



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** May 6, 2025  
**FROM:** Michael Daniels, Development Services Director  
**SUBJECT:** First Reading of Ordinance O-06-2025 for the Modification of the Graylon Oaks PUD

### PROPERTY DESCRIPTION

**APPLICANT:** John Nicols, Trustee **OWNER:** John Nicols, Trustee  
**PROPERTY LOCATION:** Vermont Ave, north of Green Cove Springs Ave  
**PARCEL NUMBER:** 016748-000-00 & 016742-000-00  
**FILE NUMBER:** MOD-25-001  
**CURRENT ZONING:** Planned United Development, PUD  
**FUTURE LAND USE DESIGNATION:** Neighborhood

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### SURROUNDING LAND USE

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<b>NORTH:</b> FLU: Neighborhood Z: R3 Use: Single Family	<b>SOUTH:</b> FLU: Neighborhood Z: R1 Use: Single Family
<b>EAST:</b> FLU: Neighborhood Z: R3/R2 Use: Single Family	<b>WEST:</b> FLU: Neighborhood Z: R1 Use: Single Family

### BACKGROUND

The property is approximately 3.8 acres and is located on Vermont Ave north of Green Cove Avenue. The property was approved for a Future Land Use change from Low Density Residential to Medium Density Residential and a zoning change to PUD with the intent of developing 14 duplex lots totaling 28 residential units. The ordinance for the approved Planned Unit Development (O-05-2020) is included in the packet. A Preliminary Plat and Improvement Plan were approved by City Council on September 3, 2024.

The PUD Zoning includes a PUD concept plan, development and buffering requirements set forth in the PUD written description. The project is planned to be completed in a single phase. The approved PUD ordinance and concept plan is enclosed.

## **DEVELOPMENT DESCRIPTION:**

The applicant, John Nicols, is proposing a modification to the written description to split the proposed parcels into two properties, allowing for each half of a duplex to be legally owned separately. The original plat showed 14 lots and a stormwater retention pond. No new plat has been submitted. The updated written description states it will allow for a maximum of 28 lots. This will not make any tangible change to the previously approved PUD plan, it will only change the ownership status from a duplex (2 lots on each) vs a single family attached unit that will have separate owners and share a common wall.

### **Development Plan**

The approved construction plans include 14 residential lots that have a minimum lot size of 60 feet in width and 6,000 square feet in lot area. All of the dwelling units will be a minimum of 1,200 square feet with an enclosed garage.

### **Ingress, Egress and Circulation**

Access shall be provided off of Vermont Avenue. A 6' sidewalk shall also be provided along Vermont Avenue adjacent to the subdivision. Each individual unit shall have a minimum of two parking spaces including an enclosed garage that is a minimum of 10' \* 20'.

### **Drainage Retention**

The drainage retention area is shown in the northeastern portion of the site and has been reviewed and approved by the City's stormwater consultant. The project's Civil Engineer, William Schaefer with the Dominion Engineering Group, will self-certify pursuant to the requirements set forth by the Florida Department of Environmental Protection.

### **Landscaping and Buffer Plan**

The landscape plan shows the removal of 1,247 inches of trees. Per code the city requires a mitigation of 440" of trees. The applicant is preserving 6 trees onsite that accounts for 179.5 inches and they will be planting an additional 58 trees for an additional 271 caliper inches in order to comply with the tree planting requirement. In addition, the applicant will provide 9 shrubs per 100 feet along the southern and western perimeters and provide one shade tree per every 50' as required by the approved PUD plan.

A certified arborist shall be hired to evaluate all of the trees to be saved on the site and ensure adequate root area is provided, and grade changes and tree protection is not altered during the construction process.

### **Management of Common Areas**

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. 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.

The Preliminary plat and Improvement Plan have been submitted to staff and have been approved by the Site Development Review Team. This includes the performance bond as required per the City Land Development Code, Chapter 101, Article II, Division 5, Subdivision V which is enclosed.

## Development Plan Modifications

The proposed modification would modify the 14 lots to be split into 28 lots allowing for each half of a duplex to be legally owned as a separate property.

The density controls for two family residential buildings will be modified as follows:

	Original Written Description	Modified Written Description
Minimum Lot Area	6,000 SF	3,000 SF
Minimum Lot Width	60 ft	30 ft
Minimum Lot Depth	100 ft	100 ft
Minimum living area	1,000 SF	1,000 SF
Maximum Lot Coverage	40%	40%
Side Setback	7.5 ft / 15 ft (combined)	7.5 ft / 0 ft on common wall

## Public Facilities Impact

### Traffic Impacts

Land Use <sup>1</sup>	Units	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Residential Condo/TH (ITE 230)	28	5.81	174	0.52	16	0.54	16
Total	-	-	174	-	16	-	16

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9<sup>th</sup> Edition

**Conclusion:** The proposed development of 28 dwelling units on the ±3.8-acre site would result in a potential net increase of 30 Annual Average Daily Trips (AADT).

### Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	4,200,000
Less actual Potable Water Flows <sup>1</sup>	1,013,000
Residual Capacity <sup>1</sup>	3,187,000
Projected Potable Water Demand from Proposed Project <sup>2</sup>	11,130
<b>Residual Capacity after Proposed Project</b>	<b>3,176,870</b>

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 30 dwelling units x 2.72 persons per du x 150 gal per person

**Conclusion:** As shown in the table above, the City of Green Cove Springs has the capacity to meet the demands from the estimated impacts.

### Sanitary Sewer Impacts – South Plan WWTP

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	350,000
Current Loading <sup>1</sup>	270,000
Committed Loading <sup>1</sup>	330,000
Projected Potable Water Demand from Proposed Project <sup>2</sup>	9,139
<b>Residual Capacity after Proposed Project</b>	<b>260,861</b>

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: 28 dwelling units x 2.65 persons per du x 120 gal per person

**Conclusion:** The project site is served by the South Plant Wastewater Treatment Plant (WWTP).

#### Solid Waste Impacts

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project <sup>1</sup>	609 lbs. / 111 tons
Solid Waste Facility Capacity <sup>2</sup>	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: (28 dwelling units x 2.72 persons per dwelling unit x 8 lbs. per day) x 365

2. Source: Clay County Comprehensive Plan

**Conclusion:** The City of Green Cove Springs' solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County's solid waste management facility.

#### Public School Facilities Impact

Land Use	Units	Elem.		Middle		High	
(ITE)		Rate¹	Total	Rate¹	Total	Rate¹	Total
Proposed							
Condo/TH (ITE 230)	28	0.0329	0.987	0.0099	0.297	0.0205	0.614
Net Generation	-	-	1	-	1	-	1

1. Source: School District of Clay County, Educational Facilities Plan, FY 2018/19-2022/23, based on multifamily

**Conclusion:** The applicant had reserved capacity until April 2023 but because the project did not move forward the applicant has resubmitted their school concurrency application. Payment/concurrence on school concurrency must be approved prior to issuance of building permitting.

MULTI FAMILY RESIDENCE	
Impact Fees	
Must be paid at Final Plat	
Electric	\$61,000 (\$2,200 per lot)
Must be paid at Issuance	
Water	\$28,000 (\$1,000 per ERU)
Sewer	\$56,000 (\$2,000 per ERU)
To be paid BEFORE equipment check	
County Parks	\$25,340 (\$905 per unit)
County Fire	\$26,376 (\$942 per unit)
County Jails	\$11,592 (\$414 per unit)
County Library	\$7,308 (\$261 per unit)
Transportation Mobility	\$85,232 (\$3044 per unit)
School	\$246,204 (\$8793 per unit)

**Attachments Include:**

- Proposed PUD Written Statement
- Proposed PUD Concept Plan
- Approved Subdivision Improvement Plan
- Approved Subdivision Landscape Plan
- PUD Modification Application
- Approved PUD Ordinance
- Proposed PUD modification Ordinance

**STAFF RECOMMENDATION**

Staff are recommending approval of the proposed PUD modification to split proposed lots into two parcels and adjust setback requirements and minimum lot area. The Planning and Zoning Commission voted approval of the modification on a 3-1 vote.

**Recommended motion:**

Motion to recommend approval of the first reading of Ordinance O-06-2025 to amend the Graylon Oaks Planned Unit Development for form and legality.