

Exhibit "B"

Planned Commercial Development Written Description College Drive Office

Owner Contact Information:	David Winter 1633 Farm Way Suite 504 Middleburg, FL 32068 Office.adw1@gmail.com Phone (904) 591-0171
Parcel Identification Number:	35-04-25-008223-010-00
Existing Land Use:	Commercial
Proposed Land Use:	Commercial
Existing Zoning:	Planned Commercial Development (PCD)
Proposed Zoning:	Planned Commercial Development (PCD) – Amend -
Surrounding Land Use:	North - Commercial South - Commercial East - Urban Core 10 West - Commercial
Surrounding Zoning:	North – PS-1 (Private Services) South – BB-2 (Community Business) East - AR (Agricultural/Residential) West - PCD (Planned Commercial Development)

Existing Site Description:

Acreage: Approximately 1.44

acres The site is currently vacant.

Proposed Development:

Permitted Uses:

The applicant proposes to rezone approximately 0.9 acres of property located at the corner of College Drive and Brickyard Road, more particularly described in the legal description attached as Attachment "A-3" to this application (the "Property"), from PCD to PCD - Amended. The PCD rezoning will permit the parcel to be developed for office use.

Office portion of the project will consist of maximum of 3,500 sf of office use which may include contractor's office or professional and business office uses. Outdoor storage is prohibited.

Development and Design Criteria:

The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

Setbacks:

- Minimum building setback from College Drive – 25 feet
- Minimum building setback from Brickyard Road – 15 feet
- Minimum rear setback (property line opposite College Drive) 25 feet
- Minimum side setback (property line opposite Brickyard Road) 15 feet

Signage:

Signs shall be permitted on College Drive and Brickyard Road consistent with the Sign Regulations of Clay County, Florida. In addition to permitted signage, an outdoor display, if approved by the Planning and Zoning Director as to size, lighting, location and content.

Parking:

Contractors Office – 1 space per 300 sf of office;

Landscaping:

Landscaping shall be provided consistent with the required tree and shrub planting of Article VI, Tree Protection & Landscape Standards, of the County Land Development Code, subject to the following:

Perimeter Buffers:

- a) North: approx. fifteen (15) feet.
- b) South: approx. ten (10) feet.
- c) East: approx. fifteen (15) feet.
- d) West: approx. ten (10) feet.

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:

One (1) proposed buildings not exceeding 3,500 square feet in total.

Building Height:

Max height of thirty-five (35) feet

Lighting:

Development will comply with the lighting requirements adopted in the Lake Asbury Master Plan Land Development Regulations in effect as of the date of this written description.