

## **DOLLAR TREE PLAZA**

### **DEVELOPER'S AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF GREEN COVE SPRINGS**

#### **PROPERTY OWNER**

- Property Owner will pay 100% of cost for the design and construction of the on-street parking and landscaping
- Property Owner will pay 100% of the maintenance of the on-street parking and landscaping
- Property owner will improve and maintain shared parking spaces
- Property Owner will upgrade the existing building with façade improvements on all sides of the structure.
- Property Owner will close access on US 17, if required by FDOT.

#### **CITY OF GREEN COVE SPRINGS**

- City to allow existing conditions in the right of way to remain
  - Dumpsters
  - Loading Docks
  - Equipment
  - Parking in the right of way along Magnolia, Bay, and Ferris Streets
- City to allow pickup window/drive through in the right of way
- City to allow on-street parking to count towards the minimum off-street parking requirements.
- City to participate in a Shared Parking Plan as provided by Sec. 117-447 (3) (c), if required.