

**BEFORE THE CITY COUNCIL  
CITY OF GREEN COVE SPRINGS, FLORIDA**

IN RE:           A Petition to Establish Rookery       )  
                  Community Development District    )  
\_\_\_\_\_)

**PETITION TO ESTABLISH  
ROOKERY COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, D.R. Horton, Inc. – Jacksonville ("Petitioner"), hereby petitions the City Council of the City of Green Cove Springs pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1.     Name, Location, and Size. The proposed name of the District is Rookery Community Development District. The proposed District is located entirely within the City of Green Cove Springs, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 566.02 acres of land. The District is generally located north of First Coast Expressway, west of US 17, east of CR 15A and south of Green Cove Avenue. The metes and bounds description of the external boundaries of the District and a corresponding map of such are set forth in **Composite Exhibit 2**.

2.     Excluded Parcels. There are no developable lands within the external boundaries of the proposed District which is to be excluded from the District.

3.     Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent of the real property located within the District. Documentation of this consent is contained in **Exhibit 3**.

4. Project Layout. The anticipated layout of the of development within the District is shown in **Exhibit 4**. The proposed development within the District currently contemplates the construction of approximately 1,919 residential units.

5. Existing and Future Land Uses. The existing and future land use within the proposed District is approved for development. Specifically, as indicated on **Exhibit 5**, the proposed District is designated as Neighborhood and Mixed Use Highway (MUH). The proposed land uses for lands contained within the proposed District is consistent with the City's approved Future Land Use Plan.

6. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Robert S. Porter  
Position: Sr. Vice President, Land  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

Name: Anthony Sharp  
Position: Forward Planner  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

Name: Mark Dearing  
Position: Division Counsel  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

Name: John Gislason  
Position: Land Acquisition Manager  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

Name: Greg Matovina  
Position: 12443 San Jose Boulevard, Suite 504  
Address: Jacksonville, Florida 32223

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America. Mr. Porter, Mr. Sharp, Mr. Dearing and Mr. Gislason are officers and/or employees of the Petitioner.

7. Major Water, Wastewater Facilities. The major trunk water mains and sewer interceptors and outfalls in the immediate vicinity of the District are depicted in **Composite Exhibit 6.**

8. District Facilities and Services. **Exhibit 7** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities (and an annual outlay of such costs) are also shown in **Exhibit 8.** At present, these improvements are estimated to be made, constructed, and installed in six (6) phases over the time period from 2024 through 2033. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions as contemplated and allowed by Section 190.005(1)(a), Florida Statutes. It is contemplated that the District shall exercise those special powers relating recreational facilities including recreation and security as contemplated by Section 190.012(2)(a), Florida Statutes in connection with the facilities.

10. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Kutak Rock LLP. See **Exhibit 10** for Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: Katie S. Buchanan

12. Pursuant to Section 190.005(2)(e), Florida Statutes, the City must review the petition against the factors set forth in Section 190.005(1)(e), Florida Statutes.

13. Accordingly, this petition to establish Rookery Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Green Cove Springs from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

**WHEREFORE**, Petitioner respectfully requests the City Council of the City of Green Cove Springs to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses and security, all as authorized and described by Section 190.012 (2)(a) and (d), Florida Statutes; and
- d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 21<sup>st</sup> day of February, 2024.

/s/ Katie S. Buchanan

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