



ATTORNEYS AT LAW

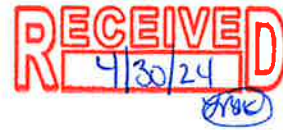
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April 29, 2024



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 Planned Unit Development Modification,
Commercial Rezoning**

Dear Mr. Daniels:

The purpose of this letter is to transmit two rezoning applications for properties owned by clients of our firm located in the City of Green Cove Springs. The first application is for a modification to the existing Ayrshire Planned Unit Development (“PUD”) approved as Ordinance Nos. O-06-2021 and O-09-2022. The second application is to rezone land located adjacent to the Ayrshire PUD for commercial use.

Our clients D.R. Horton, Inc. – Jacksonville, Rookery Investors LLC and ADJ Rookery LLC (collectively the “Owners”) are the owners of the approximately 561 acres located within the Ayrshire PUD. The Owners are requesting to add a new residential product type – duplexes – to the permitted uses within the PUD and provide development standards for such units.

D.R. Horton, Inc. – Jacksonville also owns property located between the Ayrshire PUD and U.S. Highway 17 with Clay County Parcel Identification No. 38-06-26-016579-000-00 (the “Commercial Parcel”). The future land use designation of the Commercial Parcel is Industrial, and the zoning district is Mixed Use Highway (“MUH”). D.R. Horton would like to rezone the Commercial Parcel from MUH to Commercial High Intensity (“C2”).

Enclosed are applications for the PUD Modification and Rezoning described above, along with supporting documents related to the same. If you will please let us know the application fee for each package, we will send you checks for payment.

We look forward to working with you on these applications.

Sincerely yours,

Ellen Avery-Smith

Michael Daniels

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cc: City Attorney Jim Arnold, Esq.
John Gislason
Anthony Sharp