

ORDINANCE NO. 2024-\_\_\_\_\_

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 # 40-04-25-020631-000-00), TOTALING APPROXIMATELY 5.05 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF NEIGHBORHOOD BUSINESS DISTRICT (BA) AND AGRICULTURAL/RESIDENTIAL DISTRICT (AR), TO PRIVATE SERVICES (PS-3); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. Application ZON 24-0008, submitted by Seo’s Family Inc., seeks to rezone certain real property totaling approximately 5.05 acres (tax parcel identification # 40-04-25-020631-000-00) (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 Neighborhood Business District (BA) and Agricultural/Residential District (AR), to Private Services (PS-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 request in application COMP 24-0010 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_ day of June, 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

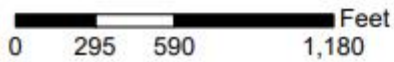
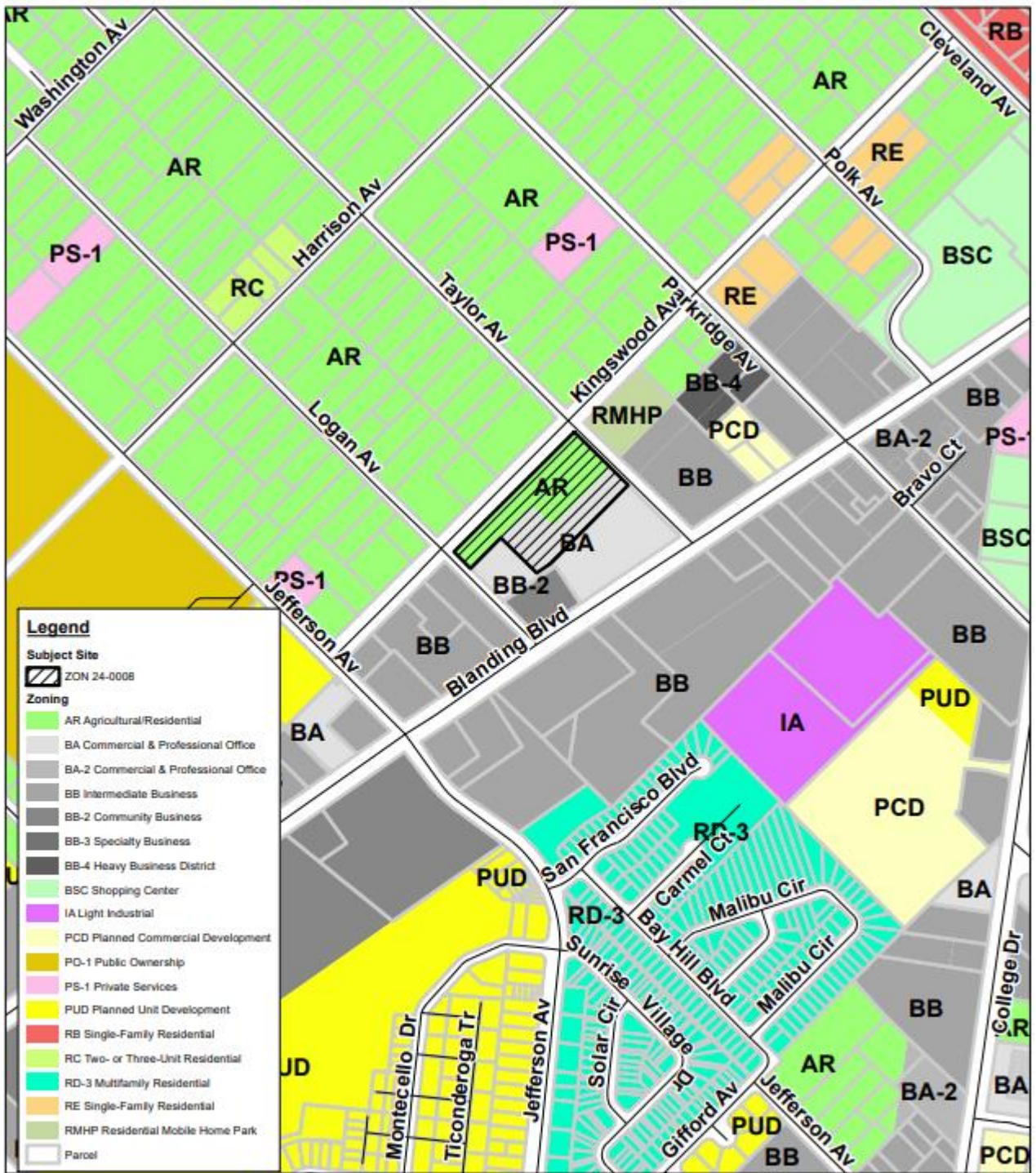
## Exhibit A-1

### PROPERTY DESCRIPTION PARCEL "A":

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3, AND 24; AND A PORTION OF LOTS 4, 6, 19, 20, AND 21; ALL OF BLOCK 9, SECTION 20, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO A MAP RECORDED IN DEED BOOK Q, PAGE 663, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGSWOOD AVENUE (A 100' RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAYLOR AVENUE (A 50' RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 45 DEGREES 18 MINUTES 14 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.03 FEET, TO A POINT; THENCE SOUTH 44 DEGREES 35 MINUTES 05 SECONDS WEST, DEPARTING LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 493.71 FEET, TO A POINT; THENCE SOUTH 56 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 78.05 FEET, TO A POINT; THENCE NORTH 43 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 228.17 FEET, TO A POINT; THENCE SOUTH 44 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 213.20 FEET, TO A POINT BEING LOCATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN AVENUE (A 50' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 45 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.88 FEET, TO A POINT BEING LOCATED AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID KINGSWOOD AVENUE; THENCE NORTH 44 DEGREES 53 MINUTES 16 SECONDS EAST; DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID KINGSWOOD AVENUE, A DISTANCE OF 775.02 FEET, TO THE POINT OF BEGINNING

**EXHIBIT A-2**



**Existing Zoning  
 Rezoning: ZON 24-0008  
 from BA and AR to PS-3**

