



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** City Council **MEETING DATE:** April 15, 2025  
**FROM:** Michael Daniels, AICP, Development Services Director  
**SUBJECT:** Review and approval of Resolution No. R-5-2025 regarding approval of Maintenance Bond, release of performance bond and acceptance of roads and utility improvements for phase 1 of the Rookery Subdivision. *Michael Daniels*

### PROPERTY DESCRIPTION

**APPLICANT:** DR Horton, INC - Jacksonville **OWNER:** DR Horton, INC - Jacksonville  
**PROPERTY LOCATION:** CR 15 A  
**PARCEL NUMBER:** 016515-008-00  
**FILE NUMBER:** FLUS-22-001, ZON-22-001, FLUS-22-002, PUD-22-001, CDA-22-001, PLF-23-001  
**CURRENT ZONING:** PUD  
**FUTURE LAND USE DESIGNATION:** NEIGHBORHOOD

### SURROUNDING LAND USE

<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: Industrial (County) / Recreation Z: Heavy Industrial (County) / Recreation Use: Commercial / Undeveloped

### BACKGROUND

#### DEVELOPMENT DESCRIPTION:

The first phase of the Rookery Development is proposed for 231 units on 73.57 acres. 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. On September 3, 2024, the Rookery Phase 1 Subdivision and Performance Bond approved by City Council. The applicant subsequently constructed the roads, water, sewer, storm sewer and electrical services. Pursuant to the approved plat and development agreement, the City is responsible for the maintenance of the roadways and electrical services. The developer shall be

responsible for maintenance of stormwater and Clay County Utility Authority is responsible for maintenance for water and sewer. As part of the close out documents, the applicant has provided paving and drainage build out plans and material testing. The City contracted with Toco Engineering to review the construction drawings and material testing on the City's behalf and have found the plans to be in compliance. As a result, staff is recommending approval of Resolution No. R-05-2025 to release the performance bond and accept the roadway and utility improvements with the three-year maintenance bond.

#### **STAFF RECOMMENDATION**

Staff recommends approval of Resolution No. R-05-2025 to release the performance bond and accept the roadway and utility improvements with the three-year maintenance bond.

#### **RECOMMENDED MOTION:**

Recommend approval of Resolution R-05-2025 regarding Rookery Phase 1 Improvement Bond Release, Acceptance of Roadway and Utility Improvements subject to a three-year maintenance bond.