

Exhibit C

WRITTEN DESCRIPTION

17-16 Commerce Center
Date: 6-13-2024
Current Zoning District: C-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 is prohibited in the C-2 Zoning District and outdoor sales (retail display) shall require a special exception, 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 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. As outlined in the Site Phasing Plan (Exhibit G).
6. Restoration of Façade of Building 1 will be completed within 3 years of start of restoration of Building 3

II. USES AND RESTRICTIONS

A. Permitted Uses, Special Exceptions and Structures

1. Permitted uses set forth in Sec. 117-253 of the Commercial C-2 Zoning District shall apply in the C-2 zoned area of the preliminary zoning plan as shown on Exhibit E.
2. Special exception requirements set forth in Sec. 117-254 of the Commercial C-2 Zoning District, in addition, all outdoor sales/retail display of merchandise shall require a Special Exception.
3. Permitted uses set forth in Sec. 117-297 of the Light Industrial M-1 Zoning District shall apply in the M-1/M-2 zoned area of the preliminary zoning plan as shown on Exhibit E.

a. Outdoor Storage of Aggregate Materials defined as a broad category of construction materials such as sand, gravel, crushed stone, slag shall be classified as an M-1 Use subject to the requirements set forth in section III.C.4.(a).

3.

4. Permitted uses within the M-2 Industrial Zoning District shall apply in the M-2 zoned area of the preliminary zoning plan as shown on Exhibit E shall require a Special Exception.

- ~~a. Outdoor Storage of Aggregate Materials defined as a broad category of construction materials such as sand, gravel, crushed stone, slag and recycled materials shall be classified as an M-2 Use. The Special exception shall include but is not limited to:

 - ~~i. Dust Control Measures~~
 - ~~ii. Use of walls and barriers to block noise from adjacent properties~~
 - ~~iii. Location and maximum height of storage piles~~
 - ~~iv. Operational Hour Restrictions~~
 - ~~v. Shall meet the screening requirements set forth in the PUD Written Description and Architectural Guidelines.~~~~

- 5. A truck stop is prohibited within all zones of the PUD and is defined as: An establishment where the principal use is the refueling and servicing of trucks and tractor-trailer rigs, and may also include ancillary facilities.
- 6. A Commercial Association will be formed to set up guidelines and rules which all owners or tenants will be required to follow.
- 7. The attached preliminary zoning map will be included as part of the PUD, but minor changes may be approved by the City Council.

B. Essential Services

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.

C. Permitted Accessory Use and Structures

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. Architectural guides for association (see exhibit A D attached). These architectural guides are to be part of the PUD.

C. Ingress, Egress and Circulation, Storage

1. Parking Requirements.

Will be determined by Article III Chapter 13 Development standards except for parking spaces will be minimum of 9' wide by 18' with 24' minimum Drive lanes. If shared parking or a reduction in parking is requested, it will be supported by a parking study created by a licensed professional – then approved by the planning and zoning board.

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. The initial access points and distribution for the traffic study will be based on Exhibit B of the Traffic Study Methodology.
- 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 study and work is normally paid by the Mobility fee, with city approval the owner will provide the study and the cost deducted from the Mobility fees.
- c. The owner will work with the city of Green Cove Springs, The FDOT and Clay County to finalize the traffic study methodology and study limits. Based on this the study may impact access points, turning radius and other requirements determined by a complete traffic study. Once these requirements are determined, they will be incorporated into the master plan.
- d. Once accessing the site from the primary access points, the developer will provide an internal vehicular pathway access driving that connect to the primary access for the commercial and industrial traffic and provide for the installation of utilities. The timing of internal access shall be set forth in the Development Agreement upon finalization of the Traffic Study.
- e. Timing of building permitting, and occupancy (except for Phase 1) are dependent upon timing of traffic study and development approvals as

set forth in the Future Land Use Site Specific Text Amendment (Ordinance O-02-2024).

3. Pedestrian Access and Other Items.

Existing sidewalks are located on the north side of State Road 16. Proposed pedestrian access will be coordinated with crossings and future intermodal path (possibly in FDOT ROW) Sidewalks will be installed per city code to allow ADA pathway from all buildings to the city ROW. A sidewalk along St rd. 16 will be installed if required by city code, All sidewalks will be installed as the buildings are being constructed. Interconnected sidewalks or internal sidewalks from building to building will be encouraged and used to accommodate ADA connections.

4. Outdoor Storage.

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.

Outdoor storage of aggregate material storage shall meet the following additional requirements as part of Site Development Approval: -

A. Outdoor storage of aggregate materials as defined in Section II (A)(4)(a) is subject to the following requirements:

- i. Limited to one facility in the PUD.
- ii. Stockpile area limited to 12 acres.
- iii. Stockpile area must be setback from US 17 and SR 16 a minimum of 1,000 feet.
- iv. Permanent stockpile height and equipment shall not exceed 28' in height.
- v. All stockpiles shall be screened with either an existing building and/or a 12' masonry concrete with:
 1. Large trees as defined in the City Land Development Code (Sec. 113-243) shall be provided at a maximum of 25' on center and a minimum of 4" caliper at time of planting.
 2. Shall comply with Architectural Guidelines as set forth in Exhibit D regarding outdoor storage.
- vi. Dust Control Measures shall be taken to ensure dust does not encroach beyond the limits of the facility.
- vii. Provide type, height and outline of equipment used to off load rail cars.

viii. Traffic patterns of vehicles onsite shall be provided, traffic shall be separated from commercial entrances.

ix. Identify materials to be handled. Specific material storage are subject to City Council approval.

x. Hours of Operation shall be provided.

5. Signage.

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

6. Landscaping.

The Property will be developed in accordance with Article V of the Land Development Regulations. Tree preservation and landscape requirements will be as set forth in city codes". Except- 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.

7. Utilities.

All utilities and improvements which are being given or built for city ownership will be designed and constructed in accordance with the standards and specifications of the City of Green Cove Springs, Public Works Department. Cost of those Installation and material for utilities will be by owner. Once installed they will be maintained by the city. If primary or secondary utilities are to be privately owned, they will be built to industry standards and maintained by the owner/developer.

a. Water meters and meter boxes will be provided by the owner. All utilities to be installed that are proposed to be owned and maintained by the City of Green Cove Springs are subject to City approval and acceptance. Typically, this will be new water mains up to new water meters. Secondary connections will be installed, maintained, and owned by the owner. Typically, from water meter to building.

b. Sanitary sewers will be installed and be privately owned.

c. 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 primary 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.

- i. 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.
- d. The developer will provide maintenance and access easements over any new utility which is to be city owned.
- e. All new backflow devices will be screened from US 17 or State Road 16. Developer understands city desire to avoid unsightly mass of utilitarian objects from passing cars or pedestrians.

8. Wetlands.

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

9. 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 Commission and City Council. Any use not specifically listed, but similar to uses outlined in the Land Development Code, in the alternative, may be permitted administratively pursuant to Land Development Code Section 101-6 and can be appealed to the Planning and Zoning Commission and City Council pursuant to Land Development Code Section 101-246~248. PUD amendments, including deviations or rezonings, may be sought for individual parcels or to access points within the PUD. All development improvements are subject to appropriate local, State and Federal permitting agencies. Phasing plans exhibits are attached to PUD.

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 CLASSIFICATION 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:

1. Provide a more desirable development than would be possible through the strict application of the requirements of the Land Development Regulations;
2. More efficient use of land.

3. 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.
4. 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

1. 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.

2. 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.

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