



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** May 16, 2023
FROM: Michael Daniels
SUBJECT: Preliminary Plat and Improvement Plan 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: Recreation / PUD

FUTURE LAND USE DESIGNATION: Recreation / RLD

SURROUNDING LAND USE

NORTH: FLU: Recreation
Z: Recreation
Use: Undeveloped

SOUTH: FLU: RLD
Z: PUD
Use: Undeveloped

EAST: FLU: RLD/MUH/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 deeds for this land transfer are set to be reviewed at this Council meeting under separate agenda items.

The enclosed plan set includes:

- Preliminary Plat
- Site Geometry Plans
- Roadway Improvement Plans
- Drainage Plans
- Water and Sewer Plans
- Stormwater Pollution Prevention Plans
- Landscape and Irrigation Plans
- Tree Mitigation Plans

The plans have been reviewed and approved by the Site Development Review Team on May 8, 2023.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat and Improvement Plans for the Phase 1 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.
 - b. An ERP permit is secured from the St Johns Water Management District
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:

Recommend approval of the Preliminary Plat and Improvement Plan subject to staff comments.