

**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 # 40-04-25-020673-000-00), TOTALING APPROXIMATELY 12 ACRES, FROM IND (INDUSTRIAL) 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, Application COMP-0623-00006, submitted by Chun Ching Wu, as Trustee of the Chun Chin Wu Trust dated August 5, 2011; and Chou Hsin Wu, as Trustee of the Chou Hsin Wu Trust dated August 5, 2011, 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 portion of a single parcel of land (tax parcel identification # 40-04-25-020673-000-00), totaling approximately 12 acres, described in Exhibit "A-1", and depicted in Exhibit "A-2" is hereby changed from IND (INDUSTRIAL) 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 Commerce 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 August, 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"

**Clay Parcel No. 40-04-25-020673-000-00 (portion)**  
**MULTI-FAMILY TRACT**

A PORTION OF BLOCKS 13 AND 14, SECTION 20, TOGETHER WITH A PORTION OF TAYLOR AVENUE, (A 50 FOOT RIGHT OF WAY CLOSED BY THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED IN OFFICIAL RECORDS BOOK 269 PAGE 592 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA) AS SHOWN ON THE SUBDIVISION OF RIDGEWOOD, RECORDED IN DEED BOOK "Q", PAGE 663 OF SAID PUBLIC RECORDS, BEING IN SECTION 40, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF BAY HILL UNIT ONE REPLAT AS RECORDED IN PLAT BOOK 18, PAGE 72 AND 73, OF SAID PUBLIC RECORDS; THENCE SOUTH 45°06'05" EAST, ALONG THE EASTERLY LINE OF SAID PLAT, A DISTANCE OF 558.45 FEET, TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 241 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 44°56'45" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS A DISTANCE OF 963.22 FEET, TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS, ALSO BEING ON THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1598, PAGE 378 OF SAID PUBLIC RECORDS; THENCE SOUTH 45°02'56" EAST, ALONG LAST SAID LINE, 272.48 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4664, PAGE 1080 OF SAID PUBLIC RECORDS; THENCE SOUTH 08°12'23" WEST, ALONG LAST SAID LINE, A DISTANCE OF 265.57 FEET, THENCE SOUTH 08°10'43" WEST, A DISTANCE OF 80.19 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4176, PAGE 1190 OF SAID PUBLIC RECORDS THENCE; SOUTH 08°15'04" WEST, ALONG LAST SAID LINE, A DISTANCE OF 164.93 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS: THENCE SOUTH 44°54'13" EAST, 170.53 FEET, TO THE NORTHWESTERLY LINE OF GIFFORD AVENUE (A 50 FOOT UNIMPROVED RIGHT OF WAY AS SHOWN ON AFORESAID SUBDIVISION OF RIDGEWOOD); THENCE SOUTH 44°55'07" WEST, ALONG LAST SAID LINE, 552.83 FEET, TO THE NORTHEASTERLY LINE OF THE PLAT OF BAY HILL UNIT TWO AS RECORDED IN PLAT BOOK 21, PAGE 49 AND 50, OF SAID PUBLIC RECORDS; THENCE NORTH 45°06'05" WEST, ALONG LAST SAID LINE, 748.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.51 ACRES, MORE OR LESS.

Exhibit "A-2"

