

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 CERTAIN REAL PROPERTY (TAX PARCEL IDENTIFICATION # 28-05-26-014421-000-00), TOTALING 2.45 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF BA (NEIGHBORHOOD BUSINESS DISTRICT) TO BB-5 (COMMERCIAL RECREATION DISTRICT); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON-1023-00024, submitted by Guru Dayal LLC, seeks to rezone certain real property (tax parcel identification # 28-05-26-014421-000-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The present zoning classification of the Property is hereby changed from BA (Neighborhood Business District) to BB-5 (Commercial Recreation 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 as provided by law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Chairman

ATTEST:

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

Exhibit "A-1"

A Portion of Lot 10 ARNOWIN as shown in P.B. 4 Page 30 of the Public Records of Clay County Florida and being more particularly described as follows:

Begin at a Found D.O.T. Iron pipe at the intersection of the Easterly Right of Way Line of U.S. 17 (a 200' Right of Way as now established) and the Northerly Right of Way line or Mahama Bluff Road (a 66' Right of Way as now Established)

Thence along and with a curve concave to the Right and having a Radius of 8494.37 feet (chord bearing - N. 08° 06' 56" w ch = 0530.89) an arc distance of 530.98 feet to a found D.O.T. Iron pipe; thence run N. 54° 55' 06" E. to its Intersection with the Westerly Right of Way line or S.R. No. 209 (a 66 foot Right of Way as now Established) a distance of 37.83 feet to a found D.O.T. Iron pipe; thence S. 35° 49' 05" E. along and with said Westerly Right of Way of S.R. No. 209 a distance of 8.88 feet to a found D.O.T. concrete monument. Thence along and with said Westerly Right of Way for S.R. 209 and being a curve concave to the left and having a Radius of 3625.76 feet (chord Bearing S. 35° 29' 11" E. chord 151.45) an arc distance or 151.46 feet to a found D.O.T. concrete monument; thence along and with said Westerly Right or Way for S.R. 209 S. 36° 35' 08" E. a distance of 150.50 feet to a found D.O.T. concrete monument; thence along and with the said Westerly Right of Way for S.R. No. 209 said Right of Way being a curve concave to the left and having a Radius of 8417.64' (chord bearing S. 37° 05' 52" E. chord 100.37) an arc distance of 100.37 feet to a found D.O.T. concrete monument; thence along and with said Westerly Right of Way for S.R. No. 209 S. 37° 21' 01" E. a distance of 247.34 feet to a Set Iron pipe; thence S. 25° 44' 14" W. to its Intersection with the Northerly Right of Way line for Manama Bluff Road (a 66 foot Right of Way as now established) a distance of 13.58 feet to a set Iron pipe. Thence along and with said Northerly Right of Way for Mahama Bluff Road S. 88° 49' 30" W. a distance of 343.60 feet to the Point of Beginning.

Exhibit "A-2"

