

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 SINGLE PARCEL (TAX PARCEL IDENTIFICATION NUMBER 32-05-26-021092-000-00), COMPRISING 6.266 ACRES, FROM RF (RURAL FRINGE) TO COM (COMMERCIAL); 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-2022-20 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 Future Land Use designation for a single parcel of land, (tax parcel identification number 32-05-26-021092-000-00), described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from RF (RURAL FRINGE) TO COM (COMMERCIAL).

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:

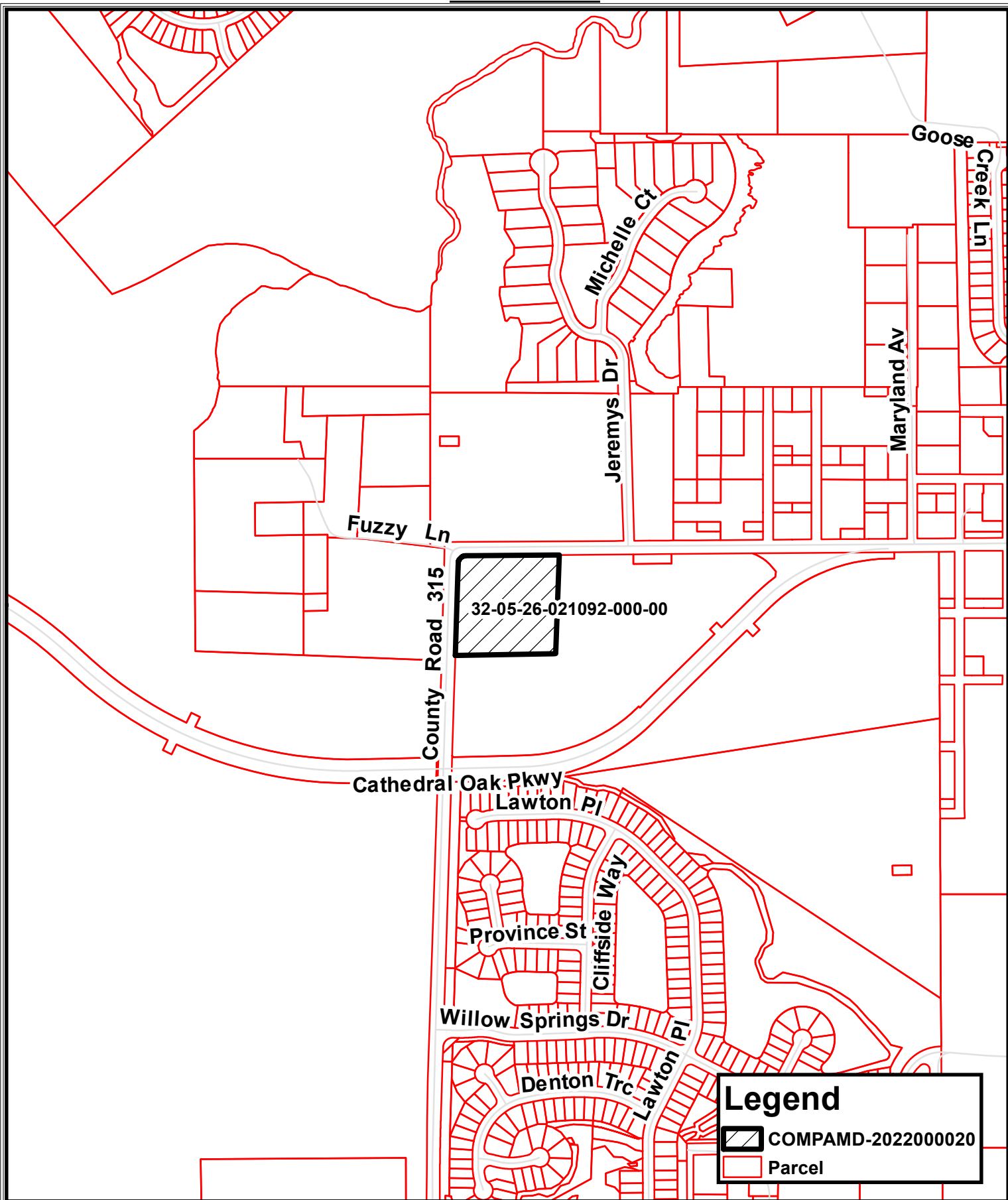
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; ALSO BEING A PORTION OF FELLOWSHIP PARK, PART NO.1, ACCORDING TO PLAT BOOK 2, PAGE 61, OF THE PUBLIC RECORDS OF SAID COUNTY, AND FELLOWSHIP PARK, PART NO.5, ACCORDING TO PLAT BOOK 3, PAGE 2, OF SAID PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

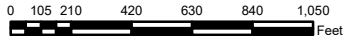
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ON THE SOUTH LINE THEREOF RUN NORTH 89 DEGREES 03 MINUTES 24 SECONDS EAST 42.09 FEET TO THE EAST LINE OF COUNTY ROAD NO. C-315; THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 11,419.16 FEET, A CHORD DISTANCE OF 216.41 FEET, THE BEARING OF SAID CHORD BEING NORTH 01 DEGREE 15 MINUTES 14 SECONDS EAST; 2) NORTH 01 DEGREE 47 MINUTES 45 SECONDS EAST 2,421.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 41 MINUTES 39 SECONDS EAST 525.60 FEET; THENCE NORTH 01 DEGREE 47 MINUTES 45 SECONDS EAST 516.77 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD NO. C-315; THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST 477.08 FEET; 2) SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, RUN A CHORD DISTANCE 69.35 FEET TO SAID EAST LINE OF SAID COUNTY ROAD NO. C-315, THE BEARING OF SAID CHORD BEING SOUTH 45 DEGREES 42 MINUTES 16 SECONDS WEST; THENCE ON LAST SAID LINE SOUTH 01 DEGREE 47 MINUTES 45 SECONDS WEST 477.08 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"



Legend

-  COMPAMD-2022000020
-  Parcel



This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: CPA 2022-28
 Proposed Land Use: COM
 Current Land Use: RF
 Number of Acres: 6.26
 Date: 11/09/2022

Parcel Map



Created By: GIS Department
 Map Prepared: 11/9/2022