

# Baker County

## NURSERY ROAD BLVD PROJECT FLORIDA JOB GROWTH GRANT FUND APPLICATION

PRESENTED TO:  
Enterprise Florida (EFI) and  
Florida Department of Economic Opportunity (DEO)





**Florida Job Growth Grant Fund  
Public Infrastructure Grant Proposal**

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

**Governmental Entity Information**

Name of Governmental Entity: Baker County

Government Federal Employer Identification Number: [REDACTED]

**Contact Information:**

Primary Contact Name: Ms. Kennie Downing

Title: County Manager

Mailing Address: 55 North 3rd Street  
Macclenny, FL

Phone Number: (904) 259-3613

Email: kennie.downing@bakercountyfl.org

**Public Infrastructure Grant Eligibility**

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida’s [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.



1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide the title and a detailed description of the public infrastructure improvements.

The "Nursery Road Boulevard Realignment Project" is an infrastructure project for the economic development of Baker County. Nursery Road Blvd is a dirt grade that runs from County Road 125 to US 90 in Glen St. Mary, Baker County, Florida. The current.....

B. Is this infrastructure owned by the public?

Yes  No

C. Is this infrastructure for public use or does it predominately benefit the public?

Yes  No

D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes  No

E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Baker County hosts 5 interchanges on Interstate 10 and foresees emerging growth opportunities at Exit 333 which is the entrance to Glen Saint Mary, the second largest community in the County. The County has recently concentrated development along its interchanges on Exit 336 with retail entities such as Wal-Mart SuperCenter, Starbucks and Dunkin Donuts - all highly visible from the Interstate.

The recent addition of the Premium Journeys Gas Station designed to accommodate travelers will complement the planned Glen Oaks RV Park. Journeys anchors Nursery Boulevard at CR 125 and sustains neighborhoods in the area as well. The store, owned by RH Davis Oil Co. Inc., sells both conventional and diesel fuels. That company's co-owner Ricky Davis is looking forward to the additional traffic that the improved infrastructure and RV resort could generate as well as the overall benefit to the county. The county will benefit from additional fuel and sales tax revenue from the sales at.....

F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
  - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
  - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

According to researchers at the University of Central Florida, The Sunshine State is on pace to see its economy reach the \$1 trillion mark by 2018 and set to become the 16th largest economy in the world by 2019, as ranked by World Bank.

Baker County, FL is the 52nd largest county in Florida by population and contains 2 census places. The largest places in Baker County, FL by population are Macclenny, FL and Glen St. Mary, FL. The median household income in Baker County, FL was \$47,121 in 2015, which represents a 0.55% growth from the previous year. Additionally, there were 10,174 residents in Baker County, FL with jobs in 2015, which is a 1.32% growth

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from the previous year.

The median household income in Duval County, FL was \$49,554 in 2015, which represents an 8.25% growth from the previous year. Additionally, there were 433,627 residents in Duval County, FL with jobs in 2015, which is a 5.67% growth from the previous year. Employment in Baker County, FL has been growing at a rate of 1.32%, from 10,041 employees in 2014 to 10,174 employees in 2015.

Baker County is geographically and demographically often included in Jacksonville/Duval County's "First Coast" region excluding the County from many rural county incentives due the proximity of Baker County to the metro area. Many residents live in Baker and work in the Jacksonville Metro area.

According to the Florida Chamber of Commerce, \*\*Complete answer attached\*\*



**2. Additional Information:**

A. Is this project an expansion of an existing infrastructure project?

Yes       No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Commencement Date is 4 months from funding date; 18 months completion

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Nursery Boulevard from US 90 to CR 125 near Exit 333 on I-10 Westbound

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal     State     County     City     Other \_\_\_\_\_

E. What permits are necessary for the public infrastructure project?

St. Johns River Water Management District

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Listed permits have not been secured. The time line is 5-6 months from the funding date. Local permits are not required.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The proposed realignment of Nursery Boulevard falls within an Agricultural zoning and FLUM district.

The proposed infrastructure project will not require any zoning or FLUM changes.



H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes       No

If additional space is needed, attach a word document with your entire answer.

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I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes       No

The County is ready to begin work on the project as soon as engineering is completed.

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J. Does this project have a local match amount?

Yes       No

If yes, please describe the entity providing the match and the amount.

If additional space is needed, attach a word document with your entire answer.

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K. Provide any additional information or attachments to be considered for this proposal.

To supplement this application, there is a 31 page attachment of additional information unable to fit in text boxes as well as images supporting the project.



### 3. Program Budget

**Estimated Costs and Sources of Funding:** Include all applicable public infrastructure costs and other funding sources available to support the proposal.

**A. Public Infrastructure Project Costs:**

Construction	<u>\$ 1,093,104.22</u>		
Reconstruction	<u>\$ 0.00</u>		
Design & Engineering	<u>\$ 76,517.30</u>		
Land Acquisition	<u>\$ 0.00</u>		
Land Improvement	<u>\$ 0.00</u>		
Other	<u>\$ 41,862.08</u>	Please Specify:	<u>Survey/Geotec</u>
<b>Total Project Costs</b>	<u><u>\$ 1,211,483.59</u></u>		

**B. Other Public Infrastructure Project Funding Sources:**

City/County	<u>\$ 0.00</u>		
Private Sources	<u>\$ 0.00</u>		
Other (grants, etc.)	<u>\$ 575,000.00</u>	Please Specify:	<u>FDOT</u>
<b>Total Other Funding</b>	<u><u>\$ 575,000.00</u></u>		

**Total Amount Requested**      \$ 636,483.59

**Note:** The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

**C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.**

There is partial FDOT funding available for the Nursery Road Boulevard Realignment.

- Baker County was granted FDOT SCOP funding in the amount of \$75,000.00 in 2017 for the design of Nursery Blvd at the intersection of CR 125.
- Baker County has \$500,000.00 in FDOT funding programmed for 2019 for the resurfacing of Nursery Road Blvd in its entirety. The County will seek to reprogram these funds for current use to advance the above project pending the successful outcome of this grant opportunity.
- Baker County seeks additional funding in the amount of \$636,483.59 to.....



#### 4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The Baker County Board of County Commissioners will have to approve the grant agreement.

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- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

**\*\*Complete answer attached\*\***

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- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

Yes. Upon 5 days notice.

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- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.





I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: Baker County Board of County Commissioners

Name and Title of Authorized Representative: Bobby Steele, Vice-Chairman

Representative Signature: *Bobby L Steele*

Signature Date: 9/19/2017



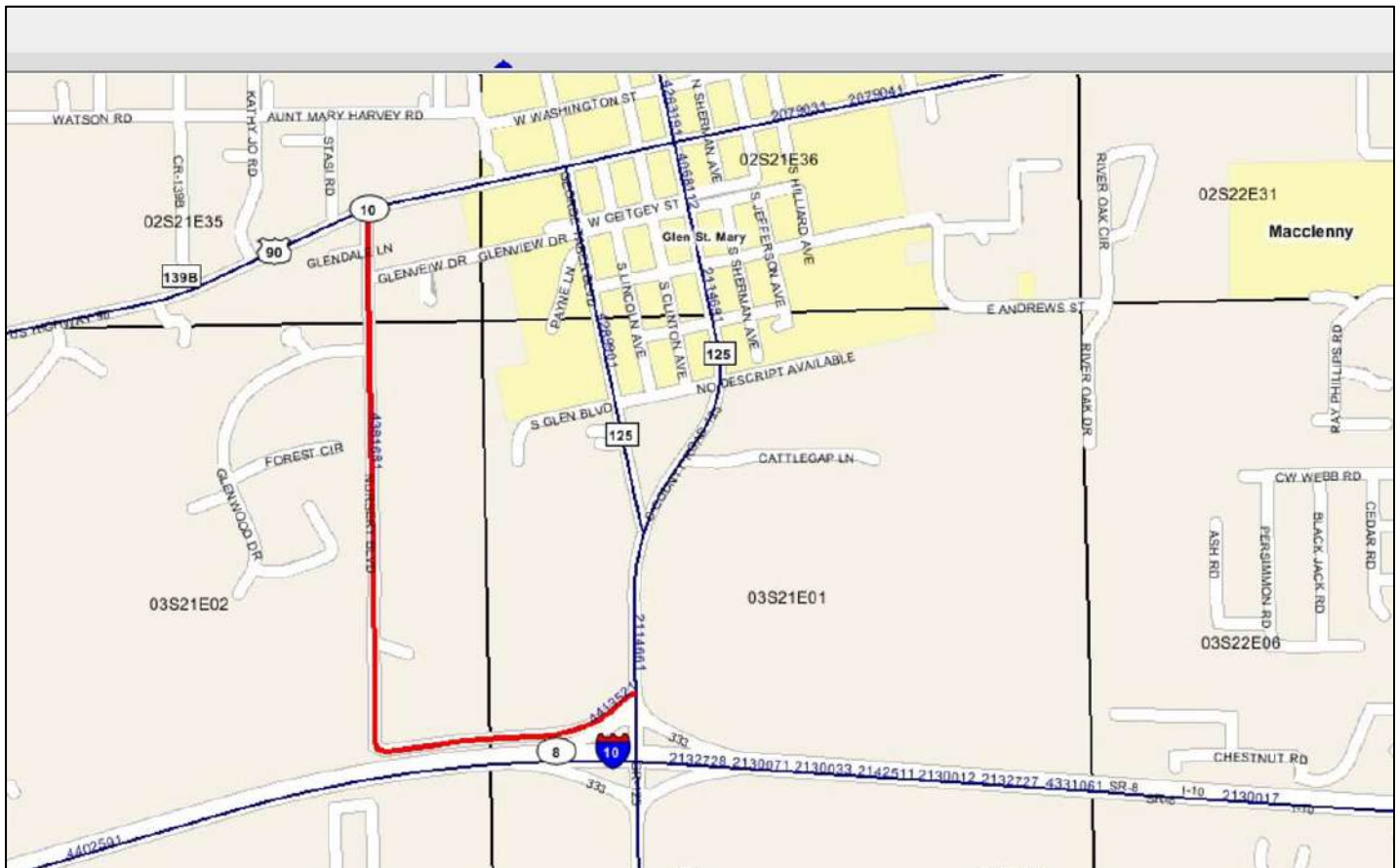
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Additional Page 1

**SECTION 1A**

The “Nursery Road Boulevard Realignment Project” is an infrastructure project for the economic development of Baker County. This project will provide safe access to existing commercial property, as well as large tracts of developable land within the corridor. Nursery Road Blvd is a dirt grade that runs from County Road 125 to US 90 in Glen St. Mary, Baker County, Florida. The current connection to CR 125, which is located on the southeast end of the road, is located less than 40 feet, from the on-ramp to westbound Interstate 10. This is a safety concern for both Baker County and the Department of Transportation due to the proximity of Nursery Road Blvd and the ramp.

This proposal would move the connection of Nursery Road to CR 125 approximately 525 feet north and would also provide a paved road to allow development along the road. In its current condition, the road is constantly rutted after large rain events and would make it difficult for Recreational Vehicles and other large vehicles to navigate. The relocated portion of the road would run west 505 feet then turn south 851 feet to tie to the existing road. Then the road runs approximately 5,244 feet west and north along the existing alignment to connect to the paved portion of Nursery Road just south of US 90.



This image shows the existing Nursery Road Boulevard alignment.



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## Projected New Road Alignment

M:\PROJECTS\BCD-21801\DWG\_SOURCE\NRB\_BASE\_P.dwg 2016-11-13



**Tarbox**  
 consulting & design, inc.  
 1785 Emerson Street, Jacksonville, Fla. 32207  
 T: (904) 399-1785 • F: (904) 399-1797 • Florida CA 26132

**GLEN NURSERY ROAD NORTH  
 BAKER COUNTY, FLORIDA**

BAKER COUNTY  
 55 NORTH THIRD STREET  
 MACLENNY, FLORIDA 32063

**ROADWAY LAYOUT PLAN**

SCALE: 1" = 200'	DRAWN BY: TCD
DATE: 8/30/2017	DESIGNED BY: TCD
JOB #: BCD-21801	CHECKED BY: TWT

DRAWING NO.  
**C1**



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Looking South - View of Nursery Road Boulevard and I-10 as well as the beginning of the new RV development site to the west, while standing at the new Mobil gas station on I-10 Exit 333.



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Additional Page 3



Traveling South on Nursery Road Boulevard from the entrance on U.S. Highway 90.



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Additional Page 4



Continuing South on Nursery Road Boulevard from the entrance on U.S. Highway 90.



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Traveling through the bend on Nursery Road Boulevard towards CR 125 in Baker County.





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Traveling West on Nursery Road Boulevard towards CR 125 in Baker County. The New development will possess approximately 760 feet of direct I-10 to attract business and another diagonal 340 feet of viewer access for business.



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New "Journeys" Mobil Gas Station at the intersection of Nursery Road Boulevard and CR 125 directly off of Interstate 10 Exit 333.



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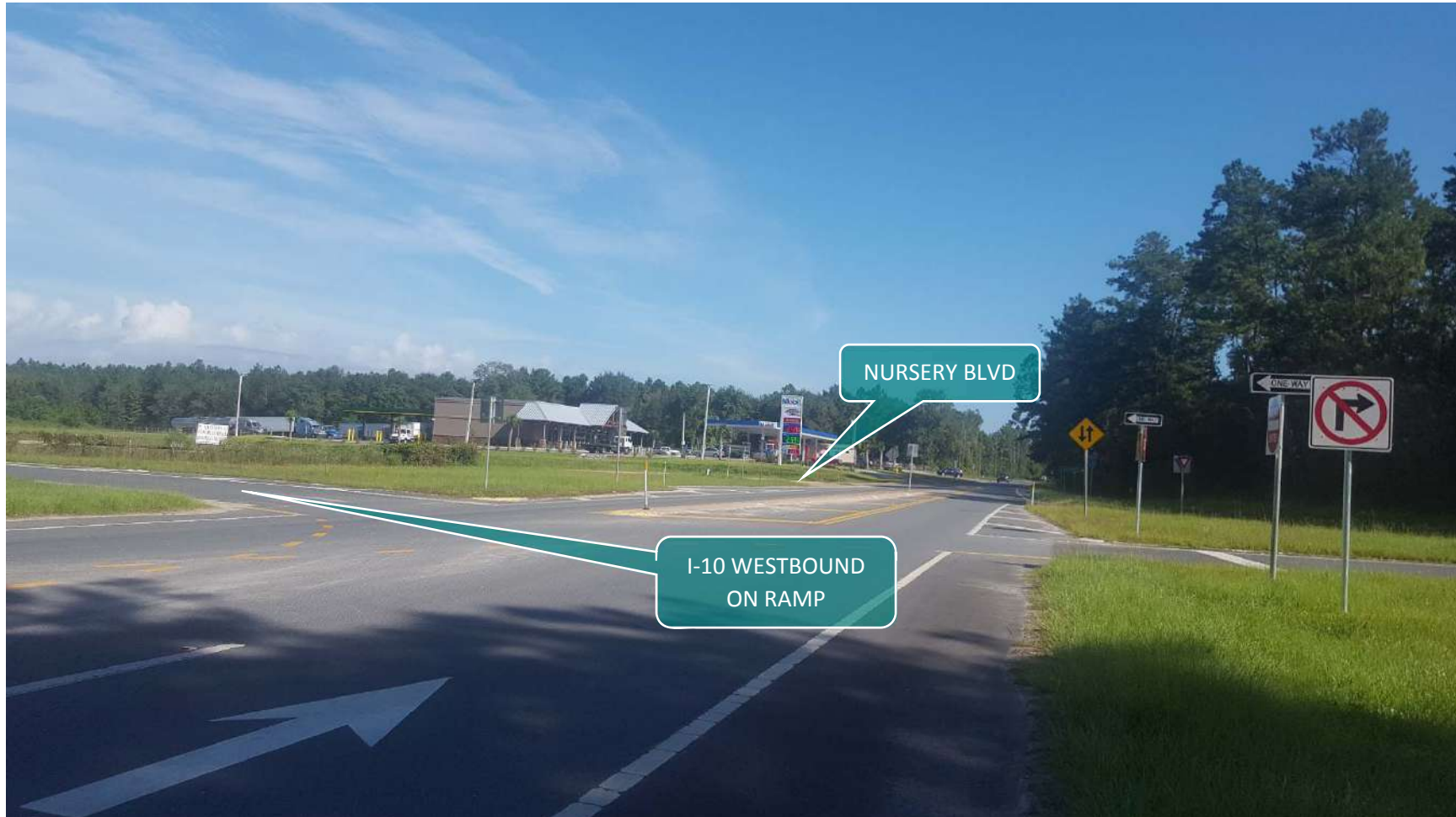


View of Nursery Road Boulevard & New Mobil Station from Interstate 10 traveling West.



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As indicated in Section 1A, the current connection of Nursery Road Blvd to CR 125 is located on the southeast end of the road less than 40 feet from the on-ramp to westbound I-10. This is a safety concern for both Baker County and the FDOT due to the proximity of Nursery Road and the ramp.



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Aerial of the current road alignment and available area for economic opportunity at Interstate 10 Exit 333.



## **SECTION 1E**

Baker County hosts 5 interchanges on Interstate 10 and foresees emerging growth opportunities at Exit 333 which is the entrance to Glen Saint Mary, the second largest community in the County. The County has recently concentrated development along its interchanges on Exit 336 with retail entities such as Wal-Mart SuperCenter, Starbucks and Dunkin Donuts - all highly visible from the Interstate.

Only minutes from downtown Glen Saint Mary and with quick and easy access to recreational amenities along Highway 90, the new corridor is primed for additional commercial development, which would be a boost to the local economy, provide significant opportunities for new jobs in Baker County, and provide sustainable tax revenues to the County and State for the foreseeable future. Immediate benefits would be felt locally with long term positive economic benefits including new businesses, additional jobs and a vibrant new economy to enhance the existing community.

This project will generate additional economic opportunity at this intersection by visually displaying contemporary roadway improvements along this available I-10 frontage that will support the traffic of passenger vehicles, RVs and semi-trucks as they patronize or work in the various industries our Economic Development partners work to see at this interchange. The realignment will create premium commercial development for businesses in the Interchange zoning category.

Nursery Road Boulevard will support Glen Oaks RV Park, a company who has dedicated its business to this interchange, which will, in turn, allow more revenues to remain in Baker County as RV travelers seek accommodations to dwell near the Osceola National Forest and the Olustee Battlefield during the Historic reenactment. Currently, spectators of this, one of the County's major attractions, have been forced to lodge in surrounding Counties.

Glen Oaks RV Resort is designed to be constructed along the southern corridor of the Boulevard (See RV Site Map). Florida sees \$420 million annually in direct economic output from RV parks and \$165 million in wages, according to the Recreation Vehicle Industry Association.

The proposed resort is expected to contribute \$20-25 million to the local economy annually as RV guests typically spend around \$44 per day per person locally, not including what they spend for their sites and rental accommodations. Some 15 staff members are expected to be hired by 2018 but about 50 are expected after construction is completed.

According to the Recreation Vehicle Industry Association, RV shipments soared to historic levels in 2016, reaching 430,961 total units, a 15.1 percent increase compared to 2015. The recreational vehicle industry's market looks positive and more RV resorts around the country are sure to come.

The Nursery Road Boulevard Realignment project will further enhance economic opportunity in Glen St. Mary to facilitate future expansion as well. Reconstructing Nursery Road Boulevard into a versatile access point along the town's perimeter during the early stages of growth promotes harmony among the rural residents as well as developers and tourists who aim to enjoy and advance the area. Nursery Road Boulevard will provide access to I-10 at its west end and access



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to US Highway 90 at its north end. This incredible opportunity will be promoted by our local economic development leaders.

**SECTION 1F**



According to researchers at the University of Central Florida, The Sunshine State is on pace to see its economy reach the \$1 trillion mark by 2018 and set to become the 16th largest economy in the world by 2019, as ranked by World Bank.



Baker County, FL is the 52nd largest county in Florida by population and contains 2 census places. The largest places in Baker County, FL by population are Macclenny, FL and Glen St. Mary, FL. The median household income in Baker County, FL was \$47,121 in 2015, which represents a **0.55% growth** from the previous year. Additionally, there were 10,174 residents in Baker County, FL with jobs in 2015, which is a **1.32% growth** from the previous year.



The median household income in Duval County, FL was \$49,554 in 2015, which represents an 8.25% growth from the previous year. Additionally, there were 433,627 residents in Duval County, FL with jobs in 2015, which is a 5.67% growth from the previous year. Employment in Baker County, FL has been growing at a rate of 1.32%, from 10,041 employees in 2014 to 10,174 employees in 2015.



Baker County is geographically and demographically often included in Jacksonville/Duval County's "First Coast" region excluding the County from many rural county incentives due the proximity of Baker County to the metro area. Many residents live in Baker and work in the Jacksonville Metro area.



According to the Florida Chamber of Commerce, Baker County's Wealth Migration increased in 2016. Wealth Migration is the amount of Adjusted Gross Income this county gains or loses each year from people migrating into and out of the county.

It is predicted by the Florida Chamber of Commerce that Baker County will require over 1300 new jobs to sustain its growth by the year 2020. The First Coast economy has struggled to recover from the Great Recession in 2008. However, unemployment has fallen below the national average to 4.1 % vs 4.4% (National Average). Pay is low in some key industries, comparatively speaking. The First Coast is home to 3 of the 17 Fortune 500 companies headquartered in Florida: Winn-Dixie, CSX, and Fidelity National



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Finance and will Amazon will soon call Jacksonville, FL home with the development of a new fulfillment center.

The Nursery Road Boulevard Realignment Project will promote economic recovery in the Northeast region of the state by providing growth and expansion opportunities in Baker County, FL along the I-10 corridor for all citizens and travelers in the area. Similar Interchanges in this region with hotels, shopping and other travel accommodations directly off the interstate report stable employment supported by the interstate and local patrons. Investors researching the Nursery Road Boulevard locations will benefit from I-10 access at the South end of the roadway and US 90 access directly along the North end of the roadway.

In Columbia County, a comparable neighboring rural county with 5 interchanges (2 on I-10 and 3 on I-75), travelers will not find much by way of shopping, dining or lodging. Along the I-10 corridor traveling eastbound, interchange development is sparse after Exit 283 in Suwannee County until Exit 335 in Baker County. Travelers journey 52 miles before encountering a full variety of amenities.

***Key benefits of this realignment project include, improving transportation system continuity, reducing traffic congestion, and enhancing comfort and safety for travelers.***

According to developers, there's ample demand for RV parks with resort-like amenities in the region as well as demand for quality hotel lodging, premier shopping and efficient and economical dining for travelers. Baker County is actively improving all 5 interchanges within the County. This I-10 Exit 333 interchange is well suited for traveler needs and with the help of the Florida Job Growth Grant, this exit will also help sustain local resident employment needs as well.

*\*The infographic metrics used in the section were provided by The Florida Scorecard™; a dynamic online tool that identifies and tracks key metrics that are important to Florida's economy today and into the future. The Florida Scorecard gives stakeholders the power to measure progress on a statewide level and within their own communities. The Florida Scorecard™ is provided by the Florida Chamber of Commerce.*

### **SECTION 3C**

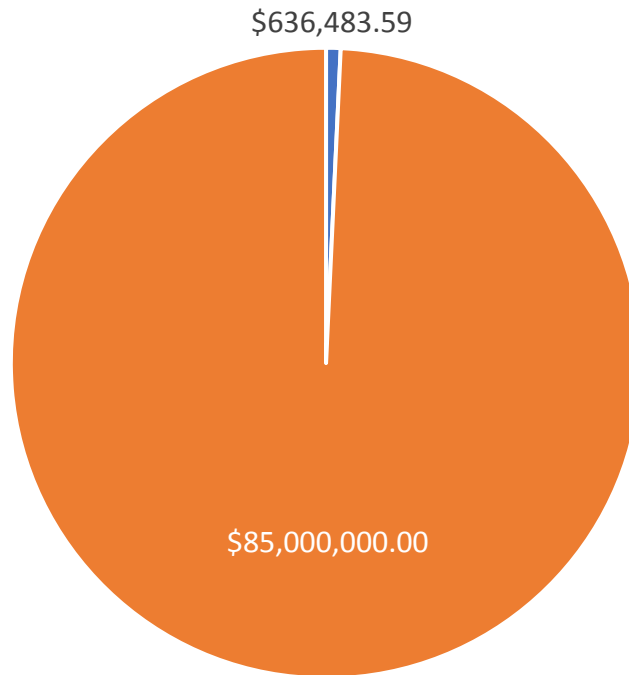
There is partial FDOT funding available for the Nursery Road Boulevard Realignment.

- Baker County was granted FDOT SCOP funding in the amount of \$75,000.00 in 2017 for the design of Nursery Blvd at the intersection of CR 125.
- Baker County has \$500,000.00 in FDOT funding programmed for 2019 for the resurfacing of Nursery Road Blvd in its entirety. The County will seek to reprogram these funds for current use to advance the above project pending the successful outcome of this grant opportunity.
- Baker County seeks additional funding in the amount of **\$636,483.59** to support the realignment of Nursery Road Boulevard' approximately 53% of the total project cost.





## Requested Florida Job Growth Grant Project Funding



■ Baker County Grant Request ■ Approximate Total Grant Funds

### **SECTION 3C CONTIUNED**

1. From the Notice to Proceed (NTP) date (after funding is confirmed), 9 months are needed to develop final plans, obtain permits, advertise and award the contract.
2. After the contract is awarded, then 9 months are needed to construct the project.

While the construction of the infrastructure project will take 18 months, it should be noted that the economic impact associated with the project is presently ongoing. Once the grant is awarded and this project is complete, Baker County, Glen Saint Mary and the private sector businesses look forward to announcing the job creation projects anticipated for this region.



**SECTION 4.B.I**

Provide the schedule of upcoming meetings for the group for a period of at least six months.

The Baker County Board of County Commissioners meet the 1st and 3rd Tuesday of each month at 5:00pm.

Tuesday, 5 September 2017 at 5:00 PM

Tuesday, 19 September 2017 at 5:00 PM

Tuesday, 3 October 2017 at 5:00 PM

Tuesday, 17 October 2017 at 5:00 PM

Tuesday, 7 November 2017 at 5:00 PM

Tuesday, 21 November 2017 at 5:00 PM

Tuesday, 5 December 2017 at 5:00 PM

Tuesday, 19 December 2017 at 5:00 PM

Tuesday, 2 January 2018 at 5:00 PM

Tuesday, 15 January 2018 at 5:00 PM

Tuesday, 6 February 2018 at 5:00 PM

Tuesday, 20 February 2018 at 5:00 PM

Tuesday, 6 March 2018 at 5:00 PM

Tuesday, 20 March 2018 at 5:00 PM

Tuesday, 3 April 2018 at 5:00 PM

Tuesday, 17 April 2018 at 5:00 PM



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**SECTION 4C**

Attached are minutes from the December 6, 2016 Baker County Board of County Commissioners Meeting electing Jimmy Anderson Chairman of the Board thereby giving Chairman Anderson all necessary authority to execute this proposal.

## BAKER COUNTY BOARD OF COMMISSIONERS

### MINUTES

December 6, 2016

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

Chairman, James G. Bennett  
Commissioner, Bobby Steele  
Commissioner, James Croft  
Commissioner, Cathy Rhoden  
Commissioner, Jimmy Anderson

Also Present:

County Attorney, Rich Komando  
Clerk, Stacie D. Harvey  
County Manager, Kennie Downing

*Note: These meeting minutes are a summarized version of the actual discussions at the meeting. These are not verbatim transcripts. For a complete audio recording of the discussion please visit [www.bakercountyfl.org/board](http://www.bakercountyfl.org/board) or contact Sara Little at [sara.little@bakercountyfl.org](mailto:sara.little@bakercountyfl.org)*

### **REGULAR MEETING**

Chairman Bennett welcomed everyone in attendance and called the meeting to order. Chairman Bennett led in the invocation and pledge.

Chairman Bennett requested that item 10 under new business be moved to the first item on the agenda. Commissioner Jimmy Anderson moved to approve the regular agenda with the requested modification. Commissioner Bobby Steele seconded the motion. The motion carried unanimous.

Chairman Bennett called for approval of the consent agenda which consisted of:

1. Expense Report
2. Minutes, November 15, 2016 – Regular Session
3. Minutes, November 15, 2016 – Public Hearing
4. Request to waive Ag Center Rental Fee

Commissioner Jimmy Anderson moved to approve the consent agenda. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimous.

Chairman Bennett called for public comments.

There were no public comments.

Clerk to the Board, Stacie D. Harvey called for nominations for Chairman of the Board. Commissioner James Croft moved to nominate Commissioner Jimmy Anderson as Chairman to the Board. Commissioners James Bennett seconded the motion. The motion carried unanimous.

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**MINUTES- Regular Session**

**December 6, 2016**

Clerk to the Board, Stacie D. Harvey called for nominations for Vice-Chairman of the Board. Commissioner James Bennett moved to nominate Commissioner Bobby Steele as Vice-Chairman to the Board. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimously.

Chairman James Bennett recognized the Baker County Historical Society. The Historical Society was recently recognized by the Northeast Florida Regional Council for their efforts on restoration to the Historic Jail. The Board thanked the members of the Historical Society for the work put in to restoring the old jail and seeking grants to fund those repairs.

Chris Milton, Director of Community Development appeared before the Board to request that Mrs. Christy Linster be appointed to the Land Planning Agency as an alternate member. Commissioner James Croft moved to appoint Mrs. Linster to the LPA. Commissioner Bobby Steele seconded the motion. The motion carried unanimously.

Kennie Downing requested the Board authorize staff to issue a bid for updates to Fire Station 20. Mrs. Downing stated that the work requested was to extend one bay to house the fire truck that is assigned to that fire station. The truck is too large to be housed inside the facility and is currently parked on site and subject to inclement weather. Mrs. Downing stated that estimated costs were \$15,000 to \$20,000 and were budgeted. Commissioner Jimmy Anderson moved to approve the request. Commissioner Bobby Steele seconded the motion. The motion carried unanimously.

Kennie Downing presented a request to piggy-back off the City of Jacksonville for the purchase of one EMS unit. Mrs. Downing stated that this purchase would be grant funded. Commissioner Jimmy Anderson moved to approve the request. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimously.

Kennie Downing presented a request to award the Grant Writing Services RFP to North Florida Professional Services. Mrs. Downing stated that proposals were received and reviewed by staff. North Florida Professional Services ranked the highest of all received. Commissioner Jimmy Anderson moved to approve the request. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimously.

Kennie Downing presented the 2017 County Holiday calendar for approval. Mrs. Downing stated this calendar coincides with the Federal and Circuit Court Calendar and does not include any new holidays from prior years. Commissioner Jimmy Anderson moved to approve the 2017 Holiday Calendar. Commissioner Bobby Steele seconded the motion. The motion carried unanimously.

Kennie Downing presented the 2017 Commission liaison list. After a brief discussion it was determined that the following list would apply for 2017:

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**MINUTES- Regular Session**  
**December 6, 2016**

**BOBBY STEELE**

*Chamber of Commerce  
St. Mary's Shoals Park  
Community Action Agency  
Worksource*

**JAMES BENNETT**

*NEFRC  
TPO/TRIP  
N. Fl. Regional Trans. Comm.  
Small Co. Coalition & Legislative Affairs  
NFEDP*

**CATHY RHODEN**

*Health Planning Council  
NEFSH  
New River Solid Waste  
Library/Library Co-Op*

**JAMES CROFT**

*Public Safety Coordinating Council  
St. Mary's River Committee  
New River Solid Waste  
New River Library Co-Op*

**JIMMY ANDERSON**

*NEFRC  
Small County Coalition & Legislative Affairs  
BCDC  
Transportation Disadvantaged  
Council on Aging  
Recreation Advisory Board*

Commissioner Jimmy Anderson moved to approve the 2017 liaison list. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimously.

Kennie Downing presented the public official bond for Commissioner Cathy Rhoden and Commissioner Bobby Steele for approval. Commissioner James Croft moved to approve the bond. Commissioner Jimmy Anderson seconded the motion. The motion carried unanimously.

Commissioner James Croft requested that the monthly stipend of \$150.00 issued to Commissioners be removed as County policy and no longer offered. Commissioner Croft stated that currently no Commissioner is receiving the stipend but that it is still on the record as policy. Commissioner James Croft moved that the policy be removed and no longer offered to Commissioners. Commissioner Jimmy Anderson seconded the motion. The motion carried unanimously.

Kennie Downing presented the pending business report as follows:

*Continued on next page*

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**MINUTES- Regular Session**  
**December 6, 2016**

PENDING BUSINESS ITEM	PRIORITY	STATUS	START DATE	% COMPLETE	COMMENTS
Courthouse HVAC conversion recommendation	High	In Progress	2/1/2014	75%	Will be presented at same time as new Courthouse MOU. Courthouse Meeting Jan 23rd
LDR Revisions	High	In Progress	05/06/2014	75%	Mining- Workshops continue prior to BOCC regular meetings. Additional LDR Revisions will be reviewed by the LPA.
Shoals Park Timber Plan	High	In Progress		50%	Estimated completion Dec 2016
Midpoint Parkway Design	High	In Progress		75%	Updated plans are currently under review.
Grant Writing RFP	High	In Progress	06/07/2016	100%	Four proposals were received. Under review.
Bee Keeping at Shoals Park	Low	In Progress	07/05/2016	0%	FCT approved beekeeping in Shoals Park, pending location of acceptable sites.
Olustee Park- electricity, parks equipment	Normal	In Progress	09/23/2016	0%	Referred to Recreation Advisory Board
Honor Box, Fees, Online pay at Shoals Park	Normal	In Progress	09/23/2016	0%	Referred to Recreation Advisory Board
Poles and Gate at Shoals Park	Normal	In Progress	11/01/2016	0%	
Shoals Park, Phase 3 OHV trails grant	High	In Progress	09/23/2016	0%	Awaiting "Notice to Proceed" from DEP
Status of Jonesville Community Center	Normal	In Progress	11/15/2016	0%	Fire Marshal released building, but report is still pending. Bldg will remain taped for safety until the repairs begin. Community has funding and volunteers ready to start work.

Kennie Downing presented an updated organizational chart that included the merger of the recreation and maintenance departments. Mrs. Downing stated that once approved this chart will be made available on the County website. Commissioner James Croft moved to approve the organization chart. Commissioner Jimmy Anderson seconded the motion. The motion carried unanimous.

Rich Komando requested the Board extend the moratorium on mining given that the new mining Ordinances are still under review by the Commission. Mr. Komando stated that the current moratorium is set to expire on December 31, 2016. After a brief discussion the Board agreed to extend the moratorium for an additional six months. Commissioner Jimmy Anderson moved to approve the extension for a six month period. Commissioner James Croft seconded the motion. The motion carried unanimous.

Meeting adjourned.

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Stacie D. Harvey, Clerk

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Oliver J. Anderson, Chairman



Florida Job Growth Grant Fund  
Public Infrastructure Grant Proposal  
"NURSERY ROAD BLVD REALIGNMENT PROJECT"

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## Letters of Support



Mr. Jimmy Anderson, Chairman  
Baker County Board of Commissioners  
55 N. 3<sup>rd</sup> Street  
Macclenny, FL 32063

Mr. Anderson,

My name is Russell (Buck) Oden and I want to take this opportunity to express our appreciation for the hard work and dedication that you and your teams have put forth to improve the area of Interstate 10 and County Road 125 in Glen St Mary. Me and my wife Charlotte currently own property in this area of future development and we are excited to hear that there may be a possibility of improving the road and access conditions in that area for economic development.

Our goal is to offer quality pieces of property for the building of businesses that would bring economic value to the county. In order for this to take place it is crucial that the road conditions and access to this property be improved. Right now the egress path for Nursery Blvd is dangerous due to increased traffic at the I-10 interchange. The dirt / clay road called Nursery Blvd is maintained by the county and there are times that (due to enormous rainfall) it is a disaster to drive on. The types of businesses we need as a county in that area are simply not going to be attracted to the area due to the road and access conditions.

The realignment and paving of a new Nursery Blvd would not only help with the safety concerns but also open the door for businesses to build in that area. The movie Field of Dreams had a theme and it was "If you build it - They will come". We have been approached by several businesses that seem to be interested in that area and one of the things we want to try and do is create an area of business that compliments each other and brings economic growth to Baker County. We share in the excitement of the potential high end RV park that may be coming and are certainly proud of the new Journey store and the experience of what it's like to shop there.

In closing, let me say once again that it is critical for the county to consider the improvement of Nursery Blvd in the very near future.

May God Bless you and the citizens of this great county.

Respectfully,

Buck Oden

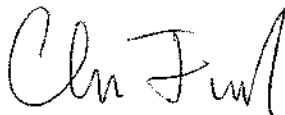
Mr. Jimmy Anderson, Chairman  
Baker County Board of Commissioners  
55 N. 3rd Street  
Macclenny, FL 32063

RE: Baker County Capital Improvement Funding

Dear Mr. Anderson,

Please be advised that as the owner/ developer of the proposed Glen Oaks RV Resort, I support and applaud Baker County's efforts to secure state funding in order to complete the paving project for Nursery Road. As the developer, I plan on making a sizeable investment in both onsite and offsite improvements including water and sewer along a portion of Nursery Rd. A project of this size can only enhance the quality of life for the local area and provide additional employment opportunities within the community. I look forward to a long and prosperous working relationship with both the County and the State with regards to the Glen Oaks RV Resort.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Funk". The signature is fluid and cursive, with the first name "Chris" and last name "Funk" clearly distinguishable.

Chris Funk  
5711 Richard St.  
Jacksonville, FL 32216  
904-814-7428



Florida Job Growth Grant Fund  
Public Infrastructure Grant Proposal  
"NURSERY BLVD REALIGNMENT PROJECT"

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Minutes from August 1, 2017 detailing  
BOCC support and authority to commence  
with the submittal of applications on behalf  
of Baker County for the Florida Job Growth  
Grant Fund

## BAKER COUNTY BOARD OF COMMISSIONERS

### MINUTES

August 1, 2017

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

Chairman, Jimmy Anderson  
Commissioner, James Croft  
Commissioner, Cathy Rhoden  
Commissioner, James G. Bennett  
Commissioner, Bobby Steele

Also Present:  
County Attorney, Rich Komando  
Clerk, Stacie D. Harvey  
County Manager, Kennie Downing

*Note: These meeting minutes are a summarized version of the actual discussions at the meeting. These are not verbatim transcripts. For a complete audio recording of the discussion please visit [www.bakercountyfl.org/board](http://www.bakercountyfl.org/board) or contact Sara Little at [sara.little@bakercountyfl.org](mailto:sara.little@bakercountyfl.org)*

### **REGULAR SESSION**

Chairman Anderson welcomed everyone in attendance and called the meeting to order. Commissioner Bobby Steele led in the invocation and pledge.

Commissioner James Bennett moved to approve the regular agenda. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimous.

Chairman Anderson requested approval of the consent agenda which consisted of:

1. Expense Report
2. Minutes- July 18, 2017 – Regular Session
3. Minutes – July 18, 2017 – Public Hearing

Commissioner Cathy Rhoden moved to approve the consent agenda. Commissioner Bobby Steele seconded the motion. The motion carried unanimous.

Chairman Anderson called for public comment. There were no public comments.

Kennie Downing presented a request to award the employee benefits as reviewed in the workshop earlier in the day (can be heard on audio file). Mrs. Downing stated that the insurance committee had reviewed and ranked the responses received and recommended two options to the Board. Both options were plans presented by Florida Blue, with similar offers to the current health coverage offered by United Healthcare. Options 32 and 33 came in with a 15.3% and 9.7% increase respectively. Commissioner Bobby Steele moved to select Option 33 with Florida Blue with a 9.7% increase. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimous.

Megan Carter representing North Florida Professional Services presented two grant applications for consideration. Ms. Carter stated that the State will accept applications until the money runs out. The applications will be submitted for the construction of Midpoint Parkway and paving of Nursery Boulevard. Commissioner Bennett suggested the Board move forward with

**Page 2**  
**MINUTES- Regular Session**  
**August 1, 2017**

the application but requested a few changes be made to the grant application first. The Board agreed to allow Commissioner Bennett change the language in the application given his background with road projects. Commissioner Bennett moved to approve applications with changes and allow the Chairman to sign. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimous. Chairman Bennett moved to approve the task order associated with the grant application for Nursery Boulevard. Commissioner Bobby Steele seconded the motion. The motion carried unanimous. Commission Bennett moved to approve the task order associated with the grant application for Midpoint Parkway. Commissioner Cathy Rhoden seconded the motion. The motion carried unanimous.

Kennie Downing recognized Alicia Lamborn, Interim Extension Director for an Achievement Award by the National Association of County Agriculture Agents. The Achievement Award is awarded to Agents with less than 10 years of service in Cooperative Extension Service who have exhibited excellence in the field of professional Extension. The Board thanked Alicia for her hard work and efforts representing Baker County across the Nation.

Kennie Downing gave a presentation of the new St. Mary’s Shoals Park website to the Board. The website allowed users to pay for park passes, access trail maps, view pictures and location information as well as many other options. The website will be officially open to the public in the next few weeks.

Sieglinde Campbell, Acting Director of the Baker County Health Department, presented a request to sell the surplus dental bus that is no longer in use. Mrs. Campbell stated the intent would be to sell the bus to Duval County Health Department for \$165,000. Those funds will then be used in the Baker County Health Department Dental Office. Commissioner James Bennett moved to approve the request. Commissioner Bobby Steele seconded the motion. The motion carried unanimous.

Kennie Downing presented the pending business report as follows:

PENDING BUSINESS ITEM	PRIORITY	STATUS	START DATE	% COMPLETE	COMMENTS
Johnson Controls HVAC audit	High	In Progress	3/7/2017	100%	BOCC to decide on proceeding with audit 8/1/17
LDR Revisions	High	In Progress	05/06/2014	75%	LPA finishing biosolids report for August 2017 BOCC mtg.
Bee Keeping at Shoals Park	Low	In Progress	07/05/2016	75%	Staff is drafting policies in companion with draft beekeeping contract.
Olustee Park- electricity, parks equipment	Normal	In Progress	09/23/2016	50%	RAB recommends any improvements be put on hold until the RAB can schedule a community meeting.
Honor Box, Fees, Online pay at Shoals Park	Normal	In Progress	09/23/2016	75%	Honor boxes are being installed, fee envelopes ordered on-line pay website being developed. Est completion of all: 2 weeks.
Poles and Gate at Shoals Park	Normal	In Progress	11/01/2016	75%	Gate and fence has been installed. The FPL poles should be available in June.
Status of Jonesville Community Center	Normal	In Progress	11/15/2016	75%	Chairman Anderson is leading the rebuild efforts.
Fire & EMS Department Vision committee	Normal	In Progress	02/07/2017	75%	Meeting held on 7/25/17.
COA Senior Center/community center	Normal	In Progress	02/21/2017	0%	Setting up meeting with grantwriters to discuss grant funding.
Infrastructure funding for Transportation	Normal	New	07/18/2017	0%	Meeting with Grantwriters 7/20/17
Tax Collector Roof	High	In Progress	07/06/2017	25%	Contractors have been selected. Work begins soon.

**Page 3**  
**MINUTES- Regular Session**  
**August 1, 2017**

Kennie Downing presented a review of the animal control fees. Mrs. Downing stated this was prompted by extreme backlash on social media towards Officer Georgia Monfort for a citation that was issued that the public felt was unfair. The Board thanked Mrs. Monfort for her efforts in complying with the fines and fees established by the Board. The Board also expressed that the public understand that Mrs. Monfort has been simply doing her job by enforcing the fines and fees that were established years ago. The Board agreed that the fines and fees should be reviewed since they have not changed in 17 years. The Board requested the newly formed Animal Advisory Committee take this as their first project and report back to the Board once a recommendation has been made.

Chairman Anderson stated that he received a speaker card and would allow public comment again.

Charles Lantz requested the Board look at the drainage ditch near his home located at 9138 Pinetop Road. Mr. Lantz stated that he believe the ditch has been filled in due to the increase in standing water on his property in recent months. The Board requested staff notify Robert Fletcher, Road Superintendent, and have him address the issue.

Kennie Downing presented the tentative millage to the Board. Mrs. Downing explained the current millage is 7.2916 and the Board could set the tentative millage today at their desire. Chairman Anderson stated that the Board cannot exceed a millage rate higher than what is set today as a tentative millage rate. Commissioner James Bennett moved to approve the tentative millage rate at current, 7.2916 without any increase. Commissioner James Croft seconded the motion. The motion carried unanimous.

Meeting adjourned.

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Stacie D. Harvey, Clerk

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Oliver J. Anderson, Chairman

**BAKER COUNTY BOARD OF COMMISSIONERS**

**MINUTES**

**August 1, 2017**

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

Chairman, Jimmy Anderson  
Commissioner, Bobby Steele  
Commissioner, James Croft  
Commissioner, Cathy Rhoden  
Commissioner, James G. Bennett

Also Present: Clerk, Stacie D. Harvey  
County Manager, Kennie Downing

Absent: County Attorney, Rich Komando

*Note: These meeting minutes are a summarized version of the actual discussions at the meeting. These are not verbatim transcripts. For a complete audio recording of the discussion please visit [www.bakercountyfl.org/board](http://www.bakercountyfl.org/board) or contact Sara Little at [sara.little@bakercountyfl.org](mailto:sara.little@bakercountyfl.org)*

**PUBLIC HEARING**

Chairman Anderson welcomed everyone in attendance and opened the public hearing.

Kennie Downing presented Ordinance 2017-09 for final hearing. This Ordinance established rules and regulations for all County owned parks by approving Administration Policy 2017-01.

Chairman Anderson called for public comment. Hearing none, Chairman Anderson closed the public hearing and reopened the regular session.

Commissioner James Bennett moved to approve Ordinance 2017-09 and read by title. Commissioner Cathy Rhoden seconded the motion.

Kennie Downing read Ordinance 2017-09 by title which states:

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA, AMENDING CHAPTER 28 – PARKS AND RECREATION, SPECIFICALLY SECTION 28-1; PROVIDING DEFINITIONS, FEES AND ENFORCEMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTION TO STAFF; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.**

**Page 2**  
**MINUTES- Public Hearing**  
**August 1, 2017**

Chairman Anderson called for any additional comments. Hearing none, the motion carried unanimous.

Meeting adjourned.

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Staci D. Harvey, Clerk

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Oliver J. Anderson, Chairman





Florida Job Growth Grant Fund  
Public Infrastructure Grant Proposal  
"NURSERY BLVD REALIGNMENT PROJECT"

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# Glen Oaks RV Park Site Plan



# AVA ENGINEERS, INC.

5711 Richard St., SUITE 4 | JACKSONVILLE, FLORIDA 32216  
Ph. (904) 730-3223 | Fx. (904) 730-3226

Not To Scale

SITE PLAN & RV LOT DISTRIBUTION SHOWN IS PRELIMINARY IN NATURE ONLY. FINAL DESIGN & LAYOUT SUBJECT TO CHANGE THROUGH FINAL SURVEYING, ENGINEERING, DESIGN, ZONING, LOCAL, & STATE REVIEWS.



Interstate 10



## DATA SUMMARY

Total Site Area:	121.16ac
Phase I, South of Powerline Esmt.	72.87ac
Phase II, North of Powerline Esmt.	48.28ac
Total RV Spaces	900
Total Bldgs with S.F.:	7 Buildings= 27,000sf
Existing Zoning:	RC .5
Proposed Zoning:	RVP
Total Vehicular Parking Spaces:	66
Vehicle Parking Space Size:	10'x20'
% Bldg coverage to Site Area:	0.51%
Real Estate No.:	02-3S-21-0000-0000-0055
Stormwater Management:	On-Site
Stormwater Management Area:	12.44ac.
Electrical Service:	FPL
Fire Protection:	Per NFPA Requirements
Nearest Hydrant:	<b>To Be Provided On Site</b>
County Commissioner District No.:	5
FEMA Flood Panel No.:	12003C 0218C
Flood Zone:	X; Not In Flood Zone
Existing Wetlands On Site:	13.27ac.
Proposed Wetland Impacts:	2.32ac.
Wetlands Preserved On Site:	10.95ac.
Traffic Count:	Per ITE 8th Edition, 47 PM Peak Trips
Roadways:	Paved, 20' Wide One Way, 35' Divided Two Way
RV Spaces	All RV Spaces Shall Be Served Via Water, Sewer, & Electircal Hook Ups
Utilities:	Water & Sewer Service Shall Be Provided Via Extension Of Existing 8" Water Main & Extension of 6" Force Main





Florida Job Growth Grant Fund  
Public Infrastructure Grant Proposal  
"NURSERY BLVD REALIGNMENT PROJECT"

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# Baker County Press

## Newspaper Articles Related to this Project

# Why Glen for RV resort?

## Lots of pretty land, demand

**JOEL ADDINGTON**  
**MANAGING EDITOR**

reporter@bakercountypress.com

Why did a Jacksonville company choose Glen St. Mary as the potential location for a high-end RV resort known as Glen Oaks?

According to developer Christopher Funk of Suncoast Property Management, LLC there's ample demand for RV parks with resort-like amenities in the region and the Glen St. Mary property off Nursery Boulevard west of CR 125 and north of the interstate offered plenty of space at 120 acres to include them while keeping intact the scenic beauty of the property, including wetlands, pine flat lands and oak hammocks.

"This property is uniquely ideal for this proposed development," said Mr. Funk in a press release on the proposed project sent out late last week. "The size of the property will allow us to keep intact much of the wetlands and old growth trees which will enhance the ambiance and natural feel of the park."

The project is slated for consideration by the county's Land Planning Agency in August and could go before the county commission in September.

"Glen St. Mary is historically known for its timber and the laid-back lifestyle. But by 2019, the small town in Baker County will be recognized as home of Glen Oaks Premier RV Resort, a luxury destination for RV enthusiasts," read the release from Allie Hall of the Beason4 marketing firm in Jacksonville.

Another perk to the proposed location, currently owned by Drees Homes of Florida, Inc., which bought in it 2005 for more than \$1.5 million but was appraised by the county at roughly \$1 million, is the relatively new Journey store and gas station built last year northeast of the site on 125 just north of the interstate.

The store, owned by RH Davis Oil Co. Inc., sells both conventional and diesel fuels. That company's co-owner Ricky Davis is looking forward to the additional traffic that the RV resort could generate as well as the overall benefit to the county.

"This will bring good change and help

the businesses in the area. We're a rural community and we're always looking for additional revenue. In fact, the county will benefit from additional fuel and sales tax revenue from the sales at our locations. This is a win-win for everyone," said Mr. Davis in the release.

Speaking to the demand for RV amenities in Northeast Florida was Tony and Sissy Bennett, who own The Coop Restaurant in Macclenny. They've been "RVers," the release said, for more than 15 years.

"This is our favorite past time," Mr. Bennett explained. "We took our kids camping and it slowly grew into an RV."

Florida sees \$420 million annually in direct economic output from RV parks and \$165 million in wages, according to the Recreation Vehicle Industry Association.

The proposed Glen Oaks RV Resort is expected to contribute \$20-25 million to the local economy annually as RV guests typically spend around \$44 per day per person locally, not including what they spend for their sites and rental accommodations, the release said.

Plans for the resort include about 650 hookup sites for RVs with daily rates starting at \$60.

There would weekly and monthly rates available, too. Pets would be welcome and could enjoy a "puppy splash park."

"Our goal is to continue the tradition of the easy-going lifestyle and mesh it with the newest tradition of RV-living," said Mr. Funk. "Customers will experience the southern charm through classic Florida-style woodwork and architecture that will be seen throughout the resort."

His company expects to break ground by the end of the year if county zoning approvals go through. Some 15 staff members are expected to be hired by 2018 but about 50 are expected after construction is completed.

"I've lived in this area for over 50 years," Glen St. Mary Mayor Juanice Padgett was quoted as saying. "The city hasn't changed much, but the RV resort will bring great, economic impact to the community. I'm ready to welcome visitors from all over the country."

According to the Recreation Vehicle Industry Association, RV shipments soared to historic levels in 2016, reaching 430,961 total units, a 15.1 percent increase compared to 2015. The recreational vehicle industry's market looks positive and more RV resorts around the country are sure to come.

*Want to know if your taxes may be going up?*

That's what we are here for. It's our job.

THE BAKER COUNTY PRESS.

### NOTICE OF TAX FOR SCHOOL CAPITAL OUTLAY

The Baker County School District will soon consider a measure to impose a 1.50 mill property tax for the capital outlay projects listed herein.

The tax is in addition to the school board's proposed tax of 4.909 mills for operating expenses and is proposed solely at the discretion of the school board.

The Capital Outlay tax will generate approximately \$1,352,826 to be used for the following projects:

**CONSTRUCTION AND REMODELING**

- Remodeling Physical Facilities
- County Wide Covered Walkways and Paving

**MAINTENANCE RENOVATION AND REPAIRS**

- Roof and HVAC Repairs County Wide
- County Wide Carpet and Floor Covering Replacement

**MOTOR VEHICLE PURCHASES**

- Purchase up to Five (5) School Buses, Vehicles for Maintenance and Operations

**NEW AND REPLACEMENT EQUIPMENT, COMPUTER AND DEVICE HARDWARE AND OPERATING SYSTEM SOFTWARE NECESSARY FOR GAINING ACCESS TO OR ENHANCING THE USE OF ELECTRONIC AND DIGITAL INSTRUCTIONAL CONTENT AND RESOURCES, AND ENTERPRISE RESOURCE SOFTWARE**

- Furniture Equipment and Software - County Wide, Telephone/ Intercom System/Wireless Communication System, Fire/ Security System, Enterprise Resource Software

**PAYMENTS FOR EDUCATIONAL FACILITIES AND SITES DUE UNDER A LEASE-PURCHASE AGREEMENT**

- Pre-K Kindergarten Center

**PAYMENT OF LOANS APPROVED PURSUANT TO SS. 1011.14 AND 1011.15, F.S.**

Academy Bond

**PAYMENT OF COSTS OF COMPLIANCE WITH ENVIRONMENTAL STATUTES AND REGULATIONS**

- Removal of Hazardous Waste

**PURCHASE OR LEASE OF RELOCATABLE EDUCATIONAL FACILITIES**

- Purchase of Portables - County Wide

# RV park: many on-site amenities planned

From page 1

primitive camping, truck campers and folding camping trailers, according to the minimum development requirements submitted.

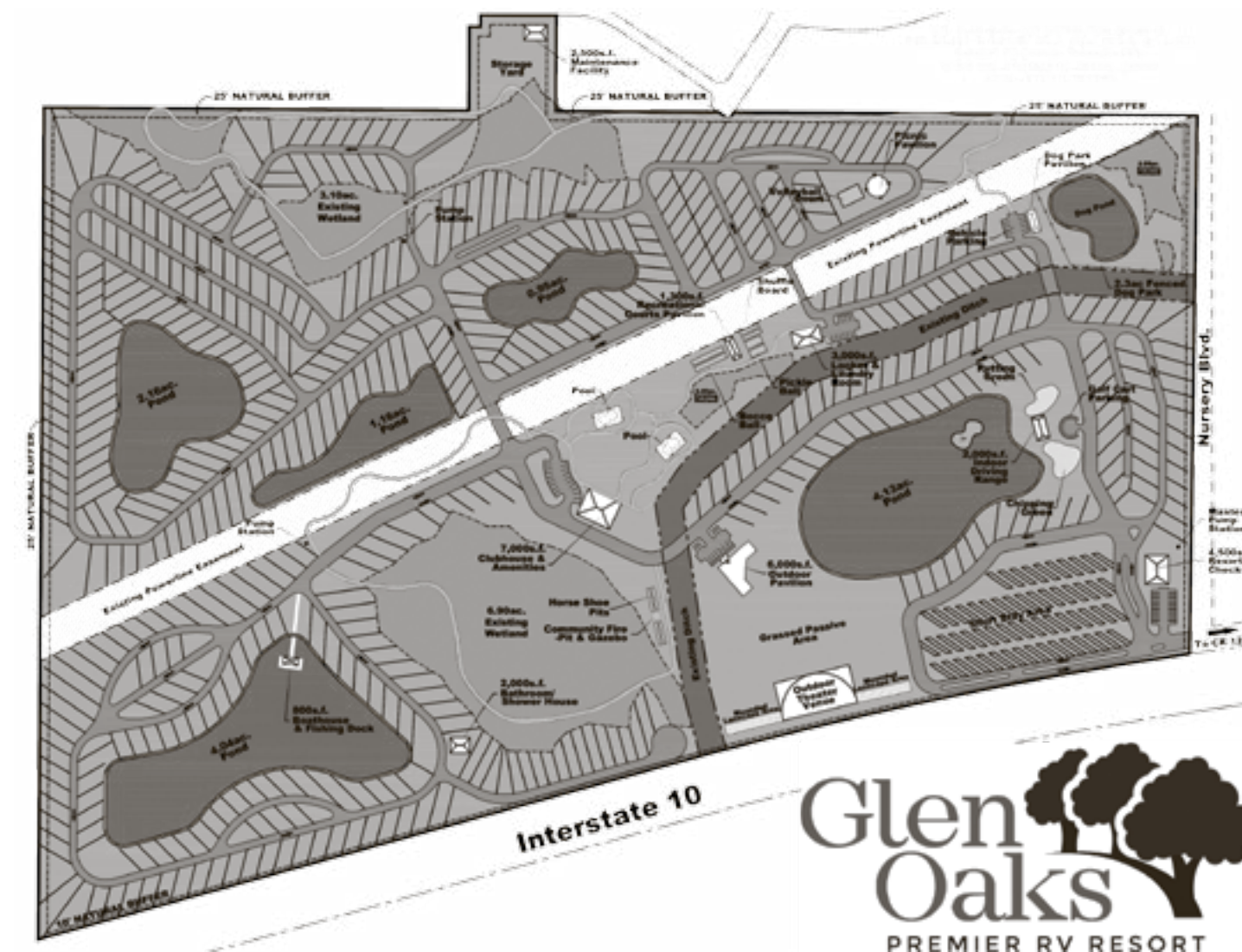
In addition to the RV spaces, the description calls for facilities to serve the needs of the resort, including but not limited to a service and administrative center, convenience store, laundry mat, lavatory, toilet and showers, pavilions, a theatre structure, pool house, clubhouse, restaurant and more.

The total square footage envisioned of all the roofed structures would not exceed 150,000 square feet.

Also permitted for park visitors and the general public would be special events like car shows, music concerts, farmers markets, outdoor theatre events, cooking events and similar activities.

The preliminary site plan shows two roughly 4-acre ponds in the nearly 73-acre first phase of the project south of the existing power line easement, three smaller ponds in the roughly 48-acre second phase north of the easement, two swimming pools, a 6000-square-foot pavilion, a 2000-square-foot driving range, putting green and chipping greens, a fenced off dog park, volleyball, bocce ball, pickle ball and shuffle board courts, and a fishing dock.

The property is dotted with wetland areas totaling 13.27-acres and an existing drainage ditch, but it's not



Preliminary site plan submitted to the county, but not drawn to scale.

in a flood zone, according to the documents submitted to the county. They show just 2.32 acres of wetlands will be impacted with nearly 11-acres being preserved.

Interior roadways surfaced with concrete, asphalt cement or similar hard-surfaced material resistant to dust or mud are listed as minimum development requirements. Planned are 20-foot-wide, one-way

roads and 35-foot-wide, divided two-way roads.

All RV spaces would have water, sewer and power hook ups with water and sewer service to come from an extension of the existing 8-inch water and 6-inch force mains.

The developers have a history of rehabilitating foreclosed homes in Jacksonville for investment rental properties and other

projects more recently, said Mr. Milton, the county's development director.

"They're planning some good amenities. Their target customer is the middle/upper-middle class RV'ers who spend a good bit of money traveling and staying at these places," he said by email. "I think it's going to be good for our local economy and tax base if it pans out as planned."

The rezoning application is expected for consid-

eration before the county's Land Planning Agency board next month.

Slated for the panel on July 13 at 6 p.m. is consideration of a county biosolids ordinance that would be forwarded to county commissioners if approved this week and discussions on revising road paving and access requirements in the county.

The meeting will take place at 55 North Third St. in Macclenny. The draft biosolids ordinance, along with the rest of the meeting agenda and documents, are available for review at [www.bakercountypress.com](http://www.bakercountypress.com) in the calendar section entry for the meeting.

## Giveaway Saturday

Sanderson Christian Revival Center and the Lake Butler Rotary Inter-

## Firewise for Baxter area

Baker County's Firewise program is hosting a kick-off and cookout event in Baxter July 15. The event from 10 a.m. to 2 p.m. will be at the John Bethea State Forest office, 11656 SR 2. Baxter and Moccasin Creek Circle residents are encouraged to attend and learn about becoming wiser about fire threats and how to protect against them.

## 40th reunion

The BCHS class of 1977 will hold a 40th reunion on August 26 at Calendars Restaurant in downtown Macclenny. The event begins at 6 p.m. and no ticket is required.



Marcus and Gale Rhoden

## Wed 50 years!

Marcus and Gale Rhoden of Macclenny celebrated their 50th anniversary the evening of July 8 with over 125 family and friends at the Hilltop Club in Orange Park.

They are the parents of two children, Marc Jr. and Suzanne.

