

ORDINANCE 2025-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, RELATING TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE NO. 93-16, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE ZONING AND LAND USE PROVISIONS BY AMENDING SECTION 3-11, NONCONFORMING USES, LOTS AND STRUCTURES, TO ADD A NEW SUBSECTION (I) CONCERNING THE REPLACEMENT OF SINGLE FAMILY HOMES, MOBILE HOMES AND ACCESSORY STRUCTURES ON NONCONFORMING LOTS CREATED PRIOR TO JANUARY 14, 2025; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board adopted Ordinance 93-16, as amended, which created Article III of the Clay County Land Development Code being the Zoning and Land Use Development Regulations; and,

WHEREAS, the Board desires to amend certain provisions in Article III, Section 3-11 of the Clay County Land Development Code, as provided for below.

Be it ordained by the Board of County Commissioners of Clay County that:

Section 1. As used in Section 2, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, being the codification of Ordinance 93-16, as subsequently amended, and comprising the Zoning and Land Use Land Development Regulations.

Section 2. Section 3-11, Article III is hereby amended to add a new subsection (I) as follows:

- (I) Parcels created prior to January 14, 2025, on which a single-family home, mobile home or accessory structure has been constructed or placed on the site based upon the issuance of a valid building permit by Clay County, shall be allowed to replace that single family home, mobile home or accessory structure consistent with the minimum setbacks, percentage lot coverage, and minimum living area of the zoning district in which the parcel is located.

Section 3. If any section, phrase, sentence or portion of the ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This Ordinance shall take effect as provided by Florida general law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of January, 2025.

BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

BY: _____
Its Chairman

ATTEST

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