

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 (TAX PARCEL IDENTIFICATION # 36-04-23-000382-001-00), TOTALING APPROXIMATELY 2.23 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) 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 24-0031 seeks to rezone a portion of a single parcel (tax parcel identification # 36-04-23-000382-001-00) (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) 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

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

Exhibit "A-1"

Clay Parcel No. 36-04-23-000382-001-00

Date: October 3, 2024

Job No. H-24-047 PARCEL LEGAL

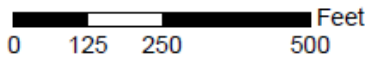
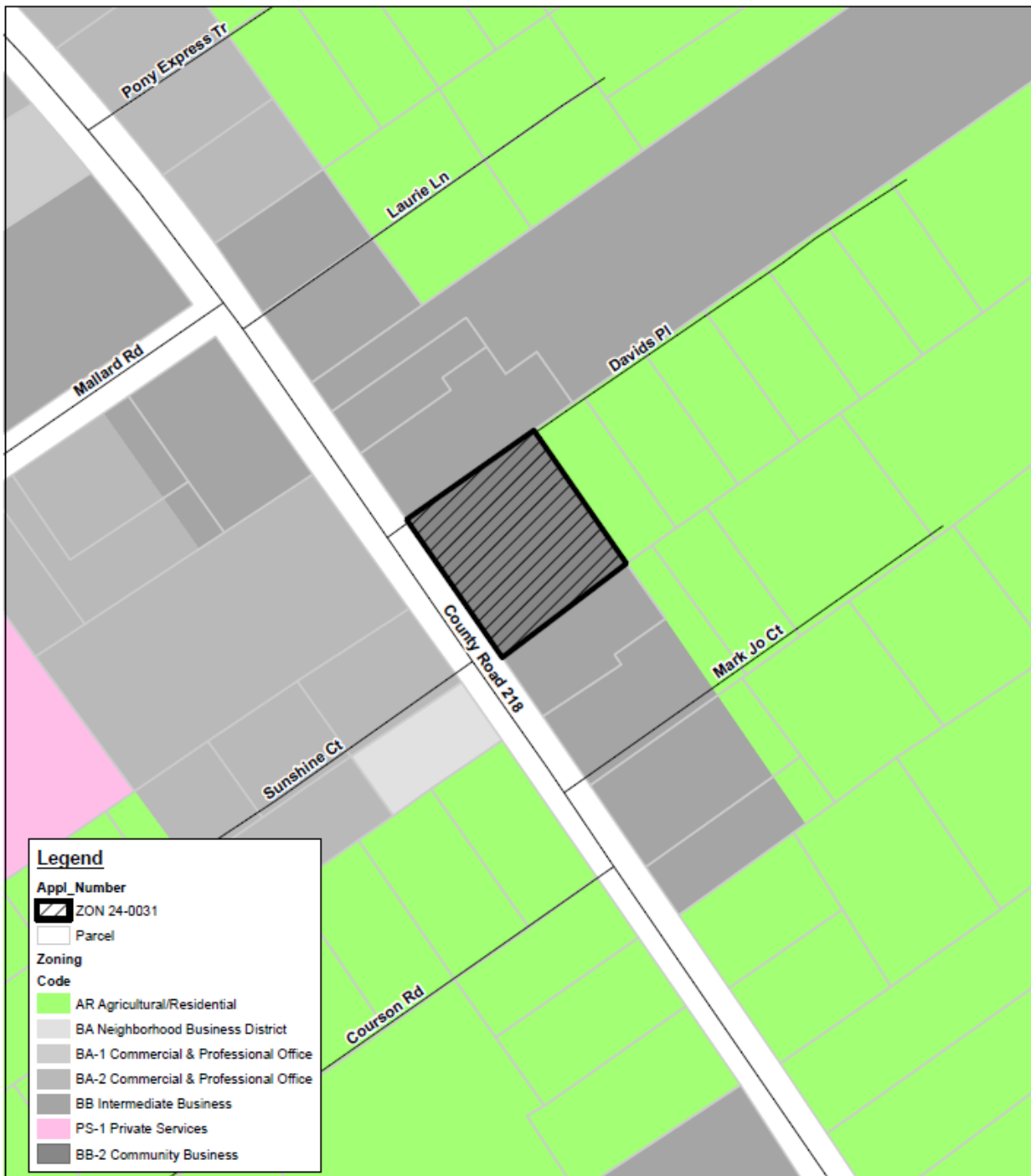
PARCEL A (294.0' of Clay Parcel No. 36-04-23-000382-001-00)

A PARCEL OF LAND SITUATED IN LOT 18, WEST BIG BRANCH UNIT 1, ACCORDING TO AN UNRECORDED MAP, THEREOF PREPARED BY LOUIS H. MCKEE, REGISTERED SURVEYOR, ON JULY 22, 1969, FOR SAN LABRYDO LUMBER COMPANY; BEING A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY FLORIDA: SAID PARCEL BEING THE SOUTHWESTERLY 294.0 FEET OF SAID LOT 18, LYING PERPENDICULAR TO AND ADJACENT WITH THE RIGHT OF WAY OF COUNTY ROAD 218 WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36, THENCE ON THE NORTH LINE THEREOF, RUN SOUTH 89°30'30" WEST 1320.02 FEET TO THE EAST LINE OF SAID WEST BIG BRANCH UNIT 1, THENCE ON SAID LINE SOUTH 0°12'00" EAST 2452.85 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT 18, THENCE ON THE NORTHWESTERLY LINE OF SAID LOT 18, RUN SOUTH 55°00'40" WEST 1172.96 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2655, Pg. 2092 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 55°00'40" WEST, 132.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°00'40" WEST, 294.0 FEET TO THE NORTHEASTERLY LINE OF COUNTY ROAD 218 WEST (FORMERLY STATE ROAD NO. 218), THEN ON LAST SAID LINE RUN SOUTH 34°59'20" EAST, 330.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 18, THENCE ON LAST SAID LINE RUN NORTH 55° 00' 40" EAST 294.0 FEET; THENCE NORTH 34°59'20" WEST 330.0 FEET TO THE POINT OF BEGINNING.

ABOVE PARCEL A BEING SUBJECT TO:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THE NORTHWESTERLY 20.0 FEET OF THE ABOVE DESCRIBED LANDS.

Exhibit "A-2"



**Proposed Rezoning: ZON 24-0031
From BA-2 to BB-2**

