



1 **Rezoning Application Z-22-18**
2 **Staff Report**

3
4 **Copies of the application are available at the Clay County**
5 **Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**
6

7
8 **Owner / Applicant Information**
9

Owner: Frank Spencer Ltd **Address:** 2429 Watermill Drive
Phone: (904) 219-4389 Orange Park, Fla. 32073
Email: spencertowers@yahoo.com

10
11 **Property Information**

12 **Parcel ID:** 17-04-23-000120-008-00 **Address:** Vacant
13 08-04-23-000073-000-00
14 08-04-23-000070-000-00
15 **Current Zoning:** IS (Industrial Select) **Land Use:** Industrial
16 **Zoning Proposed:** IB (Industrial Heavy) **Acres:** 94.97
17
18 **Commission District:** 4 (Commissioner Condon) **Planning District:** Middleburg/Clay Hill
19

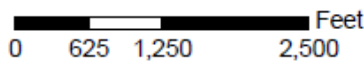
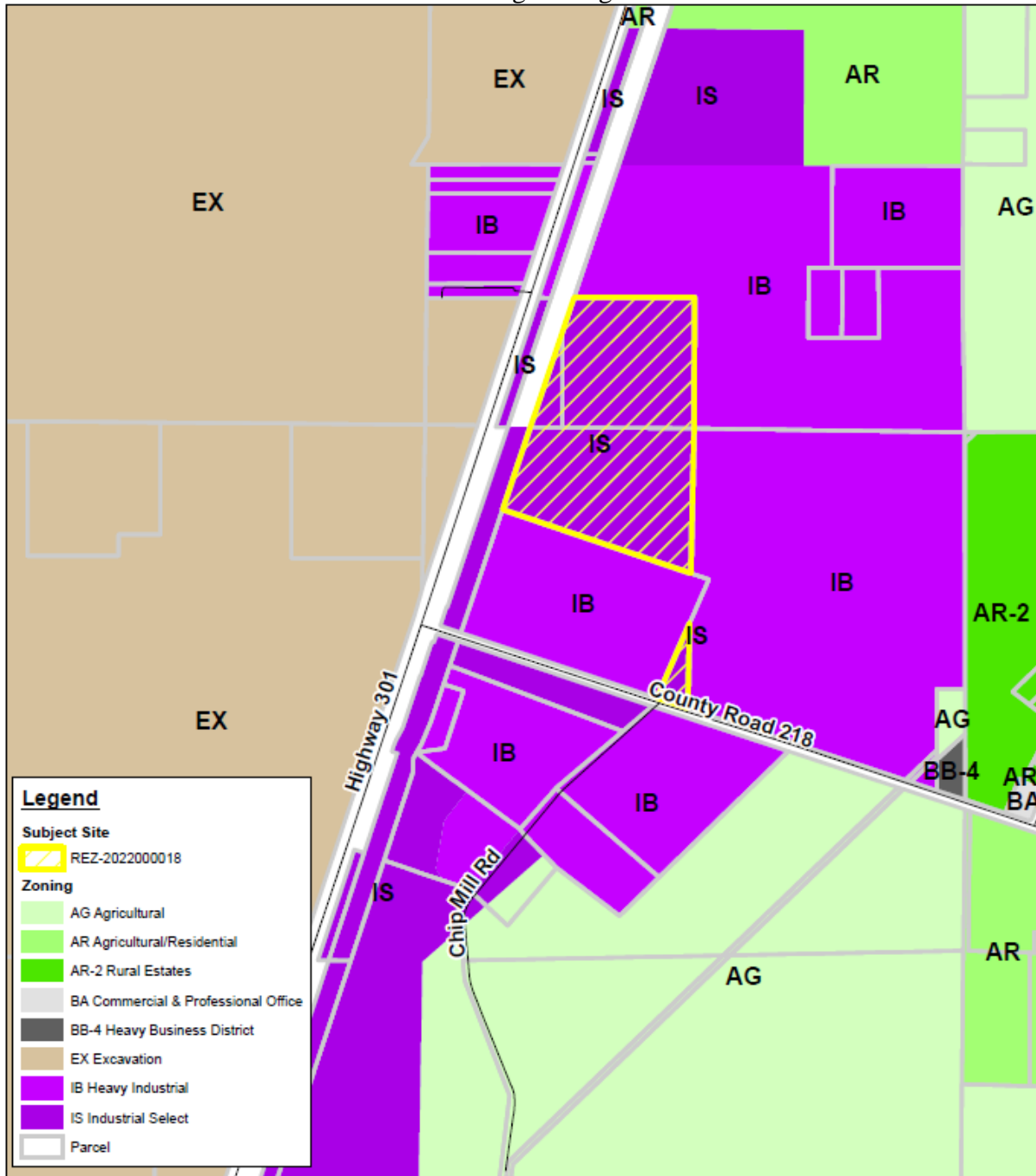
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21 **Background**

22 The application is to rezone a portion of three parcels totaling 94.97 acres from IS to IB. The
23 subject property is located north of CR 218 and east of Hwy. 301 in the Clay Hill area of the
24 County. The property is bordered on the west by CSX rail line. Access to the property will be via
25 a private easement which accesses CR 218 across from the intersection with Chip Mill Rd. The
26 parcel has a future land use designation of Industrial, along with the properties north, south and
27 east of the site. Immediately south of the subject property is a lumber yard owned by Maxville
28 LLC. West of the property, across Hwy. 301, are lands designated Mining on the future land use
29 map. The stated intent of the requested rezoning is to facilitate development of the property with
30 a manufacturing facility.
31

32 **Surrounding Zonings and Land Use**

	ZONING	FUTURE LAND USE
North	IB (Heavy Industrial)	Industrial (IN)
East	IB (Heavy Industrial)	Industrial (IN)
West	EX (Excavation)	Mining (MN)
South	IB (Heavy Industrial)	Industrial (IN)

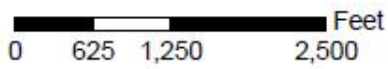
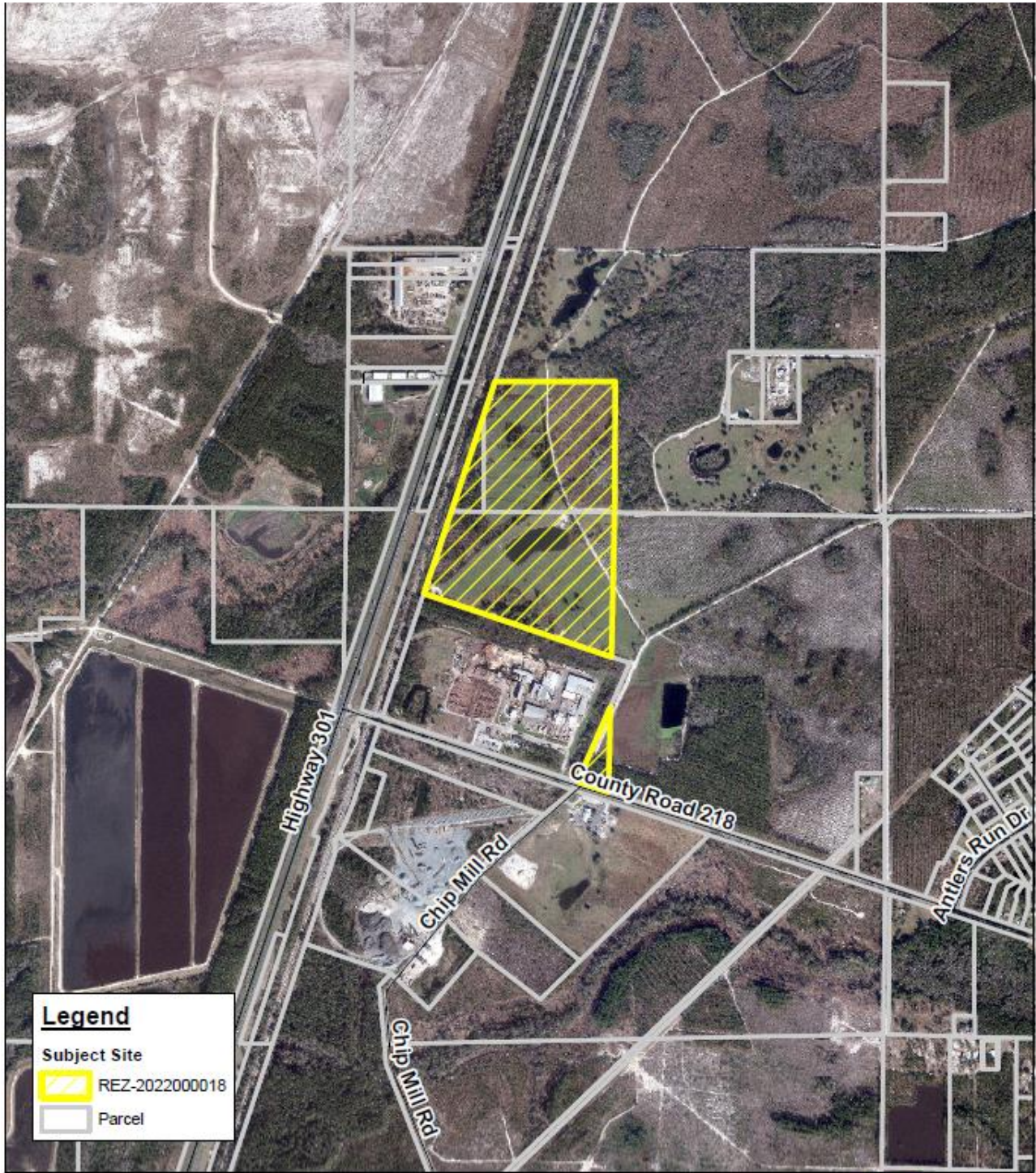
Existing Zoning



Rezoning: REZ-2022000018
from IS to IB



Aerial of Site



Rezoning: REZ-2022000018
from IS to IB



43 **Sec. 3-30. HEAVY INDUSTRIAL (ZONE IB)**
44

45 (a) *Area.* All land designated as Zone IB is subject to the regulations of this Section and Sec.
46 20.3-10. Such areas are established in order to provide adequate areas for activities of a heavy
47 industrial nature. A site plan conforming to the requirements of this chapter shall be submitted
48 to the Planning and Zoning Department for administrative review and approval prior to
49 obtaining a building permit for all uses within this District.
50

51 (b) *Uses Permitted.*
52

53 (1) Any uses permitted in the Light Industrial District (Zone IA) and Industrial Select
54 District (Zone IS).
55

56 (2) Airports, landing strips, and heliports. The development and operation of these
57 facilities shall conform to all rules and regulations of all governmental agencies having
58 appropriate jurisdiction and to the performance standards of this Article.
59

60 (3) Accessory uses such as dining and recreation facilities as convenience to occupants
61 thereof and their customers and employees, and business offices accessory to the
62 primary industrial use.
63

64 (4) Communication Antennas and Communication Towers, including accessory buildings,
65 tower support and peripheral anchors as governed by the provisions of Section 20.3-46
66 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).
67

68 (5) Any manufacturing, recycling, distribution, warehousing, or associated uses not in
69 conflict with ordinances dealing with incinerators and toxic or hazardous waste.
70

71 (6) Medical Transport. (Rev. 10/26/10)
72

73 (c) *Conditional Uses.* The following uses are permitted in the IB zoning district, subject to the
74 conditions provided in Section 20.3-5.
75

76 (1) Public assembly.
77

78 (2) Rock crushing; rock or sand storage yards; and stone cutting.
79

80 (3) Residential dwelling.
81

82 (4) Public and/or private sewer facilities.
83

84 (5) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)
85

86 (6) Recreational Vehicle and Boat Storage
87
88
89
90

- 91 (d) *Uses Not Permitted.*
92
93 (1) Any use not allowed in (b) or (c) above.
94
95 (e) *Lighting Adjacent to Residential Districts.* Artificial lighting used to illuminate the premises
96 and/or advertising copy shall be directed away from adjacent residential or agricultural
97 districts.
98
99 (f) *Density Requirements.* The maximum density for development on land with the IB zoning
100 classification shall correspond to a floor area ratio (FAR) of fifty (50) percent.
101
102 (g) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses
103 shall be located so as to comply with the following minimum requirements.
104 *Rev. 04/22/08*
105
106 (1) Side lot setbacks on property which abuts residential or agricultural districts shall be
107 not less than 20 feet. If said lot is a corner lot, the setback shall be the same as for the
108 front lot.
109
110 (2) Rear lot line setbacks shall be twenty (20) feet. If the rear yard does not abut a public
111 street, then access shall be not less than twenty (20) feet in width and shall be
112 unobstructed at all times.
113
114 (3) Front lot line setbacks shall in no case be less than twenty-five (25) feet.
115
116 (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high
117 water line or mean high water line, whichever is applicable; for waters designated as
118 Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These
119 setbacks shall not apply to structures on lots or parcels located landward of existing
120 bulkheads permitted by the St. Johns River Water Management District or Florida
121 Department of Environmental Protection.
122
123 (5) Where a district is adjacent to a lot line of property of a residential or agricultural
124 classification, no materials, garbage containers, or refuse shall be allowed nearer than
125 fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall
126 be screened so as not to be readily visible.
127
128 (6) Visual Barrier: Proposed non-residential development shall be buffered from adjacent
129 land within the residential land use categories identified in Section 20.3-8 with a ten
130 (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or
131 vegetation) and tree planting thirty (30) feet on center. For all development
132 commenced on or after January 28, 2003, the provisions of this subsection shall
133 not apply. For developments that commence after this date, the provisions of Article
134 VI of the Clay County Land Development Code (the Tree Protection and Landscaping
135 Standards) will apply. (*Rev. 02/08/11*)
136
137

138 **Staff Assessment and Recommendation**

139

140 The applicant is requesting a change in zoning from IS to IB for 94.97 acres. The proposed IB
141 zoning is consistent with the future land use category of Industrial. There are existing heavy
142 industrial uses on the adjacent parcel to the south.

143

144 Staff has reviewed the application and determined that the request is compatible with the
145 surrounding area. Staff recommends approval of application Z-22-18.