

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 22-05-24-006420-018-00), FROM COM (COMMERCIAL) TO RR (RURAL RESIDENTIAL); 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, Application CPA-2022-18, submitted by Charles R. Taylor, Jr., Successor Trustee of The Taylor Family Revocable Trust, requests an amendment to the Plan; 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 the land use designation of a portion of a parcel of land (tax parcel identification number # 22-05-24-006420-018-00), described in Attachment “A-1”, and depicted in Attachment “A-2”, is hereby changed from COM (Commercial) to RR (Rural Residential).

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 _____, 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

Attachment "A-1"

Parcel ID No.:22-05-24-006420-018-00

A parcel of land situated in the Northeast ¼ of Section 22, Township 5 South, Range 24, East, Clay County, Florida, said parcel being more particularly described as follows;

Beginning at the Northwest corner of Lot 1, Seaman's Coe Unit One, as recorded in Plat Book 17, Page 40, of the public records of said county. Thence run South 89 degrees 15 minutes 00 seconds West 278.00 feet to the Easterly right of way line to State Road No. 21 (a.k.a. Blanding Boulevard) at the Northerly right of way line of Anchor Road as recorded in said Plat Book 17, Page 40, thence on said line, run the following four courses; (1) on the arc of a curve, concave Easterly, and having a radius of 30.00 feet, a chord distance of 40.99 feet, the bearing of said chord being south 03 degrees 25 minutes 41 seconds East; (2) South 46 degrees 31 minutes 00 seconds East, 178.86 feet; (3) on the arc of a curve, concave Northeasterly, and having a radius of 270.00 feet, a chord distance of 100.18 feet, the bearing of last said chord being South 57 degrees 12 minutes 30 seconds East; (4) South 67 degrees 54 minutes 00 seconds East 69.92 feet to the west line of said Lot 1, thence on last said line, run North 00 degrees 45 minutes 00 seconds West, 248.22 feet to the Point of Beginning. Being 1.03 acres more or less in the area.

Attachment "A-2"

