



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** September 3, 2024
FROM: Michael Daniels
SUBJECT: Final Plat for phase 1 of the Rookery Development for a portion of parcel #: 016515-008-00

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery-Smith, Esq. of Rogers Tower, PA **OWNER:** Gustafson's Cattle, Inc.

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

CURRENT ZONING: PUD

FUTURE LAND USE DESIGNATION: NEIGHBORHOOD

SURROUNDING LAND USE

NORTH: FLU: Recreation
Z: Recreation
Use: Undeveloped

SOUTH: FLU: RLD
Z: PUD
Use: Undeveloped

EAST: FLU: Neighborhood/Industrial (County)
Z: PUD / Heavy Industrial (County)
Use: Undeveloped / Industrial

WEST: 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. 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 enclosed plan set includes:

- Final Plat
- Home Owners Association Documents
- Performance Bond

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat for the Phase 1 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 1 Final Plat subject to staff comments.