



# City of Green Cove Springs Site Plan Application

<b>FOR OFFICE USE ONLY</b>	
P Z File #	_____
Application Fee:	_____
Filing Date:	_____ Acceptance Date: _____
Review Type:	SRDT <input type="checkbox"/> P & Z <input type="checkbox"/> CC <input type="checkbox"/>

### A. PROJECT

- Project Name: The Rookery Amenity Center
- Address of Subject Property: County Road 15A, Green Cove Springs, FL 32043
- Parcel ID Number(s): 38-06-26-016515-008-00
- Existing Use of Property: Industrial and Rural Fringe
- Future Land Use Map Designation: Residential Low Density
- Zoning Designation: Planned Unit Development
- Acreage: 3.48

### B. APPLICANT

- Applicant's Status  Owner (title holder)  Agent
- Name of Applicant(s) or Contact Person(s): Cody Smith Title: Engineer  
 Company (if applicable): Half Associates  
 Mailing address: 9995 Gate Parkway North Suite 200  
 City: Jacksonville State: FL ZIP: 32256  
 Telephone: (\_\_\_) 904-456-9803 FAX: (\_\_\_) \_\_\_\_\_ e-mail: Tkeppel@half.com

- If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): Gregory Matovina  
 Company (if applicable): Rookery Investors, LLC  
 Mailing address: 12443 San Jose Blvd Suite 504  
 City: Jacksonville State: Florida ZIP: 32223  
 Telephone: (\_\_\_) 904-292-0778 FAX: (\_\_\_) \_\_\_\_\_ e-mail: gmatovina@matovina.com

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

### C. ADDITIONAL INFORMATION

- Is there any contract for sale of, or options to purchase the subject property?  Yes  No  
 If yes, list names of all parties involved: \_\_\_\_\_  
 If yes, is the contract/option contingent or absolute?  Contingent  Absolute

**D. ATTACHMENTS** (One copy reduced to no greater than 11 x 17, plus one copy in PDF format)

1. Site Plan and Survey including but not limited to:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Vicinity map - indicating general location of the site and all abutting streets and properties.
  - d. Complete legal description.
  - e. Statement of Proposed Uses.
  - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
  - g. Location of nearest fire hydrant, adjacent pedestrian sidewalks and bicycle paths.
  - h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
  - i. Area and dimensions of site.
  - j. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - k. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
  - m. Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts.
  - n. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - o. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, proposed surface materials of driveways and parking areas, property or lot lines, and floor area ratio.
  - p. Required buffers.
  - q. Location of existing trees, identifying any trees to be removed.
  - r. Landscaping plan depicting type, size, and design of landscaped areas, buffers, and tree mitigation calculations.
  - s. Percent of pervious surface.
  - t. Lighting plan.
  - u. Location, design, height, and orientation of signs.
  - v. Location of dumpsters and detail of dumpster enclosure.
  - w. For development consisting of Multi-family residential;
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Floor area of dwelling units.
    - vi. Number of proposed parking spaces.
    - vii. Street layout.
2. Stormwater management plan - including the following:
  - a. Existing contours at one (1) foot intervals.
  - b. Proposed finished floor elevation of each building site.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
3. Legal description with tax parcel number.
4. Warranty Deed or other proof of ownership.
5. Permit or Letter of Exemption from the St. Johns River Water Management District.

6. Fee.

a. Based on size of site:

- i. For sites <10,000 s.f. - \$500
- ii. For sites >10,000 s.f.- \$1,000 + \$20 per acre

b. All applications are subject 10% administrative fee and must pay the cost of any outside consultants' fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

**All 6 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Signature]  
Signature of Applicant

Cody Smith  
Typed or printed name and title of applicant

4/11/23  
Date

[Signature]  
Signature of Co-applicant

Jordan Limburg  
Typed or printed name of co-applicant

4-11-23  
Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 11 day of April, 2023, by Cody Smith,

Jordan Limburg, who is/are personally known to me or who has/have produced \_\_\_\_\_  
as identification.

NOTARY SEAL

[Signature]

Signature of Notary Public, State of Florida

