

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2015-0438****TO PLANNED UNIT DEVELOPMENT****AUGUST 6, 2015**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2015-0438** to Planned Unit Development.

Location: 15137 Main Street North; on the east side of Main Street between Bird Road and Kirk Road

Real Estate Number(s): a portion of 108279 0020

Current Zoning District: Commercial Community General-2 (CCG-2)
Residential Low Density-120 (RLD-120)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Planning Commissioner: Lisa King

City Council Representative: The Honorable Al Ferraro, District 2

Applicant/Agent: Doug Skiles, P.E.
Envision Design and Engineering, LLC
2002 San Marco Boulevard, Suite 203
Jacksonville, Florida 32207

Owner: Carlos Bosque
Ultimate Rides of the Southeast, Inc.
14476 Duval Place West, Suite 702
Jacksonville, Florida 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0438** seeks to rezone approximately 1.20+/- acres of property from CCG-2 and RLD-120 to Planned Unit Development (PUD). The PUD is being requested to permit the construction of a building that will be used for retail sales of used automobiles with associated repair and detailing operations. The property has a land use of CGC for the front (western) 150 feet and a land use of LDR for the remaining rear (eastern) portion of the site. The most recent uses and activities on the property consisted of service garage and vehicle repair.

The area surrounding the subject site is characterized by a mix of undeveloped, residential, and commercial uses. There are a number of similar parcels for sale surrounding the property, in that they also have split land use categories and they are being advertised as commercial properties.

The property is located within the boundaries of the North Vision Plan and the North Jacksonville Dunn Ave. and Main St. Corridor Revitalization Plan which identifies roadway improvements for this section of Main Street.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, Ordinance 2015-0437 (Application 2015C-008) requesting to change the functional land use category of a 0.43 acre portion of the parcel. The applicant is requesting the change from Low Density Residential (LDR) to Community General Commercial (GCG)) and the companion rezoning for the entire site from Residential Low Density 120 (RLD-120) and Commercial Community General (CCG-2) to Planned Unit Development (PUD) to allow for construction of a new commercial building. The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment 2015C-008 and recommends that the same be **approved**.

The CGC Future Land Use category boundary follows a consistent pattern along this portion of North Main Street, resulting in the creation of a 150 foot wide strip of commercial designated land. Currently the commercial building is split by the 2 different land uses. Recent land use trends in the area demonstrate a need to widen this 150 foot strip of commercial land to promote a viable opportunity for commercial/retail development along North Main Street. The depth of the lot is 595 feet. The CGC boundary will be moved approximately 195 to the east so the depth of CGC is 345 feet; the eastern most 250 feet will remain LDR. The PUD covers the entire parcel.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) and Commercial General Community (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2015C-008 (Ordinance 2015-0437) that seeks to amend a 0.43 acre portion of the site that is within the LDR land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2015C-008 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district as follows:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) and Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2015C-008 (Ordinance 2015-0437) that seeks to amend a 0.48 acre portion of land that is within the LDR land use category to CGC. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in

compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods and meets design criteria set forth in the Land Development regulations.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility Management System

Pursuant to the provisions of Chapter 655 *Concurrency and Mobility Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development does not intend to utilize lands for residential use.

(4) Internal compatibility

The proposed development will consist of CCG-1 and CCG-2 type uses within an undetermined building footprint or footprints, not to exceed sixty (60) feet in height. The applicant reserves the right to seek an exception to allow for specific uses listed within the written description (mainly of CCG-2 intensity). This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape and use of existing and proposed landscaping::

The project will have approximately 116 feet of frontage along Main Street. The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code with the following exception:

The side buffer between 150 feet and 345 feet from the N. Main Street Right-of-Way will consist of a 10-foot uncomplimentary landscape buffer. A 25-foot buffer will be provided along the rear property line at the zoning transition line, however, a 25-foot buffer will not be required along the side property lines.

Traffic and pedestrian circulation patterns:

The property will be accessed through one point of access only on North Main Street. The proposed development results in 131 new daily external trips. Potential traffic impacts will be addressed through the FDOT and the Concurrency and Mobility Management System Office.

The use and variety of building setback lines, separations, and buffering:

The CGC Future Land Use category boundary follows a consistent pattern along this portion of North Main Street; resulting in the creation of a 150 foot wide strip of CGC designated land between Main Street and LDR designated lands. Currently the existing commercial building is split by the two different land uses. Recent land use/zoning trends in the area demonstrate a need to widen this 150 foot strip of commercial land to promote a viable opportunity for commercial/retail development along this North Main Street corridor. The depth of the lot is 595 feet. The proposed CGC boundary will be moved approximately 195 to the east so the depth of CGC is 345 feet; the eastern most 250 feet will remain in the LDR land use category. The applicant proposes the following setbacks and landscape buffers for the portion of land between the N. Main Street Right-of-Way and a line 345 feet to the east:

- (1) Minimum lot area: None, except as otherwise required for certain uses.
- (2) Minimum lot width: None, except as otherwise required for certain uses.
- (3) Maximum lot coverage: None, except as otherwise required for certain uses.
- (4) Minimum front yard: None
- (5) Minimum side yard: None
- (6) Minimum rear yard: Ten feet

(7) Maximum height of structures: Sixty feet

For the portion between a line 345 feet east of the N. Main Street Right-of-Way and the rear property boundary:

(8) Minimum lot area: 16,925 sq. ft. (remaining portion of Property)

(9) Minimum lot width: 67 feet (remaining lot width of Property)

(10) Maximum lot coverage: 25%

(11) Minimum front yard: 25 feet

(12) Minimum side yard: 7.5 feet

(13) Minimum rear yard: 10 feet

(14) Maximum height of structures: 35 feet

The side buffer between 150 feet and 345 feet from the N. Main Street Right-of-Way will consist of a 10-foot uncomplimentary landscape buffer. A 25-foot buffer will be provided along the rear property line at the zoning transition line; however, a 25-foot buffer will not be required along the side property lines. No improvements other than landscaping, visual screening, or retention may be permitted in the required yard.

The particular land uses proposed and the conditions and limitations thereon:

The written description lists as permitted uses those that are generally found in the CCG-1 and CCG-2 Zoning Districts. Additional limited uses granted by exception in those Zoning Districts shall also be allowed by exception in the PUD. Based on the current zoning of CCG-2, a 25-foot buffer would be required adjacent to the residential zoning districts which would significantly reduce the available land for commercial use. The property, as well as the adjacent parcels, currently contains commercial uses well beyond the zoning transition line between CCG-2 and RLD-120. The applicant seeks to adjust the transition line to reflect the current use on the property and leave the rear portion of the property for non-commercial use. A 25-foot buffer will be provided within the new commercial portion between the commercial and residential zone to the east.

Signage:

The applicant does specify signage requirements that are lesser than and consistent with the requirements found within the Part 13 Commercial Zoning District category guidelines of the Zoning Code.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The area surrounding the subject site is characterized by a mix of vacant, residential, and commercial uses. These parcels are similar to the subject property, in that they also have split land use categories and zoning

districts. Within one half of a mile north and south of the subject site there have been four (4) similar requests approved to rezone and extend the CGC line further east to accommodate commercial development along this portion of Main Street. These include Ordinances: 2009-140/141-E, 2006-203/204-E, 2004-0550/551-E, and 2008-0143/144-E. The development of the subject site as CGC is compatible with the character of the adjacent uses and as such the amendment is consistent with FLUE Objective 1.1. In addition, the property, as well as the adjacent parcels, currently contains commercial uses well beyond the zoning transition line between the CCG-2 and RLD-120 zoning districts. The extension off CGC would square off the CGC land use category area. The subject property is located in an area that is transitioning from low density residential to more intense commercial, industrial, office and retail uses. The proposed rezoning would continue this trend of emerging commercial development and redevelopment of the area.

The proposed land use amendment would expand the existing CGC area to make the property more practical for commercial redevelopment as the 150 foot depth of the existing CGC land use designation limits the viable development area for the property, especially when Main Street is widened. The land use change helps develop the commercial character of the area consistent with the North Jacksonville Vision Plan and the PUD allows for appropriate combinations of complementary land uses through site design. Therefore, the proposed amendment is consistent with FLUE Policies 1.1.12, 3.2.7 and 4.1.8B.

North Main Street is a major arterial highway, and the existing land use and zoning designations along this portion of the highway suggest a commercial development trend. The proposed land use amendment to CGC is consistent with FLUE Policies 1.1.11 and 3.2.2 as it supports the development of a non-residential project in the North planning district along this commercial corridor.

Public water and sewer is available to the site and redevelopment of the site will trip connection requirements. As such, the proposed amendment is consistent with FLUE Objective 1.2 and Policy 1.2.9.

The proposed amendment is consistent with the intent of the CGC future land use category by providing potential commercial retail and service establishments to serve the existing nearby residential areas in the immediate area while promoting compact and compatible development in the Suburban Development Area. Likewise, the proposed amendment provides opportunities for shopping, entertainment and employment in support of nearby uses.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC/LDR	CCG-2/RLD-120	Commercial/retail
East	LDR	RLD-120	Commercial/Single-family

South	CGC/LDR	CCG-2/RLD-120	Commercial/Single-family
West	CGC/LI	CCG-2/IL	Main Street/Rail line

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The application site lies within the North Jacksonville Vision Plan Area. The plan does not identify specific recommendations for the subject site. However, the Plan does identify a summary of recommendations for future planning efforts in the vision plan area. Recommendations such as prevention of urban sprawl, protection of established neighborhoods, rehabilitation of blighted areas, and provide suitable sites for various institutional facilities are suggested in the vision plan. The vision plan also encourages the development of commercial areas along Main Street, a major road corridor. Themes of the Vision Plan include creating economic development and employment opportunities near the Jacksonville International Airport and establishing town centers as commercial and mixed-use development focal points. The Marketplace has stimulated efforts to create additional residential communities and promotes supportive commercial businesses along Main Street both north and south of the town center. The proposed CGC land use change strengthens these themes as it allows commercial infill development in this growing area. The proposed amendment is consistent with the intent of the CGC future land use category by providing potential commercial retail and service establishments to serve the existing nearby residential areas in the immediate area while promoting compact and compatible development in the Suburban Development Area. Likewise, the proposed amendment provides opportunities for shopping, entertainment and employment in support of nearby uses.

(6) Intensity of Development

The PUD is appropriate at this location with specific reference to the following:

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:

The proposed development is consistent with the CGC functional land use category and comparable to planned and permitted development in the area. Unlike conventionally zoned property in the area, the proposed PUD offers flexibility in promoting a plan of development for an area that is more efficient than would be possible through the strict application of the Zoning Code and contains vacant structures and is visibly run down. The proposed signage is also less than that allowed per a conventionally zoned CCG-2 district. The proposed PUD is consistent with the intent of the CGC future land use category by providing potential commercial retail and service establishments to serve the existing nearby residential areas in the immediate area while promoting compact and compatible development in the Suburban Development Area. Likewise, the proposed amendment provides opportunities for shopping, entertainment and employment in support of nearby uses thereby providing consistency with FLUE Goal 1 and Policy 3.4.

A combination of landscaping, buffering and fencing will serve to protect nearby and adjacent

residential uses from the proposed expansion of commercial uses.

The availability and location of utility services and public facilities and services:

The application states that the site will be served by on-site well and septic service, but city water and sewer is available and redevelopment of the site will trip connection requirements.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The site is located along the east side of Main Street, a major arterial roadway. On the west side of Main Street is the CSX railroad. The property has sufficient access along this State Road.

(7) Usable open spaces plazas, recreation areas.

There is no residential component to the development. No recreation area is required.

(8) Impact on wetlands

Surveying of a 2004 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

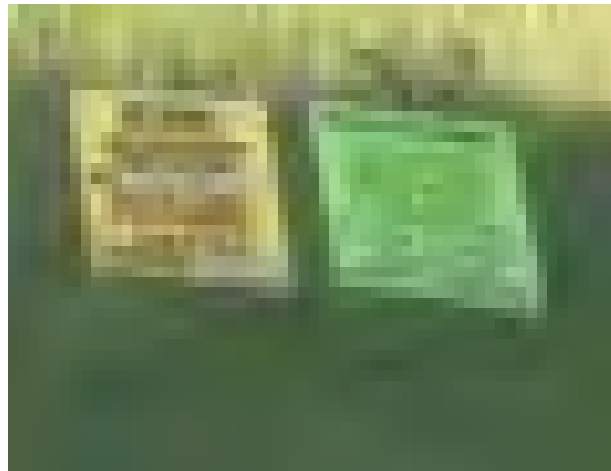
The site is required to be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will be required to contribute to the sidewalk fund or provide and maintain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 23, 2015, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-0438 be **APPROVED** with the following exhibits:

1. **The original legal description dated March 9, 2015.**
2. **The revised written description dated March 30, 2015.**
3. **The original site plan dated May 11, 2015.**
4. **The Development Services Division Memorandum dated July 1, 2015 or as otherwise approved by the Planning and Development Department.**



Aerial view of the subject site facing north



Aerial view of the subject site facing north



The subject site on the left facing south along Main St.



Facing north along Main St. from the subject site



Facing east from Main St. into the subject site



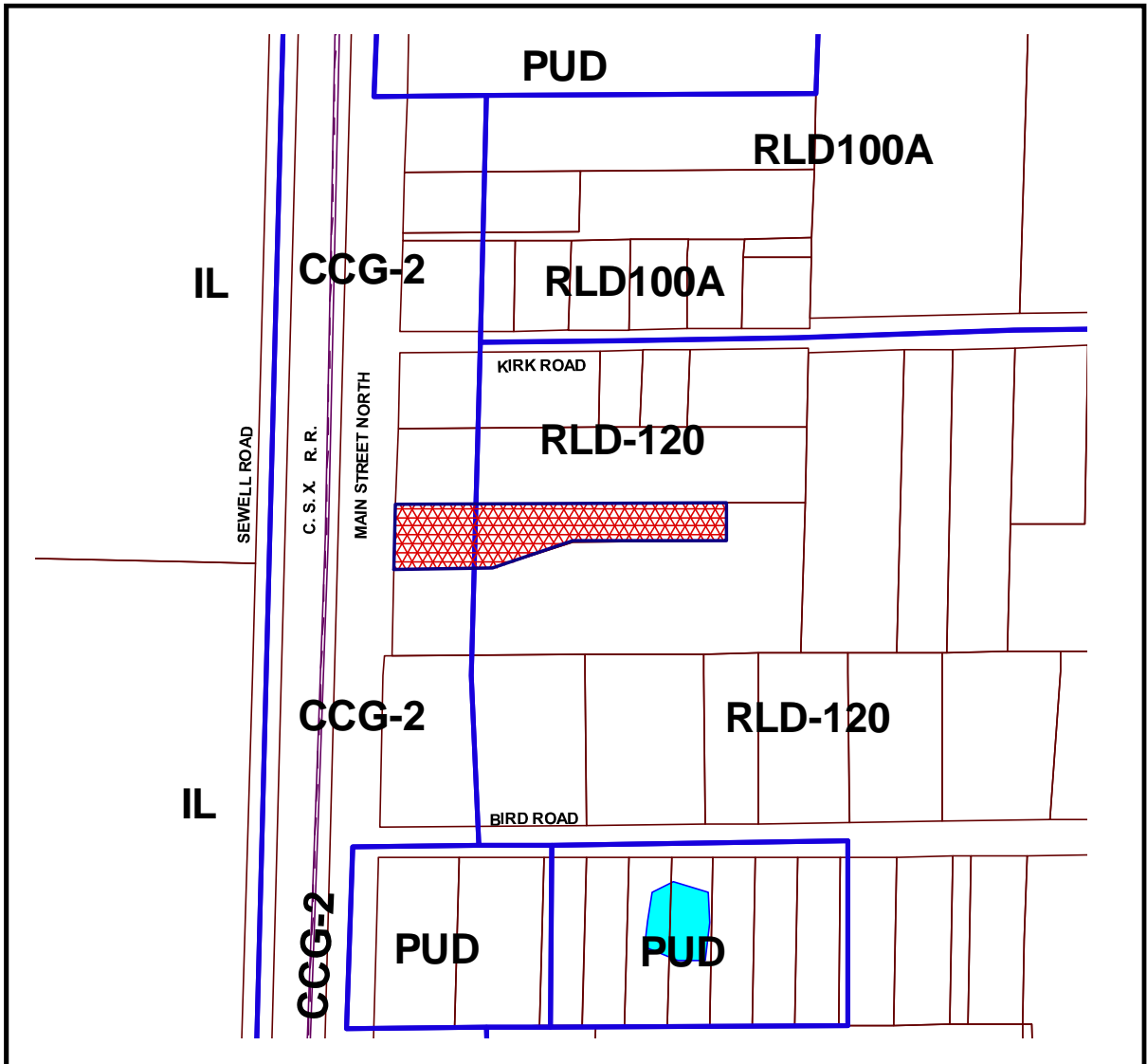
Facing east into the subject site



Facing east into the rear (residential) portion of the subject site

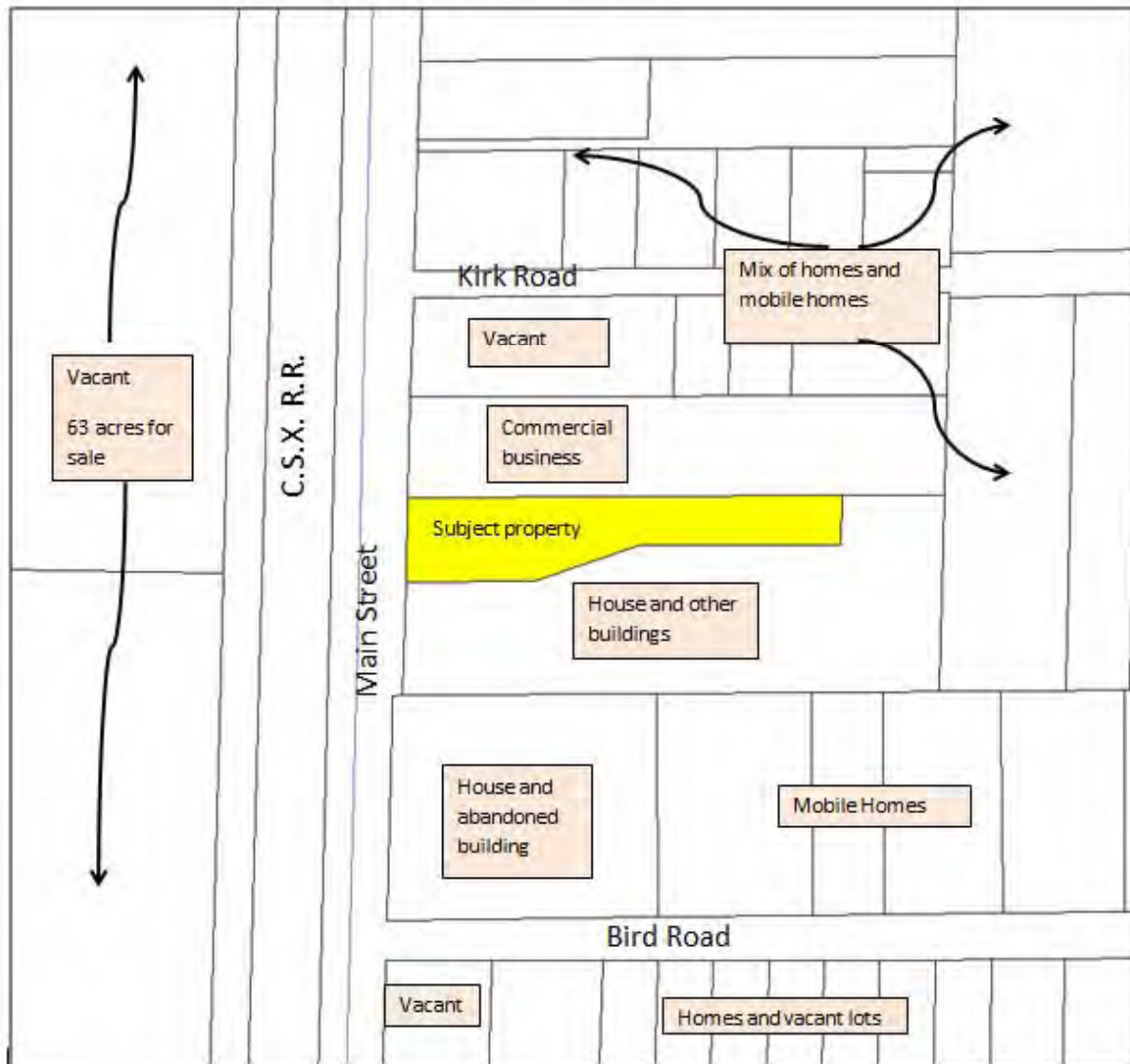


Facing west to the front (commercial) portion of the subject site



<p>REQUEST SOUGHT: FROM: CCG-2 & RLD-120 TO: PUD</p>		 <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER: ORD-2015-0438</p>	<p>TRACKING NUMBER: T-2015-0816</p>	<p>Exhibit 2</p>

Land Utilization Map





July 1, 2015

MEMORANDUM

TO: Andy Hetzel, Senior Planner
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: Main Street/Ultimate Rides PUD
PUD R-2015-0438

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Number, location and design of accesses to Main Street are also subject to the review and approval of the Florida Department of Transportation (FDOT).
2. Turn lane(s) may be required on Main Street at site entrance.
3. Identification signage, walls, fences and landscaping shall not obstruct horizontal sight distance.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2015-0438 **Staff Sign-Off/Date** AH / 05/11/2015

Filing Date 05/11/2015 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 08/11/2015 **Planning Commission** 08/06/2015

Land Use & Zoning 08/18/2015 **2nd City Council** N/A

Neighborhood Association EDEN GROUP

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 816

Application Status PENDING

Date Started 03/30/2015

Date Submitted 03/30/2015

General Information On Applicant

Last Name	First Name	Middle Name
DOUG	SKILES	
Company Name		
ENVISION DESIGN + ENGINEERING, LLC		
Mailing Address		
2002 SAN MARCO BOULEVARD, SUITE 203		
City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email
9048816145	904	DOUG@ENVISIONPLUSJAX.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BOSQUE	CARLOS	
Company/Trust Name		
ULTIMATE RIDES OF THE SOUTHEAST, INC.		
Mailing Address		
14476 DUVAL PLACE WEST, SUITE 702		
City	State	Zip Code
JACKSONVILLE	FL	32218
Phone	Fax	Email
9046149387		CBOSQUE@HOTMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 108279 0020	11	6	CCG-2	PUD

Map 108279 0020 11 6 RLD-120 PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.20

Development Number

Proposed PUD Name ULTIMATE RIDES

Justification For Rezoning Application

BASED ON THE CURRENT ZONING OF CCG-2, A 25-FOOT BUFFER WOULD BE REQUIRED ADJACENT TO THE RESIDENTIAL ZONING DISTRICTS WHICH WOULD SIGNIFICANTLY REDUCE THE AVAILABLE LAND FOR COMMERCIAL USE. THE PROPERTY, AS WELL AS THE ADJACENT PARCELS, CURRENTLY CONTAINS COMMERCIAL USES WELL BEYOND THE ZONING TRANSITION LINE BETWEEN CCG-2 AND RLD-120. THE APPLICANT SEEKS TO ADJUST THE TRANSITION LINE TO REFLECT THE CURRENT USE ON THE PROPERTY AND LEAVE THE REAR PORTION OF THE PROPERTY FOR NON-COMMERCIAL USE.

Location Of Property

General Location

EAST SIDE OF N. MAIN STREET

House #	Street Name, Type and Direction	Zip Code
15137	MAIN ST N	32218

Between Streets

BIRD ROAD and KIRK ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table



Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
1.20 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
20 Notifications @ \$7.00 /each: \$140.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,160.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

A PORTION OF LOT 1, PLEASANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, ALSO KNOWN AS U.S. HIGHWAY No. 17 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 116.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, WITH AN INTERIOR ANGLE TO THE RIGHT OF 87 DEGREES 55' 22" A DISTANCE OF 178.86 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE TO THE RIGHT OF 161 DEGREES 23' 22" A DISTANCE OF 151.24 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, WITH AN INTERIOR ANGLE TO THE RIGHT OF 198 DEGREES 36' 38" A DISTANCE OF 275.00 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE TO THE RIGHT OF 92 DEGREES 04' 38" A DISTANCE OF 67.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE LAST SAID NORTHERLY LINE WITH AN INTERIOR ANGLE TO THE RIGHT OF 87 DEGREES 55' 22" A DISTANCE OF 595.44 FEET TO THE POINT OF BEGINNING.

March 9, 2015

EXHIBIT A - Property Ownership Affidavit

Date: 3/9/15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
15137 N. Main Street

To Whom it May Concern:

I Carlos J. Bosque hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Ultimate Rides of the Southeast, Inc.

By _____

By Carlos Bosque

Print Name: _____

Print Name: Carlos J. Bosque

Its: President

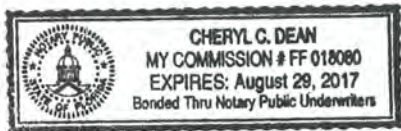
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 9th day of March 2014, by Carlos Bosque, who is personally known to me or who has produced _____ as identification and who took an oath.

Cheryl C. Dean
(Signature of NOTARY PUBLIC)

Cheryl C. Dean
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 8/29/2017

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 3/9/15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 15137 N. Main Street

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Douglas L. Skiles, PE to act as agent to file application(s) for Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Ultimate Rides of the Southeast, Inc.

By _____

By Carlos Bosque

Print Name: _____

Print Name: Carlos J. Bosque

Its: President

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 9th day of March 2015, by Carlos Bosque, who is personally known to me or who has produced _____ as identification and who took an oath.

Cheryl C. Dean

(Signature of NOTARY PUBLIC)

Cheryl C. Dean
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 8/29/2017

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

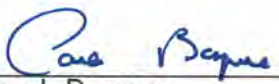
By: 
Carlos J. Bosque
Ultimate Rides of the Southeast, Inc.
Its: President

Exhibit D

WRITTEN DESCRIPTION

ULTIMATE RIDES

March 30, 2015

I. PROJECT DESCRIPTION

- A. Ultimate Rides of the Southeast, Inc. proposes to rezone approximately 1.20+/- acres of property from CCG-2/RLD-120 to Planned Unit Development (PUD). The Property is comprised of the parcel located at 15137 N. Main Street, as shown on Exhibit “K” (the “Property”). As described below, the PUD zoning district is being requested to permit the construction of a building that will be used for retail sales of used automobiles with associated repair and detailing operations. Additional uses (as described herein) shall also be permitted.

The parcel comprising the Property is more particularly described in the legal description attached as Exhibit “1” to this application. The Property has a land use of CGC for the front (western) 150 feet and a land use of LDR for the remaining rear (eastern) portion. The most recent uses and activities on the Property consisted of service garage and vehicle repair.

The adjacent property to the north (15153 N. Main Street) consists of multiple one (1) and two (2) story buildings for office use. The adjacent property to the south (15127 N. Main Street) consists of multiple family residences with mobile homes and outdoor storage of vehicles and boats. Both adjacent properties have the same zoning and land use as the Property.

The adjacent property to the east (122 Kirk Road) consists of multiple family residences with mobile homes and outdoor storage of vehicles and boats. This adjacent property is zoned RLD-120 with a land use of LDR.

- B. Project Name: Ultimate Rides
- C. Project Architect/Planner: N/A
- D. Project Engineer: Douglas L. Skiles, P.E.
- E. Project Developer: Ultimate Rides of the Southeast, Inc.
- F. Current Land Use Designation: CGC (west 150 feet) and LDR (remaining east portions)

G. Current Zoning District: CCG-2 (west 150 feet) and RLD-120 (remaining east portions)

H. Requested Zoning District: PUD

I. Real Estate Number(s): 108279-0020

II. QUANTITATIVE DATA

A. Total Acreage: 1.20+/-

B. Total number of dwelling units: None

C. Total amount of non-residential floor area: Up to 17,000 sq. ft.

D. Total amount of recreation area: None

E. Total amount of open space: Minimum of 17,000 sq. ft.

F. Total amount of public/private rights of way: None

G. Total amount of land coverage of all buildings and structures: 50% of total site.

H. Phase schedule of construction (include initiation dates and completion dates):
Construction is anticipated to commence in 2015 with completion in 2016. Additional construction activities for expansion or renovation may occur at any time in the future.

I.

III. STATEMENTS

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

Based on the current zoning of CCG-2, a 25-foot buffer would be required adjacent to the residential zoning districts which would significantly reduce the available land for commercial use. The Property, as well as the adjacent parcels, currently contains commercial uses well beyond the zoning transition line between CCG-2 and RLD-120. The applicant seeks to adjust the transition line to reflect the current use on the property and leave the rear portion of the property for non-commercial use. A 25-foot buffer will be provided within the new commercial portion between the commercial and residential zone to the east.

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.

The building and grounds on the property will be maintained in a manner consistent with the ordinance codes of the City of Jacksonville.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

For the portion between the N. Main Street Right-of-Way and a line 345 feet to the east:

- (1) Commercial Retail Sales and Service Establishments
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Fruit, vegetable, poultry or fish markets.
- (5) All types of professional and business offices.
- (6) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (7) Hotels and motels.
- (8) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (10) Boatyards.
- (11) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (12) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (13) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (14) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (15) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- (16) Private clubs.
- (17) Churches, including a rectory or similar use.
- (18) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (19) Vocational, trade and business schools.
- (20) Banks, including drive-thru tellers.
- (21) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (22) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

For the portion between a line 345 feet east of the N. Main Street Right-of-Way and the rear property boundary:

- (1) Single-family dwellings.
- (2) Foster care homes.
- (3) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- (4) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- (5) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- (6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (7) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- (8) Country clubs meeting the performance standards and development criteria set forth in Part 4.
- (9) Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

For the portion between the N. Main Street Right-of-Way and a line 345 feet to the east:

- (1) Residential treatment facilities or emergency shelter.
- (2) Rescue missions.
- (3) Day labor pools.
- (4) Crematories.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

- (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (8) Automobile storage yards.
- (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- (10) Schools meeting the performance standards and development criteria set forth in Part 4.
- (11) Nightclubs.
- (12) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.

For the portion between a line 345 feet east of the N. Main Street Right-of-Way and the rear property boundary:

- (1) Cemeteries and mausoleums but not funeral homes or mortuaries.
- (2) Schools meeting the performance standards and development criteria set forth in Part 4.
- (3) Borrow pits subject to the regulations contained in Part 9.
- (4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (5) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- (6) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.
- (8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (9) Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception: None

D. Permitted Accessory Uses and Structures:

As per the current standards in Section 656.403 of the City of Jacksonville Zoning Code.

E. Restrictions on Uses: None

V. DESIGN GUIDELINES

A. Lot Requirements:

For the portion between the N. Main Street Right-of-Way and a line 345 feet to the east:

- (1) *Minimum lot area:* None, except as otherwise required for certain uses.
- (2) *Minimum lot width:* None, except as otherwise required for certain uses.
- (3) *Maximum lot coverage:* None, except as otherwise required for certain uses.
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* Ten feet
- (7) *Maximum height of structures:* Sixty feet

For the portion between a line 345 feet east of the N. Main Street Right-of-Way and the rear property boundary:

- (8) *Minimum lot area:* 16,925 sq. ft. (remaining portion of Property)
- (9) *Minimum lot width:* 67 feet (remaining lot width of Property)
- (10) *Maximum lot coverage:* 25%
- (11) *Minimum front yard:* 25 feet
- (12) *Minimum side yard:* 7.5 feet
- (13) *Minimum rear yard:* 10 feet
- (14) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of North Main Street substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a pole or monument style or as otherwise approved by the Planning and Development Department, not to exceed 50 feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 8 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed 4 square feet in area and 4 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code with the following exception:

The side buffer between 150 feet and 345 feet from the N. Main Street Right-of-Way will consist of a 10-foot complimentary landscape buffer. A 25-foot buffer will be provided along the rear property line at the zoning transition line, however, a 25-foot buffer will not be required along the side property lines.

E. Recreation and Open Space:

There shall be no requirements for recreation and open space.

F. Utilities

Water will be provided by a well.

Sanitary sewer will be provided by an onsite sewage disposal system.

Electric will be provided by JEA.

G. Wetlands

There are no wetlands on the property.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

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Prepared by and return to:

Lawrence V. Ansbacher, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, FL 32256

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**

FSFK, LLC,
A Florida Limited Liability Company
1234 King Street
Jacksonville, FL 32204

2. **Grantee's name and address is:**

ULTIMATE RIDES OF THE SOUTHEAST, INC.,
A Florida Corporation
14476 Duval Place West, Suite 702
Jacksonville, FL 32218

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described on Exhibit A attached, together with all tenements, hereditaments, easements, building and other improvements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is #108279-0020

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for those (i) real property taxes subsequent to December 31, 2013 which are not yet due and payable, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference thereto not serving to reimpose same.

EXCEPT AS EXPRESSLY SET FORTH IN THIS DEED, GRANTOR HAS MADE NO, AND EXPRESSLY DISCLAIMS ALL, REPRESENTATIONS, WARRANTIES, COVENANTS AND CONTRACTS OF EVERY KIND AND CHARACTER, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, REPRESENTATIONS OR WARRANTIES AS TO MATTERS OF TITLE (OTHER THAN AS SPECIFICALLY SET FORTH ABOVE), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION: (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, HABITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE; (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; (iii) THE AVAILABILITY OR EXISTENCE OF ANY WATER, SEWER OR UTILITIES (PUBLIC OR PRIVATE); (iv) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (v) THE EXISTENCE OF ANY HAZARDOUS SUBSTANCE

AT, IN, ON, UNDER OR ABOUT THE PROPERTY. THE TERMS OF THIS DISCLAIMER SHALL SURVIVE DELIVERY OF THIS DEED.

Executed on 10/22, 2014.

1st Witness: *Cheery E Sassard* FSFK, LLC, A Florida Limited Liability Company
Print Name: Cheery E Sassard

2nd Witness: *[Signature]* By: *Brad Nelson*
Print Name: Lawrence V. Ansbacher Brad Nelson, Its Manager

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 22nd day of October, 2014 by Brad Nelson, as Manager of FSFK, LLC, a Florida limited liability company, on behalf of such company. He () is personally known to me or () has produced _____ (Florida Driver's License) as identification.

Cheery E Sassard
Notary Public, State of Florida
My Commission Expires:

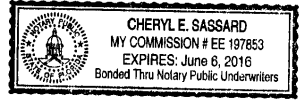


EXHIBIT A

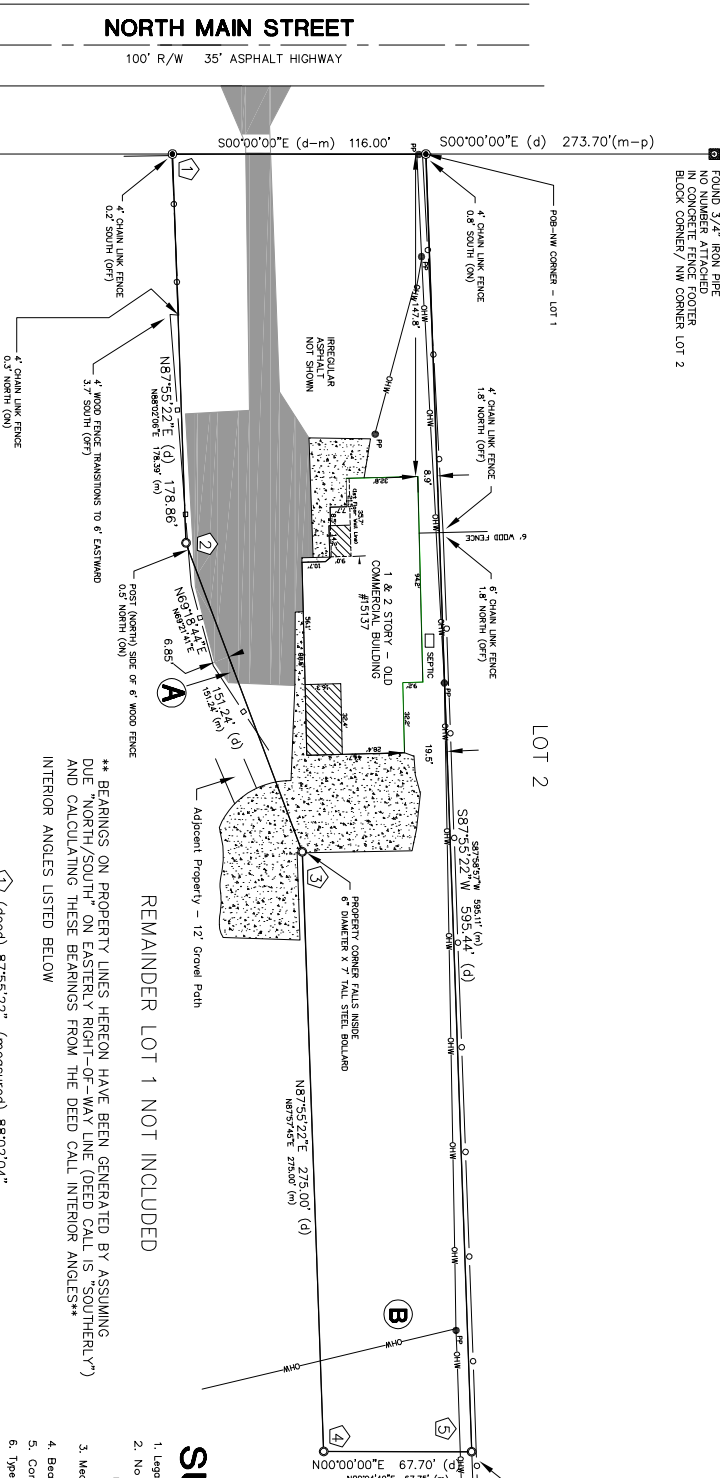
A portion of Lot 1, Pleasant Park, according to plat thereof as recorded in Plat Book 9, page 31, of the current public records of Duval County, Florida and being more particularly described as follows:

For a point of beginning, commence at the Northwesterly corner of said Lot 1, said point being on the Easterly right of way line of Main Street, also known as U.S. Highway No. 17 (a 100 foot right of way as now established); thence Southerly along the Easterly right of way line of said Main Street, a distance of 116.00 feet; thence Easterly parallel with the Northerly line of said Lot 1, with an interior angle to the right of 87 degrees 55' 22" a distance of 178.86 feet; thence Northeasterly with an interior angle to the right of 161 degrees 23' 22" a distance of 151.24 feet; thence Easterly parallel with the Northerly line of said Lot 1, with an interior angle to the right of 198 degrees 36' 38" a distance of 275.00 feet; thence Northerly with an interior angle to the right of 92 degrees 04' 38" a distance of 67.70 feet to a point on the Northerly line of said Lot 1; thence Westerly along last said Northerly line with an interior angle to the right of 87 degrees 55' 22" a distance of 595.44 feet to the Point of Beginning.

Being the same lands as described in Official Records Book 16162, Page 404.

Boundary Survey # 101614.1 for ULTIMATE RIDES OF THE SOUTHEAST, INC

#	DATE	ITEM
No 1	10/21/2014	Initial survey and field notes
No 2	10/20/2014	Calculated, Tieded interior angles, added additional verification
No 3	10/20/2014	Checked, Tieded interior angles, added additional verification
No 4		
No 5		
No 6		



** BEARINGS ON PROPERTY LINES HEREON HAVE BEEN GENERATED BY ASSUMING DUE NORTH/SOUTH ON EASTERLY RIGHT-OF-WAY LINE (DEED CALL IS 'SOUTHERLY') AND CALCULATING THESE BEARINGS FROM THE DEED CALL INTERIOR ANGLES**
INTERIOR ANGLES LISTED BELOW

- ① (deed) 87°55'22" (measured) 88°02'04"
- ② (deed) 161°23'22" (measured) 161°19'35"
- ③ (deed) 198°56'36" (measured) 198°56'04"
- ④ (deed) 92°04'38" (measured) 92°06'55"
- ⑤ (deed) 87°55'22" (measured) 87°54'17"

LEGAL DESCRIPTION

A PORTION OF LOT 1, PLEASANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, ALSO KNOWN AS U.S. HIGHWAY 40, 17' (1.1) AND FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET A DISTANCE OF 116.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, WITH AN INTERIOR ANGLE TO THE RIGHT OF 87 DEGREES 55' 22" A DISTANCE OF 178.86 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE TO THE RIGHT OF 161 DEGREES 23' 22" A DISTANCE OF 151.24 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, WITH AN INTERIOR ANGLE TO THE RIGHT OF 198 DEGREES 36' 38" A DISTANCE OF 275.00 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE TO THE RIGHT OF 92 DEGREES 04' 38" A DISTANCE OF 67.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE LAST SAID NORTHERLY LINE WITH AN INTERIOR ANGLE TO THE RIGHT OF 87 DEGREES 55' 22" A DISTANCE OF 595.44 FEET TO THE POINT OF BEGINNING.

SURVEYOR HEREON CONFIRMS THAT THIS SURVEY DRAWING AND ATTACHED LEGAL DESCRIPTION DESCRIBES THAT SAME PROPERTY DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 16162, PAGES 404 THROUGH 406 INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS

AC = Acres	not = not or formerly (owned by)	PSM = Permanent Reference Monument	WIRE FENCE	X
BLDG = Building	OHV = Overhead Wire/Line	PSM = Professional Surveyor & Mapper	WOOD FENCE	—
BLDG = Building	OSM = Official Survey Monument	PSM = Professional Surveyor & Mapper	WOOD FENCE	—
BLDG = Building	OSM = Official Survey Monument	PSM = Professional Surveyor & Mapper	WOOD FENCE	—
BLDG = Building	OSM = Official Survey Monument	PSM = Professional Surveyor & Mapper	WOOD FENCE	—

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN STRICTLY PROHIBITED AND RESTRICTED SURVEYING IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF Timothy L. Blackmon, PSM. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

Reproductions of this Sketch of Survey are not valid unless sealed with my embossed seal #4889 Florida

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS IN ACCORDANCE WITH CHAPTER 489, PARTBANT TO CHAPTER 472.007 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION, 4889

10/21/2014
Signature Date
Timothy L. Blackmon, PSM #4889

Copyright
Do not copy or reproduce without permission.

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title of Boundary to the Subject Property have been provided. It is possible that there could exist deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and steel tape, or with homologously superior equipment utilizing redundant techniques.
- Bearings hereon are based on: EAST R/W MAIN STREET ASSUMED S00D00'00"E.
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: BOUNDARY
- Stated legal Purpose of Survey: Acquisition (Mortgage) (Easement) (Bearing)
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership.
- This Survey is NOT Intended for Multiple uses. Industry and all other obligations are limited to Certificates hereon unless otherwise stated. Survey reflects above-ground features and improvements only.
- Intended hereon utility Survey for purposes listed in Item 7 Above. See Note Above Structure Block.
- Construct improvements to iron markers as described Only. Wooden Stakes are NOT Property Corners.
- All Above-ground Evidences of Utilities lie within their respective easements unless noted. See Note #9 above - no efforts have been made or requested to locate underground utilities.
- All boundary dimensions shown hereon are field measured and are in agreement with the Plat and/or Deed Legal Description unless noted otherwise on the face of this drawing.
- Street (s) hereon are centered in R/W unless noted.
- Building Dimensions and their use to adjacent property or other lines are made from exterior roof-bearing walls, ignoring overhangs and encroachment statements unless noted. Plat to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.

DRAWING / CLIENT INFORMATION

CERTIFIED TO:
ULTIMATE RIDES OF THE SOUTHEAST, INC.
15137 N. MAIN STREET
JACKSONVILLE, FLORIDA 32218

Survey Date: 10/16/2014
Drawn By: TML
Field Book/Page

Scale 1" = 40' Feet
Drawing/File #101614

Additional Information/Certifications
FSFK, LLC
ANASCHER & SCHNEIDER, PA (FEE# 14035)
COMMERCIAL IN LAND TITLE INSURANCE COMPANY

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