



**Economic Development Committee Agenda**  
**February 27, 2012; 2:30 p.m.**

1. Discussion Regarding Revisions to Conditional Uses for Indoor Shooting Ranges  
County staff was approached by a property owner wishing to construct an indoor shooting range. After discussing the requirements of the indoor shooting range (as provided in the Conditional Uses section of the Code), the property owner requested that staff consider revising the conditional uses to reduce the minimum firing point width from four feet to 3.5 feet. After researching the issue staff determined that the reduction would be consistent with national standards and specifications for indoor shooting ranges.  
  
The ordinance to revise the Code to reduce the minimum firing point width is attached.  
N/A
2. Discussion Regarding Revisions to the Code to Add Recycling Collection Centers as a Conditional Use  
Staff was approached by a citizen who was interested in opening a recycling business in the County. Currently, the County's Code allows only publicly-owned recycling centers under the Public Ownership zoning designation. Development Services staff researched neighboring jurisdictions and found that private recycling collection centers are allowed with certain conditions. With the help of the Environmental Services staff, the attached ordinance was prepared for your consideration. The ordinance proposes to allow Recycling Collection Centers within the BB (Intermediate Business) zoning district subject to the conditions outlined in the ordinance.  
N/A
3. Discussion Regarding Brownfield Designation and Brownfield Redevelopment Bonus Incentive  
A property owner is requesting that the County designate two parcels on Hall Park Road as a Brownfield Area. The site was originally designated as part of the Green Cove Springs Brownfield Redevelopment Area. The property, however, lies outside of the city limits. Consistent with Florida Statutes, staff is requesting that the Board schedule a public hearing to consider a resolution designating the site as a Brownfield Area.  
  
If approved, the County would also need to consider approval of the Brownfields Redevelopment Bonus Incentive for the project. This project expects to produce a total of 22 new jobs phased over a 3 year period. Clay County will be asked to contribute 20% towards the total incentive award, which is estimated at \$11,000. Once the project is approved, the Department of Economic Opportunity will confirm the amount of the award and issue a schedule of payout (typically over the three year period).
4. Discussion Regarding Transportation Funding Alternatives  
The purpose of the agenda item is to facilitate Committee discussion regarding funding alternatives for future transportation improvements.

**PUBLIC COMMENTS**

**Economic Development**

**Meeting Date:** 02/27/2012

**Department:** Development Services

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**Information**

**Subject:**

Discussion Regarding Brownfield Designation and Brownfield Redevelopment Bonus Incentive

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**Economic Development**

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Discussion Regarding Revisions to Conditional Uses for Indoor Shooting Ranges

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**Attachments**

[Indoor Shooting Range Revision](#)

**Economic Development**

**Meeting Date:** 02/27/2012

**Department:** Development Services

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**Information**

**Subject:**

Discussion Regarding Revisions to the Code to Add Recycling Collection Centers as a Conditional Use

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**Attachments**

[Recycling Collection Centers Ordinance](#)

**Economic Development**

**Meeting Date:** 02/27/2012

**Department:** Development Services

**Division:**

Planning

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**Information**

**Subject:**

Discussion Regarding Transportation Funding Alternatives

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ORDINANCE NO. 2012-\_\_\_\_\_

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 SECTION 3-5, *CONDITIONAL USES*, TO REVISE THE CONDITIONAL USES FOR INDDOR SHOOTING RANGES; 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, (the Code), being the codification of Ordinance No. 93-16 and comprising the Zoning and Land Use provisions of the Code.

**Section 2.** Subsection (ae) of Section 3-5, Article III, is hereby added as follows (remaining subsections to be renumbered accordingly):

(ae) *Indoor Shooting Ranges.*

- (1) *Minimum Room Length.* The room length in which the actual firing range is to be built shall be at least seventy-five (75) feet long for a fifty (50) foot range, to allow eight (8) feet (minimum) each for the bullet stop and firing line, plus a nine (9) foot assembly and supervisory area.
- (2) *Minimum Firing Point Width.* The minimum firing point width shall be ~~four (4)~~ 3.5 feet.
- (3) *Off-Street Parking.* Parking areas should not be separated from principal structure by any public road.
- (4) *Required Spaces.* Must be in accordance with Section 6, Ordinance 82-45, as amended.
- (5) *Setbacks.*
  - (i) *Front.* Not less than twenty-five (25) feet from front property line.
  - (ii) *Rear.* Not less than twenty-five (25) feet from rear property line.
  - (iii) *Side.* Not less than twenty (20) feet from side property lines, unless a

corner lot, then setback shall be the same as the front setback.

- (iv) *Corner Lot.* No structure erected on a corner lot shall be closer than thirty (30) feet to the public right-of-way.
- (6) The following additional conditions shall be satisfied:
  - (i) Parking in accordance with Section 6, Ordinance 82-45, as amended.
  - (ii) The range is physically secure so as to prevent unauthorized use or accidental trespassing. Warning signs identifying the use shall be displayed.
  - (iii) The floor or framework can support the weight of the backstop or bullet trap.
  - (iv) Unless fire code requires emergency exit doors and windows, downrange must be permanently shut and either covered or baffled or a combination of the two with bullet-resistant material. The walls, floors, and ceiling must be modified accordingly.
  - (v) A mechanical exhaust ventilation system and diffused air supply must be installed.
  - (vi) No metal should be placed at right angles to the line of fire.
  - (vii) Adequate lighting must be provided.
  - (viii) The walls, ceiling, and floor must be treated with effective sound-absorbent materials.
- (7) Techniques of sound reduction (sound absorbing material coat, acoustic material, carpeting, or baffling) shall be implemented.

**Section 4.** 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 5.** This ordinance shall become effective as prescribed by Florida general law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2012.

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

BY: \_\_\_\_\_  
Douglas P. Conkey  
Its Chairman

ATTEST:

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S.C. Kopelousos  
County Manager and Clerk of the  
Board of County Commissioners

ORDINANCE NO. 2012-\_\_\_\_\_

**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 SECTION 3-5, *CONDITIONAL USES*, TO ADD A CONDITIONAL USE FOR RECYCLING COLLECTION CENTERS; BY AMENDING SECTION 3-25(c) TO ADD PRIVATELY OWNED RECYCLING COLLECTION CENTERS TO THE LIST OF CONDITIONAL USES ALLOWED WITHIN THE BB (INTERMEDIATE BUSINESS DISTRICT) 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 Sections 2 and 3 of this ordinance, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, (the Code), being the codification of Ordinance No. 93-16 and comprising the Zoning and Land Use provisions of the Code.

**Section 2.** Subsection (ax) of Section 3-5, Article III, is hereby added as follows (remaining subsections to be renumbered accordingly):

(ax) *Recycling Collection Centers.* Recycling Collection Centers, defined as a commercial business which receives from its customers materials for recycling, are allowed within the BB zoning district subject to the following conditions:

- (1) The collection center must serve as a collection point for the receipt and temporary storage of recyclable materials that are delivered or donated by the general public for reuse and resale. Recyclable materials generally consist of items such as metal beverage containers, scrap wiring, plastic, cardboard, clean concrete, and other similar materials that are managed in a similar fashion, and for which there is a market.
- (2) The collection center shall be used as a collection and storage facility only. The site of the collection center shall not be used to process, recycle, or reuse the recyclable materials for the purpose of producing new materials or products on site. The collection center also shall not be used for marketing or reselling recyclable materials to the general public.
- (3) All materials received for recycling must be stored in enclosed containers, such as the enclosed dumpsters and enclosed roll-off containers that are used in the solid waste industry. The enclosed containers and the rest of the collection center shall be maintained in a neat, clean manner to provide a pleasing appearance from

adjacent properties and public roadways, and to protect against the propagation of insects, rodents, and other pests.

- (4) Recyclable materials containing contaminants, such as petroleum or synthetic oils, shall not be accepted by the collection center. Appliances, automobiles, and other large items shall not be received, processed, or stored on the site of a Recycling Collection Center.
- (5) At no time shall a collection center have stored on the site more than fifty (50) cubic yards of any one recyclable material, when measured on the site in its stored configuration.
- (6) No item of recyclable material shall be stored on the site of a collection center for more than ninety (90) days after it is received.

**Section 3.** Sub-subsection (17), Subsection (c), of Section 3-25, Article III, is hereby added as follows:

(17) Recycling Collection Centers.

**Section 4.** 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 5.** This ordinance shall become effective as prescribed by Florida general law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2012.

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

BY: \_\_\_\_\_  
Douglas P. Conkey  
It's Chairman

ATTEST:

\_\_\_\_\_  
S.C. Kopelousos  
County Manager and Clerk of the  
Board of County Commissioners