



ATTORNEYS AT LAW

Ellen Avery-Smith

904 . 824 . 0879 . x5207
EAverySmith@rtdlaw.com

100 Wetherstone Place - Suite 200
St. Augustine, Florida 32086

904 . 396 . 0663 Fax
www.rtdlaw.com

December 1, 2020

VIA OVERNIGHT MAIL

Michael Daniels, AICP
Planning and Zoning Director
City of Green Cove Springs
321 Walnut Street
Green Cove Springs, Florida 32043

Re: Ayrshire/Applications for Annexation and Large-Scale Comprehensive Plan Amendment

Dear Mr. Daniels:

Our client, D.R. Horton, Inc. – Jacksonville (“Applicant”), is the contract purchaser of approximately 889 acres owned by Gusafson’s Cattle, Inc. with Clay County Parcel Identification No. 38-06-26-016515-000-00 (the “Property”).

The Property is located in unincorporated Clay County and has future land use designations of Rural Fringe and Industrial and zoning districts of Agricultural and Industrial. The Applicant desires to annex the Property into the City of Green Cove Springs and give the Property City future land use designations of Residential Medium Density and Gustafson Activity Center (which is a future land use designation being created for the Property by the City concurrently with this application). The Applicant will file a companion application to rezone the Property to Planned Unit Development following the City Council’s transmittal of the Comprehensive Plan Amendment application to the state.

The Applicant is proposing a mixed-use project called Ayrshire on the Property, with a maximum of 2,750 residential units and a maximum of 250,000 square feet of industrial space. The project will provide new housing inventory within the City and will reserve a portion of the site for industrial use to give the City and Clay County an economic development site near other industrial parcels.

Application packages for the Annexation and Large-Scale Comprehensive Plan Amendment requests are enclosed. Please let me know if you need any other information as you review the application materials.

We look forward to working with you on the Ayrshire project.

Sincerely yours,

Ellen Avery-Smith

Michael Daniels
December 1, 2020
Page 2

cc: City Attorney Jim Arnold, Esq.
Bob Porter
Anthony Sharp
John Gislason
Vince Dunn
Rajesh Chindalur

APPLICATION FOR ANNEXATION

WE THE UNDERSIGNED, BEING THE LAND OWNERS OF THE FOLLOWING PROPERTY HEREINAFTER DESCRIBED DO HEREBY FILE THIS APPLICATION FOR ANNEXATION INTO THE CITY OF GREEN COVE SPRINGS, FLORIDA, CONSISTENT WITH THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF GREEN COVE SPRINGS, FLORIDA.

Date of Application December 1, 2020

Name(s) of Property Owner(s): GUSTAFSON'S CATTLE INC

Physical Address of the property: County Road 15 A

Number of parcels to be annexed: One

Parcel Numbers: 38-06-26-016515-000-00

Map or Drawing Attached: (X) YES () NO

TO BE COMPLETED BY CITY STAFF

At the time of "Application for Annexation"

County Future Land-Use designation: _____ County Zoning designation: _____

Proposed City Land-Use designation: _____ Proposed City Zoning designation: _____

Current use of the property: _____ Property Size/Acreage: _____

If residential use, number of "Living Units": _____

Number of people currently living on property: _____

If commercial use, square footage of building area: _____

Intended "Use" of the property: _____ When: _____

Electric Provider: _____

Water/Sewer Provider: _____

SIGNATURE PAGE

Ellen Avery-Smith, Esq. of Rogers Towers, P.A.

Signature of Property Owner(s) or Authorized

Printed Name of Property Owner

100 Whetstone Place, Suite 200, St. Augustine, Florida 32086

Mailing Address

904-825-1615

eaverysmith@rtlaw.com

Telephone Number(s)

E-mail address

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use or development of the subject property

12/1/2020
Date

Ellen Avery-Smith
Signature of owner or owner's authorized representative

State of Florida

County of St. Johns

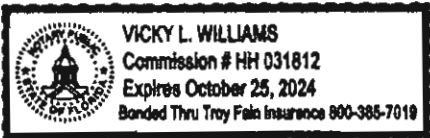
The foregoing instrument was acknowledged before me this 1st day of December

20 20, by Ellen Avery-Smith

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

(NOTARY SEAL)

Vicky L. Williams
Signature of Notary Public



Name of Notary



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 32086	Phone: 904-825-1615
Parcel No.: 38-06-26-016515-000-0	
Requested Action: Application for Annexation	
<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>, 20<u>20</u>, 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</u> <u>G231-217-08-330-0</u> as identification.</p> <p>NOTARY SEAL Larry A. Hunt State of Florida My Commission Expires 11/22/2021 Commission No. GG 155171</p> <p><u><i>Larry A. Hunt</i></u> Signature of Notary Public, State of <u>FL</u></p>	



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

- 1. Project Name: Ayrshire
- 2. Address of Subject Property: County Road 15A
- 3. Parcel ID Number(s): 38-06-26-016515-000-0
- 4. Existing Use of Property: Agriculture
- 5. Future Land Use Map Designation: Rural Fringe/Industrial (Clay County)
- 6. Existing Zoning Designation: Agriculture/Industrial (Clay County)
- 7. Proposed Future Land Use Map Designation: Medium Density Residential and Gustafson Activity Center
- 8. Acreage: 889

B. APPLICANT

- 1. Applicant's Status Owner (title holder) Agent
- 2. Name of Applicant(s) or Contact Person(s): Bob Porter, Anthony Sharp 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: aksharp@drhorton.com
- 3. 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

- 1. 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:

Signature of Applicant


Signature of Co-applicant

Ellen Avery-Smith, Esq. of Rogers Towers, P.A.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Date

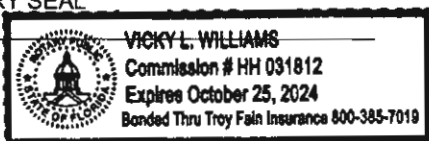
Date

State of Florida County of St. Johns

The foregoing application is acknowledged before me this 1st day of December, 2020 by Ellen

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

NOTARY SEAL



Signature of Notary Public, State of Vickyl Williams


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

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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 noted Goal, Objective, or Policy.)
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6. Legal description with tax parcel number.
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9. Warranty Deed or the other proof of ownership
10. Fee.
 - a. Future Land Use Map Amendments - \$1,520 plus \$20 per acre
 - b. Text Amendment to Comprehensive Plan - \$1,000 per element
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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.

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



John E. Zakoske
Vice President
11/25/2020
Date
State of Florida County of St. Johns

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

The foregoing application is acknowledged before me this 25th day of November 20 by John E. Zakoske

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

NOTARY SEAL 
Signature of Notary Public, State of FL



ASH MARIE FORMEL
Commission # GG 043302
Expires April 28, 2024
Central Florida Budget Policy Services

City of Green Cove Springs Development Services Department • 321 Walnut Street • Green Cove Springs, FL 32043 • (904) 297-7500

City of Green Cove Springs, Florida

Comprehensive Plan Amendment Application 2020


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>Edwin S. Gustafson III</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 DEEDS LLC. G231-217-68-333-0</u> as identification.</p>	
 <p>Larry A. Hunt State of Florida My Commission Expires 11/22/2021 Commission No. GG 155171</p>	<p><u>[Signature]</u> Signature of Notary Public, State of <u>FL</u></p>

Large-Scale Comprehensive Plan Amendment Application
Ayrshire

Comprehensive Plan Amendment Consistency Analysis

November 30, 2020

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
8375 Dix Ellis Trail, Suite 102
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 889 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 Medium Density (RMD) and Gustafson Activity Center (GAC). 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 mixed-use project consisting of a maximum of 2,750 residential units, to include both single-family and multi-family units, and a maximum of 250,000 square feet of industrial space. A 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 will be bordered on the south by the First Coast Expressway, which is currently under construction.

The Property will be developed in one (1), 10-year phase. The Residential Medium Density FLUM designation allows for residential density ranging from four (4) units to eight (8) dwelling units per acre. The Applicant is proposing a density of no more than eight (8) units per developable acre within the portion of the Property proposed for the Residential Medium Density FLUM designation. The Gustafson Activity Center FLUM designation allows for a variety of land uses, including commercial, office, industrial and residential. The Applicant is proposing to reserve a portion of the GAC-designated area of the Property for industrial use, to give the City and Clay County an economic development site near other industrial parcels.

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. Reserving an industrial landing pad for City and Clay County economic development near existing industrial parcels.
4. Preservation of a majority of on-site wetlands.
5. Preservation of approximately 25 percent of the Property as open space, including the majority of wetlands.
6. Providing trails that connect to existing City trails, with all trails open to the public.
7. Providing parks for community residents and their guests.
8. 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 2,750 residential dwelling units and a maximum of 250,000 square feet of industrial space on the project site, which supports the projected growing population of the City and Clay County by providing for more housing options and job growth 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. The project is also reserving more than 100 acres within the Property for industrial uses, for potential business relocation that will benefit the City and Clay County. With the First Coast Expressway being built near the property, utility lines in place nearby and the adjacent railroad line, the proposed mixed-use 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 889 acres within the City will allow a maximum of 2,750 single-family and multi-family residential units and a maximum of 250,000 square feet of industrial space. 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)(2) Medium Density Residential (>4 to 8 dwelling units per acre). This category consists primarily of duplex dwelling units and multi-family dwelling units. Single-family dwellings, churches, group homes, housing for the elderly and similar uses shall also be included

The companion PUD rezoning application proposes a maximum of 250,000 square feet of industrial space and a maximum of 2,750 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.

PROPOSED Policy 1.6.1(i) Gustafson Activity Center (GAC) - This category is designed to implement the development of the Gustafson Activity Center as detailed in Future Land Use Element Objective 1.13 and its associated policies. Allowable uses include:

- 1. Industrial Uses as set forth in Policy 1.6.1(c); and**
- 2. Commercial Uses as set forth Policy 1.6.1(b)(3); and**

3. Residential Uses as set forth in Policy 1.6.1(a)(2) and (3); and
2. Recreational Uses as set forth in Policy 1.6.1(f).

The GAC category shall be regulated by the criteria in Future Land Use Objective 1.13 and its supporting policies.

The companion PUD rezoning application proposes industrial and higher-density residential land uses within the portion of the Property located south of the existing Jersey Avenue. The industrial area can be used to attract new industrial businesses that rely on the adjacent railroad line and future First Coast Expressway to this area of the City and Clay County. Densities and intensities of uses will meet applicable requirements of the Comprehensive Plan.

Objective 1.7

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

The proposed mixed-use 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 and industrial uses 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 utilities in the City required to serve the project will be accessed at the time of design. The Applicant will extend all water and sewer lines to serve the Property.

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 Medium Density and Gustafson Activity Center future land use designaions.

Objective 1.14 - PROPOSED

The City shall adopt 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 adopted by Ordinance Number xxxxx on Mm/dd/yyyy for property located at ... and changed the future land use from County Industrial and County Rural Fringe to Residential Medium Density shall meet the requirements of all applicable goals, objectives, policies, and map designations of the Comprehensive Plan; however, land use/development potential made available by FLUM Amendment XX-000X is hereby limited based on the following:

- 1. The property shall be developed as a Planned Unit Development in coordination with FLUM20xxx.**
- 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.**
- 3. Shall partner with the City regarding the development of the Gustafson Regional Park.**

4. Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System requirements; and

5. The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis, or provide (as to required improvements for which proportionate share payments would be applicable by the City's Code of Ordinances) required proportionate share contribution payments.

The Applicant will submit a Planned Unit Development rezoning application for the Property, which will include the proposed maximum 2,750 residential units and 250,000 square feet of industrial space. 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 provide all traffic improvements identified in such analysis.

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 2,750 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 2,750 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. 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.

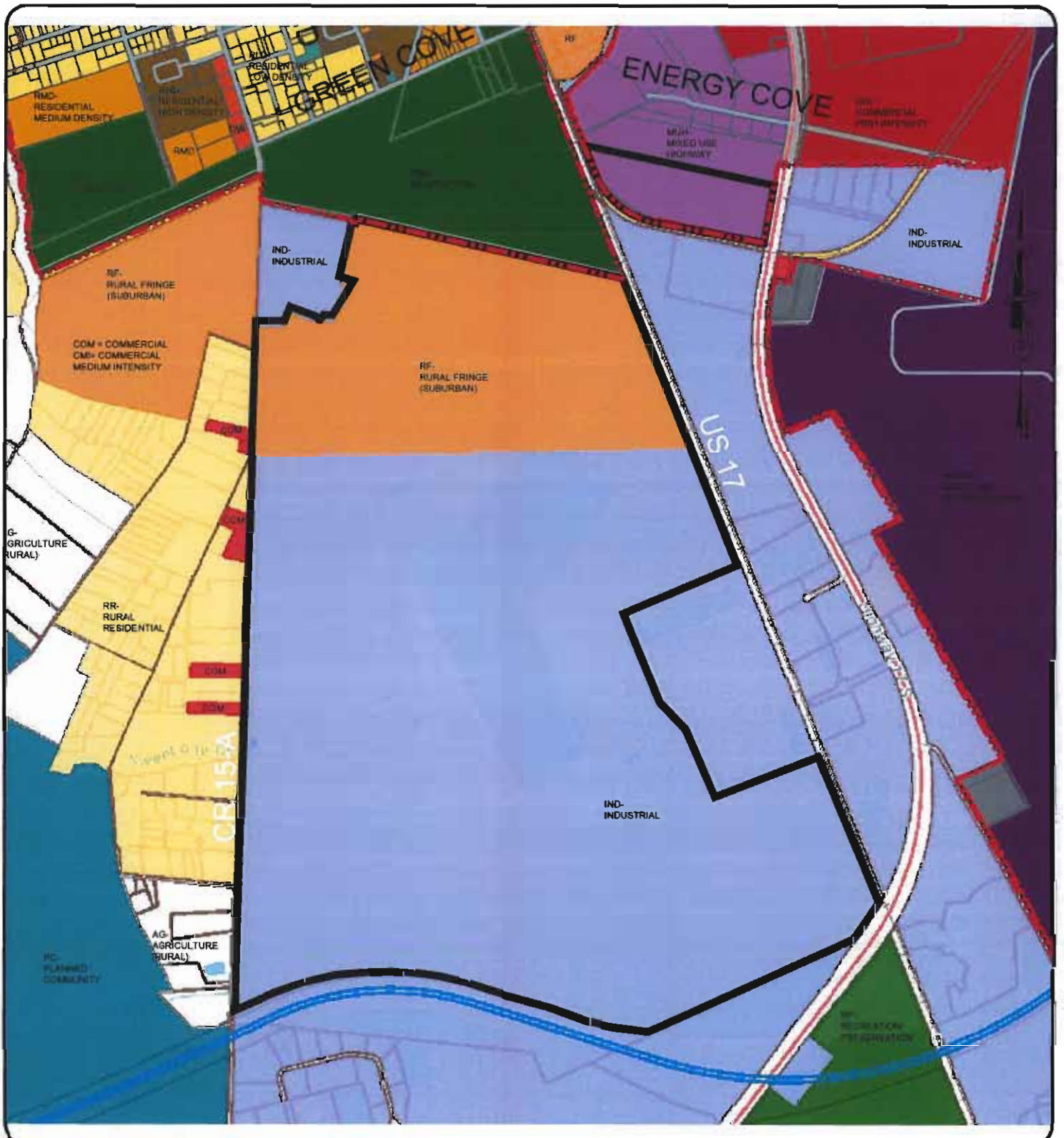
The Applicant will notify all appropriate federal, state, regional and local agencies regarding any listed species and critical habitats located within the Property and will comply with the applicable laws, rules and regulations that protect listed species.

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 2,750 homes. The Applicant will provide parks and recreational amenities within the project.



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS
 8847 Brycins Road, Suite 200
 Jacksonville, Florida 32256
 Phone: (904)363-8816 Fax: (904)363-8817

**EXISTING FUTURE LAND
 USE MAP**

Project Name : Ayrshire PUD

Project No : 2008-499

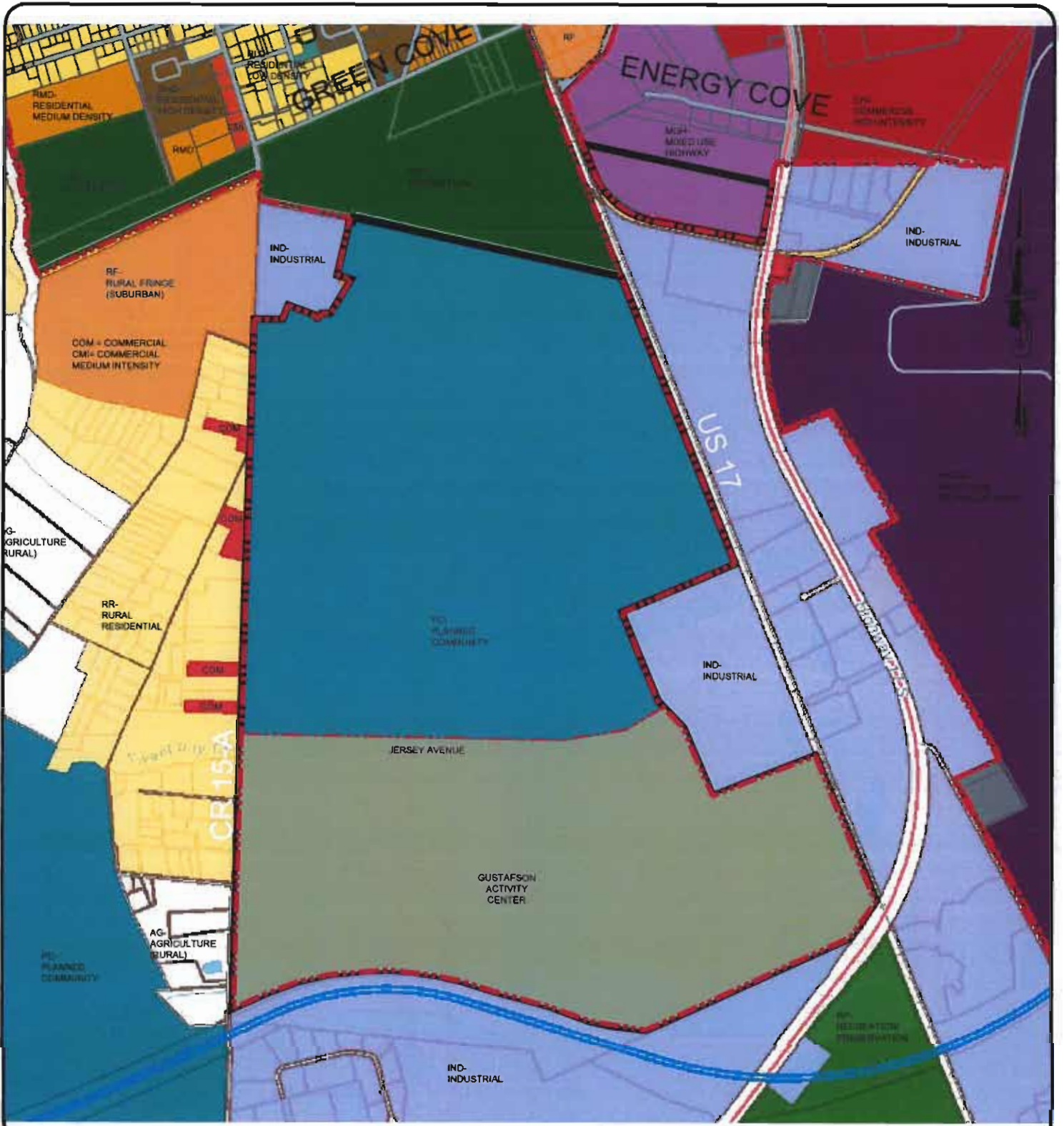
Drawn By : MR

Checked By : VJD

Date : November 16, 2020

Site Location : EAST SIDE OF CR15-A

Scale : 1" = 1400'



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS
 8547 Bayline Road, Suite 200
 Jacksonville, Florida 32256
 Phone: (904)363-8816 Fax: (904)363-8817

**PROPOSED FUTURE LAND
 USE MAP**

Project Name : Ayrshire PUD

Project No : 2008-499

Drawn By : MR

Checked By : VJD

Date : November 16, 2020

Site Location : EAST SIDE OF CR15-A

Scale : 1" = 1400'



42 Master Drive St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

October 23, 2020

BY EMAIL:

jrgislason@drhorton.com

John Gislason
Land Acquisition
D.R. Horton
4220 Race Track Road
St Johns, Florida, 32259

SUBJECT: Environmental Assessment Report
D.R. Horton - CR 15A (Gustafson) Parcel
Green Cove Springs, Florida

Dear John,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. The purpose of our work on the referenced property was to preliminarily assess the onsite wetlands as defined by both the Army Corps of Engineers and the St Johns Water Management District. Additionally, CES was also tasked with performing a preliminary protected species assessment of the subject property.

I trust that this information will be helpful in your preliminary planning. Please call Ryan Carter or myself if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Jeff", written over a white background.

Dave Jeff
Senior Project Manager



1.0 CURRENT SITE CONDITIONS

The subject property (County Road 15A/Gustafson parcel) is approximately 881.17 acres in size. It is bound to the north by a parcel owned by Green Cove Springs which is composed of undeveloped uplands and wetlands, to the east by a CSX railway, to the south by the First Coast Outer Expressway and to the west by County Road 15A. More specifically, the property is located within Section 38, Township 06 South, Range 26 East, Clay County, Florida. The Clay County parcel identification number is listed as: 38-06-26-016515-000-00.

Historically, the parcel was utilized as a dairy farm with many of the ponds and ditches acting as stormwater/wastewater treatment. However, the dairy is no longer in service and the site has remained unmanaged and has been allowed to go fallow. This has resulted in dense vegetation growth in many portions of the site along with proliferation of many invasive exotic plants including but not limited to: coral ardisia (*Ardisia crenata*), camphor tree (*Cinnamomum camphora*), wild taro (*Dioscorea bulbifera*), cogongrass (*Imperata cylindrica*), Peruvian primrosewillow (*Ludwigia peruviana*), Brazilian pepper (*Schinus terebinthifolia*), tropical soda apple (*Solanum viarum*), Caesar's weed (*Urena lobata*) and Chinese tallow (*Sapium sebiferum*). Additionally, large drainage ditches placed prior to State/Federal wetland protection rules have resulted in the hydrologic drawdown and alteration of the groundwater table.

1.1 Wetlands

Pursuant to the current methodologies of the U.S. Army Corps of Engineers (ACOE), St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (DEP), CES conducted a full wetland delineation of the subject parcel in 2020 (see Figure 3). Prior to our field work, our investigation included a Geographic Information System (GIS) review of the relevant maps for the area, including: the U.S.G.S. topographic sheet, the National Wetlands Inventory (NWI) map, the *Soil Survey of Clay County, Florida*, Digital Elevation Model and both current and historic aerial photographs (from 1953, 1970, 1984, 1999-current) of the project area.

Wetlands are defined by the state and federal government as "*those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation that is typically adapted for life in saturated soil conditions.*" Criteria that make up a jurisdictional wetland include hydrophytic vegetation (wetland plants), hydric soils, and evidence of hydrology. ACOE requires all three criteria while the state agencies (SJRWMD and DEP) require only two of the three criteria.

CES has delineated approximately 137.28 acres of wetlands and has aerielly interpreted



approximately 8.16 acres of wetlands (See Figure 3). CES has requested a pre-application informal wetland review with SRJWMD which will be completed by the end of 2020. Following the review, the wetland flags will be ready for survey and incorporated into the engineering plans along with areas which SJRWMD and CES will agree on via aerial interpretation. These are areas that are too thick to delineate and/or had large drainage ditches in which we were unable to access with a front deck hydraulic mower.

Also, CES will apply for an approved jurisdictional determination (AJD) with ACOE which will be pursuant to the new federal Navigable Waters Protection Rule. The AJD will clarify which onsite features are and are not jurisdictional to ACOE and ultimately what type of ACOE permitting will be required (i.e. no permit required letter, Nationwide Permit, Individual Permit).

1.2 Wetland Impact Considerations (SJRWMD)

Both SJRWMD and ACOE require applicants to demonstrate elimination and reduction of wetland impacts. However, for the State (SJRWMD), regionally significant mitigation (i.e. mitigation bank credits) offers a distinct advantage. Mitigation Banks meet the “out rule” as outlined in Section 10.2.1.2 (b) Applicant’s Handbook Volume I which states:

The Agency will not require the applicant to implement practicable design modifications to reduce or eliminate impacts when:

- a) The ecological value of the functions provided by the area of wetland or other surface water to be adversely affected is low, based on a site specific analysis using factors in section 10.2.2.3, below, and the proposed mitigation will provide greater long term ecological value than the area of wetland or other surface water to be adversely affected, or*
- b) The applicant proposes mitigation that implements all or part of a plan that provides regional ecological value and that provides greater long term ecological value than the area of wetland or other*

1.3 Wetland Impact Considerations (ACOE)

As mentioned above, the AJD and proposed impacts will dictate the extent of the required federal permitting. The project will either receive a “no permit required” letter, a Nationwide Permit or Individual Permit. Should the project require a wetland impacts, the follow discussion below will be applicable.

While projects with the District can meet the “out provision” of 10.2.1 Applicant’s Handbook Volume I by purchasing mitigation bank credits or providing other mitigation



that provides regional significant value and greater term ecological value than the wetlands being impacted, the ACOE does not have such an “out provision”.

With the ACOE, avoidance and minimization of wetland impacts must be demonstrated in exhaustive detail. A project’s wetland impacts must be thoroughly justified, unless the project can demonstrate a benefit to public health, safety or welfare. Examples of a public benefit would be a public roadway, homeless shelter, hospital, etc. Typically, the ACOE will allow activities such as wetland road crossings to reach usable uplands but will not allow lot fill for wetlands unless a pro forma is provided demonstrating wetland impacts are necessary to maintain a 10% return on the project. The 10% profit is the maximum that the Supreme Court has allowed for impacting wetlands for economic gain.

1.4 Mitigation Costs

The project is situated within SJRWMD Drainage Basin 8. Currently, mitigation bank credits within this basin are currently ratio only. We expect the UMAM mitigation bank to have subsequent releases by the time this project would be in need of mitigation. Both UMAM and ratio credits have currently been selling for \$100,000. Based on the general onsite wetland quality, CES estimates the cost per acre of wetland impact for UMAM credits will equate to \$70,000 per acre. However, if UMAM credits are not available, ratio credits will be more costly and could range from \$150,000-\$200,000 per acre of fill. The cost of the wetland mitigation can be reduced by placing a regulatory conservation easement over the remaining wetlands onsite. Once the wetland lines are approved and we receive a final site plan, CES will be able to better estimate the total cost of wetland mitigation.

1.5 Listed Species

CES has conducted a limited pedestrian survey of the proposed project area to assess the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included a literature review of the soil units mapped on-site and both historic and current aerial photographs of the property.

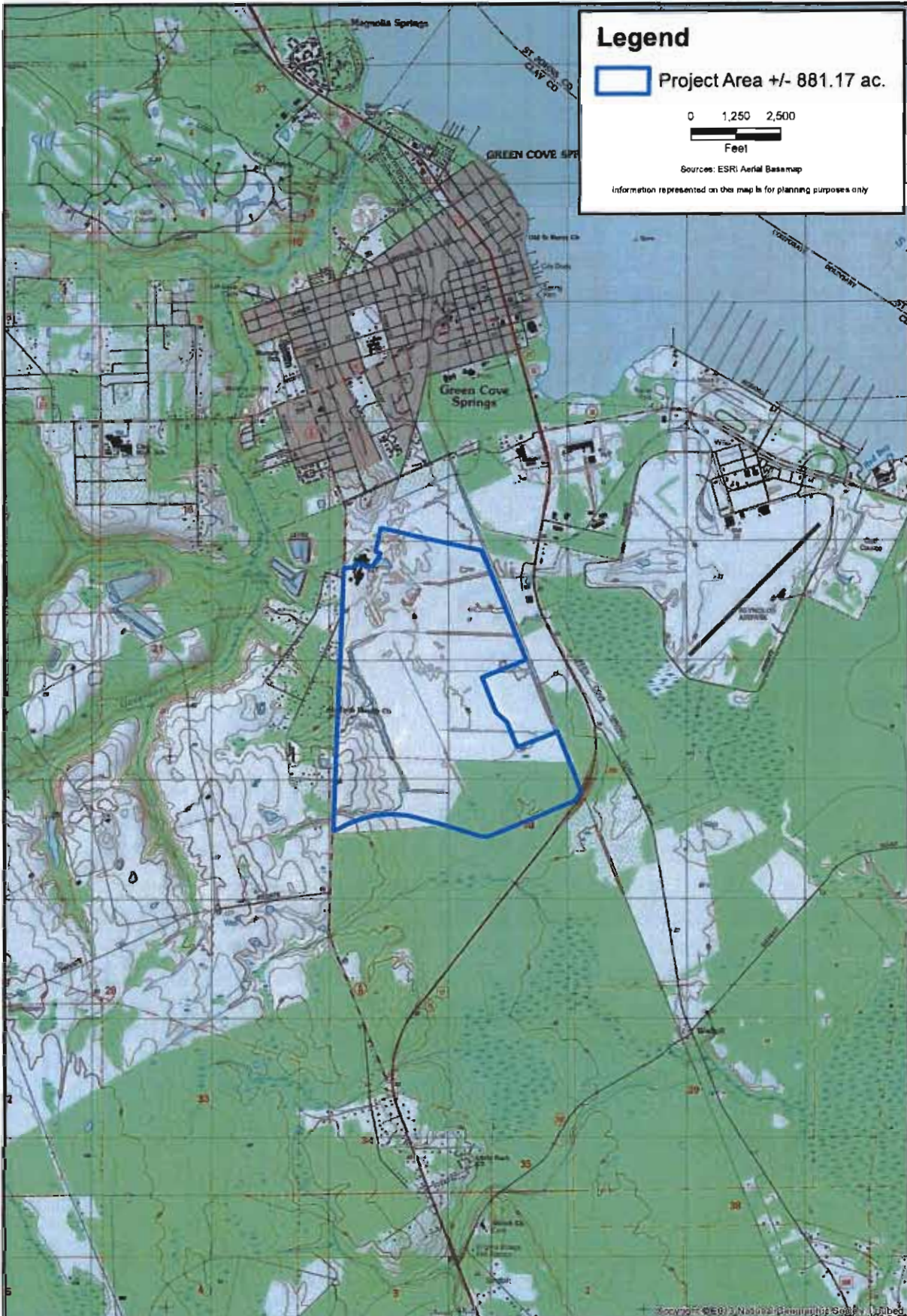
CES located one (1) gopher tortoise (*Gopherus polyphemus*) burrow onsite. Prior to construction, a 100% survey will be required and the proper FWC gopher tortoise relocation permit will need to be obtained.



Utilizing the FWC Eagle Nest Locator Database, there are no active bald eagle (*Haliaeetus leucocephalus*) nests on record within a 1,500-foot radius of the property. One nest (CL009) is located south of the project boundary (south of the First Coast Outer Expressway). However, the nest has been listed as inactive since 1990. Therefore, there should be no regulatory concern for bald eagles on the subject property.

Lastly, CES has determined there are active wading bird rookeries within the large central pond. The pond will need to be surveyed during the spring nesting season to determine the full extent/usage and exactly which wading bird species are utilizing the site as a rookery and the FWC restrictions placed on the rookery areas. To date, CES has observed one (1) little blue heron rookery. During nesting season (March through August), a 330-foot buffer must be maintained around protected wading bird species rookeries. Outside of nesting season, the only restriction is no development (disturbance) can occur within 50-feet of the nest trees. The buffer areas are mostly contained within the pond area. Please refer to Figure 4 which depicts the presumed rookery areas and their buffers. Again, more information will be presented following the full spring rookery assessment.

We trust that this information is helpful. Please contact us with any questions or concerns you may have.



CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map
Gustafson CR15A
Clay County, Florida

Project: 5.20092

Date: Oct 09 2020

Figure: 1



CARTER ENVIRONMENTAL SERVICES, INC.
CES 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
 www.carterenv.com

Soils Map
Gustafson CR15A
 Clay County, Florida

Project:	5.20092
Date:	Oct 09 2020
Figure:	2



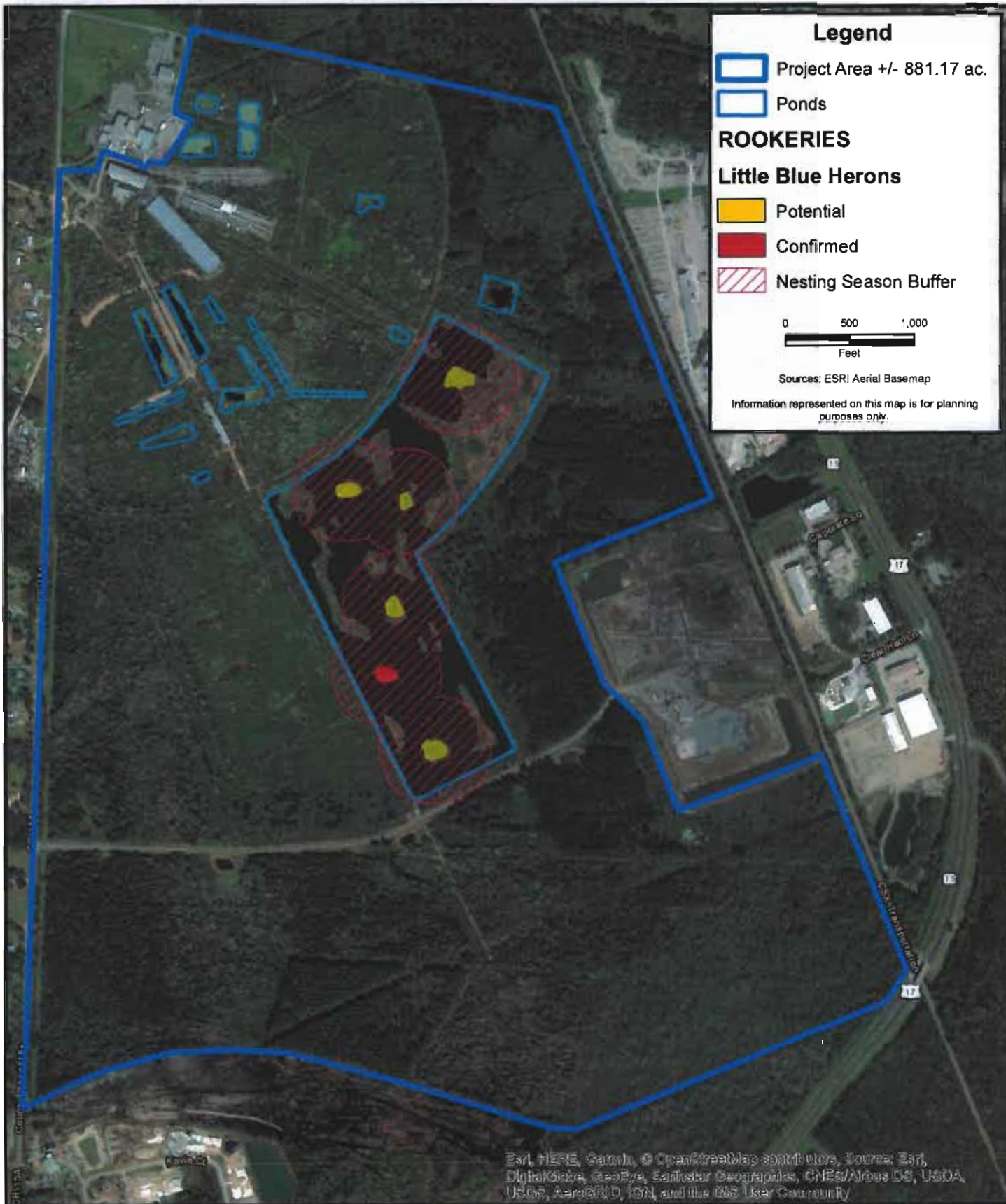
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

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 904-540-1786
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Wetland Delineation Assessment Map
Gustafson CR15A
 Clay County, Florida

Project:	5.20092
Date:	Oct 23 2020
Figure:	3

F:\CES Projects\Project Files\Sub\Project\Project Files\2020\6.20092 DR CR 15A\GIS\SWK\DR CR 15A Wading Bird Rookeries.mxd



Legend

-  Project Area +/- 881.17 ac.
-  Ponds

ROOKERIES

Little Blue Herons

-  Potential
-  Confirmed
-  Nesting Season Buffer

0 500 1,000
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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CES 42 Masters Drive
St. Augustine, FL 32084
904-540-1786

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Wading Bird Rookery Implications Map

DR CR 15A

Project: 5.20092	Clay County, FL	Date: Sep 21 2020
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Figure: 41



*Housing Needs Analysis
Ayrshire Residential Community
Green Cove Springs, Florida*

November, 2020

Prepared for
D.R. Horton
St. Johns, Florida

By
URBANOMICS, Inc
Ponte Vedra Beach, Florida

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1. Background and Summary

STUDY OBJECTIVE AND SCOPE

Objective

URBANOMICS, Inc., was retained by D.R. Horton to prepare a housing needs analysis for its proposed “Ayrshire” residential community in and adjacent to the City of Green Cove Springs. This “Needs Analysis” is required by the City to demonstrate the need for a Comprehensive Plan Amendment to accommodate the proposed development. As proposed, this community would contain a maximum of 2,750 housing units, including single-family homes on a mix of 40-foot and 50-foot lots and attached townhomes.

Scope of Analysis

This report analyzes and describes housing market characteristics of and trends in Clay County and the Green Cove Springs area as background for assessing and projecting demand (needs) for new housing to accommodate future population and household growth in the Green Cove Springs area. Analyses and findings are presented in three sections of this report.

A further description of the proposed development is provided in this section below, followed by an executive summary of key findings detailed in Sections 2 and 3. Section 2. Housing Market Characteristics and Trends details and analyzes trends in the numbers and types of residential building permits issued and in the numbers and prices of homes sold in recent years. The focus of this needs analysis is the Green Cove Springs zip code area (32043), and the Green Cove Springs Planning District, and the adjacent Penney Farms/Asbury Planning District. Planning Districts are those defined by the County.

Section 3. Housing Demand/Needs Analysis, presents analyses and projections of County and local area population and household growth to year 2040. These population and household projections provide the basis for assessing and projecting demand/needs for new housing units in the Green Cove Springs area, as needed to accommodate future numbers of new households.

PROJECT SITE AND LOCATION

The proposed site consists of property totaling approximately 890 acres located on the south side of the City of Green Cove Springs, as shown on the map below. The property is currently located in unincorporated Clay County and is proposed to be annexed into the City of Green Cove Springs.

The site is bounded along its east side by the CSX Railroad and on the west by County Road 15A (CR15A), S. Oakridge Avenue, a two-lane road linking State Road 16 (SR16) to the north and U.S. Highway 17 (US17) to the south. Green Cove Avenue is its northern border and the right-of-way of the proposed First Coast Expressway “outer beltway” is the southern boundary of the property. Future road connections are proposed to US17 on the northeastern side of the project and two locations on CR15A along the western boundary.



The 3,267-acre Governors Park development is also shown on the map. Approved in 2009, this Development of Regional Impact (DRI) is planned for 6,294 housing units, plus over 3.5 million square feet of commercial and industrial space. No development has taken place to date, as developers may be awaiting construction of the proposed First Coast Expressway interchange within the project boundary in the coming years.

SUMMARY OF FINDINGS

Housing Market Trends

- Clay County averaged 1,015 permits for new single-family homes annually in past five years, including 1,246 in 2019. The City of Green Cove Springs averaged 138 single-family home permits per year, including 167 in 2019. Single-family homes were 92.2 percent of all permitted housing units countywide.

- The market share of existing home sales in the Green Cove Springs area increased nearly threefold from 7.7 percent of countywide sales in 2015 to 19.4 percent in 2019.
- New single-family home sales in Zip Code 32043 increased from 20.4 percent of countywide sales in 2015 to 44.1 percent in 2020 through September. This is among a growing list of indicators that the Green Cove Springs area is becoming the emerging Clay County growth center.
- The average price for new single-family homes sold in 2020 through September is \$251,742, which is 90.3 percent of the countywide average. Most desirable were new homes priced from \$200,000 to \$225,000, which accounted for 32.7 percent of 2020 sales, followed by 18.2 percent for new homes sold from \$225,000 to \$250,000.
- Median household incomes in two St. Johns County zip code areas across the river from Green Cove Springs are twice that in Zip Code 32043. Wide differences in median incomes and housing prices indicates that the Green Cove Springs area may provide an attractive lower cost housing alternative to regional commuters. This is a very marketable feature as the First Coast Expressway progresses toward completion to I-95 over the next ten years.

Future Population Growth

- Demand or need for housing is driven by expected or projected growth of the local resident and seasonal population. For Clay County, the resident population is dominant, as the second homes and vacation housing are not a significant demand factor for most of the County.
- Projections of the resident population by County Planning District in five-year increments to 2040 are presented in the 2017 Evaluation and Appraisal Report of the Clay County 2040 Comprehensive Plan. They show the County adding 70,700 new residents from 2020 to 2040.
- Greatest population increases are projected for the Green Cove Springs Planning District and the adjacent Penney Farms/Asbury Planning District, which would add a projected 26,531 and 25,685 new residents, respectively. Projected population growth in these two Planning Districts account for a significant 73.9 percent of all countywide population growth from 2020 to 2040.
- Key reasons for this concentration of growth in central and southeastern sections of the County include an abundance open developable land and the expected economic impact of completing the construction of the First Coast Expressway "outer bypass" to I-95 in St. Johns County in the next ten years.

Housing Demand/Needs

- Projected population growth in the Green Cove Springs Planning District and adjacent Penney Farms/Asbury Planning District will generate 9,906 and 9,016 new households, respectively, from 2020 to 2040. Household projections reflect average household sizes (persons per household) that vary by District.
- These new households will, in turn, generate demand/need for 10,851 and 9,735 new housing units, respectively, from 2020 to 2040. Projections of housing demand/needs are based on applying vacancy factors to household projections, inasmuch as some units are vacant until sold or rented to new occupants or are vacant for other reasons.
- Population projections in the 2040 County Comprehensive Plan's Evaluation and Appraisal Report are based in part on projections for Florida counties made by the University of Florida's Bureau of Economic and Business Research (BEBR). These projections tend to be conservative and may not fully reflect the potential impact of the completion of the First Coast Expressway on future housing demand in the County. It is entirely likely that the County, particularly the greater Green Cove Springs area, will experience a higher level of population and household growth and resultant housing demand/needs than indicated by existing County projections.

Implications for the D.R. Horton's Ayrshire Community

- There are two large-scale approved developments in the Green Cove Springs Planning District – the Governors Park DRI and a small part of the Saratoga Springs DRI, which has been dormant for the 14 years since its approval. The two projects have a combined total of 7,570 housing units, compared to a demand/need for 10,851 units from 2020 to 2040.
- In addition, there are several much smaller residential projects in development and proposed in the Planning District, including Magnolia West (Phases 3 & 4), Edgewater Landing, Traceland, Black River Village, and Willow Springs. Altogether, these projects may another 500 un-permitted and un-built units.
- D.R. Horton proposes a maximum of 2,750 residential units in its Ayrshire community. The addition of this project would raise the number of potential new housing units to around 10,820, if and when all are fully built out. This is slightly less than the projected and potentially conservative demand for 10,851 housing units in the Green Cove Springs Planning District by 2040. The proposed Ayrshire community fits within projected demand/needs for new housing in Green Cove Springs area by 2040 and helps fulfill those needs.

2. Market Characteristics and Trends

HOUSING MARKET CHARACTERISTICS

Housing Types and Mix

Details presented in the most recent 2010 US Census provide a useful starting point for characterizing, understanding, and analyzing the Clay County housing market. The market consists of a combination of site-built detached single family homes, attached and multifamily units, and mobile homes. Their numbers and market shares vary widely in different areas of the County, as shown in Table 1 by County Planning District.

Single-family homes are the dominant type, having accounted for 70.7 percent of all units in 2010, followed by multi-family units (16.0 percent) and mobile homes (13.2 percent). The largest concentration of single-family homes in 2010 was in the Doctors Inlet/Ridge district, with over 21,000 units and representing a 39.1 percent share of the County total.

Largest shares of multi-family units in 2010 were in the Orange Park and Doctors Inlet/Ridge districts, both with over 4,000 units, representing 33.7 and 32.7 percent shares of the County total, respectively. The largest concentration of mobile homes in 2010 was in the Middleburg/Clay Hill district, with nearly 4,000 units and representing a 38.9 percent share of the County total. The Keystone Heights district had almost 3,000 mobile homes in 2010, a 28.7 percent share of the County total.

Table 1. Housing Mix by County Planning District, 2010

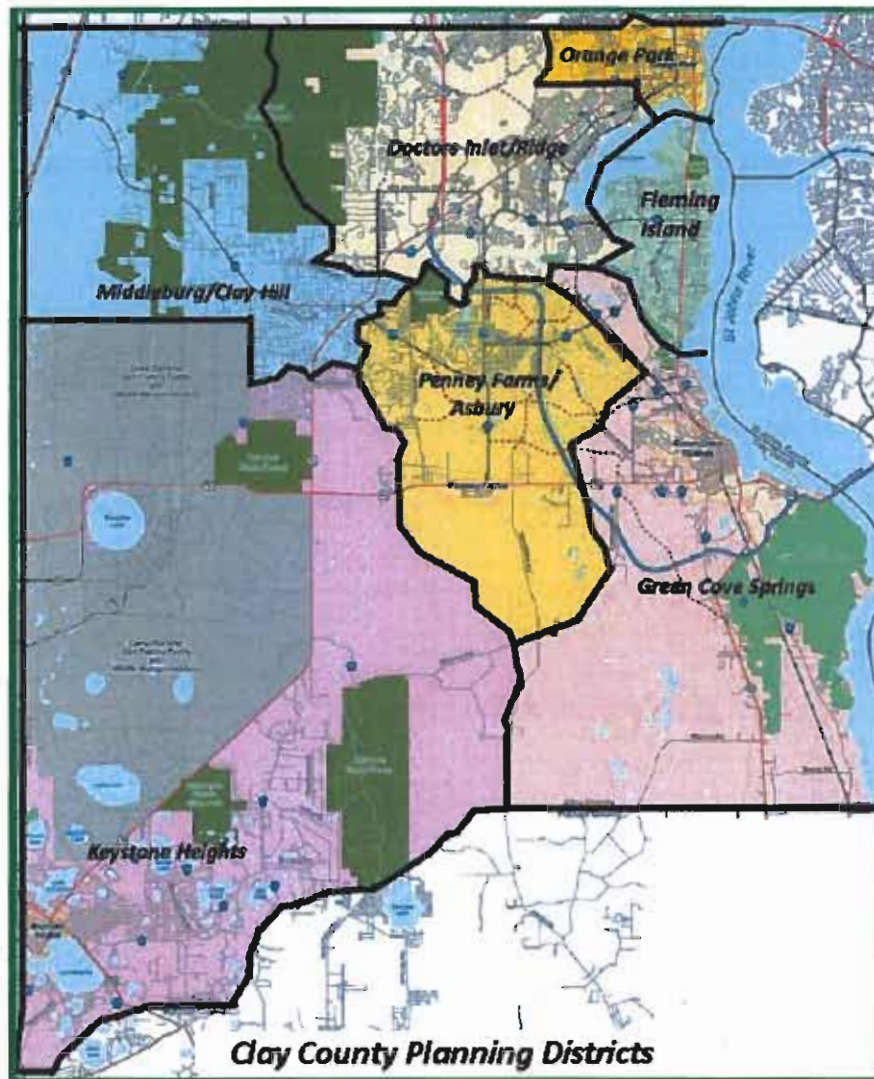
Planning District	Single-Family (1)	Multi-family (2)	Mobile Home (3)	Total
Orange Park	6,491	4,145	6	10,650
Doctors Inlet/Ridge	21,153	4,019	1,512	26,694
Fleming Island	9,941	2,497	132	12,570
Middleburg/Clay Hill	2,665	98	3,931	6,694
Penney Farms/Asbury	4,614	547	489	5,650
Green Cove Springs	4,349	748	1,133	6,210
Keystone Heights	4,823	261	2,895	7,979
TOTAL	54,046	12,303	10,098	76,447

(1). Detached homes.

(2). Residential buildings with two or more units.

(3). Includes a small number of boats and unspecified residential structures.

Sources: www.usa.com (2010 Census data); URBANOMICS, Inc.



This report focuses on housing needs, demand, and opportunities in the Green Cove Springs district and adjacent Penney Farms/Asbury district. In 2010, these two districts accounted for a modest 15.5 percent combined share of all housing units in the County, including 8.1 percent of the County total in the Green Cove Springs district and 7.4 percent in the Penney Farms/Asbury district.

In contrast to the 71-16-13 percent (single family-multifamily-mobile home) mix of housing types countywide in 2010, the mix was 70-12-18 percent in the Green Cove Springs district and 81-10-9 in the Penney Farms/Asbury district. **As development in these two districts continues in the future, as projected, and they become more suburban, the mix of housing types is very likely to become more like that in the Doctors Inlet/Ridge and Fleming Island districts, which in 2010 had a combined 79-17-4 percent housing mix of single-family, multi-family, and mobile homes.**

Housing and Household Characteristics

Housing and household characteristics detailed by Census Tract in the 2010 Census include housing vacancy rate, average household size (i.e., number of persons per household), and the percentage of owner-occupied households. Census Tract data grouped by Planning District for these factors, plus the numbers of housing units and households, are presented in Table 2. **Note:** Numbers of housing units in Table 2 do not match those in Table 1 above, as two different online sources of Census Tract data were used. These differences, however, have little or no effect on the housing and household characteristics analyzed in this subsection.

Housing Vacancy Rate. A countywide housing vacancy rate in 2010 of 8.9 percent occurred during the depth of the national economic downturn that began in 2008 and has long since come back. The Green Cove Springs district had the second highest vacancy rate (10.8 percent) at that time, but has long since dropped into single digits. The Keystone Heights district had the highest vacancy rate (15.6 percent) in 2010. However, 40 percent of vacant units in this district were classified as seasonal, indicating that the vacancy rate for year-round units would have been much lower. Only 10 percent of vacant units in the Green Cove Springs district were seasonal.

Table 2. Selected Housing Characteristics by County Planning District, 2010

Planning District	Number of Housing Units	Vacancy Rate (%)	Number of Households	Persons Per Household	Occupied by Owner (%)
Orange Park	10,361	9.2	9,657	2.45	58.0
Doctors Inlet/Ridge	26,041	8.0	23,956	2.90	78.3
Fleming Island	12,401	5.9	11,674	2.77	80.1
Middleburg/Clay Hill	6,895	8.3	6,121	2.90	86.0
Penney Farms/Asbury	5,493	7.8	5,066	2.82	80.6
Green Cove Springs	5,937	10.8	5,297	2.59	71.7
Keystone Heights	8,080	15.6	6,821	2.62	83.6
TOTAL	75,478	8.9	68,592	2.76	76.6

Source: usboundary.com (2010 Census Data); URBANOMICS, Inc.

Average Household Size. The countywide average household size in 2010 was 2.76 persons. This average varied widely among districts, from a low of 2.45 in the Orange Park district to highs of 2.90 in the Doctors Inlet/Ridge and Middleburg/Clay Hill districts. Averages in the Green Cove Springs and Penney Farms/Asbury districts, respectively, were 2.59 and 2.82. **The Green Cove Springs district average household size will increase over time toward the county average as new residential development occurs, including the Governors Park development and D.R. Horton's proposed Ayrshire community.**

Home Ownership. The countywide homeownership rate in 2010 was 76.6 percent. Four of seven Planning Districts had ownership rates over 80 percent. The Orange Park district had the lowest rate (58.0 percent), largely because of its high percentage of rental apartments. The ownership rate in the Green Cove Springs district will increase over time from 71.7 percent in 2010 as planned and proposed residential communities develop and completion of the First Coast Outer Beltway draws new residents to this part of the county.

Household Income. Household income is central to determining the ability to purchase or rent housing and the marketable price of housing. In this regard, the estimated median household income in Clay County is 11 percent higher than that in Duval County (\$56,359) and 95 percent of that in Nassau County (\$66,106), but only 75 percent of that in St. Johns County (\$82,970).

Table 3. Household Income by Zip Code Area, 2020

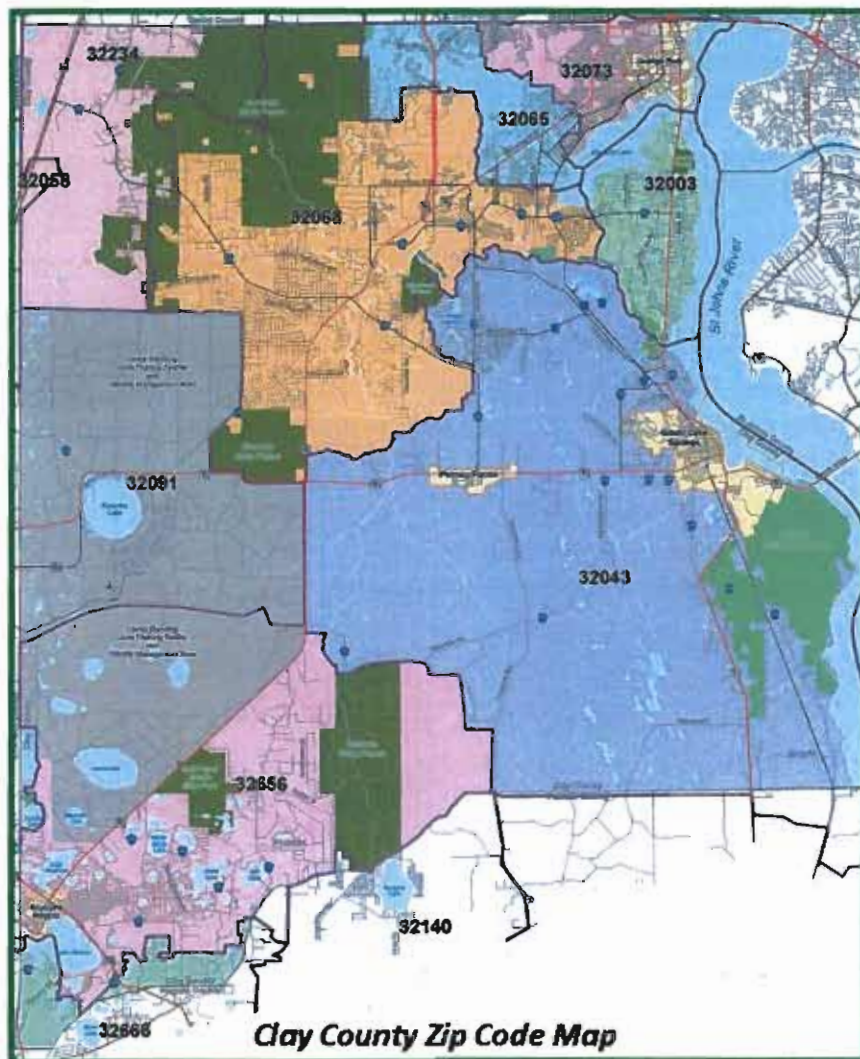
Zip Code	Median Household Income (\$)	Avg. Household Income (\$)
32073 - Orange Park	57,723	76,714
32065 - Orange Park	66,761	82,872
32003 - Fleming Island	90,172	110,261
32068 - Middleburg	59,697	76,560
32043 - Green Cove Springs	58,947	77,247
32656 - Keystone Heights	50,871	63,208
Clay County	62,545	81,079

Source: florida.hometownlocator.com; URBANOMICS, Inc.

Clay County Zip Codes with the highest median incomes have been the most active housing markets in recent years. These are Zip Code 32065, including the Oakleaf Plantation area with a median income of \$66,761, and Zip Code 32003, Fleming Island, with a median income of \$90,172.

The Penney Farms/Asbury district has become an area of significant market activity. This area is included mostly in Zip Code 32043, Green Cove Springs, and partly in Zip Code 32068, Middleburg. Both areas have median incomes slightly lower than the County average.

Median incomes in Zip Code 32043 are certain to rise in the future with continued residential development in the Lake Asbury area and development of Governors Park and other residential projects near Green Cove Springs. These will benefit from the construction and eventual completion of the First Coast Expressway link to I-95 in St. Johns County, just as the Oakleaf area benefits from its Expressway linkage to I-10 and employment centers in northern and western Duval County.



St. Johns County zip code areas directly across the river from Green Cove Springs, 32259 (St. Johns/Fruit Cove) and 32092 (St. Augustine/World Golf Village), have current median incomes approximately twice that of the Green Cove Springs zip code area. Median household income in 32259 is \$112,159 and 32092 is \$101,775. Current high average housing prices in Northwest St. Johns County are evidence of these high median incomes. **The Green Cove Springs area provides a lower housing cost alternative to Northwest St. Johns County, which is likely to become an attractive and marketable feature as the First Coast Expressway moves toward completion.**

HOUSING DEVELOPMENT TRENDS

Housing and Household Growth Trends

Clay County added an estimated 10,927 new housing units and 11,793 new households from 2010 to 2020, averaging 993 units and 1,072 households per year over the eleven-year period

(Table 4). Numbers of new households exceeded new housing units during this period due to the re-occupancy of many existing housing units that were vacant during the national economic downturn that began in 2008 and adversely affected the real estate market for several years.

Leading the way in terms of new housing units and new households added from 2010 to 2020 were Zip Codes 32068 and 32065, which added a combined 5,855 housing units and 6,217 households. These were followed by Zip Code 32043, Green Cove Springs, which added 1,774 housing units and 1,965 households, averaging 161 new housing units and 179 new households annually.

Table 4. Housing Unit and Household Growth Trends by Zip Code, 2010-2020

Zip Code Area	Housing Units			Households		
	2010	2020	Growth	2010	2020	Growth
32073 - Orange Park	16,219	17,312	1,093	14,871	16,105	1,234
32065 - Orange Park	12,339	15,184	2,845	11,166	14,177	3,011
32003 - Fleming Island	10,140	11,581	1,441	9,821	11,004	1,183
32068 - Middleburg	19,029	22,040	3,011	17,608	20,814	3,206
32043 - Green Cove Springs (1)	10,000	11,774	1,774	9,054	11,019	1,965
32656 - Keystone Heights	6,489	7,248	759	5,498	6,154	656
Other Zip Codes (2)	1,262	1,266	4	574	1,112	538
County	75,478	86,405	10,927	68,592	80,385	11,793

(1). Estimates include Zip Code 32079, Penney Farms

(2). Other Zip Code areas with partial overlaps in western and southern Clay County include 32666 (Melrose), 32234 (Baldwin), 32091 (Starke), and 32058 (Lawtey).

Source: unitedstateszipcodes.org (2010 Census); florida.hometownlocator.com (2020 ests.); URBANOMICS, Inc.

Totals in Table 4 include comparatively small numbers of housing units and households located in four rural zip code areas that partially overlap Clay County along its western and southwestern borders. The Melrose Zip Code 32666 (Putnam County) adjoins the Keystone Heights area and is the most developed of the four. The largest overlapping area is the Starke Zip Code 32091 (Bradford County), which includes a large section of Camp Blanding and the Kingsley Lake area in Clay County.

The northwestern corner of the County is overlapped by the sparsely populated Baldwin ZIP Code 32234 (Duval County) and a small undeveloped portion of the Lawtey Zip Code 32058 (Bradford County). These four zip code areas account for an estimated 2020 total of 1,266 housing units and 1,112 households in Clay County.

Residential Building Permit Trends

Countywide. Permits were issued for 7,856 new housing units countywide in the past ten years (2010-2019), including 7,255 single-family homes and 601 multi-family units (Table 4). Permits for all units have averaged over 1,000 per year for the past seven years, peaking in 2019 with 1,320 units permitted. Year 2000 is on pace through August to top 1,000 units, even in light of the COVID-19 pandemic, although it is likely to fall well short of 2019 peak by year end.

Single-family homes peaked in 2019 with 1,246 units permitted. The housing market has rebounded well after the national economic downturn that began in 2008. The low point was 2009, in which only 459 single-family homes were permitted. Single-family permits have averaged 1,015 annually since 2015. The high point in recent decades, however, was 2005 when 3,831 single-family homes were permitted.

Table 4. Building Permit Trends, Clay County and Green Cove Springs, 2010-2020

Year	Clay County			Green Cove Springs			Share of County (%)	
	SF	MF	Total	SF	MF	Total	SF	MF
2020, thru August	656	23	679	30	21	51	4.6	91.3
2019, thru August	801	0	801	108	0	108	13.5	0.0
2019	1,246	74	1,320	167	0	167	13.4	0.0
2018	900	0	900	107	0	107	11.9	0.0
2017	981	133	1,014	131	0	131	13.4	0.0
2016	1,046	144	1,190	144	0	144	13.8	0.0
2015	902	80	982	142	0	142	15.7	0.0
2014	813	102	915	47	0	47	5.8	0.0
2013	948	12	960	29	0	29	3.1	0.0
2012	669	26	695	13	0	13	1.9	0.0
2011	468	7	475	3	0	3	0.6	0.0
2010	528	23	551	13	0	13	2.5	0.0
Total, 2010-2019	7,255	601	7,856	796	21	817	11.0	3.5
	Annual Averages							
2015-2019	1,015	86	1,101	138	0	138	13.6	0.0
2010-2014	685	34	719	21	0	21	3.1	0.0

SF – Single-family

MF – Multi-family

Source: US Dept. Housing and Urban Development, SCODC Building Permit Database; URBANOMICS, Inc.

Permits for new multi-family units vary significantly year-to-year. The recent peak period was 2014-2017, when 459 units were permitted, including a high of 144 units in 2016. Only 74 units were permitted in the last two years (2018-2019). The high point in recent decades was 2006, when 1,076 multi-family units were permitted.

Green Cove Springs. Interestingly if not surprisingly, permits for new single-family homes in the City of Green Cove Springs since 2010 account for 11.0 percent of the countywide total, including 13.6 percent of countywide permits since 2015. Permits for new single family homes in Green Cove Springs have averaged 138 annually since 2015, peaking in 2019 with 167 units permitted. On the other hand, no new multi-family units were permitted in the City in the last 10 years, although 21 new units have been permitted in 2020 through August.

Active Developments. Building permits issued for single-family homes in the Green Cove Springs zip code area (32043) are shown in Table 6 from 2105 to 2020 through October for seven active developments. Of these, Magnolia West is in the City. These seven active projects accounted for a 37.2 percent share of countywide single-family housing permits in 2019. These and many other planned and proposed residential developments will continue and expand the Green Cove Springs area as Clay County’s emerging growth center.

Table 6. Single Family Building Permits in Active Developments, 2015-2020

Development	2015	2016	2017	2018	2019	2020 (1)	TOTAL
Black Creek Village	---	---	---	25	40	13	78
Cross Creek	---	---	---	---	193	57	250
Edgewater Landing	---	12	27	28	38	36	141
Magnolia West	83	70	84	78	88	29	432
Rolling Hills	56	77	97	19	43	15	302
Royal Pointe	16	8	32	36	26	18	136
Traceland				3	36	42	83

(1). Through October

Source: Clay County building permit and property records; URBANOMICS, Inc.

HOUSING SALES TRENDS

Existing Homes

Sales of existing homes for five Clay County market areas, as defined by the Northeast Florida Association of Realtors (NEFAR), are shown in Table 7. These closed sales totals include mixes of existing single-family homes, condominiums, and townhomes and new construction homes that vary widely by county and market area in Northeast Florida. For example, the Clay County mix in 2019 consists of 12.0 percent new construction homes and 9.6 percent condos and

townhomes. The mix in the Green Cove Springs market area in 2019 consists of 29.8 percent new construction homes and only 0.9 percent condos and townhomes.

Despite widely different mixes of unit types among areas, the overall number of sales provide a gauge of market area trends and strength. The Green Cove Springs area has a growing share of all housing sales in Clay County, increasing nearly threefold from only 7.7 percent in 2015 to 19.4 percent in 2019 countywide sales.

Table 7. Existing Home Sales Trends by Market Area, 2015-2020

Market Area	2015	2016	2017	2018	2019	2020 (1)
12 – Fleming Island	595	631	677	618	612	511
13 – Orange Park	1,828	1,739	1,765	1,532	1,563	1,130
14 – Middleburg	984	1,003	962	970	1,115	806
15 – Keystone Heights	174	179	220	194	196	144
16 – Green Cove Springs	282	271	294	486	644	622
Total – Clay County	3,683	3,777	3,896	3,773	4,130	3,199

(1). Through September

Source: Northeast Florida Association of Realtors (NEFAR); URBANOMICS, Inc.

New Single-Family Homes

Number of Sales. An upward trend for the Green Cove Springs area (Zip Code 32043) is also shown in Table 8 for sales of new single-family homes, which increased from a 20.4 percent share of the countywide total in 2015 to a 44.1 percent share in 2020 through September. The number of new homes sold has more than doubled from 192 in 2015 to 401 in 2020 through September. Through September, 2020 is on pace to reach 535 single-family homes sold by year end, which would be nearly a threefold increase in the number of homes sold from 2015.

Table 8. New Single Family Home Sales, 2015-2020

Area	2015	2016	2017	2018	2019	2020 (1)
<i>Number of New Homes Sold</i>						
Green Cove Springs (32043)	192	257	294	234	321	401
Clay County	940	1,035	952	906	893	910
Percent of County Sales	20.4	24.8	30.9	25.8	36.0	44.1
<i>Average Price of New Homes Sold</i>						
Green Cove Springs	234,746	241,964	245,691	280,385	236,307	251,742
Clay County	240,446	246,595	258,577	286,840	266,875	278,849
Percent of County Average	97.6	98.1	95.0	97.7	88.5	90.3

(1). Through September

Source: Metro Market Trends; URBANOMICS, Inc.

Number of new single-family homes sold in six active developments in the Green Cove Springs area (Zip Code 32043) are shown in Table 9. These developments represent 83.8 percent of all new homes sold in 2019 and 89.3 percent of sales in 2020 through September. Magnolia West was the leader in 2019 with 124 of 321 sales (38.6 percent) in the zip code area. Cross Creek is the leader in 2020 with 157 of 401 sales (39.1 percent).

Table 9. Number of New Homes Sold, Selected Developments, 2015-2020

Development	2015	2016	2017	2018	2019	2020 (1)
Cross Creek	---	---	---	---	70	157
Edgewater Landing	---	---	14	21	28	40
Magnolia West	58	72	78	48	124	75
Rolling Hills	31	79	66	58	28	18
Royal Pointe	15	9	10	25	10	4
Traceland	---	---	---	---	9	64
Zip Code 32043	192	257	244	234	321	401

(1). Through September

Source: Metro Market Trends; URBANOMICS, Inc.

The price distribution of the 401 new homes sold in Zip Code 32043 in 2020 is shown in Table 10. The leading market segment is the \$200,000-\$225,000 price range with 32.7 percent of sales. This is followed by the \$225,000-\$250,000 segment with 18.2 percent of sales and the \$250,000-\$275,000 segment with 10.7 percent of sales. These segments total 61.6 percent of sales.

Table 10. New Single-Family Home Sales by Price Range, Zip Code 32043, 2020 (1)

Price Range	Number Sold	Percent of Total
Under \$175,000	16	4.0
\$175,000-\$200,000	34	8.5
\$200,000-\$225,000	131	32.7
\$225,000-\$250,000	73	18.2
\$250,000-\$275,000	43	10.7
\$275,000-\$300,000	21	5.2
\$300,000-\$325,000	30	7.5
\$325,000-\$350,000	21	5.2
\$350,000-\$400,000	28	7.0
Over \$400,000	4	1.0
TOTAL	401	100.0

(1). Through September

Source: Metro Market Trends; URBANOMICS, Inc.

3. Housing Demand/Market Needs

ECONOMIC AND POPULATION GROWTH

Demand and need for housing in an area is driven by the composition and growth of regional and local economies and by a range of demographic and economic factors, which in turn drive growth of the regional and local populations and household formation. These drivers include availability of and access to employment, availability and quality of community infrastructure and services, including educational and medical services, and various other quality of life factors.

Among the many factors that drive or affect economic, population, and household growth and resulting demand/need for housing in Clay County is the presence and eventual completion of the First Coast Expressway linking I-10 to the north in Jacksonville with I-95 to the east in St. Johns County, providing a western outer bypass around the urban center. Growth impacts of this outer bypass are already evident in the north central (Oakleaf) area of Clay County and are increasing rapidly in the central (Lake Asbury) and southeastern (Green Cove Springs) areas of the County.

This growth trend is recognized by population projections for the County and its seven Planning Districts presented in Table 5 of the Evaluation and Appraisal Report of the Clay County 2040 Comprehensive Plan. This report presents data and analyses supporting the Future Land Use Element of the Comprehensive Plan. Table 11 below presents the same 2020-2040 population projections for the County and its seven Planning Districts as are presented in Table 5 (pg. 52) of the Evaluation and Appraisal Report.

Table 11. Population Estimates and Projections by Planning District, 2010-2040

Planning District	2010	Projected				
		2020	2025	2030	2035	2040
Middleburg/Clay Hill	18,888	19,216	19,054	18,793	18,611	18,502
Doctors Inlet/Ridgewood	73,900	87,894	94,105	94,095	98,807	104,016
Orange Park	25,069	26,154	27,067	27,608	28,106	28,659
Fleming Island	27,126	28,644	29,275	28,831	28,535	28,424
Green Cove Springs	14,318	18,419	21,775	32,105	38,881	44,950
Penney Farms/Asbury	14,183	24,899	34,365	42,032	46,981	50,584
Keystone Heights	17,381	18,174	18,558	18,635	18,780	18,963
TOTAL	190,865	223,400	244,200	262,100	278,700	294,100

Source: Clay County 2040 Comprehensive Plan, Evaluation and Appraisal Report; URBANOMICS, Inc.

Several noteworthy inferences can be drawn from these projections:

- The Clay County population is projected to increase by 70,700 persons from 2020 to 2040.
- The population of the Green Cove Springs Planning District is projected to increase by 26,531 from 2020 to 2040, which is 37.5 percent of countywide population growth.
- The population of the adjacent Penney Farms/Asbury Planning District is projected to increase by 25,685 from 2020 to 2040, which is 36.3 percent of countywide population growth.
- Projected 2020-2040 population growth in the two Planning Districts together represents nearly three-fourths (73.8 percent) of countywide growth over the next 20 years.
- Growth projections for the greater Green Cove Springs area reflect an abundance of open, developable land and the expected influence and economic impact of progress toward completion of the First Coast Expressway through the local area and across the St. Johns River to I-95 in St. Johns County over the next ten years and its continuing economic impact in the years beyond.

HOUSING DEMAND/MARKET NEEDS

Green Cove Springs Planning District

Estimates and projections of demand/needs for new housing units in this Planning District are derived from the numbers of new households generated by projected population growth of 26,531 new residents from 2020 to 2040. This population growth will generate a projected 9,906 new households by 2040, as shown in Table 12. A Planning District map is included on page 18.

Projected growth of the number of households is based on the average size of households in the District. It is assumed that average household size will increase over time from 2.59 persons, as determined in the 2010 Census, toward the countywide average of 2.76 persons per household. Assumed increased household sizes are shown in Table 12.

Numbers of housing units needed to accommodate new households are determined by applying a vacancy factor to account for vacant or unoccupied housing units that are for sale, for rent, or are vacant for other reasons. The 2010 reported a high 10.8 percent vacancy rate for the Green Cove Springs Planning District, which was at or near its low point during the collapse on the national real estate market. The vacancy rate is expected to improve over time to a more normal 8.0 percent by 2040.

Table 12. Projected Households and Housing Demand/Needs, 2020-2040

Area and Parameter	2020 to 2025	2025 to 2030	2030 to 2035	2035 to 2040	Total 2020-2040
Green Cove Springs Planning District					
Population Growth (Table 11)	3,356	10,330	6,776	6,069	26,531
Population in Households (1)	3,322	10,227	6,708	6,008	26,265
Population Per Household (2)	2.62	2.64	2.66	2.68	---
New Households Added	1,268	3,874	2,522	2,242	9,906
Housing Vacancy Rate (%) (3)	9.50	9.00	8.50	8.00	---
Housing Demand/Needs	1,401	4,257	2,756	2,437	10,851
Penney Farms/Asbury Planning District					
Population Growth (Table 11)	9,466	7,667	4,949	3,603	25,685
Population in Households (1)	9,371	7,590	4,900	3,567	24,428
Population Per Household (4)	2.82	2.82	2.82	2.82	---
New Households Added	3,323	2,691	1,738	1,264	9,016
Housing Vacancy Rate (%) (5)	7.50	7.40	7.30	7.20	---
Housing Demand/Needs	3,592	2,906	1,875	1,362	9,735
Total-- Both Planning Districts					
Housing Demand/Needs	4,993	7,163	4,631	3,799	20,586

(1). Population in households assumed to be 99.0 percent of total population; remainder lives in group quarters.

(2). Average household size assumed to increase over time from 2.59 in 2010.

(3). Vacancy rate is assumed to decline over time from 10.8 percent in 2010.

(4). Average household size assumed to remain the same at 2.82 in 2010.

(5). Vacancy rate is assumed to decline slightly over time from 7.70 percent in 2010.

Source: URBANOMICS, Inc.

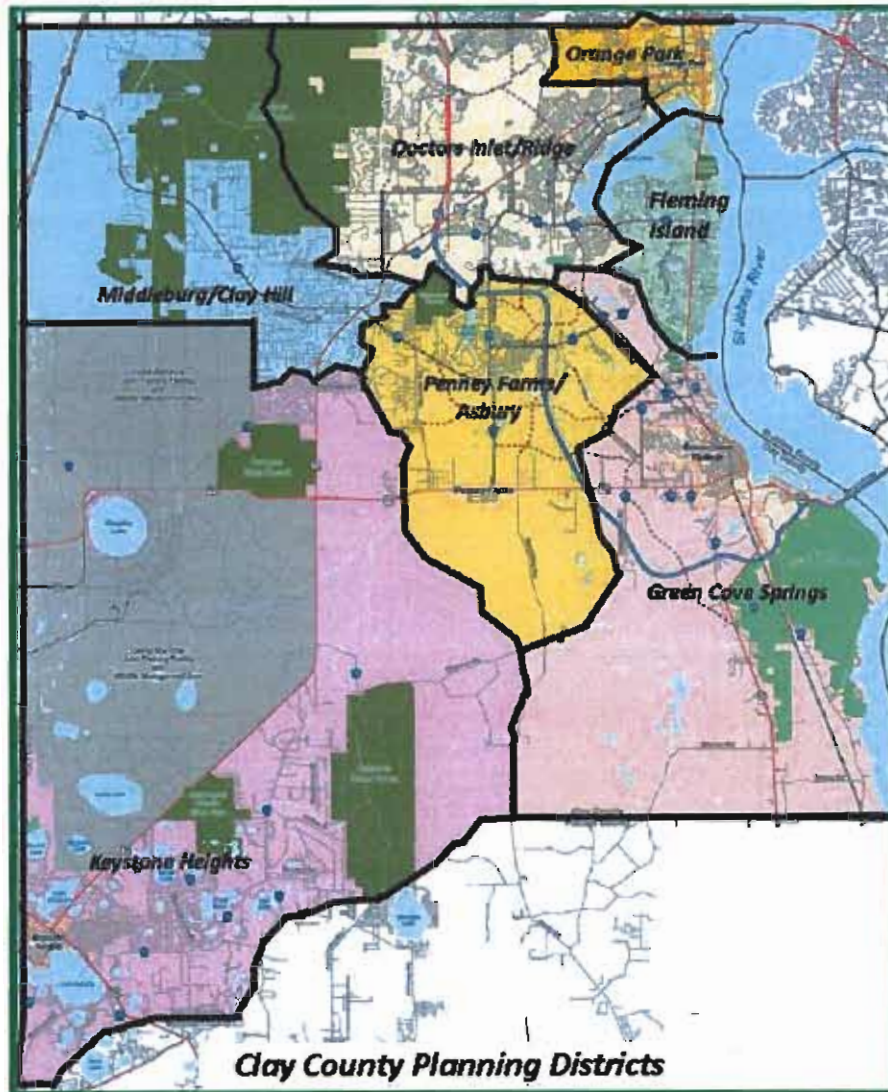
The number of new housing units needed from 2020 to 2040 to accommodate a projected 9,906 new households in the Green Cove Springs Planning District is 10,851, as shown in Table 12.

Penney Farms/Asbury Planning District

Demand/needs for new housing from 2020 to 2040 are similarly analyzed and projected for the Penney Farms/Asbury Planning District, inasmuch as a major portion of the District shares the Green Cove Springs Zip Code 32043.

The District population is projected to grow by 25,685 new residents from 2020 to 2040, which will generate 9,016 new households over the next 20 years. This is based on the assumption that average household size will continue at its 2010 Census average of 2.82 persons per household, which is higher than the countywide average. This District tends to attract larger families with children of school age.

This District also has a comparatively low housing vacancy rate that is expected to trend slightly lower over time from the 7.7 percent reported in the 2010 Census. The projected number of new housing units needed to accommodate 9,016 new households in this District from 2020 to 2040 is 9,735, as shown in Table 12 above.



IMPLICATIONS FOR D.R. HORTON'S AYRSHIRE COMMUNITY

The Governors Park DRI and part of the Saratoga Springs DRI are located in the Green Cove Springs Planning District. Governors Park has a planned total of 6,294 housing units, and is likely to take 20 or more years to be fully built out. The majority of Saratoga Springs is in the Penney Farms/Asbury Planning District. That portion in the Green Cove Springs Planning District (approximately 30 percent) would accommodate an estimated 1,276 of a planned total

of 4,256 housing at full buildout. The project has been dormant during the 14 years since its approval in 2006, and its future development is unclear at this time. On the assumption that both Governors Park and Saratoga Springs can reach full buildout by 2040, they would account for a combined total of 7,570 housing units, compared to a projected demand/need for 10,851 housing units in the Green Cove Springs Planning District by 2040.

In addition, there are several, much smaller residential projects in development and proposed in the Green Cove Springs Planning District, including Magnolia West (Phases 3 & 4), Edgewater Landing, Traceland, Black River Village, and Willow Springs. Altogether, these projects may have as many as another 500 un-permitted and un-built units. Approved, planned, and proposed residential developments in Green Cove Springs Zip Code 32043 are listed in Table 13 below and shown in the accompanying map on page 20. This zip code area includes all of the Green Cove Springs Planning District and a most of the Penney Farms/Asbury Planning District.

Table 13. Significant Active, Planned, and Proposed Developments, Zip Code 32043

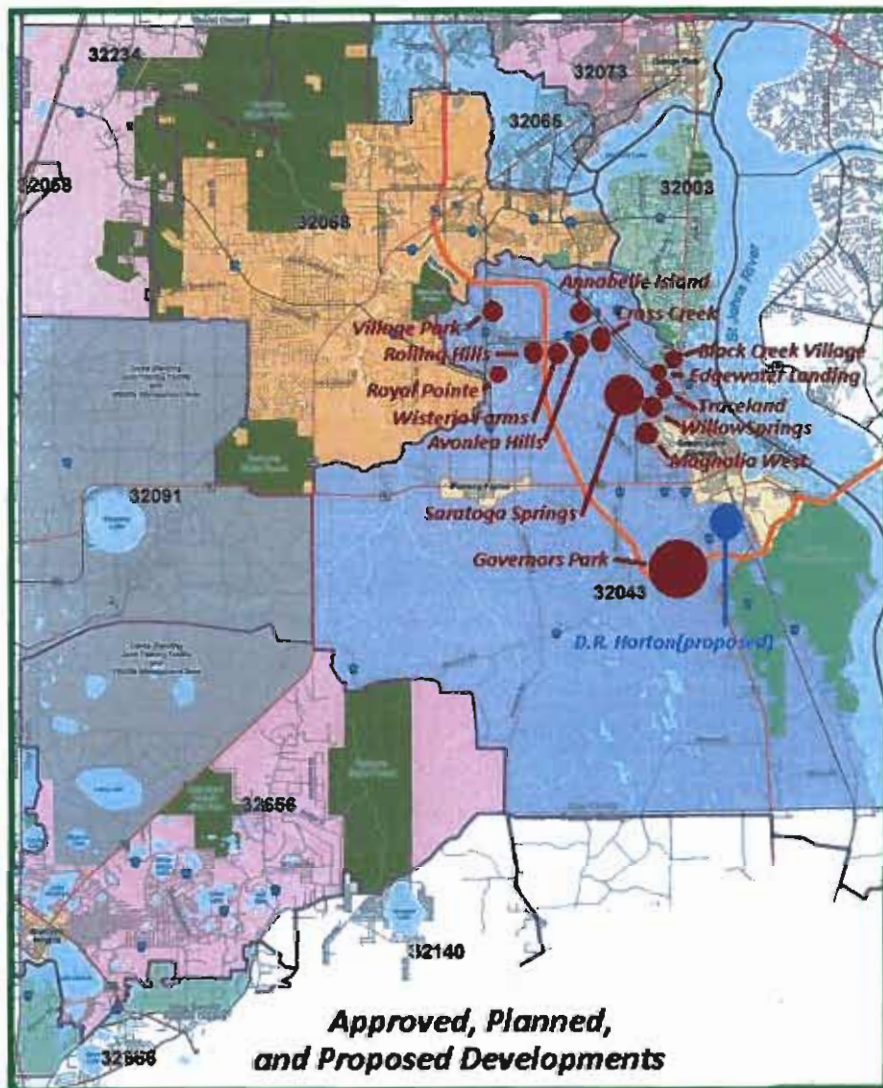
Development	Housing Units	Status
<i>Penney Farms/Asbury Planning District</i>		
Saratoga Springs DRI (part)	2,980	Approved; undeveloped
Cross Creek	998	Developing
Wisteria Farms	847	Proposed
Annabelle Island	773	Proposed
Avonlea Hills	754	Proposed
Reinhold North	725	Proposed
Village Park	648	Developing
<i>Green Cove Springs Planning District</i>		
Governors Park DRI	6,294	Approved; undeveloped
Saratoga Springs DRI (part)	1,276	Approved; undeveloped
Willow Springs	379	Proposed
Magnolia West, Phases 3 & 4	194	Developing
Edgewater Landing	171	Developing
Traceland	107	Developing

Source: Various local reports; URBANOMICS, Inc.

D.R. Horton's proposed Ayrshire community would add a maximum of 2,750 new housing units, and would raise the number of potential new housing units in the Green Cove Springs Planning District to a total of 10,820, if and when all are fully built out. This total of potential new units is slightly less than the projected and potentially conservative demand/need for 10,851 housing

units in the District by 2040. The proposed Ayrshire community fits within projected 2020-2040 housing demand/needs in Green Cove Springs Planning District and helps fulfill these needs.

This projected level of housing demand/needs is viewed as potentially conservative because of the conservative nature of county population projections made by the University of Florida's Bureau of Economic and Business Research (BEBR). Population projections in the 2040 County Comprehensive Plan's Evaluation and Appraisal Report are based in part on BEBR projections and may not fully reflect the potential impact of the completion of the First Coast Expressway on future housing demand in the County. It is entirely likely that the County, particularly the greater Green Cove Springs area, will experience a higher level of population and household growth and resultant housing demand/needs than indicated by existing County projections.





Clay County Utility Authority

3176 Old Jennings Road
Middleburg, Florida 32068-3907
Telephone (904) 272-5999
Facsimile (904) 213-2469

*Working together to
protect public health,
conserve our natural
resources, and create
long-term value for
our ratepayers.*

November 19, 2020

Mr. Robert S. Porter
D.R. Horton, Inc. - Jacksonville
4220 Race Track Road
St. Johns, Florida 32259

Re: Letter of Understanding, regarding availability of water, wastewater and reclaimed water service to the proposed Ayrshire Subdivision (2,750 Residential Lots), Parcel Number 38-06-26-016515-000-00, located in Green Cove Springs, Clay County, Florida.

Dear Mr. Porter:

Availability of water, wastewater and reclaimed water to the above-referenced development, will be contingent upon the following conditions; completion and acceptance of a water treatment plant and a wastewater treatment plant, to be located within the Governors Park DRI. The completion and acceptance of necessary off-site infrastructure to reach your proposed development and the Developer of the Ayrshire development adhering to the rules, regulations and requirements of the Clay County Utility Authority (CCUA). Additionally, the Developer will be required to enter into a Master Utility Service Agreement with CCUA, which will define all provisions of service to this development.

CCUA will be able to serve this property with water, wastewater and reclaimed water service and will design the water plant and wastewater treatment plant to adequately accommodate the Ayrshire development and future developments as they arise.

Please feel free to contact me, at (904) 213-2410, or via e-mail at drawlins@clayutility.org, if you have any questions or require any additional information.

Sincerely,
CLAY COUNTY UTILITY AUTHORITY

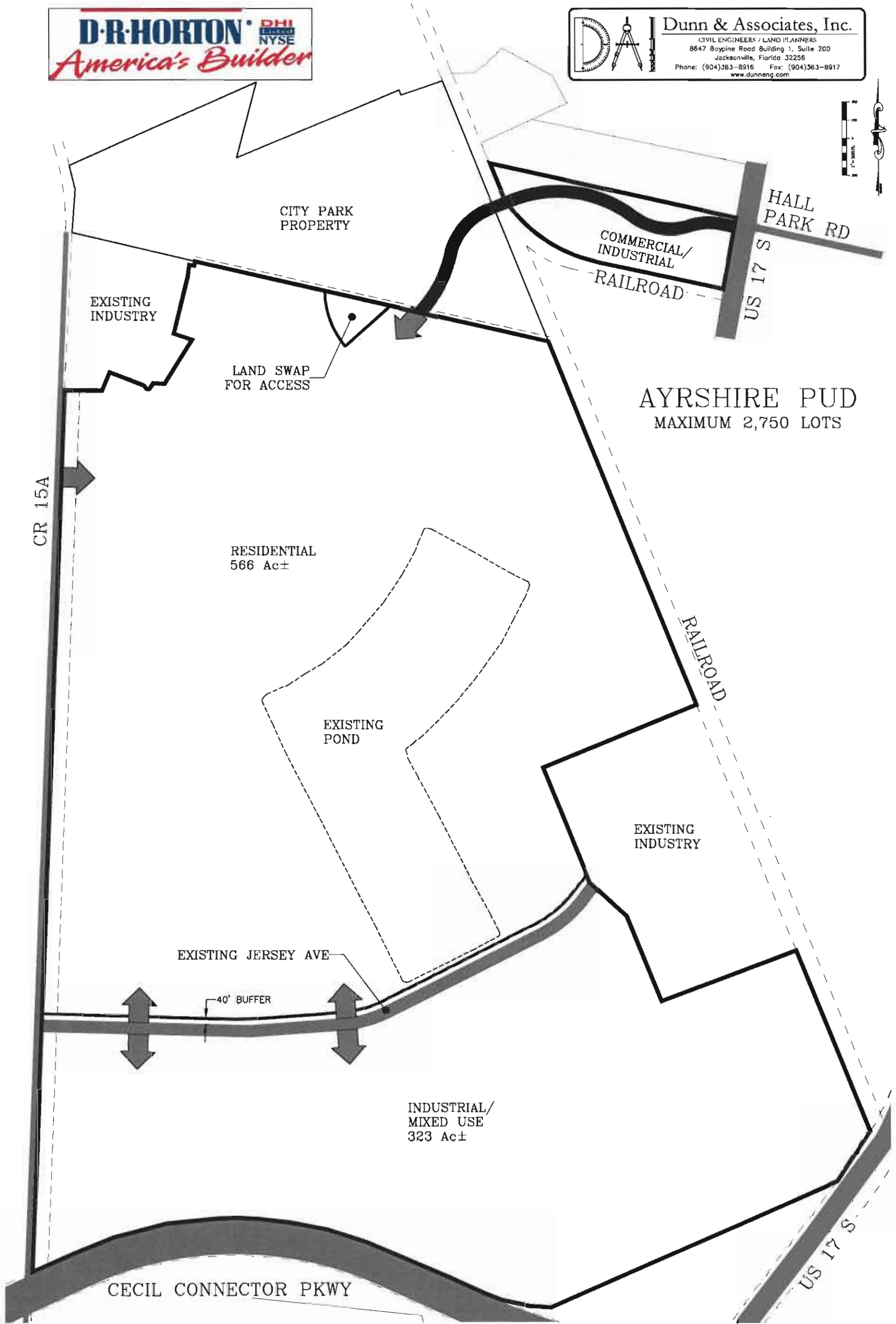
David Rawlins

David Rawlins
Service Availability Manager

JMC



Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road Building 1, Suite 200
Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com



Ayrshire Annexation, Comprehensive Plan Amendment and Rezoning

Legal Description of Property

SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY SURVEYOR AS:

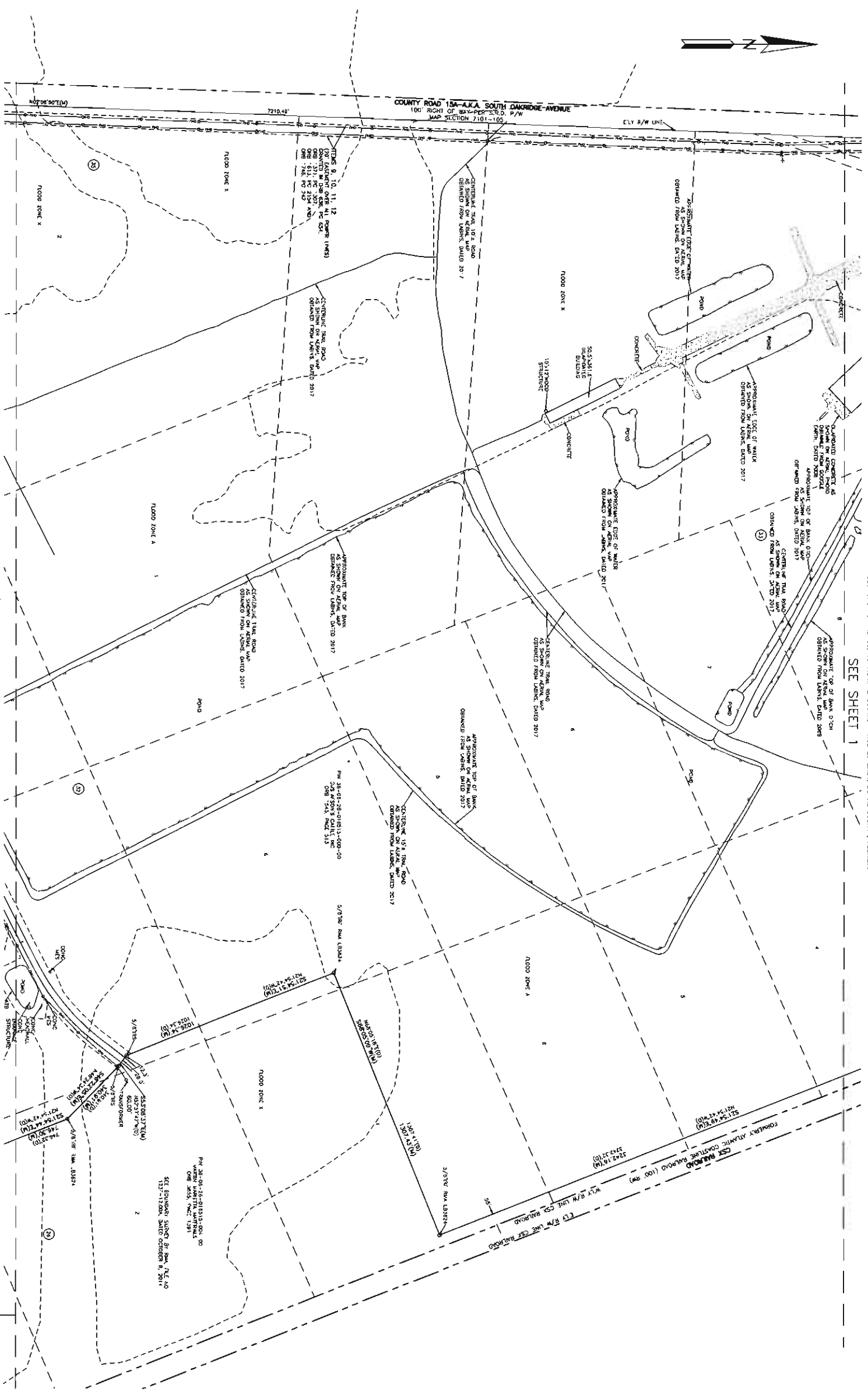
A PORTION OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15A-SOUTH OAKRIDGE AVENUE, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT OF WAY LINE OF GREEN COVE AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 65°42'06" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREEN COVE AVENUE, A DISTANCE OF 1708.60 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1560 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; THENCE SOUTH 16°51'08" WEST, ALONG LAST SAID LINE, 639.95 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 66°16'21" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3317, PAGE 1250, OFFICIAL RECORDS BOOK 3317, PAGE 1265, AND OFFICIAL RECORDS BOOK 3317, PAGE 1255, OF SAID PUBLIC RECORDS OF CLAY COUNTY, A DISTANCE OF 1407.06 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3317, PAGE 1262; THENCE SOUTH 23°30'00" EAST, ALONG LAST SAID LINE, 49.41 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE NORTH 66°24'28" EAST, ALONG LAST SAID LINE, 384.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 21°54'49" EAST, ALONG LAST SAID LINE, 2376.90 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1098 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 77°07'44" WEST, ALONG LAST SAID LINE, 66.97 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3855, PAGE 1391 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID WESTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 21°54'49" EAST, 3242.16 FEET; COURSE NO. 2: SOUTH 68°05'09" WEST, 1307.43 FEET; COURSE NO. 3: SOUTH 21°54'51" EAST, 1026.34 FEET; COURSE NO. 4: SOUTH 53°08'37" EAST, 60.00 FEET; COURSE NO. 5: SOUTH 46°22'05" EAST, 340.91 FEET; COURSE NO. 6: SOUTH 21°54'44" EAST, 746.301 FEET; COURSE NO. 7: NORTH 69°28'08" EAST, 933.80 FEET; COURSE NO. 8: NORTH 67°10'35" EAST, 256.71 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD; THENCE SOUTH 21°54'49" EAST, ALONG LAST SAID LINE, 1599.27 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, AND THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 15 (U.S HIGHWAY 17) (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71010-2057 AND 71010-2513); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2754.79 FEET, AN ARC DISTANCE OF 496.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°55'18" WEST, 496.08 FEET TO A POINT OF NON-TANGENCY, SAID POINT LYING ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 67°49'42" WEST, ALONG LAST SAID LINE, 206.00 FEET; THENCE SOUTH 66°04'45" WEST, CONTINUING ALONG LAST SAID LINE, 2122.98 FEET

TO THE ARC OF A CURVE LEADING NORTHWESTERLY, AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 23 (FIRST COAST OUTER BELTWAY) (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 71493); THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2771.00 FEET, AN ARC DISTANCE OF 619.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°08'24" WEST, 617.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 72°44'18" WEST, 581.88 FEET; COURSE NO. 3: NORTH 75°01'45" EAST, 300.24 FEET; COURSE NO. 4: NORTH 72°44'19" WEST, 456.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 41°55'22", HAVING A RADIUS OF 3027.00 FEET, AN ARC DISTANCE OF 2214.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°18'00" WEST, 2165.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 65°20'19" WEST, 367.45 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15A-SOUTH OAKRIDGE AVENUE; THENCE NORTH 02°06'50" EAST, ALONG LAST SAID LINE, 7210.49 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 203 OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 88°31'42" EAST, 282.59 FEET; COURSE NO. 2: NORTH 21°17'17" EAST, 161.55 FEET; COURSE NO. 3: SOUTH 68°42'43" EAST, 287.10 FEET; COURSE NO. 4: SOUTH 58°52'42" EAST, 32.90 FEET; COURSE NO. 5: SOUTH 37°48'54" EAST, 22.40 FEET; COURSE NO. 6: NORTH 70°53'31" EAST, 15.20 FEET; COURSE NO. 7: NORTH 34°14'49" EAST, 52.23 FEET; COURSE NO. 8: SOUTH 88°17'22" EAST, 94.17 FEET; COURSE NO. 9: NORTH 31°43'31" EAST, 427.82 FEET; COURSE NO. 10: NORTH 73°46'32" WEST, 158.11 FEET; COURSE NO. 11: NORTH 13°06'51" EAST, 477.10 FEET; COURSE NO. 12: NORTH 10°57'35" EAST, 142.00 FEET; COURSE NO. 13: NORTH 77°27'24" WEST, 972.58 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 15A-SOUTH OAKRIDGE AVENUE; THENCE NORTH 02°07'57" EAST, ALONG LAST SAID LINE, 57.86 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 14°47'09", HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 505.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°15'37" WEST, 504.36 FEET TO A POINT ON SAID ARC AND THE POINT OF BEGINNING.

MAP SHOWING ALTANSPS SURVEY OF
A PORTION OF SECTIONS 40 AND 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA

SEE SHEET 1



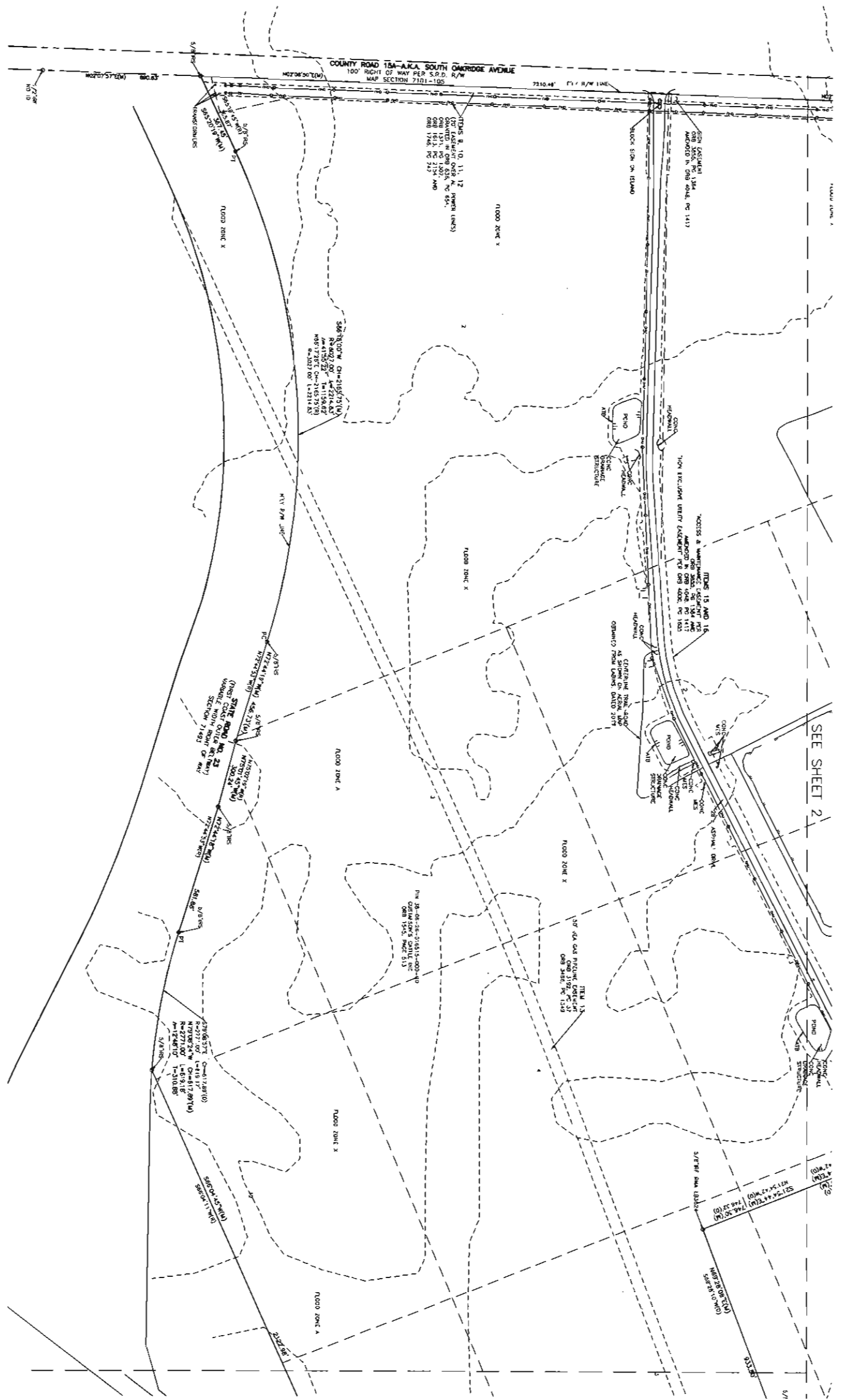
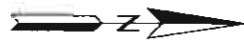
SEE SHEET 3

GRAPHIC SCALE
(1" = 100 FT)
1 inch = 800 ft

SEE SHEET 4

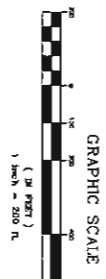
SHEET 2 OF 4
SEE SHEET 1 FOR GENERAL NOTES

MAP SHOWING ALTANSPPS SURVEY OF
A PORTION OF SECTIONS 40 AND 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DAVAL COUNTY, FLORIDA.



SEE SHEET 4

SHEET 3 OF 4
SEE SHEET 1 FOR GENERAL NOTES.



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32218 (904) 844-8800
CORPORATE OR ADMINISTRATIVE USE ONLY

DATE: 02/11/2010
PROJECT NO.: 2010-1109
SCALE: AS SHOWN
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 02/11/2010
FILE NO.: 117511109



Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 38-06-26-016515-000-00
Location COUNTY ROAD 15A
Address Green Cove Springs 32043
Brief Tax Description* N1/2 LOT 4; PT LOTS 5 & 6 BLK 22 AS REC DB 00 PG 734; SS PG 44; L PG 444; KK PG 414 PT OF LOTS 1-4 BLK 37 DB 15 PG 82; 156 PG 256 & 498; LL PG 606; 7 PG 247 & 1545 PG 513 EX 1/2 ACRES; M PG 125; PT BAYARD TRACT DB 15 PG 456; ALL PT OF SMITH SURVEY BAYARD TRACT; LOT 1-5 BLK 24; ALL BLKS 25;26;32 & 33 EX SEC 13 BLK 33 & PT OF ROWELL; LOTS 1 & 2 BLK 24 EX PT TO RD; LOTS 1 & 2 BLK 35 O R 66 PG 121 EX PT TO MILLER; SECS 1 & 2 LOT 2 BLK 50; PT LOT 2 BLK 51 DB 49 PG 55 BAYARD TRACT S/D;1545 PG 510; 3316 PG 1098; 3855 PG 1391; 3939 PG 192; 5R23 4081 PG 1202 & 1208; 4081 PG 1162
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code TIMB 70/79 (S600)
Sec/Twp/Rng 38/6/26
Tax District Tax Dist 001
Millage Rate 15.2187
Acreage 946.441
Homestead N

Map



Owner Information

GUSTAFSON'S CATTLE INC
 PO BOX 600337
 JACKSONVILLE FL 32260-0337

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
TIMB 70/79 (S600)	180.00	Timber 70/79	Ag Use	0	0
N-PRODUCT (5930)	103.74	Non-Productive	Ag Use	0	0
Vacant > 10 AC/Non-Ag (9900)	662.70	South Green Cove Springs Rural Residential	Site	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/17/1995	\$1,223,200	Warranty Deed	1545	513	Qualified	Improved	GUSTAFSONS DAIRY INC	GUSTAFSONS DAIRY FARM INC

Recent Sales in Area

Sale date range:

From:

09/09/2010

To:

09/09/2020

Sales by Neighborhood

1500

Feet

Sales by Distance

TRIM Notice

[38-06-26-016515-000-00\(PDF\)](#)

Valuation

	2020 TRIM Values	2019 Certified	2018 Certified	2017 Certified
+ Building Value	\$0	\$0	\$0	\$64,674
+ Extra Features Value	\$0	\$0	\$0	\$232,096
+ Land Value	\$2,622,641	\$1,988,103	\$1,988,103	\$2,327,664
Land Agricultural Value	\$52,887	\$52,887	\$52,887	\$262,767
Agricultural (Market) Value	\$634,538	\$560,748	\$560,748	\$2,327,664
= Just Market Value	\$2,622,641	\$2,548,851	\$2,548,851	\$2,624,434
= Total Assessed Value	\$2,040,990	\$2,040,990	\$2,040,990	\$559,537
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$2,040,990	\$2,040,990	\$2,040,990	\$559,537
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Property Record Card

[2020 Property Record Card\(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

The Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSION

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Page 1 of 1



Book: 1545
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Rec: 03/30/95
12:34 P.M.
File# 9509079
John Keene
Clerk Of Courts
Clay County, FL
FEE: \$180.00
DOC: \$852.40

WARRANTY DEED

THIS INDENTURE, made this 17th day of January, 1995, GUSTAFSON'S DAIRY, INC., a Florida corporation, whose address is 4169 County Road 15A, Green Cove Springs, Florida 32043, party of the first part, and GUSTAFSON'S DAIRY FARM, INC., a Florida corporation, whose address is 4169 County Road 15A, Green Cove Springs, Florida 32043, party of the second part.

W I T N E S S E T H:

That the said party of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in Clay County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1993; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

Real Estate Assessment No. 38-06-26-016515-000-00

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on behalf of said party of the first part the day and year first above written.

Signed and Sealed in Our Presence:

GUSTAFSON'S DAIRY, INC., a Florida corporation

Sign: John L. Fisher
Print Name: JOHN FISHER

By: E. S. Gustafson
E. S. Gustafson
President

Sign: James H. Sheehan
Print Name: JAMES H. SHEEHAN

STATE OF FLORIDA
COUNTY OF CLAY

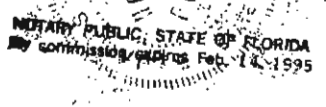
The foregoing instrument was acknowledged before me this 17th day of January, 1995, by E.S. Gustafson, President of Gustafson's Dairy, Inc., a Florida corporation, on behalf of the corporation, who are personally known to me or who has produced a driver's license as identification.

James H. Sheehan
Name: JAMES H. SHEEHAN
NOTARY PUBLIC, State of Florida
Commission Number: 20285377

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY.

Prepared By/Return To:
James H. Sheehan, Esq.
3366 Mary Draper Court, East
Jacksonville, Florida 32223

PK



A tract of land consisting of 1125 acres, more or less in Clay County, State of Florida in section thirty eight (38), township six (6) south, Range twenty six (26) east. Bordered on the north by Green Cove Avenue on the east by the Seaboard Coast Line Railroad, on the south by lands of J.P. Hall, and on the west by County road 15A. More particularly described as follows:

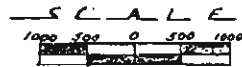
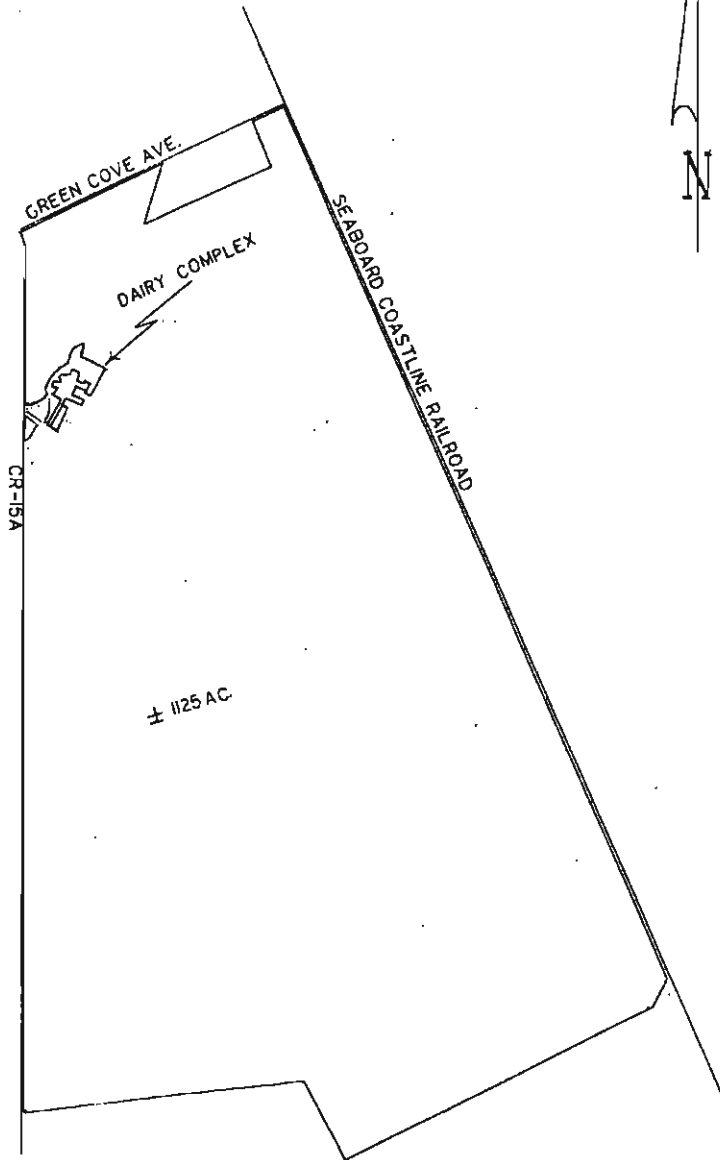
Beginning at the south right of way intersection of CR 15A and Green Cove Ave and thence east along said right of way of Green Cove Ave a distance of \pm 1700 feet turn south west at this point a distance of 640.31 feet at this point turn east a distance of 1416.60 feet, at this point north for a distance of 495.54 feet, east for a distance of 383.55 feet to the right of way of Seaboard Coastline Railroad south along said right of way for a distance of 9,900 feet at this point turn southwest for a distance of 400 feet turn west at this point for a distance of 3550 feet, turn northwest at this point a distance of 900 feet at this point turn west for a distance of 2995 feet to CR 15A right of way turn north along said right of way a distance of 9100 feet to a point of beginning. See Attached Map, #1

LESS AND EXCEPT:

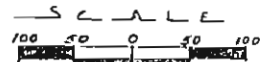
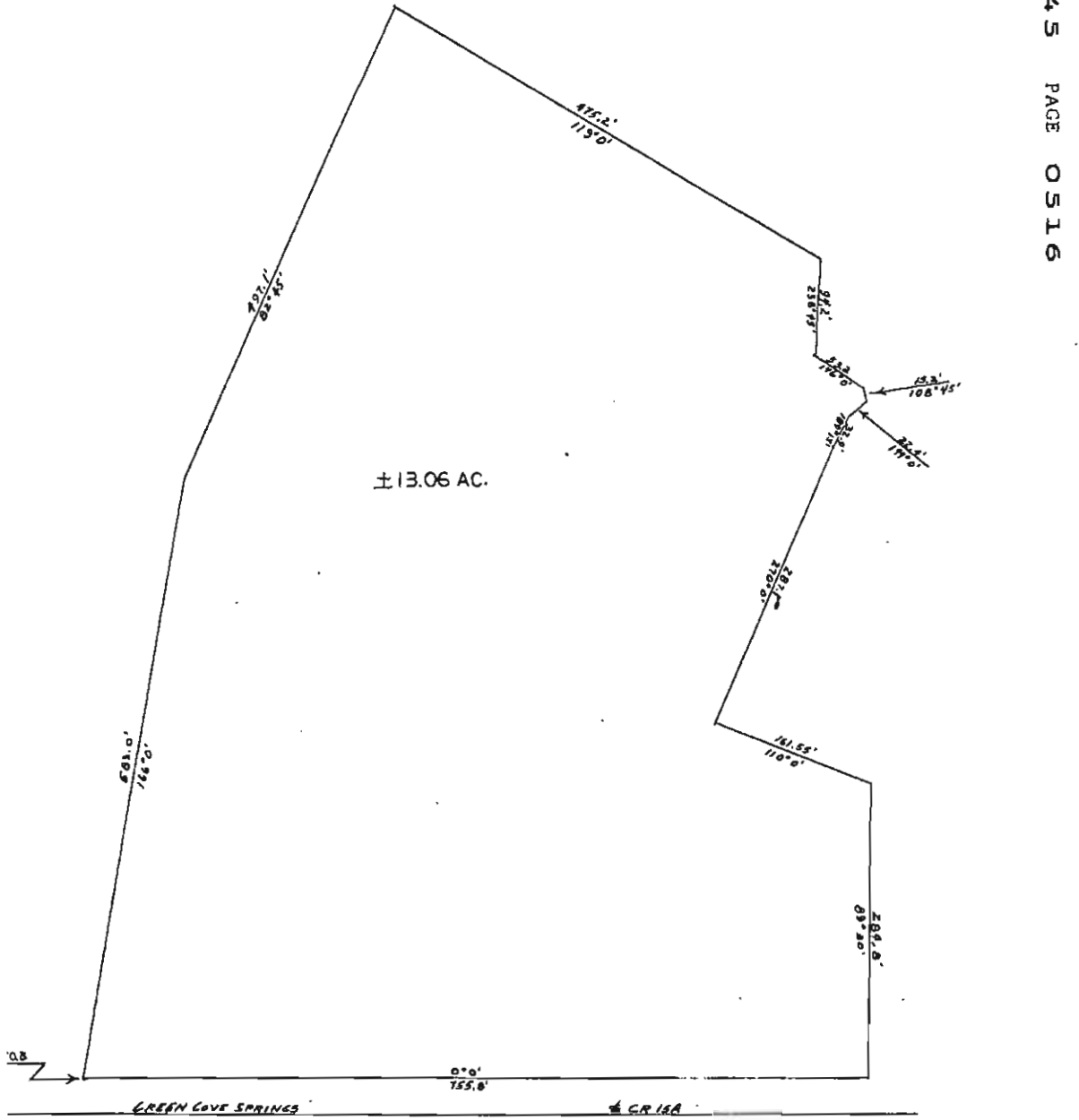
A track of land consisting of \pm 13.06 acres located in Clay County, State of Florida in the N.W. of Section thirty eight (38), Township Six (6) south, Range twenty six (26) East and more particularly described as follows:

Commence at the center line of Green Cove Ave. at the intersection of Green Cove Ave. and County Road 15A. Thence south along County Road 15A a distance of 1120.5' to a point of beginning (P.O.B.) (iron pipe) continuing south along C.R. 15A 755.8' to an iron pipe (35.0' east of centerline of C.R. 15A) (CR#2) turn an angle of 89° 30' from P.O.B. and continue east a distance 284.8' to an iron pipe (CR#3) turn an angle of 110° 0' from CR#2 and continue north a distance of 161.55' to a brass cap set in concrete (CR#4) turn an angle of 270° 0' from CR#3 and continue east a distance of 287.1' to an iron pipe (CR#5) turn an angle of 189° 15' from CR#4 a distance of 32.9' to a brass cap set in concrete (CR#6) turn an angle of 199° 0' from CR#5 and continue south east 22.4' to a brass cap set in concrete (CR#7) turn an angle of 108° 45' from CR#6 continue east a distance of 15.2' to a brass cap set in concrete (CR#8) turn an angle of 146° 0' from CR#7 and continue north east a distance of 52.2' to an iron rod (CR#9) turn an angle of 238° 45' from CR#8 and continue a distance of 94.2' to an iron pipe (CR#10) turn an angle of 119° 0' from CR#9 and continue 475.2' to an iron pipe (CR#11) turn an angle of 82° 45' from CR#10 and continue a distance of 497.1' to an iron pipe (CR#12 located @ fence corner) turn an angle of 166° 0' and continue a distance of 583.0' to the Point Of Beginning.

SEE ATTACHED MAP # 2



North
↑



100 FT



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
GUSTAFSON'S CATTLE, INC.

Filing Information

Document Number	P93000028514
FEI/EIN Number	59-3175830
Date Filed	04/16/1993
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	07/06/2004
Event Effective Date	NONE

Principal Address

135 W. BAY STREET, SUITE 400
JACKSONVILLE, FL 32202

Changed: 04/07/2020

Mailing Address

P.O. BOX 600337
JACKSONVILLE, FL 32260-0337

Changed: 04/07/2020

Registered Agent Name & Address

BRANT, REITER, MCCORMICK & JOHNSON, P.A.
135 W. BAY STREET, SUITE 400
JACKSONVILLE, FL 32202

Name Changed: 04/20/2016

Address Changed: 04/07/2020

Officer/Director Detail

Name & Address

Title DPVP

GUSTAFSON, E.S. JR.
P.O. BOX 600337
JACKSONVILLE, FL 32260-0337

Title AVPS

GUSTAFSON, EDDIE
 P.O. BOX 600337
 JACKSONVILLE, FL 32260-0337

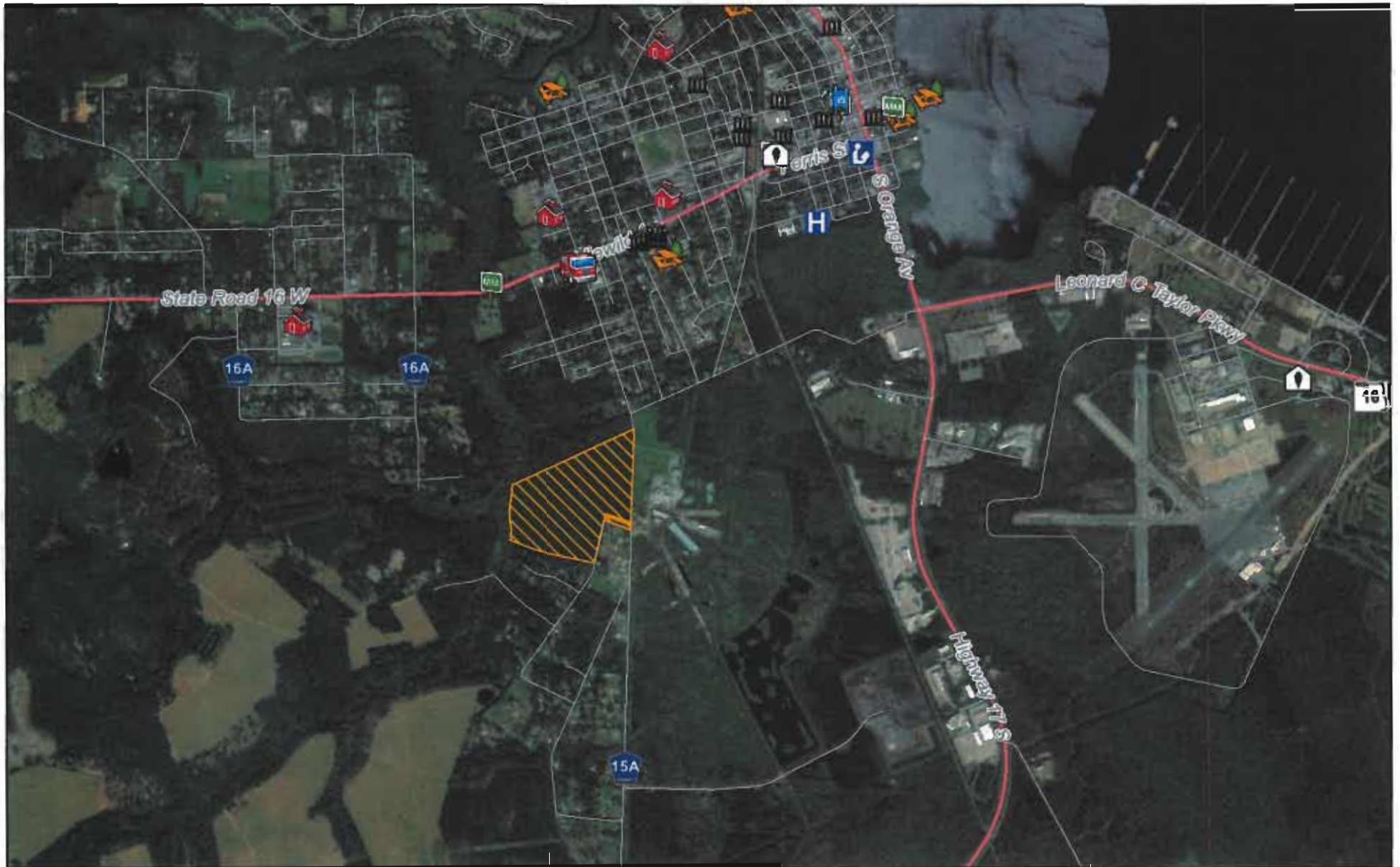
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Report Year	Filed Date
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2019	02/04/2019
2020	04/07/2020

Document Images

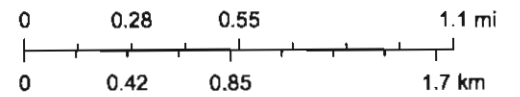
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Vicinity Map



September 15, 2020

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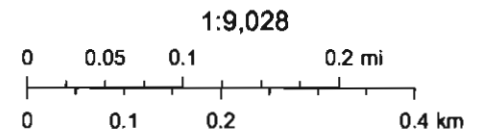
St Johns County, Earthstar Geographics

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Copyright 2014

Aerial Map

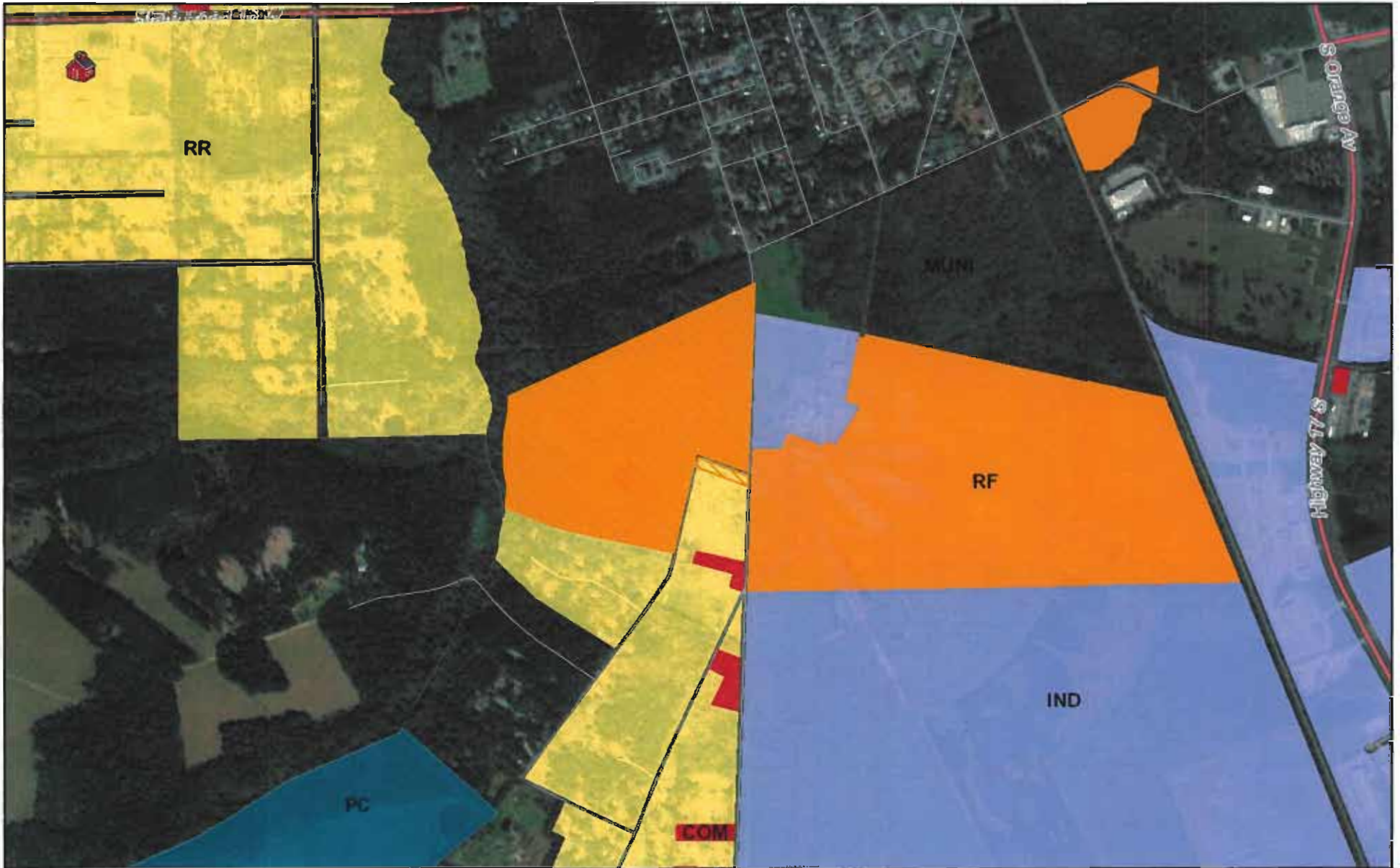


September 15, 2020



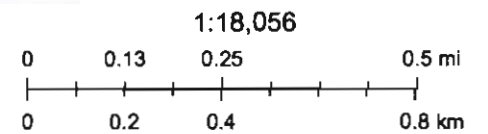
St Johns County, USDA FSA, GeoEye, Maxar

Future Land Use Map (County)



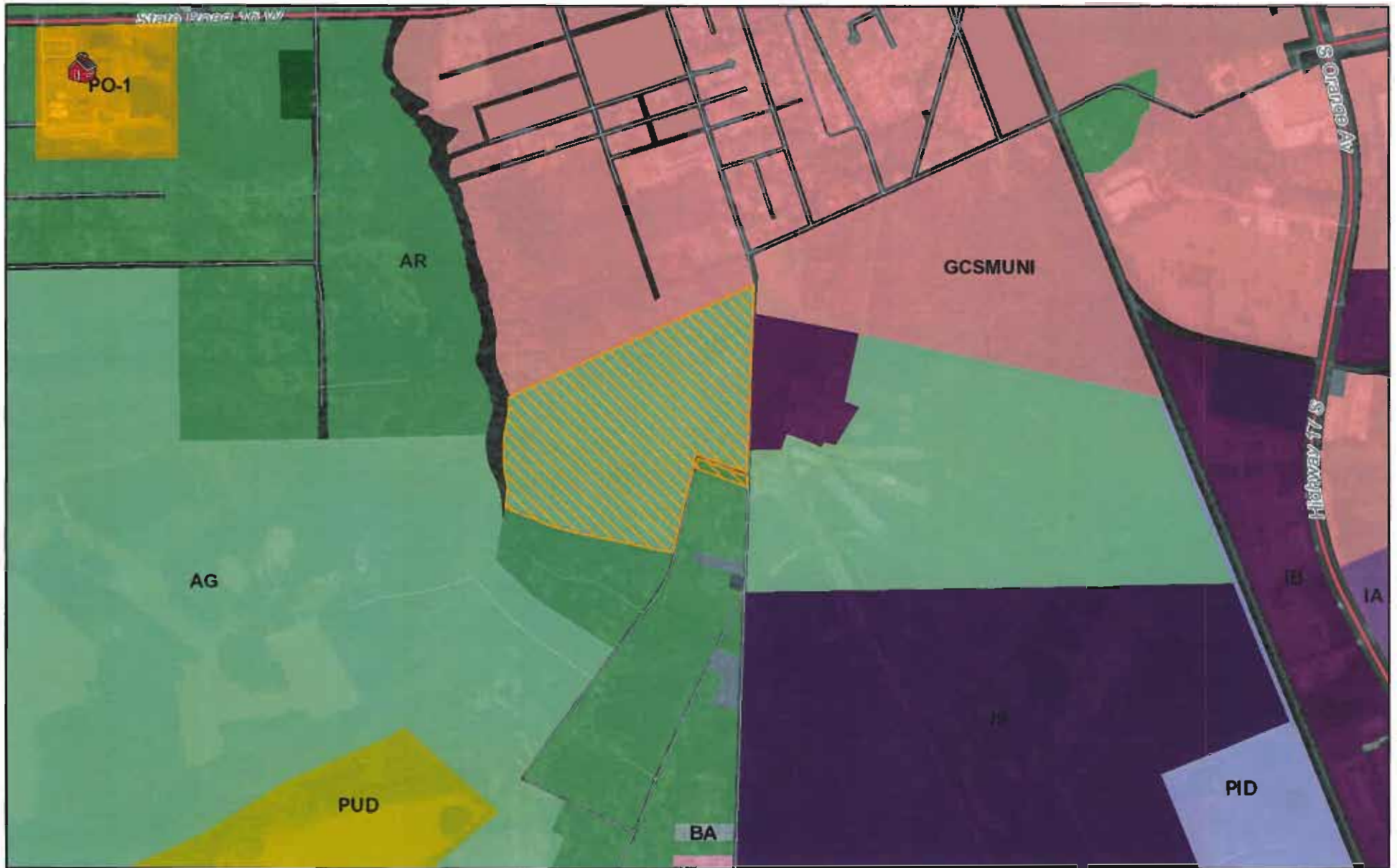
September 15, 2020

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|---------------------|------------|-----------------------|
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| User drawn polygons | Library | Fire Station |
| School | Bookmobile | |



St Johns County, USDA FSA, GeoEye, Maxar

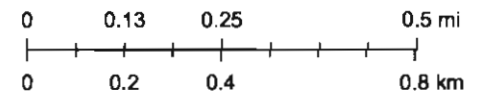
Zoning Map (County)



September 15, 2020

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User drawn polygons	Library	Fire Station
School	Bookmobile	

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St Johns County, USDA FSA, GeoEye, Maxar