



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**

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

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10 **Introduction:**

11 This application is a Rezoning of a portion of a single parcel from BB (Intermediate Business District) to  
12 PUD (Planned Unit Development). The applicant originally submitted plans to the Board in September of  
13 2022 and has since revised the application and resubmitted in December 2022. Included in the resubmittal  
14 are two copies of the written statement, one is in strike-thru/underline or “redlined” format for ease of  
15 identifying changes and the other is a “clean” copy. A detailed look at the changes reflected in the revised  
16 PUD written description and site plan is provided in the analysis section below.

17

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

21

22 The property owner has applied for this rezoning (and the companion future land use application) on behalf  
23 of the prospective buyer of the property (Avanta SFR Holdings, LLC) who desires to construct a horizontal  
24 multi-family project with a maximum total of 177-units on the subject parcel. The residential units would  
25 be comprised of patio homes, duplexes and townhome style buildings in a possibly gated community with  
26 amenities including a clubhouse, pool, resident park and a separate dog park. The PUD will allow  
27 development of a multi-family project consistent with the RD-4 (multi-family) zoning district.  
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29 The related Comprehensive Plan Amendment associated with this application would change the Future  
30 Land Use designation from Commercial to Urban Core-10 for the same portion of the parcel as the  
31 rezoning application.

32  
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### 34 **Analysis of Proposed Rezoning to Planned Unit Development (as revised)**

35 The primary change is to the area of the parcel designed to become the multi-family residential project. The  
36 applicant proposes to leave the 2.21 acre existing commercial land along Blanding Blvd. under the present BB  
37 commercial zoning. The multi-family project will now begin roughly 300 feet to the southeast of Blanding  
38 Blvd. and the parcel will be subdivided along that line after the project receives development approval. A  
39 survey showing the proposed parcel boundary lines is included with this report.

40 Changes to the PUD Written Statement are reflected in the attached site plan and include:

- 41 • A decrease in the total number of units from 194 units to 177 units.
- 42 • A change to the northern property boundary setbacks replacing the earthen berm with fencing.
- 43 • Rewording of the proposed dog park to indicate that it is an optional amenity.
- 44 • Inclusion of an emergency entrance at the south end of Venture Lane subject to review by fire/safety  
45 staff.

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47 The revised project was reviewed by the Development Review Committee (DRC) which provided the  
48 applicant with several comments. These will be addressed when building plans are submitted.

49

50 The proposed rezoning from BB to PUD will remain in keeping with the character of the surrounding  
51 residential districts as shown in the table below:

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

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Figure 1 – Location Map

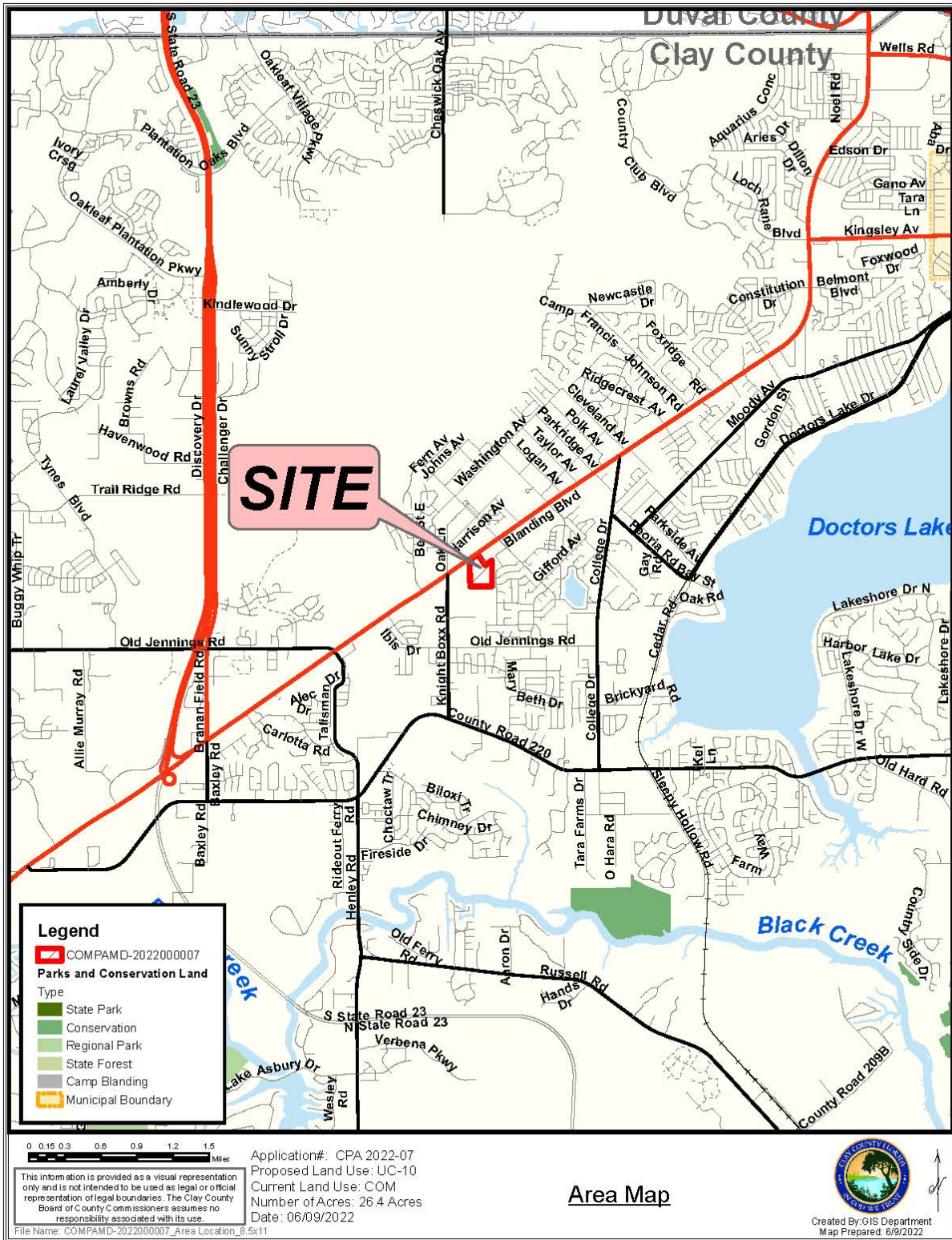


Figure 2 – Parcel Map

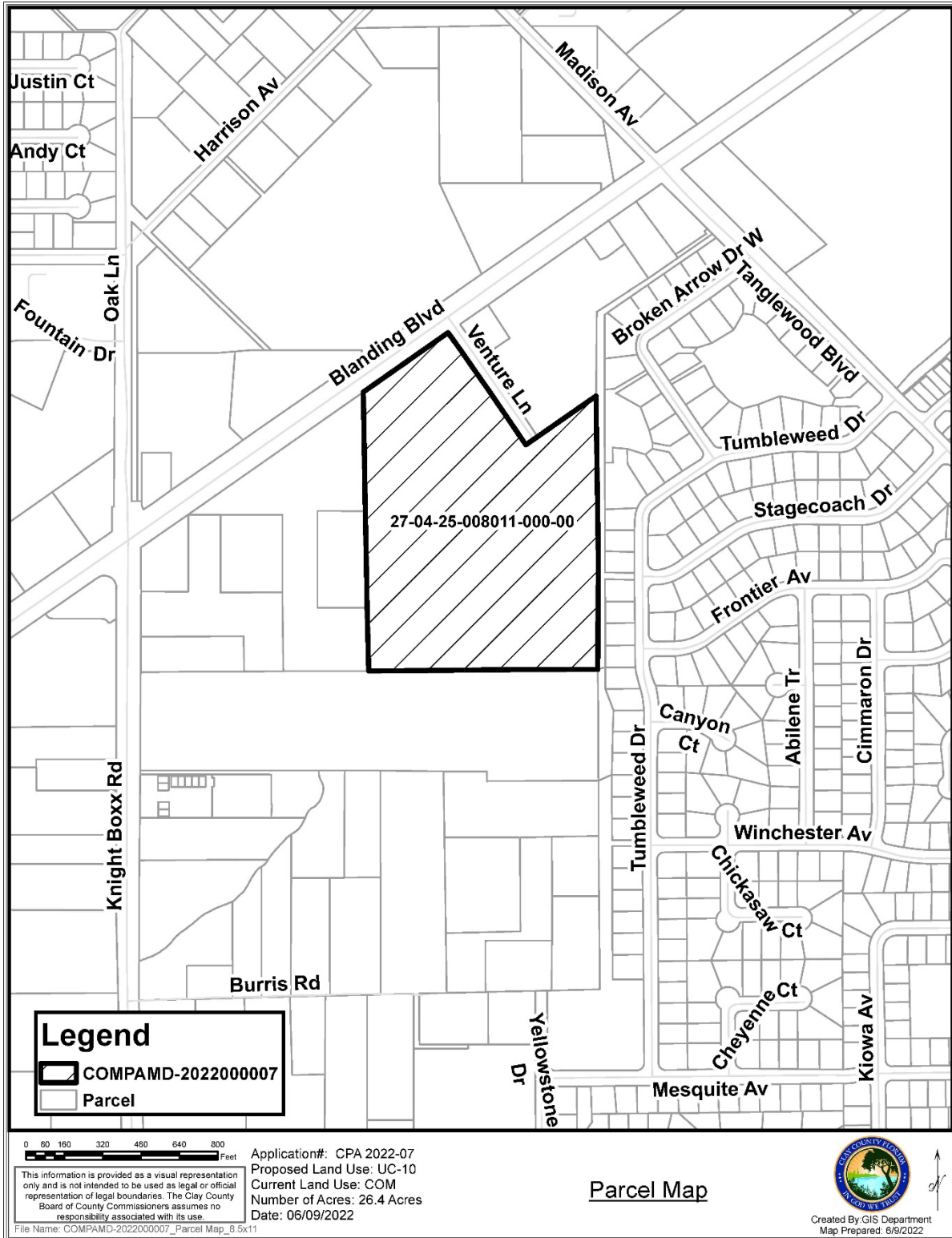
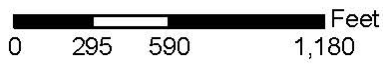
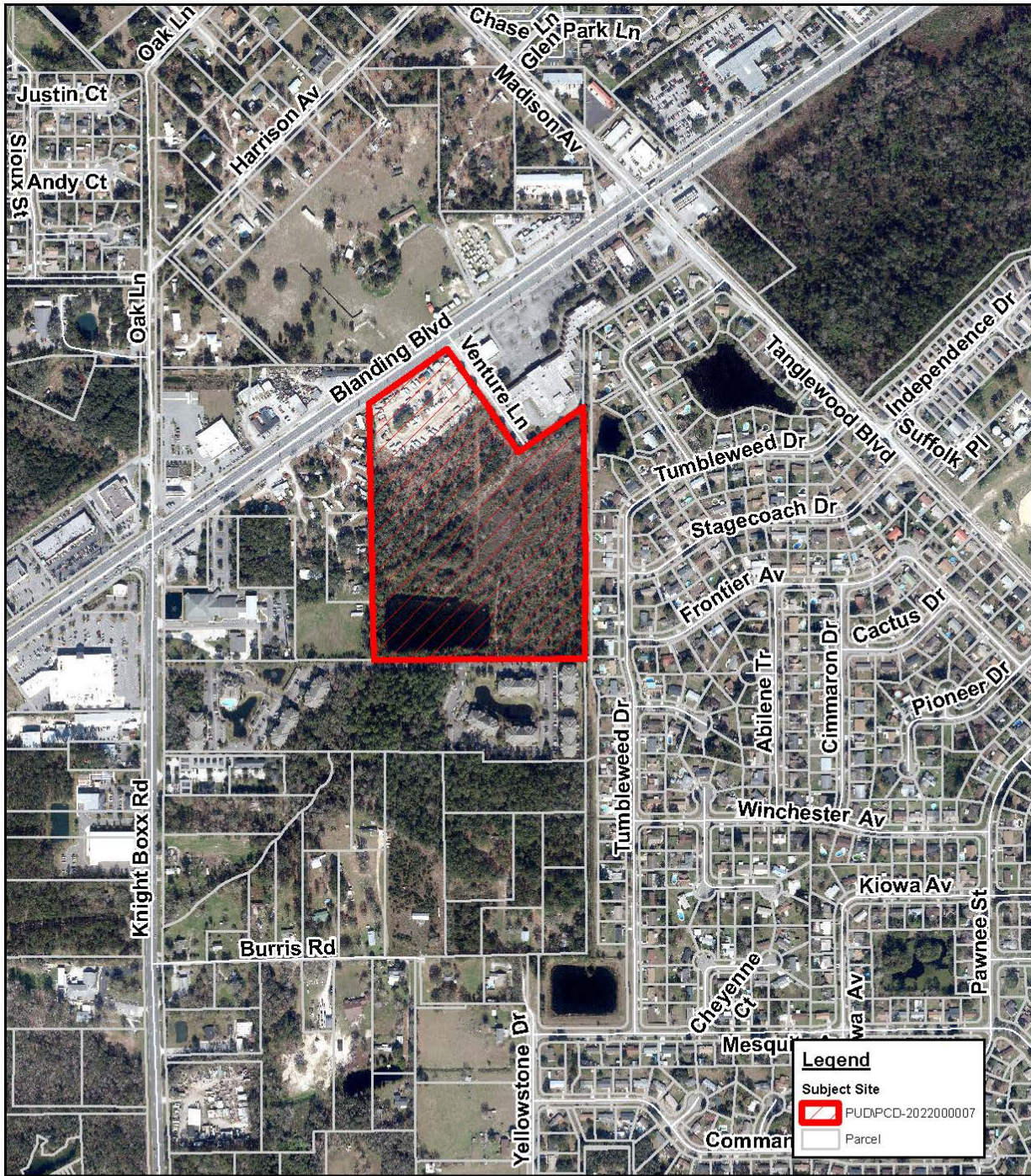




Figure 3 - Aerial Photo

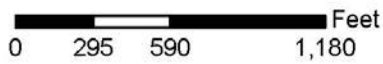
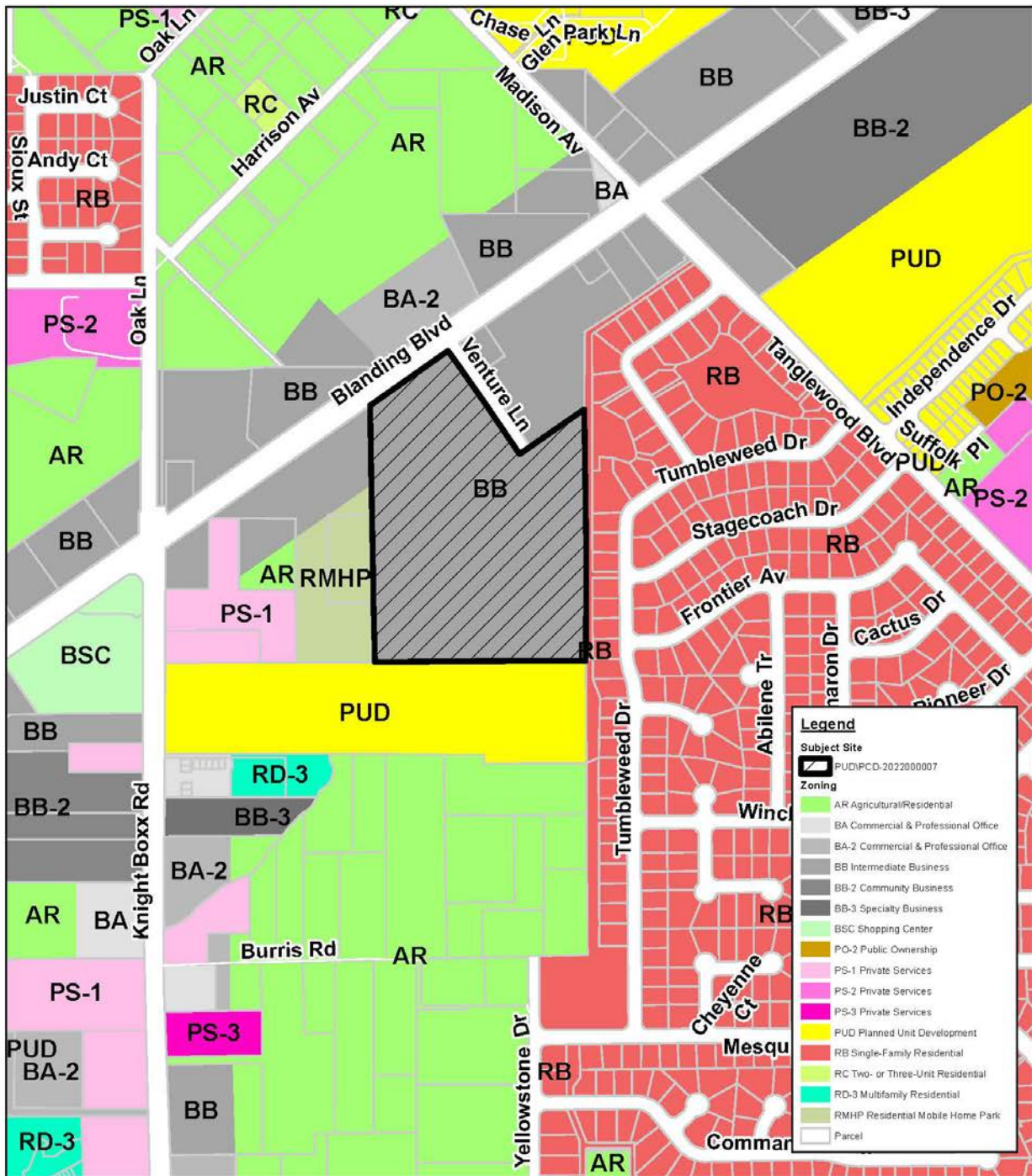


**Rezoning: PUD/PCD-2022000007  
from BB to PUD**





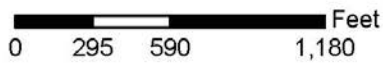
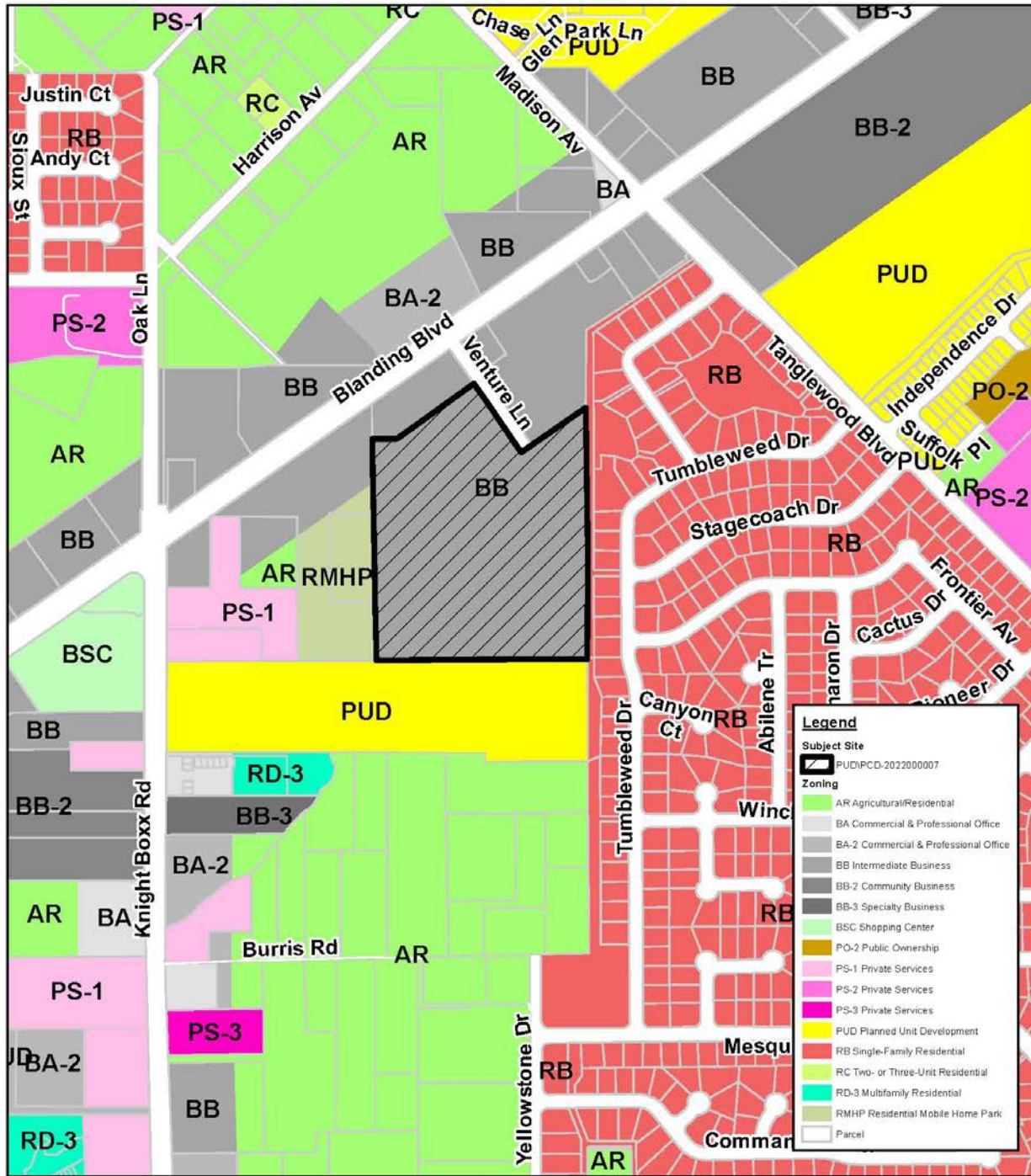
Figure 4 – Existing Zoning Designation Map



Rezoning: PUD/PCD-2022000007  
from BB to PUD



Figure 5 – Proposed Zoning Boundary 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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89 **Availability of Services**

90 **Traffic Facilities:**

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

92 **Schools:**

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

94

95 **Recreation:**

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

97

98 **Water and Wastewater:**

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

101

102 **Stormwater/Drainage:**

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

105 **Solid Waste:**

106 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

107 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*  
108 *Clay County 2040 Comprehensive Plan Data and Analysis,*  
109 *Community Facilities Element*  
110

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

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

114  
115 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
116 adjacent and nearby districts;

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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151 **Prior Actions**

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

154 On August 23, 2022, the Board voted 4-0 to continue this item, at the request of the Applicant, to September  
155 27, 2022.

156 On September 27, 2022, the Board voted 4-0 to continue this item, at the request of the Applicant, to  
157 December 13, 2022.

158 On December 13, 2022, the Board voted 4-0 to continue this item, at the request of the Applicant, to January  
159 10, 2023.

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161 **Recommendation**

162 Staff recommends approval of PUD-2022-07 as revised by the applicant.

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