

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 A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 40-04-25-020905-000-00), TOTALING APPROXIMATELY 2.19 ACRES, FROM URBAN CORE (10) (UC-10) TO COMMERCIAL (COM); 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 26-0005 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 a single parcel of land (tax parcel identification # 40-04-25-020905-000-00), totaling approximately 2.19 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from URBAN CORE (10) (UC-10) 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 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 LOTS 10, 11 AND 12, SECTION 25, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO THE MAP RECORDED IN DEED BOOK "Q" PAGE 663 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 11 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #224 (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY) RUN THENCE SOUTH 07°46'30" WEST ALONG THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 79.16 FEET HAVING A RADIUS OF 11545.20 FEET CONCAVE SOUTHEASTERLY SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 07°34'43" WEST, A CHORD DISTANCE OF 79.16 FEET FOR THE POINT OF BEGINNING - CONTINUE ALONG THE ARC OF THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 200.0 FEET HAVING A RADIUS OF 11545.20 FEET, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°53'10" WEST A CHORD DISTANCE OF 200.0 FEET; THENCE NORTH 82°48'28" WEST 422.27 FEET; THENCE NORTH 04°48'02" EAST 311.21 FEET; THENCE SOUTH 68°28'33" EAST 448.13 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"

