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1 **Staff Report and Recommendations for PUD 2022-07**

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

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6 **Owner / Applicant Information:**

**Owner:** Segovia Ventures, LLC

**Address:** 1 Independent Dr., Suite 2300

**Agent:** Frank E. Miller

Jacksonville, FL 32202

**Phone:** 904-354-1980

**Email:** fmiller@gunster.com

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8 **Property Information**

**Parcel ID:** 27-04-25-008011-000-00

**Address:** 2891 Venture Lane

Orange Park, FL

**Current Zoning:** BB

**Current FLU:** COMMERCIAL

**Proposed Zoning:** PUD

**Acres:** 26.4 +/- acres

**Acres affected by FLU change:** 26.4 acres

**Commission District:** 1, Comm. Cella

**Planning District:** Doctors Lake/Ridgewood

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10 **Introduction:**

11 This application is a Rezoning of a single parcel from BB (Intermediate Business District) to PUD (Planned  
12 Unit Development).

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14 The subject parcel is located at the southwest corner of Blanding Blvd. and Venture Lane. There is an  
15 existing storage shed business on roughly 3.5 acres of the parcel fronting along Blanding Blvd. The  
16 remainder of the parcel is vacant land and a man-made pond.

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18 The property owner has applied for this rezoning (and the companion future land use application) on behalf  
19 of the prospective buyer of the property (Avanta SFR Holdings, LLC) who desires to construct a horizontal  
20 multi-family project with a maximum total of 190-units on the subject parcel. The residential units would  
21 be comprised of patio homes, duplexes and townhome style buildings in a gated community with amenities  
22 including a clubhouse, pool, resident park and a separate dog park. The PUD will allow development of  
23 a multi-family project consistent with the RD-4 (multi-family) zoning district density of 10 units  
24 per acre.

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26 A related Comprehensive Plan Amendment is associated with this application which would change the  
27 Future Land Use designation from Commercial to Urban Core-10.

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29 The proposed rezoning from BB to PUD will be in keeping with the character of the surrounding residential  
30 districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial	BA-2 (Commercial and Professional Office) and BB (Intermediate Business)
South	UC-10	PUD (Single-Family)
East	UC-10	RB (Single-Family)
West	UC-10	RMHP (Mobile Home Park)

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32 The project was reviewed by the Development Review Committee (DRC) which provided the applicant with  
33 several comments related to the PUD language and site plan. These have since been addressed.

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Figure 1 – Location Map

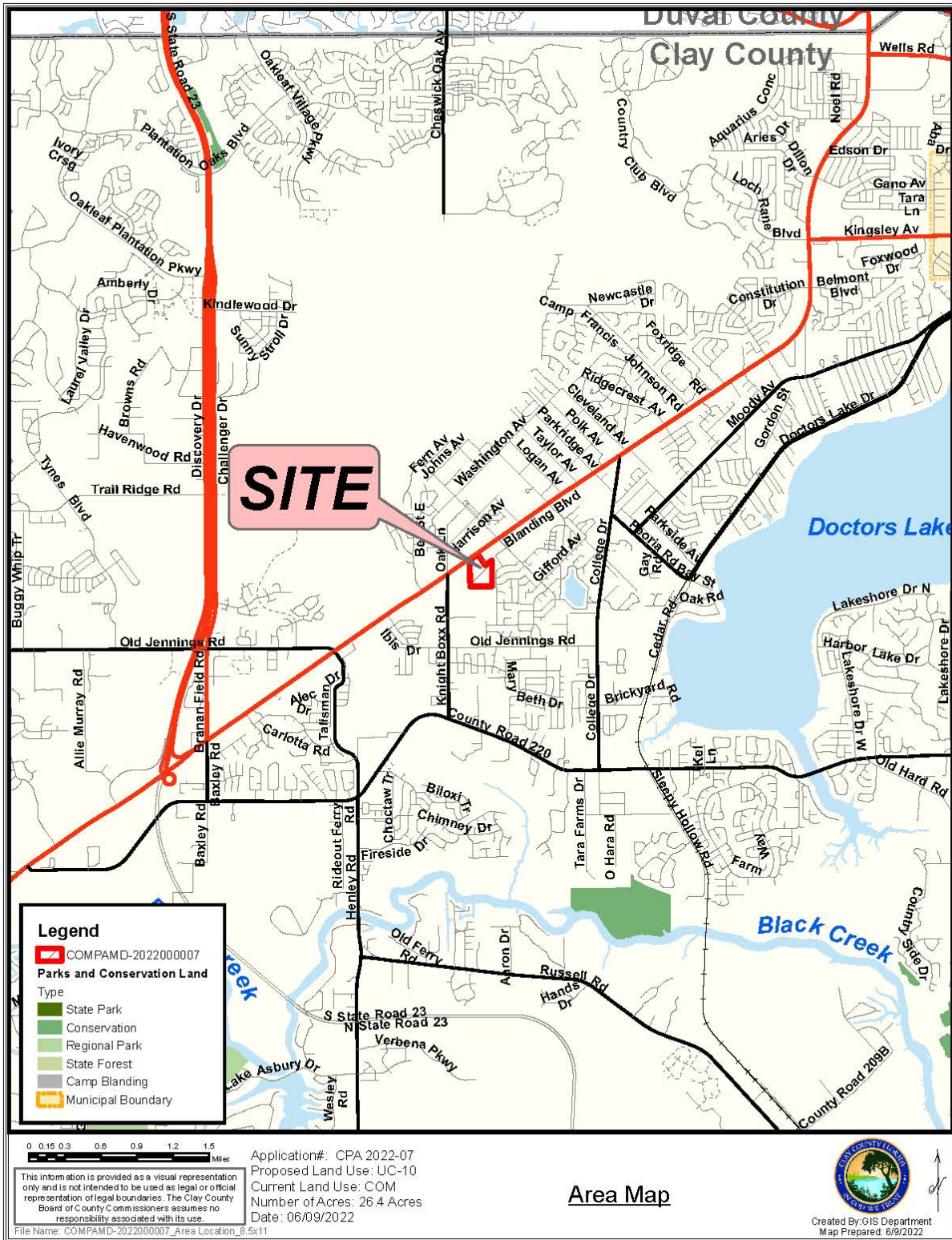


Figure 2 – Parcel Map

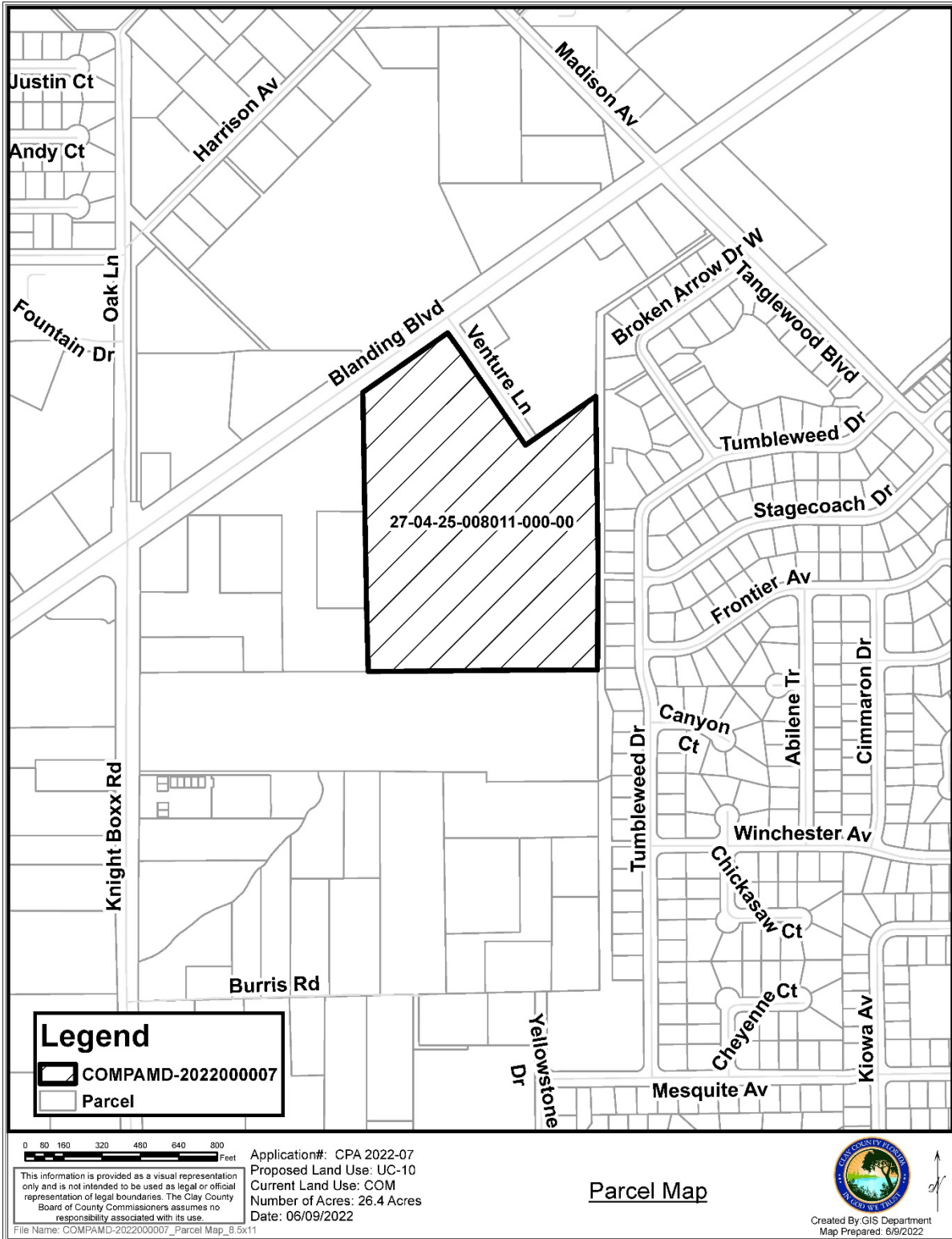
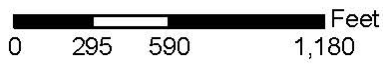
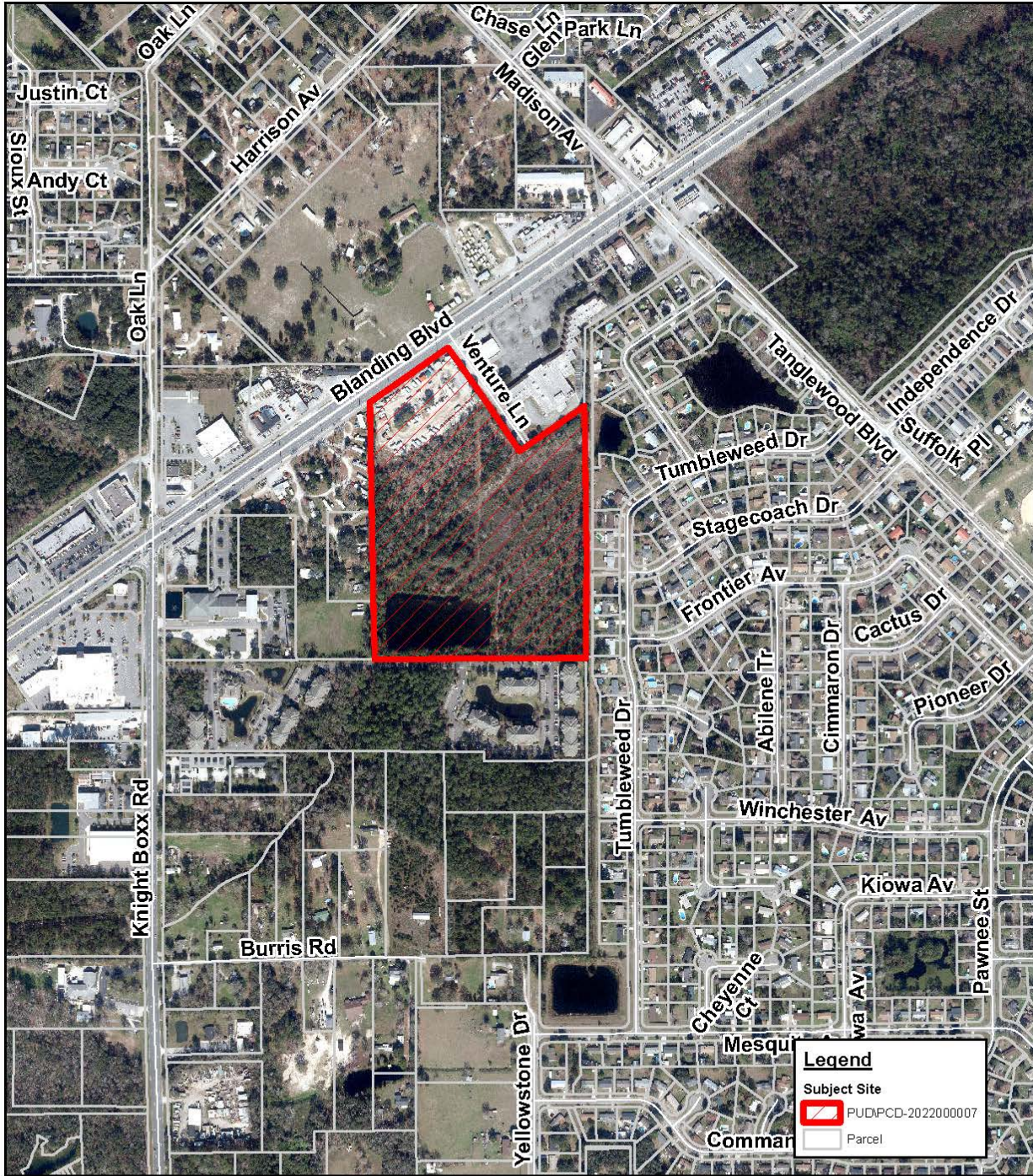




Figure 3 - Aerial Photo

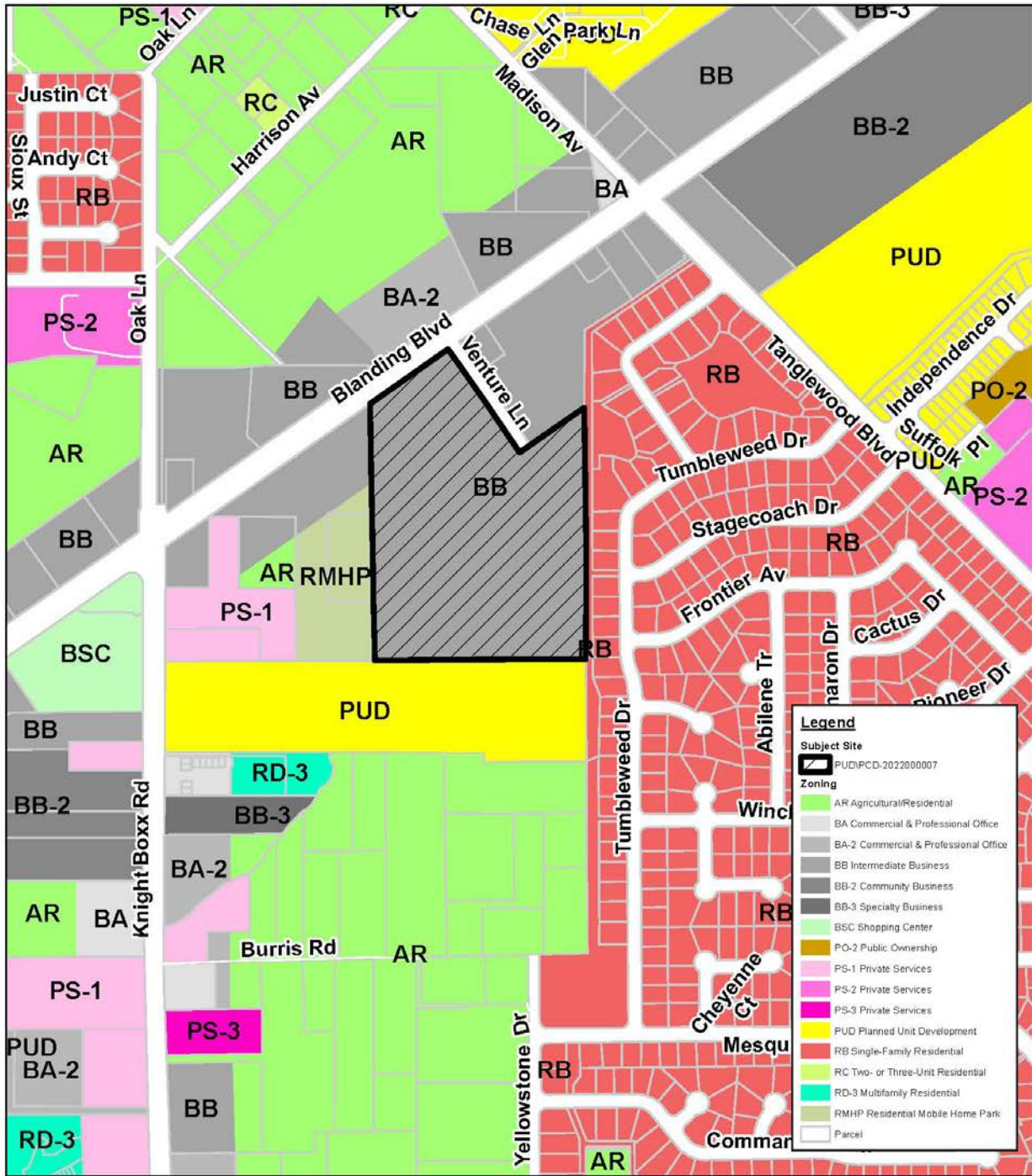


**Rezoning: PUD/PCD-202200007  
from BB to PUD**





Figure 4 – Existing Zoning Designation Map



Rezoning: PUD/PCD-2022000007  
from BB to PUD



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**Relevant Clay County 2040 Comprehensive Plan Policies**

The following Goals/Objective/Policies support the proposed Comprehensive Plan Amendment:

FLU Policy 1.4.6.7 Urban Core (10) (UC-10)

This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area shall range from a minimum of two units per net acre and a maximum of ten units per net acre. This classification includes single-family detached and attached, cluster and zero lot line dwellings, and multi-family housing.

Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten units per net acres. Densities from seven to ten units per net acre may be approved if the location meets required points and the development provides central water and sewer system.

Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure a smooth transition in residential structure types and densities.

A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation on the *Future Land Use Map* for the provision of housing for the elderly or handicapped and housing for very low-, low-income and moderate-income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

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68 **Availability of Services**

69 **Traffic Facilities:**

70 The County’s Mobility Fee will apply to development of this property.

71 **Schools:**

72 Any residential development on the subject parcels will be subject to the School Impact Fee.

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74 **Recreation:**

75 Any residential development on the subject parcels will need to provide necessary recreational amenities.

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77 **Water and Wastewater:**

78 Water and Wastewater is available throughout the Urban Service Area. Water, Wastewater and Reclaim are  
79 provided through the Clay County Utility Association.

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81 **Stormwater/Drainage:**

82 Stormwater management for any new construction will need to meet County and Water Management District  
83 standards.

84 **Solid Waste:**

85 Clay County has existing solid waste capacity to service to the area.

**Chesser Island Road Regional Landfill Capacity**

Remaining Capacity -----	55,565,151 cubic yards
Daily Tons -----	4,537 tons
Rate of Fill -----	5,041 cubic yards per day
Estimated Fill Date -----	01/04/55
Years Remaining -----	38 years

86 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*  
87 *Clay County 2040 Comprehensive Plan Data and Analysis,*  
88 *Community Facilities Element*  
89



90 **Analysis of Proposed Rezoning Amendment to the Code**

91 In reviewing the proposed application for Rezoning, the following criteria may be considered along with  
92 such other matters as may be appropriate to the particular application:

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94 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
95 adjacent and nearby districts;

96 Staff Finding: The proposed change will not create a district that is unrelated to or incompatible with the  
97 adjacent and nearby districts.

98 (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the  
99 real property proposed for change;

100 Staff Finding: The existing BB district along Blanding Blvd. is part of a long commercial corridor, however  
101 the bulk of the parcel extends well into an area that is exclusively residential in character. In addition, the  
102 subject parcel is bound on the south side by another parcel having PUD zoning.

103 (c) Whether the conditions which existed at the time the real property was originally zoned have  
104 changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed  
105 Rezoning;

106 Staff Finding: The demand for commercial property has moved further to the south from this location while  
107 at the same time the demand for residential property in all areas has increased.

108 (d) Whether the affected real property cannot be used in accordance with existing zoning;

109 Staff Finding: The property has a small commercial use at this time along the Blanding Blvd. frontage but  
110 the market demand to expand the commercial activity into the rest of the parcel does not support the use at  
111 this time.

112 (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated  
113 objectives and policies of the Plan;

114 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and furthers the County's  
115 objective to increase residential opportunities through redevelopment, especially in areas of higher density  
116 and transit alternatives.

117 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a  
118 legitimate public purpose;

119 Staff Finding: There is no public purpose served by maintaining the existing BB zoning district for this  
120 parcel.

121 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is  
122 inconsistent with surrounding land use;

123 Staff Finding: The proposed rezoning is not inconsistent with the surrounding land use.

124 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density  
125 within the district already permitting such intensity or density.

126 Staff Finding: The redevelopment opportunity applicable to the subject parcel serves a greater need by  
127 channeling higher density to an area already served by public facilities and commercial uses thus reducing  
128 urban sprawl.

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### 130 **Summary**

131 The proposed rezoning would change the zoning of the subject parcel from BB to PUD.

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### 133 **Recommendation**

134 Staff recommends approval of PUD-2022-07.

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