

**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

DEVELOPABLE	3.8 Acres
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MAXIMUM UNITS

Maximum units	2830 units
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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

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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 3000 SF
Minimum Lot Width <u>(Per attached unit)</u>	60 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	<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

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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.

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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.

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

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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 subdivision approval process.