

## Exhibit C – PUD Written Description

### Proposed Modification to Ayrshire Planned Unit Development

~~April 24~~June 14, 2024

This application proposes to revise the PUD Written Description for the Ayrshire Planned Unit Development, as approved by the City of Green Cove Springs (“City”) on August 17, 2021 through Ordinance No. O-06-2021 and as modified on May 3, 2022 through Ordinance No. O-09-2022 (the “PUD”). The Property within the PUD is owned by D.R. Horton, Inc. – Jacksonville, Rookery Investors LLC and ADJ Rookery LLC (collectively, the “Owner”). No changes are proposed to the legal description of the property subject to the PUD or to the project site plan.

The Owner would like to add another residential product type – duplexes - to the PUD. Accordingly, this application shall modify the PUD Written Description as follows:

1. Revise the first paragraph in Section C, Residential Development, to ~~allow~~ read as follows:

“The Property will include a maximum of 2,100 residential units, which will include single-family homes, duplexes and townhomes. No more than 30 percent of the residential units will be townhomes, and no more than 10 percent of the residential units will be duplexes. Approximately 462 acres of the Property are developable.”

- ~~1.2.~~ Revised Section E, Site Development Criteria, Subsection 1, Residential Criteria, to correctly label the Townhome Criteria as Subsection 1.b (instead of 2) and to include a new Subsection 1.c for the following Duplex Criteria:

#### c. Duplex Criteria

1. Setbacks: The minimum building setbacks are as follows:

- a. A minimum of 50 feet from the right-of-way of County Road 15A and 20 feet from the primary internal access road labeled Jersey Avenue on the Conceptual Development Plan.
- b. Lot setbacks are: Front Yard: 20 feet from face of garage, 15 feet from front facade of house; 10 feet on Corners (with no vehicular access from Corner front yard)

Rear Yard: 10 feet

Side Yard: 5 feet from property lines, 0 feet for interior lots with common wall lines, minimum 10 feet of separation between buildings

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2. Building height: Buildings shall not exceed 35 feet in height.
  3. Minimum lot size: 1,800 square feet.
  4. Minimum lot width: 16 feet.
  5. Minimum home size: 1,200 square feet.
  6. Maximum impervious surface ratio: 40 percent for the Property (the entire PUD).
  7. Maximum lot coverage by buildings: 60 percent per Lot.
  8. Density: There are approximately 561 acres designated for residential use within the Property. The Residential Low Density Future Land Use designation of the Property allows a maximum density of four (4) units per acre. The proposed density of 3.75 units per acre is consistent with the requirements for the Residential Low Density Future Land Use category set forth in the Green Cove Springs Comprehensive Plan.
  9. Parking: Each duplex unit will have two (2) parking spaces. Duplex units will have enclosed garages that are a minimum of 200 square feet (10 feet by 20 feet). Recreational vehicles, boats and trailers shall not be parked in front yards, or in the minimum required side yards and shall be screened from view.
  10. Locational Criteria: Duplex units cannot be located within the same development pod as single-family units. Duplex units and townhomes are permitted to be located within the same development pod. No single-family lot can be subdivided to allow for the development of two duplex units. City staff shall confirm that the Owner has complied with the criteria set forth in this Subsection E.1.c during site plan review.