



Department of Economic and Development Services
Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043
 Phone: (904) 284-6300
 www.claycountygov.com



Pre-Application Meeting Date: March 3, 2022	CAC Meeting Date (if applicable):
Date Rec: 6/3/22	Received By: Ed/sem
	IMS #: REZ-2022-000016 PUD-2022-000007

REZONING APPLICATION

Owner's Name: Pam, L.L.C. and Segovia Ventures, L.L.C.	If the property is under more than one ownership please use multiple sheets.
Owner's Address: 270 OAKS FIELD ROAD, 32211 and 3733 W. UNIVERSITY BLVD, SUITE 204, 32217	
City: JACKSONVILLE	State: FL
Phone: c/o Lawrence Ansbacher 328-6092	Email: c/o Ivansbacher@jaxlaw.com

Parcel & Rezoning Information

Parcel Identification Number: 27-04-25-008011-000-00		
Address: 2891 Venture Lane		
City: Orange Park	State: FL	Zip Code: 32065
Number of Acres being Rezoned: 26.4	Current Zoning: BB	Current Land Use: Commercial
Proposed Zoning: PUD	I am seeking a: Permitted Use <input type="checkbox"/> Conditional Use <input type="checkbox"/>	
Property Will be Used as:	Rental community consisting of patio homes, duplexes and townhomes	

Required Attachments

- Deed Survey Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5
- Agents Authorization Attachment A-1 Owner's Affidavit Attachment A-2 Legal Description Attachment A-3
- Supplemental Development Questions if Rezoning to PUD PCD PID Attachment A-4

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 days in advance of the date of the first required public hearing. The sign(s) may be removed only after final action of the Board of County Commissioners and must be removed within ten (10) days of such action. The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 7 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.


Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent **must be present**. If there are members of the public who wish to testify regarding your petition, they are normally allowed three (3) minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your rezoning hearing, you will need a record of the proceedings at your expense, and for such purpose you should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your rezoning legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

Application Certification

I, hereby certify that I am the Owner or the authorized agent of the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I, III, and XII of the Clay County Code.

Owner's Signature:  Date: June 2, 2022 Printed Name: Frank E. Miller

Agent's

The rest of this space is intentionally left blank

Clay County Rezoning Agent Authorization Affidavit – Attachment A-1

Date: April 3, 2022

Clay County Board of County Commissioners
Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

To Whom it May Concern:

Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. As the Owner, I hereby authorize and empower

Frank E. Miller, Gunster and Christopher Goodin whose address is:

c/o Gunster, 1 Independent Dr., Suite 2300, Jacksonville, FL 32202

Phone: 904-354-1980

Email: fmiller@gunster.com

to act as agent for rezoning the property located at (address or Parcel ID):

2891 Venture Ln, Orange Park, FL Parcel ID 27-04-25-008011-000-00

and in connection with such authorization to file such applications, papers, documents, requests, and other matters necessary for such requested change. This Authorization shall not be regarded as a general assignment of agency and is specific to the attached application.

Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

Segovia Ventures, LLC

by Donna Helming April 3, 2022
Signature of Owner: Date:

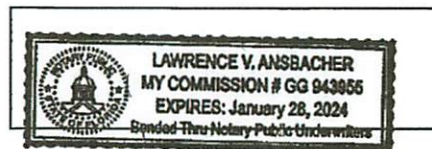
Donna Helming
Printed Name of Owner:

Sworn to and subscribed before me this 8th day of April A.D. 2022 by means of physical presence

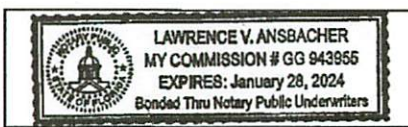
Personally known _____ or produced identification.

Type of identification produced _____ and number (#): _____

[Signature] 4.03.2022
Signature of Notary Date:



ACTIVE:14842744.1
210263

Clay County Rezoning Agent Authorization Affidavit – Attachment A-1	
Date:	<u>March 8</u> , 2022
Clay County Board of County Commissioners Division of Planning & Zoning Attn: Zoning Chief P.O. Box 1366 Green Cove Springs, FL 32043	
To Whom it May Concern: Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. As the Owner, I hereby authorize and empower	
Frank E. Miller, Gunster and Christopher Goodin whose address:	
c/o Gunster, 1 Independent Dr., Suite 2300, Jacksonville, FL 32202	
Phone: 904-354-1980	Email: fmiller@gunster.com
to act as agent for rezoning the property located at (address or Parcel ID):	
2891 Venture Ln, Orange Park, FL Parcel ID 27-04-25-008011-000-00	
and in connection with such authorization to file such applications, papers, documents, requests, and other matters necessary for such requested change. <small>This Authorization shall not be regarded as a general assignment of agency and is specific to the attached application.</small>	
Owner's Electronic Submission Statement: Under the penalty of perjury, I declare that all information contained in this affidavit is true and correct.	
I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.	
<u>Pamela J. Newey</u> Signature of Owner:	<u>March 8</u> , 2022 Date:
<u>Pamela J. Newey</u> Printed Name of Owner:	
Sworn to and subscribed before me this <u>8th</u> day of <u>March</u> A.D. 20 <u>22</u> by means of physical presence	
Personally known _____ or produced identification.	
Type of identification produced _____ and number (#): _____	
<u>[Signature]</u> Signature of Notary	<u>4.08.2022</u> Date:
	

ACTIVE:14842720.1

263

ACTIVE:15165916.4

Clay County Rezoning Property Ownership Affidavit – Attachment A-2

Date: April 8, 2022

Clay County Board of County Commissioners
Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

To Whom it May Concern:
Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. I give full consent to process the application for rezoning.

Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

Segovia Ventures, LLC

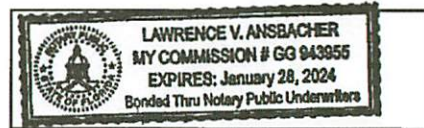
by Donna Helming April 8, 2022
Signature of Owner: _____ Date: _____

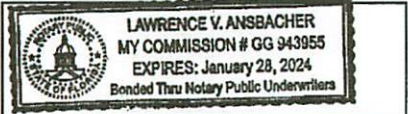
Donna Helming
Printed Name of Owner: _____

Sworn to and subscribed before me this 8th day of April A.D. 2022 by means of physical presence
Personally known _____ or produced identification.

Type of identification produced _____ and number (#): _____

[Signature] 4.08.2022
Signature of Notary _____ Date: _____



Clay County Rezoning Property Ownership Affidavit – Attachment A-2	
Date:	<u>March 8</u> , 2022
Clay County Board of County Commissioners Division of Planning & Zoning Attn: Zoning Chief P.O. Box 1366 Green Cove Springs, FL 32043	
To Whom it May Concern: Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. I give full consent to process the application for rezoning. Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct. I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.	
Signature of Owner:	<u>March 8</u> March 2022
<u>Pamela J. Newey</u> Printed Name of Owner:	
Sworn to and subscribed before me this <u>8th</u> day of <u>March</u> A.D. 20 <u>22</u> by means of physical presence Personally known _____ or produced identification. Type of identification produced _____ and number (#): _____	
Signature of Notary	<u>4.08.2022</u> Date:
	

ACTIVE:14842720.1

210263

EXHIBIT A-LEGAL DESCRIPTION

Property situate, lying and being in Clay County, Florida, more particularly described in the following instruments:

- (i) Warranty Deed recorded in Official Records Book 949, page 437,
- (ii) Warranty Deed recorded in Official Records Book 728, page 421,
- (iii) Personal Representative's Deed recorded in Official Records Book 650, page 444, and
- (iv) Corporate Warranty Deed recorded in Official Records Book 908, page 75, all of the public records of Clay County, Florida;

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

A portion of Government Lots 1 and 2, Section 27, Township 4 South, Range 25 East, being more particularly described as follows:

Begin at the southeast corner of said Government Lot 2; thence on the south line thereof run South 89° 44' 20" West, 982.6 feet; thence North 0° 4' 30" West, 1,169.89 feet to the southeasterly right-of-way of Blanding Boulevard (State Road No. 21); thence North 55° 10' 30" East and along said southeasterly right-of-way line, 1,194.25 feet; thence South 0° 07' 00" East and on the east line of said Section 27, a distance of 1,847.40 feet to the point of beginning.

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
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DEEDS

Prepared By & Return To:
Lewis Ansbacher, Esquire
Ansbacher & Schneider, P. A.
4215 Southpoint Boulevard, Suite 100
Jacksonville, FL 32216



Book: 1835
Page: 1526
Rec: 12/16/99
12:29 PM
File# 9956523
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$1967.00

3

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Sam E. Newey
720 Oaks Field Road
Jacksonville, FL 32211

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: PEN Ventures, Ltd., a Florida limited
partnership
720 Oaks Field Road
Jacksonville, FL 32211

Grantee's tax identification number is: _____

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific [(i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts], singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

The term "Real Property" shall mean the property more particularly described on Exhibit A attached hereto, together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is _____

5. CONSIDERATION

Good and valuable consideration received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For informational purposes, I am the fee simple owner of an undivided one-half interest in and to the Real Property, and it is my intent to convey herein all of my interest in and to the Real Property. For the consideration described in Paragraph 5, I hereby grant, bargain and sell to you all of my undivided one-half interest in and to the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the interest in the Real Property which I have herein conveyed to you, and I will defend the same against the lawful claims of all persons whomsoever, except for covenants, reservations, restrictions and easements of record, if any.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

9. EXECUTION

I have executed this instrument this 10th day of December, 1999.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name>.....Lewis, Anshel...
[Signature]
Print Name>.....Julie E. Carroll...

[Signature]
Sam E. Newey

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of December, 1999 by Sam E. Newey, who is personally known to me.

[Signature]
Print Name>.....
Notary Public, State of Florida



EXHIBIT A

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3

Prepared By & Return To:
Lewis Ansbacher, Esquire
Ansbacher & Schneider, P. A.
4215 Southpoint Boulevard, Suite 100
Jacksonville, FL 32216

Book: 1834
Page: 0218
Rec: 12/07/99
01:35 PM
File# 9965192
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$1967.00



WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Jordan Ansbacher
3733 W. University Blvd.
Suite 115-A
Jacksonville, FL 32217

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Segovia Ventures, Ltd., a Florida
limited partnership
3733 W. University Blvd.
Suite 115-A
Jacksonville, FL 32217

Grantee's tax identification number is: _____

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific [(i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts], singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

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The Property Appraiser's Parcel Identification Number is _____.

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Good and valuable consideration received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For informational purposes, I am the fee simple owner of an undivided one-half interest in and to the Real Property, and it is my intent to convey herein all of my interest in and to the Real Property. For the consideration described in Paragraph 5, I hereby grant, bargain and sell to you all of my undivided one-half interest in and to the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

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I fully warrant the title to the interest in the Real Property which I have herein conveyed to you, and I will defend the same against the lawful claims of all persons whomsoever, except for covenants, reservations, restrictions and easements of record, if any.

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9. EXECUTION

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Signed, sealed and delivered in the presence of:

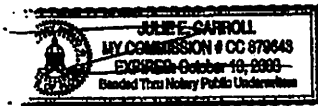
Julie E. Carroll
Print Name > Julie E. Carroll

Jordan Ansbacher
Jordan Ansbacher

Print Name > Jordan Ansbacher

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of December, 1999 by Jordan Ansbacher, who is personally known to me.



Julie E. Carroll
Print Name > Julie E. Carroll
Notary Public, State of Florida



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