

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 #s 13-04-25-007920-000-00 & 13-04-25-007916-000-00), TOTALING APPROXIMATELY 1.438 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATIONS OF INTERMEDIATE BUSINESS DISTRICT (BB) AND HEAVY BUSINESS DISTRICT (BB-4) 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 24-0014, submitted by John Fagan, Albert W. Parham, and Lynn Parham, seeks to rezone certain real property (tax parcel identification #s 13-04-25-007920-000-00 & 13-04-25-007916-000-00) (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 classifications of the Property are hereby changed from Intermediate Business District (BB) and Heavy Business District (BB-4) 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 as provided by law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of July, 2024.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Jim Renninger, Its Chairman

ATTEST:

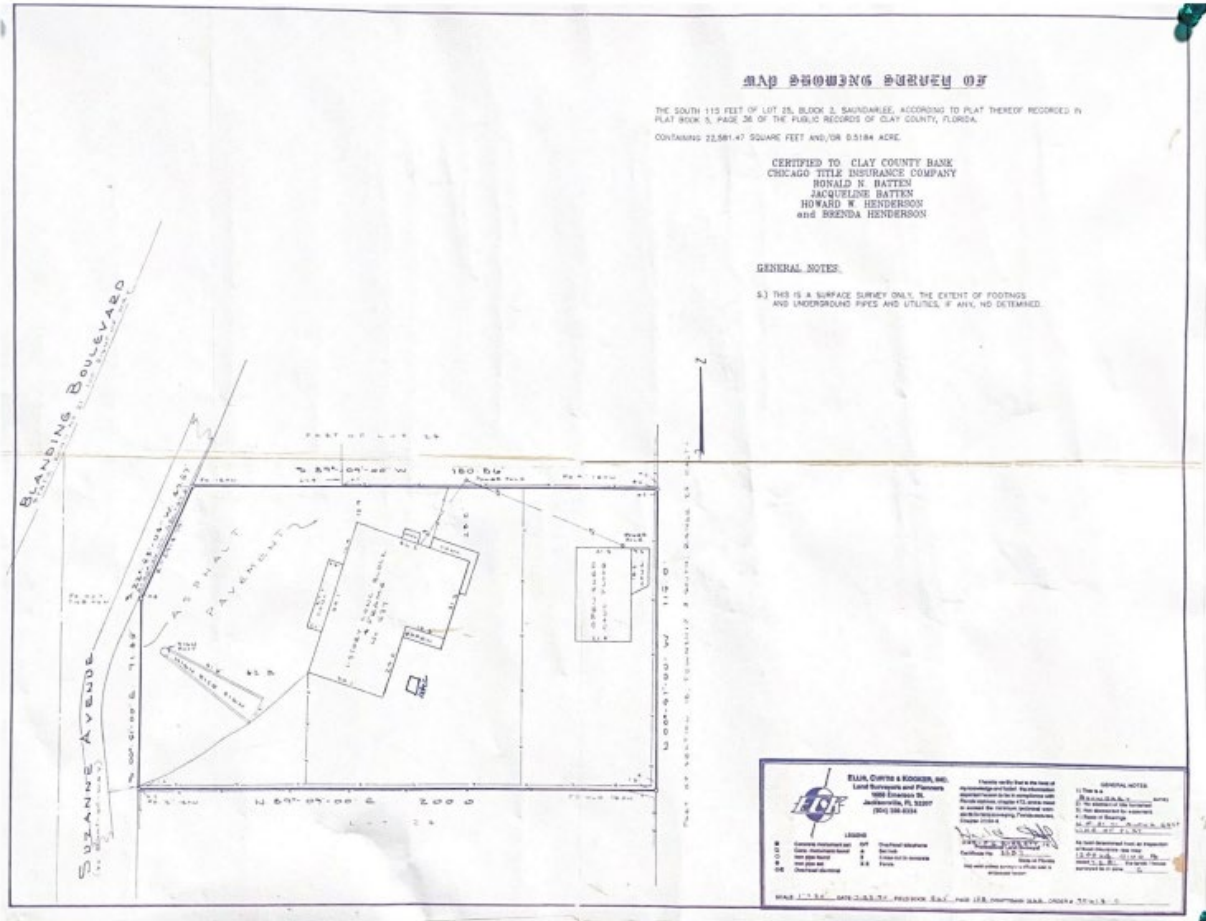
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

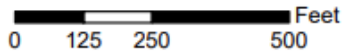
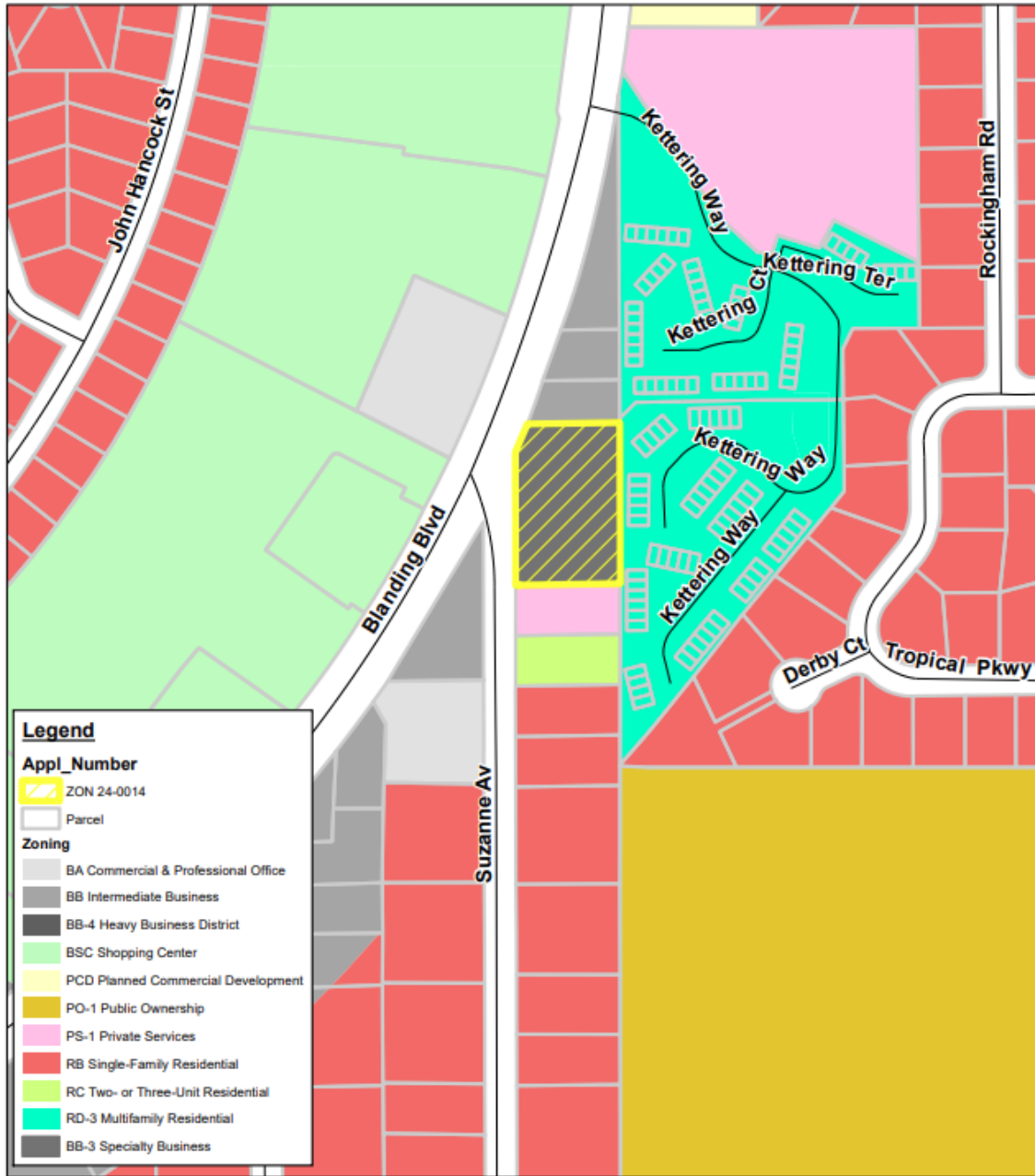
*The South 115 feet of Lot 25, Block 2, SAUNDARLEE, according to plat thereof as recorded in Plat Book 5 page 36 of the public records of Clay County, Florida, which land is bounded as follows:*

*Beginning at an iron at the Southwest corner of said Lot 25; thence North 89 degrees 09 minutes East, along South line of said Lot 25, a distance of 200.0 feet to an iron at the Southeast corner of said Lot 25; thence North 0 degrees 51 minutes West along the East line of said Lot 25, a distance of 115 feet to a point; thence South 89 degrees 09 minutes West, a distance of 180 feet more or less, to a point in the Southeast line of State Road No. 21; thence Southwesterly along the arc of a curve concave to the Northwest having a radius of 2914.93 feet along the Southeast line of State Road No. 21, a distance of 47.44 feet, more or less, to an iron in the West line of said Lot 25; thence South 0 degrees 51 minutes East, along the West line of said Lot 25, a distance of 71.45 feet to the POINT OF BEGINNING.*

Exhibit "A-2"







**Proposed Zoning  
Rezoning: ZON 24-0014  
from BB and BB-4 to BB-3**

