

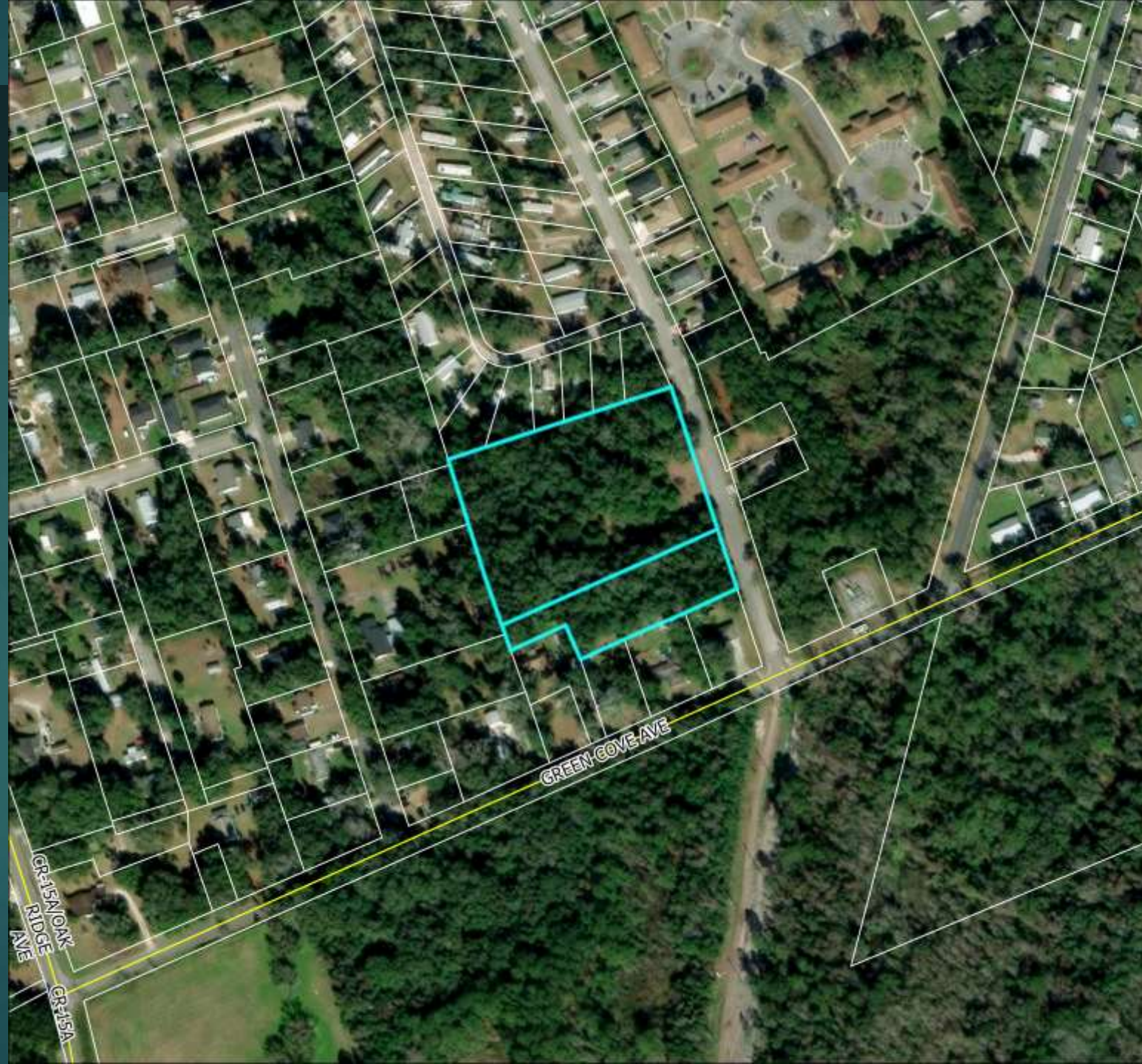



Request for modification to Graylon Oaks Planned Unit Development

Property and Applicant Information

SUBJECT:	Request for a modification to the Graylon Oaks PUD
APPLICANT/AGENT:	Brent White (Agent)
PROPERTY OWNER:	John Nicols
LOCATION:	North of Green Cove Ave on Vermont Ave
ACREAGE:	±3.8 acres (Per application and Clay County Property Appraiser)

Property Location



 Subject Property

0 90 180 360
US Feet

Written Description Revisions

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

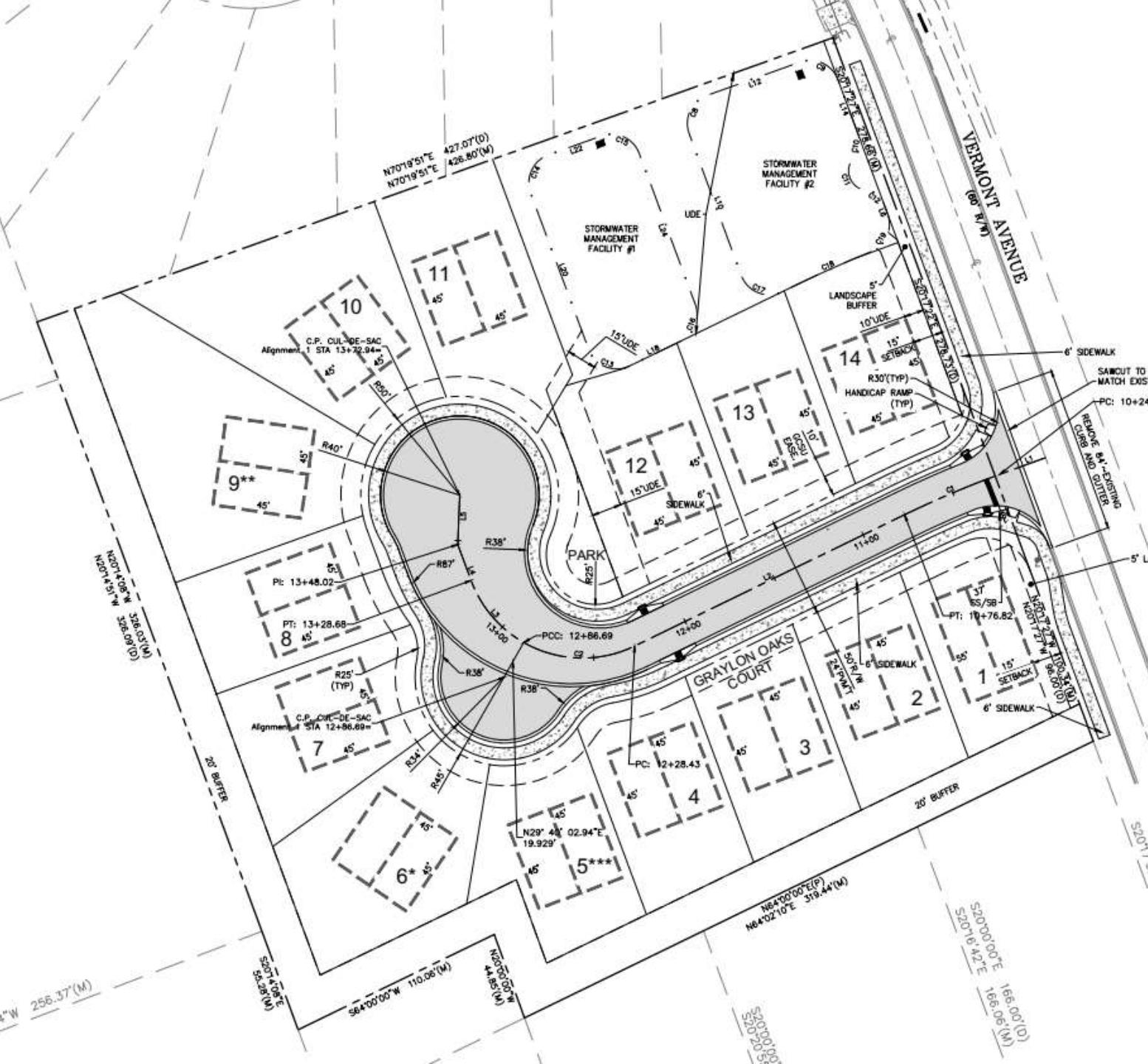
Minimum Lot Area	5000SF
Minimum Lot Width	50 Feet
Minimum Lot Depth	100 Feet
Minimum Living Area	1200 SF
Maximum Lot Coverage	40%

Residential- Two Family Dwelling

Minimum Lot Area <u>(Per attached unit)</u>	6000 <u>3000</u> SF
Minimum Lot Width <u>(Per attached unit)</u>	60 <u>30</u> feet
Minimum Lot Depth	100 feet
Minimum required living area	1000 SF
Maximum Lot Coverage	40%

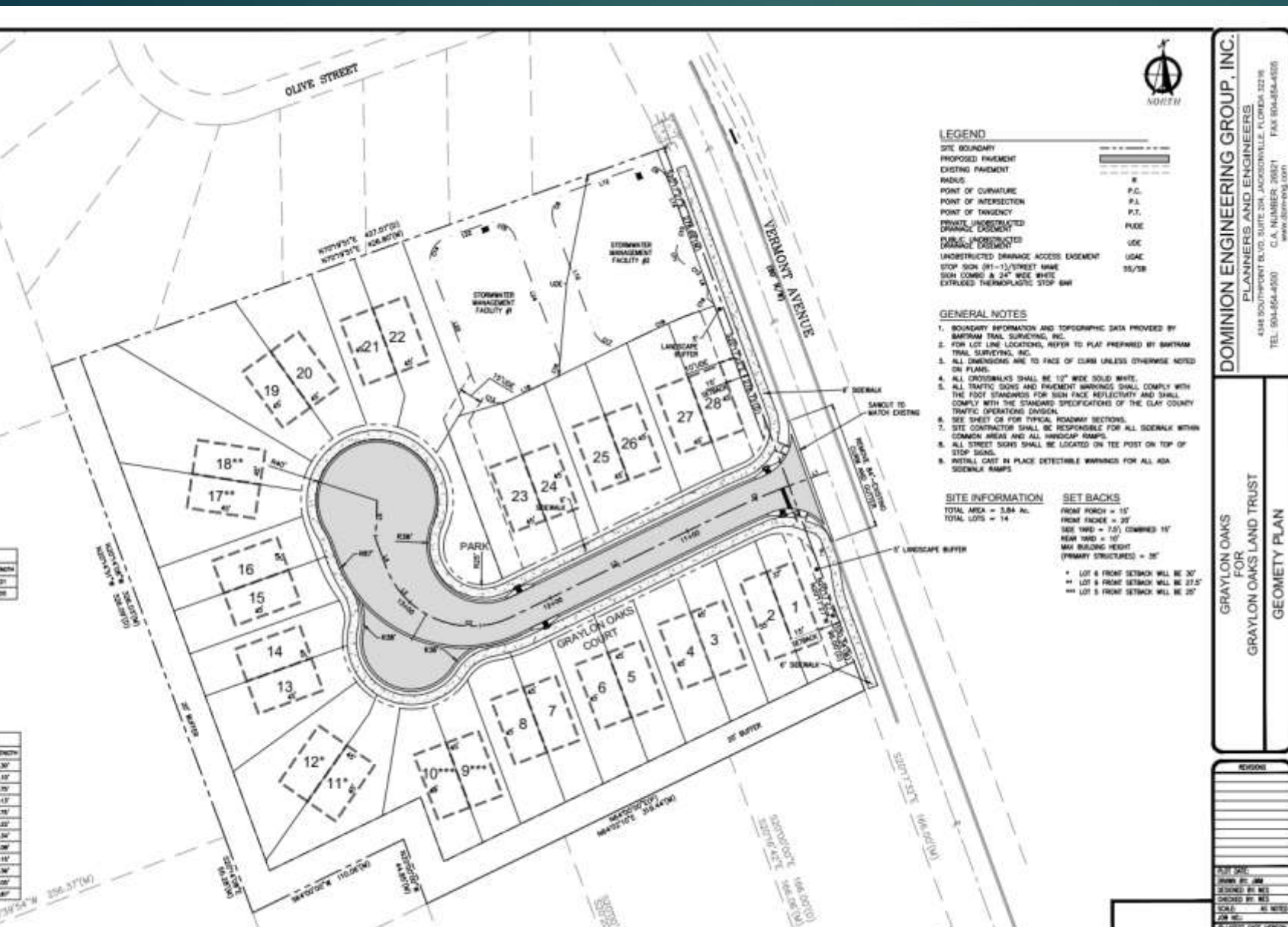
Yard Requirements – Primary Structures*

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



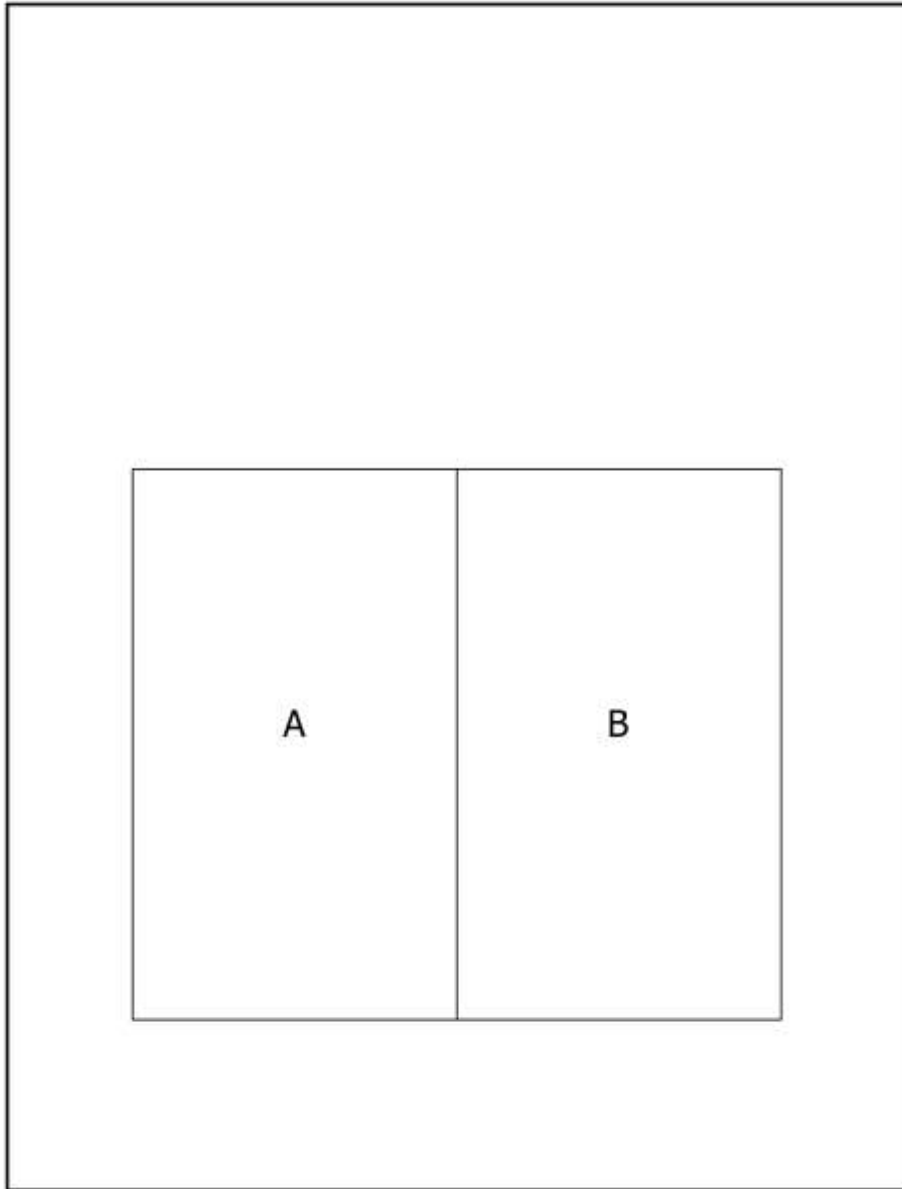
Preliminary
plat

Proposed Owner Attached Units

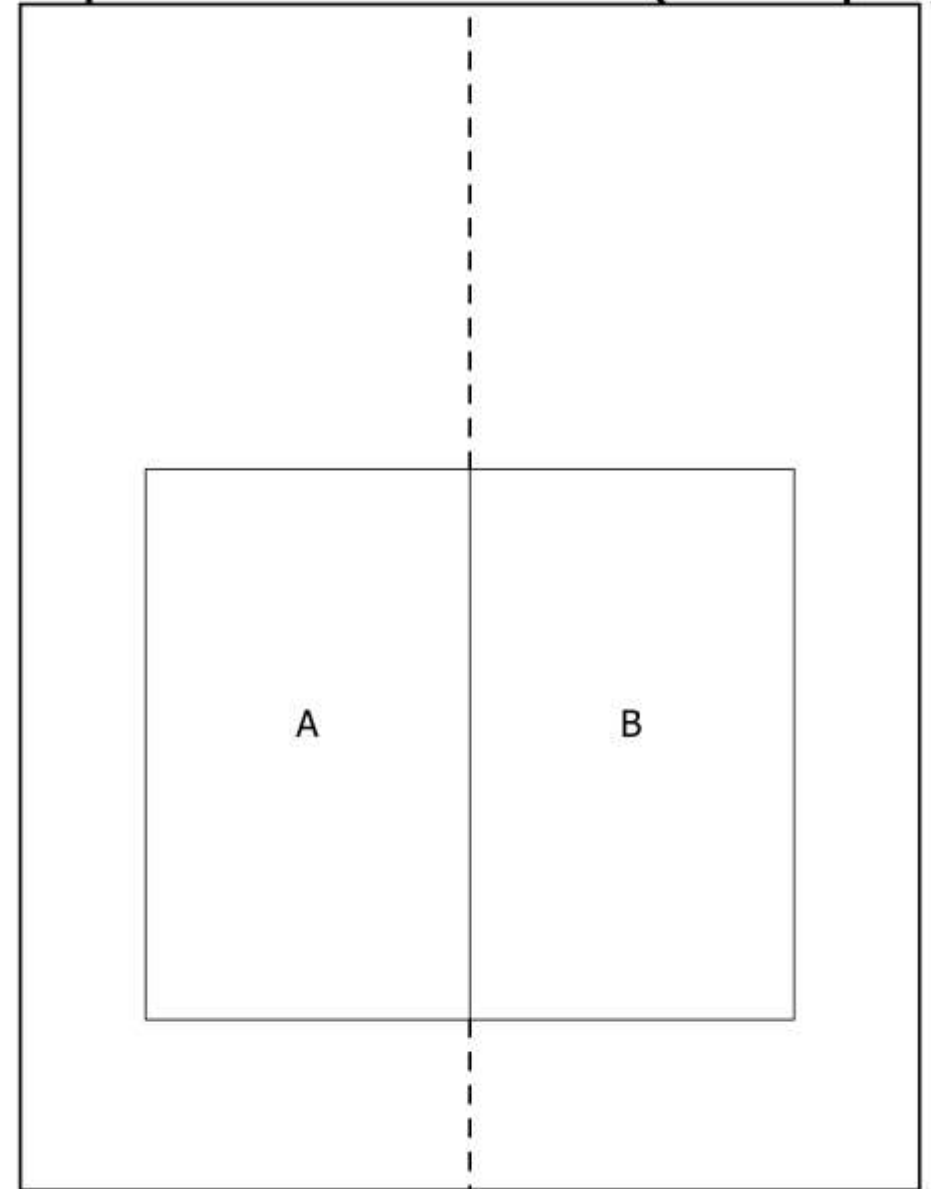


Modified Lots

Single Lot



Proposed Modification (Lots split)



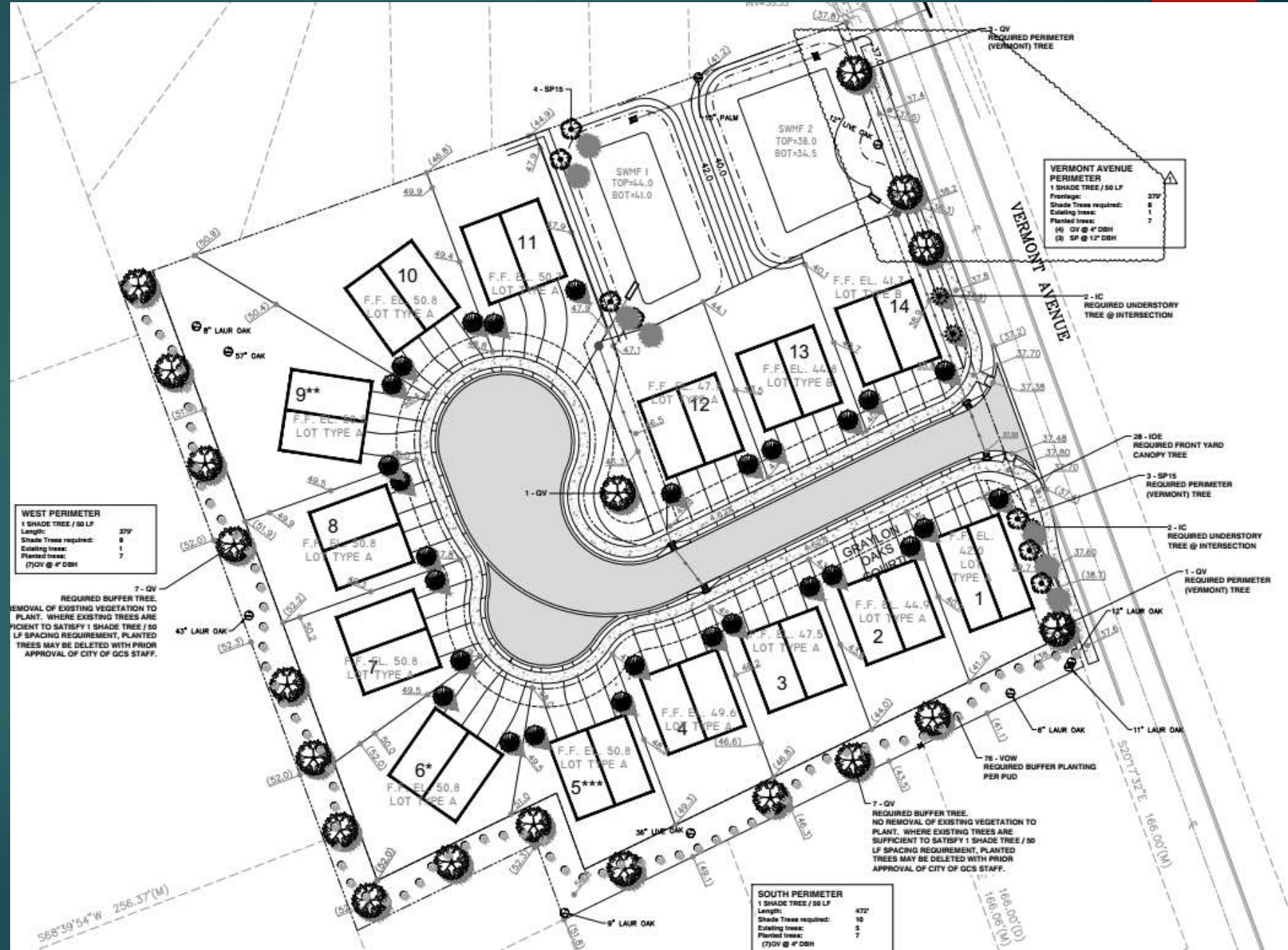
Staff Recommendation

- ▶ Staff is recommending approval of the proposed PUD modification to split proposed lots into two parcels and adjust setback requirements and minimum lot width and area. The Planning and Zoning Commission recommended approval of the request on a 3-1 vote on April 22, 2025.

Recommended Motion:

- ▶ Motion to recommend approval of second and final reading of Ordinance O-06-2025 to amend the Graylon Oaks Planned Unit Development.

Landscape Plan



PUD Rendering

