

Exhibit D

WRITTEN DESCRIPTION

17-16 Commerce Center
Date: 1-15-2024
Current Zoning District: CCG-2
Proposed Zoning District: PUD
Parcel #'s: 38-06-26-016451-003-00---
38-06-26-016451-000-00

I. PROJECT DESCRIPTION

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide a development compatible with surrounding land use; to encourage development along the 17- 16 corridor yet creating an entrance to The city of Green Cove Springs. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The property is a 120-acre site located in Green Cove Springs, Florida. The land is currently zoned Residential Light Manufacturing and Commercial.

The owner's vision of the use of the property is a multi-use facility which can provide an upscale commercial C-2 corridor along U.S 17 and State Road 16 and Industrial, both M-1 and M-2 utilizing the existing infrastructure. M-1 will be allowed. M-2 will be allowed by Special Exception.

Building constraints- all the buildings will have upscale architectural facades. Exterior portions of buildings which are visible to the 17- 16 corridor shall be enhanced with architectural features such as stucco- brick- stone.

Onsite parking and access will be asphalt paved. The main entrance and exit will be on US 17 and State Road 16. Secondary access may be allowed from neighboring property. There will be an internal access road built with curb and gutter.

Outside Storage- In order to create a upscale commercial entrance, the owners recognize that commercial outside storage will limited to retail display, and must be approved by the City of Green Cove Springs. All industrial outside storage shall be screened from US 17 and State Road 16 by either a Building façade, Masonry wall or vegetative screen.

Existing and new facilities will utilize municipal water and sewer services. The owner would design all new utility services on the site. All new services would be underground to enhance the appearance of the surrounding areas. The city and owner will share in cost associated with utilities.

The creation of a master planned development affords an efficient use of the land. Each new tenant will be required to submit a individual site plan for city approval. Attached is a preliminary masterplan. The masterplan will be updated with each site development plan.

- A. **Project Name:** 17/16 Commerce Center PUD
- B. **Current Project Manager/Planner:** Kelly Hartwig
- C. **Project Developer:** HLM Investments LLC
- D. **Quantitative Data Summary:**
1. Total Acreage: 112 acres
 2. Proposed Number of sites may vary-
 3. Total amount of active space- impervious space will be based on SJRWMD master permit.
 4. Total amount of parking: - Shared parking can be used in all calculations.
 5. Phase schedule of construction – Phase 1 will be restoration and upgrades to existing 80,000 Building 3. Phase 2 will be site plan submittal and approval for individual tenants. Phase 3- Site plan submittal and approval of Phase 1 Commercial Road access.
 6. Restoration of Façade of Building 1 will be completed with in 3 years of start of restoration of Building 3

II. USES AND RESTRICTIONS

A. Permitted Uses and Structures

1. Commercial C-2 Per Div 4 Land Use Code City of Green Cove
2. Light Industrial M-1 Per Div 4 Land Use Code City of Green Cove
3. Industrial M-2 Per Div 4 Land Use Code City of Green Cove – By special exception
4. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in the Land Development Regulations. All new services will be underground.
5. A Commercial association will be formed to set up guidelines and rules which all owners or tenants will be required to follow.
6. The attached Preliminary zoning map will be included as part of the PUD. But minor changes may be approved by the City Council.

B. Permitted Accessory Use and Structures.

1. All accessory Structure shall match architectural facades of building if visible for US 17 or State Road 16

III. DESIGN GUIDELINES

A. Future principal structures. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- (1) Minimum lot area: 0 square feet
- (2) Minimum lot width: 0 feet
- (3) Maximum lot coverage: 70% percent
- (4) Minimum front yard: 25 feet
- (5) Minimum side yard: 10'
With a minimum separation of Buildings 20'
- (6) Minimum rear yard: 10'
- (7) Maximum height of structures: Per City of Green Cove Land Development Code

B. Architectural review/compatibility

- (1) Future development shall be in accordance with City of Green Cove Springs Site Plan Review requirements. Additionally, Site Plan Review shall include an architectural sketch plan at an appropriate scale supporting consistency with the proposed architectural elements of the structures, including size, scale, façade, and color as approved by the association.

C. Ingress, Egress and Circulation, Storage

- (1) *Parking Requirements. Will be determined by Article III Chapter 13 Development standards except for Commercial properties will maintain a minimum of 3 parking spaces per 1,000 Sf. Industrial will be based on specific use of the building. Office- 3 per 1,000 Sf. Warehouse Distribution- 1 per 5,000 SF. Manufacturing- 1 per 5,000 SF building plus 3/1000 sf for office. Parking spaces*

will be minimum of 9' wide by 18' with 24' minimum Drive lanes.

(2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of US 17 and State Road 16. A secondary main entrance will be east on State Road 16- through existing water plant entrance- This road if used will be improved to city standards. The final location of all access points is subject to the review and approval of the FDOT.
- b. A complete traffic study shall be completed to determine the amount of work required for vehicles entering and leaving the site. This will be based on our tenant projections. Since this is normally paid by the Mobility fee, with city approval the owner will provide the study and the cost deducted from the Mobility fees.

(3) *Pedestrian Access.*

- a. Existing sidewalks are located on the north side of State Road. Proposed pedestrian access will be coordinated with crossings and future intermodal path (possibly in FDOT ROW)

(4) *Outdoor Storage:*

- a. All outdoor storage will be screened from US 17 and State Road 16 by either a building or a 12' architectural masonry or masonry wall with a landscape hedge at the base of the wall and trees every 40'. Trees can be ornamental or shade trees and may count as part of landscape requirements. No outdoor storage allowed within 800' of US 17 or State Road 16.

D. Signage

Signage shall be in accordance with the Land Development Regulations by city of Green Cove Springs. Interior site signs will architectural elements (shown on association documents)

E. Landscaping

The Property will be developed in accordance with Article V of the Land Development Regulations. Except for: Due to the size and nature of this development, the tree removal required for drainage and grading will require most existing trees to be removed. - Mitigation of existing trees will be limited to 1-4" tree for each tree removed over 12". Street trees will be a minimum of 4" caliper. Landscape Islands may be omitted every 10 spaces- if linear island is proposed parallel to parking- Parking Island shade trees may be replaced with ornamental

tree- if required shade tree required is relocated to another landscape space adjacent to parking. Interior Landscape space will not be required in industrial laydown areas. Hedges located to screen Parking or vehicular access will only be required next to public ROW. Dumpsters must be screened with masonry walls and opaque gates. No chain link fences.

F. Utilities

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Green Cove Springs, Public Works Department. Cost of Installation and material for Main Utilities designated to the city will be identified and offset any impact fees or negotiated with City council for shared expense.

- (1) Water mains and meter boxes will be provided by the owner. Main lines and main accessories will be owned and maintained by the City of Green Cove Springs. Secondary connections will be installed, maintained, and owned by the owner.
- (2) Sanitary sewer will be provided owner. Main line will be operated and maintained by the city. Owner will provide easements where required. Secondary connections will be installed and maintained by the landowner.
- (3) Electric will be provided by City of Green Cove Springs. The owner will provide main electric conduits and transformer pads. City of Green Cove will own and maintain main electric lines. City of Green Cove will install main wire and transformers. Secondary electrical to the buildings will be installed, maintained, and owned by landowner.
 - (a) Owner will use architectural street lights which are similar to those in Spring Park in all public areas. All lights in rear of industrial building will be LED standard light poles.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

H. Site Plan and Modifications

The site plan approved as part of this PUD is conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals. Deviations from the Ordinance creating the PUD may be approved by the Planning and Zoning Board. Any use not

specifically listed, but similar to uses outline in the Land Development Code, in the alternative, may be permitted by the City Council. PUD amendments, including deviations or rezonings, may be sought for individual parcels or access points within the PUD. All development improvements are subject to appropriate local, State and Federal permitting agencies.

IV. DEVELOPMENT PLAN APPROVAL

With each request for certification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Green Cove Springs identifying all the existing and proposed uses within the Property and showing the general layout of the overall Property.

V. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSICATION FOR THIS PROJECT

The proposed project is compatible with the City of Green Cove Springs Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community as it set forth a specific design plan. The design and layout of the PUD accomplishes the following:

- A.** Provide a more desirable development than would be possible through the strict application of the requirements of the Land Development Regulations;
- B.** More efficient use of land.
- C.** Provide for the redevelopment of the subject property that will continue to maintain architectural consistency with the surrounding area and improve the characteristics of the surrounding area specifically development to the immediate south.
- D.** Proposes land uses and intensities which will meet applicable planning goals.

VI. SUCCESSORS IN TITLE

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

VII. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The site is designed around and along existing architectural and existing land uses. It provides architectural controls for future development.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

An association document will be provided outlining maintenance.

C. A preliminary association outline and examples is included and part of this PUD