



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**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

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### 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

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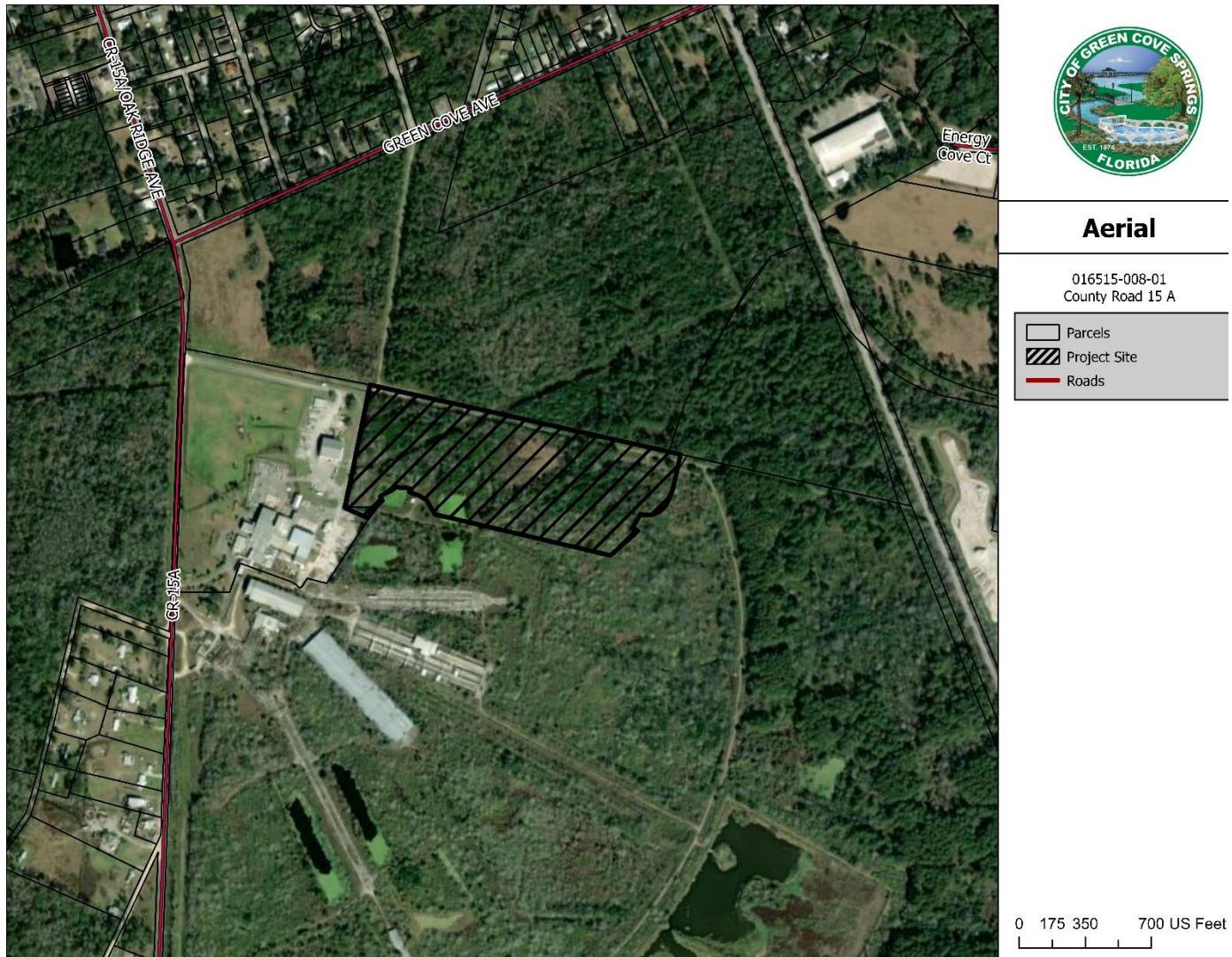
### BACKGROUND

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.