

**Attachment 8- "Written Description"**  
**Vermont Ave Development (200 N VERMONT Ave) PUD**  
**Written Description / Justification**  
~~October 14, 2024~~ REV December 02, 2024

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Designation: **Single Family (0100)**
- B. Current Zoning District: **R2**
- C. Current acreage: **4.16 acres+-**
- D. Requested Zoning District: **PUD**
- E. RE #: **38-06-26-018416-000-00- Alt Id - 018416-000-00**
- F. City Development Number:
- G. Project Architect/Planner: N/A
- H. Project Engineer:  
**Charles Sohm, PE– Toco Engineering.**  
**714 N Orange Ave**  
**Green Cove Springs, FL 32043**
  
- I. Project Developer:  
**TheoGrace Holdings LLC.**  
**3545 St Johns Bluff Rd S, STE 225**  
**Jacksonville, FL 32224**

**II. SUMMARY DESCRIPTION OF THE PLAN**

**Property Location:** 200 N Vermont Ave, Green Cove Springs, FL

**Current Zoning:** Residential with 50' lot widths

**Proposed Zoning:** Residential with 40' lot widths

**Project Description:**

The proposed amendment to the existing plat to Planned Unit Development (PUD) for the property located at 200 N Vermont Ave, Green Cove Springs, FL, seeks to modify the existing residential lots from 50-foot widths to 40-foot widths. This rezoning will allow for the development of ~~34-27~~ single-family home sites, enhancing the community's housing options while maintaining the area's residential character and current density allowance.

**Key Features of the Amended PUD:**

**Lot Dimensions:** The lot widths will be reduced from 50 feet to 40 feet,

**Housing Density:** The increased number of lots will provide additional housing opportunities within the community, contributing to the local housing supply and supporting growth in Green Cove Springs while maintaining the current allowable density for the parcel.

1. **Community Impact:** The development will include necessary infrastructure improvements, such as roads, utilities, and green spaces (up to 10% of the total net homesite land area – excluding the existing and future dedicated ROWs), to support the new homes and ensure a high quality of life for residents.
2. **Design Standards:** The single-family homes will adhere to design standards that ensure aesthetic consistency and compatibility with the surrounding neighborhood.
3. **Environmental Considerations:** The development will incorporate sustainable practices and green building techniques to minimize environmental impact and promote energy efficiency.

**Conclusion:**

The proposed rezoning from 50-foot lots to 40-foot lots at 200 N Vermont Ave will facilitate the creation of ~~31-27~~ single-family home sites, providing much-needed housing options in Green Cove Springs. This amendment aligns with the community’s growth objectives and enhances the overall residential environment.

The Applicant proposes to rezone approximately 4.1± acres of property from R2 Residential with 50’ lot widths to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as “Attachment 7” to this application (the “Site Plan”).

The proposed PUD rezoning permits the Property to be developed as an affordable residential community consisting of up to Thirty-one (~~31-27~~) single-family detached one and two-story homes ranging from 1400sf to approx3000sf.

The proposed PUD differs from the usual application of the Zoning Code for R2 Residential by reducing the minimum width from 50 feet to 40 feet, reducing the minimum area from 5,000 square feet to 4,000 square feet and, increasing the maximum lot coverage from 45 percent to 53 percent, maintaining the front setback at 20’ feet and reducing the side setback from 7.5 feet to 5 feet.

The subject properties (the “Property”) under contract to be owned and developed by TheoGrace Holdings LLC, are more particularly described in the legal description attached as Attachment 4 – Legal Description. The properties are located off Vermont Ave and Walnut St, as shown on Attachment 2- Current Aerial. The current land use designation of the Property is R2 Residential.

Parcel is currently not occupied and has a single-family home located on the property along with a deteriorated shed style lean-to along with various trees and overgrowth. No wetlands were located on the property. The elevations on the parcels are relatively flat. The proposed residential product will consist of one and two-story homes on lots with attached garages. The proposed development of the Property will be both aesthetically and environmentally appealing. An open area will be located on the property for the resident’s use.

The project will be developed in a single phase and will commence between the latter part of 2024 and beginning of 2025 with permitting of vertical construction of the homes commencing within ninety days after site completion and permit issuance and should be completed within 24-30 months thereafter.

A combination of buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the adjacent and surrounding homes and areas.

### III. PUD DEVELOPMENT CRITERIA

#### A. Description of Uses.

1. Thirty-one (~~31~~27) one and two-story single family units.
2. Essential services including roads, water, sewer, telephone, stormwater management facilities, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Green Cove Springs Zoning Code.
4. Home occupations meeting the performance standards set forth in the City of Green Cove Springs Zoning Code.

B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 117 of the Zoning Code.

#### C. Minimum Lot and Building Requirements.

1. **Minimum building setback and yard requirements.** The building setbacks for all uses and structures are as follows:

- a. Front: Twenty (20) feet.
- b. Side – Five (5) feet.
- c. Rear – Ten (10) feet.

**Note:** Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Forty (40) feet wide. However, cul-de-sacs, curve and corner lots will require a minimum of twenty-five (25) feet setback. So long as a cul-de-sac, curve or corner lot is forty (40) feet in width at some point (not necessarily at the BRL), the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.

3. **Maximum Height of Structures.** Thirty-five (35) feet. As provided in Green Cove Springs Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Fifty three (53) percent.

D. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues. [The Homeowners Association documents shall be submitted to the City for review and recorded prior to final plat.](#)

E. **Access.** Access to the site will be from Vermont Ave, Palmer St, ~~Center St~~ & Walnut St. As indicated on the Site Plan, the Property will have three primary access points. The design of the access points and internal roads as shown on the Site Plan may vary prior to development;

provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal road will be dedicated to the City.

F. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department. External sidewalks will be provided consistent with the Comprehensive Plan.

H. **Signage.** The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance. ~~PUD shall also permit an HOA information board that is approximately 20 square feet and 6 feet high.~~

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in the Green Cove Springs Zoning Code. The homes will have integrated two car garages, and sufficient driveway space to park two -four cars without protruding into the internal sidewalk. ~~Modifications to parking requirements within the PUD may be permitted by an administrative modification.~~ HOA shall ensure parking is provided in the designated parking areas.

J. **Landscaping/Fencing/Screening.** Buffering will be consistent with the requirements of the Green Cove Springs Zoning Code, the 10' along the Vermont Ave ROW will consist of tree preservation and/or landscape buffer. ~~Provide a 20' buffer with a 6' high privacy fence or masonry wall with small trees every 25' as defined by Code Section 113 Article VI and a continuous hedge row to the adjacent property owner side of the fence. The wall and landscaping shall be maintained by the HOA. One 3" dbh canopy/large tree per lot shall be shown as part of the building permit submittal and installed prior to Certificate of Occupancy subject to City landscape specifications.~~

K. **Architectural Design.** Throughout the PUD, any dumpsters, compactors, propane tanks, and similar appurtenances shall be kept behind or within substantially opaque enclosures composed of the same material and painted the same color as the nearby structure within the Property, such that the dumpster, compactors propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

L. **Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.

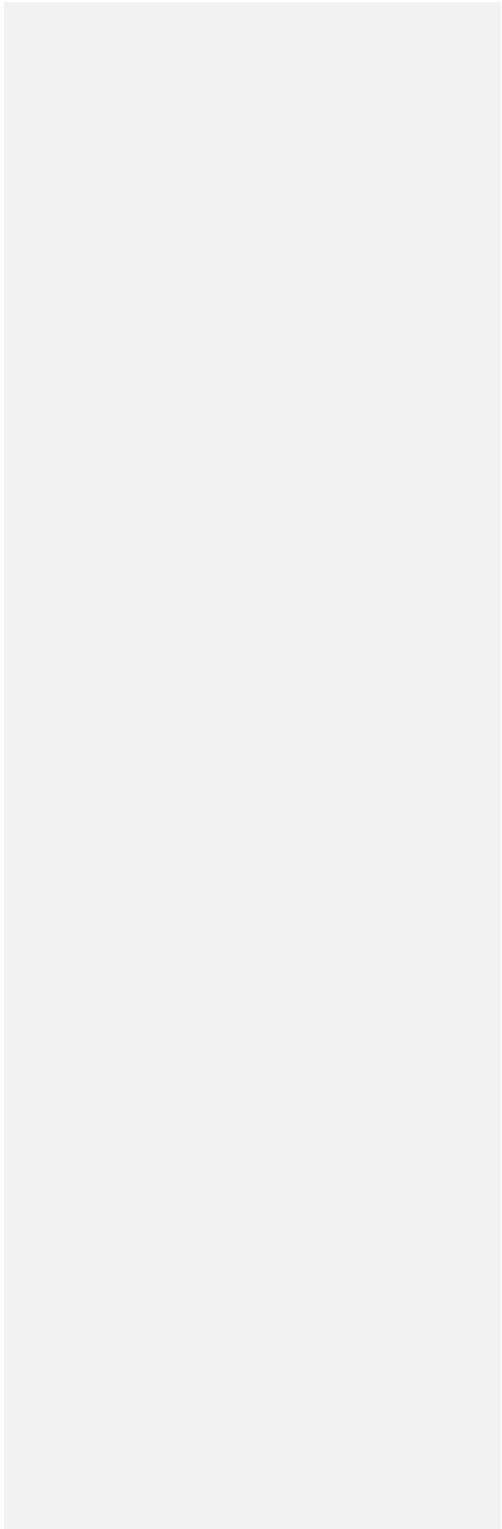
M. **Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the city of Green Cove Springs and the St. Johns River Water Management District and may include underground detention vaults.

N. **Utilities.** Electric power, water and sewer services will be available to the site by GCS Utilities.

O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

P. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, administrative deviation, by minor modification, or by the filing of a

rezoning application pursuant to Green Cove Springs Zoning Code. PUD amendments, including administrative modification, administrative deviations, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.



Q. **Conceptual Site Plan.** The configuration of the development as depicted in the Revised Site Plan is conceptual and revisions to the Revised Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

R. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision subject to the surety requirements set forth in City LDC, Section Chapter 101, Article Div 5, Subd 5.

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#### IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the R2 residential land use category, which permits residential development at a density of up to 8 units per acre. At 4.16 ± acres, the proposed density of 7-46.5 DU/AC is consistent with the land use category. The proposed development is consistent with the following policies of the 2045 Comprehensive Plan:

B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence Management System. An application for concurrence will be submitted concurrently to the Concurrence Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in the Future Land Use Element of the 2045 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Attachment 7 – Site Plan addresses access and circulation within the site. The Property will have two primary access points from Vermont Ave & Walnut St. The location and final design of the access point are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal road will be dedicated to the City.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north, east, south and west by single family lots in the R2 Zoning District. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

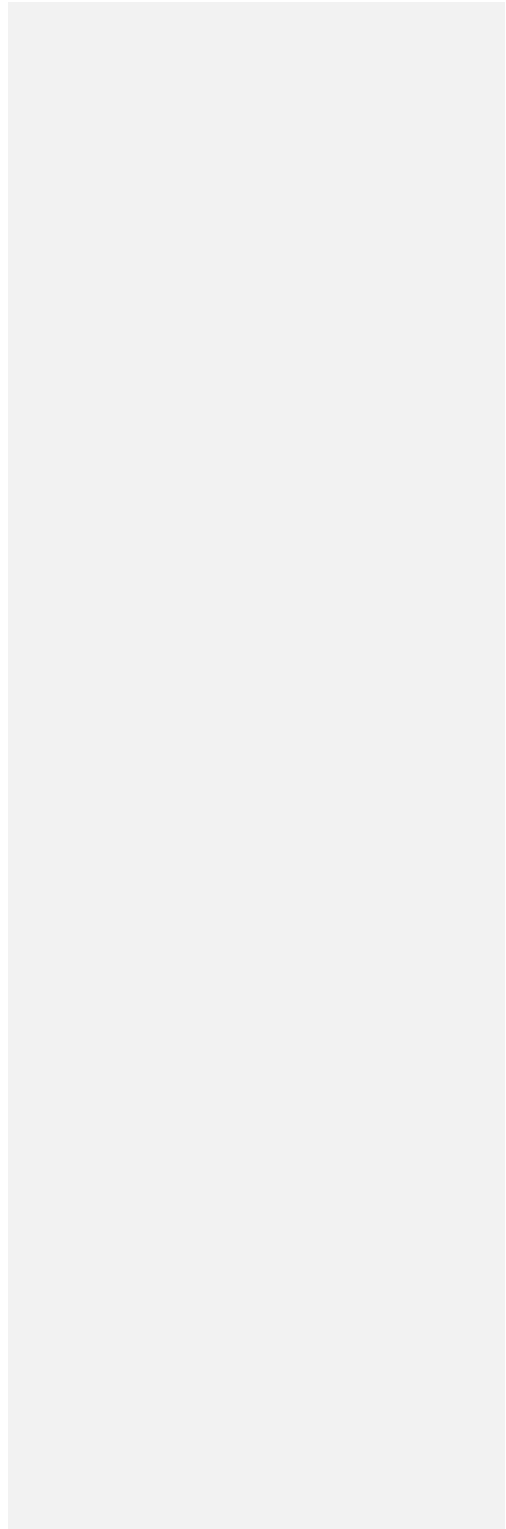
F. **Recreation/Open Space.** Park facilities shall be provided in the Park Area specified on the PUD conceptual plan. The type, location and timing of the park improvements shall be identified as part of the Subdivision Improvement Plans. ~~no active recreation space is required.~~

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** The PUD is less than 50 acres and no listed species survey is required.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above via integrated two car garages, and sufficient driveway space to park two -four cars without protruding into the

internal sidewalk.



**J. Sidewalks, Trails, and Bikeways.** Internal sidewalks will be provided as shown on the Revised Site Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.