

ORDINANCE NO. 2010-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING CERTAIN PROVISIONS OF ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 93-16, AND COMPRISING THE ZONING AND LAND USE LAND DEVELOPMENT REGULATIONS, AS SAID ARTICLE III HAS BEEN SUBSEQUENTLY AMENDED BY ORDINANCE, BY AMENDING BY AMENDING SECTION 3-40(f) TO INCREASE THE FLOOR AREA RATIO (FAR) FOR HOSPITALS WITHIN THE PRIVATE SERVICES (PS-3) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. As used in Section 2 of this ordinance, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, being the codification of Ordinance No. 93-16 and comprising the Zoning and Land Use Land Development Regulations of the County, as said Article III of the Clay County Land Development Code has been subsequently amended by ordinance.

Section 2. Subsection (f) of Section 3-40 (*Private Services Zoning District*), Article III, is hereby amended in its entirety as follows:

- (f) Density Requirements - The maximum density of development for land in this zoning district shall not exceed an FAR of forty (40) percent, with the exception of lands proposed for hospital use. Hospitals shall not exceed a maximum FAR of eighty (80) percent.

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 become effective as prescribed by Florida general law.

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DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this 23rd day of March, 2010.

**BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA**

BY: _____
W. Travis Cummings
Its Chairman

ATTEST:

Fritz A. Behring
County Manager and Clerk of the
Board of County Commissioners