



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning and Zoning Commission      **MEETING DATE:** April 23, 2024  
**FROM:** Gabriel Barro, Planning and Zoning  
**SUBJECT:** Site Development Plan for the Development of Gustafson Park to the East of County Road 15A on a portion of parcel 016515-008-01

### PROPERTY DESCRIPTION

**APPLICANT:** Colby Smith, Halff Associates, Inc.      **OWNER:** City of Green Cove Springs  
**PROPERTY LOCATION:** County Road 15A  
**PARCEL NUMBER:** 016515-008-01  
**FILE NUMBER:** SPL-24-001  
**CURRENT ZONING:** Recreation and Conservation  
**FUTURE LAND USE DESIGNATION:** Public

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### SURROUNDING EXISTING LAND USE

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<b>NORTH:</b>	<b>FLU:</b> Neighborhood <b>Z:</b> R-1 <b>Use:</b> Single Family Housing	<b>SOUTH:</b>	<b>FLU:</b> Neighborhood <b>Z:</b> PUD <b>Use:</b> Single Family Housing
<b>EAST:</b>	<b>FLU:</b> Industrial <b>Z:</b> MUH <b>Use:</b> Vacant Non-Residential	<b>WEST:</b>	<b>FLU:</b> Industrial (County) <b>Z:</b> Heavy Industrial <b>Use:</b> Truemont

### BACKGROUND

The applicant has submitted a Site Development Application for the development of Gustafson Park on 2.57 acres of the parcel located east of County Road 15A. As set forth in Section 5D of the enclosed Rookery Development Agreement, a stipulation was included to require the developer that required the development of a park. Once the site is completed, it will be handed over to the City of Green Cove Springs for future maintenance. This is the first phase of a larger regional park development.

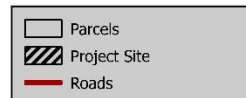
#### Development Description

The application is for the development of 2 tennis courts and a parking lot. There will be a prefabricated restroom facility on the site. The remaining site will be used for a detention pond and accompanying drainage ditches.



## Aerial

016515-008-01  
County Road 15 A



0 175 350 700 US Feet

## STAFF RECOMMENDATION

Staff is recommending approval of this request because the application complies with the requirements of the City's Land Development and Comprehensive Plan and is compatible with the surrounding neighborhood.

### RECOMMENDED MOTION:

Motion to recommend to City Council approval of the Gustafson Site Development Plan located to the east of County Road 15A at the Rookery Development.