

**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 CERTAIN REAL PROPERTY (TAX PARCEL IDENTIFICATION # 25-04-24-005603-000-00), TOTALING APPROXIMATELY 7.71 ACRES, FROM RR (RURAL RESIDENTIAL) TO BF MPC (BRANAN FIELD MASTER PLANNED COMMUNITY); 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 24-0012, submitted by Bird Dog, 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 one parcel of land (tax parcel identification # 25-04-24-005603-000-00), totaling approximately 7.71 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from RR (Rural Residential) to BF MPC (Branan Field Master Planned Community).

**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"

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°31'14" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 229.70 FEET; THENCE NORTH 00°31'13" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.01 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 220-A (A 80 FOOT RIGHT OF WAY); THENCE SOUTH 89°31'14" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3857, PAGE 709 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 00°30'24" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID EAST LINE, A DISTANCE OF 1291.49 FEET TO THE SOUTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4719, PAGE 1851 OF SAID PUBLIC RECORDS; THENCE NORTH 89°35'59" EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE AND ITS EASTERLY PROLONGATION THEREOF, A DISTANCE OF 288.67 FEET TO THE WEST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 1792 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°25'15" WEST, ALONG SAID WEST LINE, A DISTANCE OF 332.81 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4626, PAGE 1318 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°30'55" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 578.40 FEET; THENCE SOUTH 00°31'13" WEST, A DISTANCE OF 210.97 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4627, PAGE 61 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°31'14" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS AND ALONG THE NORTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3540, PAGE 1019 OF SAID PUBLIC RECORDS, A DISTANCE OF 229.00 FEET TO THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 3540, PAGE 1019; THENCE SOUTH 00°31'13" WEST, ALONG SAID WEST LINE, A DISTANCE OF 168.90 FEET TO SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 220-A AND THE POINT OF BEGINNING.

CONTAINING: 7.7± ACRES, MORE OR LESS.

Exhibit "A-2"

