



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** July 23, 2024
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: Review of Ordinance O-17-2024 - Revision to the Site Development Criteria to the approved Rookery Planned Unit Development

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery-Smith,
Roger Towers, P.A. **OWNER:** Rookery Investors LLC
ADJ Rookery LLC
DR Horton Inc Jacksonville

PROPERTY LOCATION: South of Green Cove Ave, East of 15A, West of US17

PARCEL NUMBER: 016515-008-00, 016515-008-02, 016515-000-03

FILE NUMBER: MOD-24-001

CURRENT ZONING: Planned United Development, PUD

FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Public Z: Recreational Use: Vacant	SOUTH: FLU: Industrial (County) Z: IS Heavy Industrial (County) Use: Manufacturing
EAST: FLU: Industrial (County) Z: IB Light Industrial (County), IS Heavy Industrial (County) Use: Light Manufacturing	WEST: FLU: Neighborhood Z: AR Agricultural Residential (County) Use: Single Family

BACKGROUND

The property is approximately 560 acres and is located on CR 15 A south of Green Cove Avenue. The property was annexed into the City in 2022 and was approved for a Land Use Designation change to the Low Density Residential, which was changed to Neighborhood with PUD Zoning District with the intent to develop 2,100 residential units owned by Rookery Investors, LLC and ADJ Rookery LLC. The PUD Zoning includes a PUD concept plan, development requirements set forth in the PUD written description and a Development Agreement. Preliminary subdivision plans for the first two phases of the project, which include Pearce Boulevard which includes the construction of a bridge over the CSX rail line connecting to US 17 have been submitted and approved. Land clearing is currently taking place in the first two phases of the proposed development.

DEVELOPMENT DESCRIPTION:

The applicant, Ellen Avery Smith Esq, of Rogers Tower PA has submitted a proposed amendment to the Site Development Criteria set forth in the Written Description of the approved PUD. The original agreement allowed for 30% of parcels to be used for townhouses while the remaining 70% would be used for single family housing. The requested modification would allow for 10% of the units to be duplexes, 30% townhouses, and 60% single family housing. The applicant has proposed a new development type (duplex) with site development criteria provided in Section E of the approved Written Description. The criteria also specify the proposed duplex development shall not be permitted in the same pod as the single-family subdivisions.

COMPREHENSIVE PLAN:

OBJECTIVE 1.1. Future Land Use Map. New development and redevelopment activities shall be directed to appropriate areas of the City as depicted on the Future Land Use Map (FLUM).

Policy 1.1.1. The following Future Land Use categories (FLUC), along with their intended uses, densities, and intensities, are established as follows (FAR only applies to non-residential uses): a. Neighborhood (NBD): This FLUC is intended to accommodate primarily low-to-medium density residential uses. Support/secondary uses include professional offices, and public/semi-public facilities. i. Density Range: Up to twelve dwelling units (du) per (/) acre (ac) ii. Maximum Intensity: 0.2 Floor Area Ratio (FAR)

Policy 1.2.1. The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities through implementation of various smart growth management measures.

Policy 1.2.4. The City shall explore permitting new types of housing developments.

Policy 1.2.6. The City shall require new development to connect to the City's centralized potable water and sanitary sewer system. Policy 1.2.7. The City shall condition development orders upon the provision of essential facilities and services which meet and would not result in the failure of each service's established level of service (LOS). Policy 1.2.8. The City shall ensure the availability and protection of lands designated for the future expansion of public infrastructure.

STAFF RECOMMENDATION

The proposed revision to the PUD written description will not result in the number of units for the proposed development being increased or increasing the impact on City facilities. The addition of a different residential product into the PUD will provide for more choices for residents and will not detract from the character of the proposed development.

RECOMMENDED MOTIONS:

Rezoning

Motion to recommend the approval of the modification to Ordinance O-17-2024, to allow for the proposed revisions in Section E, Site Development Criteria of the Rookery PUD Written Description.