

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 LAND (TAX PARCEL IDENTIFICATION # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .50 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD) TO AGRICULTURAL/RESIDENTIAL DISTRICT (AR); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 26-0010, seeks to rezone certain real property totaling approximately .50 acres (tax parcel identification # 35-04-25-008223-010-00) (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 Planned Commercial Development District (PCD) to Agricultural/Residential District (AR).

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 26-0007 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

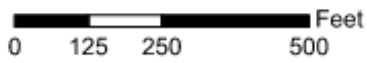
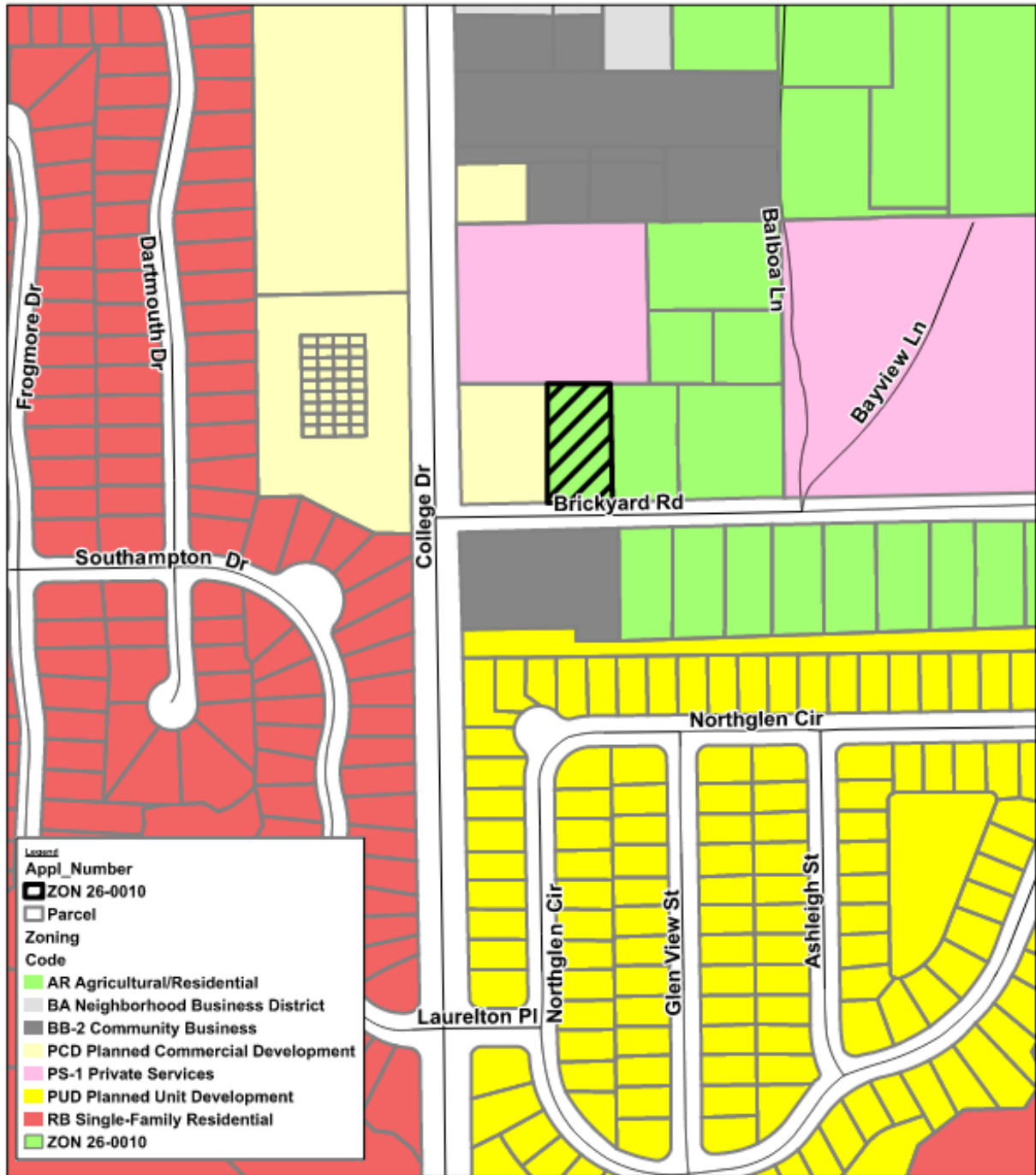
Exhibit "A-1"

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°12'26" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET; THENCE NORTH 89°23'57" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.50 ACRES OR 21,742 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"



**Proposed Zoning
Rezoning: ZON 26-0010
from PCD to AR**

