

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING 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 FOR THE REZONING 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 A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

Be It Ordained by the Board of County Commissioners of Clay County:

**Section 1.** Application ZON 24-0013, submitted by Holstein Commercial, LLC, seeks to rezone certain real property totaling 25.48 acres (tax parcel identification # 23-05-25-010101-015-00) (the Property) described in Exhibits “A-1” and “A-3”, and depicted in Exhibits “A-2” and “A-4”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and from Lake Asbury Master Planned Community (LA MPC) to Lake Asbury Village Center (LA VC).

**Section 3.** Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

**Section 4.** The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

**Section 5.** This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 24-0008 becoming effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of August, 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:

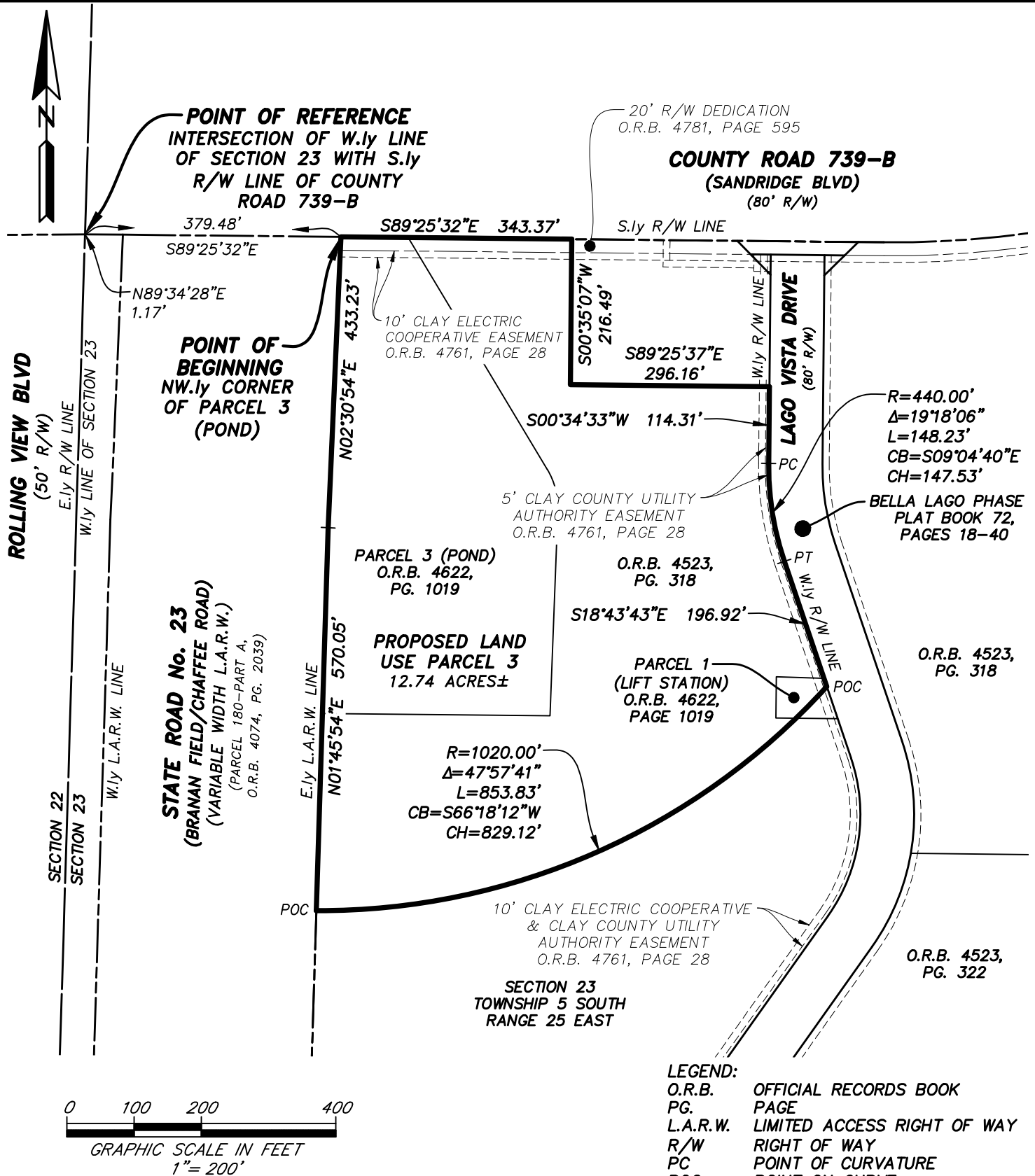
For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge 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 Northwestern 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.



## GENERAL NOTES:

- THIS IS NOT A SURVEY.
- 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.

**ETM**  
**Surveying & Mapping, Inc.**  
**VISION • EXPERIENCE • RESULTS**

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:

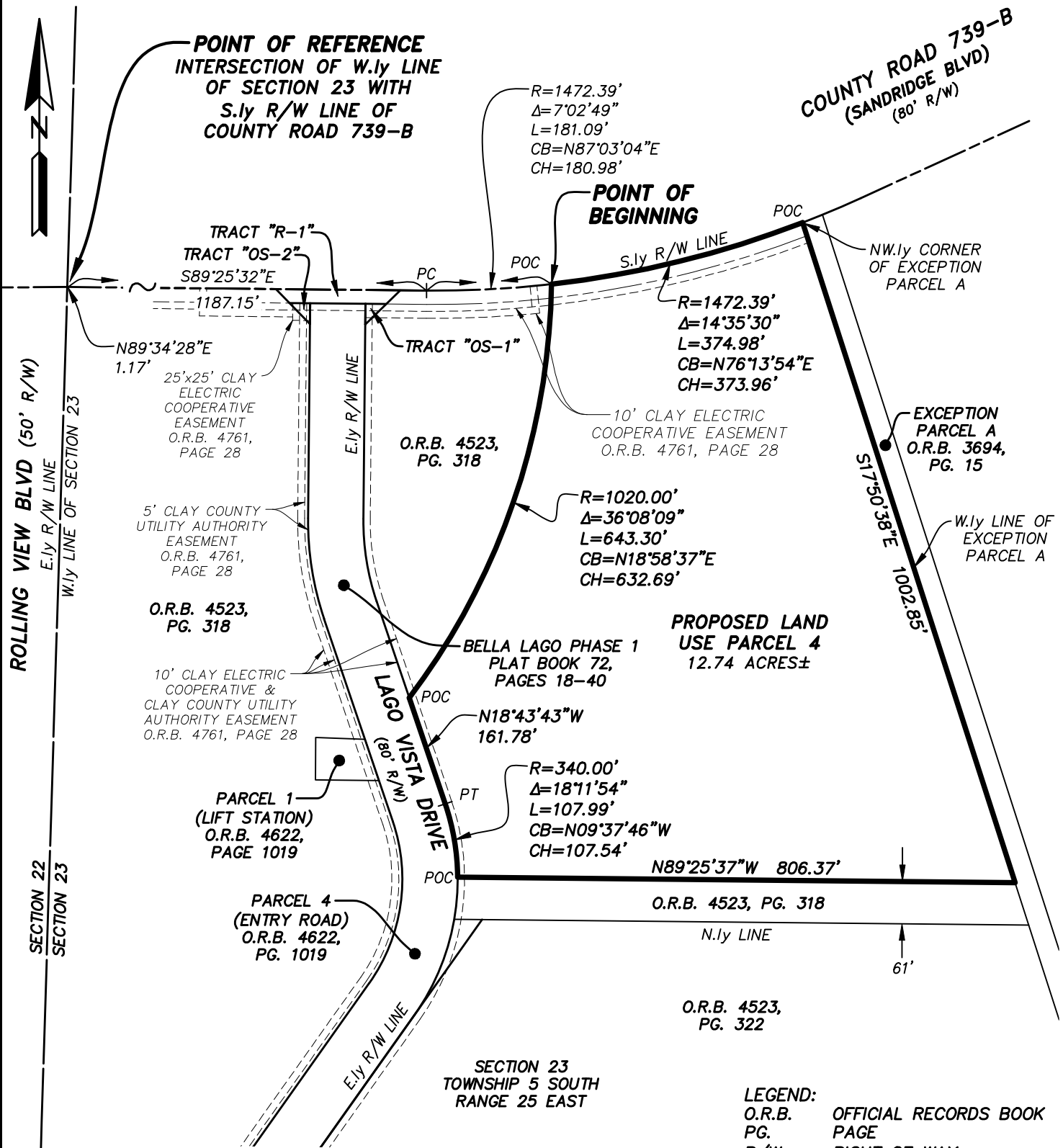
For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge 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 Northwestern 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.

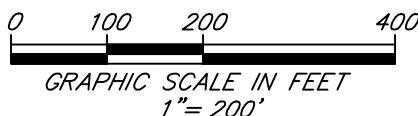
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DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4523,  
PAGE 318, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



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



## GENERAL NOTES:

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

## 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

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SCALE: 1"=200'  
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STATE of FLORIDA PSM No. 4827

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