



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** June 17, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Preliminary Plat and Improvement Plan for phase 3A and 3B of the Rookery Development for a portion of parcel #: 016515-008-00 and all of parcel #: 016515-008-07 *Michael Daniels*

PROPERTY DESCRIPTION

APPLICANT: Dunn and Associates **OWNER:** Gregory Matovina, Rookery Investors, LLC

PROPERTY LOCATION: CR 15 A

PARCEL NUMBER: 016515-008-00

FILE NUMBER: PLIP 24-01

CURRENT ZONING: PUD

FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Public Z: Recreation Use: Undeveloped	SOUTH: FLU: Neighborhood Z: PUD Use: Undeveloped
EAST: FLU: Neighborhood Z: PUD Use: Undeveloped / Industrial	WEST: FLU: Neighborhood Z: PUD Use: Undeveloped

BACKGROUND

DEVELOPMENT DESCRIPTION:

Phase 3A of the Rookery project is located in the northeast corner of the Rookery PUD, adjacent to the Railroad Tracks and south of Pearce Boulevard and consists of 29.4 acres and consists of 125 single family lots. Phase 3B is located east of phase 1 and south of Pearce Boulevard and is 23.23 acres and consists of 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 is in the process of permitting approval for a new intersection at US 17 at Hall Park Road. The roadway and intersection improvements are planned to be completed in approximately one year.

Due to the fact that a significant portion of the property is located within flood zone A, the applicant is required to elevate the site, which requires a letter of map revision to be approved by the Federal Emergency Management Administration (FEMA). A conditional letter of map revision (CLOMAR) and study has been submitted and has been approved by the City's Engineering Consultant. The next step is for the CLOMAR to be approved by FEMA and then as part of the construction the site will be altered as set forth in the study to take the property out of the floodplain.

The wetlands on the site that are shown for removal are being mitigated for pursuant to the mitigation bank credits from the Cedar Creek Wetland Mitigation Bank as permitted pursuant to the Florida Administrative Code and State Statutes.

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 PUD Master Plan and the Development Agreement are attached.

The enclosed plan set includes:

- Preliminary Plat and Improvement plans for Phase 3A & 3B
- PUD Master Plan
- Rookery PUD Written Description
- Rookery Development Agreement
- Application

Per the development agreement, the applicant shall dedicate a parcel of approximately ½ acre to the city in addition to funding for the purpose of construction a police substation. This must be completed prior to the approval of a certificate of occupancy of the 200th residential unit. Prior to the approval of a certificate of occupancy of the 231st residential unit, the city will reserve the right to accept a payment from the applicant of no more than \$500,000 in place of the parcel and construction funds.

The plans were reviewed by the Site Development Review Team on October 1, 2024

DEVELOPMENT HISTORY:

Phase 1, consisting of 231 single family houses, is currently undergoing construction. Pearce Boulevard and the connecting side streets have been completed with road markings, street signs, landscaping, and lighting. Eleven houses have been finalized and received Certificates of Occupancy. A 3-acre private park at the corner of Audubon and Pearce Boulevard is planned for a dog park and playground equipment which shall be completed within one month.

Phase 2A, consisting of the rest of Pearce Boulevard up to the Pearce Boulevard bridge has been paved. Work is still being completed on the roundabout, fountain, and landscaping items.

Phase 2B, consisting of 384 single family homes, has been approved by City Council for the final plat on May 20, 2025.

PHASE 3A & 3B DESCRIPTION:

Phase 3A will include 125 single family lots and 2 stormwater retention ponds. There will be a network of sidewalks on one side of each road, tying into the sidewalk on Pearce Boulevard. Landscaping trees will be placed on at least one side of each road, in addition to the required front yard tree for each single-family home.

Phase 3B will include 116 single family lots and 1 stormwater retention pond. There will be a network of sidewalks on one side of each road, tying into the sidewalk on Pearce Boulevard. Landscaping trees will be placed on at least one side of each road, in addition to the required front yard tree for each single-family home.

Phase 3 consists of 241 lots in total. 130 of these lots will be less than 50 feet in width, with the remaining 111 lots being over 50 feet in width.

Phase 1, 2A, 2B, 3A, and 3B include 720 single family lots and 292 townhome lots. Of the single-family lots, 373 are 50 feet or greater with the remaining 347 lots being less than 50 feet. Per the PUD Written Description, a minimum of 50% of all single-family lots shall be 50 feet in width or more.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat and Improvement Plans for the Phase 3A and 3B of the Rookery Subdivision subject to the following conditions:

1. No site clearing shall take place until:
 - a. A pre-site meeting and subsequent follow up inspection has taken place between city staff, the developer, and contractors regarding installation of tree protection and erosion control requirements.
2. No utility improvements shall be initiated until a Performance Bond pursuant to the requirements set forth in Section 101-328 of the City's Land Development Code.

At project completion and prior to certificates of occupancy being issued, the items shown below will need to be completed and submitted to the City of Green Cove Springs:

3. Shall Comply with all requirements regarding Guarantees and Sureties set forth in the City Land Development Code Chapter 101, Article II Division 5, Subdivision V.
4. Within 6 months of the approval of the improvement plans, the applicant must submit an application for final plat for review.

RECOMMENDED MOTIONS:

Motion to approve of the Preliminary Plat and Improvement Plan for phase 3A and 3B.