement Method : NONE

1. Chair, Board of County Commissioners.

55 North 3rd Street

Macclenny , FL 32063

Baker County

2. County 911 Coordinator:

1 Sheriffs Office Dr

Macclenny , FL 32063

Baker County

3. County fact information

Number of PSAPs : 1

Number of Call-taking Positions per PSAP : 4

What equipment is requested in this grant application :
None. IIC Support Services.**4. Financial Information**

A) Current annual costs for 911 systems : 45000	B) Current annual costs for maintenance: 69000
C) Total amount of 911 fee revenue received : 123080.61	D) Carry-forward funding retained: 9657.95
E) Current carry-forward funding : 27266.23	F) Applied carry-forward funding : 73848.37
G) Minimum calculated amount for applied carry-forward funding :-4658.14	

5. Describe the existing system

Baker County's existing system is a Phase I and Phase II compliant type 5, 6 position PSAP utilizing the Solacom Guardian installed 1/19/2016 together with ECaTs MIS. installed July/1/2021. Baker County uses an Eventide Logging Recorder that was installed 5/08/2016, a 911 Datamaster dbms, which was installed 9/02/2005, and the GeoComm Geolynx map, which was installed 10/01/2011. Baker County has completed a Solacom refresh.

Baker County is requesting to obtain funding for IIC Support Service. Dates of Support: 7/1/26 through 6/30/27

6. Describe the scope of work

Baker County is requesting to obtain funding for IIC Support Service. Dates of Support: 7/1/26 through 6/30/27

7. Justification of the need for the proposed project

Baker County is a rural fiscally constrained county that does not have enough general fund money to sustain these needed services to operate.

8. Justification of grant funding

Baker County is a rural fiscally constrained county that does not have enough general fund money to sustain these needed services to operate.

9. Project timeline

Dates of Support: 7/1/26 through 6/30/27

10. Single or sole source justification, if applicable

This is N/A.

12. Budget Reports

Year 1

System: Hardware, Software, Equipment, & Labor

Item	Total Amount , Unit Price , Quantity
IIC Support	\$8,376.00 (\$1.00 X 8376)

System Subtotal : \$8,376.00

Services: Training, Maintenance, and Warranty Items

Item	Total Amount , Unit Price , Quantity
------	--------------------------------------

Services Subtotal : \$0.00

Year 1 Budget Total : \$8,376.00

Service Subtotal : 0

Overall Project Total : \$8,376.00

Carry-Forward Funds Applied :

Grant Request Total Less Carry-Forward Applied : \$8,376.00

13. Assurances

ACCEPTANCE OF TERMS AND CONDITIONS: The grantee accepts all grant terms and conditions. Grantee understands that grants are contingent upon the availability of funds.

DISCLAIMER: The grantee certifies that the facts and information contained in this application and any attached documents are true and correct.

A violation of this requirement may result in revocation of the grant and return of all grant funds and interest accrued (if any), pursuant to the Emergency Communications Board authority and any other remedy provided by law.

NOTIFICATION OF AWARDS: The grantee understands and accepts that the notice of award will be advertised on the Florida 911 website.

MAINTENANCE OF IMPROVEMENT AND EXPANSION: The grantee agrees that any improvement, expansion or other effect brought about in whole or part by grant funds will be maintained.

No substantial changes or departures from the original proposal shall be permitted unless the Emergency Communications Board gives prior written authorization. Any unauthorized change will necessitate the return of grant funds,

and accrued interest (if any) to the Board.

The county certifies that all applicable county procurement rules/procedures has been met.

Failure to utilize grant funds as represented may jeopardize eligibility to be considered for future funding.

14. Authority

I hereby affirm my authority and responsibility for the use of funds requested.

SIGNATURE CHAIR, BOARD OF COUNTY COMMISSIONERS OR COUNTY MANAGER

Date

Printed Name

Position

Regional Signatures if Applicable (add additional lines if needed)



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Proclamation- Child Abuse Prevention Awareness. This is a request from the Partnership for Strong Families.
Recognizes April as Child Abuse Prevention Awareness Month.

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

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

4. Deadline for Completion: April 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

PROCLAMATION

WHEREAS, Prevention is possible. With the right policies and investments, families and children can thrive and avoid contact with child welfare; and

WHEREAS, every family and child is filled with tremendous promise, and we all have a collective responsibility to prevent child abuse, foster the potential of every child, and promote a positive childhood; and

WHEREAS, families who receive the support they need before a crisis occurs are better equipped to provide safe, healthy, and nurturing environments, leading to children who are safer, healthier, and more hopeful about their futures; and

WHEREAS, childhood trauma, including abuse and neglect, can have long-term psychological, emotional, and physical effects throughout an individual's lifetime and impact future generations; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, law enforcement agencies, and families; and

WHEREAS, communities must make every effort to promote programs and activities that create strong and thriving children and families; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promoting the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

WHEREAS, prevention remains the best defense for our children and families.

NOW, THEREFORE, I, Board Chair of the Baker County Board of County Commissioners do hereby proclaim **April 2026 as CHILD ABUSE PREVENTION MONTH** in Baker County and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

Together, we can create a community where every child can grow up happy, healthy, and safe with hope for their future.

**BAKER COUNTY BOARD
OF COUNTY COMMISSIONERS**

Ronald Mann, Chairman

Attest:

Stacie D. Harvey, Clerk



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:

Loan Proposal for the purchase of (1) 2025 Mack Roll Off Truck for the Solid Waste Department.

Loans proposals were sought by County staff for the five year financing of \$231,394

This purchase was included in the current fiscal year for an annual payment of \$60,000.

2. Recommended Motion/Action:

Proceed with loan proposed by First Federal with an annual payment of \$53,544 as it was the best option received by staff. Proposal from Nextran provided as second quote.

First Federal - Rate of 5.89% fixed; annual payment of \$53,544

Nextran- Rate of 6.22%; annual payment of \$55,261

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

4. Deadline for Completion: ASAP as truck is almost ready for delivery

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



FIRST FEDERAL BANK

March 11, 2026

Baker County Board of County Commissioners
Sara Little, County Manager
339 E Macclenny Ave
Macclenny, FL 32063

Dear Mrs. Little:

This letter constitutes the Proposal of First Federal Bank (Bank) to finance the purchase of a 2025 Mack Granite 64E Truck with Galbreath Rolloff. This proposal does not constitute a commitment to lend and will be subject to final underwriting. The terms and conditions of this proposal are as follows:

1. Borrower(s): Baker County Board of County Commissioners
2. Principal Loan Amount: \$ 231,394
3. Interest Rate: 5.89%, fixed
4. Terms of Payment: 60 monthly payments of principal and interest OR
5 annual payments of principal and interest
6. Monthly Payment: Approximately \$4,462

It has been a privilege to have this opportunity to provide you with this proposal. Upon your acceptance, First Federal will complete underwriting and upon approval we will then provide a final commitment. First Federal is an institution that has and will continue to invest and grow within our local community. Please contact me with any questions at 904-613-8999 or e-mail me at hodgesj@ffbf.com.

Respectfully,

James C Hodges
Market President

Nextran Truck Centers

December 18, 2025

FORMAL PROPOSAL

Obligor: Baker County, Florida

This is a finance/ownership contract. No residual value.

Equipment: One (1) 2025 Mack Granite 64E with Galbreath Rolloff

Option 1 - Fixed

Acquisition Cost	\$	230,999.00	Term	Five (5) years	First Payment Due	One Year from Close
Document Fee	\$	395.00	Payment Mode	Annual in Arrears	Payment Amount	\$55,261.27
Trade-In	\$	0.00	Interest Rate	6.2200%		
Principal Balance	\$	231,394.00	Rate Factor	.238819		

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor may result in a documentation fee being assessed to the Obligor.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**
- This transaction must be credit approved, all documents properly executed and returned to Nextran Truck Centers and the transaction funded on ALL proposals on or before 1/1/2026. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligee or its assignees, then Obligee or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety. Should there be a significant change in market rates at any time prior to funding of the transaction, Nextran Truck Centers reserves the right to adjust the Interest Rate quoted above.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.

Nextran Truck Centers

Baker County, Florida

Signature - Title

Signature - Title

Date

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: 3/11/2026 **Meeting Date:** 3/17/2026

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

1. Nature and purpose of this agenda item:

1 - Approve applicant swap (previously approved applicant, obtaining assistance from another source)

2 - Approve acceptance of additional contractor to contractor's list.

2. Recommended Motion/Action:

Approval

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

4. Deadline for Completion: 3/17/2026

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 3/17/26
Homeowner and Contractor Approvals

HOMEOWNERS

1. 1 Home for approval Round #1
 1. Zola Norman 12513 Frenda Rd. NC #4
(Has been removed from list, being assisted through **Rebuild Florida**)
 2. Carolyn Curry 9953 Carver Loop NC #7
(**Approval to CDBG Homeowner List to replace Zola Norman**)
- Carolyn Curry meets all requirements as indicated in the Baker County HAP.

CONTRACTORS

**Baker County CDBG
Contractor List 25DB-H05**

1. Certified Roofing and Construction
(Alachua FL)

- Contractor meets the requirements set forth in the Baker County Housing Assistance Plan.

Spencer Nabors
President, ITC



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Approval of Invoice BCSO for payment to YesCare. This is for the inmate medical charges for FY23/24.
This invoice went through a reconciliation process and is ready for payment. Due to the amount, it will
require BOCC approval. Invoice total is \$200,252.45.

2. Recommended Motion/Action:
Approve invoice as submitted as services have been rendered.

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

4. Deadline for Completion: ASAP

5. Fiscal Impact Questions:

Is this item included in the current budget? Yes, however, funds budgeted were for FY24/25 payment.
Once future invoices are recieved, a budget amendment will be required as FY23/24 will use the budgeted total.

If item is grant related, is there a County match requirement? Not grant related

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

Baker County Sheriff's Office

1 SHERIFFS OFFICE DR
 MACCLENNY FL 32063-8833
 Phone: (904)259-2231

INVOICE: 3452

Page: 1 of 1

***** CUSTOMER *****

BAKER COUNTY BOARD OF CC
55 N 3RD ST
MACCLENNY FL 32063-2101

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference
03/09/2026	04/08/2026			Due Net 30	
Contact	Customer No	Phone	Fax	For	
STACIE HARVEY, CLERK	1		(904)259-7610	YESCARE INM MED - FY 23-24	
Quantity	UOM	Description	Unit Price	Extended	
1.00		AGGREGATE CAP PAYMENT CONTRACT YEAR: 10/1/2023 - 9/30/2024 CARES PAID CLAIMS: \$220,589.47 PHARMACY: \$129,662.98 PRO-RATED AGGR LIMIT: (\$150,000.00)	200,252.4500	200,252.45	
			SUBTOTAL:	----- 200,252.45	
			TOTAL DUE:	----- 200,252.45	

Detach and Return With Payment

Send Payment To:

Invoice: 3452
 Customer: 1
 BAKER COUNTY BOARD O
 55 N 3RD ST
 MACCLENNY FL 32063-2101

Baker County Sheriff's Office
 1 SHERIFFS OFFICE DR
 MACCLENNY FL 32063-8833

TOTAL DUE: \$200,252.45
 AMOUNT PAID: _____



Non-Recurring Bill Approval

Type of Bill/Credit (Check One):

Aggregate	Business Unit:	FL001
Pharmacy Bill Back	Ops Accountant:	Maureen Baxter
Credit Memo	Senior Acct Mgr.:	Nancy Broadway
Other (please list)		

Contract Name:	Baker County, FL	Customer ID:	90315
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Issue bill in the amount of:	\$200,252.45
------------------------------	--------------

Cost Center to bill:	90315
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GL Account to use:	124550
--------------------	--------

Additional Information or Comments:

Oct'23 - Sep'24 Aggregate billing

Contract Year: October 1, 2023- September 30, 2024

Maureen Baxter	2/23/2026
Signature - Operations Accountant	Date

Signature - Senior Accounting Manager or Senior Director,	Date
---	------

Note> Summary supporting calculations must be attached.

Baker County, Florida

Aggregate Report for Contract Year: 10/01/2023 - 09/30/2024

Aggregate Terms per Contract (backup attached):

Contract year: 10/01/2023 - 09/30/2024

CARES Paid Claims	\$	220,589.47
Pharmacy	\$	129,662.98

Total Paid: \$ 350,252.45

Less: Pro-Rated aggregate Limit (12 months of 12) \$ 150,000.00

Total Previously Billed \$ -

Total Amount Due \$ 200,252.45



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Resolution 2026-08 FDOT Supplemental Funding Agreement for CR229 N from Verdie Dorman to 3.9 Miles North. This agreement adds an additional \$766,044.83 to cover the budget shortfall for this project based on the low bid submitted.

2. Recommended Motion/Action:
Approve the Resolution and agreement as submitted.

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

4. Deadline for Completion: ASAP

5. Fiscal Impact Questions:

Is this item included in the current budget? No, budget amendment will be required.

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

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

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL FUNDING AGREEMENT WITH FLORIDA DEPARTMENT OF TRANSPORTATION FINANCIAL PROJECT #445819-1-54-01.

WHEREAS, the Florida Department of Transportation desires the execution of a State Funded Supplemental Grant Agreement for SCOP funding for Construction and CEI for the reconstruction of CR 229 N from Verdie Dorman to 3.9 Miles north of Verdie Dorman Rd.

NOW, THEREFORE, BE IT RESOLVED this 17th day of March 2026 by the Board of County Commissioners of Baker County, Florida, that the County Manager of the Board of County Commissioners is hereby authorized to execute the Supplemental Funding Agreement between the Baker County Board of Commissioners and the Florida Department of Transportation for Financial Project ID: 445819-1-54-01.

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

Ronald Mann, Chairman

ATTEST:

Stacie D. Harvey, Clerk



Baker County Board of Commissioners



STACIE D. HARVEY
CLERK TO BOARD

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

RONALD MANN
CHAIRMAN

SARA LITTLE
COUNTY MANAGER

Attachment A

February 25, 2026

Cassandra Lamey
Local Programs Coordinator
Program Management MS-2014
1109 South Marion Avenue
Lake City, FL 32025-5874

RE: Small County Outreach Program
Construction and CEI for the reconstruction of CR 229 N from Verdie Dorman Rd to 3.9 miles north of Verdie Dorman Rd
Financial Project ID: 445819-1-54-01
Contract #: G2074
Additional funding request

Dear Ms. Lamey:

I have attached the bid tabulation results from the CR 229 N bid opening. The lowest base bid came in \$637,044.83 over the remaining funds available for this project not including either of the bid alternatives or the \$129,000.00 for CEI. Baker County would like to see if any additional funds are available to at least get the base bid completed.

Breakdown of funding and bids are as follows:

Original contract amount	\$2,100,000.00
Remaining Funding	\$1,947,001.92
Low Base Bid	\$2,584,046.75
<u>CEI Services</u>	<u>\$129,000.00</u>
Balance Shortfall	\$766,044.83 Base Bid/CEI

Should you have any questions or need additional information, please let me know.

Sincerely,

Chris Lee
Public Works Director

RONALD MANN
DISTRICT 1

JIMMY ANDERSON
DISTRICT 2

TYLER MOBLEY
DISTRICT 3

BLAKE IVERSON
DISTRICT 4

MARK HARTLEY
DISTRICT 5

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**STATE-FUNDED GRANT
SUPPLEMENTAL AGREEMENT**

SUPPLEMENTAL NO.

3

CONTRACT NO.

G2074

FPN

445819-1-54-01

Recipient: Baker County

This Supplemental Agreement ("Supplemental"), dated _____ arises from the desire to supplement the State-Funded Grant Agreement ("Agreement") entered into and executed on 09/19/2021 as identified above. All provisions in the Agreement and supplements, if any, remain in effect except as expressly modified by this Supplemental.

The parties agree that the Agreement is to be amended and supplemented as follows:

Supplemental Agreement #3 additional funding i for CR229N from Verdie Dorman Road to 3.9 miles North of Verdie Dormang

Reason for this Supplemental and supporting engineering and/or cost analysis:

To add funding in the amount of \$766,044.83 to cover bid shortfall (See Attachment A)

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

RECIPIENT:
BAKER COUNTY

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____

Name: Sara Little

Title: County Manager

By: _____

Name: Greg Evans

Title: District Secretary

Legal Review:



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Resolution 2026-09 FDOT Bridge Replacement for CR 229 over Cedar Creek. This Resolution supports
FDOT project to replace the bridge at CR229 over Cedar Creek. FDOT will deliver this project using
Federal Funding- does not require County administration, FDOT direct project. Letting date of project is
scheduled for 1/26/2028

2. Recommended Motion/Action:
Approve the Resolution and agreement as submitted.

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

4. Deadline for Completion: ASAP

5. Fiscal Impact Questions:

Is this item included in the current budget? NA- does not come through County Budget

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

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

RESOLUTION 2026-09

A RESOLUTION OF THE BAKER COUNTY BOARD OF COUNTY COMMISSIONERS WHICH ENDORSES THE FLORIDA DEPARTMENT OF TRANSPORTATIONS DELIVERY AND DESIGN ALTERNATIVES OF FINANCIAL PROJECT NUMBER 436337-1, BRIDGE CULVERT REPLACEMENT AT CR 229 OVER CEDAR CREEK (270030).

WHEREAS, the Baker County Board of County Commissioners has recognized the need for improvements to Baker County Bridge Number 270030; and

WHEREAS, due to financial constraints, it is beyond the County's ability to produce said improvements; and

WHEREAS, although LAP Certified, Baker County requests that the Florida Department of Transportation deliver the project. In doing so will allow for greater efficiency, innovation, cost, time savings and other reasons that allow for optimal project delivery; and

WHEREAS, Florida Department of Transportation and Baker County will execute a separate transfer and maintenance agreement for the subject project at a later date if required; and

WHEREAS, any items, in the Florida Department of Transportation's sole discretion and without limitation in accordance with the Code of Federal Regulations (CFR), deemed to be federal non-participating items, shall be funded at the sole expense of Baker County.

THEREFORE, BE IT RESOLVED that the Baker County Board of County Commissioners does hereby endorse the Florida Department of Transportation's delivery of Finance Project Number 270030, Baker County Bridge Number 270030.

PASSED AND ADOPTED this 17th day of March 2026.

Stacie D. Harvey, Clerk

Ronald Mann, Chairman



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 4, 2025

Mr. Chris Lee
Public Works Director
Baker County
8156 Cypress St.
Sanderson, FL 32087

Subject: Request for Adoption of Resolution Endorsing the Department's Delivery and Design Alternatives of Bridge Culvert Replacement at: CR 229 over Cedar Creek (270030) Fin#436337-1

Dear Mr. Lee:

The Department is scheduled to deliver the subject federally funded project on behalf of Baker County. Pursuant to Program Management Bulletin 15-03, attached hereto, Baker County's governing body is required to adopt a resolution endorsing the Department's delivery of a particular project prior to the Department's delivery of said project. The Department is also requesting Baker County's governing body to include their endorsement of the Department's Preliminary Design as presented in the Bridge Replacement Report dated January 31, 2025.

The resolution shall include one of the below listed reasons identifying the basis for the Department's delivery of the project:

- Your agency is neither certified as a Local Agency Program ("LAP") Agency, nor does your Agency desire to become LAP certified due to lack of staffing and/or other resource limitations.
- OR-
- Although LAP certified, your Agency requests that the Department delivers the subject project because doing so allows for greater efficiency, innovation, cost, or time savings or other reasons that allow for optimal project delivery.

The resolution should also note/include the following:

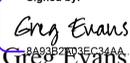
- Department and your Agency will execute a separate transfer and maintenance agreement for the subject project at a later date if required.
- Any items, in the Department's sole discretion and without limitation in accordance with the Code of Federal Regulations (CFR), deemed to be federal non-participating items, shall be funded at the sole expense of the Agency.
- Your agency's endorsement of the proposed design alternatives.
- Your agency's preferred design alternative.

The executed resolution should be mailed to Stanley Henderson, 710 NW Lake Jeffery Rd, Suite 202, Lake City, FL 32055 or sent electronically to Stanley.Henderson@dot.state.fl.us.

Baker County
September 4, 2025
Page 2 of 2

Please contact project manager Stanley Henderson at 386-961-7006 if you have any questions regarding the Department's delivery of the project, the required resolution, or in the event your Agency would like to deliver the projects.

Sincerely,

Signed by:

Greg Evans

District Two Secretary

GE:sh

Enclosures: Program Management Bulletin 15-03
Final Bridge Replacement Report
Final Bridge Hydraulics Report
Final Bridge Development Report
Roadway Plans

cc: Paul Webb, Program Administration Engineer
Cassandra Lamey, District Local Programs Administrator
Stanley Henderson, Senior Project Design Manager
Carmen Crane, District Program Management Engineer
Jennifer Wiggins, Maintenance Manager/Contracts
Wayne Tooker Jr., Design Project Manager (CPM)



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
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Date of Submission: 3/12/2026 **Meeting Date:** 3/17/2026

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

1. Nature and purpose of this agenda item:
Resolution 2026-10 FDOT is acquiring right of way for the purpose of creating a temporary detour easement over the parcel, tying in, conforming, harmonizing, and/or reconnecting existing grade, slope pavement, drainage, utility driveway, walkway, turnout, and/or other features located on or within the real property adjacent to CR 229 over Cedar Creek Bridge.

2. Recommended Motion/Action:
approve resolution and temporary easement as submitted.

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

4. Deadline for Completion: ASAP

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): NA

TE.12-Date: March 2, 2026

This instrument prepared by
or under the direction of:

Print Name: _____

PARCEL NO.	700.1
SECTION NO.	27590
F.P. NO.	4363371
COUNTY ROAD NO.	229 Over Cedar Creek Bridge No. 270030
COUNTY OF	Baker

RESOLUTION 2026-10

ON MOTION of Commissioner _____,
seconded by Commissioner _____, the
following Resolution was adopted; and

WHEREAS, the State of Florida Department of Transportation proposes to construct or
improve County Road No. 229 Over Cedar Creek Bridge No. 270030, Section No. 27590, F.P. No.
4363371 in Baker County, Florida; and

WHEREAS, it is necessary that certain lands now owned by Baker County be used
temporarily by the State of Florida Department of Transportation; and

WHEREAS, said use is in the best interest of the County; and

WHEREAS, the State of Florida Department of Transportation has made application to said
County to execute and deliver to the State of Florida Department of Transportation a temporary
construction easement, or easements, in favor of the State of Florida Department of
Transportation, for the purpose of bridge replacement along CR 229 over Cedar Creek, tying in,
conforming, harmonizing, and/or reconnecting *existing* grade, slope, pavement, drainage, utility,
driveway, walkway, turnout, and/or other features located on or within the real property, and said
request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Baker County, that the application of the State of Florida Department of Transportation for a temporary easement, or easements, is for transportation purposes which are in the public or community interest and for public welfare; that a temporary easement, or easements, in favor of the State of Florida Department of Transportation, in Baker County, should be drawn and executed by this Board of County Commissioners. Consideration shall be \$ 0.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at Lake City, Florida.

Print Name: Ronald Mann
Chairperson Board of County
Commissioners
County of Baker, Florida

STATE OF FLORIDA

COUNTY OF BAKER

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Board of County Commissioners of Baker County, Florida, at a meeting held on the _____ day of _____, 20_____.

Print Name: Stacie D. Harvey
Clerk Board of County Commissioners
Baker County, Florida

08-TE.11-Date:

This instrument prepared by
or under the direction of:
David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

PARCEL NO.	700.1
SECTION NO.	27590
F.P. NO.	4363371
COUNTY ROAD NO.	229 Over Cedar Creek Bridge No. 270030
COUNTY OF	Baker

TEMPORARY EASEMENT

THIS EASEMENT, made this _____ day of _____, 20_____,
by and between BAKER COUNTY, a political subdivision of the State of Florida, 55 North 3rd
Street, Macclenny, Florida 32063, grantor, and the STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, its successors
and assigns, grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other
valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor
hereby gives, grants, bargains and releases to the grantee, a temporary construction easement
for the purpose of bridge replacement along CR 229 over Cedar Creek and tying in, conforming,
harmonizing, and/or reconnecting *existing* grade, slope, pavement, drainage, utility, driveway,
walkway, turnout, and/or other features located on or within the real property described below in
Baker County, Florida, with the construction undertaken by the Department on adjacent State
Road No. 229 Over Cedar Creek Bridge No. 270030, as part of the above-referenced financial
project (collectively the "Reconnection Work"), together with related incidental purposes
necessary to complete the Reconnection Work.

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

THIS EASEMENT shall be for a period of forty-three (43) months commencing on the date
the State of Florida Department of Transportation becomes the owner of this easement.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____

Print Name: _____
Ex-Officio Clerk (or Deputy Clerk)

Baker County, Florida,
by Its Board of County Commissioners

By: _____

Print Name: _____
Its Chairperson (or Vice-Chairperson)

Exhibit "A"

Section No. 27590 CR 229 Over Cedar Creek Bridge No. 270030 Baker County
F.P. No. 4363371

Parcel No. 700

Temporary Construction Easement

A Part Of County Road 229 As Per Florida Department Of Transportation Right Of Way Map, Section 27590, F.P. No. 4363371 Also Lying In Section 35, Township 2 South, Range 20 East, Baker County, Florida, Being More Particularly Described As Follows:

Commence At A 4"X4" Concrete Monument Stamped "RLS 1950" Marking The Northwest Corner Of Section 35; Thence Along The North Line Of The Northwest Quarter Of Section 35, Township 2 South, Range 20 East North $87^{\circ}52'05''$ East For A Distance Of 49.45 Feet To A Point On A Curve To The Left, Having A Radius Of 2864.79 Feet And Being The Baseline Of Survey Of County Road Number 229 (A 100 Feet Wide Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 27590, F.P. No. 4363371); Thence Southerly Along Said Baseline And Said Curve, Through A Central Angle Of $09^{\circ}51'13''$, Having An Arc Distance Of 492.69 Feet, And A Chord Bearing And Distance Of South $15^{\circ}55'51''$ East, 492.08 Feet To A Point Of Tangency Of The Said Baseline Of Survey Of County Road 229; Thence Along The Tangent Of The Said Baseline Of Survey South $20^{\circ}51'28''$ East For A Distance Of 794.14 Feet To The **Point Of Beginning**; Thence North $69^{\circ}08'32''$ East For A Distance of 50.00 Feet To The Easterly Existing Right Of Way Line; Thence Along Said Easterly Existing Right Of Way Line, South $20^{\circ}51'28''$ East For A Distance Of 601.20 Feet To A 5/8" Iron Rod And Cap Stamped "WGI REF PT" Marking The Point Of Tangency Of The Said Easterly Existing Right Of Way Line, And A Curve To The Left Having A Radius Of 5679.58 Feet; Thence Along The Arc Of Said Curve, Through A Central Angle Of $6^{\circ}38'15''$, Having A Arc Distance Of 657.97 Feet And A Chord Bearing And Distance Of South $24^{\circ}10'35''$ East, A Distance Of 657.60 Feet; Thence South $62^{\circ}29'00''$ West For A Distance Of 100.00 Feet To The Westerly Existing Right Of Way Line Of Said County Road 229, And A Non Tangent Curve To The Right, Having A Radius Of 5779.58 Feet; Thence Along Said Easterly Existing Right Of Way Line And Curve, Through A Central Angle Of $6^{\circ}38'17''$, Having An Arc Distance Of 669.59 Feet, And A Chord Bearing And Distance Of North $24^{\circ}10'36''$ West, 669.21 Feet To A 5/8" Iron Rod And Cap Stamped "WGI REF PT"; Thence North $20^{\circ}51'28''$ West For A Distance Of 601.20 Feet; Thence North $69^{\circ}08'32''$ East For A Distance Of 50.00 Feet To The **Point Of Beginning**.

Containing 2.904 Acres, More Or Less.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1109 South Marion Avenue
Lake City, Fl. 32025

JARED W. PERDUE, P.E.
SECRETARY

March 12, 2026

Baker County, Florida
C/O Sara Little, County Manager
55 North 3rd St.
Macclenny, FL 32063

RE: Item: 4363371
District: Two
State Road: CR 229 Over Cedar Creek Bridge #270030
County: Baker
Parcel: 700

Dear Mrs. Little:

The Florida Department of Transportation is acquiring right of way for the purpose of creating a temporary detour easement over the parcel, tying in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property adjacent to CR 229 Over Cedar Creek Bridge No. 270030 . The Department is seeking a Temporary Easement (700) from Baker County, Florida. Parcel 700 contains 2.904 acres.

Attached are copies of the Cover Letter, Right of Way Maps, Parcel Information Sheet and Conveyance Documents to assist in the conveyance of the interest sought within the project limits.

If you should have any questions or need any further information, please feel from to contact me directly at 386-961-7478 or via email at Nicole.Rogers@dot.state.fl.us.

Sincerely,

Eva Nicole Rogers
Right of Way Specialist II



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Resolution 2026-11 FDOT Bridge Replacement for Reynolds Bridge. This Resolution supports
FDOT project to replace the bridge at CR120 (Reynolds Bridge) over N Prong St Marys River. FDOT
will deliver this project using Federal Funding- does not require County administration, FDOT direct project.
Letting date of project is scheduled for 12/15/2027.

2. Recommended Motion/Action:
Approve the Resolution and agreement as submitted.

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

4. Deadline for Completion: ASAP

5. Fiscal Impact Questions:
Is this item included in the current budget? NA- does not come through County Budget

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

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

RESOLUTION 2026-11

A RESOLUTION OF THE BAKER COUNTY BOARD OF COUNTY COMMISSIONERS WHICH ENDORSES THE FLORIDA DEPARTMENT OF TRANSPORTATIONS DELIVERY AND DESIGN ALTERNATIVES OF FINANCIAL PROJECT NUMBER 437424-1, BRIDGE REPLACEMENT AT CR 120 REYNOLDS BRIDGE ROAD OVER NORTH PRONG ST. MARYS RIVER (274135).

WHEREAS, the Baker County Board of County Commissioners has recognized the need for improvements to Baker County Bridge Number 274135; and

WHEREAS, due to financial constraints, it is beyond the County's ability to produce said improvements; and

WHEREAS, although LAP Certified, Baker County requests that the Florida Department of Transportation deliver the project. In doing so will allow for greater efficiency, innovation, cost, time savings and other reasons that allow for optimal project delivery; and

WHEREAS, Florida Department of Transportation and Baker County will execute a separate transfer and maintenance agreement for the subject project at a later date if required; and

WHEREAS, any items, in the Florida Department of Transportation's sole discretion and without limitation in accordance with the Code of Federal Regulations (CFR), deemed to be federal non-participating items, shall be funded at the sole expense of Baker County.

THEREFORE, BE IT RESOLVED that the Baker County Board of County Commissioners does hereby endorse the Florida Department of Transportation's delivery of Finance Project Number 274135, Baker County Bridge Number 274135.

PASSED AND ADOPTED this 17th day of March 2026.

Stacie D. Harvey, Clerk

Ronald Mann, Chairman



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 4, 2025

Mr. Chris Lee
Public Works Director
Baker County
8156 Cypress St.
Sanderson, FL 32087

Subject: Request for Adoption of Resolution Endorsing the Department's Delivery and Design Alternatives of Bridge Replacement at: County Road 120 (Reynolds Bridge Road) over North Prong St. Marys River (274135) Fin#437427-1

Dear Mr. Lee:

The Department is scheduled to deliver the subject federally funded project on behalf of Baker County. Pursuant to Program Management Bulletin 15-03, attached hereto, Baker County's governing body is required to adopt a resolution endorsing the Department's delivery of a particular project prior to the Department's delivery of said project. The Department is also requesting Baker County's governing body to include their endorsement of the Department's Preliminary Design as presented in the Final Bridge Replacement Report dated March 2025 (Signed and Sealed 3-19-25).

The resolution shall include one of the below listed reasons identifying the basis for the Department's delivery of the project:

- Your agency is neither certified as a Local Agency Program ("LAP") Agency, nor does your Agency desire to become LAP certified due to lack of staffing and/or other resource limitations.
- OR-
- Although LAP certified, your Agency requests that the Department delivers the subject project because doing so allows for greater efficiency, innovation, cost, or time savings or other reasons that allow for optimal project delivery.

The resolution should also note/include the following:

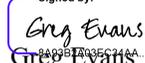
- Department and your Agency will execute a separate transfer and maintenance agreement for the subject project at a later date if required.
- Any items, in the Department's sole discretion and without limitation in accordance with the Code of Federal Regulations (CFR), deemed to be federal non-participating items, shall be funded at the sole expense of the Agency.
- Your agency's endorsement of the proposed design alternatives.
- Your agency's preferred design alternative.

The executed resolution should be mailed to Stanley Henderson, 710 NW Lake Jeffery Rd, Suite 202, Lake City, FL 32055 or sent electronically to Stanley.Henderson@dot.state.fl.us.

Baker County
September 4, 2025
Page 2 of 2

Please contact project manager Stanley Henderson at 386-961-7006 if you have any questions regarding the Department's delivery of the project, the required resolution, or in the event your Agency would like to deliver the projects.

Sincerely,

Signed by:

Greg Evans

District Two Secretary

GE:sh

Enclosures: Program Management Bulletin 15-03
Final Bridge Replacement Report
Final Bridge Development Report
Final Bridge Hydraulics Report
Roadway Plans

cc: Paul Webb, Program Administration Engineer
Cassandra Lamey, District Local Programs Administrator
Stanley Henderson, Senior Project Design Manager
Carmen Crane, District Program Services Manager
Jennifer Wiggins, Maintenance Manager/Contracts
Wayne Tooker Jr., Design Project Manager (CPM)



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: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Resolution 2026-12 FDOT Bridge Replacement at Richardson Road. This Resolution supports
FDOT project to replace the bridge at Richardson Road over S Prong St Marys River. FDOT
will deliver this project using Federal Funding- does not require County administration, FDOT direct project.
Letting date of project is scheduled for 2/28/2029

2. Recommended Motion/Action:
Approve the Resolution and agreement as submitted.

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

4. Deadline for Completion: ASAP

5. Fiscal Impact Questions:

Is this item included in the current budget? NA- does not come through County Budget

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

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

RESOLUTION 2026-12

A RESOLUTION OF THE BAKER COUNTY BOARD OF COUNTY COMMISSIONERS WHICH ENDORSES THE FLORIDA DEPARTMENT OF TRANSPORTATIONS DELIVERY AND DESIGN ALTERNATIVES OF FINANCIAL PROJECT NUMBER 436333-1, BRIDGE REPLACEMENT AT RICHARDSON ROAD OVER SOUTH PRONG ST. MARYS RIVER (274114).

WHEREAS, the Baker County Board of County Commissioners has recognized the need for improvements to Baker County Bridge Number 274114; and

WHEREAS, due to financial constraints, it is beyond the County's ability to produce said improvements; and

WHEREAS, although LAP Certified, Baker County requests that the Florida Department of Transportation deliver the project. In doing so will allow for greater efficiency, innovation, cost, time savings and other reasons that allow for optimal project delivery; and

WHEREAS, Florida Department of Transportation and Baker County will execute a separate transfer and maintenance agreement for the subject project at a later date if required; and

WHEREAS, any items, in the Florida Department of Transportation's sole discretion and without limitation in accordance with the Code of Federal Regulations (CFR), deemed to be federal non-participating items, shall be funded at the sole expense of Baker County.

THEREFORE, BE IT RESOLVED that the Baker County Board of County Commissioners does hereby endorse the Florida Department of Transportation's delivery of Finance Project Number 274114, Baker County Bridge Number 274114.

PASSED AND ADOPTED this 17th day of March 2026.

Stacie D. Harvey, Clerk

Ronald Mann, Chairman



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 4, 2025

Mr. Chris Lee
Public Works Director
Baker County
8156 Cypress St.
Sanderson, FL 32087

Subject: Request for Adoption of Resolution Endorsing the Department's Delivery and Design Alternatives of Bridge Replacement at: Richardson Road over South Prong St. Marys River (274114) Fin#436333-1

Dear Mr. Lee:

The Department is scheduled to deliver the subject federally funded project on behalf of Baker County. Pursuant to Program Management Bulletin 15-03, attached hereto, Baker County's governing body is required to adopt a resolution endorsing the Department's delivery of a particular project prior to the Department's delivery of said project. The Department is also requesting Baker County's governing body to include their endorsement of the Department's Preliminary Design as presented in the Final Bridge Replacement Report dated January, 2025 (Signed and Sealed 5-2-25).

The resolution shall include one of the below listed reasons identifying the basis for the Department's delivery of the project:

- Your agency is neither certified as a Local Agency Program ("LAP") Agency, nor does your Agency desire to become LAP certified due to lack of staffing and/or other resource limitations.
- OR-
- Although LAP certified, your Agency requests that the Department delivers the subject project because doing so allows for greater efficiency, innovation, cost, or time savings or other reasons that allow for optimal project delivery.

The resolution should also note/include the following:

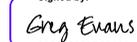
- Department and your Agency will execute a separate transfer and maintenance agreement for the subject project at a later date if required.
- Any items, in the Department's sole discretion and without limitation in accordance with the Code of Federal Regulations (CFR), deemed to be federal non-participating items, shall be funded at the sole expense of the Agency.
- Your agency's endorsement of the proposed design alternatives.
- Your agency's preferred design alternative.

The executed resolution should be mailed to Stanley Henderson, 710 NW Lake Jeffery Rd, Suite 202, Lake City, FL 32055 or sent electronically to Stanley.Henderson@dot.state.fl.us.

Baker County
September 4, 2025
Page 2 of 2

Please contact project manager Stanley Henderson at 386-961-7006 if you have any questions regarding the Department's delivery of the project, the required resolution, or in the event your Agency would like to deliver the projects.

Sincerely,

Signed by:

8A93E2A93EC34AA...

Greg Evans
District Two Secretary

GE:sh

Enclosures: Program Management Bulletin 15-03
Final Bridge Replacement Report

cc: Paul Webb, Program Administration Engineer
Cassandra Lamey, District Local Programs Administrator
Stanley Henderson, Senior Project Design Manager
Carmen Crane, District Program Services Manager
Jennifer Wiggins, Maintenance Manager/Contracts
Wayne Tooker Jr., Design Project Manager (CPM)



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Resolution 2026-13 FDOT Highway Lighting Maintenance and Compensation Agreement. This is an annual agreement between the County and FDOT to provide funds for the maintenance of lighting/traffic lights along US90 at Wildcat Drive, CR 231, Olustee Battlefield and Cypress Street.
The agreement totals \$13,616.54

2. Recommended Motion/Action:
Approve the Resolution and agreement as submitted.

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

4. Deadline for Completion: ASAP

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

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT WITH FLORIDA DEPARTMENT OF TRANSPORTATION FINANCIAL PROJECT #414401-1-78-01.

WHEREAS, the Florida Department of Transportation desires the execution of a Highway Lighting, Maintenance, and Compensation Agreement to undertake the maintenance and operation of traffic signals or signal systems on the State Highway System.

NOW, THEREFORE, BE IT RESOLVED this 17th day of March, 2026 by the Board of County Commissioners of Baker County, Florida, that the County Manager of the Board of County Commissioners is hereby authorized to execute Highway Lighting, Maintenance, and Compensation Agreement between the Baker County Board of Commissioners and the Florida Department of Transportation for Financial Project ID: 414401-1-78-01.

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

Ronald Mann, Chairman

ATTEST:

Stacie D. Harvey, Clerk

STATE HIGHWAY LIGHTING MAINTENANCE, AND COMPENSATION AGREEMENT WORK ORDER

Contract Number: ASO29
Maintaining Agency: Baker County
Financial Project No: 414404-1-78-01
Fiscal Year: 2026-2027

1.0 PURPOSE

This work order summarizes the method and limits of compensation to be made to the Maintaining Agency for FDOT fiscal year 26/27 for the maintenance of highway lighting on the State Highway System as prescribed in the original agreement executed on August 18, 2021.

2.0 COMPENSATION AND PAY PROCESSING

For the satisfactory completion of all services detailed in the original agreement for the fiscal year beginning July 1, 2026, and ending June 30, 2027, the DEPARTMENT will pay the MAINTAINING AGENCY a total lump sum amount of \$13,616.54. The basis of compensation is as described in Exhibit A.

The MAINTAINING AGENCY shall invoice the DEPARTMENT for services rendered at the end of the fiscal year in a format acceptable to the DEPARTMENT.

3.0 AUTHORIZATION

This Work Order for **Baker County** will not be considered as authorized unless it is signed and returned by the MAINTAINING AGENCY to the DEPARTMENT, whereby the DEPARTMENT’S final signature is required to fully authorize compensation for services beginning July 1, 2026 and ending June 30, 2027.

MAINTAINING AGENCY

BY: (signature) _____ Date: _____

Printed Name: Sara Little

Printed Title: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY: (signature) _____ Date: _____

Printed Name: Jennifer Curls

Printed Title: District Two Maintenance Contracts Administrator

EXHIBIT A

STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

For Fiscal Year 2026-2027

1.0 PURPOSE

This exhibit defines the method and limits of compensation to be made to the **MAINTAINING AGENCY** for the services described in this Agreement and method by which payments will be made.

2.0 FACILITIES

The lighting or lighting systems listed below, or in an attached spreadsheet, or other electronic forms are included with this Agreement and represent the Facilities to be maintained by the **MAINTAINING AGENCY**.

3.0 COMPENSATION

For the satisfactory completion of all services detailed in this Agreement, **FDOT** will pay the **MAINTAINING AGENCY** the Total Sum as provided in Section 2 of the Agreement. The **MAINTAINING AGENCY** will receive one single payment at the end of each fiscal year for satisfactory completion of service.

Type of Light	# of lights	LED or HPS	Unit rate	Total
High Mast				0.00
Standard	38	LED/HPS	\$358.33	\$13,616.54
Underdeck				0.00
Sign				0.00



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

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Date of Submission: March 11, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Proposed Land Use and Zoning application acreage fee reduction or cap for Midpoint Commons due to size.
See attached for details

2. Recommended Motion/Action:
Staff recommends approval of proposed fee reduction or discussion of alternative proposals.

3. Will this item require a presentation? No

4. Deadline for Completion: N/A

5. Fiscal Impact Questions:
Is this item included in the current budget? N/A

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

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



Schulco Real Estate, LLC

5144 West Hurley Pond Road, Wall, New Jersey 07727
12 East Macclenny Avenue, Macclenny, Florida 32063

March 10, 2026

Mrs. LaDonna Combs
Baker County Florida
55 North Third Street
Macclenny, Florida 32063

RE: Comprehensive Plan Amendment and Rezoning Application Fees for Midpoint Commons

Dear Mrs. Combs,

First and foremost, we would like to thank you again for your time and consideration regarding our upcoming application for Midpoint Commons. As discussed during our pre-application meeting, due to the filing fees associated with the size of the project, we respectfully ask the Board to consider the following request. Currently, the application review fees are calculated on a base fee plus a \$20 per-acre fee with no cap. Given that our project encompasses about 2,134 acres, the estimated filing fees would total about \$86,210.

While we fully understand and appreciate the need to cover the County's actual review costs, we respectfully request the opportunity to begin the application process with an initial payment of \$15,000 for each application for a total of \$30,000. If review costs approach or exceed that amount, we would be happy to replenish the balance as needed. The initial payment is generally proportionate to a fee based on the new net development area of 648 acres assuming a reduction for wetland preservation and open space areas (750 acres) and areas currently approved for commercial and industrial development (736 acres).

We are certainly open to discussing alternative arrangements; however, based on our experience with projects of similar scope, we believe this would be a reasonable and practical starting point.

Thank you again for your time and consideration. We look forward to your response and to formally beginning the application process. Please feel free to contact me if you have any questions or if you would like to discuss.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Schulz", written in a cursive style.

Richard Schulz

cc: Doug Miller (ETM)
Ray Spofford (ETM)
Joey Williams, Esq. (J.M. Williams)



BAKER COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Date of Submission: March 12, 2026 **Meeting Date:** March 17, 2026

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

1. Nature and purpose of this agenda item:
Year 3 LSF Opioid Funding for local programs. This year funding allocation totals \$203,519 and will
be used to continue 3 existing local programs.
BCFR Paramedicine Program = \$41,975; Baker Prevention Coalition - Peer Specialist Position= \$53,900
Baker Medical Services ROC Program = \$107,644

2. Recommended Motion/Action:
Approve year 3 as submitted.

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

4. Deadline for Completion: June 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



SAMH PROJECTED OPERATING AND CAPITAL BUDGET

Baker County Board of County Commissioners
AGENCY
PO044
CONTRACT #

3/11/2026
Date
2025-2026
Fiscal Year

PART I: PROJECTED FUNDING SOURCES & REVENUES

FUNDING SOURCES & REVENUES	DCF/LSFHS	Other Funding Source	Total Revenue						
IA. STATE SAMH FUNDING									
(1) Management, Oversight and Administration									\$0
(2) Services Revenue	\$ 203,519.00								\$203,519
IB. OTHER GOVT. FUNDING									
(1) Other State Agency Funding									\$0
(2) Medicaid									\$0
(3) Local Government									\$0
(4) Federal Grants and Contracts									\$0
(5) In-kind from local govt. only									\$0
TOTAL GOVERNMENT FUNDING =	\$203,519	\$0	\$203,519						
IC. ALL OTHER REVENUES									
(1) 1st & 2nd Party Payments									\$0
(2) 3rd Party Payments (except Medicare)									\$0
(3) Medicare									\$0
(4) Contributions and Donations									\$0
(5) Other Grants and Contracts									\$0
(6) In-kind									\$0
TOTAL ALL OTHER REVENUES =	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROJECTED FUNDING =	\$203,519	\$0	\$203,519						

EXPENSE CATEGORIES	DCF	Other Funding Source	Total Expenses						
IIA. PERSONNEL EXPENSES									
(1) Salaries	\$ -								\$0
(2) Fringe Benefits									\$0
TOTAL PERSONNEL EXPENSES =	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IIB. OTHER EXPENSES									
(1) Building Occupancy									\$0
(2) Professional Services									\$0
(3) Travel									\$0
(4) Equipment									\$0
(5) Food Services									\$0
(6) Medical and Pharmacy									\$0
(7) Subcontracted Services	\$161,544								\$161,544
(8) Insurance									\$0
(9) Interest Paid									\$0
(10) Operating Supplies & Expenses	\$41,975								\$41,975
(11) Donated Items									\$0
(12) Other Expense									\$0
TOTAL OTHER EXPENSES =	\$203,519	\$0	\$203,519						
TOTAL PERSONNEL & OTHER EXPENSES =	\$203,519	\$0	\$203,519						
IIC. DISTRIBUTED INDIRECT COSTS									
(a) Other Support Costs (Optional)									\$0
(b) Administration									\$0
TOTAL DISTRIBUTED INDIRECT COSTS =	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ALLOWABLE OPERATING EXPENSES =	\$203,519	\$0	\$203,519						
IID. UNALLOWABLE COSTS									
									\$0
IIE. CAPITAL EXPENDITURES									
									\$0
TOTAL PROJECTED OPERATING EXPENSES =	\$203,519	\$0	\$203,519						

IIG. BUDGET NARRATIVE (attach separate set of workpapers)

PART III: CERTIFICATION

I certify the above to be an accurate projection and in agreement with this agency's records and with the terms of this agency's contract.



Signature

County Manager

Title

March 11 2026

Date

SAMH PROJECTED OPERATING AND CAPITAL BUDGET PERSONNEL DETAIL

Baker County Board of County Commissioners
 AGENCY

3/11/2026
 DATE

DIRECT STAFF POSITION TITLE	Total Agency				DCF ME Contract		
	# of FTE	FTE Annual Salary	Total Annual Salary Cost	Annual Salary Cost not to exceed Exec Level II Cap	% of Time	# of FTE	Salary
1	1.0		\$0	\$0	100%	1.00	\$0
2			\$0	\$0		0.00	\$0
3			\$0	\$0		0.00	\$0
4			\$0	\$0		0.00	\$0
5			\$0	\$0		0.00	\$0
6			\$0	\$0		0.00	\$0
7			\$0	\$0		0.00	\$0
8			\$0	\$0		0.00	\$0
9			\$0	\$0		0.00	\$0
10			\$0	\$0		0.00	\$0
11			\$0	\$0		0.00	\$0
12			\$0	\$0		0.00	\$0
13			\$0	\$0		0.00	\$0
14			\$0	\$0		0.00	\$0
15			\$0	\$0		0.00	\$0
16			\$0	\$0		0.00	\$0
17			\$0	\$0		0.00	\$0
18			\$0	\$0		0.00	\$0
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70				\$0	\$0		0.00	\$0
71				\$0	\$0		0.00	\$0
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73				\$0	\$0		0.00	\$0
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79				\$0	\$0		0.00	\$0
80				\$0	\$0		0.00	\$0
81				\$0	\$0		0.00	\$0
82				\$0	\$0		0.00	\$0
83				\$0	\$0		0.00	\$0
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95				\$0	\$0		0.00	\$0
96				\$0	\$0		0.00	\$0
97				\$0	\$0		0.00	\$0
98				\$0	\$0		0.00	\$0
99				\$0	\$0		0.00	\$0
100				\$0	\$0		0.00	\$0
101				\$0	\$0		0.00	\$0
102				\$0	\$0		0.00	\$0
103				\$0	\$0		0.00	\$0
104				\$0	\$0		0.00	\$0
105				\$0	\$0		0.00	\$0
106				\$0	\$0		0.00	\$0
107				\$0	\$0		0.00	\$0
108				\$0	\$0		0.00	\$0
109				\$0	\$0		0.00	\$0
110				\$0	\$0		0.00	\$0
111				\$0	\$0		0.00	\$0
112				\$0	\$0		0.00	\$0
113				\$0	\$0		0.00	\$0

114				\$0	\$0		0.00	\$0
115				\$0	\$0		0.00	\$0
116				\$0	\$0		0.00	\$0
117				\$0	\$0		0.00	\$0
118				\$0	\$0		0.00	\$0
119				\$0	\$0		0.00	\$0
120				\$0	\$0		0.00	\$0
121				\$0	\$0		0.00	\$0
122				\$0	\$0		0.00	\$0
123				\$0	\$0		0.00	\$0
124				\$0	\$0		0.00	\$0
125				\$0	\$0		0.00	\$0
126				\$0	\$0		0.00	\$0
127				\$0	\$0		0.00	\$0
128				\$0	\$0		0.00	\$0
129				\$0	\$0		0.00	\$0
130				\$0	\$0		0.00	\$0
131				\$0	\$0		0.00	\$0
132				\$0	\$0		0.00	\$0
133				\$0	\$0		0.00	\$0
134				\$0	\$0		0.00	\$0
135				\$0	\$0		0.00	\$0
136				\$0	\$0		0.00	\$0
137				\$0	\$0		0.00	\$0
138				\$0	\$0		0.00	\$0
139				\$0	\$0		0.00	\$0
140				\$0	\$0		0.00	\$0
141				\$0	\$0		0.00	\$0
142				\$0	\$0		0.00	\$0
143				\$0	\$0		0.00	\$0
144				\$0	\$0		0.00	\$0
145				\$0	\$0		0.00	\$0
146				\$0	\$0		0.00	\$0
147				\$0	\$0		0.00	\$0
148				\$0	\$0		0.00	\$0
149				\$0	\$0		0.00	\$0
150				\$0	\$0		0.00	\$0
	Totals - Direct Staff	1.0		\$0	\$0		1.00	\$0
ADMINISTRATIVE STAFF POSITION TITLE	# of FTE	FTE Annual Salary	Total Annual Salary Cost	Annual Salary Cost not to exceed Exec Level II Cap	% of Time	# of FTE	Salary	
151	1.0		\$0	\$0	15%	0.15	\$0	
152			\$0	\$0		0.00	\$0	
153			\$0	\$0		0.00	\$0	
154			\$0	\$0		0.00	\$0	
155			\$0	\$0		0.00	\$0	
156			\$0	\$0		0.00	\$0	
157			\$0	\$0		0.00	\$0	
158			\$0	\$0		0.00	\$0	
159			\$0	\$0		0.00	\$0	
160			\$0	\$0		0.00	\$0	
161			\$0	\$0		0.00	\$0	
162			\$0	\$0		0.00	\$0	
163			\$0	\$0		0.00	\$0	
164			\$0	\$0		0.00	\$0	
165			\$0	\$0		0.00	\$0	
166			\$0	\$0		0.00	\$0	
167			\$0	\$0		0.00	\$0	
168			\$0	\$0		0.00	\$0	
169			\$0	\$0		0.00	\$0	
170			\$0	\$0		0.00	\$0	

171				\$0	\$0		0.00	\$0
172				\$0	\$0		0.00	\$0
173				\$0	\$0		0.00	\$0
174				\$0	\$0		0.00	\$0
175				\$0	\$0		0.00	\$0
176				\$0	\$0		0.00	\$0
177				\$0	\$0		0.00	\$0
178				\$0	\$0		0.00	\$0
179				\$0	\$0		0.00	\$0
180				\$0	\$0		0.00	\$0
181				\$0	\$0		0.00	\$0
182				\$0	\$0		0.00	\$0
183				\$0	\$0		0.00	\$0
184				\$0	\$0		0.00	\$0
185				\$0	\$0		0.00	\$0
	Totals - Admin Staff (included in Indirect Cost)	1.0		\$0	\$0		0.15	\$0

2024 Executive Level II Salary Cap **\$221,900**



SAMH PROJECTED OPERATING AND CAPITAL BUDGET Budget Narrative

Baker County Board of County Commissioners
AGENCY

3/11/2026
Date

DCF/LSFHS

IIA. PERSONNEL EXPENSES

(1) Salaries	<i>See Personnel Detail</i>
(2) Fringe Benefits	

IIB. OTHER EXPENSES

(1) Building Occupancy	
(2) Professional Services	
(3) Travel	
(4) Equipment	
(5) Food Services	
(6) Medical and Pharmacy	
(7) Subcontracted Services	BCBC will subcontract with: 1. Baker Prevention Coalition, Inc. Funding of Year 3- Peer Specialist = \$53,900 2. Recovery Outreach Clinic Funding of Year 3- MAT program to provide outpatient medication, counseling services, peer support and other as-needed outpatient services to a budgeted 15 clients annually = 107,644
(8) Insurance	
(9) Interest Paid	
(10) Operating Supplies & Expenses	For Baker County Fire Rescue Community Paramedicine Program : training expenses, fuel, computer software, medical director fee, marketing material, office supplies, postage= 41,975
(11) Donated Items	
(12) Other Expense	

IIC. DISTRIBUTED INDIRECT COSTS

(a) Other Support Costs (Optional)	
(b) Administration [See definition below] List FTE % and Position Titles	

**The 10% admin., or federally approved indirect rate, is used for items that benefit the whole program, are incurred for a common purpose and too time consuming or costly to allocate to the specific cost objective, but are not tied directly to the program services (Indirect Costs). Examples include: accounting, human resources, a supervisor or Executive personnel that devotes minimal hours and is not listed as an FTE on the Personnel Detail tab, facilities maintenance, administrative functions, office space rental, and utilities. The indirect costs must be reasonable, allowable, and allocable and a legitimate cost of doing business under the funded program.*

(b)(1) List Administration Funded Positions: Please list the positions under the ADMINISTRATIVE STAFF POSITION TITLE column of the "Personnel Detail" tab.

III. CAPITAL EXPENDITURES

III. CAPITAL EXPENDITURES	
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Submission of Information

Request for Changes from Currently Contracted Network Service Providers or Request for Funding from Uncontracted Service Providers

Introduction

LSF Health Systems (LSFHS) is the Managing Entity for the Florida Department of Children and Families (DCF) Substance Abuse and Mental Health (SAMH) programs in the Northeast and North Central Florida Region. LSFHS is responsible for the administration of mental health and substance abuse treatment programs for the underserved populations creating a safety net for vulnerable consumers.

Each program serves the neediest individuals that meet DCF's SAMH target population criteria in the Northeast and North Central region and provides for a comprehensive array of outpatient, inpatient and residential services including, but not limited to; therapy, case management, medication management, residential, room and board, crisis and emergency support, prevention, intervention, outreach, peer services, supported housing, and supported employment.

LSFHS uses the Submission of Information process for the following:

- Requests for funding from uncontracted service providers;
- Requests for restoration of funds pulled due to lapse;
- Requests for changes to programming;
- Request for shifts between funding areas;
- Requests for an increase in funding for any reason.

It is the policy for contracted Network Service Providers to provide information and justification for any of the above circumstances. LSFHS accepts submissions from providers at any time and may also initiate this process due to a specific funding concern within the system of care including the need to redistribute lapsed funding.

Submissions shall be submitted to the Network Service Provider's assigned Network Manager via email. LSFHS Management Team will review all submissions, conduct an analysis of the impact of the request, and provide a written response, if chosen for the next step in the selection process. Additional information and follow-up questions may be solicited based on this review.

Funding Request Form

Please fill out the information below accurately and completely, then submit to procurement@lsfnet.org.

1. Organization Name, Address and Contract Number (if current Network Service Provider):

2. Organization Contact Person Name, Email, and Phone Number for this Submission:

3. Briefly describe the programs, counties and populations served which are impacted by this request.

4. Briefly describe your organization’s need for additional funding, for a change in programming and/or for a change in funding as currently allocated. **Please include the dollar amount(s) you are requesting and whether or not the amount requested is for a full year or partial.** If the need for additional funding is due to funding being lapsed in the previous Fiscal Year, please provide an explanation for the lapse and describe your organization’s capacity to spend funds if restored.

5. Briefly describe your organization’s plan for the additional funding, change in funding or change in programming. In the event that a service is being discontinued, this plan should outline how the previously served population will be served after the change is made.

6. If a license is required for the proposed program, have you obtained it (DCF Substance Abuse license for Outpatient services, AHCA license, etc.)? If not, but you have submitted your application, please describe what stage in the process you are in?

7. Briefly describe your organization’s expertise about the delivery of service to the identified population which will be impacted by this change.

8. Are the changes outlined above to be made for this fiscal year only or to be continued beyond year-end into subsequent fiscal years, assuming an ongoing contractual relationship between the agency and LSF Health Systems? Please explain this response.

9. Define and describe the Program Goals.

10. Define and describe the Proposed Outcome Measures for the program in which funding is being requested.

11. **Outside organizations only:** Describe your organization’s data collection capacity and list the name of the data collection system. If you utilize an Electronic Health Record (EHR) system, confirm its capacity to export data as an XML file.

12. **Outside organizations only:** Describe your organization’s business administration capacity specifically related to human resources and financial management.

13. Outside organizations only: Level 2 Background Screening, through the DCF Clearinghouse, is a requirement for staff members from each agency who enters into a contract with LSFHS. Does your organization currently conduct Level 2 Background Screenings for staff members using this method? If not, are you willing to conduct the required screenings for compliance with the contract?

14. Please provide, as an attachment, the Exhibit C and D - Projected Operating and Capital Budget, using the most recent template, outlining the requested funding including OCAs and associated covered services. Statistics or data regarding utilization to substantiate the request may also be supplied.

Signature of Organization’s CEO

Date

Signature of Organization’s Contract Manager

Date

FEMA Pojects

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

Notes

Only Partial FEMA Funding

Pending EHP Review

Pending Scope and Cost
Development

Pending Scope and Cost
Development

Pending EHP Review

Pending Business

PENDING BUSINESS ITEM	PRIORITY	STATUS	START DATE	% COMPLETE	COMMENTS
COA Bus Wash	Normal	In Progress	08/06/2019	100%	Project Closeout Complete
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	100%	Project Closeout Complete
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	100%	Project Closeout Complete
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%	Phase 2 to begin June 15.
Courthouse Generator Appropriation Project	High	New	11/21/2023	60%	Equipment Installed. Switch being installed currently. Full building connected April 11. Will NOT 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
989079	CHK	A	FPL	200	21	16,894.42	.00	16,894.42	02/27/2026		24182
			07521-58113 WOMEN SOFTBALL	07521-58113.1-130		144.19	0.00	144.19			
	DIST:		001-572-3300-54300			144.19					
			12567-18154 STREET LIGHTS	12567-18154-085		287.19	0.00	95.73			
	DIST:		001-537-2910-54301			11.96					
	DIST:		001-537-2910-54301			11.96					
	DIST:		103-541-5500-54301			11.96					
	DIST:		001-571-3200-54301			11.97					
	DIST:		001-524-2500-54301			11.97					
	DIST:		116-534-6500-54301			11.97					
	DIST:		001-537-2910-54301			11.97					
	DIST:		001-571-3200-54301			11.97					
			17019-59270 S50 GLEN FIRE	17019-59270-125		1,311.96	0.00	1,311.96			
	DIST:		105-522-5400-54301			1,311.96					
			17074-19774 PUBLIC DEFENDER	17074-19774.1-130		295.68	0.00	295.68			
	DIST:		001-603-1580-54301			295.68					
			47253-66092 COURTHOUSE	47253-66092.1-130		7,241.03	0.00	7,241.03			
	DIST:		001-712-2000-54301			7,241.03					
			48308-42235 REC DPT-MINGER FLD	48308-42235.1-129		230.27	0.00	230.27			
	DIST:		001-572-3300-54300			230.27					
			50996-76438 TAX COLL/PA/ELECT	50996-76438.1-129		2,769.72	0.00	2,769.72			
	DIST:		001-513-1500-54301			2,769.72					
			76470-81590 VOLLEYB CT-25 8TH	76470-81590.1-129		33.64	0.00	33.64			
	DIST:		001-572-3300-54300			33.64					
			80842-28439 SOFTBALL 480 6TH	80842-28439.1-130		92.42	0.00	92.42			
	DIST:		001-572-3300-54300			92.42					
			85105-19757 ADMIN BLDG 3RD ST	85105-19757.1-130		649.54	0.00	649.54			
	DIST:		001-511-1100-54301			649.54					
			85115-17784 CRT SERV/GAL	85115-17784.1-130		560.76	0.00	560.76			
	DIST:		001-564-3510-54305			224.30					
	DIST:		001-601-2210-54301			336.46					
			85125-13709 COM DEV 360E SHUEY	85125-13709.1-130		449.07	0.00	449.07			
	DIST:		001-524-2500-54301			449.07					
			85255-19743 COA US90	85255-19743.1-130		32.63	0.00	32.63			
	DIST:		001-564-3510-54306			32.63					
			85345-16789 REC.DEPT/SCOREBRD	85345-16789.1-129		32.63	0.00	32.63			
	DIST:		001-572-3300-54300			32.63					
			85355-12704 REC DEPT/KNABB CMP	85355-12704.1-129		761.65	0.00	761.65			
	DIST:		001-572-3300-54300			761.65					
			85415-17762 REC DEPT/KNABB	85415-17762.1-127		354.06	0.00	354.06			
	DIST:		001-572-3300-54300			354.06					
			85425-15799 REC DP-WMN-SFTBL	85425-15799.1-129		485.13	0.00	485.13			
	DIST:		001-572-3300-54300			485.13					
			90088-52551 OLUSTEE PARK LED	90088-52551.1-130		63.42	0.00	63.42			
	DIST:		001-572-3300-54300			63.42					
			96466-19719 ROAD DEPT/US90 CTY	96466-19719.1-129		1,290.89	0.00	1,290.89			
	DIST:		103-541-5500-54301			1,290.89					
989085	CHK	A	NORTH FLORIDA PROFESSIONAL SER	632	1	23,040.00	.00	23,040.00	02/27/2026		24182
			Data/Analysis Rprt BC Comp Pla	19750		23,040.00	0.00	23,040.00			
	DIST:		001-524-2500-53400			23,040.00					
989093	CHK	A	BAKER COUNTY CORRECTIONS MANAG	1008	1	360,740.75	.00	360,740.75	03/02/2026		24183
			INMATE HOUSING 3.26	1181		360,740.75	0.00	360,740.75			
	DIST:		104-523-7100-58113			360,740.75					

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
989094	CHK	A	BAKER COUNTY COUNCIL ON AGING	47	1	11,250.00	.00	11,250.00	03/02/2026		24183
			COA DRAW 3.26	17811		11,250.00	0.00	11,250.00			
	DIST:		001-564-3510-58104			11,250.00					
989095	CHK	A	BRADLEY, GARRISON, & KOMANDO	2351	1	5,835.00	.00	5,835.00	03/02/2026		24183
			LEGAL SERVICES 3.26	12401		5,835.00	0.00	5,835.00			
	DIST:		001-514-1600-53100			5,835.00					
989097	CHK	A	HIGGINBOTHAM BROTHERS CONSTRUC	533	1	11,493.08	.00	11,493.08	03/02/2026		24183
			HIGGINBOTHAM 3.26	2822		11,493.08	0.00	11,493.08			
	DIST:		001-524-2500-53100			11,493.08					
989099	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	600,955.00	.00	600,955.00	03/02/2026		24183
			BCSO 3.26	3437		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					
989100	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	46,046.45	.00	46,046.45	03/02/2026		24183
			FDLE GRANT 3.26	3438		46,046.45	0.00	46,046.45			
	DIST:		104-521-6900-59180			46,046.45					
989102	CHK	A	STACIE D. HARVEY, CLERK OF COU	279	1	67,107.75	.00	67,107.75	03/02/2026		24183
			CLERK DRAW 3.26	1252321		67,107.75	0.00	67,107.75			
	DIST:		001-512-1200-59180			67,107.75					
989107	CHK	A	CHRIS MILTON SUPERVISOR OF ELE	2072	1	54,672.68	.00	54,672.68	03/04/2026		24208
			Supervisor of Elections 3.26	311		54,672.68	0.00	54,672.68			
	DIST:		001-513-1900-59180			54,672.68					
989110	CHK	A	DUVAL FORD	165	1	62,213.00	.00	62,213.00	03/04/2026		24208
			2026 Ford F250 crew cab 4x4-di	TED59747		62,213.00	0.00	62,213.00			
	DIST:		103-541-5500-56401			62,213.00					
989114	CHK	A	L V HIERS INC	267	8	8,106.21	.00	8,106.21	03/04/2026		24208
			15.10Gal Fuel-Rd	195431		38.60	0.00	38.60			
	DIST:		103-541-5500-55211			38.60					
			135Gal Diesel-Rd	195432		384.36	0.00	384.36			
	DIST:		103-541-5500-55211			384.36					
			26.70Gal Fuel-Rd	195606		68.24	0.00	68.24			
	DIST:		103-541-5500-55211			68.24					
			140Gal Diesel-Rd	195607		415.80	0.00	415.80			
	DIST:		103-541-5500-55211			415.80					
			287 gals reg gas/rd inv 195646	195646		805.60	0.00	805.60			
	DIST:		103-541-5500-55211			805.60					
			1968 gals dyed diesel/rd inv 1	195657		5,805.60	0.00	5,805.60			
	DIST:		103-541-5500-55211			5,805.60					
			120 lbs bulk grease/rd inv 607	607641		540.01	0.00	540.01			
	DIST:		103-541-5500-55210			540.01					
			6Gal Antifreeze-Rd	607785		48.00	0.00	48.00			
	DIST:		103-541-5500-55210			48.00					
989118	CHK	A	NEW RIVER SOLID WASTE ASSOCIAT	317	5	25,757.70	.00	25,757.70	03/04/2026		24208
			Jan 2026 BH tipping/sw	JAN26BH		2,162.70	0.00	2,162.70			
	DIST:		116-534-6500-53403			2,162.70					
			Jan 2026 BOCC tipping/sw	JAN26BOCC		20,978.40	0.00	20,978.40			

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
	DIST:		116-534-6500-53403		20,978.40						
			Citizen Tipping Fee 1.26-SW	JAN26CIT		116.40	0.00	116.40			
	DIST:		116-534-6500-53403		116.40						
			Jan 2026 BC trash pick up tipp	JAN26RES		637.50	0.00	637.50			
	DIST:		116-534-6500-53403		637.50						
			Jan 2026 VJs tipping/sw	JAN26VJS		1,862.70	0.00	1,862.70			
	DIST:		116-534-6500-53403		1,862.70						
989127	CHK	A	SOUTHEASTERN SERVICES INC	387	1	12,306.06	.00	12,306.06	03/04/2026		24208
			site attendants through 2/8/20	128880		12,306.06	0.00	12,306.06			
	DIST:		116-534-6500-53150			12,306.06					
989129	CHK	A	TARBOX CONSULTING AND DESIGN I	484	2	10,687.50	.00	10,687.50	03/04/2026		24208
			CR 229 N-Verdie-design/rd inv	1749		9,120.00	0.00	9,120.00			
	DIST:		600-541-7500-54604.9			9,120.00					
			CR 229 N-Verdie-design/rd inv	1750		1,567.50	0.00	1,567.50			
	DIST:		600-541-7500-54604.9			1,567.50					
989130	CHK	A	THOMAS HOWELL FERGUSON PA- THF	4583	2	17,977.90	.00	17,977.90	03/04/2026		24208
			FEMA 12.25 Hurricane Debby	152192		5,387.00	0.00	5,387.00			
	DIST:		001-511-1100-53119.1			5,387.00					
			FEMA 1.26 Hurricane Debby	152698		12,590.90	0.00	12,590.90			
	DIST:		001-511-1100-53119.1			12,590.90					
989143	CHK	A	AC ALL STARS NE LLC	4589	2	13,597.00	.00	13,597.00	03/10/2026		24240
			ST90 3TON HEAT PUMP,LIVING QU	PK04470		6,798.00	0.00	6,798.00			
	DIST:		105-522-5400-54615			6,798.00					
			ST90 3TON HEAT PUMP,TRAINING R	PK04478		6,799.00	0.00	6,799.00			
	DIST:		105-522-5400-54615			6,799.00					
989156	CHK	A	MES-FLORIDA	2244	1	54,625.00	.00	54,625.00	03/10/2026		24240
			AIR PAK X3 PRO SCBA 5x	2444384		54,625.00	0.00	54,625.00			
	DIST:		108-522-2710-56434			37,500.00					
	DIST:		108-522-2710-56434			1,875.00					
	DIST:		108-522-2710-56434			15,250.00					
989162	CHK	A	SCOTTY RHODEN, SHERIFF	757	1	6,229.29	.00	6,229.29	03/10/2026		24240
			Shoals Deputy Feb26	3430		6,229.29	0.00	6,229.29			
	DIST:		123-572-3920-53100			6,229.29					
REGISTER TOTALS Checks: 19 Voids: 0											
					53	1,409,534.79	0.00	1,409,534.79			

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	249,727		Millings Purchased, Reid Stafford awarded 6/2023	
						Elevator = 25,132, Library Reno = \$125,000; Sanderson Station Propane Tank \$10,000; Sanderson Station Signage \$5000, \$10,000 Vet Park Docks; Vet Park Power/FPL Costs \$14,000; \$15,800 Health Department Keyless Door Repair; \$1430 Jonesville Park Boundary Survey; \$ 6,040,2-factor Authentication Key - Microsoft; \$7525 Library AC, \$3,000 trees at Post Office, \$26,742 Sanderson Fire Pump; \$82.50 Tarbox work for Pond at Central County. \$40,194 COA Change Order \$2,8,072 Courthouse Keyless Entry Emergency Doors; \$67,735 Sanderson FS to FPL; \$6,700 Sanderson FS to Hometown; \$32,150 Sanderson FS to Sprinklermatic; \$28,868 Courthouse Generator	
1		Facilities Infrastructure Improvements = Library, Admin, CDD, Fairgrounds	766,223	567,726.00			
1		County Infrastructure Improvements = litter, overtime & lawn service	185,000	60,135			
1		Incentive Pay to Eligible Workers	\$488,750	488,750			
		TOTAL	\$2,836,850	\$2,506,284			
2	BOCC	Emergency Services Communication Phase 2	300,000	803,762.15		803,762.15 paid, 10% payment remaining	
2	Maint	Replacement Vehicle	35,000	47119		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	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	Rec	Replacement Field Groomer	13,000	14,595.00		Purchased	
2	Rec	Knabb Sports Complex Improvements- APPROPRIATION MATCH FUND	305,000	308,417		\$6,681 survey; \$76,600 irrigation, \$4,800 hydroseeding; \$61,430 concrete sidewalks and dugout pads; Privacy Fence and Tree Removal at Knabb, \$8,000; Vet Park and Jonesville- Ground Cover, Border \$13,431, \$7,522 sand for volleyball courts 5/30; \$33,840 fill dirt; \$11,800 clay, \$14,493 sand; \$63,700 fencing	
2	DevOps	6681	10,680	10,680		*Currently charged to DevOps- needs to be moved to ARPA	
2	DevOps	Security Related	4,500	0		vuln scanning	
2	DevOps	Large Format Scanner	8,000	7,612		Scanner Purchased \$4641, \$2383 for laminator; Table \$528	
2	Fire	Sanderson Fire Station	600,000	600,000		Complete	
2	Fire	Cuyler Fire Station	250,000	64,119		bathroom, driveway, garage doors conversion	
2	Fire	Thermal Camera	10,000	13,650		Purchased	
2	Transport	Replacement Office Furniture	2,000	0			
2	Transport	Replacement Equipment	5,000	1725		3 - Lucas Chest Compression Mounts	
2	Rescue	Headquarters Reno= Paint and Flooring	50,000	29,400		Paint and Flooring Complete	
2	S'W	Replacement Compactor Unit	34,500	31,336		Purchased	
2	S'W	Replacement of Dumpsters - 40 yard	27,500	20,406		Purchased	
2	S'W	Replacement of Dumpsters - 20 Yard	18,000	28,150		Purchased	
2	S'W	Replacement of Collection Site Attendant Building	5,000	4,234		All have been replaced 04/29/2024	
2	S'W	Collection Site Improvements	55,000			\$6,6654 Sign Cutter; Computer Clint; gate at steel bridge collection sit	
2	S'W	Collection Site Security Cameras	10,000	7,541			
2	BCSO	Body Worn Cameras	99,681	99681		Purchased	
2	Court Fac.	Security Improvements	200,000	230,180		Elevator Update x 2 \$50,264, Key Card System \$179,916; New	
2	Em Mng.	Transfer Switch	30,000	20,000		Purchased	
2	Contingenc	Contingency	6,589	0			
		TOTAL	2,836,850	2,522,908.15			



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

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

STAFF REPORT

DATE: February 4, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: **Ordinance No. 2026-01 SMALL SCALE LAND USE AMENDMENT
Agriculture B (AG B) to Very Low Density Residential (VLDR)**

BACKGROUND

Kelvin & Louann Crews on behalf of Nutty Buddy LLC has submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The subject parcels are comprised of 5 +/- acres and are currently vacant. Said parcels being identified as parcel ID 02-3S-20-0000-0000-0682 and 02-3S-20-0000-0000-0681 (each containing 2.5 acres) and is located off of Hill Lane in Sanderson. This property is currently considered non-conforming. The applicant intends to bring the parcels into compliance with current standards in order to place a mobile home on each lot. The companion rezoning ordinance requests a change from AG 10 to RCMH 2.5.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 10 (AG 10). The Applicant proposes a land use amendment (Ordinance 2026-01) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** and a companion rezoning (Ordinance 2026-02) from **AGRICULTURE 10 (AG 10) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.

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

- North: Medium Density Residential / Residential Conventional Mobile Home 0.5
- South: Agriculture B / Agriculture 10
- East: Agriculture B & VLDR / Agriculture 10 & RCMH 2.5
- West: Agriculture B & VLDR / Agriculture 10 & RCMH 1

CURRENT LAND USE CATEGORY

Policy A.1.10.1 Agriculture

B. Agriculture Ag B

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

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

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

PROPOSED LAND USE CATEGORY

Policy A.1.10.2 Residential

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

The following minimum criteria pertain to residential land use categories:

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

DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

Baker County Fire and Rescue / Trevor Nelson, Chief

- Issues with access and road needs to be improved to support the weight of Fire Apparatus since it does not abut a currently maintained County Road.

Environmental Health / Ryan McFadden

- No issues.

Public Works Department / Chris Lee, Director

- No issues.

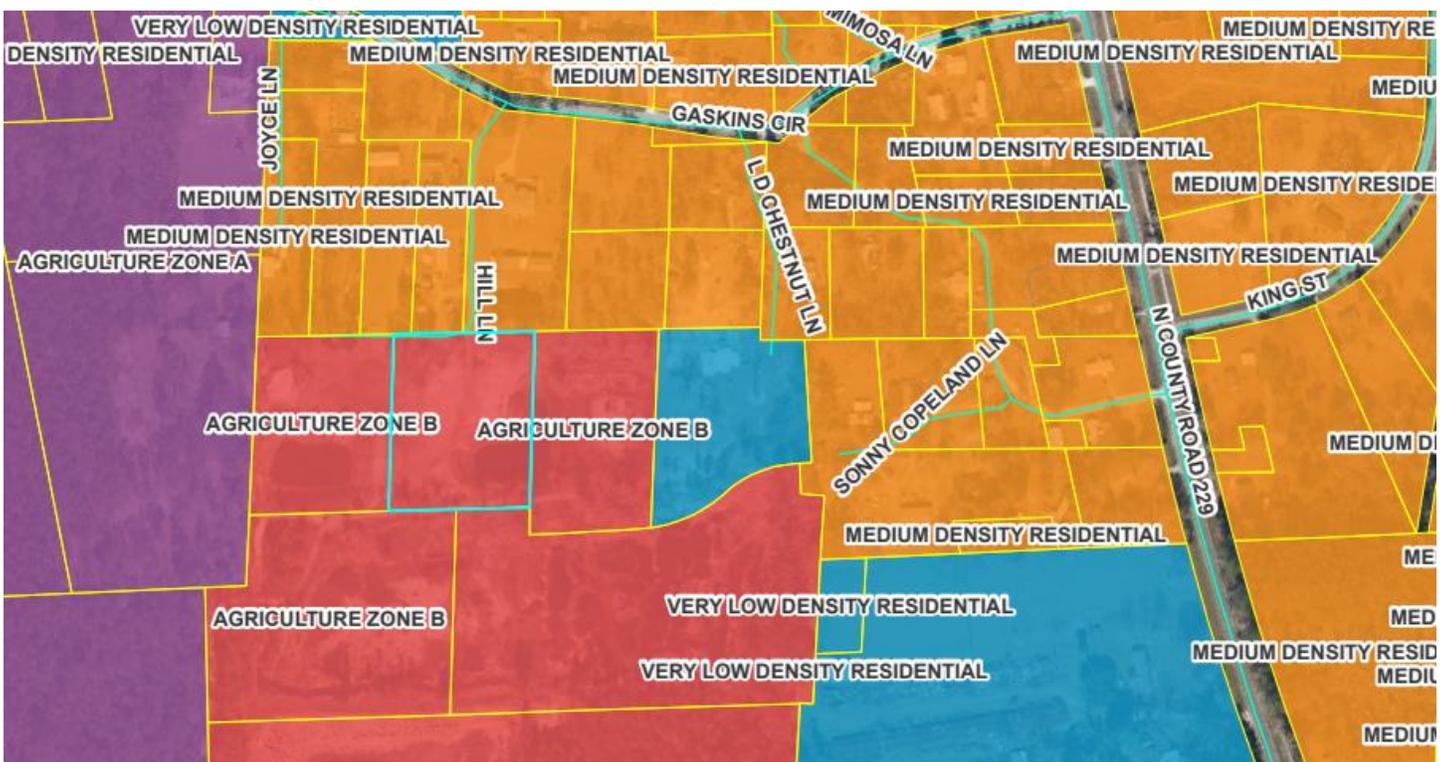
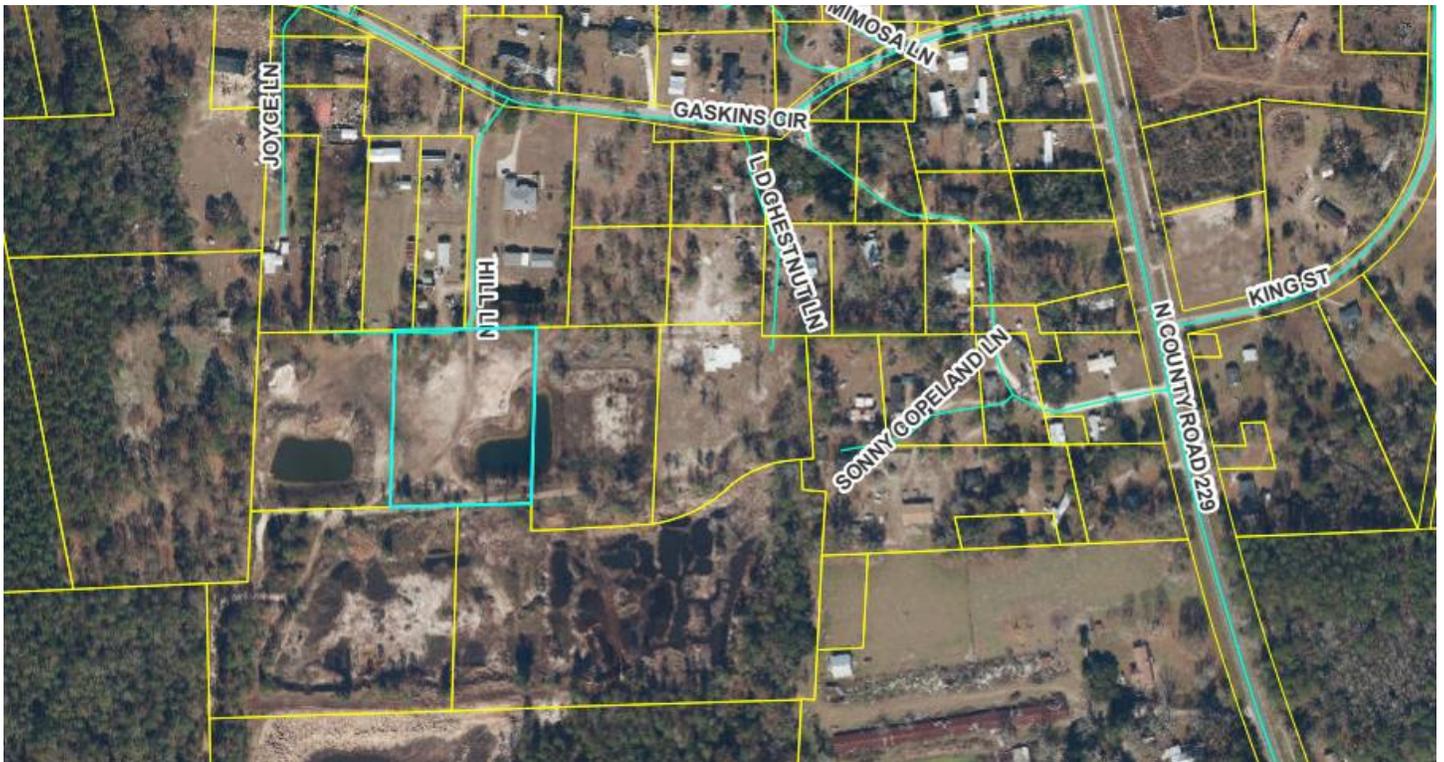
School District / Chadd Scarborough

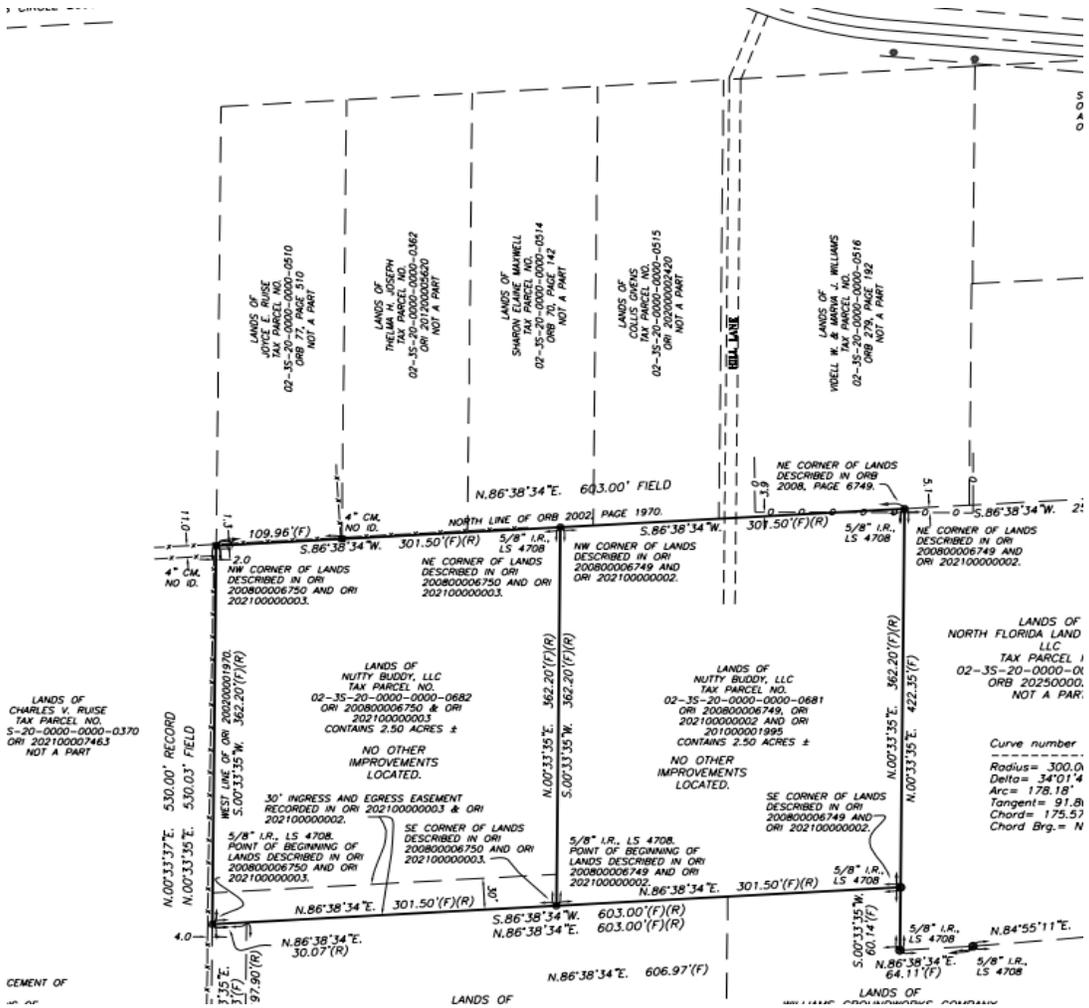
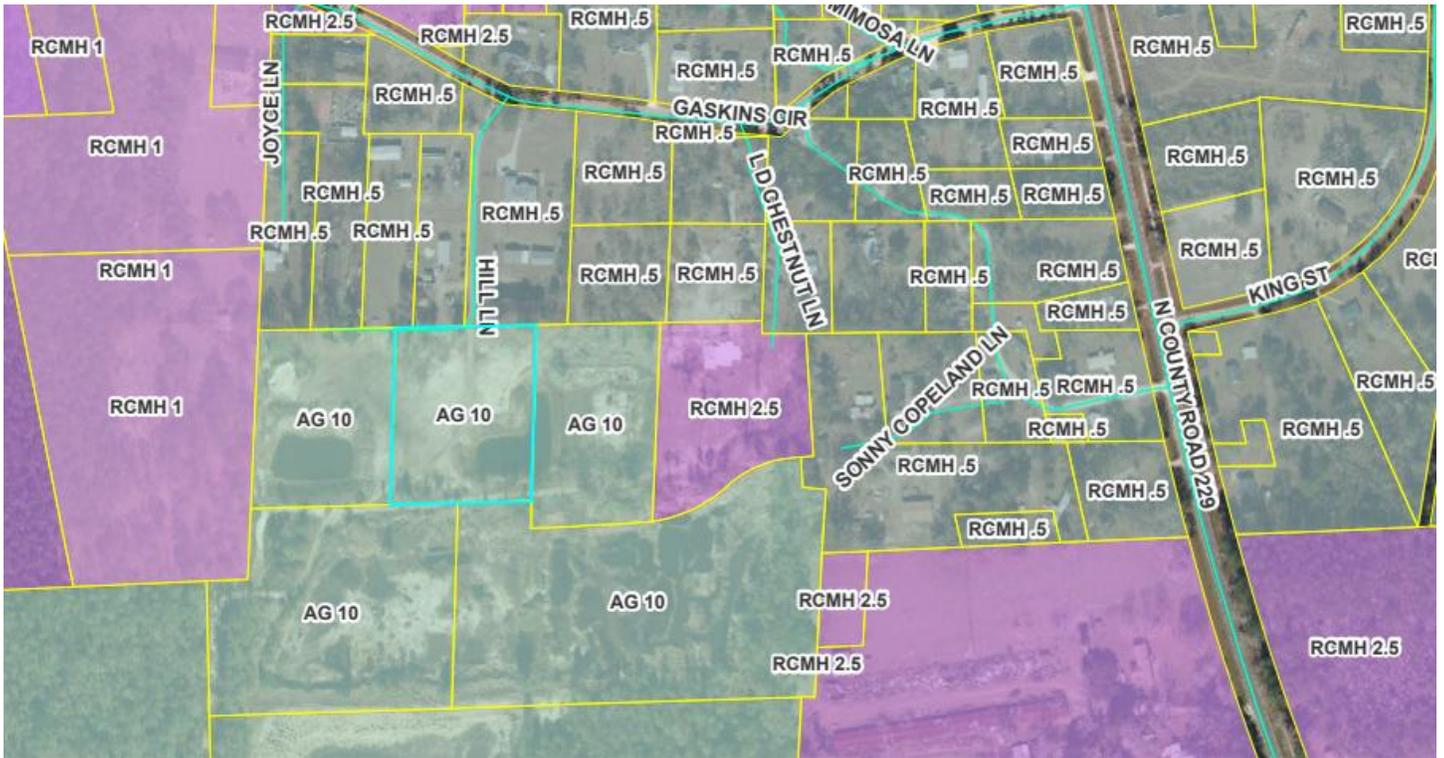
- No comments.

- No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Small Scale Land Use Amendment application for **Ordinance 2026-01** requesting change of **AGRICULTURE B (AG B)** to **VERY LOW DENSITY RESIDENTIAL (VLDR)**.





ORDINANCE 2026-01

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA MAKING A SMALL SCALE AMENDMENT TO THE BAKER COUNTY COMPREHENSIVE PLAN BY RECLASSIFYING APPROXIMATELY 5.00 +/- ACRES OF REAL PROPERTY OWNED BY NUTTY BUDDY LLC FROM AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) IN ORDER TO BRING THE PARCEL INTO COMPLIANCE ON THE FUTURE LAND USE MAP; PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the proposed small scale amendment to the Baker County Future Land Use Map is for approximately **5.00 +/-** acres of real property owned by **NUTTY BUDDY LLC**; and

WHEREAS, the corresponding parcel identification number is **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, March 17, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, April 7, 2026 after 6:00 P.M.** and approved the amendment to the Baker County Future Land Use Map; and

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

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

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

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **NUTTY BUDDY LLC** and identified by the Baker County Property Appraiser Identification Number: **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

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

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

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

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

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

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0682

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORD BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD LS 4708 AND THE POINT OF BEGINNING; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET; THENCE N 00°D33'35" E, A DISTANCE OF 362.20 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 2002, PAGE 1970; THENCE S 86 DEGREES 38'34" W, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 301.50 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID ORB 2002, PAGE 1970; THENCE S 00 DEGREES 33'35" W, ALONG THE AFOREMENTIONED WEST LINE A DISTANCE OF 362.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST; THENCE RUN N86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE SW CORNER OF THE ABOVE DESCRIBED LANDS; THENCE RUN N 00 DEGREES 33'35" E, A DISTANCE OF 30.00 FEET; THENCE RUN S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET; THENCE RUN S 00 DEGREES 33'35" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, AND ALSO A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 11, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 20 EAST, AND RUN N 00 DEGREES 02'25" E, ALONG THE WEST LINE OF SAID NW ¼ OF THE NE ¼, ALSO BEING THE EAST LINE OF CITRUS ACRES, AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 1346.17 FEET TO A CONCRETE MONUMENT LS 1380 MARKING THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2 AND ALSO BEING A POINT ON THE NORTH LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11; THENCE N 86 DEGREES 39'14" E, ALONG SAID NORTH LINE OF SECTION 11, A DISTANCE OF 88.04 FEET TO THE SW CORNER OF PARCEL 136, DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 BAKER COUNTY, FLORIDA; THENCE N 00 DEGREES 33'35" E ALONG THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 30.07 FEET; THENCE S 00 DEGREES 33'35" W, PARALLEL TO THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 197.90 FEET; THENCE S 86 DEGREES 39'14" W, PARALLEL TO SAID NORTH LINE OF SECTION 11, A DISTANCE OF 87.78 FEET; THENCE S 00 DEGREES 02'25" W, PARALLEL TO SAID WEST LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11, A DISTANCE OF 1316.08 FEET TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼; THENCE S 86 DEGREES 34'35" W, ALONG SAID SOUTH LINE OF THE NW ¼ OF THE NE ¼, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 60 FEET OF THE NORTH ¼ OF THE NW ¼ OF SECTION 11 (ALSO BEING THE SOUTH 60 FEET OF CITRUS ACRES AS RECORDED IN PLAT BOOK 1 PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA); THE WEST 30 FEET OF THE NORTH ¼ OF THE NW ¼ OF SECTION 11; THE EAST 30 FEET OF THE NORTH ¼ OF THE NE ¼ OF SECTION 10; THE WEST 30 FEET OF THE SW ¼ OF SECTION 2, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THE EAST 30 FEET OF THE SE ¼ OF SECTION 3, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE SOUTHEASTERLY 30 FEET EITHER SIDE OF THE CENTER OF SAID GUNTER ROAD, 2600 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF GASKINS CIRCLE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) IN TOWNSHIP 2 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA.

DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0681

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORD BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD LS 4708; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING; THENCE N 00 DEGREES 33'35" E, A DISTANCE OF 362.20 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 2002, PAGE 1970; THENCE N 86 DEGREES 38'34" E, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 301.50 FEET TO A 5/8 INCH IRON ROD LS 4708; THENCE S 00 DEGREES 33'35" W, A DISTANCE OF 362.20 FEET TO 5/8 INCH IRON ROD LS 4708; THENCE S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.

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TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, AND ALSO A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 11, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 20 EAST, AND RUN N 00 DEGREES 02'25" E, ALONG THE WEST LINE OF SAID NW ¼ OF THE NE ¼, ALSO BEING THE EAST LINE OF CITRUS ACRES, AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 1346.17 FEET TO A CONCRETE MONUMENT LS 1380 MARKING THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2 AND ALSO BEING A POINT ON THE NORTH LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11; THENCE N 86 DEGREES 39'14" E, ALONG SAID NORTH LINE OF SECTION 11, A DISTANCE OF 88.04 FEET TO THE SW CORNER OF PARCEL 136, DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 BAKER COUNTY, FLORIDA; THENCE N 00 DEGREES 33'35" E ALONG THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 30.07 FEET; THENCE S 00 DEGREES 33'35" W, PARALLEL TO THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 197.90 FEET; THENCE S 86 DEGREES 39'14" W, PARALLEL TO SAID NORTH LINE OF SECTION 11, A DISTANCE OF 87.78 FEET; THENCE S 00 DEGREES 02'25" W, PARALLEL TO SAID WEST LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11, A DISTANCE OF 1316.08 FEET TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼; THENCE S 86 DEGREES 34'35" W, ALONG SAID SOUTH LINE OF THE NW ¼ OF THE NE ¼, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING.

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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 4, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: **Ordinance No. 2026-02 REZONING**
Agriculture 10 (AG 10) to Residential Conventional Mobile Home 2.5 (RCMH2.5)

BACKGROUND

Kelvin & Louann Crews on behalf of Nutty Buddy LLC has submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The subject parcels are comprised of 5 +/- acres and are currently vacant. Said parcels being identified as parcel ID 02-3S-20-0000-0000-0682 and 02-3S-20-0000-0000-0681 (each containing 2.5 acres) and is located off of Hill Lane in Sanderson. This property is currently considered non-conforming. The applicant intends to bring the parcels into compliance with current standards in order to place a mobile home on each lot. The companion land use application requests a change from Agriculture B to Very Low Density Residential.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a zoning change (Ordinance 2026-02) from **AGRICULTURE 10 (AG 10) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)** and a companion land use amendment (Ordinance 2026-01) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)**.

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

North: Medium Density Residential / Residential Conventional Mobile Home 0.5

South: Agriculture B / Agriculture 10

East: Agriculture B & VLDR / Agriculture 10 & RCMH 2.5

West: Agriculture B & VLDR / Agriculture 10 & RCMH 1

ORDINANCE CODE

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

CURRENT ZONING DISTRICT

Sec. 24-190. - AG 10 Agricultural District.

- (a) *Generally.* This section applies to the AG 10 Agricultural District. This district is similar to the AG 20 district; however, the minimum lot size is ten acres. Development must meet building codes and have a county department of health approved well and septic tank installation. It applies to parcels under one ownership which are less than 320 acres at the time of adoption of the comprehensive plan and which are used for cultivation of silviculture crops, row crops and/or livestock within the Agricultural A land use category of the comprehensive plan. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
- (1) Within any AG 10 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed lot (site plan review).
 - d. Feed store (site plan review).
 - e. Fishponds (two acres or less).
 - f. Golf course/club.
 - g. Guest house (site plan review).
 - h. Labor camp (site plan review).
 - i. Mobile home (one unit per ten acres).
 - j. Public or private riding stable (see section 24-148(c) and (d)).
 - k. Roadside produce stand.
 - l. Sawmill.
 - m. Silviculture.
 - n. Single-family (one unit per ten acres).
 - o. Slaughterhouse (site plan review).
 - p. Special use (see section 24-234).
 - q. Sports club.
 - r. Temporary use (see section 24-234).
 - s. Veterinary clinic (site plan review).
 - t. 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 10 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) Kennel.
 - (2) Homestead division.
 - (3) Family lot division.
 - (4) Fishponds (greater than two acres).
 - (5) Reserved.
 - (6) Wireless telecommunication facilities (see section 24-235).
 - (7) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.

- d. Neighborhood association.
- e. Cultural activities.
- (8) 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, depth and area).
 - a. Width: 200 feet.
 - b. Depth: none.
 - c. Area: ten 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: 50 feet.
- (4) Maximum height of structures. Maximum height of structures shall be 50 feet.

PROPOSED ZONING DISTRICT

Section 24-192. Residential Conventional and Mobile Home 2.5 District.

- (a) *Generally.* The provisions of this section apply to the RCMH 2.5 Residential Conventional and Mobile Home District. The purpose of classifying land and water areas within this district is to provide a transition between agriculture and residential uses and to accommodate large lot residential development of single-family conventional and mobile homes within the Very Low Density land use category of the comprehensive plan. One unit per 2½ 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 RCMH 2.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Community residential facility, Type A.
 - c. Country club.
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house (site plan review).
 - g. Reserved.
 - h. Mobile home (one unit per 2.5 acres).
 - i. Roadside produce stand.
 - j. Silviculture.
 - k. Single-family conventional (one unit per 2.5 acres).
 - l. Special use (see section 24-234).
 - m. Temporary use (see section 24-234).
- (2) Additionally, within any RCMH 2.5 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) Private riding stable (site plan review; see section 24-148(c)).
- (2) Public riding stable (site plan review; see section 24-148(d)).
- (3) Veterinarian clinic (site plan review).
- (4) Wireless telecommunication facilities (see section 24-235).
- (5) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
 - e. Cultural activities.
- (d) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (e) *Setback and other standards.*
 - (1) Minimum lot requirements (width, depth and area).
 - a. Width: 200 feet.
 - b. Area: 2.5 acres.
 - c. Depth: 300 feet.
 - (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: 50 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 45 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

Baker County Fire and Rescue / Trevor Nelson

- 1. Issues with access and road needs to be improved to support the weight of Fire Apparatus since it does not abut a currently maintained County Road.

Public Works Department / Chris Lee

- 1. No issues.

Baker County Health Department / Ryan McFadden

- 1. No issues.

Baker County School District / Chadd Scarborough

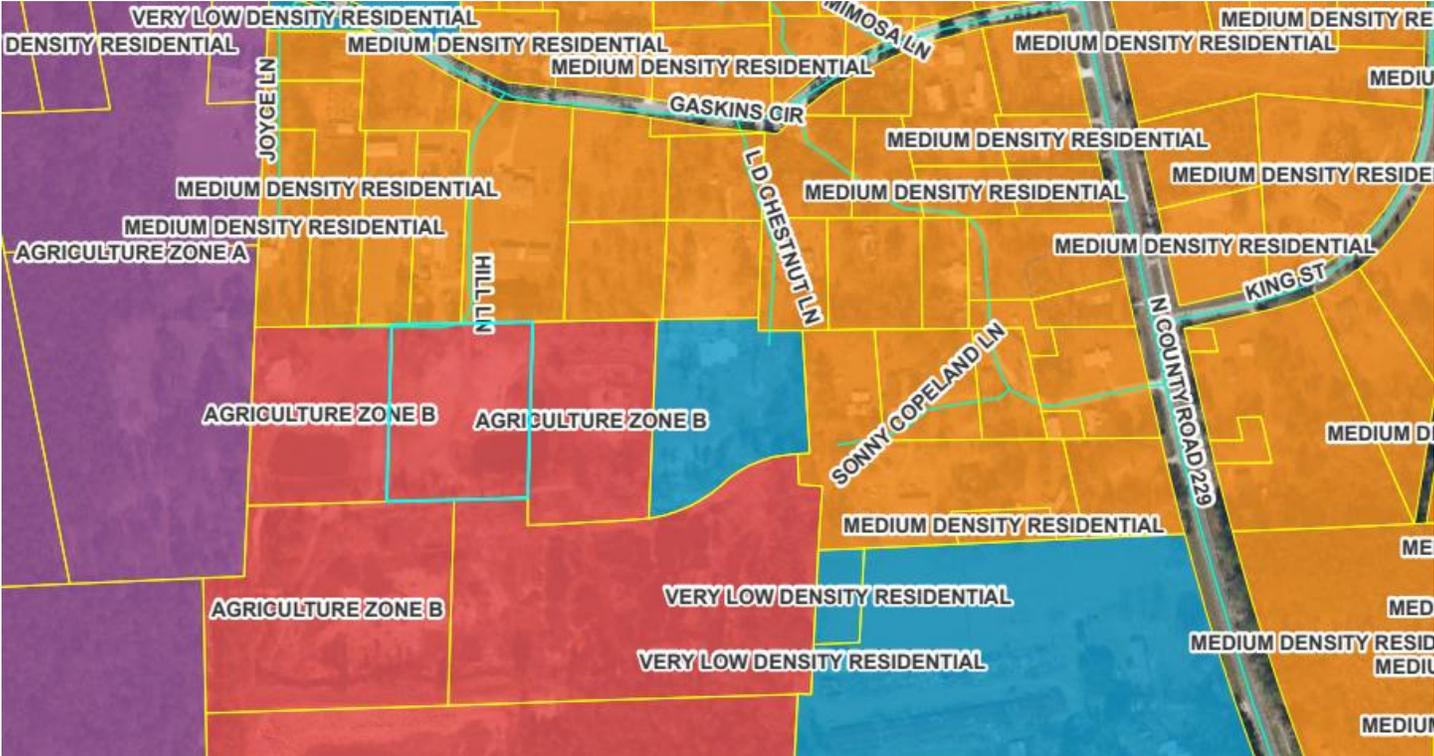
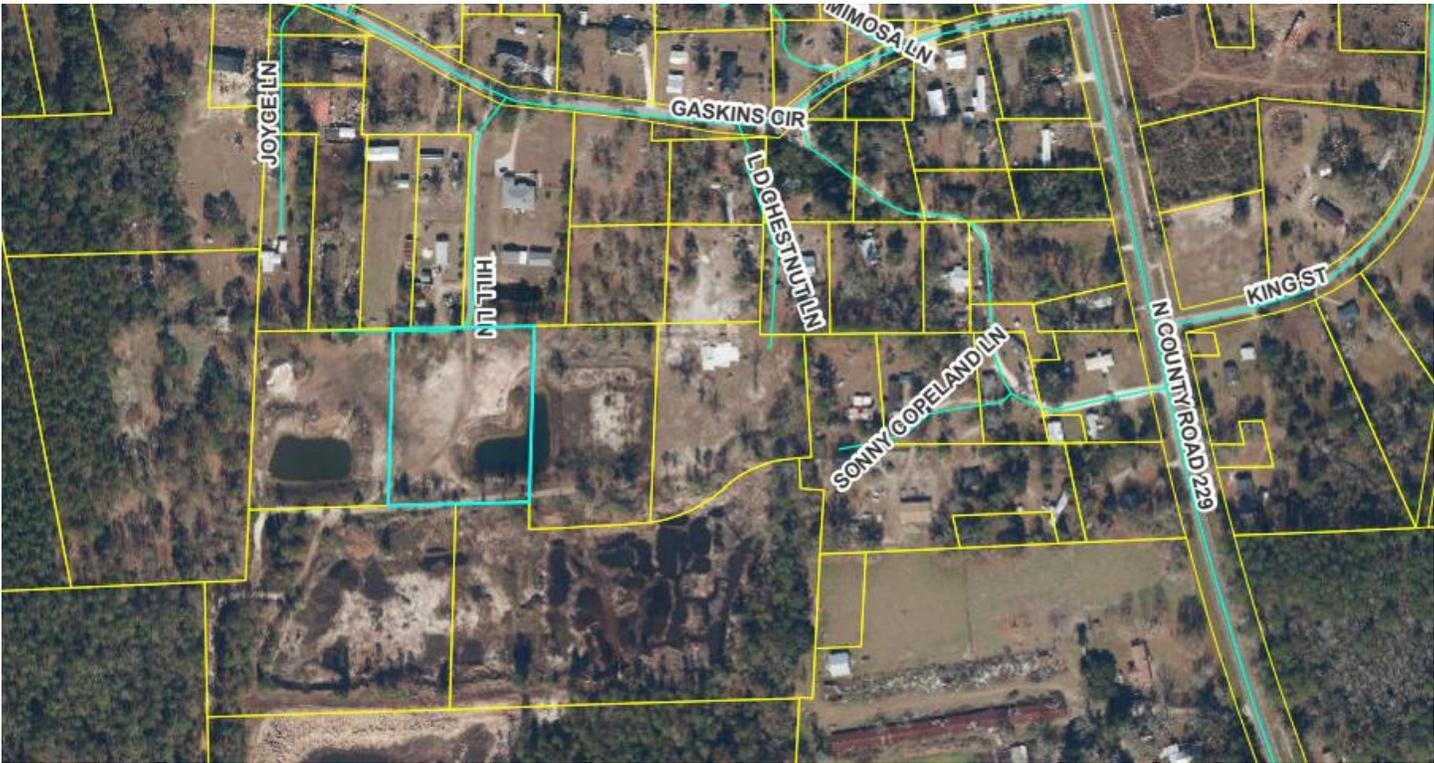
- 1. No comments.

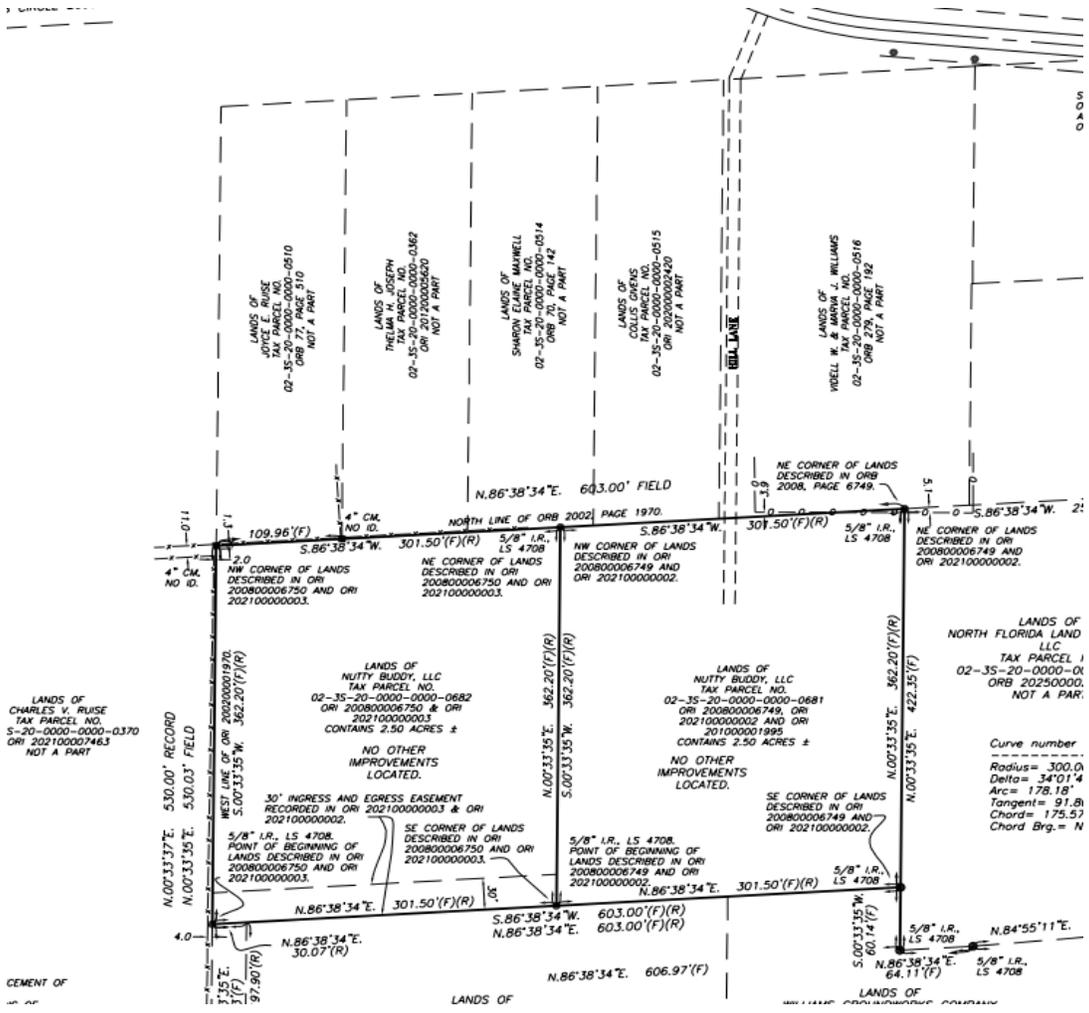
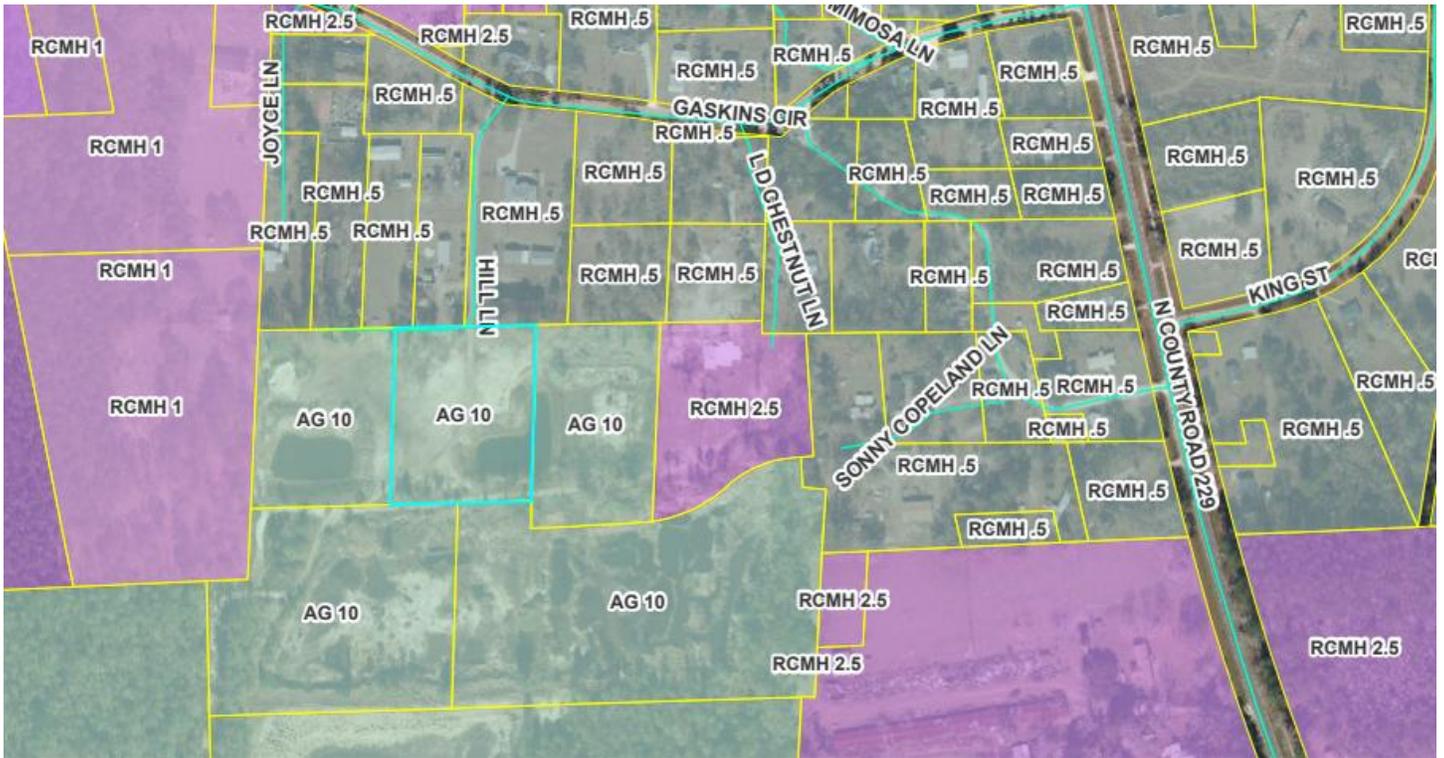
County Manager / Sara Little

- 1. No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2026-02** from **AGRICULTURE 10 (AG 10)** to **RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.





ORDINANCE 2026-02

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 5.00 +/- ACRES OF REAL PROPERTY OWNED BY NUTTY BUDDY LLC FROM AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 (RCMH 2.5) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE WITH ITS ACREAGE; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the proposed zoning change is for approximately **5.00 +/- acres** of real property owned by **NUTTY BUDDY LLC**; and

WHEREAS, the corresponding parcel identification number is **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, March 17, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, April 7, 2026 after 6:00 P.M.** and approved the Rezoning; and

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

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

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

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

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **NUTTY BUDDY LLC** and identified by the Baker County Property Appraiser Identification Number: **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682;** and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

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

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

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

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

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0682

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORD BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD LS 4708 AND THE POINT OF BEGINNING; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET; THENCE N 00 DEGREES 33'35" E, A DISTANCE OF 362.20 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 2002, PAGE 1970; THENCE S 86 DEGREES 38'34" W ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 301.50 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID ORB 2002, PAGE 1970; THENCE S 00 DEGREES 33'35" W, ALONG THE FOREMENTIONED WEST LINE A DISTANCE OF 362.20 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST; THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE SW CORNER OF THE ABOVE DESCRIBED LANDS; THENCE RUN N 00 DEGREES 33'35" E, A DISTANCE OF 30.00 FEET; THENCE RUN S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET; THENCE RUN S 00 DEGREES 33'35" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, AND ALSO A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 11, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 20 EAST, AND RUN N 00 DEGREES 02'25" E, ALONG THE WEST LINE OF SAID NW ¼ OF THE NE ¼, ALSO BEING THE EAST LINE OF CITRUS ACRES, AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 1346.17 FEET TO A CONCRETE MONUMENT LS 1380 MARKING THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2 AND ALSO BEING A POINT ON THE NORTH LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11; THENCE N 86 DEGREES 39'14" E, ALONG SAID NORTH LINE OF SECTION 11, A DISTANCE OF 88.04 FEET TO THE SW CORNER OF PARCEL 136, DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 BAKER COUNTY, FLORIDA; THENCE N 00 DEGREES 33'35" E ALONG THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 30.07 FEET; THENCE S 00 DEGREES 33'35" W, PARALLEL TO THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 197.90 FEET; THENCE S 86 DEGREES 39'14" W, PARALLEL TO SAID NORTH LINE OF SECTION 11, A DISTANCE OF 87.78 FEET; THENCE S 00 DEGREES 02'25" W, PARALLEL TO SAID WEST LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11, A DISTANCE OF 1316.08 FEET TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼; THENCE S 86 DEGREES 34'35" W, ALONG SAID SOUTH LINE OF THE NW ¼ OF THE NE ¼, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 60 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11 (ALSO BEING THE SOUTH 60 FEET OF CITRUS ACRES AS RECORDED IN PLAT BOOK 1 PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA); THE WEST 30 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11; THE EAST 30 FEET OF THE NORTH ½ OF THE NE ¼ OF SECTION 10; THE WEST 30 FEET OF THE SW ¼ OF SECTION 2, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THE EAST 30 FEET OF THE SE ¼ OF SECTION 3, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE SOUTHEASTERLY 30 FEET EITHER SIDE OF THE CENTER OF SAID GUNTER ROAD, 2600 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF GASKINS CIRCLE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) IN TOWNSHIP 2 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA.

DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0681

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORD BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD LS 4708; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING; THENCE N 00 DEGREES 33'35" E, A DISTANCE OF 362.20 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 2002, PAGE 1970; THENCE N 86 DEGREES 38'34" E, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 301.50 FEET TO A 5/8 INCH IRON ROD LS 4708; THENCE S 00 DEGREES 33'35" W, A DISTANCE OF 362.20 FEET TO 5/8 INCH IRON ROD LS 4708; THENCE S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST; THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE SW CORNER OF THE ABOVE DESCRIBED LANDS; THENCE RUN N 00 DEGREES 33'35" E, A DISTANCE OF 30.00 FEET; THENCE RUN S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET; THENCE RUN S 00 DEGREES 33'35" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, AND ALSO A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 11, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 20 EAST, AND RUN N 00 DEGREES 02'25" E, ALONG THE WEST LINE OF SAID NW ¼ OF THE NE ¼, ALSO BEING THE EAST LINE OF CITRUS ACRES, AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 1346.17 FEET TO A CONCRETE MONUMENT LS 1380 MARKING THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2 AND ALSO BEING A POINT ON THE NORTH LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11; THENCE N 86 DEGREES 39'14" E, ALONG SAID NORTH LINE OF SECTION 11, A DISTANCE OF 88.04 FEET TO THE SW CORNER OF PARCEL 136, DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 BAKER COUNTY, FLORIDA; THENCE N 00 DEGREES 33'35" E ALONG THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 30.07 FEET; THENCE S 00 DEGREES 33'35" W, PARALLEL TO THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 197.90 FEET; THENCE S 86 DEGREES 39'14" W, PARALLEL TO SAID NORTH LINE OF SECTION 11, A DISTANCE OF 87.78 FEET; THENCE S 00 DEGREES 02'25" W, PARALLEL TO SAID WEST LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11, A DISTANCE OF 1316.08 FEET TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼; THENCE S 86 DEGREES 34'35" W, ALONG SAID SOUTH LINE OF THE NW ¼ OF THE NE ¼, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 60 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11 (ALSO BEING THE SOUTH 60 FEET OF CITRUS ACRES AS RECORDED IN PLAT BOOK 1 PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA); THE WEST 30 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11; THE EAST 30 FEET OF THE NORTH ½ OF THE NE ¼ OF SECTION 10; THE WEST 30 FEET OF THE SW ¼ OF SECTION 2, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THE EAST 30 FEET OF THE SE ¼ OF SECTION 3, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE SOUTHEASTERLY 30 FEET EITHER SIDE OF THE CENTER OF SAID GUNTER ROAD, 2600 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF GASKINS CIRCLE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) IN TOWNSHIP 2 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA.



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

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

STAFF REPORT

DATE: March 5, 2026

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

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2026-03 REZONING**
Agriculture 7.5 (AG 7.5) to Agriculture 5 (AG 5)

BACKGROUND

Stephen Parker has submitted an application with the Baker County Community Development Department requesting a **REZONING FROM AGRICULTURE 7.5 (AG 7.5) to AGRICULTURE 5 (AG 5)**. The subject property is 10 acres, comprised of two (2) parcels (No. 31-3S-21-0000-0000-0100 & 31-3S-21-0000-0000-0030), and is located at 12031 Clet Harvey Rd. The property is currently in compliance with current zoning standards. However, the applicant's intention is to split the property evenly between two (2) siblings, thus creating two (2) parcels, each containing 5 acres.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicants propose a change in zoning (Ordinance 2026-03) from **AGRICULTURE 7.5 (AG 7.5) to AGRICULTURE 5 (AG 5)**.

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

North: Agriculture B / Agriculture 7.5

South: Agriculture B / Agriculture 7.5

East: Agriculture B / Agriculture 7.5

West: Agriculture B / Agriculture 7.5

ORDINANCE CODE

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

CURRENT ZONING DISTRICT

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

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

(b) *Permitted uses and structures.*

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

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

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

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

(c) *Permissible uses by special exception.*

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

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

PROPOSED ZONING DISTRICT

Section 24.191.01 – AG 5 Agricultural District.

- (a) *Generally.* This section applies to the AG 5.0 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the Comprehensive Plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 5.0 acres to 7.4 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
- (1) Within any AG 5.0 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed store (site plan review).

- d. Fishponds (two acres or less).
- e. Golf course/club.
- f. Guest house (site plan review).
- g. Labor camp (site plan review).
- h. Mobile home (one unit per 5.0 acres).
- i. Private riding stable (site plan review; see Section 24-148(c)).
- j. Public riding stable (site plan review; see Section 24-148(d)).
- k. Roadside produce stand.
- l. Silviculture.
- m. Single-family (one unit per 5.0 acres).
- n. Special use (see Section 24-234).
- o. Sports club.
- p. Temporary use (see Section 23-234).
- q. Veterinary clinic (site plan review).

- (2) Additionally, within any AG 5.0 district, the following accessory uses, and structures are allowed by right:
- a. Storage buildings, sheds, tool houses, and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.

(c) *Permissible uses by special exception.*

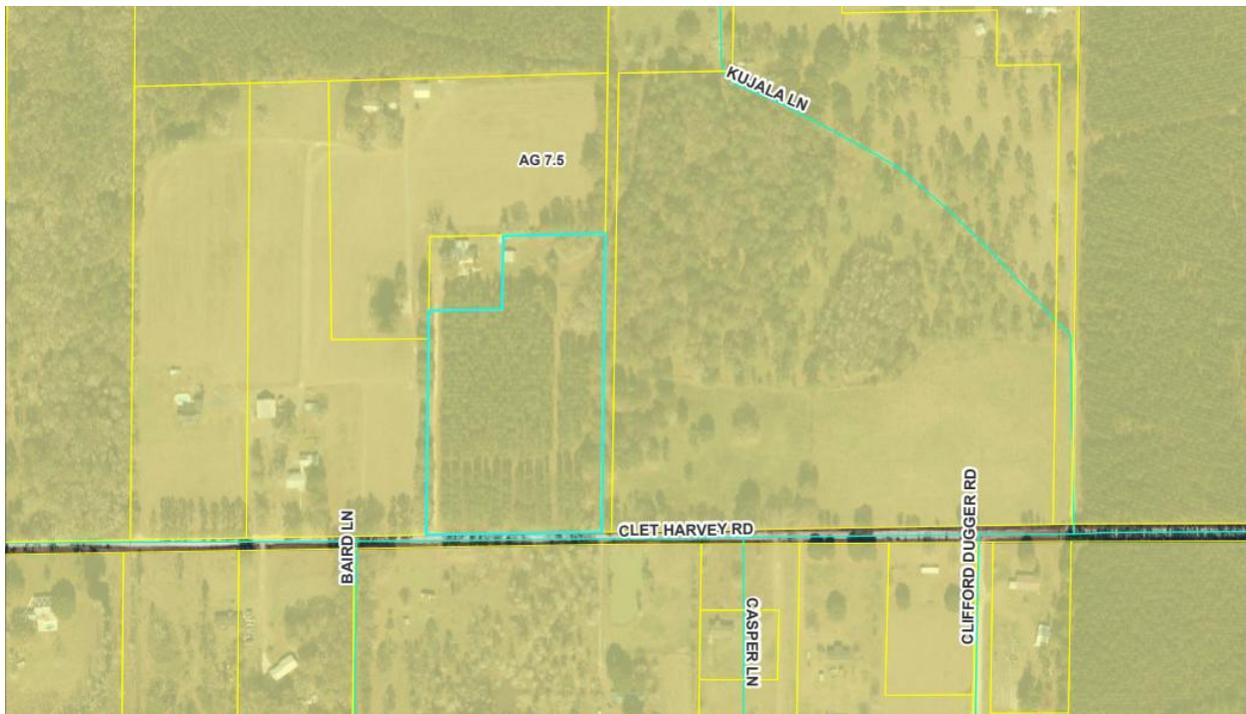
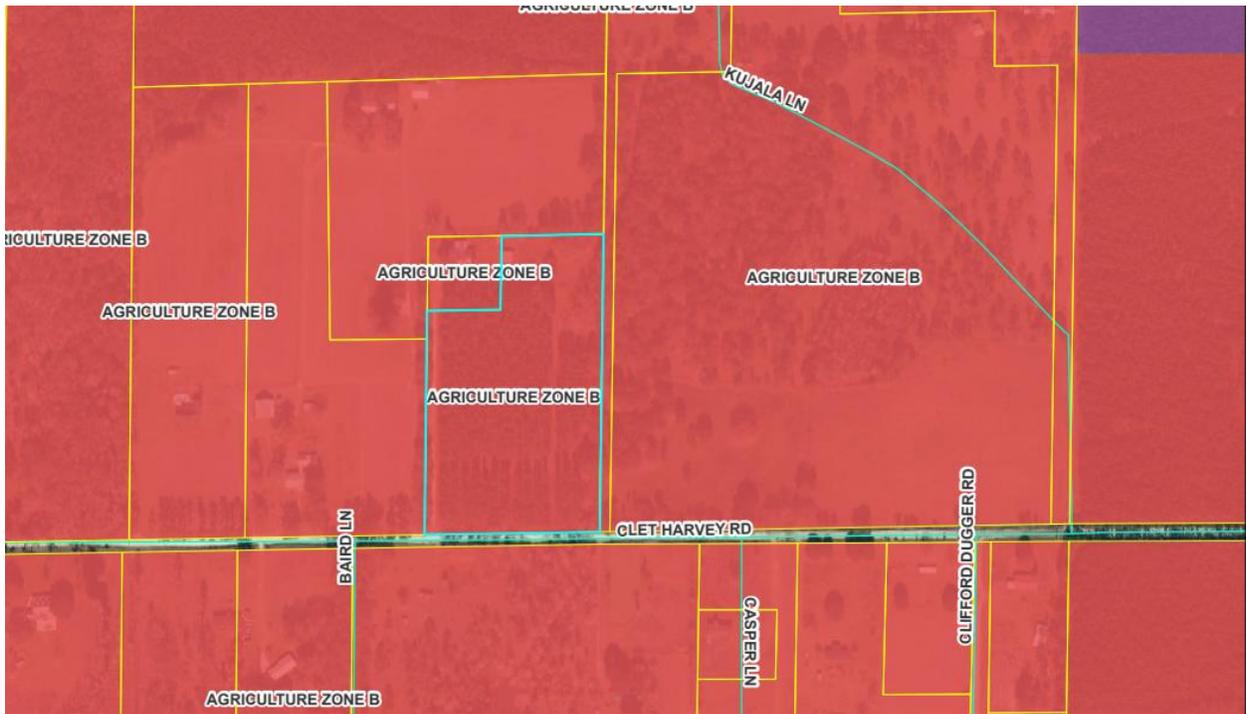
- (1) Family lot division.
- (2) Kennel.
- (3) Sawmill.
- (4) Homestead division (site plan review).
- (5) Wireless telecommunication facilities (see Section 24-235).
- (6) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.

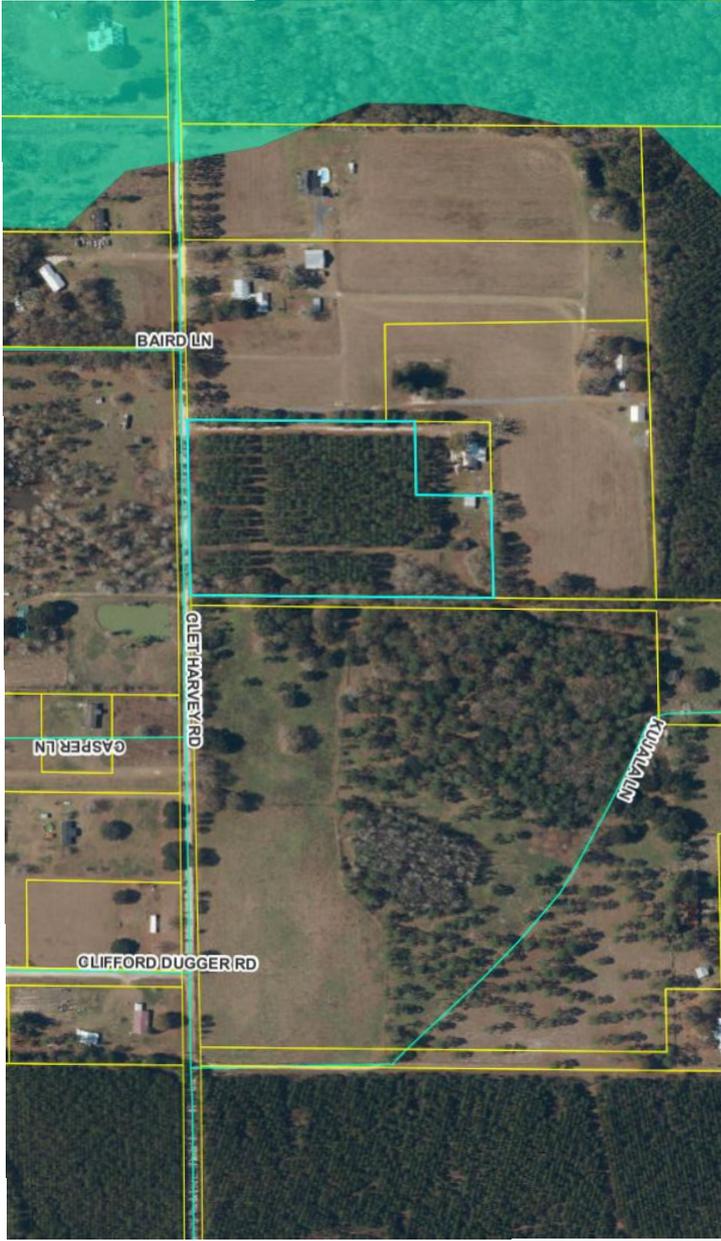
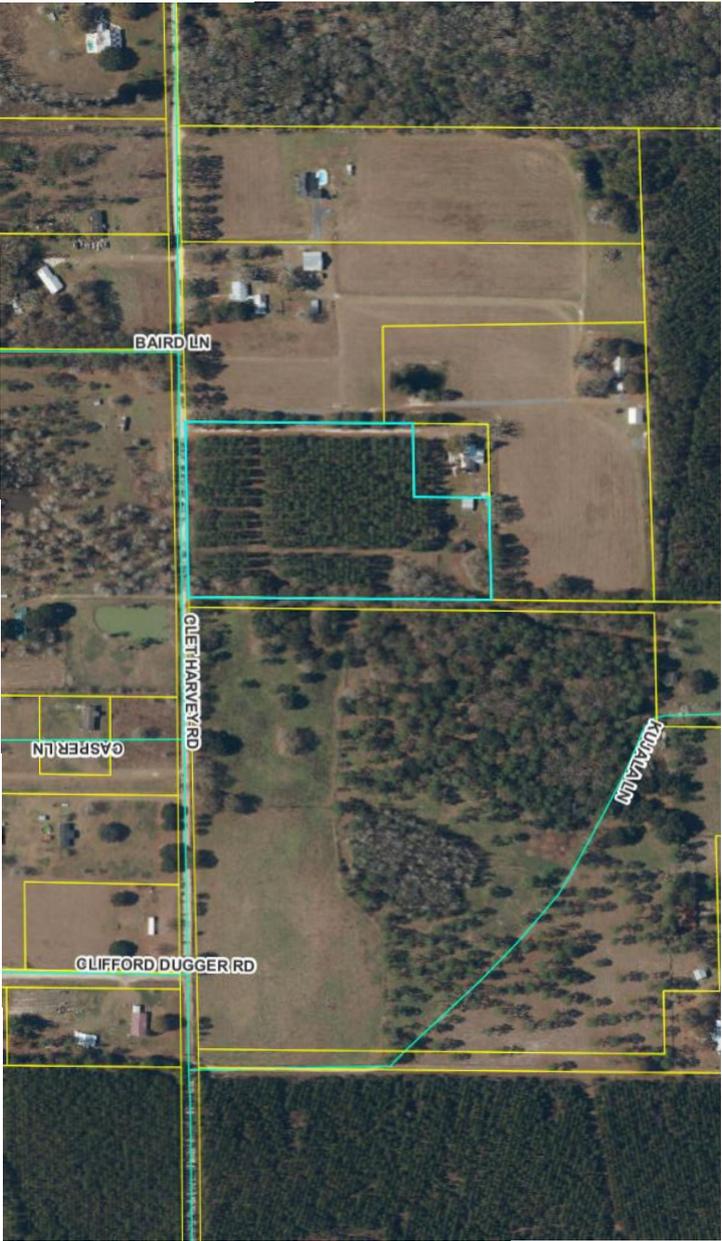
(d) *Permissible uses by limited notice.*

- (1) Day care center.
- (2) Home occupation.

(e) *Setback and other standards.*

- (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 5.0 acres.
- (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
- (3) Minimum yard requirements.
 - a. Front: Fifty (50) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Twenty-Five (25) feet.
- (4) Maximum height of structures shall be thirty-five (35) feet.





ORDINANCE 2026-03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 10.00 +/- ACRES OF REAL PROPERTY OWNED BY STEPHEN PARKER FROM AGRICULTURE 7.5 (AG 7.5) TO AGRICULTURE 5 (AG 5) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE WITH ITS ACREAGE; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the proposed zoning change is for approximately **10.00 +/- acres** of real property owned by **STEPHEN PARKER**; and

WHEREAS, the corresponding parcel identification number is **31-3S-21-0000-0000-0100 & 31-3S-21-0000-0000-0030**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, March 17, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, April 7, 2026 after 6:00 P.M.** and approved the Rezoning; and

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

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

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

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

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **STEPHEN PARKER** and identified by the Baker County Property Appraiser Identification Number: **31-3S-21-0000-0000-0100 & 31-3S-21-0000-0000-0030**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

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

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

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

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

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

Begin at the Southeast corner of the SW 1/4 of the SE 1/4, Section 31, Township 3 South, Range 21 East and run S 88 degrees 50' W, along the South line of said Section 31, 500.00 feet, thence N 0 degrees 15' E, 661 feet to the Point of Beginning, thence continue N 0 degrees 15' E, 210 feet, thence N 88 degrees 50' E, 210 feet, thence S 0 degrees 15' W, 210 feet, thence S88 degrees 50' W, 210 feet to the Point of Beginning.

EXHIBIT 2

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LAND RECORDED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST; THENCE SOUTH 88°06'29" WEST, ON THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 250.06 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 0°10'10" WEST, A DISTANCE OF 871.00 FEET TO THE NORTH LINE OF AFOREMENTIONED LAND DESCRIBED IN INSTRUMENT # 200300001536; THENCE NORTH 88°06'29" EAST, ON SAID NORTH LINE, A DISTANCE OF 250.06 FEET TO THE NORTHEAST CORNER OF SAID LAND AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°10'10" EAST, ON THE EAST LINE OF SAID LAND AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 871.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF CLET HARVEY ROAD (A COUNTY MAINTAINED GRADED RIGHT OF WAY)

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LAND RECORDED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID COMMENCEMENT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST; THENCE SOUTH 88°06'29" WEST, ON THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 250.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°06'29" WEST, ON SAID SOUTH LINE, A DISTANCE OF 249.94 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LAND DESCRIBED IN INSTRUMENT # 200300001536; THENCE DEPARTING SAID SOUTH LINE, NORTH 0°10'10" WEST, ON THE WEST LINE OF SAID LAND, A DISTANCE OF 661.00 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT # 202000001990; THENCE NORTH 88°06'29" EAST, ON THE SOUTH LINE OF SAID LAND, 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE NORTH 0°10'10" WEST, ON THE EAST LINE OF SAID LAND, 210.00 FEET TO THE NORTHEAST CORNER OF SAID LAND; THENCE NORTH 88°06'29" EAST, ON THE NORTH LINE OF AFORESAID LAND DESCRIBED IN INSTRUMENT # 200300001536, A DISTANCE OF 39.94 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 0°10'10" EAST, A DISTANCE OF 871.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF CLET HARVEY ROAD (A COUNTY MAINTAINED GRADED RIGHT OF WAY)



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

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

STAFF REPORT

DATE: March 5, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: **Ordinance No. 2026-04 SMALL SCALE LAND USE AMENDMENT
Agriculture B (AG B) to Very Low Density Residential (VLDR)**

BACKGROUND

Raymond & Karen Bailey have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 5.01-acre parcel (No. 08-2S-22-0000-0000-0215) is located at 5611 CR 23C, Macclenny, FL 32063. This parcel was created prior to current zoning standards. The applicant intends to bring the parcel into compliance with current standards, as well as prepare for the creation of a 2.5-acre family lot for their child. The companion rezoning ordinance requests a change from AG 7.5 to RCMH 2.5.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a land use amendment (Ordinance 2026-04) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** and a companion rezoning (Ordinance 2026-05) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.

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

- North: Agriculture B / Agriculture 7.5
- South: Agriculture B / Agriculture 7.5
- East: Agriculture B / Agriculture 7.5
- West: Very Low Density Residential / Residential Conventional 1

CURRENT LAND USE CATEGORY

Policy A.1.10.1 Agriculture

B. Agriculture Ag B

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

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

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

PROPOSED LAND USE CATEGORY

Policy A.1.10.2 Residential

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

The following minimum criteria pertain to residential land use categories:

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

DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

Baker County Fire and Rescue / Trevor Nelson, Chief

- No issues.

Environmental Health / Ryan McFadden

- No issues.

Public Works Department / Chris Lee, Director

- No issues.

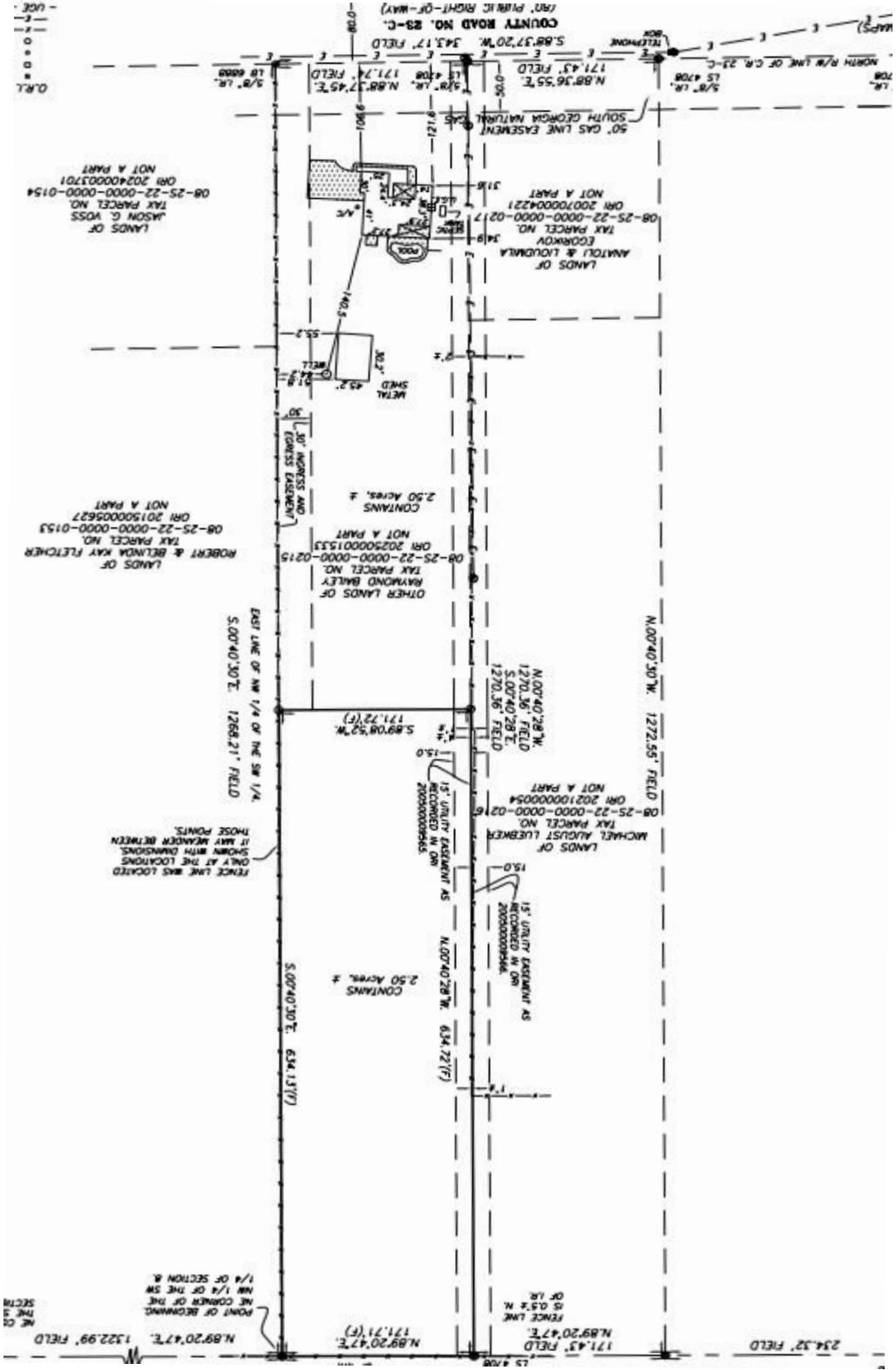
School District / Chadd Scarborough

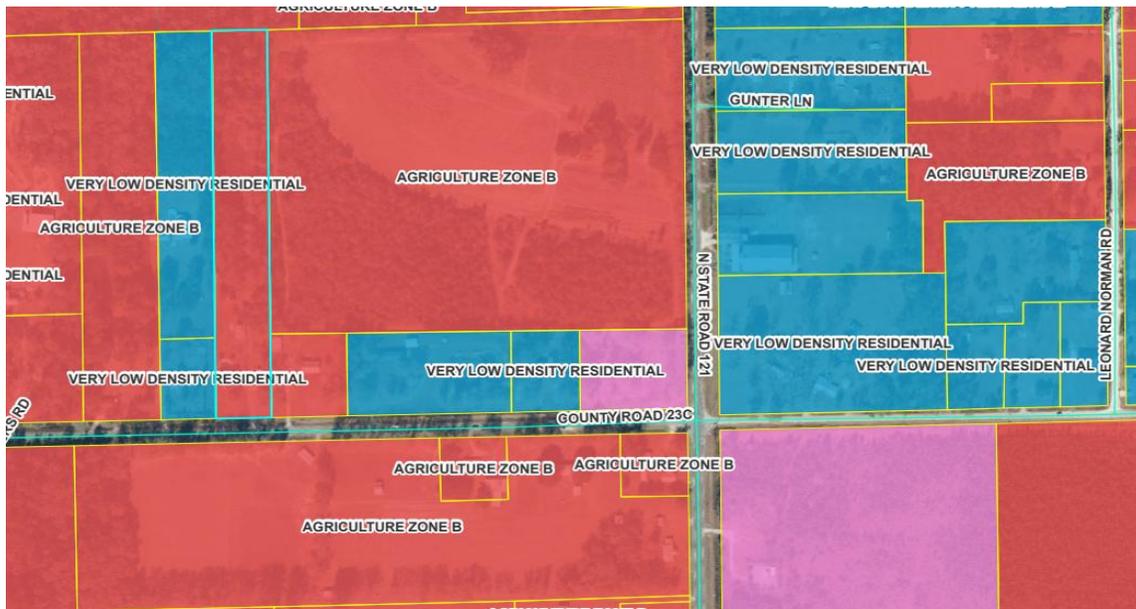
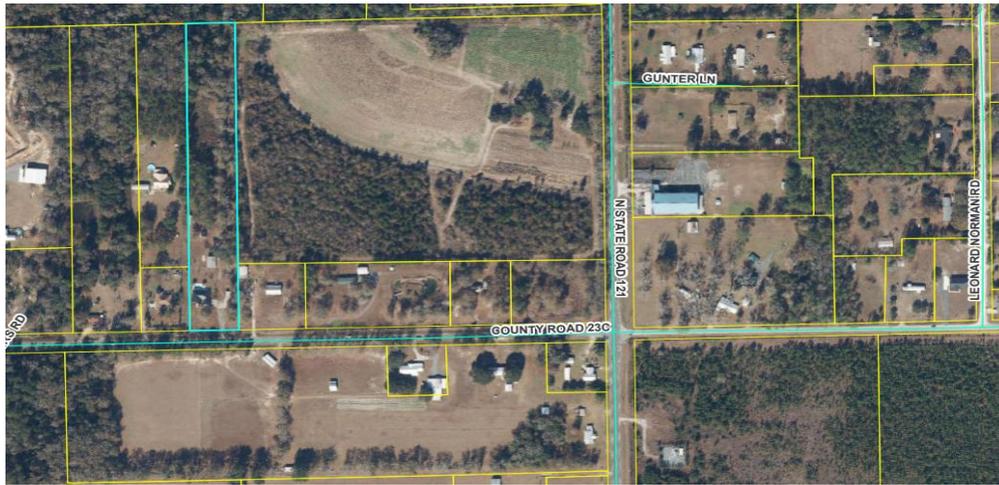
- No comments.

County Manager / Sara Little

- No issues.

RECOMMENDATION
 Staff recommends **APPROVAL** of the proposed Small Scale Land Use Amendment for **Ordinance 2026-04** requesting change of **AGRICULTURE B (AG B) to VERY LOW DENSITY RESIDENTIAL (VLDR)**.





ORDINANCE 2026-04

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA MAKING A SMALL SCALE AMENDMENT TO THE BAKER COUNTY COMPREHENSIVE PLAN BY RECLASSIFYING APPROXIMATELY 5.01 +/- ACRES OF REAL PROPERTY OWNED BY RAYMOND & KAREN BAILEY FROM AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) IN ORDER TO BRING THE PARCEL INTO COMPLIANCE ON THE FUTURE LAND USE MAP; PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the proposed small scale amendment to the Baker County Future Land Use Map is for approximately **5.00 +/-** acres of real property owned by **RAYMOND & KAREN BAILEY**; and

WHEREAS, the corresponding parcel identification number is **08-2S-22-0000-0000-0215**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, March 17, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, April 7,**

2026 after 6:00 P.M. and approved the amendment to the Baker County Future Land Use Map; and

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

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

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

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **RAYMOND & KAREN BAILEY** and identified by the Baker County Property Appraiser Identification Number: **08-2S-22-0000-0000-0215**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

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

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

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

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

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

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

Part of the NW 1/4 of the SW 1/4 of Section 8, Township 2 South, Range 22 East, Baker County, Florida, more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of said Section 8 and thence North 89°20'47" East, along the North line of said NW 1/4 of the SW 1/4 a distance of 979.85 feet; thence continue North 89°20'47" East, 171.43 feet to the Point of Beginning; thence continue North 89°20'47" East, 171.71 feet to the NE corner of said NW 1/4 of the SW 1/4; thence South 00°40'30" East, along the East line of said NW 1/4 of the SW 1/4, a distance of 1268.21 feet to the North right-of-way line of County Road No. 23-C, an 80 foot wide public right of way; thence South 88°37'20" West, along said North right-of-way line, 171.74 feet; thence North 00°40'28" West, 1270.36 feet to the Point of Beginning.

Subject to a 50 foot wide gas line easement over and across the South 50 feet of the above described lands.



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: March 5, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: Ordinance No. 2026-05 REZONING
Agriculture 7.5(AG 7.5) to Residential Conventional Mobile Home 2.5 (RCMH2.5)

BACKGROUND

Raymond & Karen Bailey have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 5.01-acre parcel (No. 08-2S-22-0000-0000-0215) is located at 5611 CR 23C, Macclenny, FL 32063. This parcel was created prior to current zoning standards. The applicant intends to bring the parcel into compliance with current standards, as well as prepare for the creation of a 2.5-acre family lot for their child. The companion land use application requests a change from Agriculture B to Very Low Density Residential.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a zoning change (Ordinance 2026-05) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)** and a companion land use amendment (Ordinance 2026-04) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)**.

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

North: Agriculture B / Agriculture 7.5

South: Agriculture B / Agriculture 7.5

East: Agriculture B / Agriculture 7.5

West: Very Low Density Residential / Residential Conventional 1

ORDINANCE CODE

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

CURRENT ZONING DISTRICT

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

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

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

PROPOSED ZONING DISTRICT

Section 24-192. Residential Conventional and Mobile Home 2.5 District.

- (a) *Generally.* The provisions of this section apply to the RCMH 2.5 Residential Conventional and Mobile Home District. The purpose of classifying land and water areas within this district is to provide a transition between agriculture and residential uses and to accommodate large lot residential development of single-family conventional and mobile homes within the Very Low Density land use category of the comprehensive plan. One unit per 2½ 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 RCMH 2.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Community residential facility, Type A.
 - c. Country club.
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house (site plan review).
 - g. Reserved.
 - h. Mobile home (one unit per 2.5 acres).
 - i. Roadside produce stand.
 - j. Silviculture.
 - k. Single-family conventional (one unit per 2.5 acres).
 - l. Special use (see section 24-234).
 - m. Temporary use (see section 24-234).
 - (2) Additionally, within any RCMH 2.5 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) Private riding stable (site plan review; see section 24-148(c)).
- (2) Public riding stable (site plan review; see section 24-148(d)).
- (3) Veterinarian clinic (site plan review).
- (4) Wireless telecommunication facilities (see section 24-235).
- (5) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
 - e. Cultural activities.

(d) *Permissible uses by limited notice.*

- (1) Day care center.
- (2) Home occupation.

(e) *Setback and other standards.*

- (1) Minimum lot requirements (width, depth and area).
 - a. Width: 200 feet.
 - b. Area: 2.5 acres.
 - c. Depth: 300 feet.
- (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: 50 feet.
- (4) Maximum height of structures. Maximum height of structures shall be 45 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

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

Baker County Fire and Rescue / Trevor Nelson

- 1. No issues.

Public Works Department / Chris Lee

- 1. No issues.

Baker County Health Department / Ryan McFadden

- 1. No issues.

Baker County School District / Chadd Scarborough

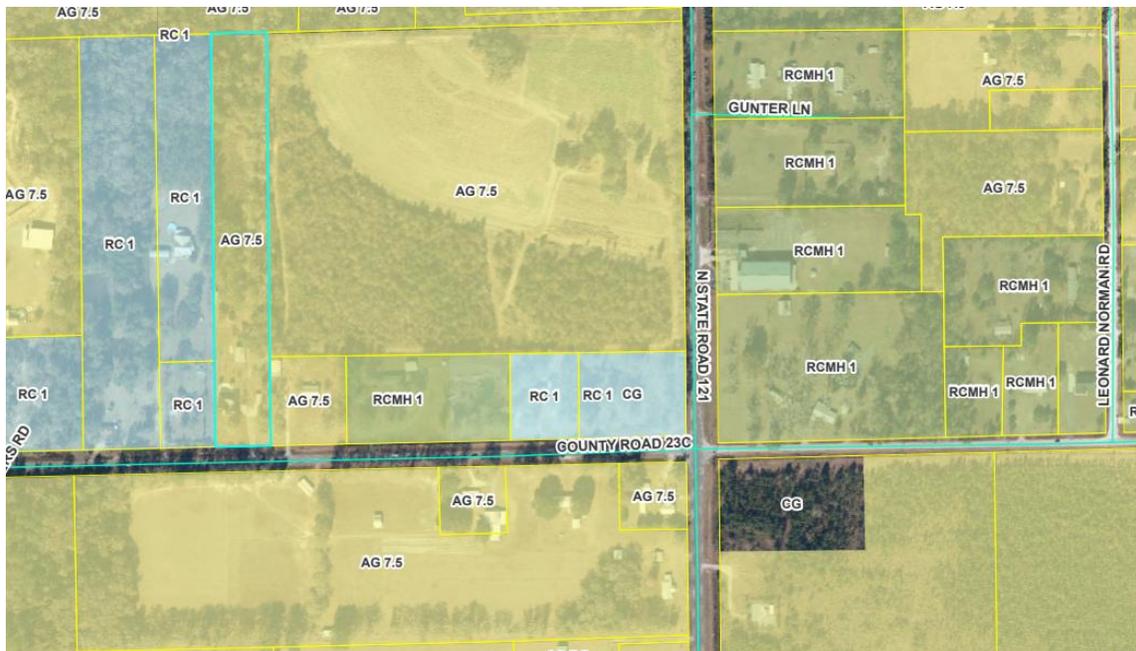
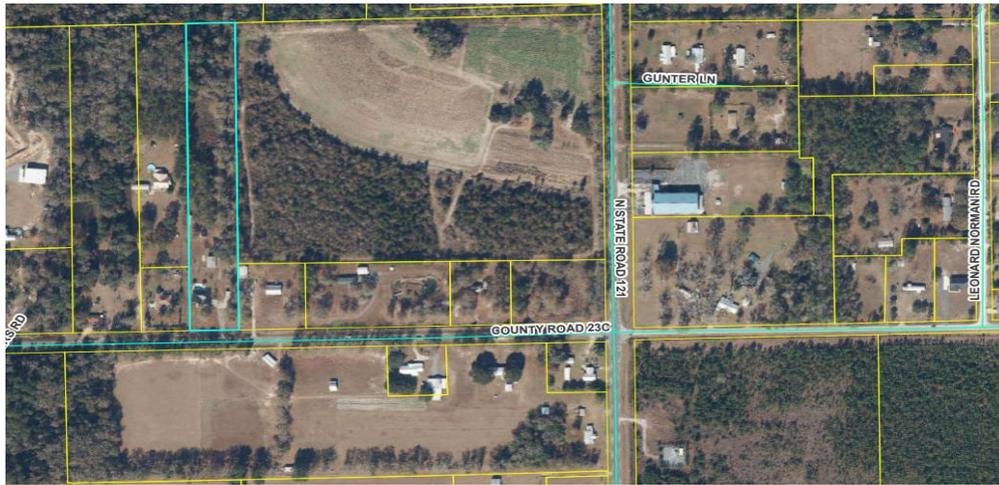
- 1. No comments.

County Manager / Sara Little

- 1. No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2026-05** from **AGRICULTURE 7.5 (AG 7.5)** to **RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.



ORDINANCE 2026-05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 5.01 +/- ACRES OF REAL PROPERTY OWNED BY RAYMOND & KAREN BAILEY FROM AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 (RCMH 2.5) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE WITH ITS ACREAGE; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the proposed zoning change is for approximately **5.01 +/- acres** of real property owned by **RAYMOND & KAREN BAILEY**; and

WHEREAS, the corresponding parcel identification number is **08-2S-22-0000-0000-0215**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, March 17, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, April 7, 2026 after 6:00 P.M.** and approved the Rezoning; and

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

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

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

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

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **RAYMOND & KAREN BAILEY** and identified by the Baker County Property Appraiser Identification Number: **08-2S-22-0000-0000-0215**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

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

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

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

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

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

Part of the NW 1/4 of the SW 1/4 of Section 8, Township 2 South, Range 22 East, Baker County, Florida, more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of said Section 8 and thence North 89°20'47" East, along the North line of said NW 1/4 of the SW 1/4 a distance of 979.85 feet; thence continue North 89°20'47" East, 171.43 feet to the Point of Beginning; thence continue North 89°20'47" East, 171.71 feet to the NE corner of said NW 1/4 of the SW 1/4; thence South 00°40'30" East, along the East line of said NW 1/4 of the SW 1/4, a distance of 1268.21 feet to the North right-of-way line of County Road No. 23-C, an 80 foot wide public right of way; thence South 88°37'20" West, along said North right-of-way line, 171.74 feet; thence North 00°40'28" West, 1270.36 feet to the Point of Beginning.

Subject to a 50 foot wide gas line easement over and across the South 50 feet of the above described lands.