

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 # 23-05-25-010101-015-00), TOTALING APPROXIMATELY 12.74 ACRES, FROM LAKE ASBURY VILLAGE CENTER (LA VC) TO LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) AND TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PORTION OF A SINGLE PARCEL (TAX PARCEL IDENTIFICATION # 23-05-25-010101-015-00), TOTALING APPROXIMATELY 12.74 ACRES, FROM LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) TO LAKE ASBURY VILLAGE CENTER (LA VC); 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 24-0008, submitted by Holstein Commercial, 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 # 23-05-25-010101-015-00), totaling approximately 12.74 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and a portion of a single parcel of land (tax parcel identification # 23-05-25-010101-015-00), totaling approximately 12.74 acres, described in Exhibit “A-3”, and depicted in Exhibit “A-4” is hereby

changed from Lake Asbury Master Planned Community (LA MPC) to Lake Asbury Village Center (LA VC).

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"

Proposed Land Use Parcel 3

A portion of Section 23, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 4523, page 318, and a portion of those lands described and recorded in Official Records Book 4622, page 1019, of the Public Records of said county, being more particularly described as follows:

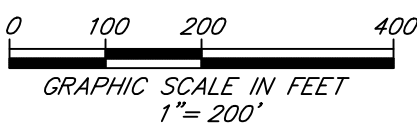
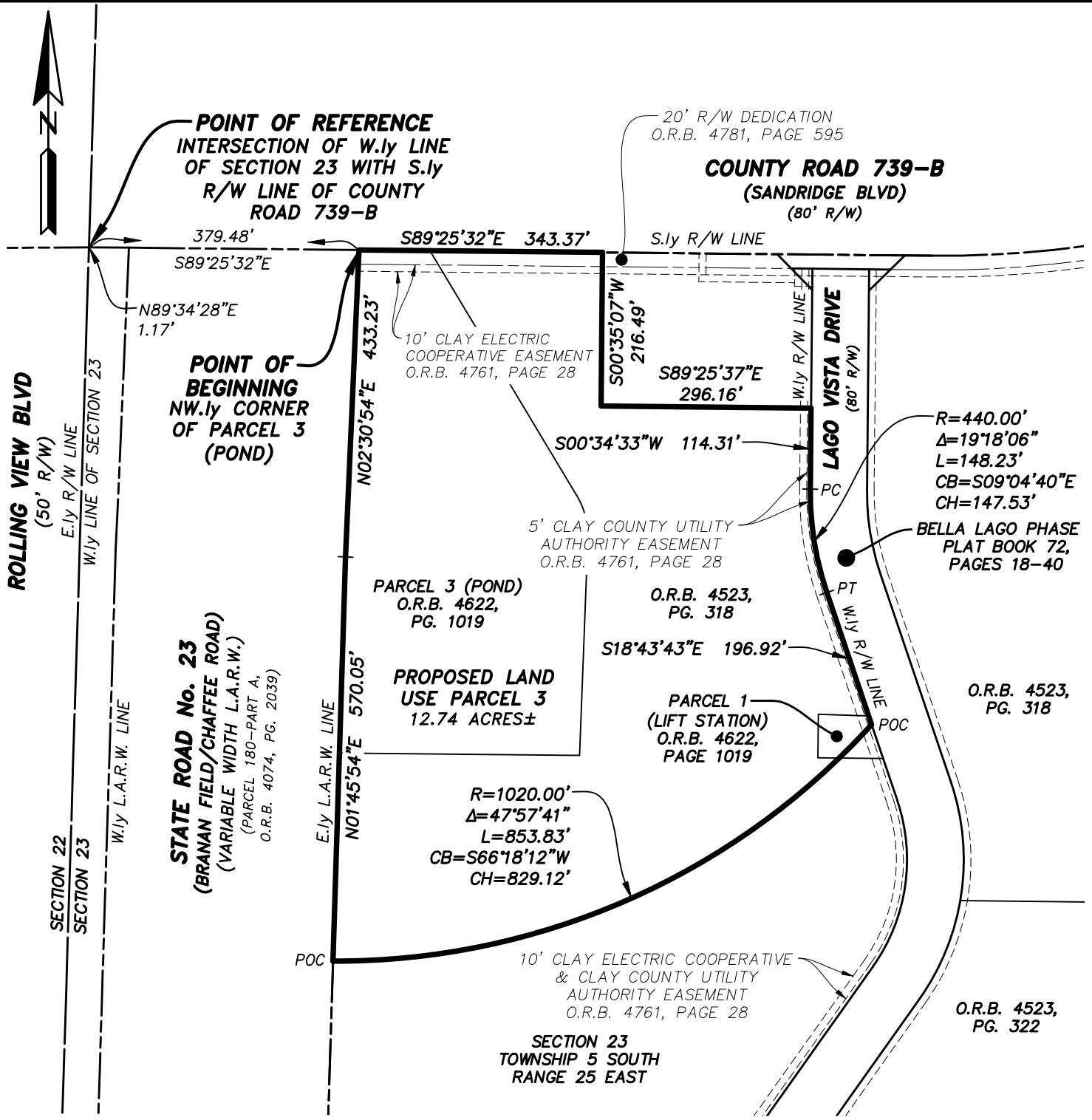
For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge Boulevard), an 80 foot right of way as presently established; thence North $89^{\circ}34'28''$ East, along said Southerly right of way line, 1.17 feet; thence South $89^{\circ}25'32''$ East, continuing along said Southerly right of way line, 379.48 feet to the Northwesterly corner of Parcel 3 (Pond), as described and recorded in said Official Records Book 4622, page 1019, and the Point of Beginning.

From said Point of Beginning, thence continue South $89^{\circ}25'32''$ East, along said Southerly right of way line, 343.37 feet; thence South $00^{\circ}35'07''$ West, departing said Southerly right of way line, 216.49 feet; thence South $89^{\circ}25'37''$ East, 296.16 feet to a point lying on the Westerly right of way line of Lago Vista Drive, an 80 foot right of way as presently established; thence Southerly along said Westerly right of way line the following 3 courses: Course 1, thence South $00^{\circ}34'33''$ West, 114.31 feet to the point of curvature of a curve concave Easterly having a radius of 440.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 148.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $09^{\circ}04'40''$ East, 147.53 feet; Course 3, thence South $18^{\circ}43'43''$ East, 196.92 feet; thence Southwesterly departing said Southerly right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 1020.00 feet, through a central angle of $47^{\circ}57'41''$, an arc length of 853.83 feet to a point lying on the Easterly limited access right of way line of State Road No. 23 (Branan Field/Chaffee Road), a variable width limited access right of way as presently established, said arc being subtended by a chord bearing and distance of South $66^{\circ}18'12''$ West, 829.12 feet; thence North $01^{\circ}45'54''$ East, along said Easterly limited access right of way line, 570.05 feet; thence North $02^{\circ}30'54''$ East, continuing along said Easterly limited access right of way line, 433.23 feet to the Point of Beginning.

Containing 12.74 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 318, AND A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 4622, PAGE 1019, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - BLVD BOULEVARD

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 739-B AS BEING SOUTH 89°25'32" EAST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=200'
DATE: MATCH 7, 2024

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

EXHIBIT "A-3"

Proposed Land Use Parcel 4

A portion of Section 23, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 4523, page 318, of the Public Records of said county, being more particularly described as follows:

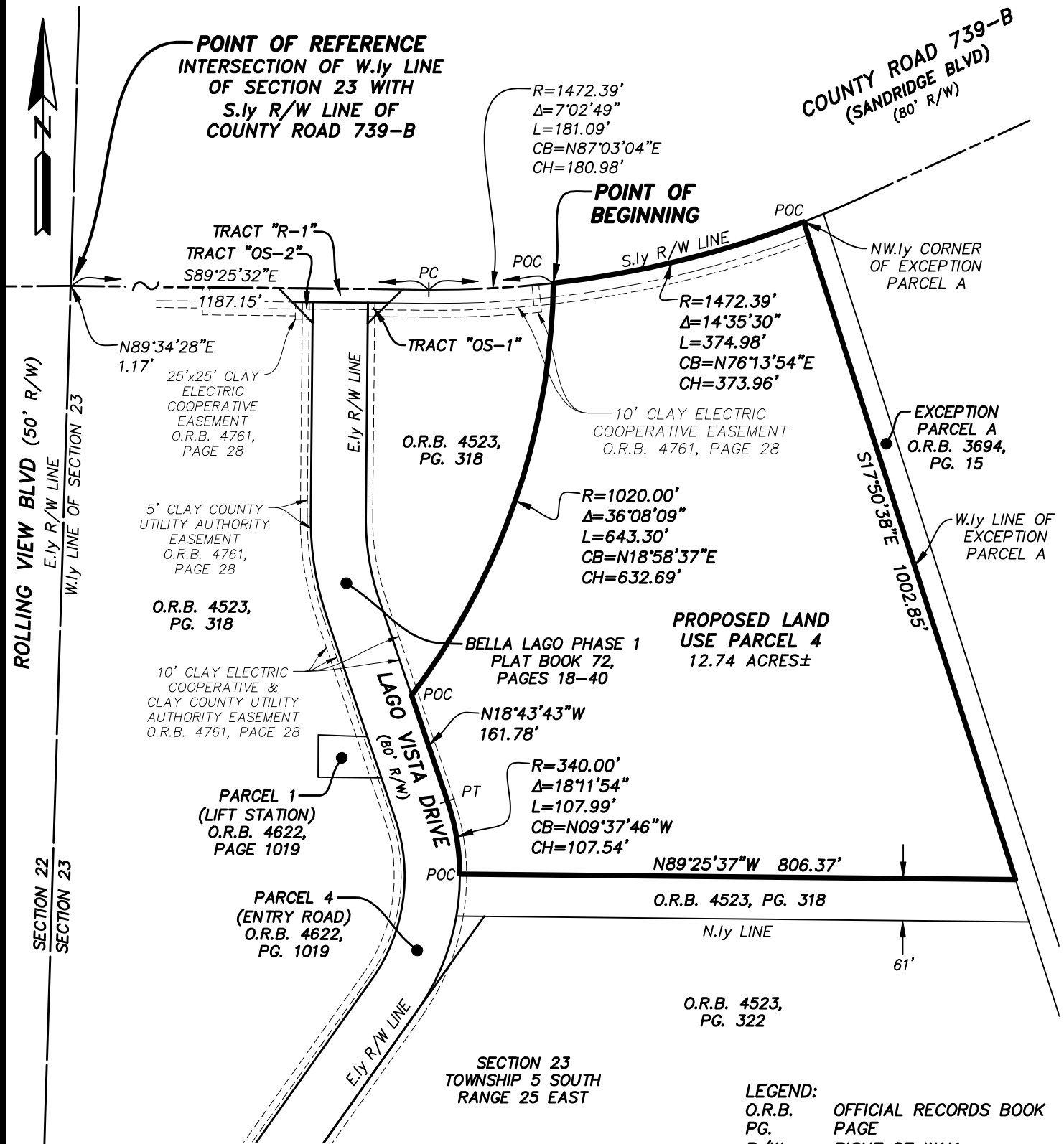
For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge Boulevard), an 80 foot right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North $89^{\circ}34'28''$ East, 1.17 feet; Course 2, thence South $89^{\circ}25'32''$ East, 1187.15 feet to the point of curvature of a curve concave Northerly having a radius of 1472.39 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of $07^{\circ}02'49''$, an arc length of 181.09 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $87^{\circ}03'04''$ East, 180.98 feet.

From said Point of Beginning, thence Easterly, continuing along said Southerly right of way line and along the arc of a curve concave Northerly having a radius of 1472.39 feet, through a central angle of $14^{\circ}35'30''$, an arc length of 374.98 feet to the Northwesterly corner of Exception Parcel A, as described and recorded in Official Records Book 3694, page 15, of said Public Records, said arc being subtended by a chord bearing and distance of North $76^{\circ}13'54''$ East, 373.96 feet; thence South $17^{\circ}50'38''$ East, departing said Southerly right of way line and along the Westerly line of said Exception Parcel A, 1002.85 feet; thence North $89^{\circ}25'37''$ West, departing said Westerly line and along a line 61 feet Northerly of and parallel with the Northerly line of those lands described and recorded in Official Records Book 4523, page 322, of said Public Records, 806.37 feet to an intersection with the Easterly right of way line of Lago Vista Drive, an 80 foot right of way as presently established; thence Northerly along said Easterly right of way line and along the arc of a non-tangent curve concave Westerly having a radius of 340.00 feet, through a central angle of $18^{\circ}11'54''$, an arc length of 107.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}37'46''$ West, 107.54 feet; thence North $18^{\circ}43'43''$ West, continuing along said Easterly right of way line, 161.78 feet to a point on a non-tangent curve concave Westerly having a radius of 1020.00 feet; thence Northerly, departing said Easterly right of way line and along the arc of said curve, through a central angle of $36^{\circ}08'09''$, an arc length of 643.30 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $18^{\circ}58'37''$ East, 632.69 feet.

Containing 12.74 acres, more or less.

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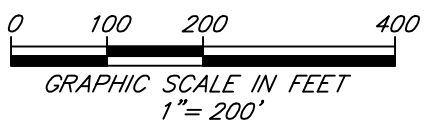


PROPOSED LAND USE PARCEL 4
12.74 ACRES±

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
BLVD	BOULEVARD

REVISED MAY 8, 2024 TO AMEND MAP AND LEGAL DESCRIPTION.



- GENERAL NOTES:**
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