

## **ORDINANCE NO. O-06-2025**

**AN ORDINANCE AMENDING THE GRAYLON OAKS PLANNED UNIT DEVELOPMENT TO ALLOW FOR PROPOSED DUPLEXES TO BE SPLIT INTO TWO PARCELS PER LOT;AMENDING ATTACHMENT C TO REVISE THE MAXIMUM UNITS TO 28, REVISE THE MINIMUM LOT AREA (PER ATTACHED UNIT) TO 3000 SQUARE FEET, REVISE THE MINIMUM LOT (PER ATTACHED UNIT) WIDTH TO 30 FEET AND TO REVISE THE SIDE SETBACKS TO ALLOW FOR 0 FEET FOR INTERIOR LOTS WITH COMMON WALL LINES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council (the "Council") of the City of Green Cove Springs, Florida (the "City") approved a planned unit development known as Graylon Oaks under Ordinance No. O-05-2020 on April 21, 2020; and

**WHEREAS**, the City has received a request to amend Exhibit C, to revise the maximum units to 28, revise the minimum lot area (per attached unit) to 3000 square feet, revise the minimum lot (per attached unit) width to 30 feet and to revise the side setbacks to allow for 0 feet for interior lots with common wall lines; and

**WHEREAS**, the PUD approved for the Rookery in O-05-2020 will be replaced by this ordinance; and

**WHEREAS**, the City has the authority pursuant to its home rule and other statutory powers to rezone properties within the City; and

**WHEREAS**, a duly advertised public hearing was conducted on the proposed amendment on April 22, 2025 by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Council; and

**WHEREAS**, the City Council considered the recommendations of the LPA at duly advertised quasi-judicial public hearings on May 6, 2025 and May 20, 2025 and provided for and received public participation; and

**WHEREAS**, the City Council has determined and found said application for the amendment to be consistent with the City of Green Cove Springs Comprehensive Plan and Land Development Regulations; and,

**WHEREAS**, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Green Cove Springs City Council finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AS FOLLOWS:**

**SECTION 1. Recitals.** The above recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2. Graylon Oaks PUD Amended.** The Graylon Oaks PUD, for the real property described in Exhibit “A” hereto, is hereby revised.

**SECTION 4.** That Exhibit “C” regarding the PUD Written Description, is hereby revised and replaced.

**SECTION 5. ORDINANCE TO BE CONSTRUED LIBERALLY.** This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Green Cove Springs, Florida.

**SECTION 6. REPEALING CLAUSE.** All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

**SECTION 5. SEVERABILITY.** It is the declared intent of the City Council of the City of Green Cove Springs that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

**SECTION 7. EFFECTIVE DATE.** Upon its adoption by the City Council, this ordinance shall become effective immediately.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST  
READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE  
SPRINGS, FLORIDA, IN REGULAR SESSION THIS 6TH DAY OF MAY 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

---

Steven R. Kelley, Mayor

**ATTEST:**

---

Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

---

L. J. Arnold, III, City Attorney

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF  
THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION  
THIS 20TH DAY OF MAY 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

---

Steven R. Kelley, Mayor

**ATTEST:**

---

Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

---

L. J. Arnold, III, City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION AS SHOWN ON OFFICIAL RECORD BOOK 2815  
PAGE 524

A PARCEL OF LAND SITUATED IN LOT "C", BLOCK 102, PALMER AND  
FERRIS TRACT, GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA,  
ACCORDING TO PLAT

THEREOF RECORDED IN PLAT BOOK 1, PAGE 44 OF THE PUBLIC  
RECORDS OF CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, ST. JOHNS MOBILE  
HOME VILLAGE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT  
BOOK 7, PAGE 32 OF SAID PUBLIC RECORDS; THENCE ON THE WEST  
LINE OF VERMONT STREET RUN SOUTH 20 DEGREES 17 MINUTES 22  
SECONDS EAST. 278.73 FEET TO THE SOUTH LINE OF SAID LOT "C";  
THENCE ON SAID SOUTH LINE, SOUTH 64 DEGREE 00 MINUTES 00  
SECONDS WEST, 429.41 FEET TO THE WEST LINE OF SAID LOT "C";  
THENCE ON SAID WEST LINE, NORTH 20 DEGREE 14 MINUTES 51  
SECONDS WEST 326.09 FEET TO THE: SOUTH LINE OF SAID ST. JOHNS  
MOBILE HOME VILLAGE; THENCE ON SAID SOUTH LINE. NORTH 70  
DEGREES 19 MINUTES 51 SECONDS EAST, 427.07 FEET TO THE POINT OF  
BEGINNING.

LEGAL DESCRIPTION AS SHOWN ON OFFICIAL RECORD BOOK 2815  
PAGE 522

BEGINNING AT THE SE CORNER OF HENRY LENDERS LAND THENCE  
RUNNING

EASTERLY SIX CHAINS AND THIRTY-SIX LINKS PARALLEL WITH  
CYLDEVIEW AVENUE TO VERMONT AVENUE, THENCE ALONG THE  
WEST SIDE OF VERMONT AVENUE NORTHERLY NINETY-SIX FEET,  
THENCE WESTERLY SIX CHAINS AND THIRTY-SIX LINKS TO H.  
LENDERS

EAST LINE, THENCE SOUTHERLY ALONG LENDERS EAST LINE ONE  
HUNDRED FEET TO THE PLACE OF BEGINNING; CONTAINING ONE ACRE  
MORE OR LESS, THE SAME BEING A PORTION OF A CERTAIN FOUR  
ACRE LOT CONVEYED BY WM. THOMPSON CO MRS. M.E. BEMIS BY  
DEED DATED DECEMBER 21ST, 1883, RECORDED IN BOOK "L" PAGES 605  
& 606 OF THE PUBLIC RECORDS OF CLAY COUNTY. FLORIDA.

LESS AND EXCEPT OFFICIAL RECORDS BOOK 3331, PAGE 1520 PARCEL 1  
A PARCEL OF LAND SITUATED IN LOT "A" AND LOT "B", BLOCK 102,  
PALMER AND

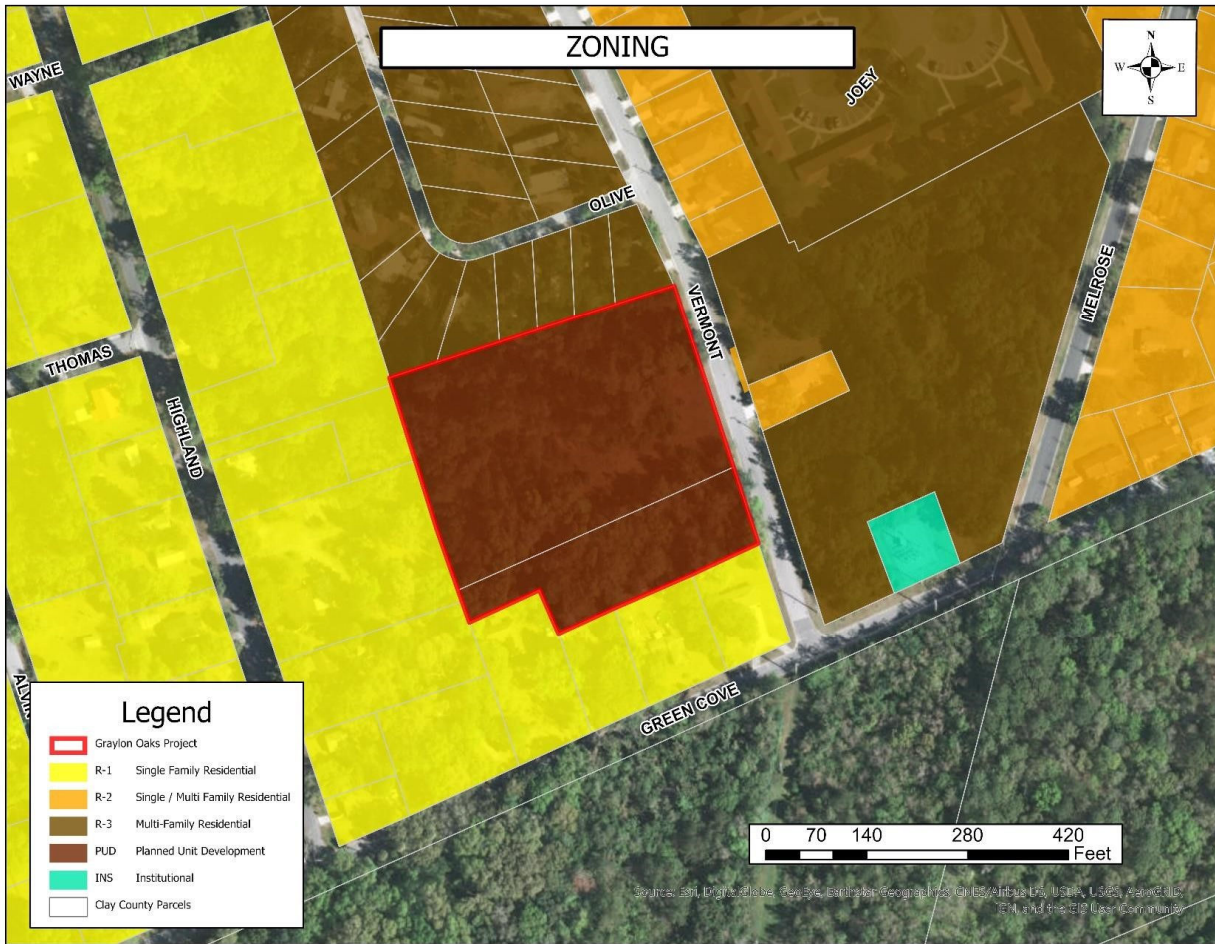
FERRIS TRACT, IN THE TOWN OF GREEN COVE SPRINGS, CLAY  
COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN  
PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID  
PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT "A", BLOCK 102,  
PALMER AND FERRIS TRACT IN THE TOWN OF GREEN COVE SPRINGS,

AND RUN NORTH 64 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF LOT "A", WHICH IS ALSO THE SOUTH LINE OF THE TOWN OF GREEN COVE SPRINGS, FOR A DISTANCE OF 79.83 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ON LAST SAID LINE NORTH 64 DEGREES 00 MINUTES 00 SECONDS EAST, 30.17 FEET; THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, 211.16 FEET; THENCE SOUTH 64 DEGREES 00 MINUTES 00 SECONDS WEST, 110. 21 FEET TO THE WEST LINE OF SAID LOT "B"; THENCE ON LAST SAID LINE, AND ON THE WEST LINE OF SAID LOT "A", SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 100.55 FEET; THENCE NORTH 64 DEGREES 00 MINUTES 00 SECONDS EAST, 79.83 FEET; THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, 110.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.8 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN CLAY COUNTY, FLORIDA.  
EXHIBIT "B"

## EXHIBIT "B" ZONING



**EXHIBIT “C”**  
**PUD WRITTEN DESCRIPTION**

**CITY OF GREEN COVE SPRINGS****GRAYLON OAKS****PUD WRITTEN DESCRIPTION****TYPE OF DEVELOPMENT: TWO- FAMILY RESIDENTIAL****PROPERTY CHARACTERISTICS***Vegetation, Soils, & Drainage:*

Vegetation on the site consists of large oak trees, laurel oaks, cabbage palms, saw palmetto bushes and pine. There are no wetlands onsite. Site has sandy soils throughout with site sloping from west to east to Vermont St. Site has a topography of 51' to the west and dropping to 39' to the east fronting Vermont St.

*Utilities:*

Central water and wastewater service will be provided by the City of Green Cove Springs; electric service will be provided by the City of Green Cove Springs and installed underground.

**ACREAGE SUMMARY**

Total Property	3.8 Acres
Wetlands	0 Acres

<b>DEVELOPABLE</b>	<b>3.8 Acres</b>
--------------------	------------------

**MAXIMUM UNITS**

Maximum units	28 units
---------------	----------

Proposed development***Residential Single Family & Two- Family Development***

The property is consistent with the land use and zoning of the surrounding areas. The character of the proposed development is consistent with those of adjacent multi-family residential developments on Vermont Ave and abutting State Road 16. The parcels directly adjacent to the east and north currently have high-density land use and R-3 zoning. In addition, the subject property is consistent with other similar properties in the surrounding areas of the city and is in conformity with local land use plans and zoning ordinances. The subject property will also create a much-needed affordable housing neighborhood that will have a great economic and fiscal benefit to the area and the community. The affordable



**CITY OF GREEN COVE SPRINGS****GRAYLON OAKS****PUD WRITTEN DESCRIPTION**

housing community can be achievable by allowing a higher density similar to that of the adjacent properties.

Access

Access is provided from Vermont Ave. The subdivision will not be gated and roads within the development will be turned over to the city and would meet city requirements.

Proposed Density Standards**Residential- Single Family Dwelling**

Minimum Lot Area	5000SF
Minimum Lot Width	50 Feet
Minimum Lot Depth	100 Feet
Minimum Living Area	1200 SF
Maximum Lot Coverage	40%

**Residential- Two Family Dwelling**

Minimum Lot Area (Per attached unit)	3000 SF
Minimum Lot Width (Per attached unit)	30 feet
Minimum Lot Depth	100 feet
Minimum required living area	1000 SF
Maximum Lot Coverage	40%

**Yard Requirements – Primary Structures\***

Front Porch	15 feet
Front Façade	20 feet
Side	7.5 feet from property lines, 0 feet for interior lots with common wall lines, minimum of 15 feet of separation between buildings.
Rear	10 feet
Max Building Height- Primary Structures	35 Feet

**CITY OF GREEN COVE SPRINGS**

**GRAYLON OAKS**

**PUD WRITTEN DESCRIPTION**

**Permitted Uses**

- Single Family detached residential dwelling units
- Two family residential dwelling units
- Home occupations (pursuant to City Code Requirements).

**Ingress, Egress and Circulation**

- a. Minimum of 2 parking spaces per dwelling unit (4 per duplex). One parking space will be in driveway and one will be in the attached garage.
- b. The dimension of each driveway must be 10' x 20'.
- c. Each unit must include an attached garage at least 10' x 20'.
- d. There will be a 6' sidewalk along proposed street and along Vermont Avenue.

**Landscaping**

Landscaping per Section 113-244 of the Land Development Regulations

- a. Landscape requirements for each two-family dwelling (duplex) shall be as follows:
  1. At least one canopy tree, 2.5 inches DBH, shall be located in the required front yard of each dwelling unit. Each duplex will have two canopy trees.
- b. Perimeter Landscaping shall be as follows:
  1. Provide additional perimeter landscaping along Vermont Avenue with one new shade tree per 50' of road frontage subject to the requirements of Sec. 113-244(d)(3) and installation and maintenance requirements set forth in Section 113-247(b).
  2. A minimum of 4 understory/subcanopy trees shall be planted around the intersection of Vermont and the proposed new roadway.
  3. Provide the following buffer to the south and west of the property:
    - A. Single-Family development:
      - Provide a 10' landscape buffer of one new shade tree every 50 feet of width and nine (9) shrubs every 100 feet of width adjacent to properties subject to the requirements set forth in Section 113-244(d)(3) and installation and maintenance requirements set forth on Sec. 113-247(b). Or
      - Provide an opaque privacy fence, 6' in height and a landscape buffer of one new canopy tree every 50 feet of width on the subject property side of the fence, subject to the buffer and landscape design requirements set forth in Section 113-244(d)(3) and 113-247 of the City's Land Development Code.

**CITY OF GREEN COVE SPRINGS**

**GRAYLON OAKS**

**PUD WRITTEN DESCRIPTION**

**B) Two-Family Development:**

- Provide a 20' landscape buffer of one new shade tree every 50 feet of width and nine (9) shrubs every 100 feet of width adjacent to the properties subject to the requirements set forth in Section 113-244(d)(3) and installation and maintenance requirements set forth in Sec. 113-247(b). Or
- Provide an Opaque privacy fence, 6' in height and an landscape buffer of one new canopy tree every 50 feet of width on the subject property side of the fence, subject to the buffer and landscape design requirements set forth in Section 113-244(d)(3) and 113-247 of the City's Land Development Code.

**Tree Survey**

- a. A tree survey measuring trees 12" or greater shall be required as part of the subdivision review. Tree removal mitigation will be required as stipulated in City Code Section 113-279

**Tree Preservation**

1. Trees to be preserved onsite:
  - a. Live Oak Trees
  - b. The rear 20' along the south and west property lines shall be kept in a natural condition with all canopy/shade trees preserved
  - c. Viable shade/canopy trees within 15' of Vermont Avenue shall be preserved.
2. Tree protections requirements shall comply with Section 113-248, and in addition: an ISA certified arborist or equivalent horticulture professional shall be hired to evaluate trees to be saved, ensure adequate root area is provided and grade changes are not altered within critical root area, prescribe treatments to preserve the trees and oversee tree protection during the construction process. Trees or branches of trees that are adjacent to or hanging over into adjacent neighboring properties shall be evaluated for the safety by the certified arborist and removed or appropriately pruned or other measures as required by the certified arborist.
- 3.

**Miscellaneous**

Development requirements not specifically mentioned shall be consistent with all requirements for the City of Green Cove Springs R-2 Zoning district and all other applicable Land Development Code Requirements

**Development Plan**

The project will be developed in a single phase. The required right of way buffers shall be constructed by the developer and completed prior to the issuance of a certificate of

**CITY OF GREEN COVE SPRINGS**

**GRAYLON OAKS**

**PUD WRITTEN DESCRIPTION**

occupancy for any residential dwelling not constructed as a model unit within the subdivision.

All common areas and stormwater management facilities /drainage areas shall be maintained by a legally established Homeowner's or Property Owner's Association. All finalized legal documents demonstrating the creation of the HOA or POA and its responsibilities must be submitted with the Final Plat submittal for the Graylon Oaks PUD.

Stormwater analysis shall be required with the subdivision application that demonstrates consistency with the City of Green Cove Springs and St Johns River Water Management District requirements.

Regulations regarding Guarantees and Sureties as stipulated in Chapter 101, Article II, Division 5 and Subdivision 5 shall be provided as part of the sub