



Figure 1 – Aerial Map



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33 The Compliance with BB-3 Zoning Regulations:

ZON 24-0008

34 Permitted Uses: The automated carwash is a permitted use within Specialty Business District BB-3 fulfilling  
35 zoning requirements for the project.

36  
37 Development Standards: The BB-3 zoning district imposes specific standards, including a maximum Floor  
38 Area Ratio (FAR) of 40%, ensuring that the development does not exceed a density that would be out of  
39 character with the surrounding area. Additionally, rear lot line setbacks are mandated to be at least twenty  
40 (20) feet from the rear property line or twenty-five (25) feet if adjacent to multi-family or single-family  
41 residences. This ensures adequate spacing and minimizes potential negative impacts on neighboring  
42 properties.

43  
44 **Analysis of Proposed Zoning Change:**

45 Current Zoning: Land designated as Zone BB are established to provide for the development of business  
46 facilities designated to accommodate trade generally supported by vehicular traffic, and related to needs  
47 generated by traffic demands. While, land designated as Zone BB-4 provide for those uses such as retail or  
48 wholesale, repair and service, which may require outside storage of materials or equipment. Businesses  
49 are intended to serve clients and customers from a regional area providing access for large delivery trucks  
50 and tractor trailers.

51 Proposed Zoning (BB-3): The land designated as Zone BB-3 are established to provide areas for the  
52 development of special commercial facilities which require access by motor vehicles of all types including  
53 tractor-trailer units.

54 Frontage and Access: The property has approximately 60ft of road frontage on Blanding Blvd and  
55 approximately 270ft of road frontage on Suzanne Ave.

56 Community Impact: The Specialty Business District (BB-3) is more restrictive than the Heavy Business  
57 District (BB-4), which could potentially reduce the intensity of permitted uses at this location. While BB-4  
58 allows for a broader range of high-impact commercial and industrial activities, BB-3 focuses on specialized  
59 commercial facilities that are compatible with vehicular access needs but have a lower overall impact on the  
60 surrounding area. This shift to BB-3 zoning aligns with the development of an automated carwash, which  
61 is less intensive compared to some of the uses permitted in the BB-4 district.

62  
63 Buffering and Setbacks: To mitigate the impact on adjacent residential areas, the BB-3 zoning district  
64 requires a twenty-five (25) foot set back and a Type B perimeter buffer when commercial developments are  
65 adjacent to residential zones. This visual barrier serves to reduce noise, light pollution, and visual intrusion,  
66 thereby protecting the residential character of the adjoining properties.

67  
68 **Surrounding Zonings and Land Use**

69 The Property is immediately bounded on the north by land use category Commercial, zoned Intermediate  
70 Business, on the south by property under land use category Commercial, zoned Public Services, on the east  
71 by property under land use category Urban Core 10, zoned RD-3 Multi-Family and on the west by property  
72 under land use category Commercial, zoned BSC Shopping Center. (see Table 1).  
73

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Table 1 – Adjacent Parcel Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	COM Commercial	BB Intermediate Business	Commercial
South	COM Commercial	PS-1 Public Services	Commercial
East	UC-10 Urban Core 10	RD-3 Multi-Family	Multi-Family Residential
West	COM Commercial	BA Neighborhood BSC Shopping Center	Commercial

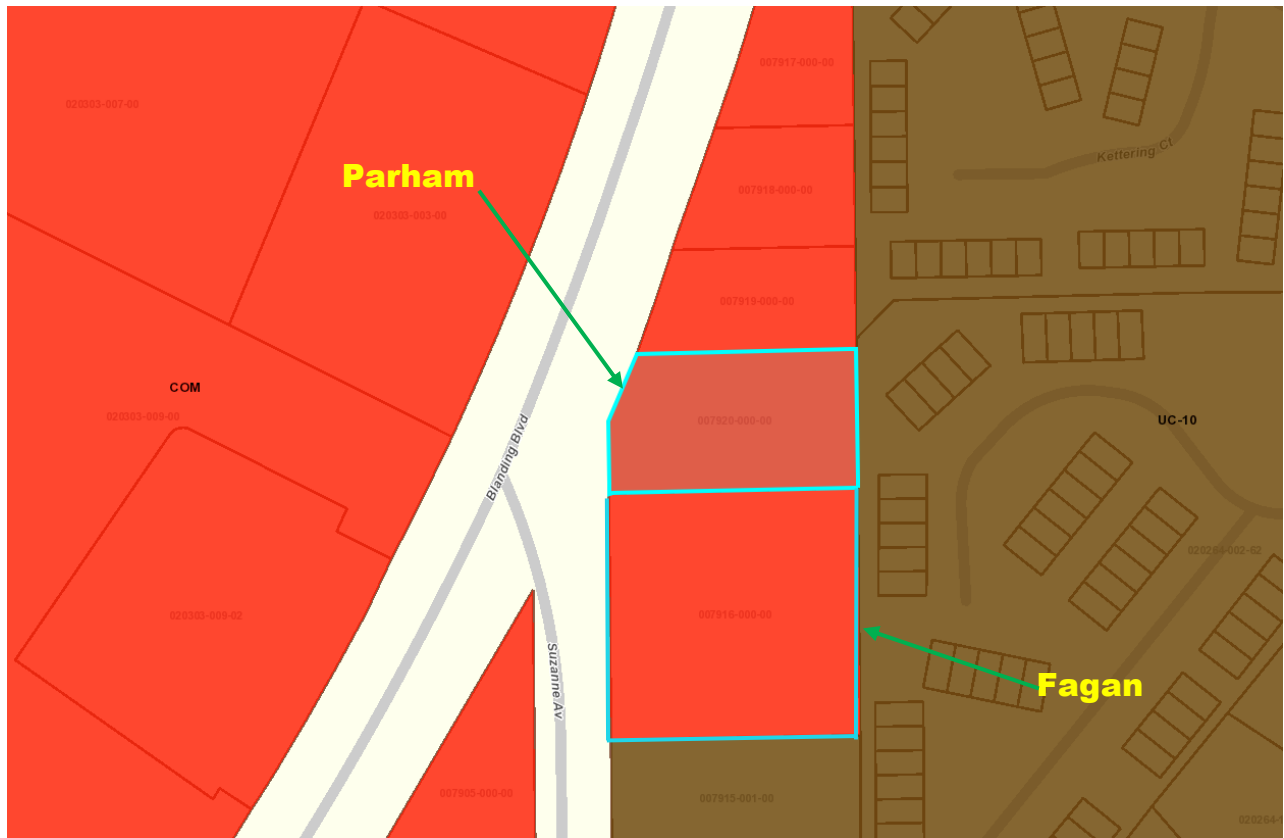
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Figure 2 – Future Land Use



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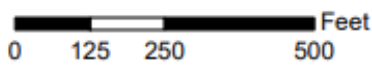
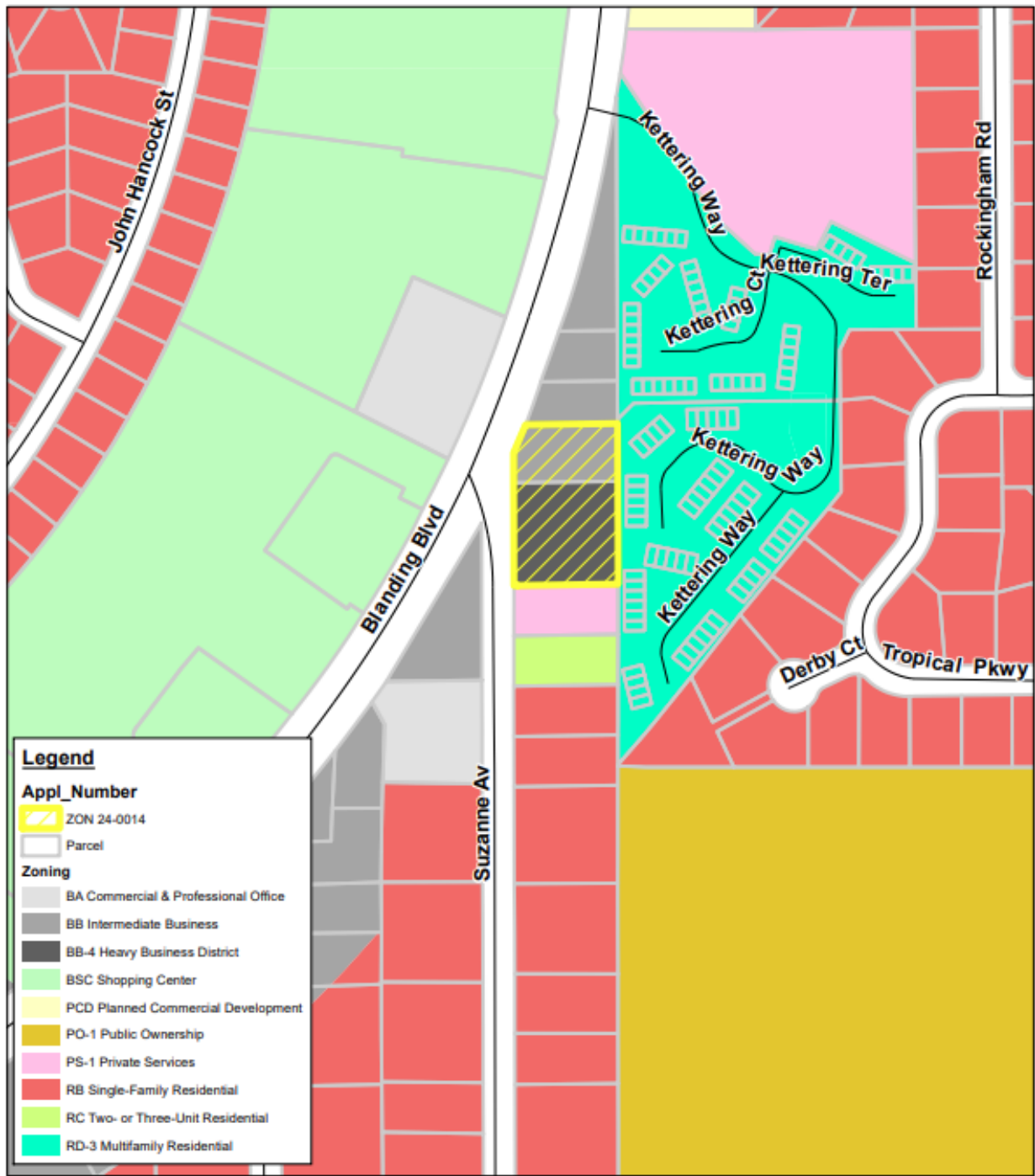
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Figure 3 – Existing Zoning



**Existing Zoning  
Rezoning: ZON 24-0014  
from BB and BB-4 to BB-3**



89 **Recommendation:**

90 **Conclusion:**

91 The proposed rezoning from BB and BB-4 to BB-3 for the development of an automated carwash is  
92 consistent with the intent of the Specialty Business District. It aligns with the zoning regulations and land  
93 use policies designed to manage commercial growth and development. The required setbacks and buffer  
94 zones will ensure that the development is appropriately integrated into the surrounding area, minimizing  
95 any potential negative impacts on neighboring residential properties. Although the applicant is currently  
96 considering a car wash, once rezoned, the property can accommodate a variety of specialty business uses.  
97 The reduction in potential uses will likely result in development that is more compatible with the area  
98 compared to some of the more intensive uses currently permitted by right in the BB-4 district.

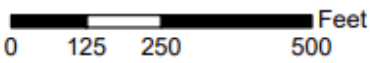
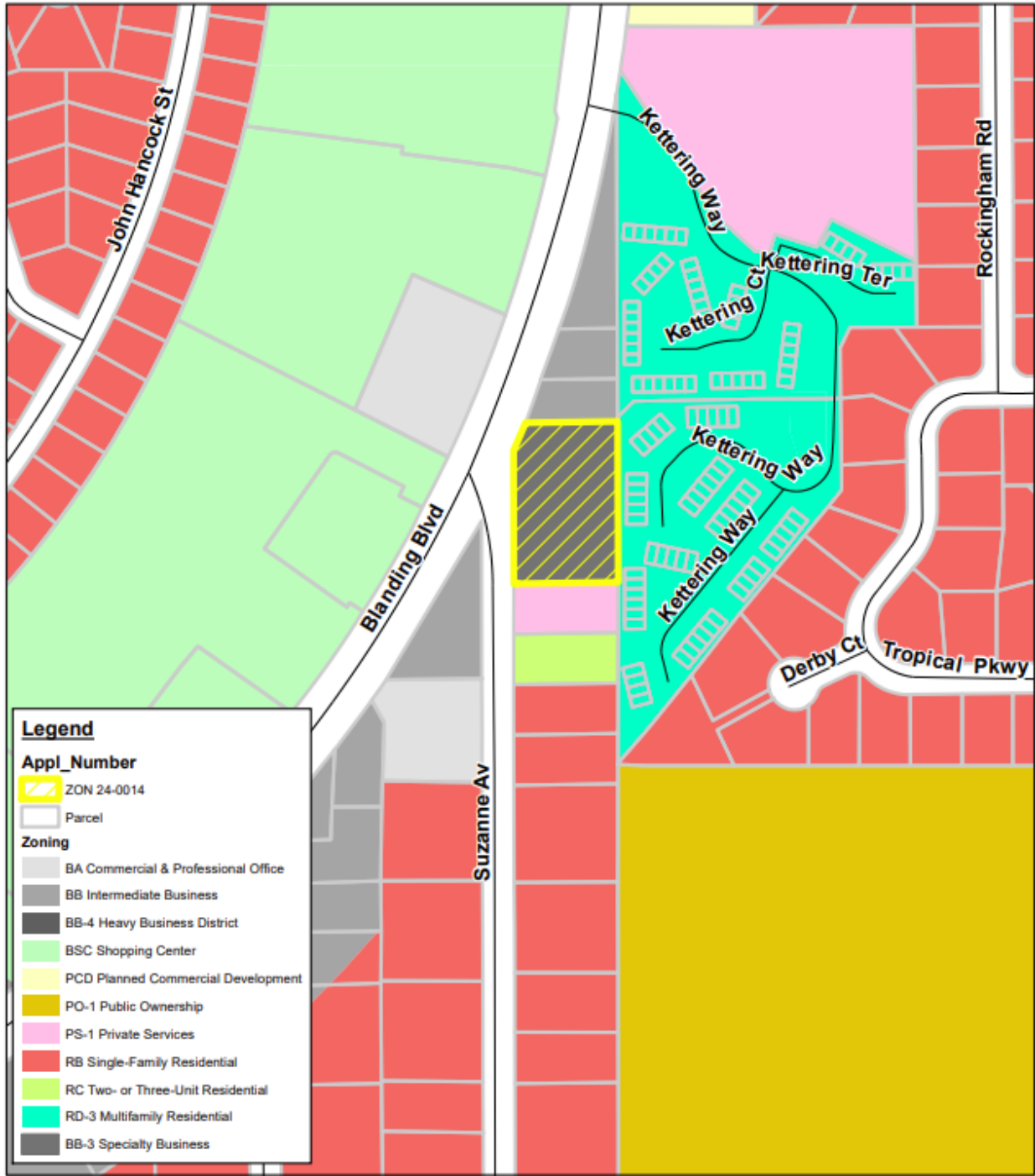
99 **Recommendation:**

100 Based on the analysis of the application and the adherence to zoning regulations, it is recommended that  
101 the rezoning application be approved. The proposed development is in harmony with the goals of the  
102 Specialty Business District and will be consistent with the commercial landscape along Blanding Blvd.

103 Staff recommends approval of ZON 24-0014 as shown on Figure 4.

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Figure 4 – Proposed Zoning



**Proposed Zoning  
Rezoning: ZON 24-0014  
from BB and BB-4 to BB-3**



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**PROPOSED ZONING**

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

- 177 (2) Mobile Businesses.  
178
- 179 (d) *Uses Not Permitted.*  
180
- 181 (1) Any use not allowed in (b) or (c) above.  
182
- 183 (2) Any use which would create any obnoxious, corrosive or offensive noise, gas, odor, smoke,  
184 dust, fumes, vibration or light, and which would be detrimental to other surrounding  
185 properties or to the welfare and health of the citizens in the area.  
186
- 187 (e) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall  
188 be located so as to comply with the following minimum requirements.  
189 *Rev. 04/22/08*  
190
- 191 (1) Side Lot Setbacks:  
192
- 193 (i) Side lot setbacks on property which abuts residential or agricultural districts shall  
194 be not less than twenty-five (25) feet from side property lines. If said lot is a corner  
195 lot, then setbacks should be the same as the front setback.  
196
- 197 (ii) Where the adjoining lot is also zoned for business, the building may be placed up  
198 to the side lot line, providing the building is constructed in accordance with the  
199 regulations of the applicable Building Code; in all other construction, the  
200 minimum side setback shall be fifteen (15) feet.  
201
- 202 (2) Rear lot line setbacks shall not be less than twenty (20) feet from rear property line, or not  
203 less than twenty-five (25) feet when adjacent to multi-family and single-family residences.  
204 If the rear yard does not abut a public street, then access over private property shall be  
205 provided. Access shall be not less than fifteen (15) feet in width, and shall be unobstructed  
206 at all times.  
207
- 208 (3) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as  
209 amended, and shall in no case be less than twenty-five feet from front property line.  
210
- 211 (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high  
212 water line or mean high water line, whichever is applicable; for waters designated as  
213 Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These  
214 setbacks shall not apply to structures on lots or parcels located landward of existing  
215 bulkheads permitted by the St. Johns River Water Management District or Florida  
216 Department of Environmental Protection.  
217
- 218 (5) Where a business district is adjacent to a lot line of property of a residential or agricultural  
219 classification, no materials, garbage containers or refuse shall be allowed nearer than thirty  
220 (30) feet to such a residential or agricultural district. Garbage or refuse shall be

221 containerized and such containers shall be enclosed or screened so as not to be readily  
222 visible.

223  
224 (6) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall  
225 be directed away from adjacent residential or agricultural districts.

226  
227  
228 (7) *Density Requirements.* The maximum density of development of land with a BB-3 zoning  
229 classification shall correspond to an FAR of forty (40) percent.

230  
231 (8) No outside amplification of sound shall be permitted which can be heard off-site.

232  
233 (9) *Visual Barrier.* Proposed non-residential development shall be buffered from adjacent  
234 land within the residential land use categories identified in Section 20.3-8 with a ten (10)  
235 foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and  
236 tree planting thirty (30) feet on center. For all development commenced on or after  
237 January 28, 2003, the provisions of this subsection shall not apply. For developments  
238 that commence after this date, the provisions of Article VI of the Clay County Land  
239 Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev.  
240 02/08/11)

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#### EXISTING ZONING

244  
245  
246 **Sec. 3-25. INTERMEDIATE BUSINESS DISTRICT (ZONE BB)**

247  
248 (a) *Area.* All land designated as Zone BB is subject to the regulations of this Section and Sec. 20.3-10.  
249 Such areas are established to provide for the development of business facilities designated to  
250 accommodate trade generally supported by vehicular traffic, and related to needs generated by  
251 traffic demands.

252  
253 (b) *Uses Permitted.*

254  
255 (1) All uses permitted in Sec. 20.3-26.

256  
257 (2) Automobile sales, service, and rentals; tire sales and service (both new and used); repair  
258 garages; mobile home sales and service; motorcycle sales and service; wholesale bakeries;  
259 sale of utility buildings; commercial heating and air conditioning; plumbing and electrical  
260 shops; farm machinery, truck, trailer, rental, sales and service; wholesale sales rooms and  
261 storage rooms; retail meat markets; hardware stores (outside display); commercial parking  
262 lots; commercial plant nurseries; building supply materials; boat and motor sales and  
263 service; pawn shops; funeral homes; ambulance services; auctions; animal hospitals;  
264 miniature golf courses; go-cart tracks; lawnmower and outboard rentals, sales and service;

- 265 drugstores; grocery stores; feed and hay processing and sales; and fertilizer stores.  
266  
267 (3) Automobile body shops; cabinet shops; welding shops; sheet metal works; well drilling and  
268 pump service; and plumbing, electrical and mechanical fabricators.  
269  
270 (4) Night clubs, bars, taverns, and other establishments wherein alcoholic beverages are sold  
271 for on-premises consumption, when in compliance with the provisions of Section 3-47.  
272 (Rev. 05/24/11)  
273  
274 (5) Service stations and sale of gasoline and retail petroleum products.  
275  
276 (1) Flea market of a temporary nature associated with charitable, educational or religious  
277 organizations.  
278  
279 (2) Adult entertainment establishments and sexually oriented businesses as defined in the  
280 Adult Entertainment Regulations established under Chapter 2.3 of the Clay County Code,  
281 subject to the provisions of Sec. 3-48.  
282  
283 (3) Restaurants, including restaurants selling alcoholic beverages for on-premises  
284 consumption.  
285  
286 (c) *Conditional Uses.* The following uses are permitted in the BB zoning district, subject to the  
287 conditions provided in Section 20.3-5.  
288  
289 (1) Mini-warehouses.  
290  
291 (2) Hotels and motels.  
292  
293 (3) Outdoor drive-in theaters, private arenas and auditoriums.  
294  
295 (4) Marine facilities.  
296  
297 (5) Public assembly.  
298  
299 (6) Indoor firing range.  
300  
301 (7) Bicycle motocross.  
302  
303 (8) Flea markets.  
304  
305 (9) Sales from vehicles.  
306  
307 (10) Radio, television, microwave relay stations or towers and accessory equipment buildings.  
308 (Ord. 95-53 - 11/28/95)

- 309  
310 (11) Residential dwellings.  
311  
312 (12) Communication Antennas and Communication Towers, including accessory buildings,  
313 tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of  
314 the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58).  
315  
316 (13) Golf Driving Ranges.  
317  
318 (14) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)  
319  
320 (15) Electronic Game Promotions Centers.  
321  
322 (16) Recycling Collection Centers.  
323  
324 (17) Mobile Businesses.  
325  
326 (18) Day Care Centers.  
327  
328 (19) Medical Marijuana Treatment Center Dispensing Facility  
329  
330 (d) *Uses Not Permitted.*  
331  
332 (1) Any use not allowed in (b) or (c) above.  
333  
334 (2) Any use which would create any obnoxious, corrosive or offensive noise, gas, odor, smoke,  
335 dust, fumes, vibration or light, and which would be detrimental to other surrounding  
336 properties or to the welfare and health of the citizens in the area.  
337  
338 (e) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall  
339 be located so as to comply with the following minimum requirements.  
340 *Rev. 04/22/08*  
341  
342 (1) Side Lot Setbacks:  
343  
344 (i) Side lot line setbacks on property which abuts residential or agricultural districts  
345 shall be not less than twenty-five (25) feet from side property lines. If said lot is a  
346 corner lot, then setbacks should be the same as the front setback.  
347  
348 (ii) Where the adjoining lot is also zoned for business, the building may be placed up  
349 to the side lot line, providing the building is constructed in accordance with the  
350 regulations of the applicable Building Code; in all other construction, the  
351 minimum side setback shall be fifteen (15) feet.  
352

- 353 (2) Rear lot line setbacks shall not be less than twenty (20) feet from rear property line, or not  
354 less than twenty-five (25) feet when adjacent to multi-family and single-family residences.  
355 If the rear yard does not abut a public street, then access over private property shall be  
356 provided. Access shall be not less than fifteen (15) feet in width, and shall be unobstructed  
357 at all times.  
358
- 359 (3) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as  
360 amended, and shall in no case be less than twenty-five feet from front property line.  
361
- 362 (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high  
363 water line or mean high water line, whichever is applicable; for waters designated as  
364 Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These  
365 setbacks shall not apply to structures on lots or parcels located landward of existing  
366 bulkheads permitted by the St. Johns River Water Management District or Florida  
367 Department of Environmental Protection.  
368
- 369 (5) Where a business district is adjacent to a lot line of property of a residential or agricultural  
370 classification, no materials, garbage containers or refuse shall be allowed nearer than  
371 fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be  
372 containerized and such containers shall be enclosed or screened so as not to be readily  
373 visible.  
374
- 375 (6) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall  
376 be directed away from adjacent residential or agricultural districts.  
377
- 378 (7) *Density Requirements.* The maximum density of development of land with a BB zoning  
379 classification shall correspond to an FAR of forty (40) percent.  
380
- 381 (8) No outside amplification of sound shall be permitted which can be heard off-site.  
382
- 383 (9) Visual Barrier: Proposed non-residential development shall be buffered from adjacent  
384 land within the residential land use categories identified in Section 20.3-8 with a ten (10)  
385 foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and  
386 tree planting thirty (30) feet on center. For all development commenced on or after  
387 January 28, 2003, the provisions of this subsection shall not apply. For developments  
388 that commence after this date, the provisions of Article VI of the Clay County Land  
389 Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev.  
390 02/08/11)  
391
- 392 (f) *General Provisions.*  
393
- 394 (1) With respect to any parcel zoned BB on November 1, 1999, any use permitted under this  
395 Section may be undertaken or continued thereon, and may lawfully continue thereafter.  
396

397 (2) With respect to any parcel zoned BB on November 1, 1999, any non-conforming use then  
398 in existence thereon may lawfully continue thereafter, subject to the provisions and  
399 limitations set forth in Section 20.3-11 hereof.  
400

401 (3) No parcel shall be rezoned to BB unless application therefore has been filed on or before  
402 November 1, 1999.  
403  
404

405 **Sec. 3-26.3. HEAVY BUSINESS DISTRICT (ZONE BB-4)**  
406

407 (a) *Area.* All land designated as Zone BB-4 is subject to the regulations of this Section and Sec. 20.3-  
408 10. Such areas are established to provide for those uses such as retail or wholesale, repair and  
409 service, which may require outside storage of materials or equipment. Businesses are intended to  
410 serve clients and customers from a regional area providing access for large delivery trucks and  
411 tractor trailers. A site plan shall be submitted to the Development Review Committee for review  
412 and approval prior to obtaining a building permit for all uses within this District.  
413

414 (b) *Uses Permitted.*  
415

416 (1) Automobile body shops and motor vehicle custom body work; tire sales and service; carpet  
417 and rug outlet; wholesale sales rooms and storage rooms; commercial parking lots; boat  
418 and motor sales and service; lawnmower and outboard rentals, sales and service; feed and  
419 hay processing and sales; fertilizer stores; well-drilling and pump service; flea market of a  
420 temporary nature associated with charitable, educational or religious organizations;  
421 wholesale bakeries; lumber yards and building material sales; wholesale business and  
422 warehouses; shops performing custom work in: electrical, plumbing, sheet metal, heating,  
423 ventilating and air conditioning; pest control services and supplies; assembly and  
424 fabrication of goods using components manufactured elsewhere and brought to site;  
425 landscaping and lawn service; wholesale plant nursery.  
426

427 (2) Adult entertainment establishments and sexually oriented businesses as defined in the  
428 Adult Entertainment Regulations established under Chapter 2.3 of the Clay County Code,  
429 subject to the provisions of Sec. 3-48.  
430

431 (c) *Conditional Uses.* The following uses are permitted in the BB-4 zoning district subject to the  
432 conditions provided in Section 20.3-5.  
433

434 (1) Flea Market.  
435

436 (2) Public assembly.  
437

438 (3) Radio, television, microwave relay stations or towers and accessory equipment buildings.  
439

440 (4) Land Clearing Debris Disposal Facility.

- 441  
442 (5) Communication Antennas and Communication Tower, including accessory buildings,  
443 tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of  
444 the Clay County Land Development Code.  
445  
446 (6) Residential dwelling.  
447  
448 (7) Sales from vehicles.  
449  
450 (8) Marine facilities.  
451  
452 (9) Recreational Vehicle and Boat Storage *Rev. 04/22/08*  
453  
454 (10) Mobile Businesses.  
455  
456 (d) *Uses Not Permitted.*  
457  
458 (1) Any use not allowed in (b) or (c) above.  
459  
460 (2) Any use which would create any obnoxious, corrosive or offensive noise, gas, odor, smoke,  
461 dust, fumes, vibration or light, and which would be detrimental to other surrounding  
462 properties or to the welfare and health of the citizens in the area.  
463  
464 (e) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall  
465 be located so as to comply with the following minimum requirements.  
466 *Rev. 04/22/08*  
467 (1) Side Lot Setbacks:  
468  
469 (i) Side lot setbacks on property which abuts residential or agricultural districts shall  
470 be not less than twenty-five (25) feet from side property lines. If said lot is a corner  
471 lot, then setbacks should be the same as the front setback.  
472  
473 (ii) Where the adjoining lot is also zoned for business, the building may be placed up  
474 to the side lot line, providing the building is constructed in accordance with the  
475 regulations of the applicable Building Code; in all other construction, the  
476 minimum side setback shall be fifteen (15) feet.  
477  
478 (2) Rear lot line setbacks shall not be less than twenty (20) feet from rear property line, or not  
479 less than twenty-five (25) feet when adjacent to multi-family and single-family residences.  
480 If the rear yard does not abut a public street, then access over private property shall be  
481 provided. Access shall be not less than fifteen (15) feet in width, and shall be unobstructed  
482 at all times.  
483  
484 (3) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as

- 485 amended, and shall in no case be less than twenty-five feet from front property line.  
486  
487 (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high  
488 water line or mean high water line, whichever is applicable; for waters designated as  
489 Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These  
490 setbacks shall not apply to structures on lots or parcels located landward of existing  
491 bulkheads permitted by the St. Johns River Water Management District or Florida  
492 Department of Environmental Protection.  
493  
494 (5) Where a business district is adjacent to a lot line of property of a residential or agricultural  
495 classification, no materials, garbage containers or refuse shall be allowed nearer than thirty  
496 (30) feet to such a residential or agricultural district. Garbage or refuse shall be  
497 containerized and such containers shall be enclosed or screened so as not to be readily  
498 visible.  
499  
500 (6) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall  
501 be directed away from adjacent residential or agricultural districts.  
502  
503 (7) *Density Requirements.* The maximum density of development of land with a BB-4 zoning  
504 classification shall correspond to an FAR of forty (40) percent.  
505  
506 (8) No outside amplification of sound shall be permitted which can be heard off-site.  
507  
508 (9) *Visual Barrier.* Proposed non-residential development shall be buffered from adjacent  
509 land within the residential land use categories identified in Section 20.3-8 with a ten (10)  
510 foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and  
511 tree planting thirty (30) feet on center. For all development commenced on or after  
512 January 28, 2003, the provisions of this subsection shall not apply. For developments  
513 that commence after this date, the provisions of Article VI of the Clay County Land  
514 Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev.  
515 02/08/11)