

**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 # 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 COMMUNITY BUSINESS DISTRICT (BB-2); 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 Community Business District (BB-2).

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

THE WEST 400 FEET OF THE FOLLOWING DESCRIBED TRACT: 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 THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 17 (A 100 FOOT WIDE RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), A DISTANCE OF 115 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN EASTERLY PARALLEL TO AND 115 FEET SOUTH OF THE SAID NORTHERLY LINE, A DISTANCE OF 607 FEET TO THE EASTERLY LINE OF SAID LOT SIX (6); THENCE NORTHERLY PARALLEL TO THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 115 FEET TO A POINT ON THE SAID NORTHERLY LINE; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 607 FEET TO THE POINT OF BEGINNING.