

**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 SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 40-04-25-020905-000-00), TOTALING APPROXIMATELY 2.19 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO HEAVY BUSINESS DISTRICT (BB-4); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 26-0007 seeks to rezone certain real property totaling approximately 2.19 acres (tax parcel identification # 40-04-25-020905-000-00) (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 zoning of the Property is hereby changed from the present zoning classification of Agricultural/Residential District (AR) to Heavy Business District (BB-4).

**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 26-0005 becoming effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of June, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Its Chairman

ATTEST:

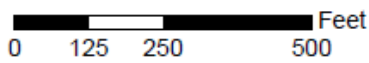
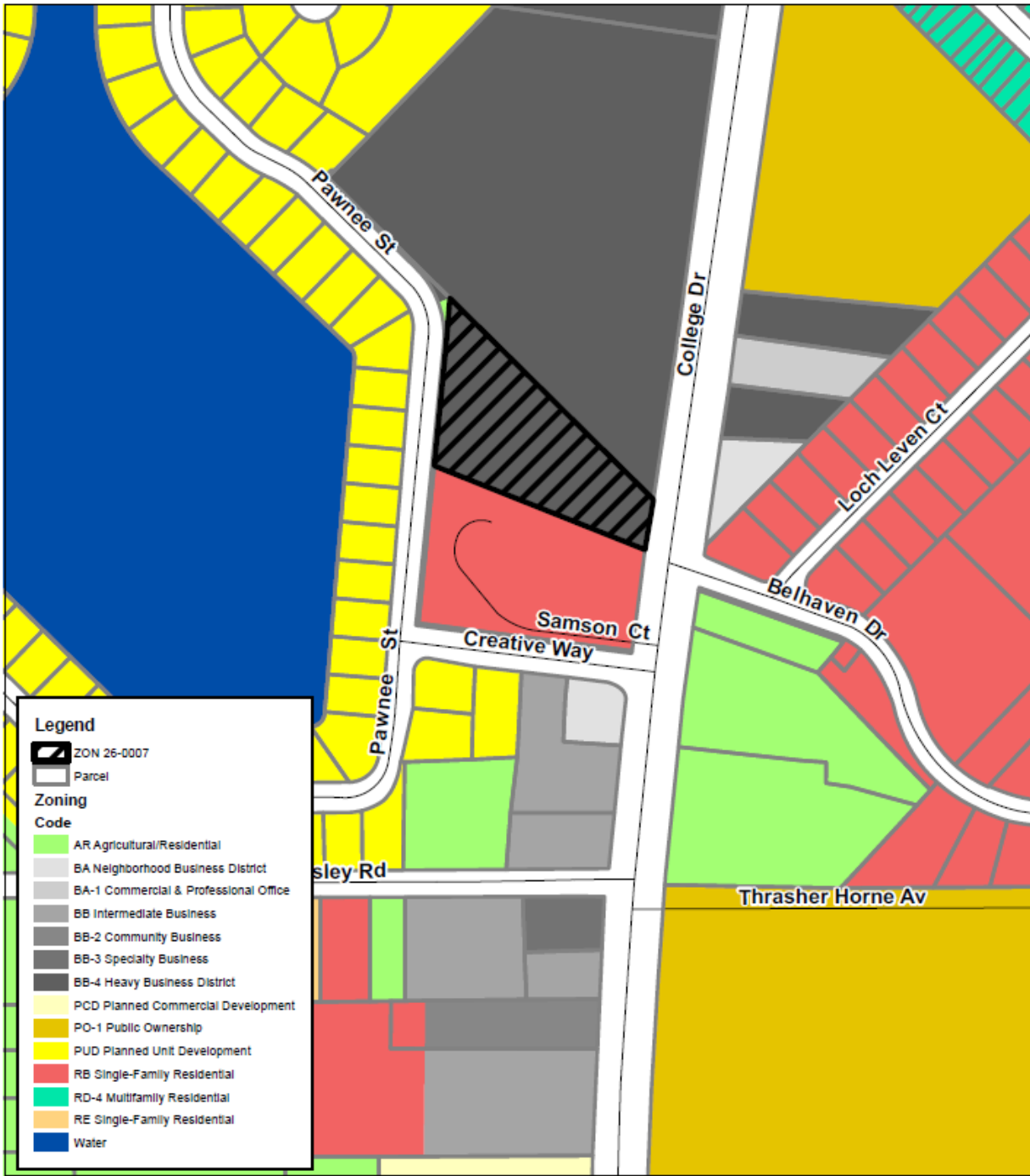
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description - Attachment A-3

A PORTION OF LOTS 10, 11 AND 12, SECTION 25, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO THE MAP RECORDED IN DEED BOOK "Q" PAGE 663 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 11 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #224 (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY) RUN THENCE SOUTH 07°46'30" WEST ALONG THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 79.16 FEET HAVING A RADIUS OF 11545.20 FEET CONCAVE SOUTHEASTERLY SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 07°34'43" WEST, A CHORD DISTANCE OF 79.16 FEET FOR THE POINT OF BEGINNING - CONTINUE ALONG THE ARC OF THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 200.0 FEET HAVING A RADIUS OF 11545.20 FEET, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°53'10" WEST A CHORD DISTANCE OF 200.0 FEET; THENCE NORTH 82°48'28" WEST 422.27 FEET; THENCE NORTH 04°48'02" EAST 311.21 FEET; THENCE SOUTH 68°28'33" EAST 448.13 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"



Proposed Zoning  
Rezoning: ZON 26-0007  
from AR to BB-4

