



Staff Report Rezoning Application Z-20-13

Owner / Agent Information

Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner: FCH Properties, LLC.
Phone: (904) 206-2244
Email: salem@travelcamp.com

Address: 9070 Beach Boulevard
Jacksonville, FL 32216

Agent: Matthew Chmura
Phone: (904) 392-9841
Email: mattc@alliancepermitting.com

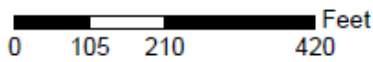
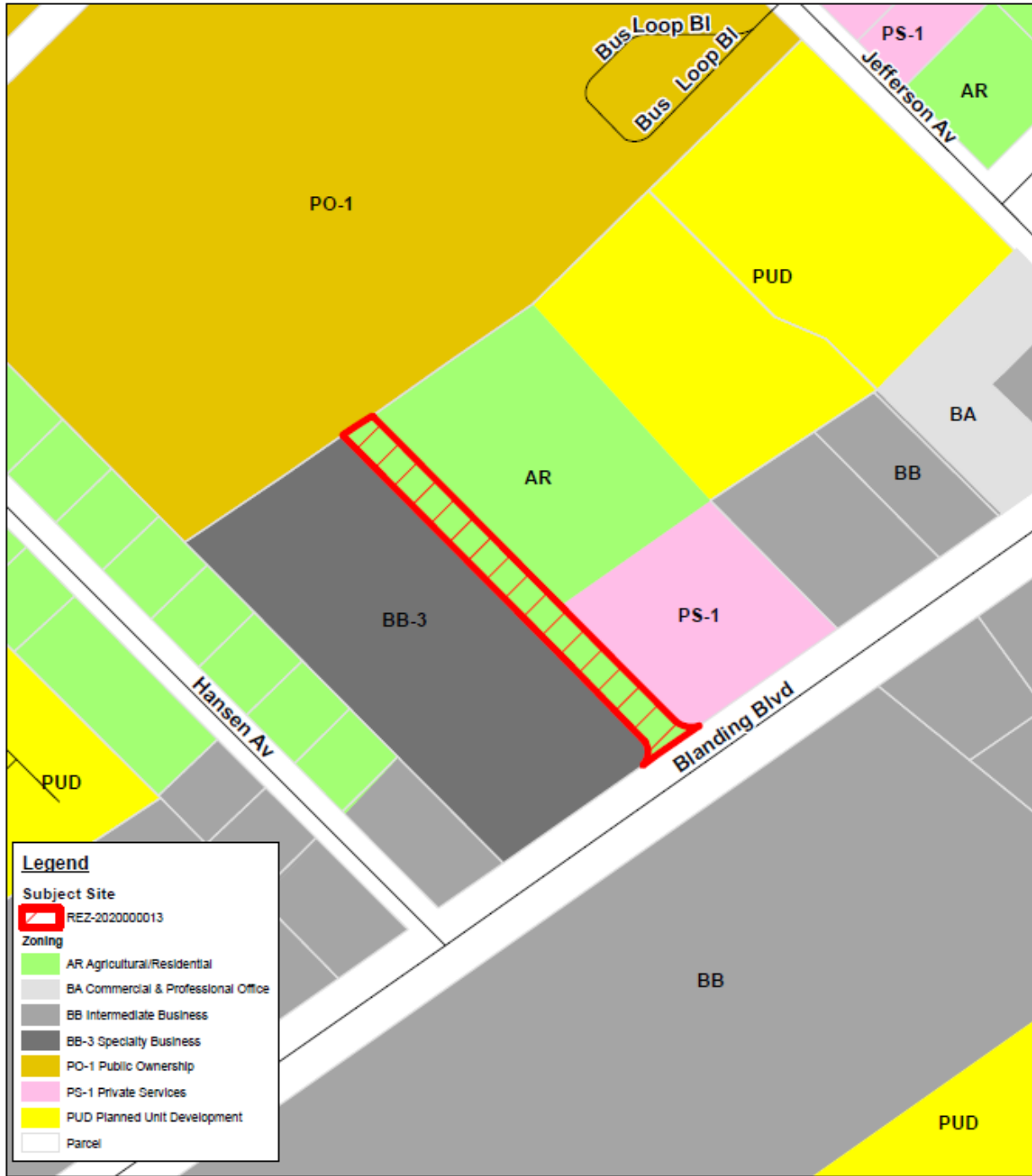
Address: 3200 River Road
Green Cove Springs, FL 32043

Property Information

Parcel ID: 40-04-25-020877-001-01
Zoning Current: AR (Agricultural/Residential)
Zoning Proposed: BB-3 (Specialty Business District)
Commission District: 2 (Commissioner Bolla)

Address: Blanding Boulevard
Land Use: UC (10) (Urban Core 10)*
Acres: 1.01
Planning District: Doctors Inlet/Ridgewood

Surrounding Zonings



**Rezoning: REZ-202000013
 from AR to BB-3**



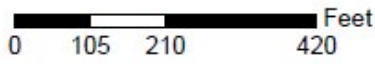
Aerial of Site



Legend

Subject Site
REZ-2020000013

Parcel



**Rezoning: REZ-2020000013
from AR to BB-3**



Proposed BB-3 Zoning District

Sec. 3-26.2. Specialty Business District (Zone BB-3)

- (a) *Area.* All land designated as Zone BB-3 is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide areas for the development of special commercial facilities which require access by motor vehicles of all types including tractor-trailer units. A site plan shall be submitted to the Development Review Committee for review and approval prior to obtaining a building permit for all uses within this District.
- (b) *Uses Permitted.*
- (1) Gas stations and service stations; medical transport; auction houses; sales, leasing or rental (new or used) of automobiles, recreational vehicles and trailers, farm tractors and equipment sales, leasing, rental, (new or used) and repair; mobile home sales and service; motorcycle sales and service; pawn shop; upholstery shop; sale of utility buildings; kennel; automobile repair, except body shops; automobile detailing and car wash; sign shop; painting shop; cabinet shop; funeral home and mortuary; tire sales and service; carpet and rug outlet; hardware store (outside display); retail plant nurseries/garden shops.
 - (2) Adult entertainment establishments and sexually oriented businesses as defined in the Adult Entertainment Regulations established under Chapter 2.3 of the Clay County Code, subject to the provisions of Sec. 3-48.
- (c) *Conditional Uses.* The following uses are permitted in the BB-3 zoning district subject to the conditions provided in Section 20.3-5.
- (1) Public assembly.
 - (2) Radio, television, microwave relay stations or towers and accessory equipment buildings.
 - (3) Land Clearing Debris Disposal Facility.
 - (4) Residential dwellings.
 - (5) Sales from vehicles.
 - (6) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code.
 - (7) Dog Park. (Ord. 03-16)

(11) Recreational Vehicle and Boat Storage *Rev. 04/22/08*

(12) Mobile Businesses.

(d) *Uses Not Permitted.*

(1) Any use not allowed in (b) or (c) above.

(2) Any use which would create any obnoxious, corrosive or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.

(e) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements. *Rev. 04/22/08*

(1) Side Lot Setbacks:

(i) Side lot setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet from side property lines. If said lot is a corner lot, then setbacks should be the same as the front setback.

(ii) Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the regulations of the applicable Building Code; in all other construction, the minimum side setback shall be fifteen (15) feet.

(2) Rear lot line setbacks shall not be less than twenty (20) feet from rear property line, or not less than twenty-five (25) feet when adjacent to multi-family and single-family residences. If the rear yard does not abut a public street, then access over private property shall be provided. Access shall be not less than fifteen (15) feet in width, and shall be unobstructed at all times.

(3) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as amended, and shall in no case be less than twenty-five feet from front property line.

(4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.

- (5) Where a business district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers or refuse shall be allowed nearer than thirty (30) feet to such a residential or agricultural district. Garbage or refuse shall be containerized and such containers shall be enclosed or screened so as not to be readily visible.
- (6) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.
- (7) *Density Requirements.* The maximum density of development of land with a BB-3 zoning classification shall correspond to an FAR of forty (40) percent.
- (8) No outside amplification of sound shall be permitted which can be heard off-site.
- (9) *Visual Barrier.* Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev. 02/08/11)

Staff Recommendation

The applicant is requesting a change in zoning from AR to BB-3, which is consistent with the companion proposed Comprehensive Plan land use amendment CPA 2020-11 that, if approved, will amend the land use from UC (10)(Urban Core 10) to COM (Commercial). This parcel has been developed previously as a driveway and currently provides access to the adjacent Church and Commercial properties. Amending the land use will bring more conformity to the Comprehensive Plan and the amended zoning creates more consistency.

Staff has reviewed the application and determined that the request is consistent with the Comprehensive Plan and compatible with the surrounding area. Staff recommends approval of application Z-20-13 contingent upon adoption of CPA-2020-11.