

**EXHIBIT D**  
**WRITTEN DESCRIPTION**  
**Bowden Road Redevelopment PUD**  
**April 18, 2017**

**I. PROJECT DESCRIPTION**

The fee simple owners of the real properties identified in the attached Exhibit, RE# 152997-0000, Parcel "A" and RE# 153004-0000, Parcel "B" ( in combination the "Property"), which contains approximately 4.65 acres, is currently zoned CCG-2 and all portions of the subject property are designated CGC. The owners of the Property have identified the site as an opportunity to promote redevelopment and reinvestment into a troubled commercial property located at the intersection of two major roadways. Philips Highway is classified as a Principal Arterial Roadway and Bowden Road is a Collector Roadway, providing the intended directional route to access I-95 southbound.

The Property is located within an intensive commercial node, in a troubled area of commercialized properties, where many parcels are either vacant, or underutilized. The majority of the subject property, approximately 4 acres, are the site of a former auto dealership. The original dealership included additional land area, which has now been split off as separate properties. The area is transitional and is in need of reinvestment, bringing new users to the corridors.

Adjacent and surrounding parcels are utilized for various intensive commercial activities including, title loans, a shooting range, adult entertainment, fast food restaurants and nightclubs. The subject property would combine the existing Burger King Restaurant with the remainder of the derelict auto dealership in order to redevelop the site, adding a gas station with convenience store and possibly another commercial parcel. The uses in combination offer the traveling public access via University Boulevard, Philips Highway and Bowden Road, combining alternatives for food service, with the filling station/convenience store. These uses are of particular importance as the site is located approximately one-quarter mile from I-95 and is situated between the off ramp of I-95 southbound (University Boulevard) and the on-ramp (Bowden Road) returning in that direction. As previously stated the remainder of the property could be developed for other commercial purposes as outlined in this PUD, depending on market demand in this area of the City.

The adjacent corridors are typical of inner city development located in close proximity to an interstate interchange. Traffic exiting the interstate is automatically directed toward this facility with considerably less gasoline filling stations/convenience stores than would be typical at such locations. Instead, numerous properties along this corridor have been developed with uses that are regularly viewed as undesirable, including adult retail stores, gun sales, and adult entertainment establishments. The Subject Property does not possess significant or unique characteristics, variation of elevations or natural features.

The applicant has utilized the professional services of Mr. Paul Harden and Mr. L. Charles Mann in preparing this PUD request, as well as Bohler Engineering, who has assisted with site planning. No other professionals have yet been engaged. The PUD does not differ significantly from the conventional zoning code for CCG-2. However, while one parcel will follow the permitted uses of the CCG-2 district, the other is severely limited in the allowable uses, and restricts the signage for that portion to advertise only those limited uses, regardless of their location within the PUD. As this PUD will effectively incorporate a longstanding restaurant with the redevelopment of a derelict automobile dealership, it is necessary to allow the existing user the right to maintain his allowable uses and existing development rights to protect the lender on that property. The redevelopment portion will be a significant impetus for new development and reinvestment in this troubled area. Similarly, as this is an intensive urbanized area of the City, and proximate to a major interstate interchange, it is expected that parking for vehicles will exceed the allowable maximums for certain uses on the property. This PUD zoning will offer flexibility to the developers, while providing certainty to the community, that this redevelopment project will provide necessary services and promote further redevelopment and reinvestment along the corridors. The PUD is the appropriate vehicle to assure an appropriately scaled and context sensitive development that will permit flexibility for the property owner while promoting proper redevelopment of area.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as described within this written description and the City's Zoning Code. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

## II. USES AND RESTRICTIONS

The Property will initially be developed as 2 Parcels, Parcel A and Parcel B. These Parcels may be further divided or developed as described within this PUD narrative or as depicted on the attached site plan (Exhibit E) dated April 18, 2017 (the "Site Plan,") which is incorporated herein by this reference. Building pad areas shall not exceed 55,000 square feet in total.

### *A. Permitted Uses:*

The Permitted Uses on Parcel "A" shall be as follows:

- (1) Commercial retail sales and service establishments and restaurants, including outdoor seating and service
- (2)

- Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings 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. (4)
- Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder..
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) 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.
- (10) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (11) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (12) Personal property storage establishments.
- (13) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (14) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (15) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (b) *Permitted accessory uses and structures. See [Section 656.403](#).*
- (c) *Permissible 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) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (3) Service garages for minor or major repairs
- (4) Retail sales of new or used automobiles
- (5) Private clubs.
- (6) Billiard parlors.
- (7) Service and repair of general appliances and small engines.
- (8) Schools meeting the performance standards and development criteria set forth in Part 4.

The Permitted Uses on Parcel "B" shall be as follows:

(1)

All permitted Uses as identified in Section 656.313(A)(V); As these uses exist as of May 3, 2017, Zoning Code, City of Jacksonville.

The Permissible Uses on Parcel "B" shall be as follows:

All permissible uses as identified in Section 656.313(A)(V)(c), subject to the grant of a Zoning Exception. As these uses exist as of May 3, 2017, Zoning Code, City of Jacksonville.

### **III. DEVELOPMENT STANDARDS**

#### *A. Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – No minimum

Lot Width – None

Yards -  
Front: None  
Side: None  
Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* None
3. *Maximum height of structures:* Shall be limited to Sixty (60) feet.

*B. Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan. .

*C. Signs.*

1. It is the intent of this PUD that all parcels shall be permitted signage along each roadway frontage of the entire PUD. Additionally, it is the intent of this development to permit the existing Burger King pylon sign along University Boulevard to remain as a permitted sign. Signage for the PUD shall be in a manner consistent with a typical multi-tenant commercial site. With the exception of the aforementioned existing signage, the number, location size and height of signage to be located on the property shall be consistent with the Unified Sign Plan submitted with this PUD. The allowable sign types, heights, and areas are significantly smaller than what would be permitted in Section 656.1303(c)(3). However, the provision relating to sign separation shall not be imposed upon this PUD, due to the need to provide the additional directional signs for the cross connections.

Additionally, signage on Parcel A shall be limited to the uses identified herein as Permitted Uses on Parcel A. It being the intent that broader range of uses permitted on Parcel B shall not be allowed to be advertised on Parcel A, unless such use is a use that is also permitted on Parcel A as designated herein.

*D. Site Design and Landscaping.*

1. Site Design shall promote integration of the combined parcels. Specifically, access shall be permitted via a full cut along Philips Highway, entering the existing Burger King, permitting cross access to the proposed gasoline filling station and convenience store as well as any future permitted use located behind the store building. Similarly, full access is permitted via Bowden Road, allowing the traveling public to drive through the filling station to the existing Burger King restaurant. This combination of parcels with cross access permits a reduction of traffic along these roadways by capturing more of the pass by traffic and by promoting the multiple access points.
2. Part 12 of the Zoning Code shall be implemented as applicable to all landscape matters however, in the event that future division of the parent tracts occur the requirement for perimeter landscape areas between property boundaries shall not apply as those would conflict with the site plan dated April 18, 2017.

E. *Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the adjacent roadways. Loading and storage areas shall be located along the rear of the buildings, in a manner that screens these areas from the adjacent roadways.

F. *Parking*

1. The minimum number of parking spaces will be provided consistent with the Site Data Table found on Exhibit "E". In consideration of the number of uses, all sharing the available parking and all operations occurring during similar hours, additional parking spaces are warranted. Therefore, the parking maximum limitation of the Zoning Code shall not be imposed upon this development. Otherwise, said parking shall conform to Part 6, Zoning Code, as it relates to all other matters.

**IV. 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 rezoning is a reasonable manner by which to permit the infill of an underdeveloped, derelict parcel, while promoting interest in the area.

The proposed zoning will act as a vehicle to properly locate new commercial uses at this major intersection, while promoting a redevelopment of abandoned commercial property in a transitioning area. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses consistent with the nature of the corridors and the relationship to the interstate system lying only one-quarter mile away, while reducing traffic on adjacent roadway links by permitting cross connections with complimentary uses.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents a valuable opportunity to promote redevelopment of troubled commercial property along major corridors, while promoting reinvestment in the area. The PUD offers a combination of possible uses, properly designed to promote the integration of several properties in an efficient and effective manner. This development plan represents a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.2, FLUE
3. Policy 3.2.1, FLUE
4. Policy 3.2.2, FLUE
5. Policy 3.2.6, FLUE
6. Policy 3.2.7, FLUE
7. Policy 3.2.12, FLUE

## **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## **VI. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. This



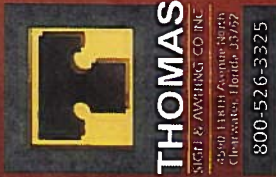
PUD zoning will promote a logical pattern of Land Use that is both appropriate, given the nature of this intersection, and promotes reinvestment of underutilized commercial property.

- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from University Boulevard, Philips Highway, as well as Bowden Road. All access locations and designs shall be reviewed and approved by the City of Jacksonville or the Florida Department of Transportation as appropriate.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to permit infill at an existing intensive, commercial node. The City's 2030 Comprehensive Plan promotes uses of this nature at such locations and the specific intent of this PUD is to permit flexibility in the development process, not otherwise permitted in conventional zoning, while promoting redevelopment and reinvestment in an area of transitional nature.
- F. The development will be appropriately screened from adjacent properties and structures and will be oriented in a manner that will reduce impacts to the surrounding uses.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements. However, this PUD has been specifically designed to avoid Conservation Areas to the south and west of the site.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* The development will be constructed in accordance with Part 6, Zoning Code, with the exception of the number of parking spaces permitted, which is identified on Exhibit E and within this written description
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.



L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.

M. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.



**THOMAS**

SIGN & AWNING CO. INC.  
2500 118th Avenue South  
Clearwater, Florida 34627

800-526-3325



# Wawa

**Wawa #0000**

**Phillips Hwy & Bowden Rd, Jacksonville, FL**

**D. N. 58898 PID: 72676 - November 30, 2016**



**Code and information sheet**

**Location:** 11-30-16

Wawa #0000

Phillips Hwy & Bowden Rd.  
Jacksonville, FL

# Exhibit Package

**Store front & Wall signage:**

Sign code:

Store Front & Wall Signage:

10% of the sq ft of the occupancy frontage facing a public right-of-way.

Proposed signage:

- (1) 5'-7" x 12'-3 5/8" Remote CL with goose logo.
- (1) 4'-5 1/2" x 9'-10" Remote CL with goose logo.
- (2) Undercanopy spanners
- (16) Gas Pump Indicators
- (8) Standard Gas pump indicators (3+1)
- (8) Custom Gas pump indicators w/ 3 options (3+1+1 E-Free)

**Free Standing signage**

Sign code:

Freestanding Signage:

Per PUD (2) D/F Signs  
Not to exceed 75 sq ft per side of face area.  
Max of 35' O.A.H.

Proposed signage:

- (2) 35' Pylon Sign
- (1) Share MS with Burger King (M20)
- (3) Directional signs for Burger King





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SIGN & AWNING CO INC  
4590 118TH Avenue North  
Clearwater, Florida 33762  
800-526-3325  
www.thomassign.com

Wawa #0000  
Design Number:  
58898 A Site Plan  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Number:  
72676

Subcontractor:	Project Name:
TSA	KZ
Designer:	Date:
CPC	9-7-16
Max. Sq. Ft. allowed:	X
Sq. Ft. as shown:	X

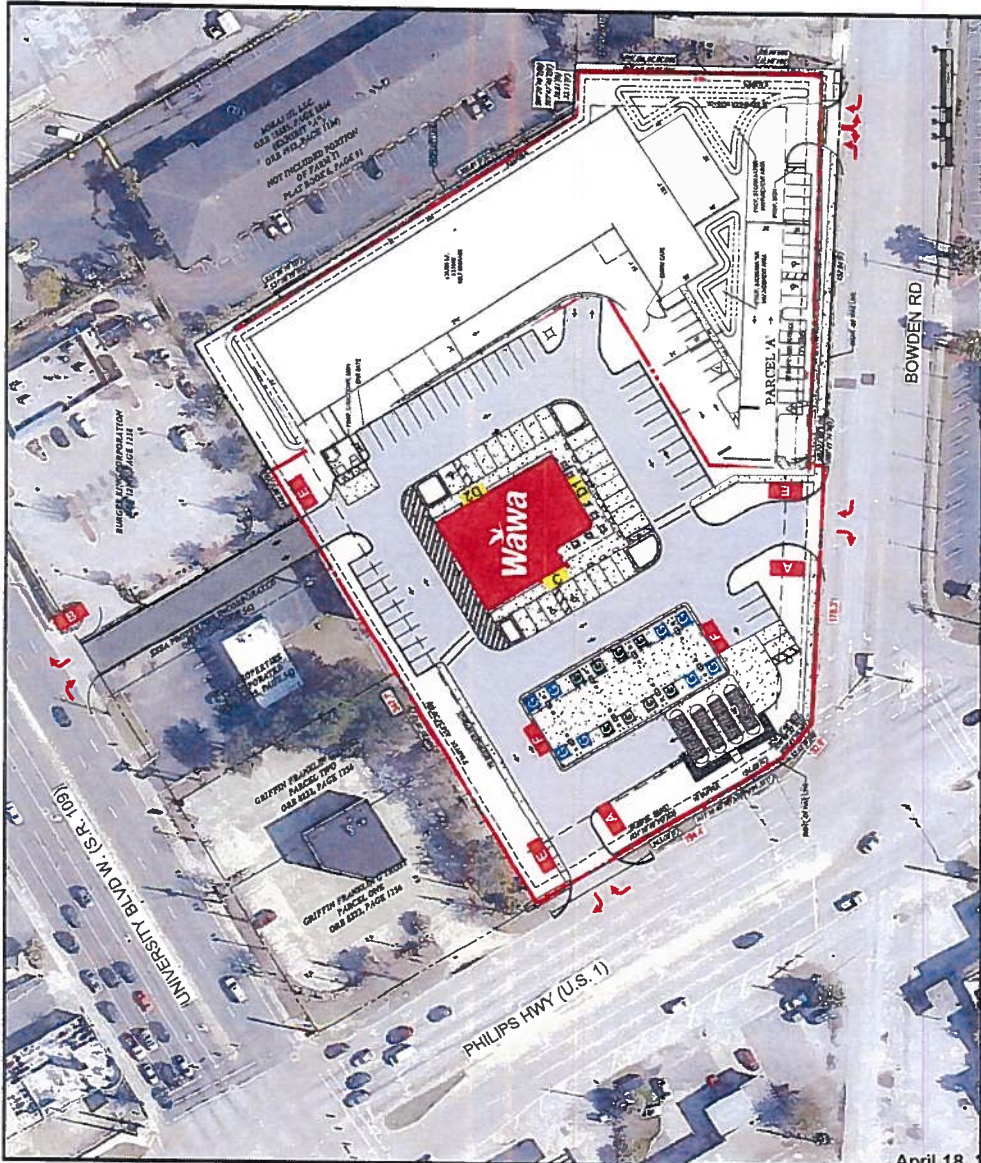
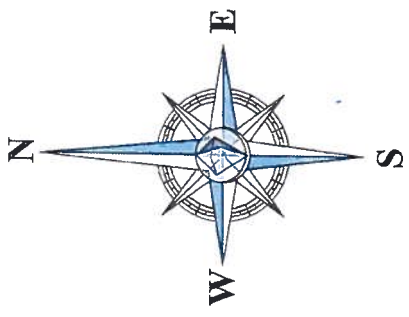


**3M™ MCS™ Warranty**  
Project Updates:  
Rev. 1: revised legend: 9-22-16 CPC

DATE:	PROJECT:
DATE:	DATE:
DATE:	DATE:

2 OF 10

10031-727-57-7157  
10031-727-57-0328



**LEGEND**

- A) (2) DIFF PYLON SIGN @ 35' O.A.H.
- B) CUSTOM R20 MONUMENT SIGN (SHARED W/ BURGER KING)
- C) 3'-8" CHANNEL LETTERS WITH GOOSE LOGO (67.71 SQ FT), WEST (FRONT ELEVATION)
- D) 2'-11" CHANNEL LETTERS WITH GOOSE LOGO (43.83 SQ FT), EAST & SOUTH (REAR & SIDE ELEV)
- E) BURGER KING DIRECTIONAL SIGNS - QTY.=3
- F) GAS CANOPY SPANNERS (39.33' SQ. FT.) - QTY.=2
- G) GAS PUMP INDICATORS (1.0' SQFT) - QTY.=16

Site Plan with signage location



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4590 118TH Avenue North  
Clearwater, Florida 33762  
800-526-3325  
www.thomassign.com  
C10031

**Wawa #0000**  
Display Number:  
58898 B SI P/L  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Number:  
**72676**  
S&C/PS&C no.: Project Name:  
TSA: Z  
Designer: J  
CPC: 9-7-16  
Date:  
Max. Sq. Ft. allowed: X  
Sq. Ft. shown: X

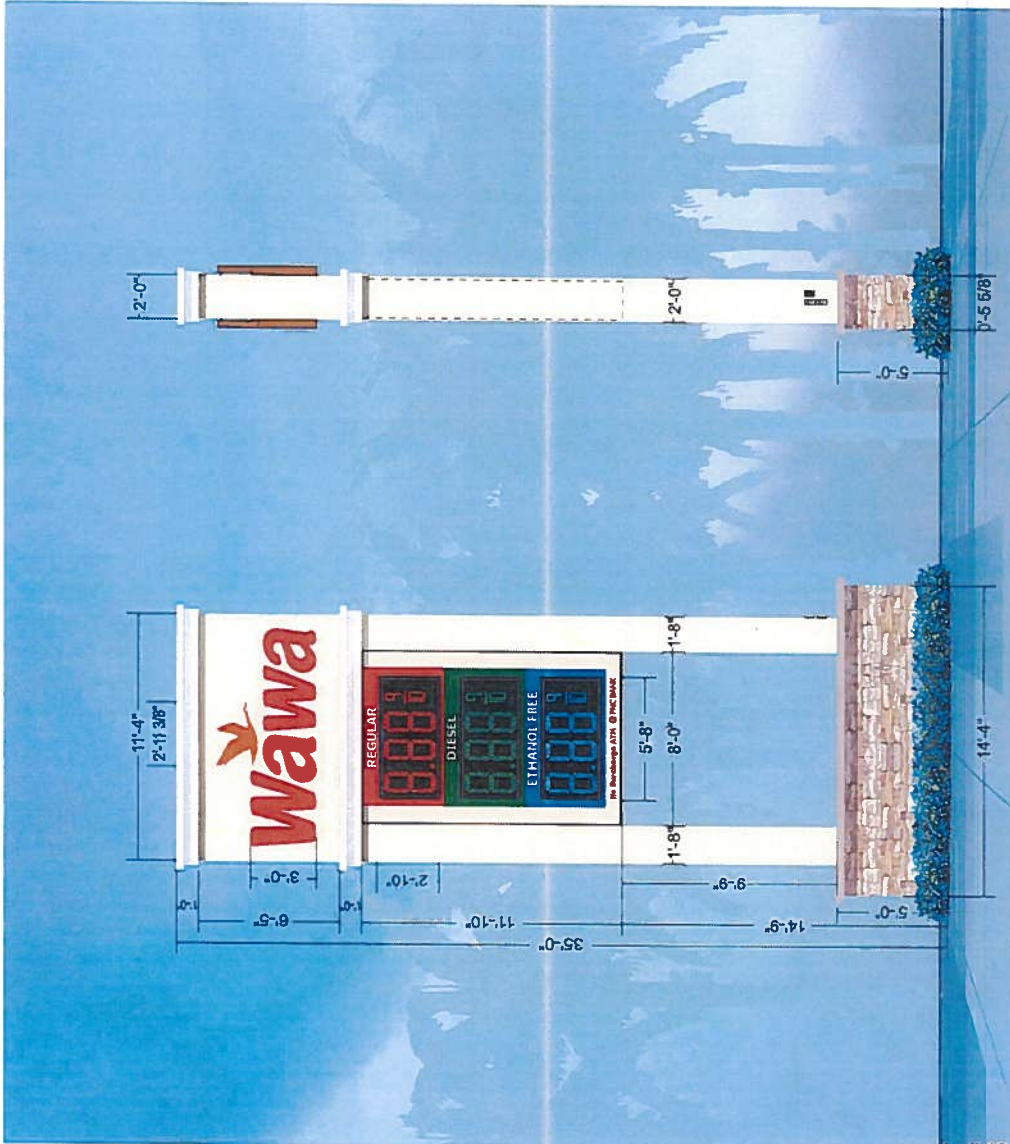


**3M™ MCS™ Warranty**  
Project Updates:  
Rev.1: add vinyl surrounding EMC's.  
11-30-16 CPC

Approval:  
 Approved  
DATE:  
 Approved as noted  
DATE:  
 Revise & Re-Submit  
DATE:

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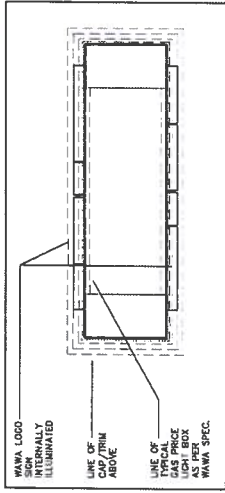
PAGE: 3 OF 10  
Local: 727-573-7757  
Fax: 727-573-0328



**A** P150-D/F Pylon Display @ 35'-0" O.A.H. (QTY. 2)

2'-10" x 5'-8" Gas Price Display, FL-3000-30-D1  
6'-5" x 11'-4" = 72.72 Sq. Ft. Primary Pylon Face  
11'-10" x 8'-0" = 94.66 Sq. Ft. EMC Face

SCALE: 3/16" = 1'-0"



- 3M #3630-33 Red Vyl (Red Jewelite)
- Avery #3730M-U Opaque Bronze
- 3M #3630-156 Vivid Green
- 3M #3630-337 Process Blue
- #2783 Red flat Acrylic Faces (CL)
- Paint to match 876C Metallic Copper with Gloss finish (Returns)
- Paint to match PMS 7401C with satin finish (Pylon Structure)
- White paint with satin finish (Pylon decorative cap and trim)
- Base decorative trim by others
- Stone Base by others



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Clearwater, Florida 33762  
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CUBEH!

**Wawa #0000**  
Design Number:  
58898-C-SIMS  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Number:  
72676  
Sales Associate: [Blank] / [Blank]  
TSA: [Blank] / [Blank]  
Designer: [Blank] / [Blank]  
CPC: 9-7-16  
Abs. Sq. Ft. allowed: X  
Sq. Ft. as shown: X



**3M™ MCS™ Warranty**  
Project Updates:  
Rev.1: Increased size, added tenant.  
9-22-16 CPC  
09.27.16 LCM revised Design & Size  
Rev.2: add surrounding vinyl, change  
burger ring layout, increase to 12" d.  
11-30-16 CPC

All Issues  
 Approved  
DATE: \_\_\_\_\_  
 Approved as noted  
DATE: \_\_\_\_\_  
 Review & Re-Submit  
DATE: \_\_\_\_\_

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Color Program

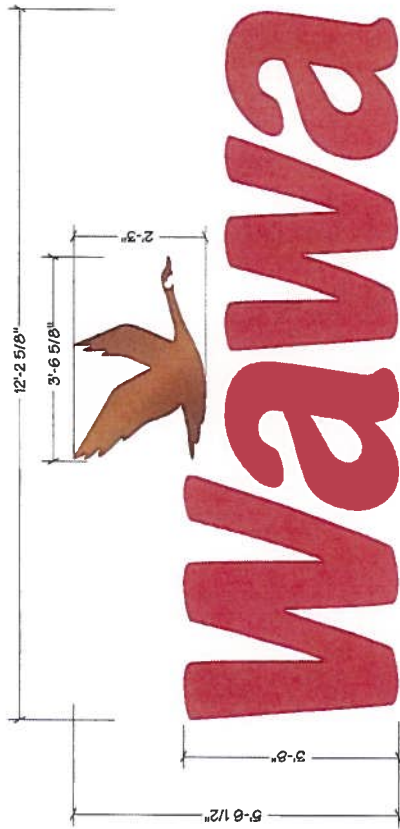
- 3M #3630-33 Red Vyl
- Avery #3730M-U Opaque Bronze
- 3M 3630-125 Yellow
- 3M 3630-33 Red
- 3M 3635-30 White
- 3M 3630-8703 Blue
- Avery #3730M-U Opaque Bronze
- Paint to match PMS 7401C with satin finish (Directional Structure)
- White paint with satin finish (Pylon decorative cap and trim)
- 3/4" thick Clear Acrylic Push-Thru
- Stone Base by others

**Color Program**

**B** Custom M20 D/F Directional Sign - Qty. 1  
SCALE: 1" = 1'-0"

Directional signage to feature all aluminum construction with routed aluminum faces. Graphics will feature 3/4" thick clear acrylic Push-Thru decorated with 3M vinyls per client's color program. Tenant panel of white acrylic with 1.5" retainers Internal illumination provided by fluorescent lamps and energy efficient ballast system.





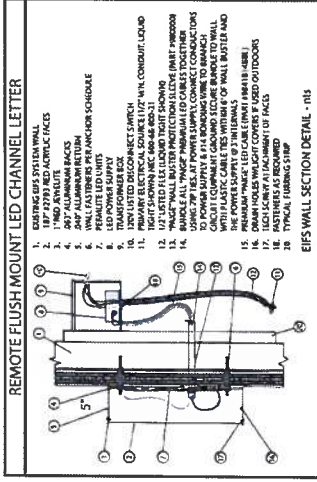
**C** LED Channel Letters Remote Mount w/ LED Halo Lit Logo

SCALE: 1/2" = 1'-0"  
Boxed Sq. Ft.: 68.62'

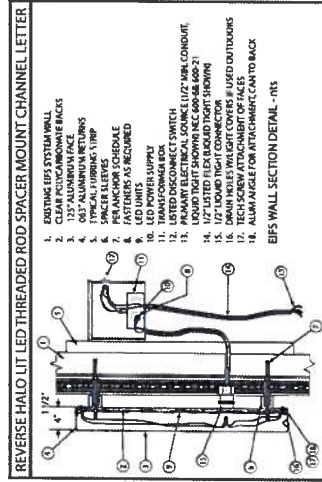


**C** Proposed Front (West) Elevation

SCALE: 3/32" = 1'-0"



EPS WALL SECTION DETAIL - n15



EPS WALL SECTION DETAIL - n15

- 1" Red Trim Cap
- Retainers & Logo painted  
PN5 876C Copper Metallic Glass
- .187" #2793 Red Acrylic Face
- Avery #3730M-U Opaque Bronze

Color Program



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**Wawa #0000**  
Design Number:  
58898 D SI Elev. II, CL-Front  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity / Number:  
72676

Client:	Project Name:
TSA	JZ
Design:	Date:
CPC	9-7-16

Max. Sq. Ft. allowed: X  
Sq. Ft. as shown: X

**3M™ MCS™ Warranty**  
Project Updates:  
Rev. 1: X

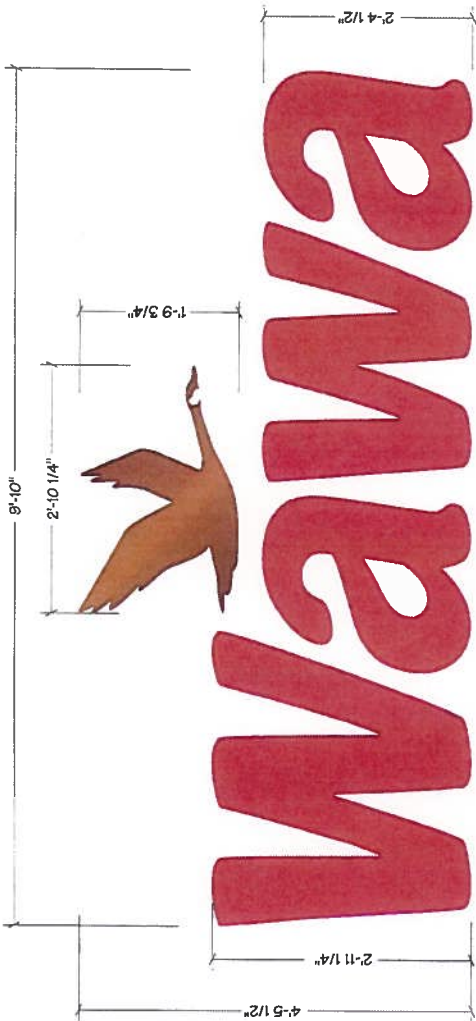
Approval:	<input type="checkbox"/> Approved
DATE:	<input type="checkbox"/> Approved as noted
DATE:	<input type="checkbox"/> Review & Re-Submit
DATE:	

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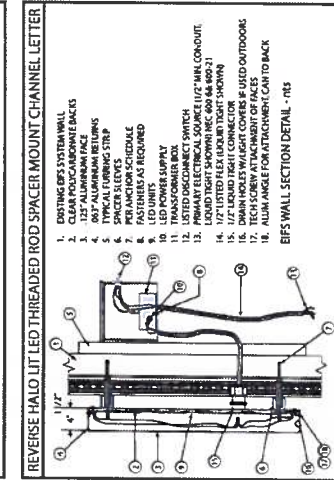
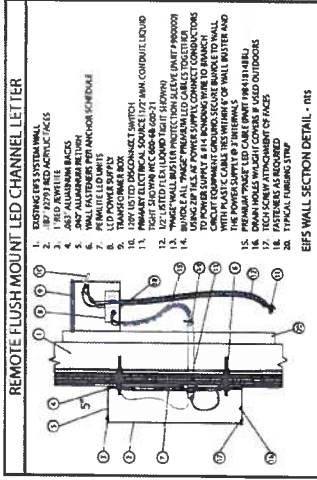
**D1** LED Channel Letters Remote Mount w/ LED Halo Lit Logo

SCALE: 3/4" = 1'-0"  
Boxed Sq. Ft.: 43.83'



**D1** Proposed Right (South) Elevation

SCALE: 3/32 = 1'-0"



- 1" Red Trim Cap
- Retainers & Logo painted  
PMS 876C Copper Metallic Gloss
- .187" #2793 Red Acrylic Face
- Avery #3730M-U Opaque Bronze

Color Program

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Project Number: **Wawa #0000**  
58898 E Si Eley IL CL-Right  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Number:  
**72676**

Sub-Associate	Project Team
TSA	JZ
Designer	Date
CPC	9-7-16

Mbs. Sp. Ft. allowed: X  
Sp. Ft. as allowed: X

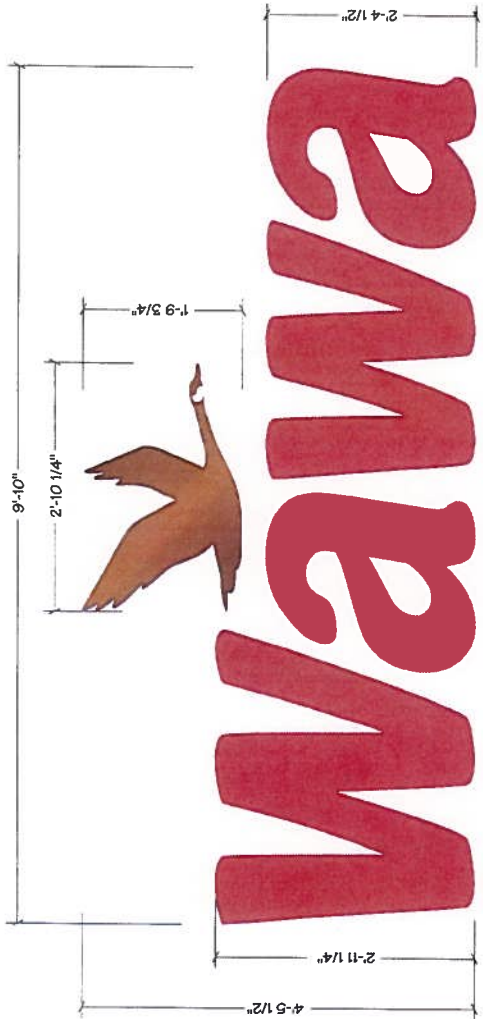
**3M™ MCS™ Warranty**  
Project Updates:  
Rev. 1: X

Approval:  
 Approved  
DATE: \_\_\_\_\_  
 Approved as noted  
DATE: \_\_\_\_\_  
 Revisions & Resubmitt  
DATE: \_\_\_\_\_

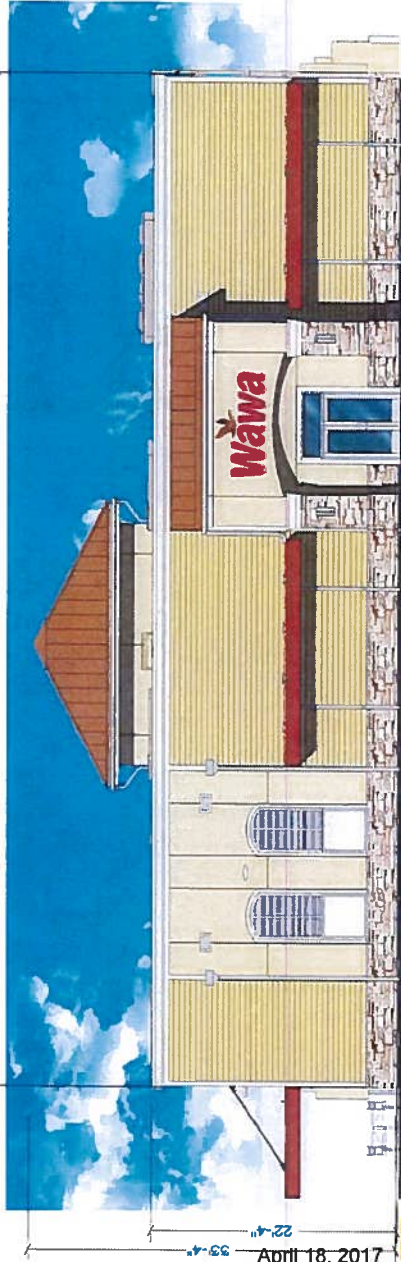
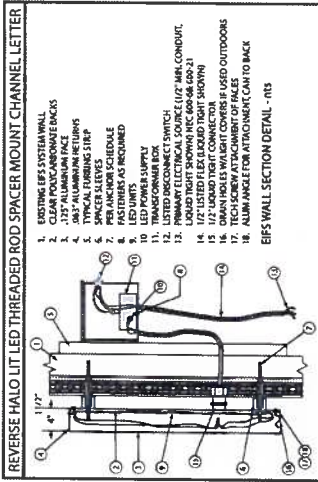
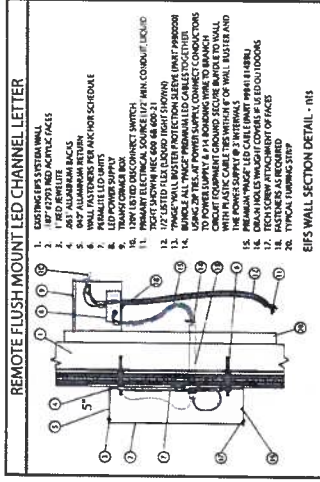
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PAGE: **6** SHEET: **6 OF 10**

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**D2** LED Channel Letters Remote Mount w/ LED Halo Lit Logo



**D2** Proposed Right (East) Elevation



Color Program

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SIGN & AWNING CO INC  
4590 118TH Avenue North  
Clearwater, Florida 33762  
800-526-3325  
www.thomassign.com

Design Number: **Wawa #0000**  
58898 F St. Eler, IL, ClePear  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Numbers:  
72576

Shop Award/Order	Project Name
Disposal	Z
CPC	9-7-16

Allow: 5h. Fl. allowed: X  
SI Fl. as shown: X



**3M™ MCS™ Warranty**  
Project Updates:  
Rev: 1: X

Approved  
DATE: \_\_\_\_\_  
 Approved as noted  
DATE: \_\_\_\_\_  
 Revised & Re-Submitt  
DATE: \_\_\_\_\_

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Pages: 7 of 10  
 Locals: 727-523-7757  
 Fax: 727-523-0348





**THOMAS**  
SIGN & AWNING CO INC  
4590 118TH Avenue North  
Clearwater, Florida 33762  
800 526-3325  
www.thomassign.com

**Wawa #0000**  
Design Number:  
58898 G 31 DIR  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Number:  
72676  
SAP - Associate: \_\_\_\_\_  
TSA: \_\_\_\_\_  
Designer: \_\_\_\_\_  
CPC: \_\_\_\_\_  
Max. Sq. Ft. allowed: X  
Sq. Ft. as shown: X



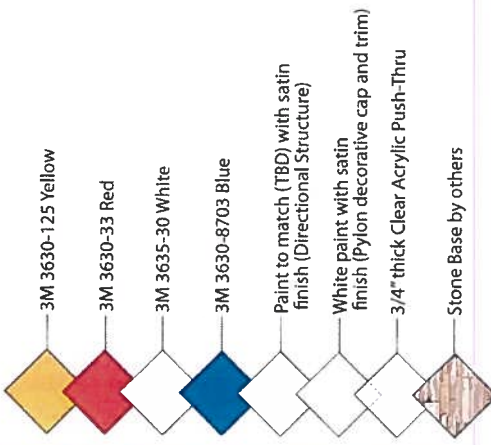
**3M™ MCST™ Warranty**  
Project Utilities:  
Rev1: added page 9-2-16 CPC  
Rev2: remove option 3: 11-30-16 CPC

Approved: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Prepared as noted: \_\_\_\_\_  
DATE: \_\_\_\_\_  
 Revise & Re-Submit

DATE: \_\_\_\_\_  
Prepared by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_  
Approved by: \_\_\_\_\_  
Project Location: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Project Date: \_\_\_\_\_

8 OF 10

Local: 727-573-7757  
Fax: 727-573-0028

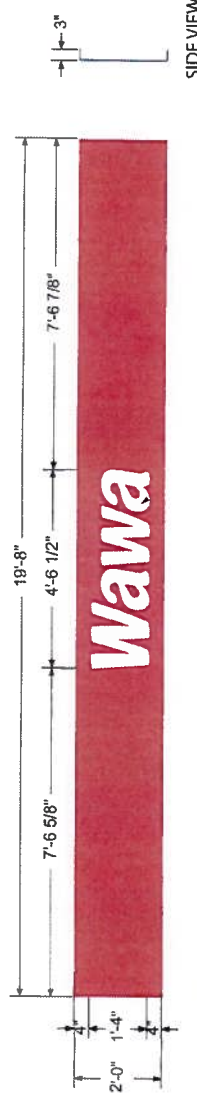


Color Program

**E** D/F Florida Style Directional Sign - (h: 2.0' x w: 2.0' = 4.0' sq. ft.) - Qty. 3

Directional signage to feature all aluminum construction with routed aluminum faces. Graphics will feature 3/4" thick clear acrylic Push-Thru decorated with 3M vinyls per client's color program. Internal illumination provided by fluorescent lamps and energy efficient ballast system. Stone base by others.

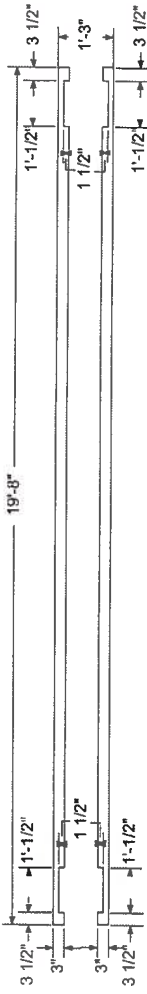
SCALE: 1 1/2" = 1'-0"



**S/F Brake Formed Aluminum Gas Pump Canopy Spanner Panel**

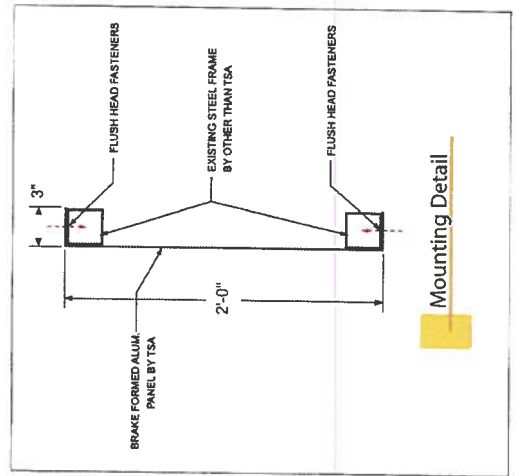
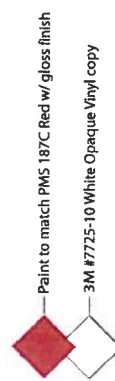
COPY ST. FT. = 6.06'

SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"

Frame to be secured top & bottom around periphery of panel to existing structure / frame every 16" c/c with #8 x 3/4" S.S. tek screws.



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**Wawa #0000**  
Design Number:  
58898 H Prod Gas Spanner  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Number:  
**72676**  
TSA: **JR**  
Designer: **JR**  
Date: **9-7-16**  
CPC  
Max. Sp. Ft. Allowed: **X**  
Sp. Ft. as shown: **X**



**3M™ MCS™ Warranty**

Project Updates:  
Rev. 1: X

Approval:  
 Approved  
DATE:  
 Prepared as noted  
DATE:  
 Revised & Re-Submit

DATE: \_\_\_\_\_  
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**9** 9 OF 10  
Sheet  
Local: 727-573-7757  
Fax: 727-573-0333

**THOMAS**  
SIGN & AWNING CO INC  
4590 118TH Avenue North  
Clearwater, Florida 33708  
**800-526-3325**  
www.thomassign.com

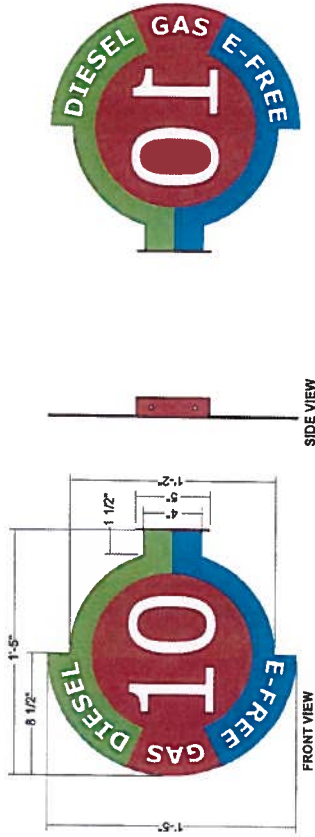
Wawa #0000  
Design Number:  
58898 1 Prod Pump Indicators  
Installation Address:  
Phillips Hwy & Bowden Rd  
Jacksonville, FL

Project Identity Number:  
72676  
Sales Associate: | Project Team:  
TSA: | JZ:  
Designer: | Russ:  
CPC: | 9716  
Max. Sq. Ft. allowed: X  
Sq. Ft. as Shown: X

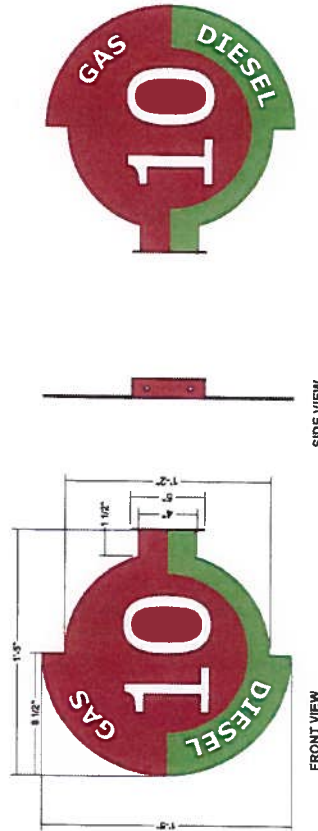


**3M™ MCST™ Warranty**

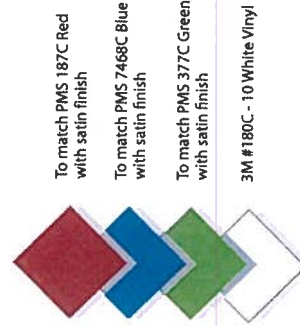
Project Updates:  
REV: X



**G** Double Sided Pump Indicator Sign - Qty. = 8  
Font Used: Verdana Regular



**G** Double Sided Pump Indicator Sign - Qty. = 8  
Font Used: Verdana Regular



Color Key

Approved:  
 Approved  
DATE:  
 Approved as noted  
DATE:  
 Revise & Re-Submit  
DATE:

10 OF 10  
LOG#: 72676-0328  
REV: 72676-0328

# EXHIBIT F

PUD Name **Bowden Road Redevelopment**

Date January 12, 2017

## Land Use Table

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Total gross acreage	<b>4.87</b>	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	<b>4.87</b>	Acres	<b>100</b> %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space, wetlands, pond	<b>1.96</b>	Acres	<b>42.3</b> %
Public and private right-of-way	<b>2.68</b>	Acres	<b>57.6</b> %
Maximum coverage of non-residential buildings and structures	<b>212,137</b>	Sq. Ft.	<b>100</b> %