

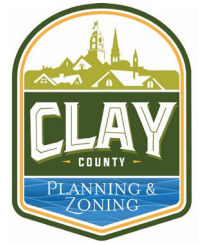


**Department of Economic and Development Services
Planning & Zoning Division**

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



PUD / PCD / PID WRITTEN STATEMENT EXHIBIT "B"

Name of Development: 3305 US 17		Net Acres: 2.77
Parcel ID #: 39-05-26-015159-000-00		Wetland Acres: 1.45
Total Number of Dwelling Units Proposed: 0		Total Acres: 4.22
Total Amount of Open Space: 1.5	Total Amount of Recreation: 0	Total Active Recreation: 0
Phase Schedule for Construction:	Construction of restaurant, patios, outdoor pavilion, parking and landscaping	
Permitted Uses:	Restaurants, including restaurants selling alcoholic beverages for on-premises consumption. Drive-in restaurants Night clubs, bars, taverns, and other establishments wherein alcoholic beverages are sold for on-premises consumption Event Venue Outdoor seating and music Commercial and professional offices Retail stores and shops Banks and financial institutions with drive-in facilities	
Conditional Uses:	None	
Permitted Accessory Uses and Structures:	Outdoor pavilion Enclosed storage facilities	
Restrictions of Uses:	None	

Design Guidelines

A. Lot Requirements

Minimum Lot Area: None	Minimum Lot Width at Bldg. Line: None	Minimum Lot Depth: None
Maximum Lot Coverage: 35%	Maximum Rear Lot Coverage: None	Maximum Bldg. Height: 45 ft.
Minimum Front Setback: 15 ft.	Minimum Side Setback: 30 ft.	Minimum Rear Setback: 30 ft.
Minimum Front Setback Intersecting Street:	Minimum Setback for Accessory Structures:	Same as all structures
Minimum Living Area: N/A		

B. Ingress, Egress, and Circulation

Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Article VIII of the Land Development Code & the Branan Field & Lake Asbury Master Plans.

Vehicular Access: Vehicular access to the property shall be by way of U.S. Highway 17 Substantially as shown in the site plan. The final location of all access points is subject to the review of the Engineering/Public Works Department.

Non-motorized Access: Non-motorized access shall be provided by sidewalks and pedestrian/bicycle paths installed in accordance with Article VIII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

C. Signs

Signs shall be permitted separately from development plans and shall meet the requirements of the Article VII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

D. Landscaping

Flexibility in meeting the landscape requirements of Article VI of the Land Development Code and the Branan Field and Lake Asbury Master Plans is permitted for Planned Developments provided the outcome meets or exceeds the requirements of the Code. Indicate below what alternative landscaping will be provided or leave blank if the development will comply with the Code requirements.

Shade Cover Points:	N/A
Vehicle Use Area Landscaping:	Comply with the Article VI - Landscaping of the Clay County Land Development Code
Street Trees:	N/A
Right-of-way Buffers for Subdivision Development	N/A
Perimeter Buffers:	20ft. "B" type landscaped buffer from any residential property
Branan Field/Lake Asbury Non-Residential Standards	Lake Asbury lighting standards, to assure light does not spill on adjoining properties.

E. Recreation and Open Space:

Recreation for residential, non-residential and open space shall meet the minimum requirements of Article III of the Land Development Code.

F. Utilities

Water Provided By:City of Green Cove Springs

Sanitary Sewer Provided By:City of Green Cove Springs

Reuse Irrigation Provided By:City of Green Cove Springs (if available)

Electric Provided By:City of Green Cove Springs

Gas Provided By:

G. Wetlands

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

H. Vegetation

The following natural communities are present on the development site according to the County’s Vegetation Map (Check all that apply)

Scrub Sandhill Scrubby Flatwoods Xeric Hammock

Upland Coniferous Mesic Flatwoods Wet Flatwoods

The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.

All proposed developments in the Lake Asbury Master Plan area are required to submit an environmental assessment in accordance with LA FLP 1.2.4 of the 2040 Comprehensive Plan at the time of development review and prior to any land clearing or disturbance.

I. Contact Information

Owner / Agent Name:Janis K. Fleet, AICP

Owner / Agent Address:11557 Hidden Harbor Way

City:Jacksonville State:Florida Zip Code:32223

Owner / Agent Phone:904-666-7038 (office) 904-476-3220 (cell)

Owner / Agent Email:jfleet@fleetarchitectsplanners.net