

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF TWO PARCELS OF LAND: PARCEL 1 (TAX PARCEL IDENTIFICATION # 02-05-24-005927-008-00), TOTALING APPROXIMATELY 20.19 ACRES, FROM BRANAN FIELD COMMUNITY CENTER (BF CC) TO BRANAN FIELD PRIMARY CONSERVATION NETWORK (BF PCN) AND BRANAN FIELD MASTER PLANNED COMMUNITY (BF MPC); AND A PORTION OF PARCEL 2 (TAX PARCEL IDENTIFICATION # 02-05-24-005927-002-00), TOTALING APPROXIMATELY 7.77 ACRES, FROM BRANAN FIELD RURAL SUBURBS (BF RS) TO BRANAN FIELD MASTER PLANNED COMMUNITY (BF MPC) AND BRANAN FIELD PRIMARY CONSERVATION NETWORK (BF PCN); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 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 26-0006 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. 2025-10, 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 two parcels of land: Parcel 1 (tax parcel identification # 02-05-24-005927-008-00), totaling approximately 20.19 acres, is hereby changed from Branana Field Community Center (BF CC) to Branana Field Primary Conservation Network (BF PCN) and Branana Field Master Planned Community (BF MPC); and a portion of Parcel 2 (tax parcel identification # 02-05-24-005927-002-00), totaling approximately 7.77 acres, is hereby changed from from Branana Field Rural Suburbs (BF RS) to Branana

Field Master Planned Community (BF MPC) and Branan Field Primary Conservation Network (BF PCN). These changes are described in Exhibit “A-1”, and depicted in Exhibit “A-2”

**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, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Its Chairman

ATTEST:

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

Exhibit "A-1"

**Legal Description – Attachment A-3**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C—220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 1238.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'53" WEST, ALONG LAST SAID LINE, 802.69 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 13°40'00" WEST, ALONG LAST SAID LINE, 578.88 FEET; THENCE NORTH 85°34'13" EAST, 940.06 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408; THENCE SOUTH 00°12'00" EAST, ALONG LAST SAID LINE, 634.61 FEET TO THE POINT OF BEGINNING.

**Legal Description – Attachment A-3**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C-220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 1238.47 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 364 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°12'00" WEST, ALONG LAST SAID LINE, 725.73 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°58'12" EAST, ALONG LAST SAID LINE, 1235.50 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-220; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 725.63 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"

