



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** August 04, 2026
FROM: Lisa Walsh, AICP, Development Services Director
SUBJECT: A Modification to the Preliminary Plat and Improvement Plan for the Rookery Phase 3B

PROPERTY DESCRIPTION

APPLICANT: Live Oak Engineering **OWNER:** Rookery Investors LLC, CRE-JDG
Rookery Owner LLC

PROPERTY LOCATION: Parcel located west of the CSX railroad, east of Country Road 15A, south of Green Cove Avenue, and north of Jersey Ave.

PARCEL NUMBER: 016515-008-00

FILE NUMBER: PLIP-26-002

CURRENT ZONING: PUD

FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Neighborhood Z: PUD Use: Residential, Vacant	SOUTH: FLU: Neighborhood Z: PUD Use: Residential, Vacant
EAST: FLU: Neighborhood Z: PUD, IB (County) Use: Vacant, Industrial	WEST: FLU: Neighborhood Z: PUD Use: Residential, Vacant

BACKGROUND

DEVELOPMENT DESCRIPTION:

Phase 3B of the Rookery is located east of Phase 1 and south of Pearce Boulevard. This phase consists of 23.23 acres with 82 single family lots, each 50 feet wide, modified from 116 single family lots.

In February 2023, the City, CSX, and DR Horton entered into a triparty agreement to complete the construction of the Pearce Boulevard bridge over the CSX railroad. FDOT has also approved a plan and the new intersection at US 17 is nearly complete.

The preliminary plat and improvement plans were reviewed by the Site Development Review Team on July 21, 2026, who recommend approval with conditions of this modification.

STAFF RECOMMENDATION

Staff recommends approval of the modification to the Preliminary Plat and Improvement Plans for the Rookery Phase 3B subdivision subject to the following condition:

1. Please be aware that final plats for phases must be submitted for approval within six months of preliminary plat approval.

RECOMMENDED MOTIONS:

Motion to approve the modifications to the Preliminary Plat and Improvement Plan for the Rookery Phase 3B subdivision with conditions as recommended by staff.