



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** May 20, 2025  
**FROM:** Michael Daniels  
**SUBJECT:** Final Plat for Phase 2b of the Rookery Development for parcel #s: 016515-008-04 & 016515-008-05 *Michael Daniels*

### PROPERTY DESCRIPTION

**APPLICANT:** England-Thims & Miller **OWNER:** CRE-JDG Rookery Owner LLC  
**PROPERTY LOCATION:** CR 15 A  
**PARCEL NUMBER:** 016515-008-04 & 0165515-008-05  
**FILE NUMBER:** PLF-24-006  
**CURRENT ZONING:** PUD  
**FUTURE LAND USE DESIGNATION:** NEIGHBORHOOD

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### SURROUNDING LAND USE

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<b>NORTH:</b> FLU: Recreation Z: Recreation Use: Undeveloped	<b>SOUTH:</b> FLU: RLD Z: PUD Use: Undeveloped
<b>EAST:</b> FLU: Neighborhood/Industrial (County) Z: PUD / Heavy Industrial (County) Use: Undeveloped / Industrial	<b>WEST:</b> FLU: RLD Z: PUD Use: Single-Family

### BACKGROUND

#### DEVELOPMENT DESCRIPTION:

Phase 2B of the Rookery Development is proposed for 384 units on 69.78 acres, consisting of 248 single family lots and 136 townhome lots. The entire Rookery property, consisting of 560 acres was annexed into the City in 2021 and was approved for a Zoning designation of Planned Unit Development and a corresponding Development Agreement for the development of 2,100 residential dwelling units. The requirements set forth in the PUD and the Development Agreement are attached. As part of the approved Development Agreement, the applicant is required to construct Pearce Boulevard which shall traverse through the development and head north into property that is currently owned by the City and then head east over the railroad tracks and connect to US 17. In order to compensate the City for the acreage needed for the development of the roadway, the applicant has executed a land exchange where the applicant will

provide property to the City in exchange for the acreage needed for the development of the roadway. The City property was purchased as a part of a grant provided by the Florida Communities Trust for the development of a Regional Park. The plat marks the third final plat that has been taken forward for approval. the first two approved final plat include:

- Rookery Final Plat Phase 1: consisting of 231 single family lots
- Rookery Final Plat Phase 2a: consisting of Pearce Boulevard from the end of phase 1 to the intersection with US 17.

The enclosed plan set includes:

- Final Plat
- Homeowners Association Documents & Supplemental Documents
- Performance Bond
- PUD Conceptual Plan
- PUD Development Agreement

### **STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat for the Phase 2B of the Rookery Subdivision subject to the following conditions:

1. The final plat shall be recorded in the official Clay County records within 30 days after City Council approval

### **RECOMMENDED MOTIONS:**

Recommend approval of the Rookery Phase 2B Final Plat subject to staff comments.