

**EXHIBIT B**

**Clay County**

**Planned Commercial Development Written Description**

**CR 220 and Plantation Drive**

**February 24, 2017**

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**Parcel Identification Number:** 02-05-25-008971-000-00

**Existing Land Use:** Commercial  
**Proposed Land Use:** Commercial

**Existing Zoning:** Neighborhood Business District (BA)  
**Proposed Zoning:** Planned Commercial Development (PCD)

**Surrounding Land Use:**

North -	Commercial
South -	Rural Fringe
East -	Commercial
West -	Commercial

**Surrounding Zoning -**

North -	PCD, BA-2
South -	PS-1
East -	BA
West -	BA

**Existing Site Description:**

**Vegetation:** There is a variety of existing vegetation on site. About forty percent (40%) of the site is covered by mixed scrub type vegetation. The vegetation includes a small pine over story with a dense understory of oaks, saw

palmetto, and other shrubs. The remainder of the site includes a mixture of turf with about a fifty (50) foot by fifty (50) foot area containing cat tails.

Soils: The soils onsite are classified as Ocilla and Pelham fine sands, see Soils Map attached as Exhibit

Wetlands: There are jurisdictional wetlands on the site. Any impacts will be permitted through the St. Johns River Water Management District and all applicable requirements will be met.

Drainage: The site drains to the West to what appears to be a drainage swale. A “type c” inlet at the Northwest corner of the property could be utilized as an outfall for the future onsite drainage.

Flood Zone: Subject property is in Flood Zone “X”

Acreage: Approximately one (1) acre

**Existing Uses/Improvements:**

The site is currently vacant.

**Proposed Development:**

Permitted Uses:

A self-service tunnel car wash with self-service vacuum stations (the “Car Wash”). In addition to the Car Wash, the following uses shall be permitted subject to approval of an updated site plan by the Zoning Chief, as such alternate uses shall be considered minor changes to the final site plan pursuant to Section 3-31(g) of the Clay County Land Development Code (the “Code”): i) Sale of gasoline including car wash, but without garage or repair facilities; ii) retail sales, including general merchandise, fashion, durable goods and personal services, including those permitted in BA, not subject to maximum gross leasable area; and (iv) those uses permitted by right or by conditional use in the BA zoning district.

Proposed Use:

The applicant proposes to rezone approximately one (1) acre located at the corner of County Road 220 and Plantation Drive, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from BA to PCD. The proposed PCD rezoning permits the property to be developed as the proposed Car Wash. The property is currently undeveloped.

The PCD zoning district allows for “[a]ny non-residential use, including commercial” as permitted uses. Therefore, the Permitted Uses are consistent with the PCD zoning district. The Property is located within the Commercial category on the 2025 Future Land Use Map. As described by the Future Land Use Element, the Commercial land use designation

“accommodates the full range of sales, services, and office activities.” Additionally, it states that [t]he location of commercial developments shall be concentrated at major intersections . . . .” Plantation Drive and CR 220 form a major intersection appropriate for the Permitted Uses. Therefore, the Permitted Uses are consistent with Commercial land use designation.

The proposed Car Wash will contain one (1) automated drive-thru car wash and up to fifteen (15) self-service vacuuming stations (“Vacuum Station(s)”), plus one (1) handicap Vacuum Station. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”), and is incorporated into this Written Description. Although there will be up to fifteen (15) Vacuum Stations, there will be only two (2) motorized vacuums serving those stations. The “Vacuum Service Area,” as shown on the Site Plan, is located at the center of the Property and therefore will be shielded from adjacent roadways and properties. On the Property, there is also an office area with a lounge and restroom.

Development and Design Criteria: The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

*Hours of Operation:* The hours of operation for the Car Wash are planned to be from 8:00 a.m. until 8:00 p.m. The Applicant plans for the Car Wash to have three (3) employees on-site during operating hours.

*Signage:* Signs shall be permitted on Plantation Drive and CR 220 consistent with the Sign Regulations of Clay County, Florida. All sign types consistent with the Sign Regulations shall be permitted, including, but not limited to, permanent freestanding signs, permanent attached signs, permanent canopy signs, under-canopy signs, drive-through menu signs, and noncommercial onsite directional signage.

*Parking:* The Car Wash will provide at least one (1) onsite parking space per employee. This meets the requirements of Appendix A to Article VIII of the Land Development Code (the “Code”), which requires one (1) parking space per employee for car washes. Additionally, the Car Wash will provide for vehicle stacking meeting or exceeding the requirements of Appendix A for car washes. The employee parking spaces and Vacuum Stations will meet the size requirements found in Table 7 of Article VIII of the Code, as shown on the Site Plan. All other Permitted Uses shall provide parking in accordance with Article VIII of the Code or as otherwise reviewed and approved by the Zoning Chief.

*Landscaping:* Landscaping shall be provided as generally depicted on the Landscape Plan attached as Exhibit “G”, subject to the following:

- i) Perimeter Buffers:
  - a) North: approx. fifteen (15) feet.
  - b) South: approx. five (5) feet. This buffer must be reduced in order to accommodate the use on the site.
  - c) East: approx. fifteen (15) feet.
  - d) West: approx. ten (10) feet.

ii) Interior Landscaping: Landscaping shall not be required in the Vacuum Service Area shown on the Site Plan.

iii) Planting Materials: The planting materials in the buffers along CR 220 and Plantation Drive may deviate from the Article VI requirements due to utility easements along these roads. In such an event, the deviations shall be subject to review and approval by the Zoning Chief.

*Access:* The location of the access point shown on the Site Plan is schematic and may be subject to realignment and relocation prior to development. The location and design of the access point will be subject to the review and approval of the County Chief Engineer.

*Number Of Buildings Proposed:* 1 proposed building

*Building Height:* Max height of 35 feet

*Lighting:* Prior to development of the Property, the Applicant shall submit a photometric plan to the County that meets or exceeds County standards.

*Ground Coverage in Square Feet & Percent of Site:*

i) Building: approx.4,375 SF

ii) Impervious (Vehicle Use Area & Site Work): approx. 19,910 SF or 45% of the entire site

iii) Retention / Detention Pond: approx. 7,135 SF or 16% of the entire site

*Utility Service:*

i) Sewage Treatment: Clay County Utility Authority (“CCUA”)

ii) Water Supply: CCUA

iii) Electricity: Clay Electric