



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** April 1, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Gustafson Park Development Agreement with Clay County Utility Authority (CCUA)

PROPERTY DESCRIPTION

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

SURROUNDING EXISTING LAND USE

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

BACKGROUND

The applicant has submitted a Development Agreement between the City and CCUA regarding the water/sewer/reclaimed connection charges for the bathrooms to be installed in the first phase of the Gustafson Park project. The charges include:

- Water Capacity Charge
- Alternative Water Supply Surcharge
- SJWMD Black Creek Water Resource Charge
- Wastewater Capacity Charge
- Reclaimed Water Capacity Charge
- Debt Service Charge
- Meter Installation Charge
- Plan Review Fee
- Inspection Fee Recording Fee

The total fees to be paid to CCUA are \$16,354.38. These fees shall be paid by DR Horton.

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.



Attachments Include:

Gustafson Park CCUA Development Agreement

Gustafson Park Site Plan

Bathroom Building Detail

Signed Rookery Development Agreement

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 approve the Development Agreement regarding the utility fee payments to CCUA regarding the Development of the first phase of Gustafson Park to the East of County Road 15A on a portion of parcel 016515-008-01.