

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 OF REAL PROPERTY (TAX PARCEL IDENTIFICATION # 28-05-26-014417-000-00), TOTALING 1.05 ACRES, FROM ITS PRESENT ZONING CLASSIFICATIONS OF COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) AND SINGLE FAMILY RESIDENTIAL DISTRICT (RA) TO SPECIALTY BUSINESS DISTRICT (BB-3); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON-23-0027, submitted by Integrated Access Solutions, LLC, seeks to rezone a portion of certain real property (tax parcel identification # 28-05-26-014417-000-00) (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 Commercial and Professional Office District (BA-2) and Single Family Residential District (RA) to Specialty Business District (BB-3).

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-23-0017 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of January, 2024.

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-1"

LEGAL DESCRIPTION:

BEING THE NORTHERLY PART OF LOT SIX (6) "ARNOWIN" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 30 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN ON STATE HIGHWAY, OR U.S. HIGHWAY NUMBER 17, AT THE NORTHERLY BOUNDARY OF SAID LOT SIX (6) "ARNOWIN", AFORESAID, AND RUN SOUTHERLY ON BOUNDARY OF U.S. HIGHWAY #17, A DISTANCE OF 115 FEET; THEN TURN AND RUN EASTERLY PARALLEL TO THE NORTH BOUNDARY OF SAID LOTS DISTANCE OF 607 FEET TO THE EAST BOUNDARY OF SAID LOT; THEN RUN NORTHERLY PARALLEL TO BOUNDARY OF SAID LET AND U.S.-HIGHWAY #17, A DISTANCE OF 115 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT, THENCE RUN WESTERLY 607 FEET TO THE POINT OR PLACE OF BEGINNING. APPRAISER'S PARCEL IDENTIFICATION NO: 28-05-26-014417-000-00 5

Exhibit "A-2"

