



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** August 6, 2024

FROM: Gabriel Barro, Planning and Zoning

SUBJECT: First reading of Ordinance O-17-2024 requesting a modification to the Rookery Planned Unit Development (PUD) regarding the percentages, types and design criteria of proposed housing units *Michael Daniels*

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery-Smith,
Rogers Towers P.A. **OWNERS:** Rookery Investors LLC
ADJ Rookery LLC
DR Horton Inc Jacksonville

PROPERTY LOCATION: South of Green Cove Ave, East of 15A, West of US17

PARCEL NUMBER: 016515-008-00, 016515-008-02, 016515-008-003

FILE NUMBER: MOD-24-001

CURRENT ZONING: Planned Unit Development

FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Public Z: Recreational Use: Vacant	SOUTH: FLU: Industrial (County) Z: IS Heavy Industrial (County) Use: Manufacturing
EAST: FLU: Industrial (County) Z: IB Light Industrial (County), IS Heavy Industrial (County) Use: Light Manufacturing	WEST: FLU: Neighborhood Z: AR Agricultural Residential (County) Use: Single Family

BACKGROUND

The Rookery Residential PUD is located on CR 15 A, south of Green Cove Avenue. It consists of 560 acres and has been approved for development of 2,100 single and multifamily residential units.

Phase 1 of the Rookery Development, which is currently under construction, will consist of 231 single-family houses constructed along the eastern edge of S Oakridge Ave. Phase 2A includes the extension of Pearce Boulevard to connect from the end of Phase 1, over the CSX Railroad Tracks to connect to US 17, where a signalized intersection will be constructed across from Hall Park Road. Phase 2B, which is also under construction, will include an additional 248 single-family houses as well as 292 townhomes.

DEVELOPMENT MODIFICATION

The applicant has submitted a request for a modification to the Rookery PUD regarding the percentage, types and design criteria of the proposed housing units. The current PUD written description allows a maximum of 30% of the units to be developed as townhouses while the remaining 70% would be used for single family housing. The requested modification would allow for 10% duplexes, 30% townhouses, and 60% single family housing.

The language from the existing and proposed PUD Written Description is provided below:

Existing

C. Residential Development

The property will include a maximum of 2,100 residential units, which will include a single-family and townhouse dwellings. No more than 30 percent of the residential units will be townhomes.

Proposed Revision:

C. Residential Development

The property will include a maximum of 2,100 residential units, which will include single-family homes, duplexes, and townhomes. No more than 30 percent of the residential units will be townhomes, and no more than 10 percent of the residential units will be duplexes.

Addition of Site Development Criteria for duplexes provided in section E.3:

3. Duplex Criteria

- a. Setbacks: The minimum building setbacks are as follows:
 1. A minimum of 50 feet from the right-of-way of County Road 15A and 20 feet from the primary internal access road labeled Jersey Avenue on the Conceptual Development Plan.
 2. Lot setbacks are: Front Yard: 20 feet from face of garage, 15 feet from front façade of house; 10 feet on corners (with no vehicular access from Corner front yard)
Rear: 10 feet
Side Yard: 5 feet from property lines, 0 feet for interior lots with common wall lines, minimum 10 feet of separation between buildings
- b. Building height: Buildings shall not exceed 35 feet in height.
- c. Minimum lot size: 1,800 square feet.
- d. Minimum lot width: 16 feet.
- e. Minimum home size: 1,200 square feet.
- f. Maximum impervious surface ratio: 40 percent for the Property (the entire PUD).
- g. Maximum lot coverage by buildings: 60 percent per lot.
- h. Density: There are approximately 561 acres designated for residential use within the Property. The Residential Low Density Future Land Use designation of the Property allows a maximum density of four (4) units per acre. The proposed density of 3.75 units per acre is consistent with the requirements for the Residential Low Density Future Land Use category set forth in the Green Cove Springs Comprehensive Plan.
- i. Parking: Each duplex unit will have two (2) parking spaces. Duplex units will have enclosed garages that are a minimum of 200 square feet (10 feet by 20 feet). Recreational vehicles, boats, and trailers shall not be parked in front yards, or in the minimum required side yards and shall be screened from view.
- j. Location Criteria: Duplex units cannot be located within the same development pod as single-family units. Duplex units and townhomes are permitted to be located within the same development pod. No single-family lot can be subdivided to allow for the development of two duplex units. City staff

shall confirm that the owner has complied with the criteria set forth in this Subsection E.1.c during site plan review.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Goal 1:

To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the health, safety and welfare of the public.

Objective 1.2

The city shall strive to cultivate a sustainable land use pattern by preventing the proliferation of urban sprawl, ensuring the efficient provision of services, and implementing smart growth principles.

Policy 1.2.3

The City shall promote more compact and energy resource efficient residential development where the location and surrounding infrastructure supports multiple modes of transportation.

Policy 1.2.4

The City shall explore permitting new types of housing developments

TRANSPORTATION ELEMENT

Goal 2:

The City shall operate and maintain a multi-modal transportation system to facilitate the efficient movement of people and goods.

Objective 2.5

All future development shall be required to provide an adequate internal circulation system that is integrated into the surrounding network and minimizes impacts on the existing system.

Policy 2.5.3

The City shall review development applications to ensure that adequate capacity is available to serve the proposed project. The latest version of Trip Generation Manual published by the Institute of Transportation Engineers (ITE) shall be used to determine the number of trips that the proposed development will produce or attract.

Policy 2.5.7

The City shall require new subdivisions to provide “stub-outs” to adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are “stubbed-out” at their boundaries.

HOUSING ELEMENT

Goal 3:

The City of Green Cove Springs shall make provisions for safe, affordable, quality housing that meets the needs of all segments of the current and future population of the City while preserving and enhancing the community’s physical appearance and cultural diversity and protecting the interests of those with special housing needs

Objective 3.1

The City shall foster the provision of dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs

Policy 3.1.2

The City shall promote the development of housing types for all income ranges, including low- and moderate-income households.

STAFF RECOMMENDATION

Staff is recommending approval of the proposed PUD modification request. The Planning and Zoning Commission unanimously approved the request on July 23, 2024

RECOMMENDED MOTION:

Motion to recommend approval of the first reading of Ordinance O-17-2024 regarding amending and restating the PUD text and concept plan pursuant to revisions to the percentages, types and design criteria of proposed housing units within the Rookery PUD.