



FOR OFFICE USE ONLY	
P Z File #	_____
Application Fee:	_____
Filing Date: _____	Acceptance Date: _____
Review Date: SRDT _____	P & Z _____ CC _____

Comprehensive Plan Amendment Application

A. PROJECT

- Project Name: Ayrshire
- Address of Subject Property: County Road 15A
- Parcel ID Number(s): 38-06-26-016515-000-0 (portion)
- Existing Use of Property: Agriculture
- Future Land Use Map Designation: Rural Fringe/Industrial (Clay County)
- Existing Zoning Designation: Agriculture/Industrial (Clay County)
- Proposed Future Land Use Map Designation: Residential Low Density (RLD)
- Acreage: 561

B. APPLICANT

- Applicant's Status: Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Bob Porter, John Gislason Title: _____
 Company (if applicable): D.R. Horton, Inc. - Jacksonville
 Mailing address: 4220 Race Track Road
 City: St. Johns State: Florida ZIP: 32259
 Telephone: 904-421-4612 FAX: () _____ e-mail: jrgislason@drhorton.com
- If the applicant is agent for the property owner*
 Name of Owner (title holder): Gustafson's Cattle, Inc.
 Mailing address: PO Box 600337
 City: Jacksonville State: Florida ZIP: 32260
 Telephone: () _____ FAX: () _____ e-mail: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- Is there any additional contract for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:
 If yes, is the contract/option contingent or absolute?
 Contingent Absolute

D. ATTACHMENTS (One copy reduced to no greater than 11 x 17, plus one copy in PDF format.)

1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools.
3. Needs Analysis which demonstrates the necessity of the proposed change. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
4. Analysis of Consistency with the City of Green Cove Springs Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
6. Legal description with tax parcel number.
7. Boundary survey
8. Vicinity Map
9. Warranty Deed or the other proof of ownership
10. Fee.
 - a. Future Land Use Map Amendments - \$1,500 plus \$20 per acre
 - b. Text Amendment to Comprehensive Plan - \$1,500 per element
 - c. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements, and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Ellen Avery Smith
Signature of Applicant

Signature of Co-applicant

Ellen Avery Smith
Typed or printed name and title of applicant

Typed or printed name of co-applicant

April 5, 2021
Date

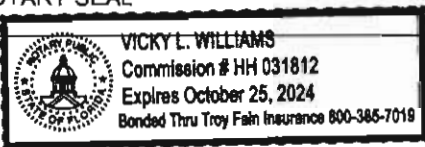
Date

State of Florida County of St. Johns

The foregoing application is acknowledged before me this 5th day of April, 2021, by Ellen

Avery-Smith who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Vicky L. Williams
Signature of Notary Public, State of Florida

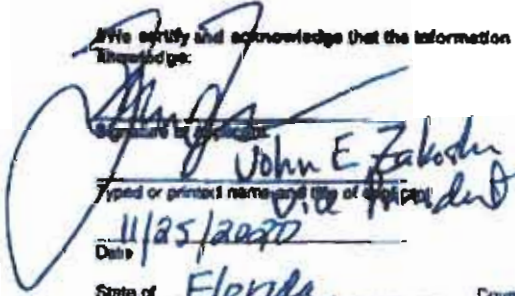
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1. Statement of proposed change, including a map showing the proposed Future Land Use Map change and Future Land Use Map designations or surrounding properties
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3. Needs Analysis which demonstrates the necessity of the proposed change. This analysis may consist in whole or part, of a market impact study or real estate needs analysis.
4. Analysis of Consistency with the City of Green Cove Springs Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the stated Goal, Objective, or Policy.)
5. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
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All 10 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:


Signature of Applicant: John E. Zakoske
Typed or printed name and title of applicant: City Manager
Date: 11/25/2020
State of Florida County of St. Johns

Signature of Co-applicant
Eton Avery-Smith, Esq. of Rogers Towers, P.A.
Typed or printed name of co-applicant

Date

The foregoing application is acknowledged before me this 25th day of November, 2020 by John E. Zakoske

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL Ann Marie Formel
Signature of Notary Public, State of FL



ANN MARIE FORMEL
Commission # 00941304
Expires April 28, 2024
Specialties: Notary Public

City of Green Cove Springs Development Services Department 4321 West Street Green Cove Springs, FL 32043(904) 297-7300

City of Green Cove Springs, Florida

Comprehensive Plan Amendment Application 2021


Supplemental Information

Co-Applicant:

Ellen Avery-Smith, Esq. of Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
Phone: 904.825.1615
Email: EAverySmith@rtlaw.com



PROPERTY OWNER AFFIDAVIT

Owner Name: Gustafson's Cattle, Inc.	
Address: PO Box 600337, Jacksonville, FL 32260	Phone:
Agent Name: Ellen Avery-Smith, Esq. of Rogers Towers, P.A. & D.R. Horton, Inc. - Jacksonville	
Address: c/o 100 Whetstone Place, Suite 200, St. Augustine, FL 32085	Phone: 904-825-1615
Parcel No.: 38-06-26-016515-000-0	
Requested Action: Application for Comprehensive Plan Amendment	
<p>I hereby certify that:</p> <p>I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: <u><i>Edwin S. Gustafson III</i></u></p> <p>Printed name: <u>Edwin S. Gustafson III</u></p> <p>Date: <u>10/8/2020</u></p> <p>The foregoing affidavit is acknowledged before me this <u>8th</u> day of <u>OCT</u>, 2020 by <u>EDWIN S. GUSTAFSON III</u>, who is/are personally known to me, or who has/have produced <u>A FLORIDA DRIVER'S LIC. G281-217-68-338-D</u> as identification.</p>	
 <p>Larry A. Hunt State of Florida Commission Expires 11/22/2021 Commission No. GG 155171</p>	<p><u><i>[Signature]</i></u> Signature of Notary Public, State of <u>FL</u></p>

ORDINANCE O-XX-2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF GREEN COVE SPRINGS, FLORIDA, BY ADDING FUTURE LAND USE OBJECTIVE 1.14 TO ADD SITE SPECIFIC DEVELOPMENT CONDITIONS FOR NEW DEVELOPMENT PROJECTS; AND ADDING FUTURE LAND USE POLICY 1.14.1 REGARDING SITE SPECIFIC DEVELOPMENT CONDITIONS RELATED TO THE AYRSHIRE RESIDENTIAL PROJECT SPECIFICALLY IDENTIFIED IN ATTACHMENT "A"; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, empowers the City Council of Green Cove Springs to prepare and enforce a Comprehensive Plan for the development of the City; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Council of Green Cove Springs to (a) plan for the City's future development and growth; (b) adopt and amend Comprehensive Plans, or elements or portions thereof, to guide the future growth and development of the City, (c) implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purpose of the action; and

WHEREAS, the City Council believes adding site specific policies for Future Land Use Amendments related to new development projects are necessary to ensure the quality of life; and

WHEREAS, the City Council believes adding a site-specific policy related to Future Land Use Amendment Application #202001175 Use is necessary to ensure the City's adopted Level of Service quality of life and to ensure compatibility with surrounding uses; and

WHEREAS, the City Council has been established pursuant to Article II of the City Charter of the City of Green Cove Springs duly adopted July 15, 1980; and

WHEREAS, the City Council, empowered by the above-cited laws and ordinances, and by Sections 163.3161 through 163.3215, Florida Statutes, prepared an amendment to the Comprehensive Plan 2025 to address more adequately and prepare for Green Cove Springs' future development and growth; and

WHEREAS, in exercise of its authority, the City Council of Green Cove Springs has determined it necessary and desirable to adopt the amendments to the Comprehensive Plan 2025 as identified in Attachment "A", to encourage the most appropriate use of land, water and resources, consistent with the public interest; to deal effectively with future problems that may result from the use and development of land within Green Cove Springs.

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

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent and exercise the authority set out in the Local Government Comprehensive Planning

and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended.

Section 2. Adoption of Future Land Use Element Objective 1.14 and Policy 1.14.1, for the Comprehensive Plan 2025. The City Council of Green Cove Springs hereby adopts Future Land Use Element Objective 1.14 and Policy 1.14.1 of the Green Cove Springs Comprehensive Plan 2025 as specified in Attachment "A" attached hereto and by reference made a part hereof.

Section 3. Applicability and Effect. The applicability and effect of the amendments to the Green Cove Springs Comprehensive Plan 2025 shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance.

Section 4. Copy on file.

(a) A certified copy of the enacting ordinance, as well as certified copies of the amendments to the City of Green Cove Springs' Comprehensive Plan 2025 and any amendments thereof, shall be filed with the City Clerk of Green Cove Springs.

(b) To make amendments to the Comprehensive Plan 2025 available to the public, a certified copy of the enacting ordinance, as well as certified copies of the amended City of Green Cove Springs Comprehensive Plan 2025 and any amendments thereto, shall be located in the Planning and Zoning Department of the City of Green Cove Springs and shall be available to the public for a reasonable publication charge.

Section 5. Repealer. All ordinances or part of Ordinances in conflict herewith be and the same are hereby repealed.

Section 6. Severability. If any portion or portions of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions of this Ordinance shall remain in full force and effect.

Section 7. Effective Date. If this ordinance becomes effective, the effective date of the comprehensive plan text amendment adopted hereby shall be the later of:

a. The date that the amendment to the local government's future land use map that is the subject of Case No. 202001175/Ordinance No. O-07-2021 becomes effective; or

b. If this amendment is not timely challenged, the effective date shall be 31 days after the state land planning agency notifies the local government that this plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of

which resolution shall be sent to the state land planning agency at 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-4120.

**INTRODUCED AND PASSED AS TO FORM ONLY ON THE FIRST READING
BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, THIS ___ DAY OF __
_____, 2021.**

CITY OF GREEN COVE SPRINGS, FLORIDA

By: _____
B. Van Royal, Mayor

ATTEST: _____
Erin West, City Clerk

ATTACHMENT “A”

Objective 1.14 The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City’s adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses.

Policy 1.14.1: Future Land Use Map (FLUM) Amendment Application #202001173 was adopted by Ordinance Number O-07-2021 on Mm/dd/2021 for that portion of property within Clay County Parcel Identification No. 38-06-26-016515-000-00 located east of County Road 15A and west of U.S. Highway 17 (the “Property”) and changed the future land use designation from County Industrial and County Rural Fringe to Residential Low Density. The Property shall meet the requirements of all applicable goals, objectives, policies and map designations of the Comprehensive Plan; provided, however, land use/development potential for the Property made available by FLUM Amendment Application #202001173 is hereby limited as follows:

1. The Property shall be developed in accordance with a Planned Unit Development, as may be approved by the City in accordance with the City’s Land Development Regulations in effect at the time of the PUD application.
2. Recreational facilities shall be provided commensurate with the City’s Level of Service standard for Recreation set forth in the Recreation and Open Space Element, Policy 6.3.4, of the Comprehensive Plan in effect at the time of the PUD application.
3. Coincident with horizontal construction for the first residential subdivision within the Property, the Property owner/developer shall partner with the City regarding the development of the Gustafson Regional Park. The details of such park development partnership shall be set forth in a development agreement for the Property as may be agreed to by and between the City and the Property owner/developer concurrently with the Property being annexed into the City boundaries (the “Development Agreement”). The Property owner/developer’s contribution to the Gustafson Regional Park shall apply toward the project’s required recreational facilities, per Policy 6.3.4 of the Recreation and Open Space Element of the Comprehensive Plan.
4. The Property owner/developer will be required to provide the traffic mitigation agreed upon between the City and the Property owner/developer, based on the traffic analysis provided by the Property owner/developer. Such required traffic mitigation and other public facility improvements related to development of the Property will be set forth in the Development Agreement. Any required project mitigation shall be in conformance with applicable provisions of the City’s Code of Ordinances and with Section 163.3180, Florida Statutes).
5. Silvicultural and agricultural activities on that portion of the Property zoned Agriculture pursuant to the County’s Zoning Map (approximately 180 acres) in existence as of the effective date of Ordinance O-08-2021 shall be allowed until such time as horizontal construction begins on the Property or any portion thereof for the uses approved in the PUD.

Large-Scale Comprehensive Plan Amendment Application

Ayrshire

(RLD)

Comprehensive Plan Amendment Consistency Analysis

November 30, 2020

Revised March 22, 2021

Revised April 1, 2021

Applicant Information:

Applicant: D.R. Horton - Jacksonville
Bob Porter, Anthony Sharp, John Gislason
4220 Race Track Road
Jacksonville, Florida 32259
(904) 268-2845

Legal: Rogers Towers, P.A.
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 824-0879

**Planning/
Civil Engineering:** Dunn & Associates, Inc.
Vince Dunn, David Taylor
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256
(904) 363-8916

Environmental: Carter Environmental Services, Inc.
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Traffic: Chindalur Traffic Solutions, Inc.
Rajesh Chindalur
8515 Baymeadows Way, Suite 401
Jacksonville, Florida 32256
(904) 422-6923

Project Overview

D.R. Horton - Jacksonville (“**Applicant**”) is the contract purchaser of approximately 561 acres located east of County Road 15A, west of U.S. Highway 17 South and south of State Road 16W (Green Cove Avenue) in unincorporated Clay County (the “**Property**”). The Property is the former site of Gustafson’s Dairy Farm, which closed in 2013 and is now abandoned. The Property is currently primarily used for silvicultural purposes. The Property has Clay County Parcel Identification No. 38-06-26-016515-000-00 and is currently owned by Gustafson’s Cattle Inc.

The Applicant is requesting to annex the Property into the City of Green Cove Springs and to change the Future Land Use Map (“**FLUM**”) designation of the Property to Residential Low Density (RLD). The Property is currently located within unincorporated Clay County and has existing FLUM designation of Rural Fringe and Industrial. The existing zoning district for the Property is Agricultural (AG) and Industrial Select (IS). Concurrently with this application, the Applicant has filed an application for voluntary annexation to have the Property included within the corporate limits of the City of Green Cove Springs (the “**City**”). The Applicant will also apply to rezone the Property to Planned Unit Development (the “**PUD**”).

The Applicant proposes to develop a residential project consisting of a maximum of 2,100 residential units, to include both single-family and multi-family units. A minimum of 70 percent of the units will be single-family homes. Proposed Future Land Use Map and Generalized Site Plan for the intended plan of development of the Property are enclosed with this application.

The Property is bordered on the north by vacant, recreational property owned by the City; on the east by railroad right-of-way and existing industrial uses; on the west by a mix of uses, including existing residential and agricultural uses; and to the south by vacant, agricultural and existing industrial uses. The proposed Ayrshire project is located near the First Coast Expressway, which is currently under construction.

The Property will be developed in one (1), 20-year phase. The Residential Low Density FLUM designation allows for residential density ranging from zero (0) units to four (4) dwelling units per acre. The Applicant is proposing a density of no more than four (4) units per developable acre within the Property.

The Generalized Site Plan illustrates how the Applicant has taken steps to preserve a majority of the on-site wetlands. The project will also provide a number of recreational fields with restrooms, a pool pavilion, a children’s playground, and parking to serve residents of the Ayrshire community. The Generalized Site Plan also shows site access, drainage and open space.

Project Benefits

A list of the project’s public benefits includes:

1. Providing much-needed housing for inventory in the City, with a variety of housing types and price points.

2. Constructing an access road to a City park site from U.S. Highway 17 to allow use of the land by City residents and others. The road will connect into the Property to provide residents with a second access road (the other access is County Road 15A).
3. Preservation of a majority of on-site wetlands.
4. Preservation of approximately 20 percent of the Property as open space, including green space and lakes.
5. Providing sidewalks and bike paths that interconnect off-site, which will be open to the public.
6. Providing parks for community residents and their guests.
7. Property taxes and other revenues generated will more than pay for public services for new residents.

Compatibility with Surrounding Uses

This Comprehensive Plan Amendment (“CPA”) application, along with the companion PUD rezoning application, will result in a maximum of 2,100 residential dwelling units, which supports the projected growing population of the City and Clay County by providing for more housing options for current and future residents.

The Property is located to the south of the existing City boundary, adjacent to or near lands with FLUM designation of Recreation. The Property is located adjacent to or near lands with Clay County FLUM designations of Agricultural (AG) and Agricultural/Residential (AR) to the west, and Heavy Industrial (IB) to the south and east. The surrounding neighborhood has a variety of lot sizes and residential types, as well as a mix of industrial uses.

The companion PUD rezoning application will allow for a more efficient use of the site in a manner that ensures compatibility with the surrounding uses. The proposed site plan has increased buffers to minimize the impact of this development to surrounding residential properties.

City of Green Cove Springs Comprehensive Plan Analysis and Project Justification

The following Comprehensive Plan Elements have Goals, Objectives and Policies that support this application to amend the FLUM designation of the Property to Residential Medium Density (RMD) and Gustafson Activity Center (GAC). The Comprehensive Plan text is in **bold** below, with consistency analysis in *italics* below each goal, objective and policy.

FUTURE LAND USE ELEMENT

Goal 1

To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the public, health, safety and welfare.

The Property is currently within the boundaries of unincorporated Clay County. By annexing the Property into the City of Green Cove Springs, the Council will provide for additional, much-needed housing in an area suitable for growth. With the First Coast Expressway being built near the property, utility lines in place nearby and the adjacent railroad line, the proposed Ayrshire project is appropriate.

Objective 1.2

The City shall assure that future land uses have essential facilities and services which meet locally established levels of service (LOS) standards and adopted as part of the Capital Improvements Element (CIE).

Policy 1.2.1 The City shall ensure that development orders are conditioned upon the provision of essential facilities and services which meet the established level of service standards and necessary to serve the proposed development by reviewing each site plan/development proposal to ensure compliance with concurrency and do not go beyond LOS threshold.

The Property is currently undeveloped. The proposed development will not exceed the adopted level of service thresholds for public facilities. The Applicant will extend utility lines and public roads to serve the project and surrounding lands.

Policy 1.2.3 The City shall review proposed annexation requests to determine if potential development may impact services provided by the City and governed by its concurrency management system such that the adopted level of service would be negatively affected at the maximum development potential for the properties under the City's proposed land use category. The impacts calculated shall recognize credits based on the development potential under the existing County land use designation. Parcels that are determined to negatively impact the City's ability to maintain its adopted level of service based on existing and planned improvements shall be required to enter into an agreement with the City prior to approval of a final development order to mitigate impacts associated with the actual development plans consistent with the City's concurrency management system.

The Applicant will provide project roadway connection to County Road 15A and U.S. Highway 17 South, in the locations depicted on the Generalized Site Plan, and will extend water and sewer lines to the site. An existing railroad line runs adjacent to the site, for potential industrial use. The Applicant will provide parks to serve community residents and will construct an extension of the City's trail system that will be open to the public. The Applicant will preserve a majority of on-site wetlands as natural areas.

Objective 1.5

The City shall enforce innovative land development regulations for new developments, which protect the City's natural resources. Policies 1.5.1 Planned Unit Developments shall be encouraged to control growth and design.

Policy 1.5.1 Planned Unit Developments shall be encouraged to control growth and design.

This application to develop approximately 561 acres within the City will allow a maximum of 2,100 single-family and multi-family residential units. Through the concurrent Annexation Application, the tax parcel will be brought within the City limits, allowing growth to occur within the City. The proposed PUD zoning designation will allow for a more efficient use of the site in a manner that ensures compatibility with the surrounding area.

Objective 1.6

Future land use densities and intensities shall be in accordance with the Land Use Element.

Policy 1.6.1.(a)(1) Low Density Residential (>0 to 4 dwelling units per acre). This category consists primarily of single-family dwelling units on individual lots and accessory uses. Churches may also be included.

The companion PUD rezoning application proposes a maximum of 2,100 single-family and multi-family residential units. The proposed densities and intensities of use will not exceed that permitted within the applicable Future Land Use Map designation.

Objective 1.7

The City shall discourage the proliferation of urban sprawl through the appropriate land use.

The proposed Ayrshire project will discourage urban sprawl by annexing the Property into the City's corporate boundaries and providing a future land use designation appropriate for the area. With the First Coast Expressway being constructed near the Property, growth will occur in this area. Section 9J-5.003(134), Florida Administrative Code, defines urban sprawl as urban development or other uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density uses. This site is located adjacent to the City limits, in an area with fairly high-density residential uses, along with commercial and industrial uses. The City has utility lines near the site, which can be extended by the Applicant to serve the project. U.S. Highway 17 and County Road 15A are existing collector roads that serve

the Property, and the First Coast Expressway will soon be available for travel. The proposed density of the project is not low-density, nor is it leapfrog or scattered development.

Policy 1.7.1 The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities (including, but not limited to: central sewer, potable water, drainage, roads, and solid waste collection) through implementation of growth management measures such as infill development phasing, programming and appropriate over-sizing of public facilities and zoning and subdivision regulations.

The residential units within the Property can be easily served by the existing County Road 15A and U.S. Highway 17 South for access. The project will also be served by the future First Coast Expressway, which is under construction to the south. A rail line is located along the eastern boundary of the site. Project utilities will be provided as required by applicable provisions of the Code. The availability of water and sewer utilities in the City required to serve the initial phase of the project will be accessed at the time of design. The Applicant will extend all water and sewer lines to serve the Property and connect to CCUA once its new water and wastewater plants are completed.

Policy 1.7.2 The City Limits shall define the urban service area for land planning purposes. The City provides the same level of service to all of the properties within its boundaries and will consider its ability to offer the same level of service to properties under consideration for annexation prior to accepting additional lands into the City.

The Property is located adjacent to the existing city limits, and thus the City's urban service area boundary, and the Applicant has requested to include the site within said boundary via the pending annexation and CPA applications.

Policy 1.7.3 The City shall promote the annexation of property located within the Green Cove Springs utility service boundary.

The Property is located within the City's electricity grid. Historically, the City provided electricity to the Gustafson's plant on the project site.

Objective 1.10

The City may approve amendments to the Comprehensive Plan that are consistent with state law.

Upon the City's approval of the companion annexation application, the Property will be within the corporate boundaries of Green Cove Springs. Then City then has the legal authority to amend its Comprehensive Plan to give the Property the requested Residential Low Density future land use designation.

Objective 1.14 - PROPOSED

Objective 1.14 The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City’s adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses.

Policy 1.14.1: Future Land Use Map (FLUM) Amendment 20-XXXX was adopted by Ordinance Number xxxxx on Mm/dd/2021 for that portion of property within Clay County Parcel Identification No. 38-06-26-016515-000-00 located east of County Road 15A and west of U.S. Highway 17 (the “Property”) and changed the future land use designation from County Industrial and County Rural Fringe to Residential Low Density. The Property shall meet the requirements of all applicable goals, objectives, policies and map designations of the Comprehensive Plan; provided, however, land use/development potential for the Property made available by FLUM Amendment XX-000X is hereby limited as follows:

- 1. The Property shall be developed in accordance with a Planned Unit Development, as may be approved by the City in accordance with the City’s Land Development Regulations in effect at the time of the PUD application.**
- 2. Recreational facilities shall be provided commensurate with the City’s Level of Service standard for Recreation set forth in the Recreation and Open Space Element, Policy 6.3.4, of the Comprehensive Plan in effect at the time of the PUD application.**
- 3. Coincident with horizontal construction for the first residential subdivision within the Property, the Property owner/developer shall partner with the City regarding the development of the Gustafson Regional Park. The details of such park development partnership shall be set forth in a development agreement for the Property as may be agreed to by and between the City and the Property owner/developer concurrently with the Property being annexed into the City boundaries (the “Development Agreement”). The Property owner/developer’s contribution to the Gustafson Regional Park shall apply toward the project’s required recreational facilities, per Policy 6.3.4 of the Recreation and Open Space Element of the Comprehensive Plan.**
- 4. The Property owner/developer will be required to provide the traffic mitigation agreed upon between the City and the Property owner/developer, based on the traffic analysis provided by the Property owner/developer. Such required traffic mitigation and other public facility improvements related to development of the Property will be set forth in the Development Agreement. Any required project mitigation shall be in conformance with applicable provisions of the City’s Code of Ordinances and with Section 163.3180, Florida Statutes).**

- 5. Silvicultural and agricultural activities on that portion of the Property zoned Agriculture pursuant to the County's Zoning Map (approximately 180 acres) in existence as of the effective date of Ordinance Number O-08-2021 shall be allowed until such time as horizontal construction begins on the Property or any portion thereof for the uses approved in the PUD.**

The Applicant will submit a Planned Unit Development rezoning application for the Property, which will include the proposed maximum 2,100 residential units. The Applicant will also submit a Development Agreement detailing public facilities to be provided by the City and the Applicant to serve the Ayrshire project. Recreational facilities for the proposed residential units will comply with Policy 6.3.4. The Applicant will partner with the City on development of the Gustafson Regional Park. The Applicant will submit a traffic study with the PUD rezoning application and will set forth details regarding traffic mitigation in the Development Agreement.

TRANSPORTATION ELEMENT

Objective 2.8 Site Development Traffic Circulation

The City shall require that all major developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development; provides for the development of multi-use trails, and otherwise provides for the objectives and policies of the Land Use and Transportation Plan.

The Applicant will utilize the existing County Road 15A and U.S. Highway 17 South to access the proposed development, in the locations depicted on the Generalized Site Plan. Internal roads will be public. As depicted on the Generalized Site Plan, the Applicant will include internal automobile, bicycle and pedestrian interconnectivity within the Property and, to the extent practicable, adjacent lands.

HOUSING ELEMENT

GOAL 3

The City of Green Cove Springs shall make provisions for adequate and affordable housing that meets the physical and social needs of all segments of the current and future population of the City.

This application supports the projected growing population of the City by providing more housing options for current and future residents. According to the Office of Economic and Demographic Research, Clay County's population will increase to 300,961 by 2045, and the City's population is expected to increase proportionately. This application and the companion PUD rezoning application will result in a maximum of 2,100 additional residential dwelling units on the subject Property, an increase in the variety of housing within the City. The project will provide a variety of lot sites and hence a range of market rate prices for housing within the City.

Objective 3.1 Adequate and Affordable Housing

The City shall continue to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs.

This Application permits a maximum of 2,100 residential units, supporting the objective to provide dwelling units of various types, sizes and costs.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND ACQUIFER RECHARGE ELEMENT

GOAL 4

The City of Green Cove Springs shall provide sanitary sewer, solid waste, drainage and potable water facilities and services to meet the needs of existing and future populations.

Policy 4.1.3 All improvements for replacement, expansion, or increase in capacity shall be compatible with the adopted level of service standards for facilities.

The proposed development will not exceed the adopted level of service thresholds for public facilities and shall be compatible.

Objective 4.6

Future development shall be required to connect with central sewer and water systems and provide drainage facilities which maximize the use of existing facilities and discourage urban sprawl.

As part of the subdivision approval of this project, the development will use existing water and sewer facilities for the initial phase of the development. Subsequent phases will be served by CCUA once its new water and wastewater plants are completed. Drainage facilities will be provided on site.

CONSERVATION ELEMENT

GOAL 5

The City of Green Cove Springs shall conserve, utilize, and protect its natural resources to ensure that adequate resources are available for future generations.

The Applicant will preserve a majority of on-site wetlands and adjacent uplands within the project, which shall enhance the natural attributes of the site. This preservation will ensure that natural and environmental resources will be available for existing and future generations.

Objective 5.6

Consistent with Objectives and Policies of the Conservation Element, the City will protect significant habitats of viable populations of threatened or endangered species.

The Applicant will notify all appropriate federal, state, regional and local agencies regarding any listed species and critical habitats located within the Property and will comply with the applicable laws, rules and regulations that protect listed species.

RECREATIONAL AND OPEN SPACE ELEMENT

GOAL 6

To provide and maintain a full range of recreational activities to meet the cultural, social and athletic needs of the City and provide open space to meet the aesthetic, health, safety, and welfare needs of its citizens and visitors.

The Project will be a complete neighborhood, with parks and recreational amenities that provide a high quality of life for residents of the proposed 2,100 homes. The Applicant will provide parks and recreational amenities within the project.