

**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 PARCEL (TAX PARCEL IDENTIFICATION # 39-05-26-015159-000-00), TOTALING APPROXIMATELY .63 OF AN ACRE, 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 24-0013, submitted by 3305 Hwy 17 GCS 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 one parcel of land (tax parcel identification # 39-05-26-015159-000-00), totaling approximately 0.63 of an acre, 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 July, 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

## Legal Description (Attachment A-3)

A portion of Lots 12, 13, 14 and 15, SPIKER'S LITTLE FARMS UNIT 1, Clay County, Florida, according to plat thereof recorded in Plat Book 3, page 12 of the public records of Clay County, Florida, said portion being more particularly described as follows:

Begin at the Northeast corner of said Lot 12; thence on the East line thereof and then on the East line of said Lots 13, 14 and 15, South 08 degrees 51 minutes 32 seconds East, 470 feet, more or less, to the waters of Clay Branch; thence along said waters in a Westerly direction 300 feet, more or less, to the Northeasterly right of way line of State Road No. 15 (US Highway No. 17); thence on said Northeasterly line North 28 degrees 22 minutes 50 seconds West, 376 feet, more or less, to the point of curvature of a curve concave Northeasterly and having a radius of 5661.58 feet; thence Northwesterly along the arc of said curve and on said Northeasterly right of way line of State Road 15, an arc distance of 132.32 feet to the Northerly line of said Lot 12, said arc being subtended to a chord bearing and distance of North 27 degrees 42 minutes 40 seconds West, 132.32 feet; thence on said North line of Lot 12, North 81 degrees 00 minutes 00 seconds East, 460.36 feet to the Point of Beginning.

Exhibit "A-2"

