



**Rezoning Application ZON-0623-00014  
Staff Report**

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

**Owner / Applicant Information**

**Owner:** Clay County Board of County Commissioners (Chief Mock) **Address:** 477 Houston Street  
**Phone:** (904) 269-6376 Green Cove Springs, Fla.  
32043  
**Email:** [lorin.mock@claycountygov.com](mailto:lorin.mock@claycountygov.com)

**Property Information**

**Parcel ID:** 03-07-26-015782-001-00 **Address:** 1075 County Road 226  
32043 Green Cove Springs, Fla.  
**Current Zoning:** PS-1 (Private Services) **Land Use:** Rural Residential (RR)  
**Zoning Proposed:** PO-1 (Neighborhood Business) **Acres:** 5.53  
**Commission District:** 5 (Commissioner Burke) **Planning District:** Green Cove Springs

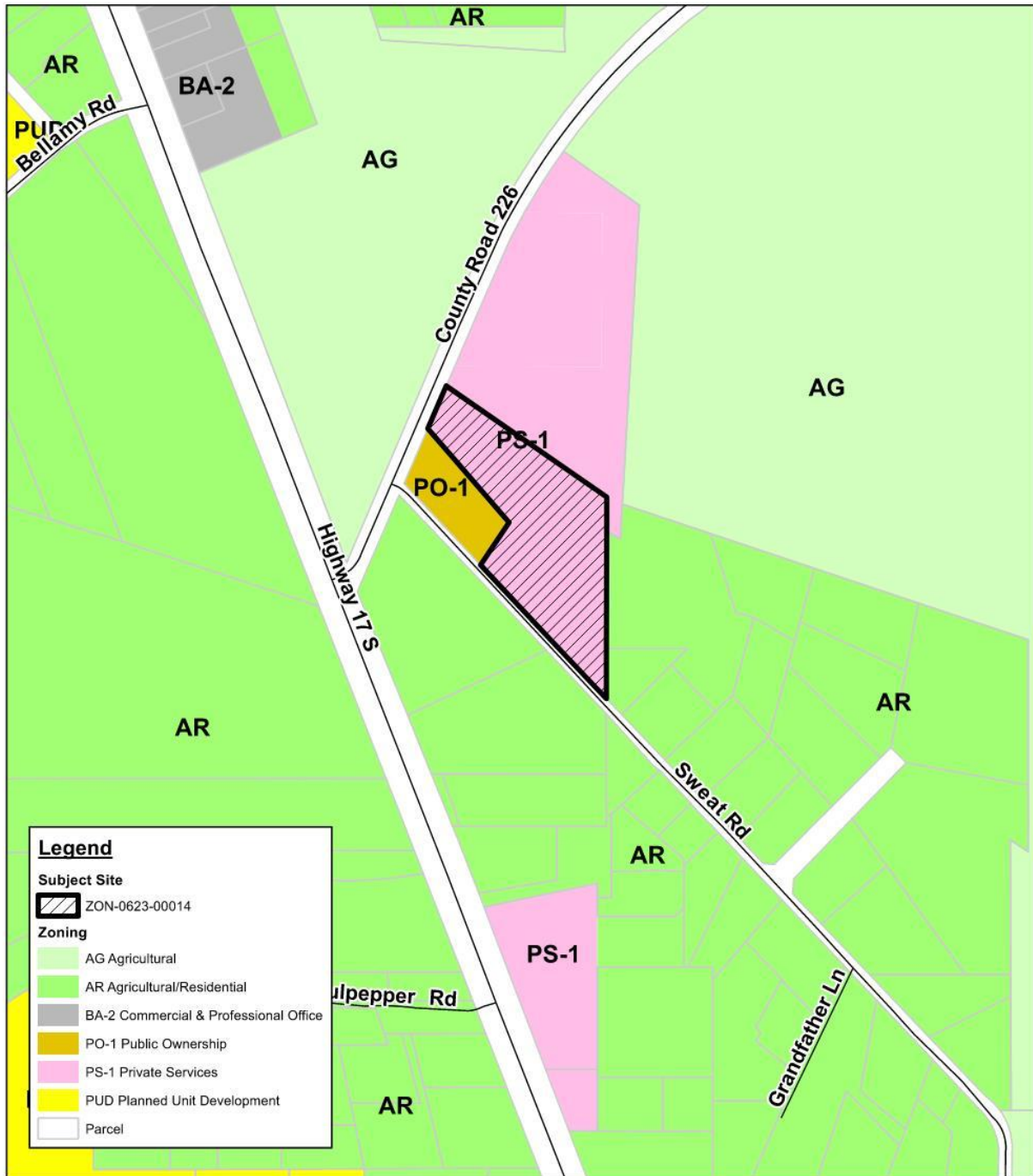
**Background**

The application is requesting to rezone a single parcel totaling 5.53 acres from PS-1 to PO-1. The future land use of the subject parcel is Rural Residential. The parcel has approximately 153 feet frontage on County Road 226 and approximately 609 feet of frontage on Sweat Road. Property to the north of the subject parcel is zoned PS-1 and is the location of Shiloh Missionary Baptist Church of Green Cove Springs. East and south of the parcel across Sweat Road are properties zoned AR. The adjacent parcel to the West is zoned PO-1 and across County Road 226 are properties zoned AG.

**Surrounding Zonings and Land Use**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
North	PS-1 (Private Services)	Rural Residential (RR)
East	AR (Agricultural/Residential District)	Rural Residential (RR)
West	PO-1 (Public Ownership)	Rural Residential (RR)
West (Across CR 226)	AG (Agricultural District)	Recreation/Preservation (RP)
South (Across Sweat RD)	AR (Agricultural/Residential District)	Rural Residential (RR)

**Existing Zoning**



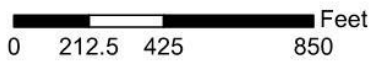
**Legend**

**Subject Site**

ZON-0623-00014

**Zoning**

- AG Agricultural
- AR Agricultural/Residential
- BA-2 Commercial & Professional Office
- PO-1 Public Ownership
- PS-1 Private Services
- PUD Planned Unit Development
- Parcel



**Rezoning: ZON-0623-00014  
from PS-1 to PO-1**



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ZON-0623-00014

Aerial of Site



**Rezoning: ZON-0623-00014  
from PS-1 to PO-1**



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**Sec. 3-34. PUBLIC OWNERSHIP (ZONE PO-1)**

ZON-0623-00014

- 39 (a) *Area.* All land designated as Zone PO-1 is subject to the regulations of this Section. Such  
40 areas are established to provide a coordinated land planning approach to the sale, rent,  
41 lease, purchase, management, or alteration of publicly owned or operated property. This  
42 district is primarily concerned with, although not limited to planning of public buildings  
43 and facilities.  
44
- 45 (b) *Uses Permitted.*
- 46
- 47 (1) Governmental services and accessory buildings and structures including but not  
48 limited to the following:  
49
- 50 (i) Government Office Buildings and Annex Buildings  
51 (ii) Police Stations  
52 (iii) Fire Stations  
53 (iv) Libraries  
54 (v) Post Offices  
55 (vi) Transit Stations (amended 1/05 – Ord. 05-3)  
56
- 57 (2) Public Educational Institutions including but not limited to the following:  
58
- 59 (i) Colleges and Universities  
60
- 61 (ii) Vocational Schools and Training Centers not owned or operated by the  
62 Clay County School Board  
63
- 64 (3) Publicly owned or operated hospitals.  
65
- 66 (c) *Conditional Uses.* The following uses are permitted in the PO-1 Zoning District, subject  
67 to the conditions provided in Section 20.3-5.  
68
- 69 1) Communication Antennas and Communication Towers, including accessory  
70 buildings, tower support and peripheral anchors as governed by the provisions of  
71 Section 20.3-46 of the Clay County Land Development Code, provided that said  
72 towers are two hundred (200) feet from adjacent residentially zoned property.  
73 (Amended 11/26/96 - Ord. 96-58)  
74
- 75 (2) Radio, Television, Microwave Relay Stations or Towers and Accessory Equipment  
76 Buildings constructed for public or private use. (Ord. 95-53 - 11/28/95)  
77
- 78 (3) Land Clearing Debris Disposal Facility permitted only in Agricultural,  
79 Commercial, Mining, and Agricultural/Residential land use categories.  
80
- 81 (4) Public Educational Facilities (Amended 10/99 - Ord. 99-55)  
82 (5) Indoor Shooting Ranges.  
83
- 84 (6) Outdoor Shooting Ranges.

- 85  
86 (d) *Uses Not Permitted.*  
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88 (1) Any use not allowed in paragraphs (b) or (c) above.  
89  
90 (e) *Site Development Plan.* All uses listed in this Section require a site development plan that  
91 shall conform to the requirements of this chapter. The Site plan shall be submitted to the  
92 Planning and Zoning Department for administrative review and approval prior to obtaining  
93 a building permit.  
94  
95 (f) Density Requirements - The maximum density of development for land in this zoning  
96 district shall not exceed a Floor Area Ratio (F.A.R.) of forty (40) percent.  
97  
98 (g) *Lot and Building Requirements.* The principal building(s), accessory structures and other  
99 uses shall be located so as to comply with the following minimum requirements.  
100 *Rev. 04/22/08*  
101  
102 (1) Government service and accessory buildings, building lines, setbacks and lot size  
103 shall be in accordance with Section 22, Ordinance 82-45, as amended.  
104  
105 (2) Public Educational Institutions: As determined by the State Department of  
106 Education.  
107  
108 (3) Side Lot Line Setbacks.  
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110 (i) Side lot line setbacks on property which abuts residential or agricultural  
111 districts shall not be less than twenty-five (25) feet. If said lot is a corner  
112 lot, then the side setback shall be the same as the front setback. (amended  
113 2/94 - Ord. 94-03)  
114  
115 (ii) Where the adjoining lot is also zoned for business, the building may be  
116 placed up to the side lot line, provided the building is constructed in  
117 accordance with the regulations of the applicable Building Code; in all other  
118 construction, the minimum side yard setback shall be fifteen (15) feet.  
119 (amended 2/94- Ord. 94-03)  
120  
121 (4) Rear lot line setbacks shall be twenty (20) feet. If the rear yard does not abut a  
122 public street, then access over private property shall be provided. Access shall not  
123 be less than twenty-five (25) feet in width, and shall be unobstructed at all times.  
124  
125 (5) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-  
126 45, as amended, and shall in no case be less than twenty-five (25) feet.  
127  
128 (6) All structures shall be set back a minimum of 50 feet landward from the ordinary  
129 high water line or mean high water line, whichever is applicable; for waters  
130 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.

(7) Where a non-residential 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 fifteen (15) 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 from said residential or agricultural district.

(8) *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)

(h) Roadway and size limitations within the Residential Land Use Categories the following minimum road functional classifications and intensity of site development, which is combined square footage of all buildings, shall be met:

(1) Government Office Buildings and Annex Buildings

Local - not permitted

Minor Collector and above - no limit (amended 12/2/98 - Ord. 98-65)

(2) Police Stations - Institutional Map Series

(3) Fire Stations - Institutional Map Series

(4) Libraries - Institutional Map Series

(5) Post Offices - Institutional Map Series

(6) Elementary, Middle, and High Schools - Institutional Map Series

(7) Colleges and Universities - Institutional Map Series

(8) Vocational Schools and Training Centers - Institutional Map Series

(9) Public Owned or Operated Hospitals - Institutional Map Series (Amended 6/98 - Ord. 98-27)

(10) Transit Stations – Institutional Map Series (amended 1/05 – Ord. 05-3)

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**Staff Assessment and Recommendation**

The applicant is requesting a change in zoning from PS-1 to PO-1 for 5.53 acres. The present PS-1 zoning district limits development to private services. The requested PO-1 zoning will allow for public buildings and facilities that is best suited in relative proximity to places of residence. Properties to the east and south are zoned for agricultural and/ or residential uses. Properties to the west are zoned for public ownership and agriculture. Immediately to the north is the current fire station. The requested PO-1 zoning is consistent with the Rural Residential future land use designation of the property.

Staff has reviewed the application and determined that the request is consistent with the future land use of the property and is compatible with the surrounding area. Staff recommends approval of application ZON 0623-00014.