

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0445 TO
PLANNED UNIT DEVELOPMENT

AUGUST 3, 2017

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 Ordinance **2017-0445** to Planned Unit Development.

Location: On the south side of Normandy Boulevard between Fouraker Road and Normandy Village Parkway

Real Estate Number(s): 007625-0050

Current Zoning District: Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: L. Charles Mann
165 Arlington Road
Jacksonville, Florida 32211

Owner: Andy Patel
Kwik Way, Inc.
100 Gateway Circle
Jacksonville, Florida 32259

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2014-0445** seeks to rezone approximately 1.30 acres of land from CCG-1 to PUD. The rezoning to PUD is being sought to permit a gasoline filling station with convenience sales, including a fast food restaurant with a drive-thru and outdoor seating while also restricting uses typically found in the CCG-1 Zoning District. The PUD also requests larger signage area than would be afforded to the parcel based upon its specific dimensions as created, at 30 feet in height and 158 square feet in area.

Adjacent and surrounding parcels are utilized for various intensive commercial activities including, outlet stores, shopping centers, banks, other fast food venues and a house of worship. The subject property would create an outparcel allowing infill development along the heavily commercialized corridor of Normandy Boulevard. All surrounding land uses and zoning designations on adjacent properties are CGC/CCG-1.

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. Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein. 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.

The Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The uses provided herein shall be applicable to all CGC sites within the Suburban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Commercial recreational and entertainment facilities; Auto repair and sales, Off street parking lots and garages and Filling stations.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors and Day labor pools.

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

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?

Yes. Although the written description of the intended plan of development limits the uses proposed and meets most portions of the City's land use regulations, the development is requesting relief from the signage portion of the Zoning Code. It is not the intent to utilize the PUD district solely to diminish the usual application of the provisions of the Zoning Code.

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:

(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 category 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, and furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, 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.

FLUE Policy 1.3.4 New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Policy 3.2.5 The City shall incorporate the City of Jacksonville Design Guidelines and Best Practices Handbook into the Land Development Regulations.

While the application does contain innovative site planning and/or smart growth techniques, a part of the intent of this proposed PUD district is to bypass the Zoning Code to allow for a larger sign.

(2) Consistency with the Concurrency Mobility and 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 (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The written description states the site will comply with the Part 12 Landscaping requirements. A review of the aerial photograph and the site plan indicate a significant redevelopment of a site currently containing a paved surface.

Traffic and pedestrian circulation patterns: The site plan shows adequate maneuvering for vehicular truck and pedestrian traffic.

The use and variety of building sizes and architectural styles: The written description does not provide any specific architectural style for the proposed building.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The development will occur within an existing sea of asphalt, being a portion of the original parking lot for the large plaza developed here in the early 1960's. All required landscape areas and materials will be provided for the new outparcel (this PUD) as per current Zoning Code for this

design, thereby greening the area. The site plan shows the use of pavement markings and terminal islands to guide vehicular traffic.

(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 on Normandy Boulevard, which is a commercial corridor. A filling station/convenience store at this location is appropriate.

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
North	CGC	CCG-1	Filling station/convenience store
South	CGC	CCG-1	Parking lot
East	CGC	CCG-1	Church
West	CGC	CCG-1	Undeveloped land/bank

The property is located within 1,700 feet of the interchange of Normandy Boulevard and I-295, which forms an intensive commercial node exceeding 100 acres. Of the commercial development in this large area, only two gasoline filling stations exist. Adjacent and surrounding parcels are utilized for various intensive commercial activities including, outlet stores, shopping centers, banks, other fast food venues and a place of worship. The subject property would create an outparcel allowing infill along this heavily commercialized corridor of Normandy Boulevard. All surrounding land uses and zoning designations on adjacent properties are CGC/CCG-1.

The intent of the development is to permit infill along an existing intensive commercial corridor. 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 allowable signage, making the development viable from a advertising perspective. **Due to the limited amount of frontage, the necessary signage could not be obtained under the conventional zoning. This nominal relief is traded for the development promoting redevelopment and reinvestment in an area of limited potential for use.**

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: It seems that the written description is placing a limitation on uses in exchange for more signage area than is currently permitted. The Zoning Code sets a maximum of 1 square foot in area for each linear foot of street frontage up to a maximum of 300 square feet per sign.

Normandy Boulevard frontage: Existing 53 linear feet = 53 square feet
Proposed sign is 158 square feet
105 sq. ft. over code allowance

Staff recommends one sign on Normandy Boulevard not to exceed 100 square feet in area and 30 feet in height. This condition recognizes that the subject property has been created from the larger parent tract without an amount of road frontage that the owner was seeking or could acquire. This conditioned amount of signage reflects the most likely minimum amount the parcel would need to convey its product or message in comparison to the surrounding commercial uses (filling station/insurance agency/bank/fast food uses).

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and is a commercial development. The PUD is appropriate at this location because it will support the existing retail and service establishments, offices and residential dwellings in the area.

The existing density and intensity of use of surrounding lands: 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 roadway. Loading and storage areas shall be located along the rear of the buildings, in a manner that screens these areas from the adjacent roadways, while at the same time protecting them from being seen from adjacent developed properties.

The property does not possess significant or unique characteristics, variation of elevations or natural features as it is currently developed as a parking lot. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements. This PUD differs from the conventional CCG-1 district in that the permitted and permissible uses by exception have been significantly reduced. As the intent of the PUD is to permit a filling station with convenience sales, including a fast food restaurant with a drive-thru and outdoor seating, some uses that would be permissible by exception are included as permitted for this zoning. However, far more intensive uses are excluded, thereby affording a unified development plan for the specific commercial uses.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Normandy Boulevard is classified as a Major Arterial Roadway, with traffic volumes along this corridor regularly exceeding 32,000 vehicles per day. The property is located within 1,700 feet of the interchange of Normandy Boulevard and I-295, which forms an intensive commercial node along Normandy Boulevard exceeding 100 acres

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify 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 written description and site plan indicates the proposed building is 5,000 square feet in size and the site will have a minimum of 22 parking spaces. This is the median (4.4 spaces/1000 square feet) number of parking spaces the Zoning Code allows.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 24, 2017, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

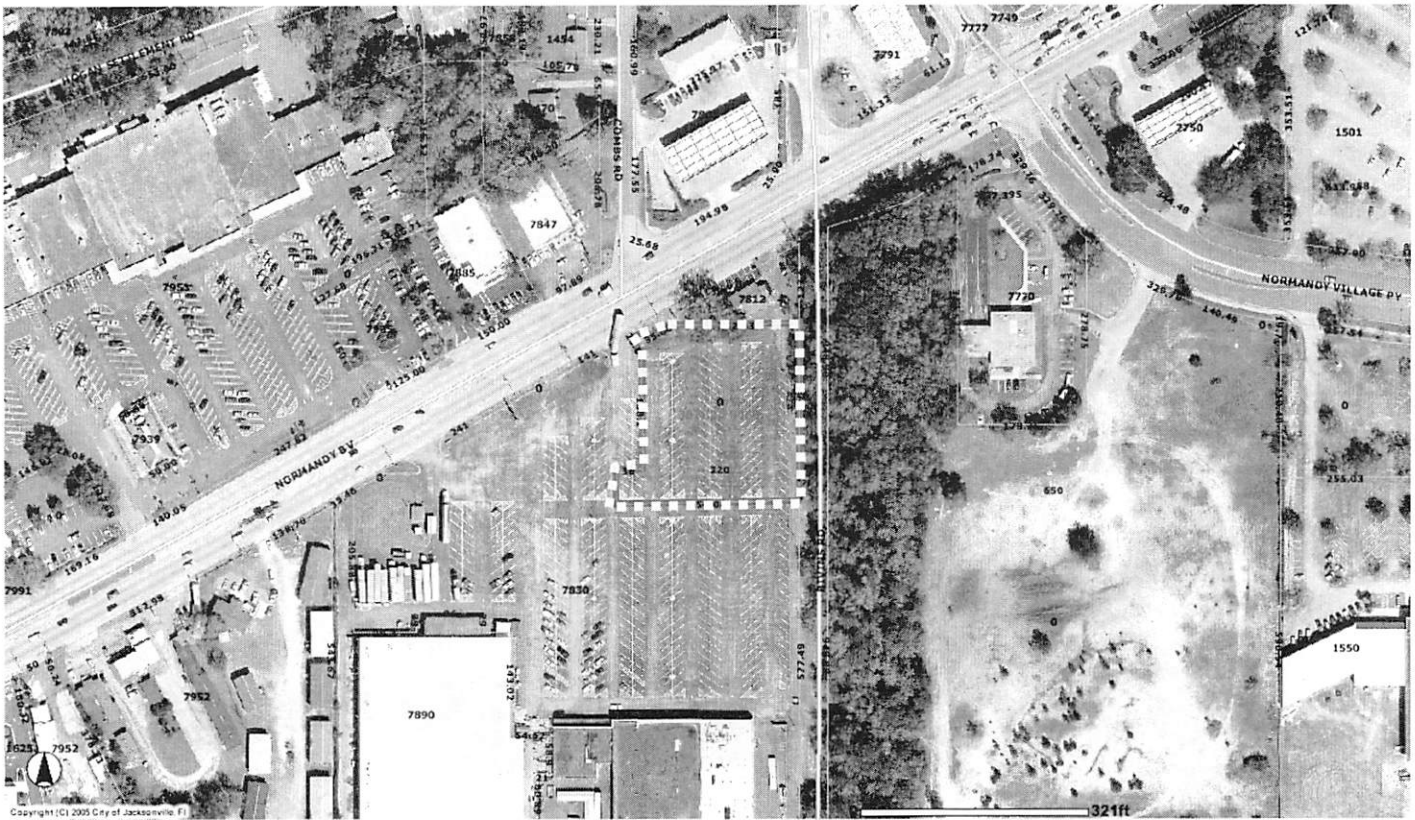
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-0445** be **APPROVED with the following exhibits:**

1. The original legal description dated March 17, 2017.
2. The revised written description dated July 14, 2017.
3. The original site plan dated April 5, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0445** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. There shall be one sign on Normandy Boulevard not to exceed 100 square feet in area and 30 feet in height.

2. 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 feet (30'- 0"). 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.
3. 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.
4. New construction shall comply with Chapter 656, Part 12 Landscape and Tree Protection Regulations of the Zoning Code.
5. Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant or developer shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.



Aerial view of the subject site facing north



The subject site facing south from Normandy Blvd.



The subject site facing south from Normandy Blvd.



The subject site on the left facing southwest from Normandy Blvd.



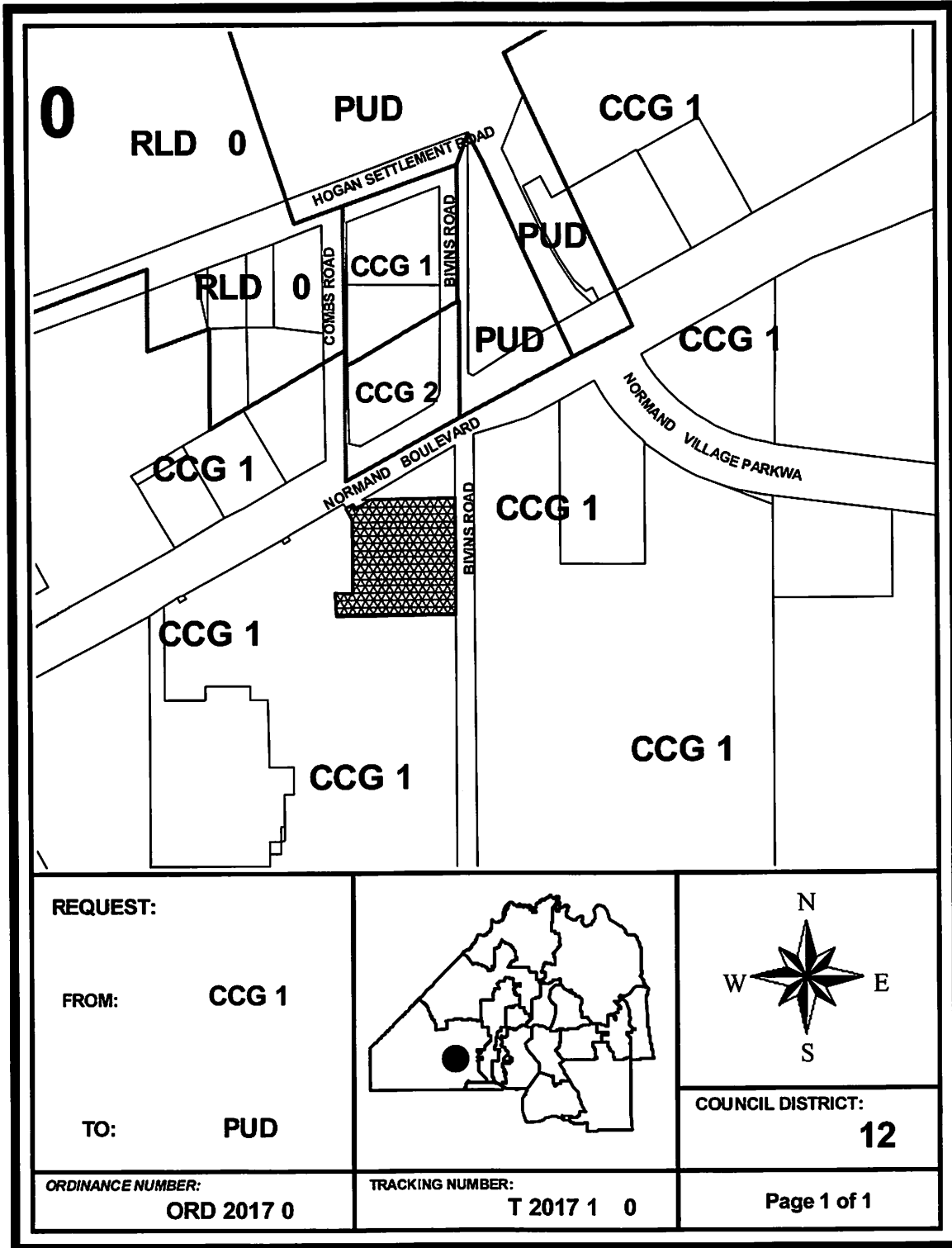
The subject site facing south from Normandy Blvd.



Facing northeast from the subject site down Normandy Blvd.



Facing east along Normandy Blvd. from the subject site



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0445 Staff Sign-Off/Date AH / 05/16/2017

Filing Date 06/27/2017 Number of Signs to Post 1

Hearing Dates:

1st City Council 08/08/2017 Planning Commission 08/03/2017

Land Use & Zoning 08/15/2017 2nd City Council N/A

Neighborhood Association WEST JAX CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1430

Application Status PENDING

Date Started 04/17/2017

Date Submitted 04/17/2017

General Information On Applicant

Last Name	First Name	Middle Name
MANN	L	CHARLES

Company Name
MANN-PELLICER

Mailing Address
165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
PATEL	ANDY	

Company/Trust Name
KWIK WAY INC.

Mailing Address
100 GATEWAY CIRCLE

City	State	Zip Code
JACKSONVILLE	FL	32259

Phone	Fax	Email
9049929193	9049929193	CHARLIEMANN1@COMCAST.NET

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	007625 0050	12	4	CCG-1	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) 1.30

Development Number

Proposed PUD Name KWIK WAY

Justification For Rezoning Application

REDEVELOPMENT AND INFILL OF A 50 YEAR OLD PARKING LOT THAT IS UNDERUTILIZED AND PROVIDES LITTLE TO NO ECONOMIC BENEFIT TO THE CITY.

Location Of Property

General Location

OUTPARCEL CREATED FROM EXPANSIVE PARKING FIELD AT 7830 NORMANDAY BOULEVA

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY BLVD	32221

Between Streets

BIVINS ROAD and FOURAKER 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:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 1.30 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**
 - 14 Notifications @ \$7.00 /each:** \$98.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,387.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

3/17/2017

**EXHIBIT "A"
LEGAL DESCRIPTION**

Part of Lot 6, Mary Hogan's Subdivision, according to the plat thereof recorded in Plat Book 12, page 59 of the current public records of Duval County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Lot 6; thence South 00°01'-50" East, 200.00 feet along the East line of said Lot 6, being also the West line of Bivins Road (a 40.0 foot right of way); thence departing said West line, South 88°58'10" West, 220.00 feet; thence North 00°01'50" West, 158.10 feet; thence North 29°05'10" West, 28.82 feet to the Southerly line of Normandy Boulevard (a variable width right of way); thence North 60°54'50" East, 18.68 feet along the Southerly line of said Normandy Boulevard; thence departing said Normandy Boulevard, South 29°05'10" East, 10.00 feet; thence North 60°54'50" East, 35.08 feet to the North line of said Lot 6; thence North 88°58'10" East, 182.14 feet along the North line of said Lot 6, to the Point of Beginning.

TOGETHER WITH:

Parking Agreement Area

Part of Lot 6, Mary Hogan's Subdivision, according to the plat thereof recorded in Plat Book 12, page 59 of the current public records of Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Lot 6; thence South 00°01'50" East, 200.00 feet along the East line of said Lot 6, being also the West line of Bivins Road (a 40.0 foot right of way), to the Point of Beginning; thence continue along said line 47.51 feet; thence South 88°58'10" West, 256.01 feet; thence North 00°01'50" West, 48.14 feet; thence North 88°58'10" East, 256.00 feet to the Point of Beginning.

Non-Exclusive Access Easement

Part of Lot 6, Mary Hogan's Subdivision, according to the plat thereof recorded in Plat Book 12, page 59 of the current public records of Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Lot 6; thence South 00°01'50" East, 200.00 feet along the East line of said Lot 6, being also the West line of Bivins Road (a 40.0 foot right of way); thence South 88°58'10" West, 220.00 feet to the Point of Beginning; thence North 00°01'50" West, 158.10 feet; thence North 29°05'10" West, 28.82 feet to the Southerly line of Normandy Boulevard (a variable width right of way); thence South 60°54'50" West, 40.00 feet along the South line of Normandy Boulevard; thence South 29°05'10" East, 26.69 feet; thence South 00°01'50" East, 140.54 feet; thence North 88°58'10" East, 36.00 feet to the Point of Beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions as set out in Deed recorded February 20, 1961 in Official Records Book 1210, page 599, as affected by Declaration of Restrictions recorded February 20, 1961 in Official Records Book 1211, page 1; Agreement Modifying and Releasing Restrictive Covenants recorded May 22, 1980 in Official Records Book 5116, page 229.

EXHIBIT A - Property Ownership Affidavit

Date: 3/17/2017

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:
0 Normandy Blvd., Jacksonville, FL 32259 aka 007625-0050

To Whom it May Concern:

I Kwik Way Inc. by Andy Patel hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning to PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Kwik Way Inc.
By [Signature]
Print Name: Andy Patel
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 17th day of March 2017, by Andy Patel, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Katherine Ford
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/30/2019



EXHIBIT A - Property Ownership Affidavit

Date: 3/17/2017

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:
0 Normandy Blvd., Jacksonville, FL 32259 aka 007625-0050

To Whom it May Concern:

I ATUL
Kwik Way Inc. by Andy Patel hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning to PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Kwik Way Inc.

By _____

Print Name: ATUL
Andy Patel

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 17 day of March 2017, by Atul Patel, who is personally known to me or who has produced personally known identification and who took an oath.

K Ford
(Signature of NOTARY PUBLIC)

Katherine Ford
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3/30/19

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 3/17/2017

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

Re: Agent Authorization for the following site location: 0 Normandy Blvd., Jacksonville, FL
aka Re# 007625-0050

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 L. Charles Mann Rezoning to act as agent to file application(s) for _____ 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:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name: Kwik Way Inc.
By: [Signature]
Print Name: Atul Patel
Its: Patrol

*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 17 day of March 2017, by Atul Patel, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Katherine Ford
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3/30/19

EXHIBIT C

Binding Letter

Date: 3/17/2017

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Normandy Gas PUD

Ladies and Gentlemen:

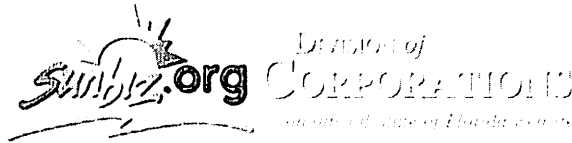
You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By:  ATUL PATEL

(Owner's Signature)

Its: President



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation

KWIK WAY, INC.

Filing Information

Document Number P05000044605

FEI EIN Number 20-2573508

Date Filed 03/24/2005

State FL

Status ACTIVE

Principal Address

7545 Centurion Pkwy
Suite 204
JACKSONVILLE, FL 32256

Changed: 01/07/2017

Mailing Address

7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

Changed: 04/25/2006

Registered Agent Name Address

PATEL, ATUL
7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

Address Changed: 04/25/2006

Officer Director Detail

Name Address

Title PTD

PATEL, ATUL
7545 CENTURION PARKWAY
JACKSONVILLE, FL 32256

Title VPSD

PATEL, JIGNESH
7545 CENTURION PARKWAY
JACKSONVILLE, FL 32256

Title Secretary

Patel, Reshma
7545 Centurion Pkwy
Suite 204
Jacksonville, FL 32256

Annual Reports

Report Year	Filed Date
2015	01/10/2015
2016	01/14/2016
2017	01/07/2017

Document Images

01/07/2017 -- ANNUAL REPORT	View image in PDF format
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02/09/2012 -- ANNUAL REPORT	View image in PDF format
01/27/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/08/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
03/24/2005 -- Domestic Profit	View image in PDF format

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 3/17/2017

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

Re: Agent Authorization for the following site location: 0 Normandy Blvd., Jacksonville, FL
aka Ref# 007625-0050

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 L. Charles Mann Rezoning 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:*

By _____
Print Name: _____

Print Corporate Name:
Kwik Way Inc.
By: [Signature]
Print Name: Andy Patel
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

2017 Sworn to and subscribed and acknowledged before me this 17th day of March
2017, by Andy Patel, who is personally known to me or who has
produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Katherine Ford
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/30/19



EXHIBIT C

Binding Letter

Date: 3/17/2017

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Normandy Gas PUD

Ladies and Gentlemen:

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 
(Owner's Signature)

Its: President

**EXHIBIT D
WRITTEN DESCRIPTION
Kwik Way PUD
July 14, 2017**

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit, RE# 007625-0050 totaling 1.30 acres, the "Property", is currently designated CGC according to the FLUMs. The property is designated CCG-1 pursuant to the Zoning Atlas, being divided from the parent tract carrying the same designations, and being occupied as a house of worship and operated by Victory Chapel Christian Fellowship. The parent tract exceeds seven acres after the division, creating the subject property, and was originally developed as a large shopping plaza. There are at least five large plaza's that exist in the southwest quadrant of the interchange of I-295 and Normandy Boulevard. While at least two of these centers continue as originally developed, with large anchors operating from within them, the remainder have lost the large tenants and exist with excessive parking fields that go unutilized. In this specific instance, the property owner has identified the site as an opportunity to promote redevelopment and reinvestment into an underutilized commercial property, promoting an increase in the tax base and offering a service that is needed along Normandy Boulevard, a Major Arterial Roadway. Traffic volumes along this corridor regularly exceeds 32,000 vehicles per day.

The Property is located within 1,700 feet of the interchange of Normandy Boulevard and I-295, which forms an intensive commercial node exceeding 100 acres. Of the commercial development in this large area, only two gasoline filling stations exist.

Adjacent and surrounding parcels are utilized for various intensive commercial activities including, outlet stores, shopping centers, banks, other fast food venues and the noted house of worship. The subject property would create an outparcel, allowing infill along the heavily commercialized corridor of Normandy Boulevard. All surrounding land uses and zoning designations on adjacent properties are CGC/CCG-1

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this PUD request, as well as Envision Design Engineering, who has assisted with site planning. No other professionals have yet been engaged. This PUD zoning will offer certainty to the all abutting property owners, flexibility to the developers, and a more regulated product than the conventional zoning of the property. The PUD is the appropriate vehicle to assure an appropriately scaled and context sensitive development that will permit the required flexibility for the property owner while allowing input from the adjoining owners of properties to the south, east, and west.

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. 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.

The property does not possess significant or unique characteristics, variation of elevations or natural features as it is currently developed as a parking lot. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

This PUD differs from the conventional CCG-1 district in the following ways. The Permitted and Permissible uses have been significantly reduced. As the intent of the PUD is to permit a Gasoline Filling Station with Convenience sales, including a fast food restaurant with a drive thru, some uses that would be permissible are included as permitted for this zoning. However, far more intensive uses are excluded, thereby affording a unified development plan for specific commercial uses. Lastly, as the subject property has been created from the larger parent tract, the PUD requests larger signage area than would be afforded to the parcel based upon its specific dimensions as created. However, the signage proposed would be deemed minimal for the use, limited to 30 feet in height and 158 square feet.

II. USES AND RESTRICTIONS

The Property will be developed as a Gasoline Filling Station with Convenience Sales and a Fast Food Restaurant with a drive-thru. The improvements will be developed as described within this PUD narrative or as depicted on the attached site plan (Exhibit E) dated February 13, 2017 (the "Site Plan,") which is incorporated herein by this reference.

A. *Permitted Uses:*

The Permitted Uses shall be as follows:

- (1) Commercial retail sales and service establishments, including drive-thru facilities in conjunction with such uses.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices
- (4) 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.

(5) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

(6) Permanent outdoor seating associated with food sales from a permitted use.

(b) *Permitted accessory uses and structures. See Section 656.403.*

(c) *Permissible uses by exception.*

(1) Auto laundry or manual car wash.

(2) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

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 forty (40) 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 the signage depicted in the attached exhibit shall be permitted along Normandy Boulevard. The proposed signage shall generally follow the requirements of Part 13, Zoning Code, with the exception of the ratio mandated for the aforementioned intent, the number and location of signage to be located on the Property shall be consistent with Section 656.1303(c)(3). The Freestanding sign shall not exceed 30 feet in height.
2. *Site Design Landscaping* Site Design shall conform to the provisions of the Zoning Code as it relates to landscaping and driveway designs.
3. Part 12 of the Zoning Code shall be implemented as applicable to all landscape matters of the development.

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 roadway. Loading and storage areas shall be located along the rear of the buildings, in a manner that screens these areas from the adjacent roadways, while at the same time protecting them from being seen from adjacent developed properties.

F. *Parking*

1. The total parking provided will be consistent with the number of parking spaces outlined in the Development Summary Table found on Exhibit "E". 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 reuse of an underdeveloped property located along a major thoroughfare.

The proposed zoning will act as a vehicle to properly locate new commercial uses along this corridor, while promoting redevelopment of underutilized commercial property in a 100 acre commercial node. This PUD is designed to protect the usable nature of the property, promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan while promoting new commercial uses in existing commercialized areas. The project seeks to permit supportive uses consistent with the nature of the Normandy Boulevard, I-295 Interchange.

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 underutilized commercial property along a major corridor, while promoting reinvestment in the area. The PUD offers a combination of possible uses, properly designed to promote reinvestment in underutilized commercial property 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

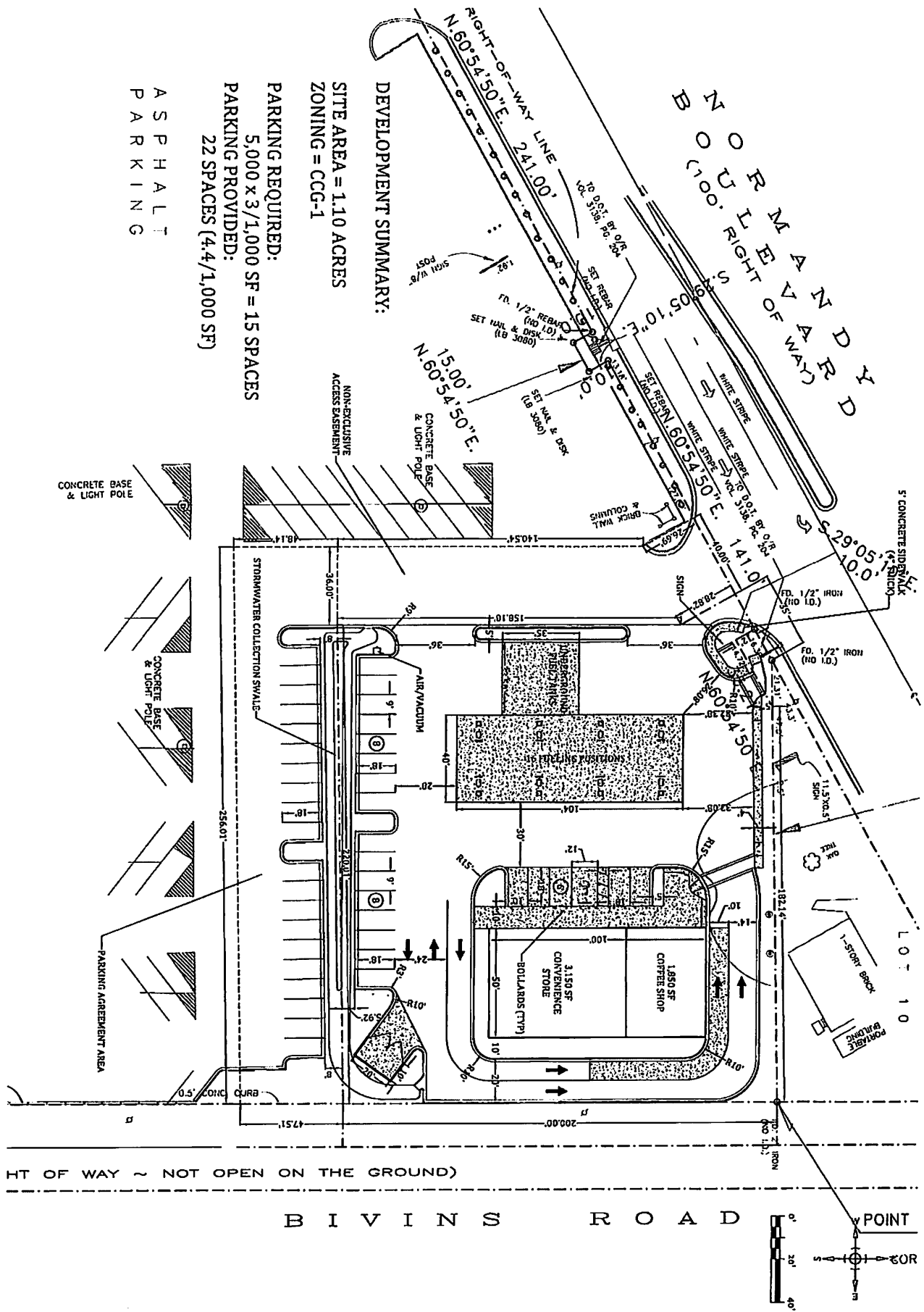
V. SUCCESSORS IN TITLE

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 property along Normandy Boulevard, 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 Normandy Boulevard, via a cross access easement. The development does possess the requisite minimum road frontage but utilizes that area for signage and landscaping. All access locations and designs shall be reviewed and approved by the City of Jacksonville or the Florida Department of Transportation as appropriate.
- D. *External Compatibility/Intensity of Development.* The intent of the development is to permit infill along an existing intensive commercial corridor. 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 allowable signage, making the development viable from a advertising perspective. Due to the limited amount of frontage, 35 feet, the necessary signage could not be obtained under the conventional zoning. This nominal relief is traded for the development promoting redevelopment and reinvestment in an area of limited potential for use.

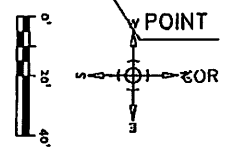
- E. The development will occur within a sea of asphalt, being the original parking lot for the large plaza developed here in the early 1960's. All required landscape areas and materials will be provided for the new outparcel (this PUD) as per current Zoning Code for this design, thereby greening the area.
- F. *Recreation/Open Space.* The PUD will not include recreational uses.
- G. *Impact on Wetlands.* The development activity will occur on an existing parking field, which has been asphalted for more 50 years. No wetland impacts will be permitted.
- H. *Listed Species Regulations.* Not Applicable.
- I. *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.



DEVELOPMENT SUMMARY:
 SITE AREA = 1.10 ACRES
 ZONING = CCG-1
 PARKING REQUIRED:
 5,000 x 3/1,000 SF = 15 SPACES
 PARKING PROVIDED:
 22 SPACES (4.4/1,000 SF)
 ASPHALT
 PARKING

HT OF WAY ~ NOT OPEN ON THE GROUND)

B I V I N S R O A D



C-1.0
 Site Geometry
 Plan
 April 5, 2007

Normandy Convenience Store
 Jacksonville, Florida

ENVISION
 DESIGN • ENGINEERING

2002 Ben Perry Boulevard, Suite 200
 Jacksonville, Florida 32207
 www.envisioninc.com
 904-481-6416
 Douglas L. Elmer, P.E.
 Cert. No. of Authorization No. 29941
 FL Reg. 01220

EXHIBIT F

PUD Name

Kwik Way PUD

Date

April 17, 2017

Land Use Table

Total gross acreage	1.3	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	1.3	Acres	100 %
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space		Acres	
Passive open space, wetlands, pond	5,663	Acres	10 %
Public and private right-of-way		Acres	
Maximum coverage of non-residential buildings and structures	50,965	Sq. Ft.	90 %

THIS INSTRUMENT PREPARED BY:

Robert E. Riva, Jr., Esq.
Holland & Knight LLP
50 N. Laura Street, Suite 3900
Jacksonville, Florida 32202

Tax Parcel ID # 007625-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29th day of November, 2016, by **VICTORY CHAPEL CHRISTIAN FELLOWSHIP CHURCH, INC.**, a Florida not-for-profit corporation, whose address is 7830 Normandy Blvd, Jacksonville, Florida, 32221 ("Grantor"), to **KWIK WAY, INC.**, a Florida corporation, whose address is 100 Gateway Circle, Jacksonville, Florida 32259 ("Grantee"). *(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of limited liability companies and corporations.)*

That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situate in Duval County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof and any easements and appurtenances pertaining thereto and all improvements situated thereon (the "Property").

This deed is executed subject to the following, which are not reimposed hereby:

1. Taxes and assessments for 2016 and subsequent years;
2. Zoning and other governmental regulations; and
3. Those matters set forth on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to this land and will defend the same against the lawful claims of all persons claiming by and through Grantor, but none other.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

Sign: [Signature]
Print Name: ROBERT E. RIVA, JR., ESQ.

Sign: Eliona Jankulla
Print Name: Eliona Jankulla

GRANTOR:

VICTORY CHAPEL CHRISTIAN FELLOWSHIP CHURCH, INC., a Florida not-for-profit corporation

By: [Signature]
Ronald Meyer
President

[SEAL]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn and subscribed before me this 29th day of November, 2016, by Ronald Meyer as President of Victory Chapel Christian Fellowship Church, Inc., a Florida not-for-profit corporation. He is personally known to me or has produced DRIVER LICENSE as identification.



[Signature]
(Signature of Notary Public)

MARTHA FRATELLO
(Print Name of Notary Public)
NOTARY PUBLIC in and for the State
and County aforesaid
My Commission expires:
Commission No.:

EXHIBIT "A"
LEGAL DESCRIPTION

Part of Lot 6, Mary Hogan's Subdivision, according to the plat thereof recorded in Plat Book 12, page 59 of the current public records of Duval County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Lot 6; thence South 00°01'-50" East, 200.00 feet along the East line of said Lot 6, being also the West line of Bivins Road (a 40.0 foot right of way); thence departing said West line, South 88°58'10" West, 220.00 feet; thence North 00°01'50" West, 158.10 feet; thence North 29°05'10" West, 28.82 feet to the Southerly line of Normandy Boulevard (a variable width right of way); thence North 60°54'50" East, 18.68 feet along the Southerly line of said Normandy Boulevard; thence departing said Normandy Boulevard, South 29°05'10" East, 10.00 feet; thence North 60°54'50" East, 35.08 feet to the North line of said Lot 6; thence North 88°58'10" East, 182.14 feet along the North line of said Lot 6, to the Point of Beginning.

TOGETHER WITH:

Parking Agreement Area

Part of Lot 6, Mary Hogan's Subdivision, according to the plat thereof recorded in Plat Book 12, page 59 of the current public records of Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Lot 6; thence South 00°01'50" East, 200.00 feet along the East line of said Lot 6, being also the West line of Bivins Road (a 40.0 foot right of way), to the Point of Beginning; thence continue along said line 47.51 feet; thence South 88°58'10" West, 256.01 feet; thence North 00°01'50" West, 48.14 feet; thence North 88°58'10" East, 256.00 feet to the Point of Beginning.

Non-Exclusive Access Easement

Part of Lot 6, Mary Hogan's Subdivision, according to the plat thereof recorded in Plat Book 12, page 59 of the current public records of Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Lot 6; thence South 00°01'50" East, 200.00 feet along the East line of said Lot 6, being also the West line of Bivins Road (a 40.0 foot right of way); thence South 88°58'10" West, 220.00 feet to the Point of Beginning; thence North 00°01'50" West, 158.10 feet; thence North 29°05'10" West, 28.82 feet to the Southerly line of Normandy Boulevard (a variable width right of way); thence South 60°54'50" West, 40.00 feet along the South line of Normandy Boulevard; thence South 29°05'10" East, 26.69 feet; thence South 00°01'50" East, 140.54 feet; thence North 88°58'10" East, 36.00 feet to the Point of Beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions as set out in Deed recorded February 20, 1961 in Official Records Book 1210, page 599, as affected by Declaration of Restrictions recorded February 20, 1961 in Official Records Book 1211, page 1; Agreement Modifying and Releasing Restrictive Covenants recorded May 22, 1980 in Official Records Book 5116, page 229.

VICTORY CHAPEL
Christian Fellowship Church

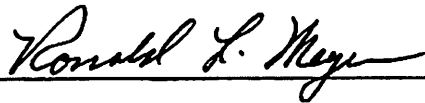
7830 Normandy Blvd.
Jacksonville, FL 32221
Pastor Ron Meyer
Phone: (904) 781-3309
Fax: (904) 781-5382

10/17/2016

To Whom It May Concern,

Victory Chapel Christian Fellowship Church, Inc., understands that the Buyer's intent is to sell beer and wine from the "Convenient Store" that is to be built on the portion of the property purchased from the church. This letter is to serve as a written agreement that we agree to such items being sold from this property.

Thank You,



Ronald Meyer, *President*

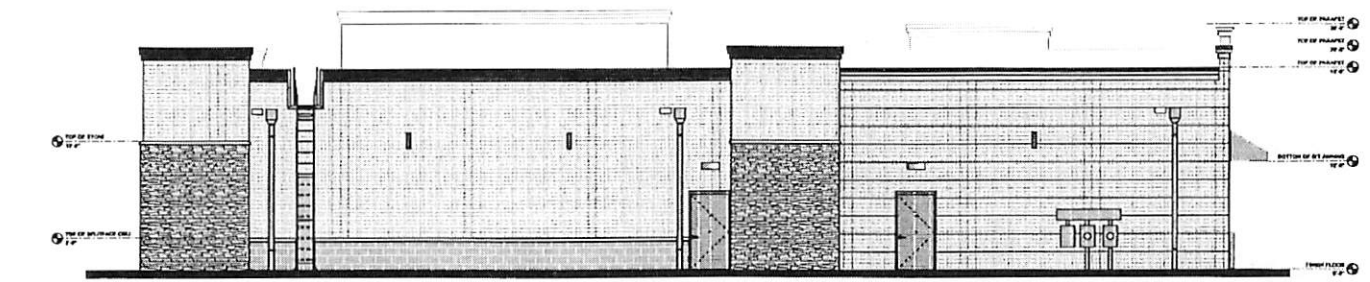
10-17-2016

Date

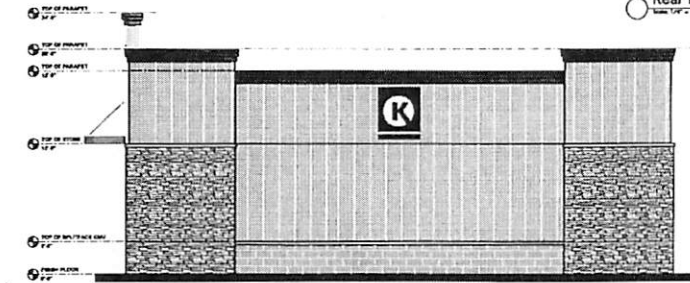




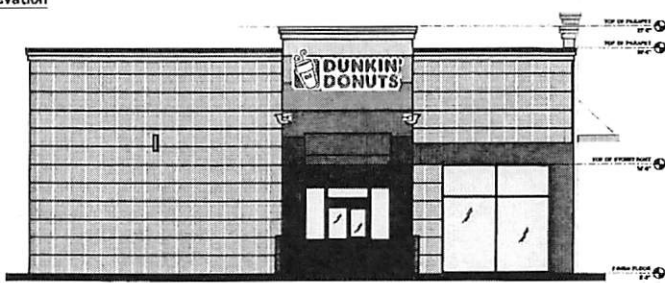
Front Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Right-Side Elevation
Scale: 1/8" = 1'-0"



Left-Side Elevation
Scale: 1/8" = 1'-0"

REVISED

DATE: 08/20/14
JOB: A200
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DA

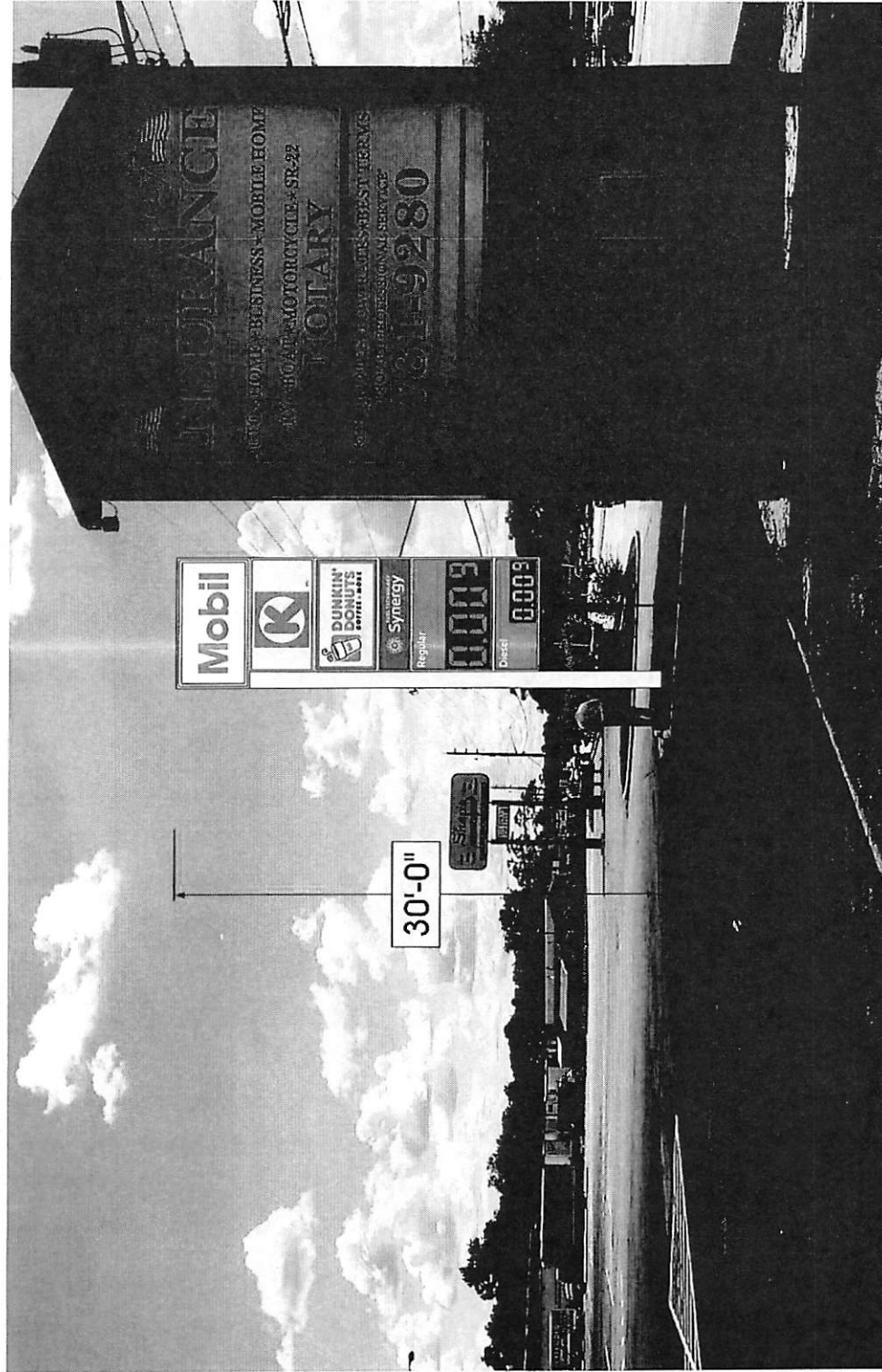
DONAHUE ARCHITECTURE, LLC
1000 N. GULF BLVD., SUITE 100
JACKSONVILLE, FL 32225
TEL: 904.241.1111
WWW.DONAHUEARCHITECTURE.COM
LICENSE # 143200003

ELEVATIONS

A New Building for
C-Store & Dunkin Donuts - Normandy
Normandy Blvd
Jacksonville, FL 32221

DATE: 08/20/14	JOB: A200
DRAWN BY: [Signature]	CHECKED BY: [Signature]
A200	OF

Proposed New Pylon Sign



20'-0"

30'-0"

<p>TAYLOR Sign & Design, Inc. COMMERCIAL SIGN TECHNOLOGIES <small>State Certified # ES12000117</small> www.TaylorSignCo.com 4162 St. Augustine Rd., Jacksonville, FL 32207 Phone: 904/396 4652 • Fax 904/396 3777</p>	<p>COMPANY: CONTACT: Blank PHONE XXX-XXX-XXXX EMAIL @.com</p> <p>ADDRESS: 7830 Normandy Blvd Jacksonville, FL 32210</p>	<p>DATE: 7.25.16 REVISIONS: R1 ZONING: SAVED AS: .CDR</p> <p>SALES PERSON: Randy Taylor DESIGNER: Rick Smith</p>	<p>This artwork protected under copyright law and is the property of Taylor Sign & Design, Inc. And is not to be duplicated, reproduced, or distributed without written permission. ©2015 Taylor Sign & Design, Inc. This sign meets or exceeds 132 mph wind zone requirements as per 2014 Florida Building Code.</p>
<p>PLEASE ENSURE ALL COLORS, DIMENSIONS, VERBIAGE, LAYOUT, ETC. ARE CORRECT BEFORE APPROVING RENDERING. COLORS PORTRAYED ON PROOF MAY NOT MATCH FINAL PRODUCT DUE TO THE DIFFERENCE BETWEEN DIGITAL AND PIGMENTED COLORS. ONCE ARTWORK IS APPROVED YOU WILL BE RESPONSIBLE FOR 1/2 THE RE-MAKE COST SHOULD ANY PROBLEMS BE FOUND AFTER INSTALLATION.</p> <p>APPROVED BY _____ DATE _____</p>			

Proposed New Pylon Sign



**TAYLOR
Sign & Design, Inc.**

COMMERCIAL SIGN TECHNOLOGIES

State Certified # ES12000117

www.TaylorSignCo.com

4162 St. Augustine Rd. Jacksonville, FL 32207

Phone: 904/396 4652 • Fax 904/396 3777

COMPANY:

CONTACT: Blank

PHONE XXX-XXX-XXXX

EMAIL @.com

ADDRESS: 7830 Normandy Blvd
Jacksonville, FL 32210

DATE: 7.25.16

REVISIONS: R1

ZONING:

SAVED AS: .CDR

SALES PERSON: Randy Taylor

DESIGNER: Rick Smith

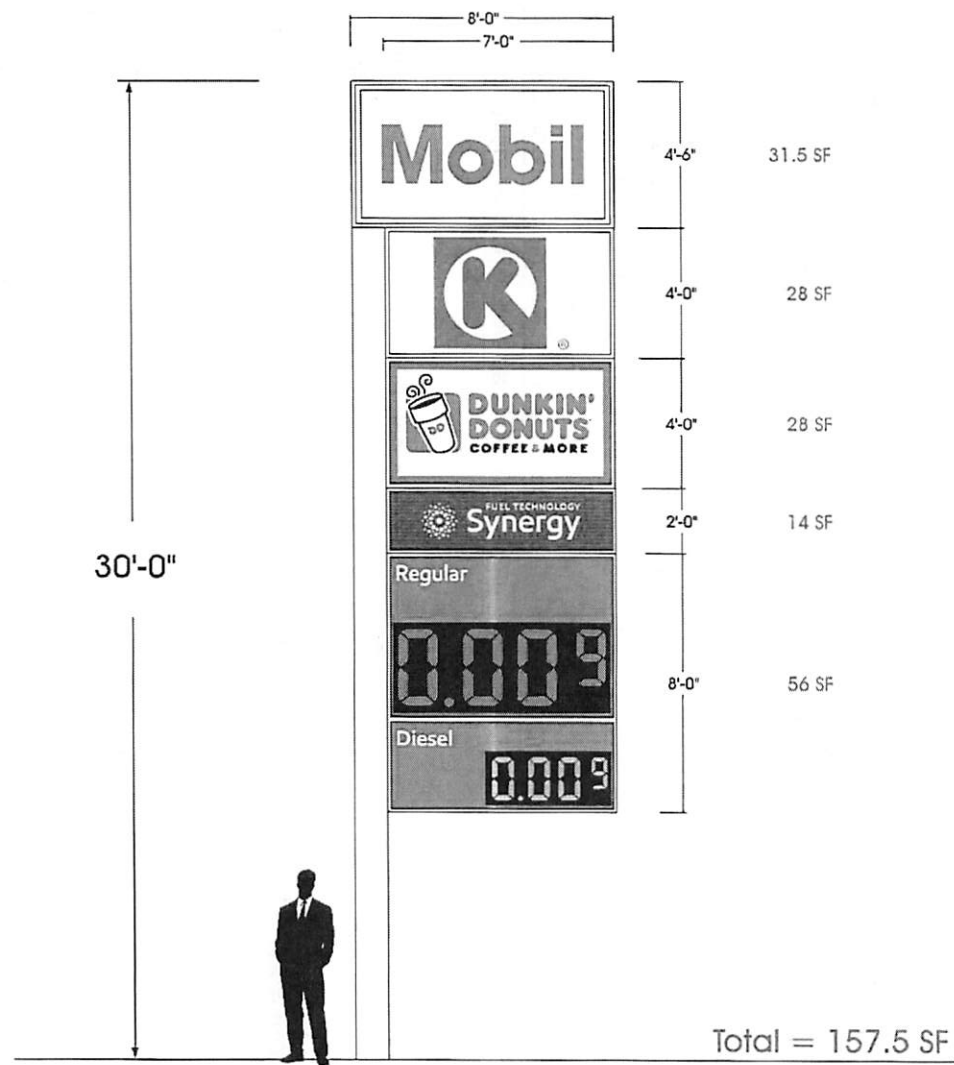
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APPROVED BY _____ DATE _____

Proposed New Pylon Sign



TAYLOR
Sign & Design, Inc.
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State Certified # ES12000117

www.TaylorSignCo.com

4162 St. Augustine Rd. Jacksonville, FL 32207
 Phone: 904/396 4652 • Fax 904/396 3777

COMPANY:

CONTACT: Blank
 PHONE XXX-XXX-XXXX
 EMAIL @.com

ADDRESS: 7830 Normandy Blvd
 Jacksonville, FL 32210

DATE: 7.25.16

REVISIONS: R1

ZONING:

SAVED AS: .CDR

SALES PERSON: Randy Taylor

DESIGNER: Rick Smith

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©2015 Taylor Sign & Design, Inc.

This sign meets or exceeds 132 mph wind zone requirements as per 2014 Florida Building Code.

PLEASE ENSURE ALL COLORS, DIMENSIONS, VERBIAGE, LAYOUT, ETC. ARE CORRECT BEFORE APPROVING RENDERING. COLORS PORTRAYED ON PROOF MAY NOT MATCH FINAL PRODUCT DUE TO THE DIFFERENCE BETWEEN DIGITAL AND PIGMENTED COLORS. ONCE ARTWORK IS APPROVED YOU WILL BE RESPONSIBLE FOR 1/2 THE RE-MAKE COST SHOULD ANY PROBLEMS BE FOUND AFTER INSTALLATION.

APPROVED BY _____ DATE _____



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

L. Charles Mann
Kwik Way
165 Arlington Road
Jacksonville, Florida, 32211

May 17, 2017

Project Name: Kwik Way Gas Station(2016-1082)
Availability#: 2017-0992

Dear Mr/Mrs L. Charles Mann,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-0992
 Request Received On: 5/15/2017
 Availability Response: 5/17/2017
 Prepared by: Mollie Price

Project Information

Name: Kwik Way Gas Station(2016-1082)
 Type: Commercial
 Requested Flow: 2,073 gpd
 Location: Normandy Blvd RE# 007625-0050, address not assigned
 Parcel ID No.: 007625-0050
 Description: Development of new Convenience Station with Gas

Potable Water Connection

Water Treatment Grid: TREATMENT BY OTHERS
 Connection Point #1: Not in JEA service territory (See Special Conditions)
 Connection Point #2: NA
 Special Conditions: This project is serviced by Normandy Village Utilities - (904)783-4619

Sewer Connection

Sewer Treatment Plant: TREATMENT BY OTHERS
 Connection Point #1: Not in JEA service territory (See Special Conditions)
 Connection Point #2: NA
 Special Conditions: This project is serviced by Normandy Village Utilities - (904)783-4619

Reclaimed Water Connection

Sewer Region/Plant: North Grid
 Connection Point #1: Not in JEA service territory (See Special Conditions)
 Connection Point #2: NA
 Special Conditions: This project is serviced by Normandy Village Utilities - (904)783-4619

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.