

**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 #40-04-25-020631-000-00), TOTALING APPROXIMATELY 5.05 ACRES, FROM URBAN CORE (10) (UC-10) 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 24-0010, submitted by Seo’s Family Inc., 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 # 40-04-25-020631-000-00), totaling approximately 5.05 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Urban Core (10) (UC-10) 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 June, 2024.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Jim Renninger, Its Chairman

ATTEST:

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

Exhibit "A-1"

**MAP SHOWING A SKETCH AND DESCRIPTION OF**

**LOTS 1, 2, 3, AND 24; AND A PORTION OF LOTS 4, 6, 19, 20, AND 21  
ALL OF BLOCK 9, SECTION 20: RIDGEWOOD, CLAY COUNTY FLORIDA; ACCORDING TO THE MAP  
THEREOF RECORDED IN DEED BOOK Q, PAGE 663, OF THE PUBLIC RECORDS,  
OF CLAY COUNTY, FLORIDA**

PROPERTY DESCRIPTION PARCEL "A":

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3, AND 24; AND A PORTION OF LOTS 4, 6, 19, 20, AND 21; ALL OF BLOCK 9, SECTION 20, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO A MAP RECORDED IN DEED BOOK Q, PAGE 663, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGSWOOD AVENUE (A 100' RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAYLOR AVENUE (A 50' RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 45 DEGREES 18 MINUTES 14 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.03 FEET, TO A POINT; THENCE SOUTH 44 DEGREES 35 MINUTES 05 SECONDS WEST, DEPARTING LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 493.71 FEET, TO A POINT; THENCE SOUTH 56 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 78.05 FEET, TO A POINT; THENCE NORTH 43 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 228.17 FEET, TO A POINT; THENCE SOUTH 44 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 213.20 FEET, TO A POINT BEING LOCATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN AVENUE (A 50' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 45 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.88 FEET, TO A POINT BEING LOCATED AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID KINGSWOOD AVENUE; THENCE NORTH 44 DEGREES 53 MINUTES 16 SECONDS EAST; DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID KINGSWOOD AVENUE, A DISTANCE OF 775.02 FEET, TO THE POINT OF BEGINNING

Exhibit "A-2"

