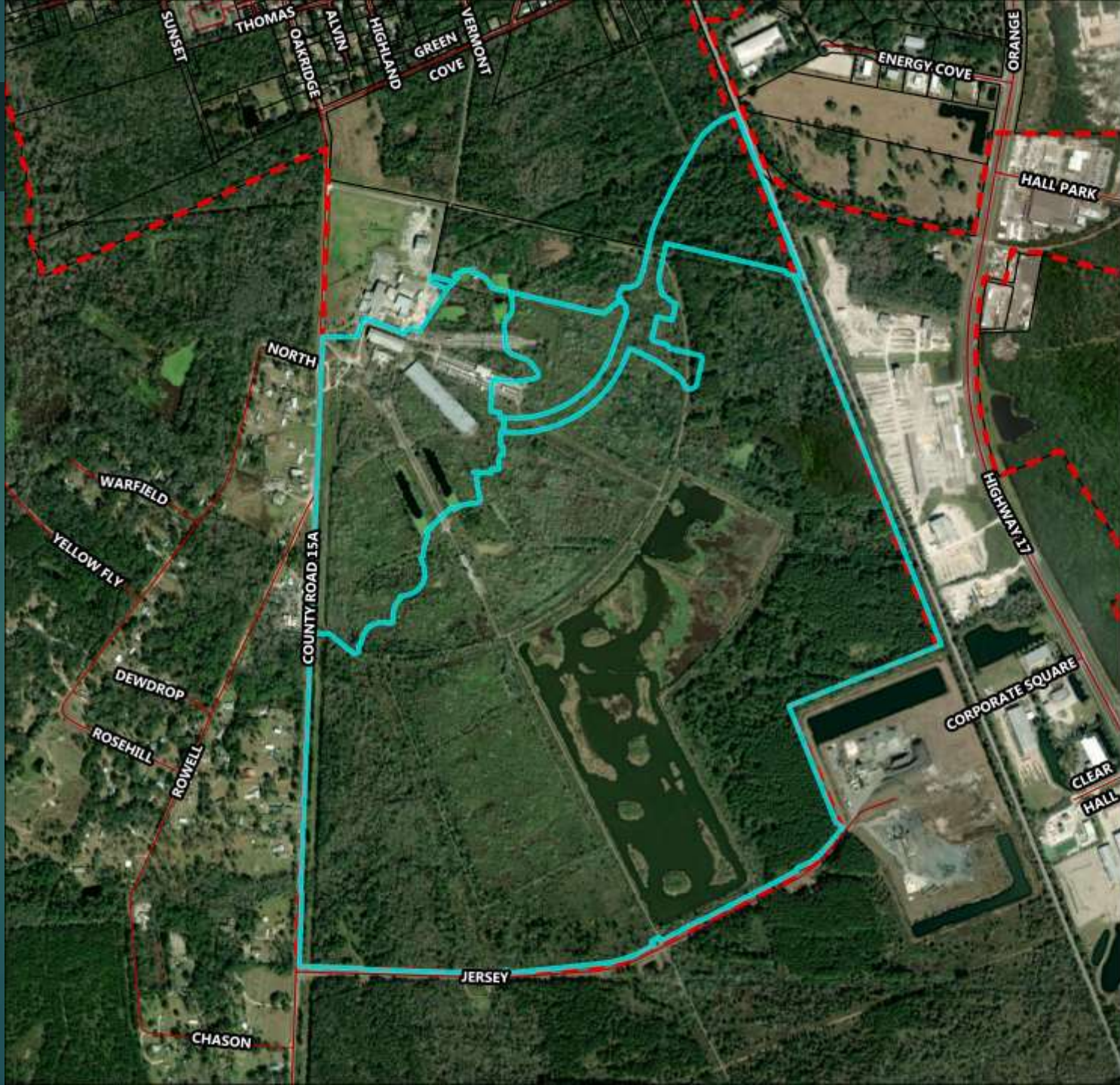


**Second and final reading of Ordinance O-17-2024 requesting a modification to the Rookery Planned Unit Development (PUD) regarding the percentages, types and design criteria of proposed housing units**

# Property and Applicant Information

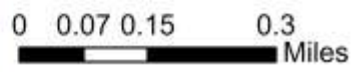
<b>SUBJECT:</b>	<b>First reading of Ordinance O-17-2024 requesting a modification to the Rookery Planned Unit Development (PUD) regarding the percentages, types and design criteria of proposed housing units</b>
<b>APPLICANT/AGENT:</b>	Ellen Avery-Smith Rogers Towers, P.A.
<b>PROPERTY OWNER:</b>	Rookery Investors LLC ADJ Rookery LLC DR Horton Inc Jacksonville
<b>LOCATION:</b>	South of Green Cove Ave and West of US 17
<b>ACREAGE:</b>	±559.90 acres (Per application and Clay County Property Appraiser)

# Property Location



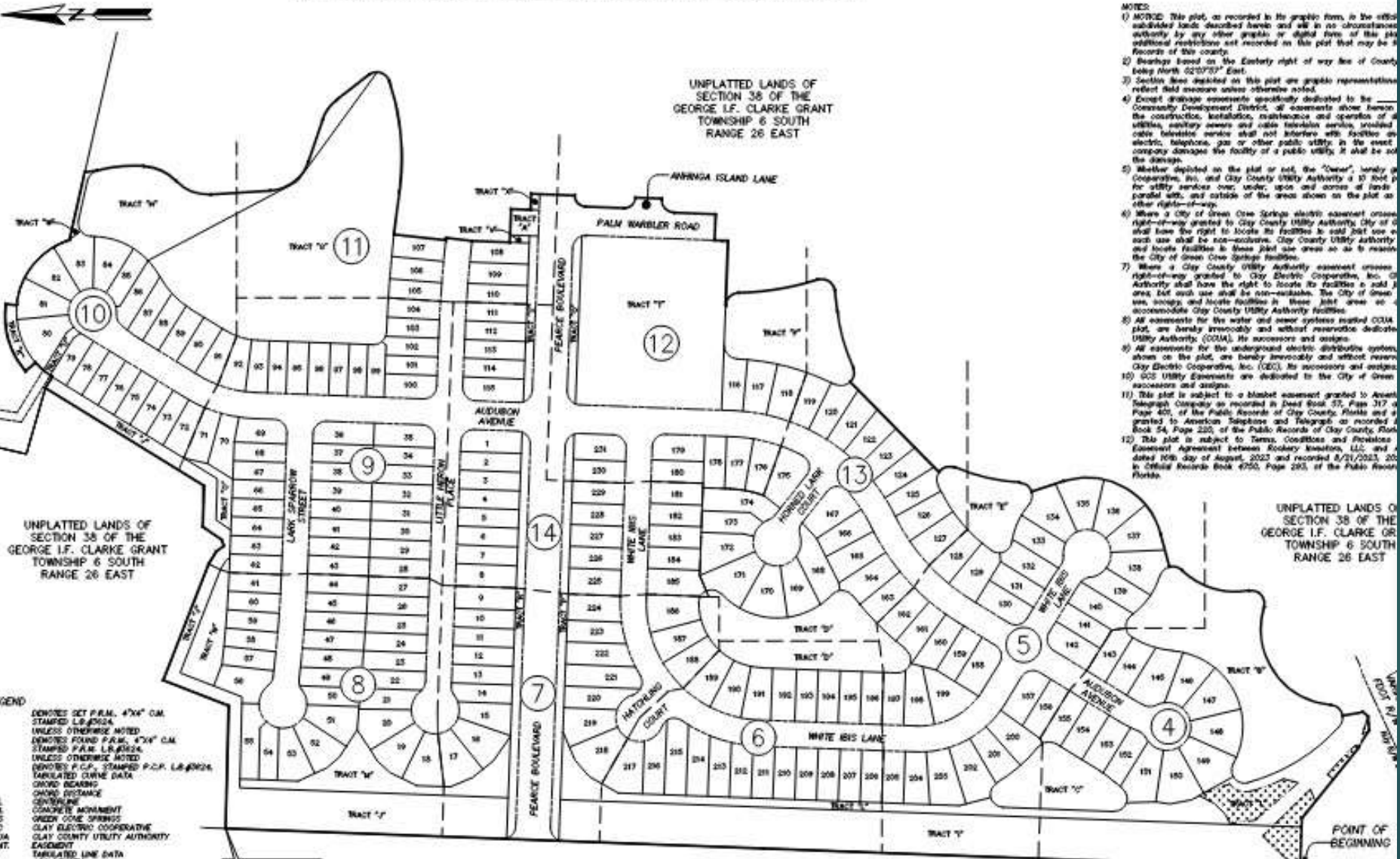
**Legend**

- Roads
- Target Parcel
- Parcels



ROOKERY PHASE 1

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA.



- NOTES:
- 1) NOTICE: This plat, as recorded in its graphic form, is the official subdivided lands described herein and will in no circumstances be altered by any other graphic or digital form of this plat. Additional restrictions not recorded on this plat that may be in the Records of this county.
  - 2) Boundaries based on the Easement right of way line of County being North 02°07'07" East.
  - 3) Section lines depicted on this plat are graphic representations and do not reflect field measure unless otherwise noted.
  - 4) Except drainage easements specifically dedicated to the Community Development District, all easements show herein the construction, installation, maintenance and operation of a utility, sanitary sewers and cable television service. Irrigated cable television service shall not interfere with facilities for electric, telephone, gas or other public utility. In the event company damages the facility of a public utility, it shall be for the damage.
  - 5) Whether depicted on the plat or not, the "Owner", hereby grants to Clay County Utility Authority a 10' foot easement for utility services over, under, upon and across all lands parallel with, and outside of the areas shown on the plat as other rights-of-way.
  - 6) Where a City of Green Cove Springs electric easement crosses right-of-way granted to Clay County Utility Authority City of Green Cove Springs shall have the right to locate its facilities in such use shall be non-exclusive. Clay County Utility Authority and locate facilities in these joint use areas so as to remain the City of Green Cove Springs facilities.
  - 7) Where a Clay County Utility Authority easement crosses right-of-way granted to Clay Electric Cooperative, Inc. or Authority shall have the right to locate its facilities in such use areas, but such use shall be non-exclusive. The City of Green Cove Springs and locate facilities in these joint use areas so as to accommodate Clay County Utility Authority facilities.
  - 8) All easements for the water and sewer systems located on this plat, are hereby irrevocably and without reservation dedicated to the Clay County Utility Authority (CCUA). Its successors and assigns.
  - 9) All easements for the underground electric distribution systems shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC). Its successors and assigns.
  - 10) CEC Utility Easements are dedicated to the City of Green Cove Springs and assigns.
  - 11) This plat is subject to a blanket easement granted to Ameri-Telegraph Company as recorded in Deed Book 37, Page 317 of Page 401, of the Public Records of Clay County, Florida and is granted to American Telephone and Telegraph as recorded in Book 54, Page 220, of the Public Records of Clay County, Florida.
  - 12) This plat is subject to Terms, Conditions and Provisions Easement Agreement between Rookery Investors, LLC and dated 10th day of August, 2023 and recorded 8/31/2023, 2023 in Official Records Book 4755, Page 293, of the Public Records of Florida.

Phase 1

UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST

UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST

DEMONSTRATED SET P.M. 4"X4" C.M. STAMPED L.P.#2524. UNLESS OTHERWISE NOTED DEMONSTRATED FOUND P.M. 4"X4" C.M. STAMPED P.M. L.P.#24. UNLESS OTHERWISE NOTED DEMONSTRATED P.C.P. STAMPED P.C.P. L.P.#24. TABULATED CURVE DATA GRADED BEARING CHAINS DISTANCE CENTERLINE CONCRETE MONUMENT GREEN COVE SPRINGS CLAY COUNTY UTILITY AUTHORITY EASEMENT TABULATED LINE DATA ARC LENGTH LICENSED BUSINESS NON-RADIAL LOT LINE NORTH AMERICAN VERTICAL DATUM OFFICIAL RECORDS BOOK PLAT BOOK POINT OF CURVATURE PAGE POINT OF TANGENCY POINT OF COMPOUND CURVATURE PERMANENT CONTROL POINT POINT OF REVERSE CURVATURE PERMANENT REFERENCE MONUMENT RADIAL LOT LINE RADARS RIGHT OF WAY CENTRAL ANGLE SHEET REFERENCE NUMBER MATCHLINE

STATE PLANE GRID N: 20452701.6236 E: 4326751.9466

Line/Line: 20mg, PUD & RCD Area: 74.06 Acres Number of Lots: 231 Minimum Lot Width: 43 feet  
 Building Setbacks: Minimum Front Setback: 30 feet for front (back of garage) 15 feet for front facade Minimum Side Setback: 43' into 0.5' feet, wider into 5' feet Minimum Rear Setback: 10 feet



STATE PLANE GRID N: 2045233.6212 E: 4326660.0425

PREPARED BY: ETM SURVEYING & MAP 14775 OLD ST. AUGUSTINE JACKSONVILLE, FL 32258 (904) 725-1111 CERTIFICATE OF AUTHORIZATION #

**ROOKERY PHASE 2A**

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

Phase 2A



- LEGEND**
- ▣ EDITED SET P.L.M., 434' C.M.
  - ▣ STAMPED L.S. AREA
  - ▣ EXISTING CONCRETE VESTIB
  - ▣ EXISTING FOUND FIRM, 434' C.M.
  - ▣ STAMPED P.L.M. L.S. AREA
  - UNLESS OTHERWISE NOTED
  - ▣ EXISTING S.C.P., STAMPED E.C.P. L.S. AREA
  - ▣ ENCLOSED CURVE DATA
  - ▣ CHORD BEARING
  - ▣ CHORD DISTANCE
  - ▣ CENTERLINE
  - ▣ CONCRETE MONUMENT
  - ▣ CLAY ELECTRIC COOPERATIVE
  - ▣ CLAY COUNTY UTILITY ALIGNMENT
  - ▣ EXHIBIT
  - ▣ TANGENTIAL CURVE DATA
  - ▣ A.P.C. LOCATION
  - ▣ LOCATED BUSINESS
  - ▣ NON-RADIAL LOT LINE
  - ▣ NORTH AMERICAN VERTICAL DATUM
  - ▣ OPTIMAL RECORDS BOOK
  - ▣ PLAT BOOK
  - ▣ POINT OF CURVATURE
  - ▣ PALE
  - ▣ POINT OF TANGENCY
  - ▣ POINT OF COMPOUND CURVATURE
  - ▣ REPERIMENT CONTROL POINT
  - ▣ POINT OF BEARING CURVATURE
  - ▣ PROPERTY ADJACENT MONUMENT
  - ▣ RADIAL LOT LINE
  - ▣ RADIAL
  - ▣ RIGHT OF WAY
  - ▣ CENTRAL ANGLE
  - ▣ SPLIT REFERENCE HANGER MARKERS

UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST

UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST

**PRELIMINARY PLAN**

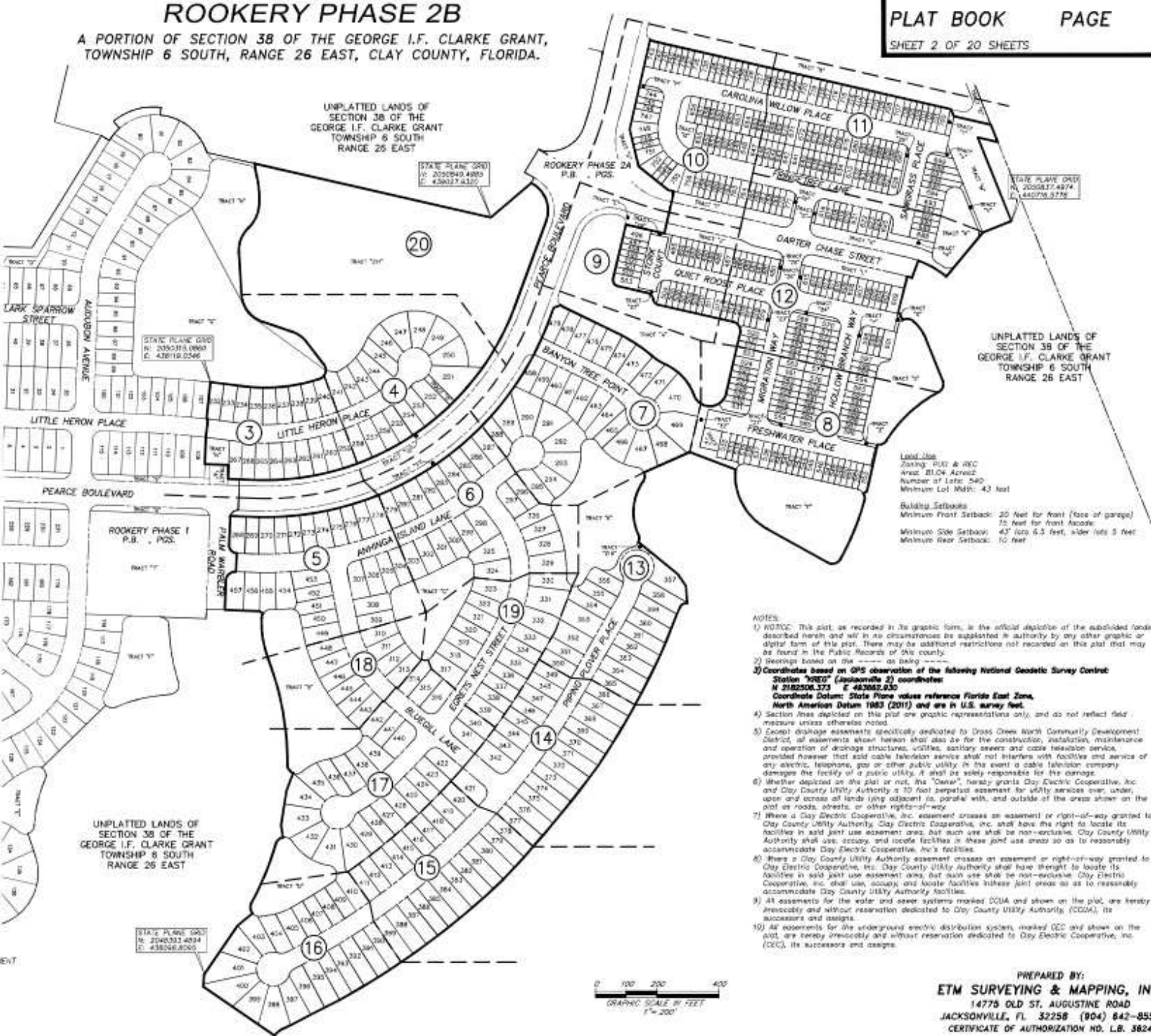
- NOTES:**
- 1) NOTICE: This plat, as received in its graphic form, is the official depiction of the subdivided lands described herein and all in no circumstances be accepted in authority by any other person or official body of this state. There may be additional restrictions not reflected on this plat that may be found in the Public Records of this county.
  - 2) Bearings based on the ----- as being -----
  - 3) Section lines depicted on this plat are graphic representations only and do not reflect field measure areas otherwise stated.
  - 4) Except drainage easements specifically delineated to Green Creek Water Community Development District, all easements shown herein shall also be for the construction, installation, maintenance and operation of drainage structures, ditches, sanitary sewers and cable television services, provided however that said other easement services shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
  - 5) Whether depicted on the plat or not, the "Owner", hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10-foot perpetual easement for utility services over, under, across and across the lands being dedicated to public use, and outside of the areas shown on the plat at roads, streets or other rights-of-way.
  - 6) Where a Clay County Department, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area but such use shall be non-exclusive. Clay County Utility Authority shall use, locate and locate facilities in these joint use areas as to be reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
  - 7) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc. Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, locate and locate facilities in these joint use areas as to be reasonably accommodate Clay County Utility Authority facilities.
  - 8) All easements for the water and sewer systems owned COW and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (COW), its successors and assigns.
  - 9) All easements for the underground electric distribution system, marked DEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC), its successors and assigns.
  - 10) COW Utility Customers are dedicated to the City of Green Cove Springs, its successors and assigns.



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8530  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 3824

# ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,  
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.



# Phase 2B

**Land Use:**  
Zoning: R10 & R1C  
Area: 81.04 Acres  
Number of Lots: 540  
Minimum Lot Width: 43 feet

**Building Setbacks:**  
Minimum Front Setback: 20 feet for front (face of garage)  
75 feet for front facade  
Minimum Side Setback: 43' for 4.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet

- NOTES:
- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will, in no circumstances be supplanted in authority by any other graphic or digital form of this plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of this county.
  - 2) Bearings based on the ----- as being -----
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "1907" (Jacksonville 2) coordinates:  
N 2182508.373 E 483662.830  
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 4) Section lines depicted on this plat are graphic representations only, and do not reflect field measure unless otherwise noted.
  - 5) Except drainage easements specifically dedicated to Deep Creek North Community Development District, all easements shown herein shall also be for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
  - 6) Whether depicted on this plat or not, the "Owner" hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10 foot perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the area shown on the plat or roads, streets, or other right-of-way.
  - 7) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
  - 8) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc. Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority facilities.
  - 9) All easements for the water and sewer systems marked CCUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (CCUA), its successors and assigns.
  - 10) All easements for the underground electric distribution system, marked CEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC), its successors and assigns.



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8556  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# PUD Agreement Proposed Modifications

- ▶ **Current PUD Written Description**

- ▶ **C. Residential Development**

The property will include a maximum of 2,100 residential units, which will include a single-family and townhouse dwellings. No more than 30 percent of the residential units will be townhomes.

- ▶ **Proposed Revision:**

- ▶ **C. Residential Development**

The property will include a maximum of 2,100 residential units, which will include single-family homes, duplexes, and townhomes. No more than 30 percent of the residential units will be townhomes, and no more than 10 percent of the residential units will be duplexes.

- ▶ **Additional Revisions:**

- ▶ **Site and Locational Development Criteria**

# Housing

- ▶ **Objective 3.1**

- ▶ The City shall foster the provision of 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

- ▶ **Policy 3.1.2**

- ▶ The City shall promote the development of housing types for all income ranges, including low- and moderate-income households.

- ▶ 2022 Comprehensive Plan Data and Analysis:

- ▶ *The housing stock of Green Cove Springs is predominately comprised of single family detached dwellings, with limited options available for those who desire and/or necessitate more dense housing types*



# PUD Agreement Proposed Modifications

## ▶ Parking Requirements:

- ▶ Each duplex unit will have two (2) parking spaces. Duplex units will have enclosed garages that are a minimum of 200 square feet (10 feet by 20 feet). Recreational vehicles, boats and trailers shall not be parked in front yards, or in the minimum required side yards and shall be screened from view.
- ▶ No parking is permitted on private streets maintained by the HOA
- ▶ Public streets only allow parking on one side of the street per the HOA/PUD, lot size/layout for duplexes will dictate where on-street parking would be allowed if any within a duplex development at development review.

# Staff Recommendation

Staff is recommending approval of the proposed PUD modification request. The Planning and Zoning Commission unanimously approved the request on July 23, 2024.

## **RECOMMENDED MOTION:**

Motion to recommend approval of the second and final reading of Ordinance O-17-2024 regarding amending and restating the PUD text and concept plan pursuant to revisions to the percentages, types and design criteria of proposed housing units within the Rookery PUD.