



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** October 24, 2023
FROM: Michael Daniels
SUBJECT: Preliminary Plat and Improvement Plan for phase 2A and 2B of the Rookery Development for a portion of parcel #: 016515-008-00

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 23-01

CURRENT ZONING: PUD

FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: **FLU:** Public **SOUTH:** **FLU:** Neighborhood
Z: Recreation **Z:** PUD
Use: Undeveloped **Use:** Undeveloped

EAST: **FLU:** Neighborhood **WEST:** **FLU:** Neighborhood
Z: PUD **Z:** PUD
Use: Undeveloped / Industrial **Use:** Undeveloped

BACKGROUND

DEVELOPMENT DESCRIPTION:

Phase 2 of the Rookery project consists of 128.76 acres. Phase 2A is 37.83 acres and consists of Pearce Boulevard which is the main collector roadway through the subdivision from the end of phase 1 which starts at Warbler Road and heads northeast terminating at US 17 across from Hall Park Road.

Phase 2B consists of 90.93 acres and consists of 248 single family lots and 292 townhome lots. The single family lots are provided on both sides of Pearce Boulevard as shown on plat sheets 3-7 and 13-19. The multifamily townhomes are provide in the northeast portion of plat 2B adjacent to the railroad. The applicant is also proposing to begin clearing a portion of phase 3, with a plat and improvement plan being submitted at a later date.

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.

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 for phase 2A and 2B
- Roadway Improvement Plans
- Drainage Plans
- Water and Sewer Plans
- Stormwater Pollution Prevention Plans
- Landscape and Irrigation Plans
- Tree Mitigation Plans
- Floodplain Conditional Letter of Map Revision
- PUD Master Plan
- Rookery Development Agreement

The plans were reviewed by the Site Development Review Team on August 9, 2023.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat and Improvement Plans for the Phase 2A and 2B 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 to City Council of the Preliminary Plat and Improvement Plan for phase 2A and 2B.