



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** December 10, 2024
FROM: Michael Daniels
SUBJECT: Final Plat for phase 2a 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:

Phase 2a of the Rookery Development consists of the completion of the Pearce Boulevard roadway from Palm Warbler Road to US 17, across from Hall Park Road. 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.

The enclosed plan set includes:

- Final Plat

- Performance Bond

STAFF RECOMMENDATION

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

1. Address outstanding comments identified in the attached deficiency report.
2. 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 2a Final Plat subject to staff comments.