

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-0256

TO PLANNED UNIT DEVELOPMENT

MAY 5, 2016

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 **2016-0256** to Planned Unit Development.

Location: Philips Highway (US 1); at the northeast intersection of Freedom Crossing Trail and Philips Highway

Real Estate Number: 152690 0050 and 152690 0080

Current Zoning District: Planned Unit Development (PUD 2006-0731)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Applicant/Agent: Paul M. Harden, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Freedom Corners Corporation, LLC
8711-11 Perimeter Park Blvd.
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2016-0256** seeks to rezone approximately 4.5± acres of land from PUD to PUD. The subject site is currently undeveloped. The rezoning to PUD is being sought so that the property can be developed with a variety of uses which include but are not limited to a filling station with 18 fueling stations, the retail sales of food, drugs

wearing apparel, service establishments, banks with drive-throughs, business offices and automotive and minor repair. The complete list of uses can be found in the written description. The site is part of the Freedom Commerce Center PUD; however it is not included in the DRI. The property is bordered by a ten foot (10') wide utility easement and fifty-five foot (55') wide drainage easement on the northern side. Over one-hundred (100') feet of the eastern portion of the property will remain undeveloped per the proposed site plan. The initial plan of development is for a filling station with 18 fueling stations.

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 Community General Commercial (CGC) functional land use category 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. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map.

(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

Yes. 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): Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

FLUE 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and federal regulations.

The CGC functional land use category is generally developed in nodal patterns and serves large areas of the City. This type of development includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, auto repair, hotel, motel, fast food establishments, and similar other types of commercial developments. 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 and Mobility Management System Office (CMMSO) 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

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 submitted site plan dated January, 2016 shows one building onsite and landscaping exceeding the standards set forth in Section 656, Part 12. A minimum twenty foot (20') landscape setback from both Philips Highway and Freedom Crossing Trail will be provided. The landscape area will maintain the mature landscape character of the area. The applicant does request some relief from the placement of certain VUA landscape buffers so that vehicle maneuverability on site can be achieved; due to the nature of the proposed filling station and convenience store business, sufficient ingress/egress area as well as staging area is required free of landscape intrusion that would normally be found on standard retail or commercial development.

The treatment of pedestrian ways: The project will meet all pedestrian accessibility requirements and will connect to the existing sidewalk network along Freedom Crossing Trail and establish one north along Philips Highway.

The use of topography, physical environment and other natural features: The site has never been developed and will utilize the existing change in topography and natural undisturbed land along the northern and eastern property lines to provide a buffer from adjacent properties. The current plan of development provides for a significant amount of undisturbed natural property to remain on the eastern portion of the site.

Traffic circulation patterns: The property will be accessed via one right-in, right-out access point from Philips Highway and two from Freedom Crossing Trail, one shared and one right-in, right-out driveway. A review of the project by the Development Services Division produced the following comments in their memorandum dated April 18, 2016:

1. *Philips Highway (US 1) is FDOT maintained and subject to FDOT permit review.*
2. *Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at driveways.*

A review of the project by the Transportation Planning Division produced the following comments in their memorandum dated April 28, 2016:

Philips Highway (SR 5), from I-95 to Baymeadows Road, is the directly accessed functionally classified roadway. Philips Highway is a 4-lane divided class I principal arterial in this vicinity and is currently operating at an acceptable LOS B. Philips

Highway segments have a maximum daily service volume of 36,700 vpd and a 2015 daily traffic volume of 29,250. Access to this site via Philips Highway must be subject to FDOT access management requirements.

This proposal is for 18 fueling stations of ITE 853 Convenience Mart with Gas Pumps which would generate a total of 9,767 vpd and does not exceed the amount of allowable trip generation for this property.

The use and variety of building setback lines, separations, and buffering: Applicant proposes minimum front, side, and rear yard setbacks similar to Commercial Community General-1 (CCG-1) zoning, with additional restrictions. The side yard setback is increased from a commercial standard of 0 feet to 15 feet and the height of structures is limited to 35 feet. The property is bordered by a ten foot (10') wide utility easement and fifty-five foot (55') wide drainage easement on the northern side. Over one-hundred (100') feet of the eastern portion of the property will remain undeveloped per the proposed site plan. The initial plan of development is for a filling station with 18 fueling stations on the western portion of property. As proposed, the site will contain over 2.75 acres of landscaped, open and natural space. If/when the eastern portion is developed, a minimum fifteen foot (15') wide undisturbed natural buffer shall remain where adjacent to the residential use.

Signage: Applicant proposes two monument style signs, no greater than 300 square feet in area and 35 feet in height, internally or externally illuminated. Signage is specified for the convenience store use with three (3) canopy/fascia signs not exceeding a maximum of fifty-five (55) square feet in area per sign (one on the front and on each end). This is generally more restrictive than what would conventionally be allowed. The site contains over 400 feet of frontage along Philips Highway and 360 feet of frontage on Freedom Commerce Trail. The proposed sign area is standard for the CCG zoning districts; however the maximum height of 35 feet is less than is permitted in the Zoning Code. **The department recommends the signs must be at least 200 feet apart, which is standard language in Part 12 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 proposed development is located along a portion of Philips Highway with existing multi-family, commercial/retail, automobile service, restaurant, and institutional uses. The property is currently vacant with surrounding uses that include BP/IBP to the north with a vacant office building; MDR/PUD to the east containing multi-family uses; RPI/PUD to the south which is undeveloped; and LI/IL to the west across Philips Highway with industrial manufacturing. The subject properties are the only two parcels zoned PUD for similar uses per Ordinance 2006-0731. There are similar uses up and down this Philips Highway corridor.

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	BP	IBP	Office/professional
East	MDR	PUD (1995-017-E)	Multi-family residential
South	MU	PUD (2001-0228-E)	Undeveloped
West	LI	IL	Industrial/warehouse

The PUD differs from usual application of the Zoning Code in that it allows for the additional use of a car wash on the site, but otherwise the uses allowed by right are limited. The maximum height for all uses is limited to thirty-five feet (35') in height, which is less than a conventional CCG-1 Zoning District. A lighting plan is required for approval by the Planning Department. These limitations will ensure compatibility between on-site development and surrounding uses.

(6) Intensity of Development

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

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The current plan of development shows the front portion of the property abutting Philips Highway will be developed whereas the rear, or easternmost portion, will be set aside for an undisturbed buffer. The required stormwater retention facilities will be located on the northern portion of the site.

The department recommends the following light regulations be included as a condition.

All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty (30) feet. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

The fuel island canopy shall not exceed fifteen feet in height from the bottom of the canopy. The developer shall mount light fixtures on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

The availability and location of utility services and public facilities and services: The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Philips Highway is an FDOT maintained roadway and

is classified as a class I Arterial. The property is approximately ½ a mile south of Baymeadows Road. There is a bus stop in front of the northern part of the property.

(7) Usable open spaces plazas, recreation areas.

No recreation area is required but the site will contain over 2.75 acres of landscaped, open and natural space.

(8) Impact on wetlands

Surveying of a 2004 Geographical Information Systems shape file identified some wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements. A conservation easement is being created along the eastern property boundary to ensure protection of any wetlands on site.

(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.

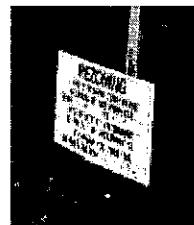
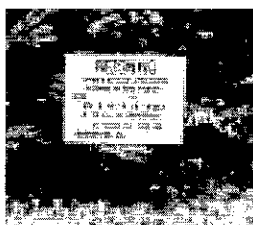
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan. The project will meet all pedestrian accessibility requirements and will connect to the existing sidewalk network along Freedom Crossing Trail and establish one north along Philips Highway.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 14, 2016, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-0256** be **APPROVED** with the following exhibits:

1. The original legal description dated February 12, 2016.
2. The revised written description dated April 19, 2016.
3. The original site plan dated January, 2016.
4. The Development Services Division Memorandum dated April 18, 2016 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-0256** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

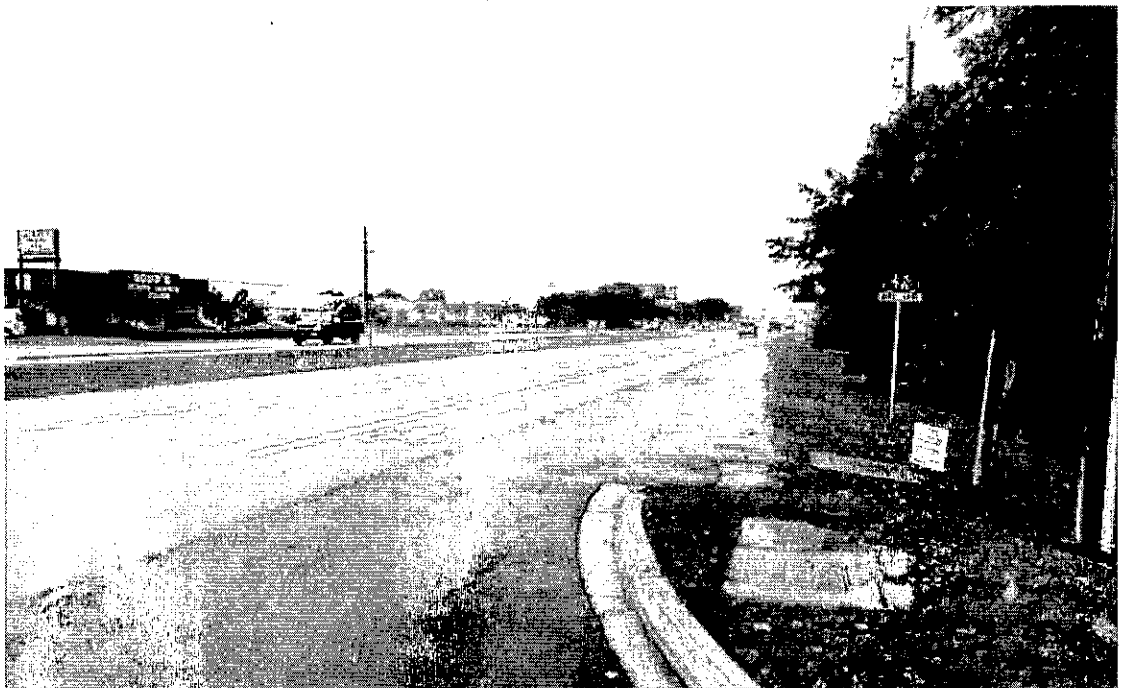
1. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
2. Ground signs shall be at least 200 feet apart.



Aerial view of the subject site



The subject site on the right facing north along Philips Highway



The subject site on the right facing north along Philips Highway



Facing south along Philips Highway from the subject site



Facing southeast at the Freedom Crossing Trail/Philips Highway intersection across from the subject site



Facing east along Freedom Crossing Trail with the subject site on the left



Facing east along Freedom Crossing Trail with the subject site on the left



Facing east along Freedom Crossing Trail with the subject site on the left



Facing west along Freedom Crossing Trail with the subject site on the right



Facing west along Freedom Crossing Trail with the subject site on the right



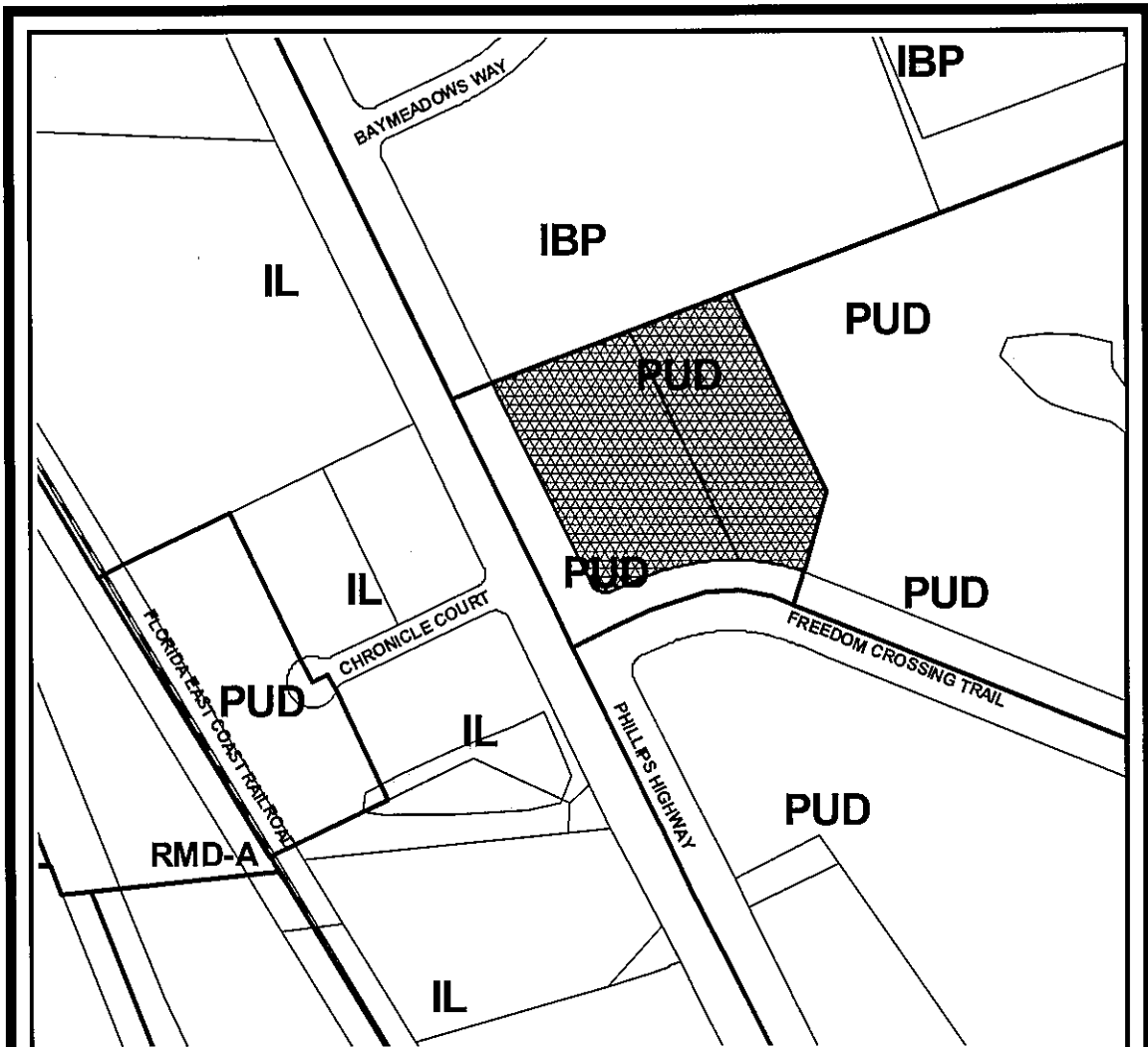
Facing west along Freedom Crossing Trail at the Philips Hwy. intersection with the subject site on the right



The subject site facing east from Philips Hwy.



The subject site on the right facing north along Philips Hwy.



<p>REQUEST:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		
<p>ORDINANCE NUMBER: ORD-2016-0256</p>	<p>TRACKING NUMBER: T-2016-1060</p>	<p>COUNCIL DISTRICT: 11</p> <p>Page 1 of 1</p>

DEVELOPMENT SERVICES



April 18, 2016

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **RaceTrac Market Phillips Highway and Freedom Crossing Trail PUD
R-2016-256 fka R-2006-731**

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

1. Phillips Highway is a FDOT maintained roadway. All proposed work in their right-of-way requires FDOT permit review/approval.
2. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is not obstructed.

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.



MEMORANDUM

DATE: 04/28/2016

TO: Andrew Hetzel
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF RACETRAC MARKET PHILIPS
HIGHWAY AND FREEDOM CROSSING TRAIL PUD**

Philips Highway (SR 5), from I-95 to Baymeadows Road, is the directly accessed functionally classified roadway. Philips Highway is a 4-lane divided class I principal arterial in this vicinity and is currently operating at an acceptable LOS B. Philips Highway segments have a maximum daily service volume of 36,700 vpd and a 2015 daily traffic volume of 29,250. Access to this site via Philips Highway must be subject to FDOT access management requirements.

This proposal is for 18 fueling stations of ITE 853 Convenience Mart with Gas Pumps which would generate a total of 9,767 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 853 Convenience Mart with Gas Pumps – 18 fueling stations)

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0256 Staff Sign-Off/Date AH / 03/22/2016

Filing Date 04/05/2016 Number of Signs to Post 3

Hearing Dates:

1st City Council 05/10/2016 Planning Commission 05/05/2016

Land Use & Zoning 05/17/2016 2nd City Council N/A

Neighborhood Association BETTER BAYMEADOWS, INC.; BAYMEADOWS COMMUNITY COUNCIL

Neighborhood Action Plan/Corridor Study US 1 CORRIDOR STUDY

Application Info

Tracking # 1060

Application Status PENDING

Date Started 02/15/2016

Date Submitted 02/15/2016

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

Company Name
LAW OFFICE OF PAUL M. HARDEN

Mailing Address
501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MENOR	CONNIE	

Company/Trust Name
FREEDOM CORNERS CORPORATION, INC.

Mailing Address
8711 PERIMETER PARK BLVD., SUITE 11

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-731-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	152690 0050	11	3	PUD	PUD

Map	152690 0080	11	3	PUD	PUD
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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) 4.50

Development Number

Proposed PUD Name RACETRAC MARKET - PHILIPS HIGHWAY & FREEDOM CROSSING

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION.

Location Of Property

General Location

NORTHWEST QUADRANT OF PHILIPS HWY. & FREEDOM CROSSING TRAIL

House #	Street Name, Type and Direction	Zip Code
0	PHILLIPS HY	32256

Between Streets

BAYMEADOWS ROAD and FREEDOM CROSSING TRAIL

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**
4.50 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee**
9 Notifications @ \$7.00 /each: \$63.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,113.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

February 12, 2016

BEGINNING AT A POINT LOCATED AT THE NORTHEASTERN RIGHT OF WAY BOUNDARY LINE OF PHILLIPS HWY/US 1 AND THE NORTHWESTERN RIGHT OF WAY BOUNDARY LINE OF FREEDOM CROSSING TRAIL, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.); PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERN RIGHT OF WAY BOUNDARY LINE OF PHILLIPS HWY/US 1 A DISTANCE OF +/- 396 FEET TO A POINT; THENCE TURN RIGHT AND PROCEED IN AN NORTHEASTERLY DIRECTION A DISTANCE OF +/- 450 FEET TO A POINT; THENCE TURN RIGHT AND PROCEED IN A SOUTHEASTERLY DIRECTION OF +/- 390 FEET TO A POINT; THENCE TURN RIGHT AND PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF +/- 145 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY BOUNDARY LINE OF FREEDOM CROSSING TRAIL; THENCE TURN RIGHT AND PROCEED IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY BOUNDARY LINE A DISTANCE OF +/- 360 FEET TO A POINT, SAID POINT BEING THE P.O.B.

EXHIBIT A - Property Ownership Affidavit

Date: _____

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:
RE#152690-0050 & 152690-0080

To Whom it May Concern:

I Donald C. Fort, Director hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Freedom Corners Corporation, Inc.

By _____

By Connie Y Menor

Print Name: _____

Print Name: Connie Y Menor

Its: Vice 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 12 day of February 2014 by Connie Y Menor, who is personally known to me or who has produced _____ as identification and who took an oath.

Donna S. Hurt

(Signature of NOTARY PUBLIC)

Donna S. Hurt

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 5/15/18

DONNA S. HURT
Notary Public, State of Florida
My Comm. Expires May 15, 2018
Commission No. FF 123048



Detail by Entity Name

Florida Profit Corporation

FREEDOM CORNERS CORP., INC.

Filing Information

Document Number	P98000106689
FEI/EIN Number	59-3548649
Date Filed	12/24/1998
Effective Date	12/22/1998
State	FL
Status	ACTIVE

Principal Address

8711 PERIMETER PARK BLVD., STE 11
JACKSONVILLE, FL 32216

Changed: 04/21/2004

Mailing Address

8711 PERIMETER PARK BLVD., STE 11
JACKSONVILLE, FL 32216

Changed: 04/21/2004

Registered Agent Name & Address

FORT, DONALD C
8711-11 PERIMETER PARK BLVD
JACKSONVILLE, FL 32216

Name Changed: 03/28/2005

Address Changed: 03/28/2005

Officer/Director Detail

Name & Address

Title D

FORT, DONALD C
8711 PERIMETER PARK BLVD., STE 11
JACKSONVILLE, FL 32216

MENOR, CONNIE Y
 8711 PERIMETER PARK BLVD., STE 11
 JACKSONVILLE, FL 32216

Title S

FORT, DONALD A
 8711-11 PERIMETER PARK BLVD.
 JACKSONVILLE, FL 32216

Title T

FORT, BRADLEY E
 8711-11 PERIMETER PARK BLVD.
 JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
2013	04/19/2013
2014	01/13/2014
2015	03/10/2015

Document Images

<u>03/10/2015 -- ANNUAL REPORT</u>	View image in PDF format
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<u>03/30/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/07/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/01/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/24/1998 -- Domestic Profit</u>	View image in PDF format

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

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

Re: Agent Authorization for the following site location: RE#152690-0050 & 152690-0080

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 Paul M. Harden to act as agent to file application(s) for FUD 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:

Freedom Corners Corporation, Inc.

By _____

By Connie Y Menor

Print Name: _____

Print Name: Connie Y Menor

Its: Vice 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 12 day of February 2014, by Connie Y Menor, who is personally known to me or who has produced _____ as identification and who took an oath.

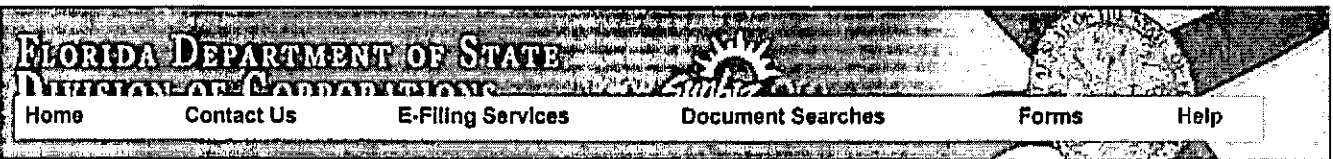
Donna S. Hurt

(Signature of NOTARY PUBLIC)

Donna S. Hurt
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 5/15/18

DONNA S. HURT
Notary Public, State of Florida
My Comm. Expires May 15, 2018
Commission No. FF 123846



Detail by Entity Name

Florida Profit Corporation

FREEDOM CORNERS CORP., INC.

Filing Information

Document Number	P98000106689
FEI/EIN Number	59-3548649
Date Filed	12/24/1998
Effective Date	12/22/1998
State	FL
Status	ACTIVE

Principal Address

8711 PERIMETER PARK BLVD., STE 11
JACKSONVILLE, FL 32216

Changed: 04/21/2004

Mailing Address

8711 PERIMETER PARK BLVD., STE 11
JACKSONVILLE, FL 32216

Changed: 04/21/2004

Registered Agent Name & Address

FORT, DONALD C
8711-11 PERIMETER PARK BLVD
JACKSONVILLE, FL 32216

Name Changed: 03/28/2005

Address Changed: 03/28/2005

Officer/Director Detail

Name & Address

Title D

FORT, DONALD C
8711 PERIMETER PARK BLVD., STE 11
JACKSONVILLE, FL 32216

MENOR, CONNIE Y
8711 PERIMETER PARK BLVD., STE 11
JACKSONVILLE, FL 32216

Title S

FORT, DONALD A
8711-11 PERIMETER PARK BLVD.
JACKSONVILLE, FL 32216

Title T

FORT, BRADLEY E
8711-11 PERIMETER PARK BLVD.
JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
2013	04/19/2013
2014	01/13/2014
2015	03/10/2015

Document Images

<u>03/10/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/19/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/30/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/07/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/01/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/24/1998 -- Domestic Profit</u>	View image in PDF format

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: RE#152690-0050 & 152690-0080

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,

Freedom Corners Corporation, Inc.

By: Connie H. Mann

Its: Vice President

Exhibit D

WRITTEN DESCRIPTION

RaceTrac Market – Philips Highway & Freedom Crossing Trail
RE# 152690-0050 & 152690-0080
April 19, 2016

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 4.50 acres of property from PUD (Ordinance 2006-731-E) to PUD. The parcel is located in the northwest quadrant of Philips Highway and Freedom Crossing Trail.

The subject property is currently owned by Freedom Corners Corporation, Inc. and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of CGC/PUD. The property is currently vacant. Surrounding uses include: BP/IBP to the north (vacant office building); MDR/PUD to the east (multi-family); RPI/PUD to the south (vacant); and LI/IL to the west across Philips Highway (industrial manufacturing).

Project Name: RaceTrac Market – Philips Highway & Freedom Crossing Trail

Project Architect/Planner: RaceTrac Petroleum, Inc.

Project Engineer: Connelly & Wicker, Inc.

Project Developer: RaceTrac Petroleum, Inc.

II. QUANTITATIVE DATA

Total Acreage: 4.50

Total number of dwelling units: N/A

Total amount of non-residential floor area: 5,488 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 5,488 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Filling gas stations and car wash, in accordance with the site plan attached.
2. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notices, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts and accessories and similar uses.
3. Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, or self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
4. Commercial retail sales and service establishments
5. All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls and similar uses.
6. Banks (including drive-thru tellers), savings and loan institutions, mortgage brokers, stockbrokers and similar financial institutions.
7. Professional and business offices, building trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses

8. Art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
10. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant
11. Medical and dental or chiropractic offices and clinics.
12. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the same time, if the gross floor area shall not exceed four thousand (4,000) square feet.
13. Veterinarians subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
14. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
15. Churches, including a rectory or similar use.
16. Private clubs.
17. Automotive service and minor repair and/or parts installation facilities so long as all work takes place completely enclosed within a building.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permitted Uses by Exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
2. Outside sale and service of alcoholic beverages meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.
3. Express or parcel delivery offices, telephone exchanges, motor bus or other transportation terminals (but not freight or truck terminals) and similar uses, provided no trucks over 1.5 tons are used.

C. Permitted Accessory Uses and Structures:

Uses and structures of a nature customarily incidental and clearly subordinate to the permitted uses set forth above shall be permitted.

IV. STATEMENTS

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

The PUD differs from usual application of the Zoning Code, in that it allows for the additional use of a car wash on the site, but otherwise differs from the usual application from the Zoning Code, in that uses allowed by right are limited. Additionally, the PUD differs from the usual application of the Zoning Code, in that a rear yard is required where otherwise the Zoning Code would not require one. Finally, the PUD differs from the usual application of the Zoning Code, in that signage is specified for the convenience store use allowing canopy fasciae not otherwise provided for.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area:* None

(2) *Minimum lot width:* None

(3) *Maximum lot coverage:* None

(4) *Minimum front yard:* None

Minimum side yard: None. Where the lot is adjacent to a residential district or multi-family, a minimum setback of 15 feet of undisturbed buffer shall be provided.

(5) *Minimum rear yard:* 10 feet

(6) *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 Philips Highway and Freedom Crossing Trail, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- 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) Two (2) double faced pole signs not to exceed three hundred (300) square feet in area and thirty-five (35) 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) Three (3) signs on canopy fasciae, not exceeding a maximum of fifty-five (55) square feet in area per sign (one on front and one on each end).
- (4) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

E. Utilities:

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

F. Recreation and Open Space:

N/A.

G. Wetlands

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

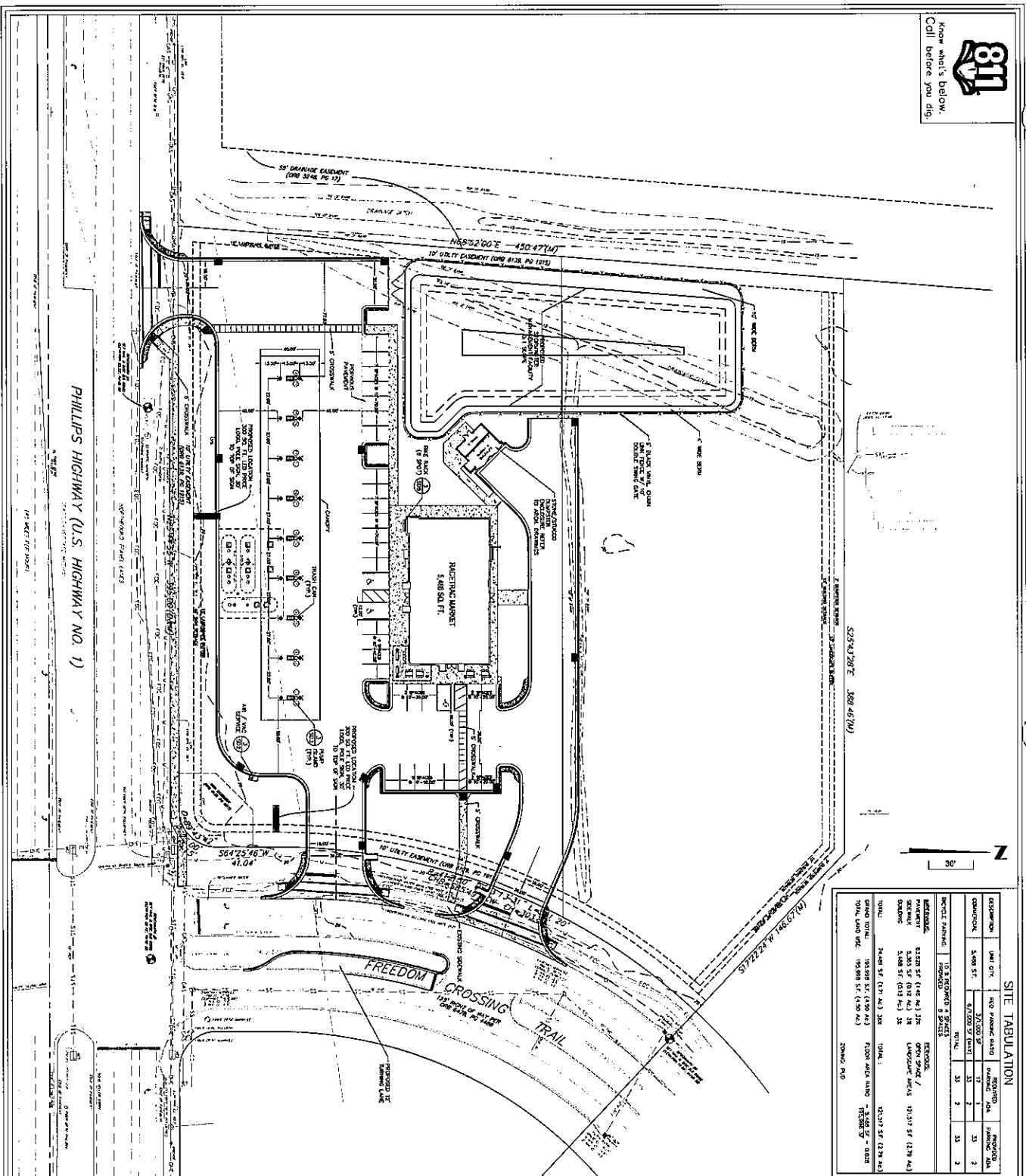
VI. DEVELOPMENT PLAN APPROVAL

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.



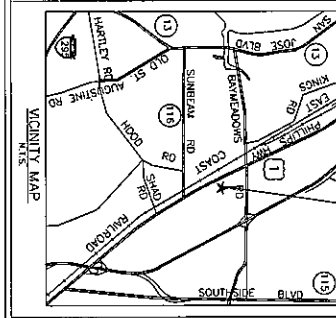
SITE TABULATION

DESCRIPTION	UNIT QTY	RIG NUMBER	ISSUED	REV	DATE
FOUNDATION	3,400 S.F.	67,000 (2)	31	1	11/11/00
CONCRETE	1,000 S.F.	67,000 (2)	31	1	11/11/00
STEEL	1,000 S.F.	67,000 (2)	31	1	11/11/00
TOTAL			31	2	11/11/00

DESCRIPTION	UNIT QTY	ISSUED	REV	DATE
FOUNDATION	3,400 S.F.	67,000 (2)	31	1
CONCRETE	1,000 S.F.	67,000 (2)	31	1
STEEL	1,000 S.F.	67,000 (2)	31	1
TOTAL			31	2

LEGEND

- PROPOSED DRIVEWAYS
- EXISTING DRIVEWAYS
- ELECTRICAL TRANSDUCER P/S
- PARKING SPACE COUNT / DEPARTMENT NUMBER
- STORE CATCH BASIN
- STORE DRAINAGE BOX
- STORE DRAINAGE STRUCTURE
- SANITARY SINKER CHANNEL
- POWER POLE



RACETRAC FREEDOM CROSSING
DATA SUMMARY
JACKSONVILLE, FLORIDA

1. OWNER: RACETRAC
2. DESIGNER: CONNOLLY & WICKER, INC.
3. CONTRACT NO.: 0000000000
4. PROJECT NO.: 0000000000
5. DATE: 11/11/00
6. SHEET NO.: 1
7. TOTAL SHEETS: 1
8. PROJECT LOCATION: 10000 SPANNER LAKE DR. SUITE 500 JACKSONVILLE, FL 32246
9. PROJECT AREA: 10000 SQ. FT.
10. PROJECT PERMIT NO.: 0000000000
11. PROJECT PERMIT DATE: 00/00/00
12. PROJECT PERMIT EXPIRES: 00/00/00
13. PROJECT PERMIT ISSUED BY: 0000000000
14. PROJECT PERMIT TYPE: 0000000000
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EXHIBIT F

PUD Name faceTrac Market-Philips Hwy. & Freedom Crossing Tra

Land Use Table

Total gross acreage	4.50	Acres	100 %
Amount of each different land use by acreage			
Single family	 	Acres	 %
Total number of dwelling units	 	D.U.	
Multiple family	 	Acres	 %
Total number of dwelling units	 	D.U.	
Commercial	4.50	Acres	100 %
Industrial	 	Acres	 %
Other land use	 	Acres	 %
Active recreation and/or open space	 	Acres	 %
Passive open space	 	Acres	 %
Public and private right-of-way	 	Acres	 %
Maximum coverage of buildings and structures	5,488	Sq. Ft.	2.89 %

Ret

Prepared by and Return to:
Krisy J. Gavin, Esq.
Gobelman, Love, Gavin, Blazs & Mathis
815 S. Main St., #300
Jacksonville, FL 32207

Book 11174 Page 623

Doc# 2003203284
BOOK: 11174
Pages: 623 - 626
Filed & Recorded
06/25/2003 02:49:47 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50
DEED DOC STAMP \$ 4,802.70

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns. any gender shall include all genders, the plural number the singular and the singular, the plural

WARRANTY DEED

THIS INDENTURE, made this 13 day of June, 2003, by Belfort Road Baptist Church, Inc., a Florida Corporation whose post office address is 2950 Belfort Road, Jacksonville, Florida 32216, f/k/a Salisbury Avenue Baptist Church, Inc., and Salisbury Baptist Church, Inc., hereinafter referred to as Grantor, and Freedom Corners Corporation, Inc., whose address is: 8705 Perimeter Park Blvd., Suite 8, Jacksonville, Florida 32216, hereinafter referred to as Grantee,

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee, their heirs and assigns forever, the following real property situated and being in Duval County, Florida:

That certain parcel of land more particularly described on Exhibit A, attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

SUBJECT to all covenants, restrictions, reservations and easements of record, applicable governmental regulations, and taxes for the current year.

TO HAVE AND TO HOLD, the same in fee simple forever.

(M)

AND the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said property in Fee Simple; that it is free from any encumbrances except as stated above; that the Grantor has good right and lawful authority to sell and convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed in its name and its corporate seal to be affixed by its duly authorized Attorney-in-Fact on the day and year above written.

Signed, sealed and delivered
in the presence of:

BELFORT ROAD BAPTIST CHURCH, INC.

Walter J. Harris
Witness

Julius Blazs
Julius Blazs, its President

Vianca E. Diaz
Witness

Walter J. Harris
Witness

Robert E. Hill
Robert E. Hill, Trustee

Vianca E. Diaz
Witness


Walter J. Harris
Witness

Frederick E. Maxwell, Sr.
Frederick E. Maxwell, Sr., Trustee

Vianca E. Diaz
Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to and subscribed before me this 13 day of June, 2003, by Julius Blazs, Robert E. Hill and Frederick E. Maxwell, who acknowledged that they are the Trustees of Belfort Road Baptist Church, Inc., a Florida Corporation, and acknowledged before me that they executed the same as the Trustees, in the name of, and on behalf of said corporation. Julius Blazs, Robert E. Hill and Frederick E. Maxwell, Sr. are personally known to me and did take an oath.


Notary Public
State of Florida, at Large
My Commission Expires:



Kristy J. Govin
MY COMMISSION # DD014326 EXPIRES
April 14, 2005
BONDED THRU TROY FAIR INSURANCE INC

EXHIBIT A

Book 11174 Page 626

PARCEL 1

A portion of the Francis Richard Grant Section 56 and a portion of the J. Sumner Grant, Section 57, all lying in Township 3 South, Range 27 East, Duval County, Florida being more particularly described as follows:

Commence at the intersection of the Southerly line of said Section 56 and the Easterly right-of-way line of U.S. Highway No. 1 (a 150 foot right-of-way as now established); thence North 25° 44' 55" West, along said right-of-way line 836.01 feet to the Point of Beginning; thence North 68° 53' 28" East, along the Northerly line of said J. Sumner Grant, Section 57 and a Westerly projection thereof, 259.78 feet; thence South 25° 44' 55" East, 446.88 feet to an intersection with a curve; thence Southwesterly along and around the arc of said curve being concave Southerly and having a radius of 412.50 feet an arc distance of 200.76 feet said arc being subtended by a chord bearing and distance of South 70° 11' 39" West, 190.79 feet to the Point of Tangency of said curve; thence South 64° 15' 05" West, 41.00 feet to the Point of Curvature of a curve leading Northwesterly; thence along and around the arc of said curve being concave Northeasterly and having a radius of 25.00 feet an arc distance of 39.27 feet said arc being subtended by a chord bearing and distance of North 70° 44' 55" West, 35.36 feet to the Point of Tangency of said curve said Point of Tangency being situated on the Easterly right-of-way line of said Phillips Highway; thence North 25° 44' 55" West, along said Easterly right-of-way line of Phillips Highway, 395.00 feet to the Point of Beginning.

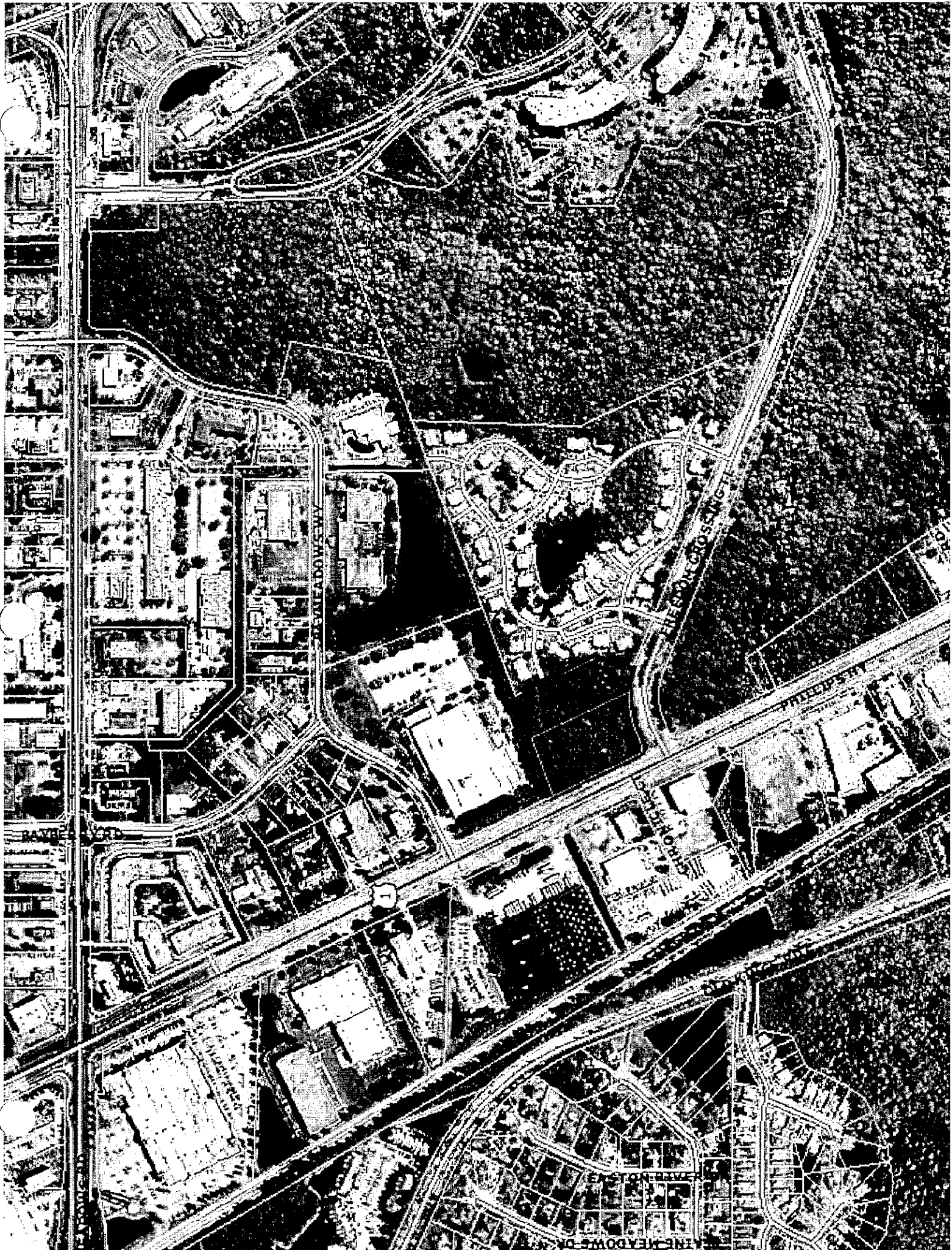
Containing 2.50 acres more or less.

PARCEL 2

A portion of the J. Sumner Grant, Section 57, Township 3 South, Range 27 East, Duval County, Florida being more particularly described as follows:

Commence at the intersection of the Southerly line of Section 56 and the Easterly right-of-way line of U.S. Highway No. 1 (a 150 foot right-of-way as now established); thence North 25° 44' 55" West, along said right-of-way line, 836.01 feet; thence North 68° 53' 28" East, along the Northerly line of said J. Sumner Grant, Section 57 and a Westerly projection thereof, 259.78 feet to the Point of Beginning; thence continue North 68° 53' 28" East, along the Northerly line of said J. Sumner Grant, Section 57, 190.71 feet; thence South 25° 44' 55" East, 300.33 feet; thence South 17° 27' 41" West, 146.91 feet to an intersection with a curve; thence Northwesterly along and around the arc of said curve being concave Southwesterly and having a radius of 412.50 feet an arc distance of 110.33 feet said arc being subtended by a chord bearing and distance North 80° 12' 03" West, 110.00 feet; thence North 25° 44' 55" West, 446.88 feet to the Point of Beginning.

Containing 2.00 acres more or less.





BAYBERRY RD

BAYMEADOWS WAY

FREEDOM CROSSING TRL

GRANDING

PREEDPSHY

1

OLD KINGS RD S

EASTON RIVER DR

BLAINE MEADOWS DR

MEADOWS RD

LIBERTY