

ORDINANCE NO. 2023-

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 CERTAIN REAL PROPERTY (TAX PARCEL IDENTIFICATION NUMBER 22-05-24-006420-018-00) FROM ITS PRESENT ZONING CLASSIFICATION OF BA-2 (COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT) TO AR (AGRICULTURAL/RESIDENTIAL DISTRICT); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. Application Z-22-26, submitted by Charles R. Taylor, Jr., Successor Trustee of The Taylor Family Revocable Trust, seeks to rezone a portion of certain real property (tax parcel identification number 22-05-24-006420-018-00) (the Property) described as follows:

See attached Exhibit A

SECTION 2. The Board of County Commissioners approves the rezoning request. The present zoning classification of the Property, BA-2 (Commercial and Professional Office District), is changed to AR (Agricultural/Residential District).

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 CPA-2022-18 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this ____ day of January, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

BY: _____
Betsy Condon, Its Chairman

ATTEST:

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

Exhibit A

Parcel ID No.: 22-05-24-006420-018-00

A parcel of land situated in the Northeast $\frac{1}{4}$ of Section 22, Township 5 South, Range 24, East, Clay County, Florida, said parcel being more particularly described as follows;

Beginning at the Northwest corner of Lot 1, Seaman's Cove Unit One, as recorded in Plat Book 17, Page 40, of the public records of said county. Thence run South 89 degrees 15 minutes 00 seconds West 278.00 feet to the Easterly right of way line to State Road No. 21 (a.k.a. Blanding Boulevard) at the Northerly right of way line of Anchor Road as recorded in said Plat Book 17, Page 40, thence on said line, run the following four courses; (1) on the arc of a curve, concave Easterly, and having a radius of 30.00 feet, a chord distance of 40.99 feet, the bearing of said chord being south 03 degrees 25 minutes 41 seconds East; (2) South 46 degrees 31 minutes 00 seconds East, 178.86 feet; (3) on the arc of a curve, concave Northeasterly, and having a radius of 270.00 feet, a chord distance of 100.18 feet, the bearing of last said chord being South 57 degrees 12 minutes 30 seconds East; (4) South 67 degrees 54 minutes 00 seconds East 69.92 feet to the west line of said Lot 1, thence on last said line, run North 00 degrees 45 minutes 00 seconds West, 248.22 feet to the Point of Beginning. Being 1.03 acres more or less in the area.