

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: _____
Jim Renninger, Chairman

ATTEST:

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

Exhibit "A-1"

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

THE EAST 100 FEET OF THE WEST 400 FEET OF THE FOLLOWING DESCRIBED PARENT TRACT:

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 THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 17 (A 100 FOOT WIDE RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), A DISTANCE OF 115 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN EASTERLY PARALLEL TO AND 115 FEET SOUTH OF THE SAID NORTHERLY LINE, A DISTANCE OF 607 FEET TO THE EASTERLY LINE OF SAID LOT SIX (6); THENCE NORTHERLY PARALLEL TO THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 115 FEET TO A POINT ON THE SAID NORTHERLY LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE, A DISTANCE OF 607 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"

