

## **RESOLUTION NO. R-01-2022**

**A RESOLUTION OF THE CITY COUNCIL THE CITY OF GREEN COVE SPRINGS, FLORIDA, ENDORSING AND CONCEPTUALLY APPROVING THE PROPOSAL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, PURSUANT TO RULE 62-818.016, FLORIDA ADMINISTRATIVE CODE, FOR A LAND EXCHANGE OF ±21.3 ACRES OF PROPERTY WITHIN THE PROPOSED ED GUSTAFSON REGIONAL PARK FOR ±21.89 ACRES OF PROPERTY WITHIN THE PROPOSED ROOKERY DEVELOPMENT ASSHOWN IN EXHIBIT “A”; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council (the "Council") of the City of Green Cove Springs, Florida (the "City") received Florida Community Trust (“FCT”) grants between 2002 and 2009 for the acquisition of land for preservation and active/passive recreation in a project known as the Ed Gustafson Regional Park (the “Park”); and

**WHEREAS**, the proposed Park does not presently have a high level of accessibility from existing roadways; and

**WHEREAS**, the City received requests from D. R. Horton, Inc. - Jacksonville (“Horton”) for an annexation, future land use amendment, and zoning request to permit a residential development (“Rookery”) south of the Park, on a portion of parcel number 016515-000-00; and

**WHEREAS**, Horton has proposed a four-lane roadway that will connect from their development site to US Highway 17 (“US 17”) which would also provide additional access from a major roadway to the proposed Park; and

**WHEREAS**, in exchange for the ±21.3 acres, Horton is donating ±21.89 acres to the Park, will construct the roadway, and will stub utilities to the proposed Park; and

**WHEREAS**, Part 2(a) of Rule 62-818.016, F.A.C. requires “a written statement from the Recipient’s governing council that it has reviewed the proposal and that the governing body conceptually approves the proposed land exchange by an affirmative vote of at least  $\frac{3}{4}$  of its members or the local requirements, whichever is higher”.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS AS FOLLOWS:**

**SECTION 1. RECITALS.** The above recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2. PURPOSE.** The City Council, as the governing council of the City of Green Cove Springs, Florida, declares it has reviewed the proposal to swap ±21.3 acres of land acquired through an FCT grant for ±21.3 acres of parcel 016515-000-00, the

Rookery Development, and the City Council conceptually approves the proposed land exchange.

**SECTION 3. DEFINITIONS AND INTERPRETATIONS.** Unless otherwise defined herein, all capitalized terms in this resolution shall have the meanings set forth in Chapter 70 of the Code.

**SECTION 4. COMPLIANCE.** It is the intent of the City that the purpose of this Resolution is to meet the requirements of Rule 62-818.016, F.A.C., and to be a declaration of official intent and conceptual approval of the land swap under such Rule.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 1<sup>ST</sup> DAY OF FEBRUARY, 2022.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Edward R. Gaw, Mayor

**ATTEST:**

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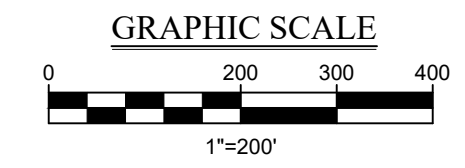
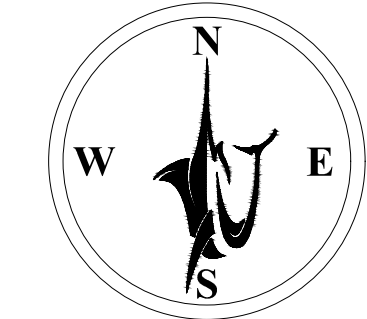
Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

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L. J. Arnold, III, City Attorney

# EXHIBIT A



### LEGEND

- EXISTING PROPERTY LINE
- EXISTING RW LINE
- PROPOSED CENTER LINE
- PROPOSED LAND BUFFER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED 6' GRAVEL SIDEWALK
- GRASSED AREA
- PROPOSED POND

### YIELD PLAN NOTES

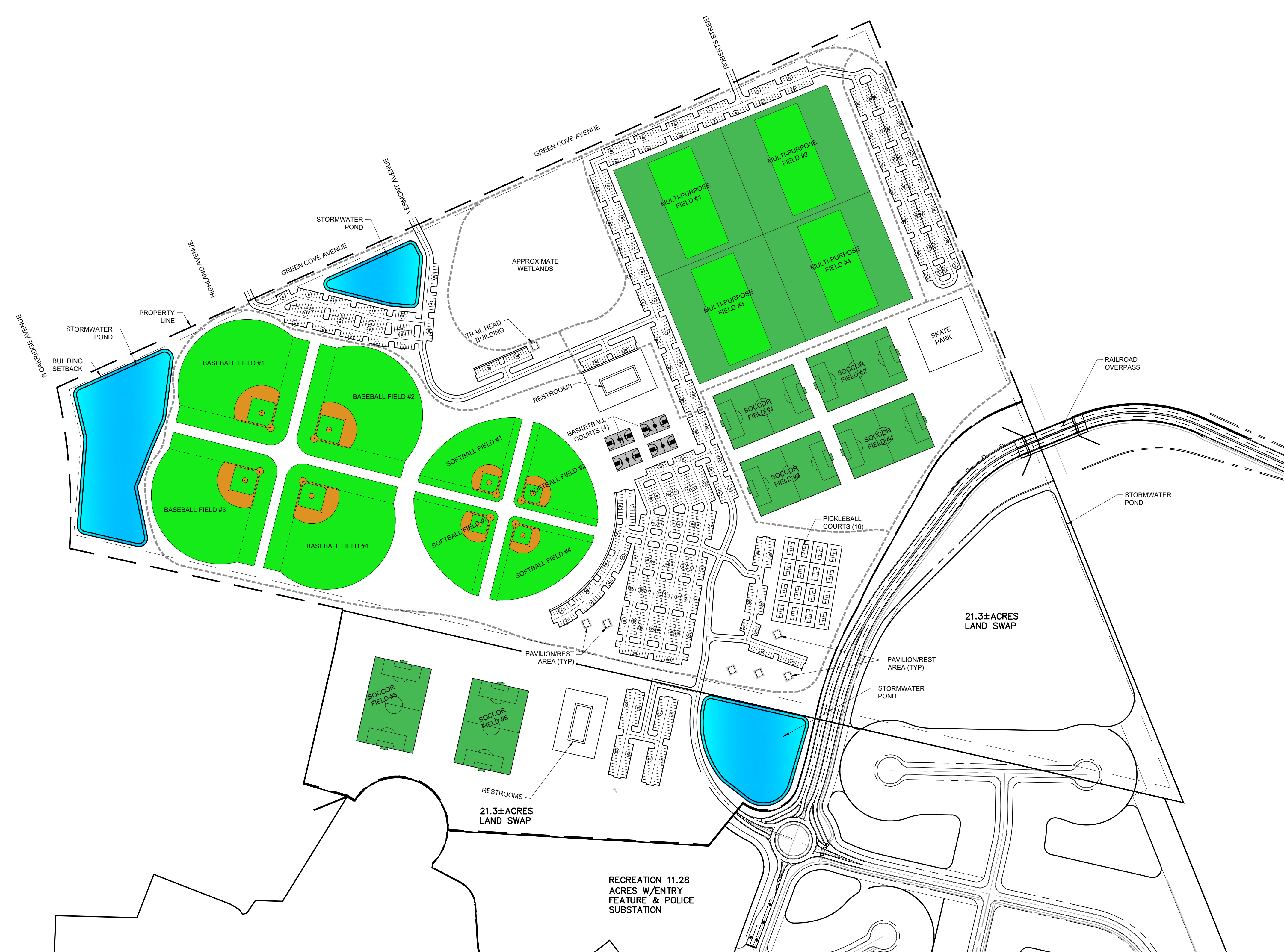
1. THIS CONCEPT PLAN HAS BEEN PROVIDED WITH THE BENEFIT OF A SURVEY FROM ETM SURVEYING AND MAPPING, INC. DATED MAY 21, 2021. EXISTING INFORMATION SHOWN ON THIS PLAN IS BASED ON THE BEST AVAILABLE PUBLIC INFORMATION THAT COULD BE OBTAINED. GULFSTREAM DESIGN GROUP, LLC ACCEPTS NO LIABILITY FOR THE BASIS OF SURVEY DATA (EXISTING CONDITIONS) AS SHOWN ON THIS DRAWING.
2. THIS CONCEPTUAL PLAN HAS BEEN PREPARED FOR THE BENEFIT OF ESTIMATING A DEVELOPMENT PROGRAM FOR MAXIMUM POTENTIAL YIELD OF THE PROPERTY. THE ACTUAL DEVELOPMENT PROGRAM MAY BE DIFFERENT UPON PREPARATION OF DESIGN CALCULATIONS/CONSTRUCTION PLANS, CLIENT CONSTRUCTION BUDGET AND REGULATORY AGENCY REVIEW.
3. ANY IMPROVEMENTS TO BE INCLUDED IN FINAL ENGINEERING PLANS MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATORY AGENCIES LAND DEVELOPMENT CODES, DESIGN STANDARDS, AND REGULATIONS. THE PROPOSED IMPROVEMENTS AS SHOWN INCLUDING BUT NOT LIMITED TO: LOT LINES, BUILDING FOOTPRINTS AND COMPONENTS, PARKING LOT FACILITIES, UTILITY LAYOUTS, LANDSCAPE/IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE BASED UPON REGULATORY AGENCY REVIEW.
4. NO COORDINATION WITH REGULATORY AGENCIES IS ASSUMED TO HAVE BEEN PERFORMED AT THE TIME OF CREATION OF THIS PLAN.
5. LAND USE/ALLOWABLE USES, ZONING/DENSITY, COMPATIBILITY WITH ADJACENT SITES, SETBACKS, BUFFERS, OR OTHER PLANNING AND ZONING REGULATIONS MAY REQUIRE MODIFICATIONS TO THIS PLAN DURING THE FINAL DESIGN PROCESS.
6. PUBLIC HEARINGS AND/OR OTHER LOCAL REVIEW BOARD PRESENTATIONS MAY BE REQUIRED AS A PART OF THESE REVIEWS AND APPROVALS.
7. OFFSITE IMPROVEMENTS HAVE NOT BEEN WHOLLY CONSIDERED IN PREPARATION OF THIS CONCEPT PLAN.
8. AVAILABILITY OF UTILITIES OR OTHER PUBLIC SERVICES HAVE NOT BEEN VERIFIED, AND CONFIRMATION THAT THE CONCEPT IS NOT IN CONFLICT WITH OTHER LOCAL OR STATE CAPITAL IMPROVEMENT PROJECTS WILL BE NECESSARY.
9. PROPOSED STORMWATER PONDS WILL COMPLY WITH ALL LOCAL, STATE & FEDERAL GUIDELINES & WILL BE SIZED APPROPRIATELY FOR OVERALL PARK DEVELOPMENT.

### SITE DATA TABLE

GROSS PROPERTY AREA:	43,021,481.87 SF	987.64 AC
NET DEVELOPABLE PROJECT AREA:	5,111,280.44 SF	117.34 AC
EXISTING WETLANDS	870,788 SF	19.99 AC
EXISTING UPLANDS	4,240,492 SF	97.35 AC
PROPOSED IMPACTS	259,819.23 SF	5.96 AC
NET REMAINING UPLANDS	4500311.670000	103.31 AC
NET REMAINING WETLANDS	610968.688100	14.03 AC

### PROVIDED PARKING SPACES

1,419
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## YIELD ANALYSIS PLANS FOR ED GUSTAFSON REGIONAL PARK CONCEPT PLAN 5 CLAY COUNTY, FLORIDA



(NOT) FOR CONSTRUCTION



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PROJECT NO:	20-144
ISSUE DATE:	10-01-2021
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

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