

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2040 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2018-31, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PORTION OF A SINGLE PARCEL: TAX PARCEL IDENTIFICATION NUMBER 27-04-25-008011-000-00, COMPRISING 24.22 ACRES, FROM COM (COMMERCIAL) TO UC-10 (URBAN CORE-10); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 26, 2018, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2018-31, which adopted the Clay County 2040 Comprehensive Plan (the “Plan”); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

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

Section 1. Clay County Ordinance No. 2018-31, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that for a portion of a single parcel of land, tax parcel identification number 27-04-25-008011-000-00, described in Attachment “A”, the Future Land Use designation is hereby changed from COM (COMMERCIAL) to UC-10 (URBAN CORE-10).

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of January, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

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

EXHIBIT A - LEGAL DESCRIPTION

A PARCEL OF LAND BEING PRESENTLY DESCRIBED AS FOLLOWS AND TO BE MORE PARTICULARLY DESCRIBED AFTER SURVEY:

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 27, TOWNSHIP 4 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING START AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE ON THE SOUTH LINE THEREOF RUN SOUTH 89° 40' 05" WEST, 982.6 FEET; THENCE NORTH 00° 08' 45" WEST, 1,005.56 FEET; THENCE NORTH 55° 06' 15" EAST, 434.66 FEET; THENCE NORTH 89° 51' 15" EAST, A DISTANCE OF 114.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VENTURE LANE (A 60' RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY SOUTH 34° 53' 45" EAST, 380.03 FEET; THENCE NORTH 55° 06' 26" EAST, 60.00 FEET; THENCE NORTH 63° 49' 41" EAST, 272.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A 25' RIGHT OF WAY FOR DRAINAGE & UTILITIES, ACCORDING TO PLAT BOOK 14 PAGES 1-3 OF THE PUBLIC RECORDINGS FOR CLAY COUNTY, FLORIDA; THENCE ALONG SAID LINE SOUTH 00° 11' 15" EAST, 1,091.58 FEET AND BACK TO THE POINT OF BEGINNING.