



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, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**

5

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

9

10 **Introduction:**

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

13

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.

17

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.

25

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.

34 On August 2, 2022, the School Board representative to the DRC and the Planning Commission provided the
35 attached Impact Study for this proposed multi-family residential project showing that there is a capacity
36 deficit of 4 students at Ridgeview High School based on the number of students projected to be added to the
37 school. He also provided written comments to the Planning Commission that there exists sufficient capacity
38 to support this project in the contiguous high school of Orange Park High School and therefore the proposed
39 change is supported by the School Board.

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Figure 1 – Location Map

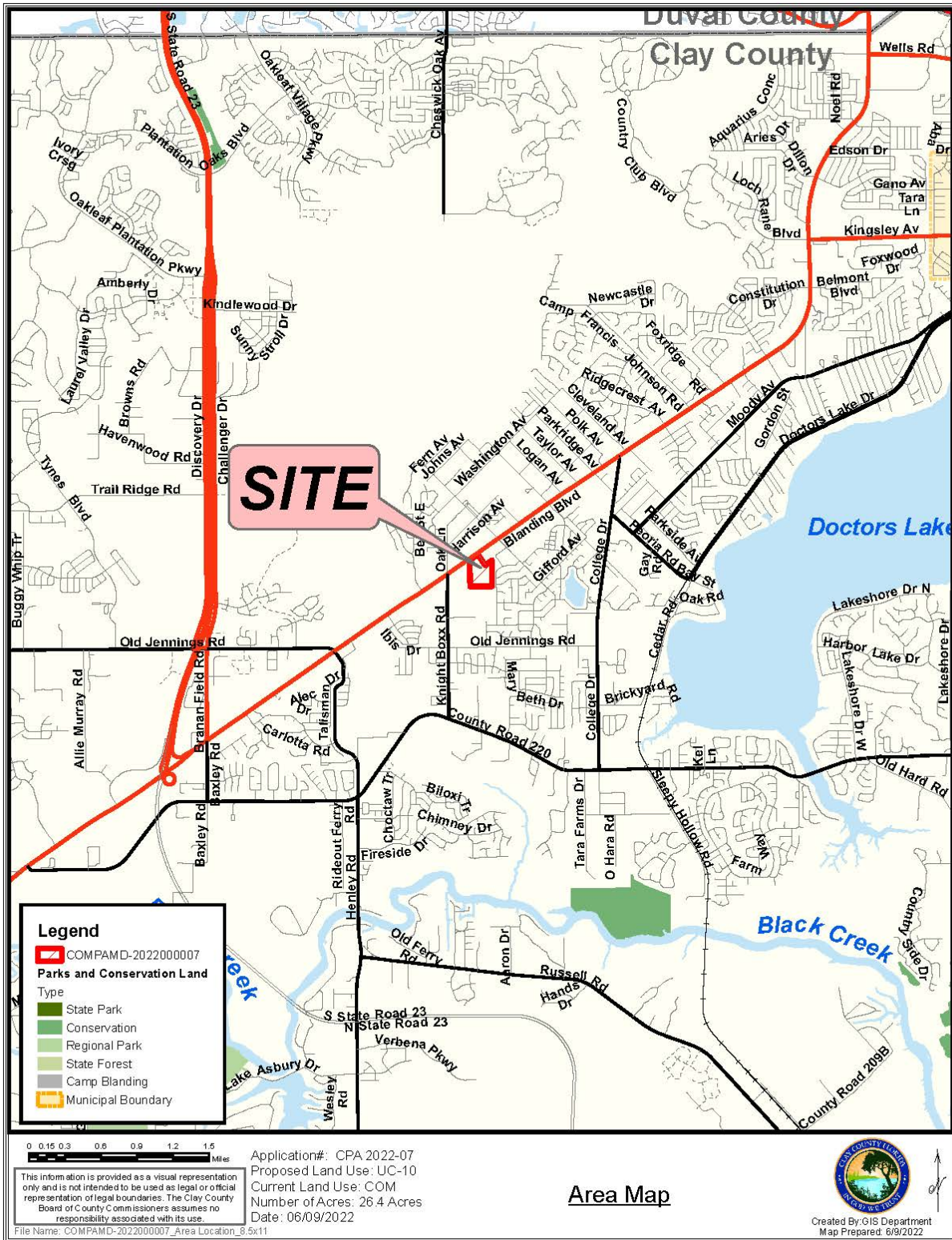


Figure 2 – Parcel Map

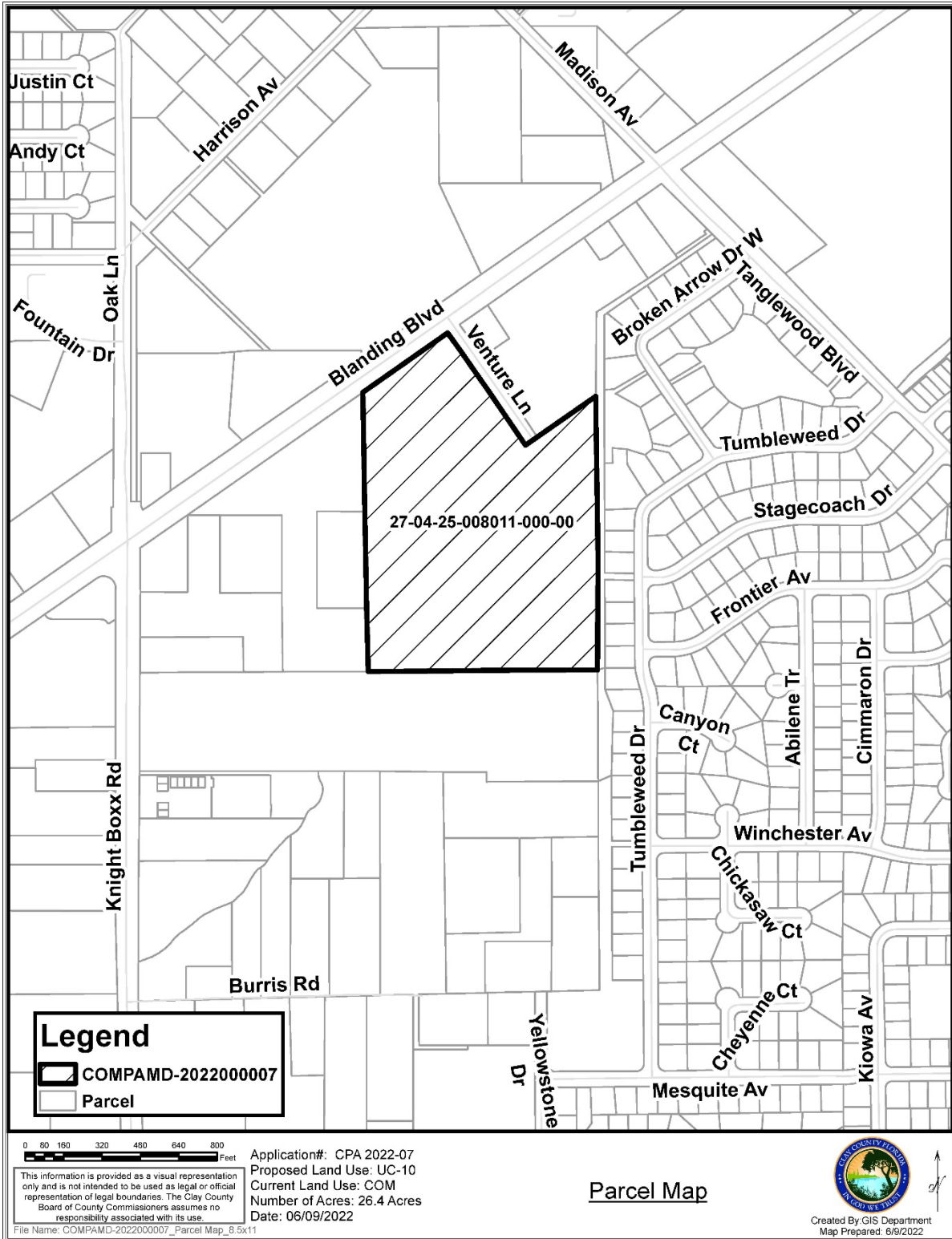
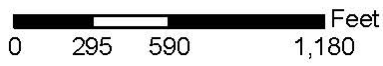
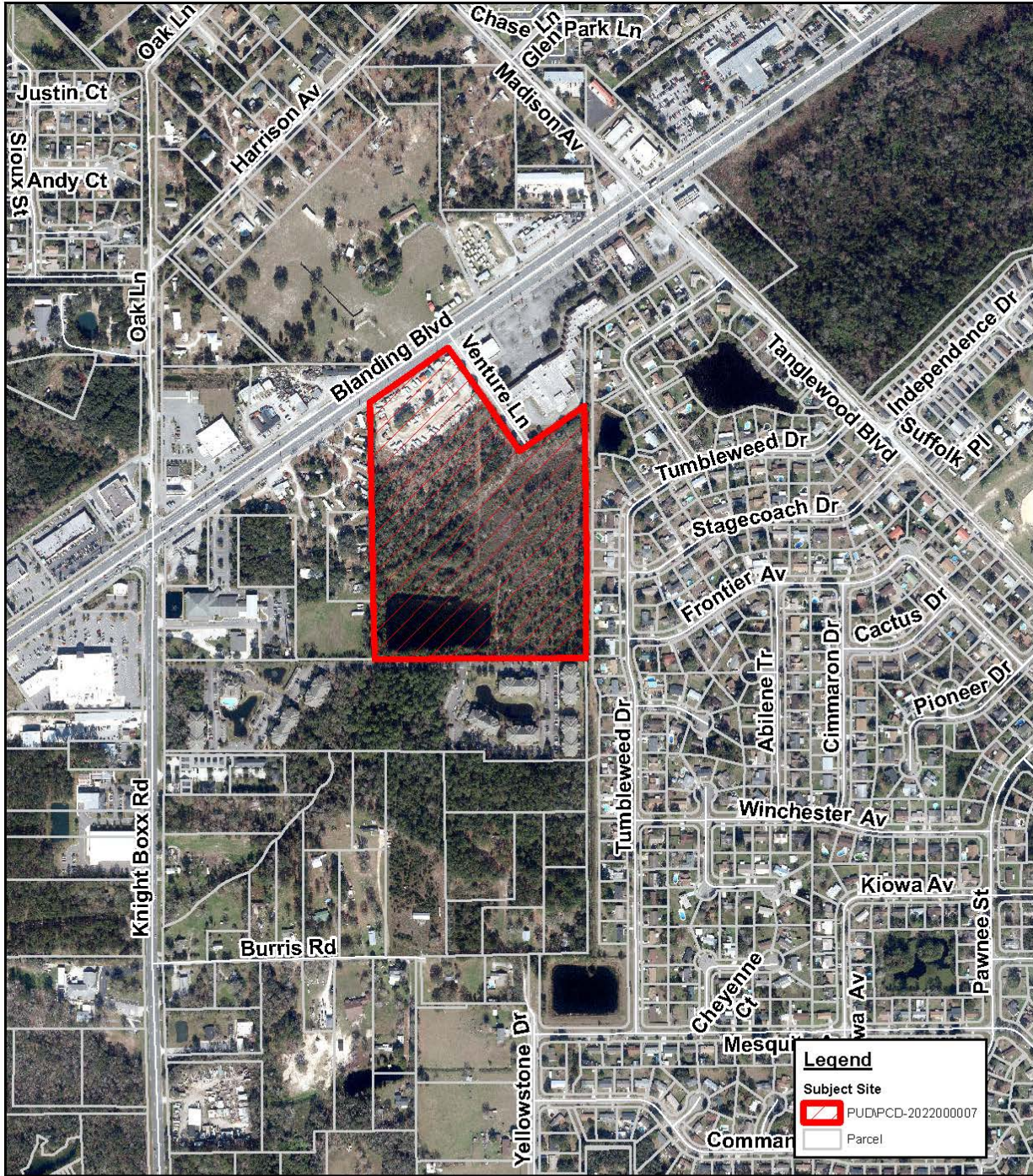


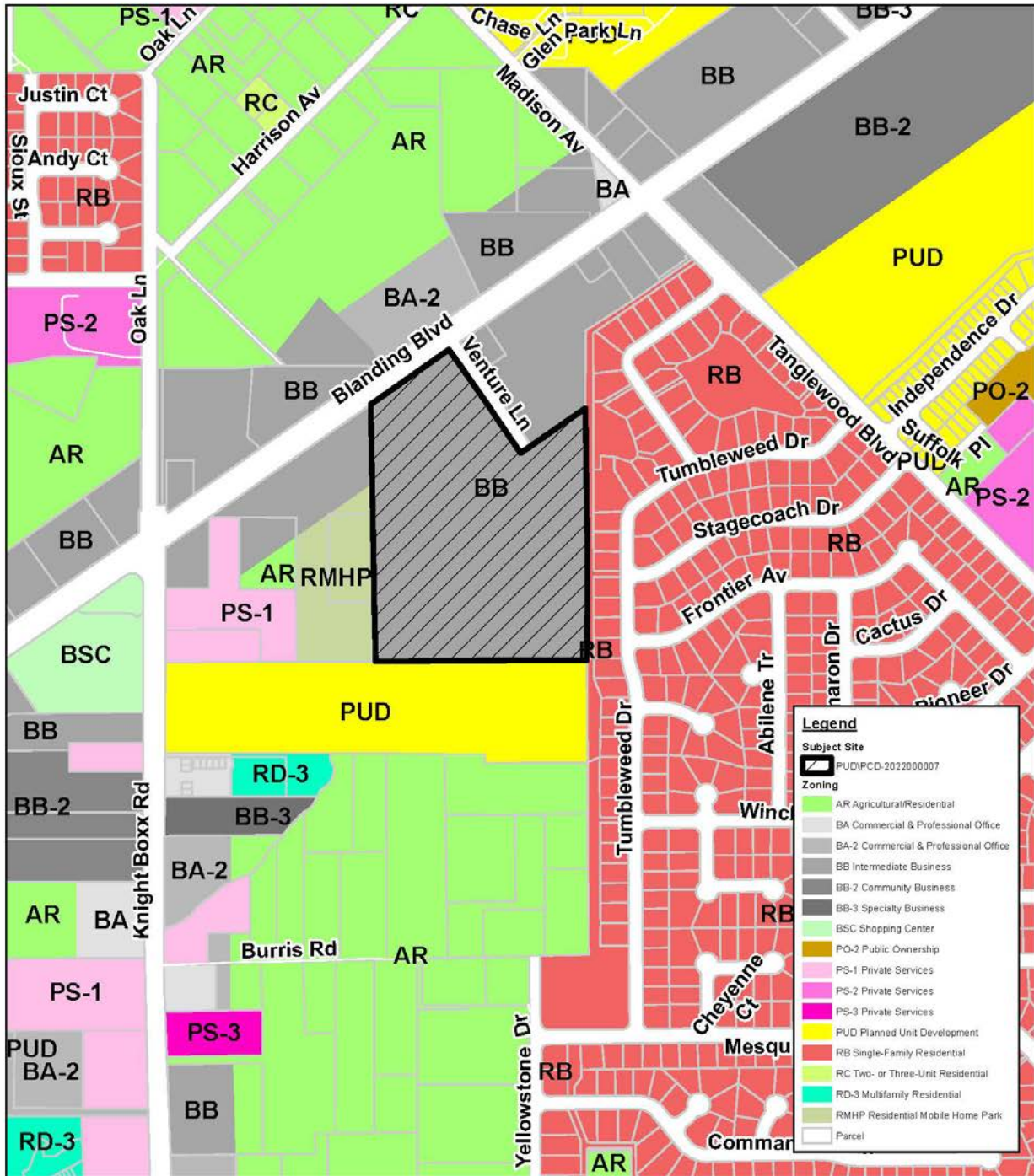
Figure 3 - Aerial Photo



**Rezoning: PUD/PCD-2022000007
from BB to PUD**



Figure 4 – Existing Zoning Designation Map



**Rezoning: PUD/PCD-202200007
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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74 **Availability of Services**

75 **Traffic Facilities:**

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

77 **Schools:**

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

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80 **Recreation:**

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

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83 **Water and Wastewater:**

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

86

87 **Stormwater/Drainage:**

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

90 **Solid Waste:**

91 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

92 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
93 *Clay County 2040 Comprehensive Plan Data and Analysis,*
94 *Community Facilities Element*
95

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

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

99
100 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
101 adjacent and nearby districts;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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136 **Prior Actions**

137 On August 2, 2022, the Planning Commission voted 4-2 to recommend approval with the condition that the
138 building height be limited to a maximum of 35 feet.

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140 **Recommendation**

141 Staff recommends approval of PUD-2022-07.

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