



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** January 20, 2026
FROM: Lisa Walsh, Development Services Director
SUBJECT: Review and approval of Resolution No. R-01-2026 regarding approval of Maintenance Bond, release of performance bond and acceptance of parking lot and stormwater facilities for Gustafson Regional Park, Rookery subdivision. *Lisa Walsh*

PROPERTY DESCRIPTION

APPLICANT: DR Horton, INC - Jacksonville **OWNER:** DR Horton, INC - Jacksonville
PROPERTY LOCATION: CR 15A
PARCEL NUMBER: 016515-008-01
FILE NUMBER: FLUS-22-001, ZON-22-001, FLUS-22-002, PUD-22-001, CDA-22-001, PLF-23-001, BLD-25-1242
CURRENT ZONING: RC
FUTURE LAND USE DESIGNATION: PUBLIC

SURROUNDING LAND USE

NORTH: FLU: PUBLIC Z: RC Use: Undeveloped	SOUTH: FLU: Neighborhood Z: PUD Use: Single Family Housing
EAST: FLU: Neighborhood Z: PUD Use: Single Family Housing	WEST: FLU: Industrial Z: M-2 Use: Industrial/Manufacturing

BACKGROUND

The City Council approved a Site Development Application for the development of Gustafson Park on 2.57 acres of the parcel located east of County Road 15A for the development of two tennis courts, a parking lots and bathroom facilities on May 7, 2024. 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.

Staff is requesting the acceptance of the horizontal parking lot construction and stormwater facilities. The restroom and tennis courts are to be constructed later.



STAFF RECOMMENDATION

Staff recommends approval of Resolution No. R-01-2026 to release the performance bond and accept the parking lot and stormwater facility improvements with the three-year maintenance bond.

RECOMMENDED MOTION:

Recommend approval of Resolution R-01-2026 regarding Gustafson Regional Park Improvement Bond Release and Acceptance of Parking Lot and Stormwater Facility Improvements subject to a three-year maintenance bond.