

**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 CERTAIN REAL PROPERTY (TAX PARCEL IDENTIFICATION # 28-05-26-014417-000-00), TOTALING APPROXIMATELY 0.26 ACRES, FROM RURAL FRINGE (RF) TO COMMERCIAL (COM); 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-23-0017, submitted by Integrated Access Solutions, LLC, 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 # 28-05-26-014417-000-00), totaling approximately 0.26 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from RURAL FRINGE (RF) to COMMERCIAL (COM).

**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 January, 2024.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Chairman

ATTEST:

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

Exhibit "A-1"

**LEGAL DESCRIPTION:**

BEING THE NORTHERLY PART OF LOT SIX (6) "ARNOWIN" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 30 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN ON STATE HIGHWAY, OR U.S. HIGHWAY NUMBER 17, AT THE NORTHERLY BOUNDARY OF SAID LOT SIX (6) "ARNOWIN", AFORESAID, AND RUN SOUTHERLY ON BOUNDARY OF U.S. HIGHWAY #17, A DISTANCE OF 115 FEET; THEN TURN AND RUN EASTERLY PARALLEL TO THE NORTH BOUNDARY OF SAID LOTS DISTANCE OF 607 FEET TO THE EAST BOUNDARY OF SAID LOT; THEN RUN NORTHERLY PARALLEL TO BOUNDARY OF SAID LET AND U.S.-HIGHWAY #17, A DISTANCE OF 115 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT, THENCE RUN WESTERLY 607 FEET TO THE POINT OR PLACE OF BEGINNING. APPRAISER'S PARCEL IDENTIFICATION NO: 28-05-28-014417-000-00 5

EXHIBIT A-2

