

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2017-755 TO**

**PLANNED UNIT DEVELOPMENT**

**DECEMBER 7, 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 **2017-755** to Planned Unit Development.

***Location:*** 4319 Barkoskie Road between Old St. Augustine Road and Oak Moss Trail

***Real Estate Number(s):*** 158949-0000

***Current Zoning District:*** Commercial Office (CO)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Emily Pierce, Esq.  
Rogers Towers, PA  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Kenneth Love  
Mandarin Community Church of God  
5826 Hoffner Avenue, Unit 1001  
Orlando, Florida 32822

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2017-755** seeks to rezone approximately 2.15 acres of land from CO to PUD. The rezoning to PUD is being sought so that the property can be developed with an auto laundry with operating hours from 8:00 am to 8:00 pm. The PUD also allows uses found in the Commercial Residential Office (CRO) Zoning District.

**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 Residential Professional Institutional (RPI) 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. RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. 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. A description of the category is noted below.

**Principal Uses:** Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Off street parking lots and garages when combined with another principal use; Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

**Secondary Uses:** Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

**Ancillary Transitional Uses:** Off street parking facilities; Stormwater facilities; Open spaces. Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density; except that Transit-Oriented Development (TOD) shall provide a minimum gross density of 15 units/acre; and may increase the maximum gross density by an additional 10 units/acre. However, where this land use category has been established by a small

scale land use amendment, the maximum density shall be ten units per acre or less for any residential component unless this amendment meets the requirements of s163.3187(1)(c)1.f., Florida Statutes.

*(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?*

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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): Residential Professional Institutional (RPI). 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 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 3.2.3** The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

*(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.

*(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 "a significant buffer of mature trees will be maintained along the eastern property boundary." It does not provide the width of that buffer. **Staff recommends the buffer match the distance the building is setback from the east property boundary, which is 30 feet.**

The use of topography, physical environment and other natural features: The Written Description and Site Plan indicate existing trees will be preserved due to the placement of the building.

Traffic and pedestrian circulation patterns: There will be no access on Barkoski Road.

The use and variety of building setback lines, separations, and buffering: The Written Description includes a front and rear setback of 10 feet and a side setback of zero feet, although the site plan does not correspond to the setbacks. **Using the proposed building locations, staff recommends the eastern setback shall be 30 feet and the southern setback shall be 100 feet.**

The particular land uses proposed and the conditions and limitations thereon: The Written Description states the primary use is for an auto laundry. Any other approved use will require approval through a Minor Modification to revise the site plan.

*(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 in an area where commercial uses are transitioning to less intensive medical offices and institutional uses and then to residential. An auto laundry at this location will complement the transition that exists and provide commercial options for those in the immediate area.

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	RPI	PUD (03-1461)	Medical office
South	RPI	CO	Day care
East	RPI	CO	Undeveloped
West	RPI	CO	Undeveloped
	RPI	CRO	Business offices

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The Written Description contains specific sign language for the proposed auto laundry use. The PUD is proposing one sign on Barkoskie Road and one sign on Old St. Augustine Road that are smaller and lower (15 sq. ft / 10 ft. high) than would be allowed in the CRO Zoning District. There is a PUD adjacent to the northern boundary which allows a sign not to exceed 150 sq. ft. and 22 ft. high. Staff has no objection to these two signs.

Typically, the Zoning Code restricts wall signs to a wall facing a public right of way. **The Written Description does not contain this restriction; therefore staff recommends wall signs are allowed on walls facing Old St. Augustine Road.** The PUD allows banner signs not to exceed 50 sq. ft. in area. Banner signs are considered temporary and a restriction should be included to limit the number of banner signs and the duration the signs can be displayed.

The PUD prohibits the outside sale and display for any use. Also, the maximum building height has been lowered from 60 feet to 35 feet. The written description includes restrictions on the lighting levels including a lighting plan for review. These limitations will ensure compatibility with the adjacent residential uses.

*(6) Intensity of Development*

The proposed development is consistent with the RPI functional land use category as a commercial development. The PUD is appropriate at this location because it will continue the transition of uses along Old St. Augustine Road.

The existing residential density and intensity of use of surrounding lands: Residential zoning districts begin approximately 375 feet to the east. The single family lots range from 6,000 to 90,000 square feet in area.

The availability and location of utility services and public facilities and services: JEA provides all services to the site.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan restricts access to Old St. Augustine Road. No access is allowed from Barkoskie Road.

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed with the required amount of open space. A recreation area is not required.

*(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. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

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

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

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

*(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 November 28, 2017, the required Notice of Public Hearing sign was posted.



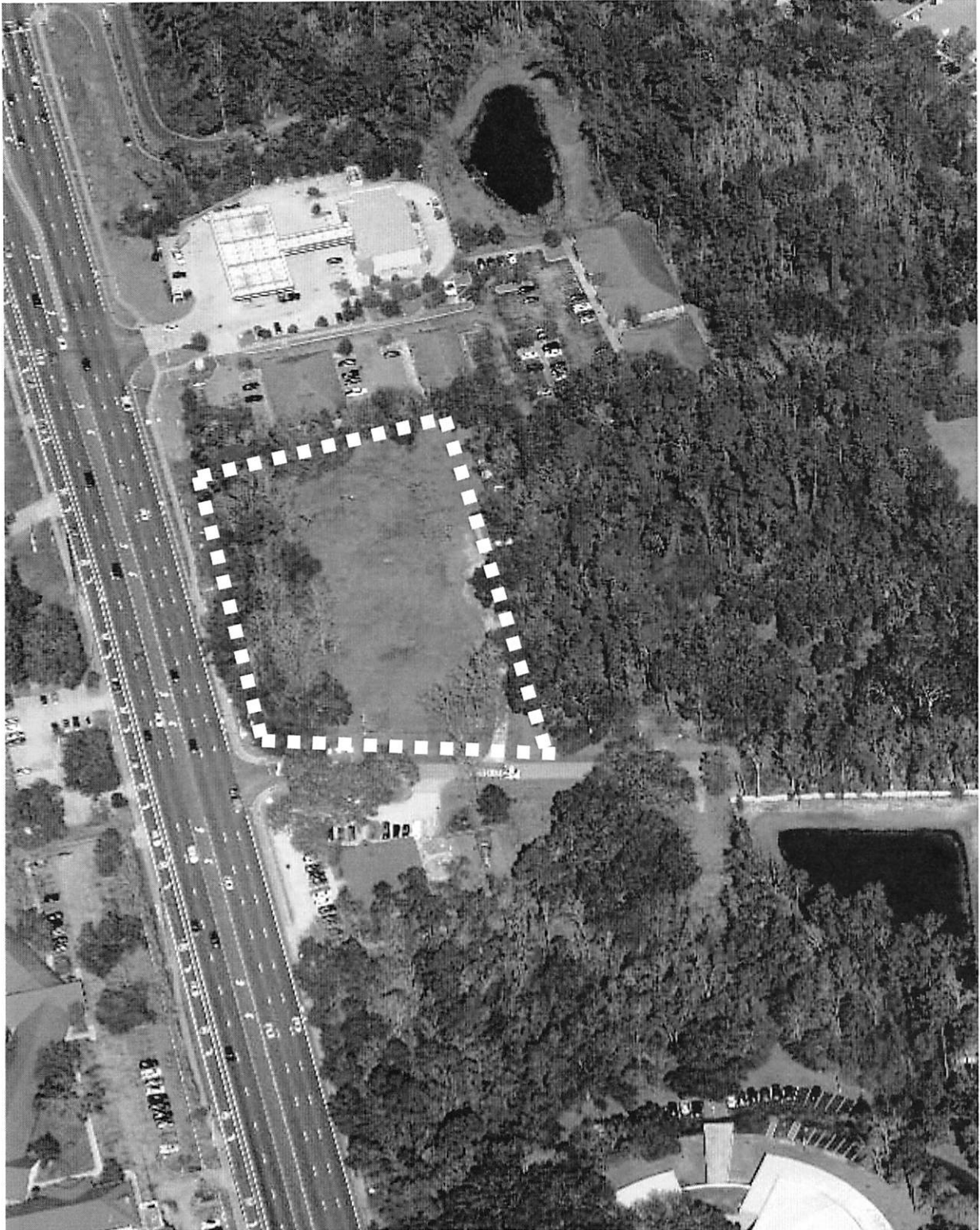
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2017-755 be **APPROVED** with the following exhibits:

1. The original legal description dated July 27, 2017.
2. The revised written description dated January 31, 2018.
3. The revised site plan dated February 1, 2018.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-755 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. Wall and awning signs shall only be permitted on walls facing Old St. Augustine Road.
2. One banner sign shall be allowed for not more than 30 days.
3. There shall be a 30 foot wide undisturbed landscape buffer along the east property line.
4. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



Aerial view of subject property.





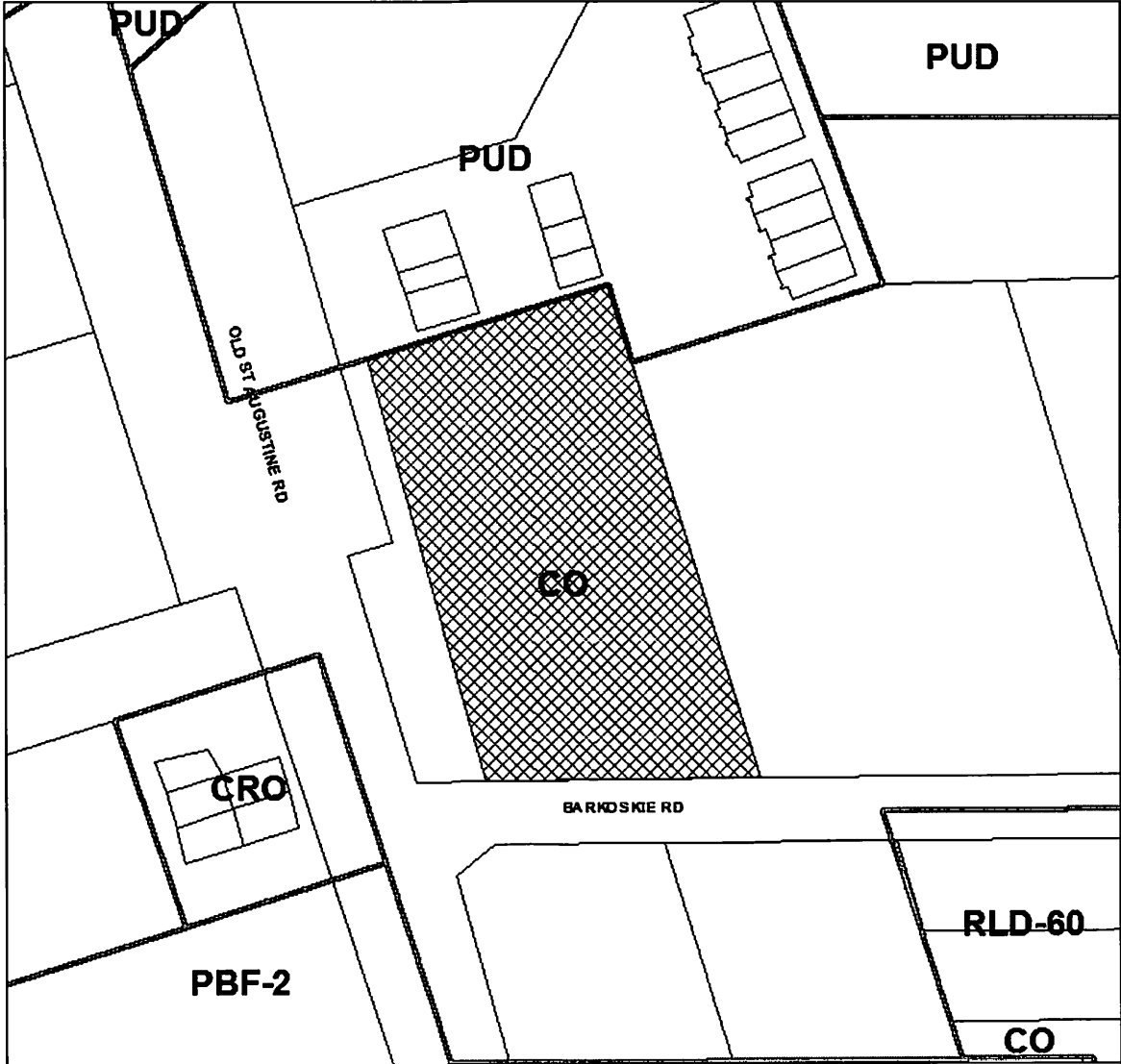
View of subject property.

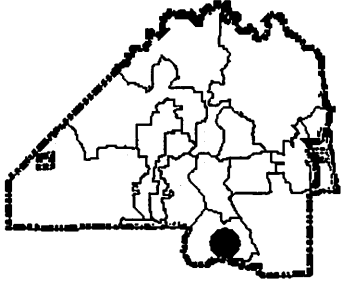



Adjacent undeveloped property.

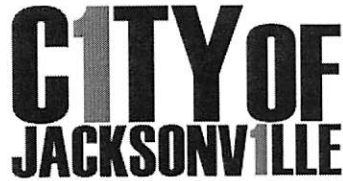


Day care south of the subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> CO</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 45 90 180          Feet</p> <p><b>COUNCIL DISTRICT:</b>          6</p>
<p><b>ORDINANCE NUMBER:</b>          ORD-2017-0755</p>	<p><b>TRACKING NUMBER:</b>          T-2017-1520</p>	<p><b>PAGE 1 OF 1</b></p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

**DATE:** 2/14/2018

**TO:** Bruce E. Lewis  
City Planner Supervisor

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2017-755 SHUTTERLY PARK PUD**

Old St. Augustine Road, from the Interstate 295 to Loretto Road, is the directly accessed functionally classified roadway. Old St. Augustine Road is a 6-lane divided minor arterial in this vicinity and is currently operating at 49.32% of capacity. This proposal is for 5,250 square feet of ITE 948 Automated Car Wash, which would generate 74 vpd. This Old St. Augustine Road segment has a maximum daily capacity of 45,810 vpd and a 2016 daily traffic volume of 22,592.

(ITE 948 Automated Car Wash- 5,250 square feet)

\*Access to the site via Old. St. Augustine Road must be subject to FDOT access management requirements.

# Application For Rezoning To PUD

## Planning and Development Department Info

Ordinance # 2017-0755 Staff Sign-Off/Date BEL / 10/19/2017

Filing Date 11/08/2017 Number of Signs to Post 3

### Hearing Dates:

1st City Council 12/12/2017 Planning Commission 12/07/2017

Land Use & Zoning 01/03/2018 2nd City Council N/A

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

## Application Info

Tracking # 1520

Application Status PENDING

Date Started 07/27/2017

Date Submitted 08/24/2017

## General Information On Applicant

Last Name	First Name	Middle Name
PIERCE	EMILY	G.

Company Name  
ROGERS TOWERS, P.A.

Mailing Address  
1301 RIVERPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043983911	9043960663	EPIERCE@RTLAW.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
CHURCH OF GOD	MANDARIN	COMMUNITY

Company/Trust Name  
MANDARIN COMMUNITY CHURCH OF GOD

Mailing Address  
5826 HOFFNER AVE., UNIT 1001

City	State	Zip Code
ORLANDO	FM	32822

Phone	Fax	Email
4072377633		MIKE@FLCOG.ORG

## 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	158949 0000	6	3	CO	PUD

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

**Existing Land Use Category**

RPI

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 2.15

**Development Number**

**Proposed PUD Name** SHUTTERLY PARK PUD

**Justification For Rezoning Application**

SEE EXHIBIT "D" ATTACHED HERETO.

**Location Of Property**

**General Location**

EAST OF THE NORTHEAST CORNER OF OLD ST. AUGUSTINE RD. & BARKOSKIE RD.

House #	Street Name, Type and Direction	Zip Code
4319	BARKOSKIE RD	32258

**Between Streets**

OLD ST. AUGUSTINE RD. and OAK MOSS TRAIL

**Required Attachments For Formal, Complete application**

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

**Exhibit 1** ✓ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A** ✓ Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** ✓ Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C** ✓ Binding Letter.

**Exhibit D** ✓ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E** ✓ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** ✓ Land Use Table

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

**Supplemental Information**

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

- Exhibit H**  Aerial Photograph.
- Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K**  Site Location Map.

### Public Hearings And Posting Of Signs

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

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

### Application Certification

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

Agreed to and submitted

### Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**2.15 Acres @ \$10.00 /acre:** \$30.00
- 3) Plus Notification Costs Per Addressee**  
**34 Notifications @ \$7.00 /each:** \$238.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,537.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**EXHIBIT "1"**

**LEGAL DESCRIPTION**

**July 27, 2017**

RE # 158949-0000

Commence at a stake where Easterly line of St. Augustine Road (also known as Dixie Highway) intersects and crosses the Northerly boundary line of the Fred Hartley Grant, being Section 42, Township 4 South, Range 27 East, then South 15 degrees 46 minutes East along the Easterly right of way line of said St. Augustine Road to a stake where it intersects the Northern boundary line of the Barkoskie Road, for a point of beginning: thence Est along said Northern right of way of said Barkoskie Road, a distance of 302 feet to a stake; then North 16 degrees 22 minutes West 458.4 feet to a stake; thence South 73 degrees 38 minutes West 289.8 feet to a stake on right of way of said St. Augustine Road; thence South 15 degrees 46 minutes East 373 feet to the point of beginning.

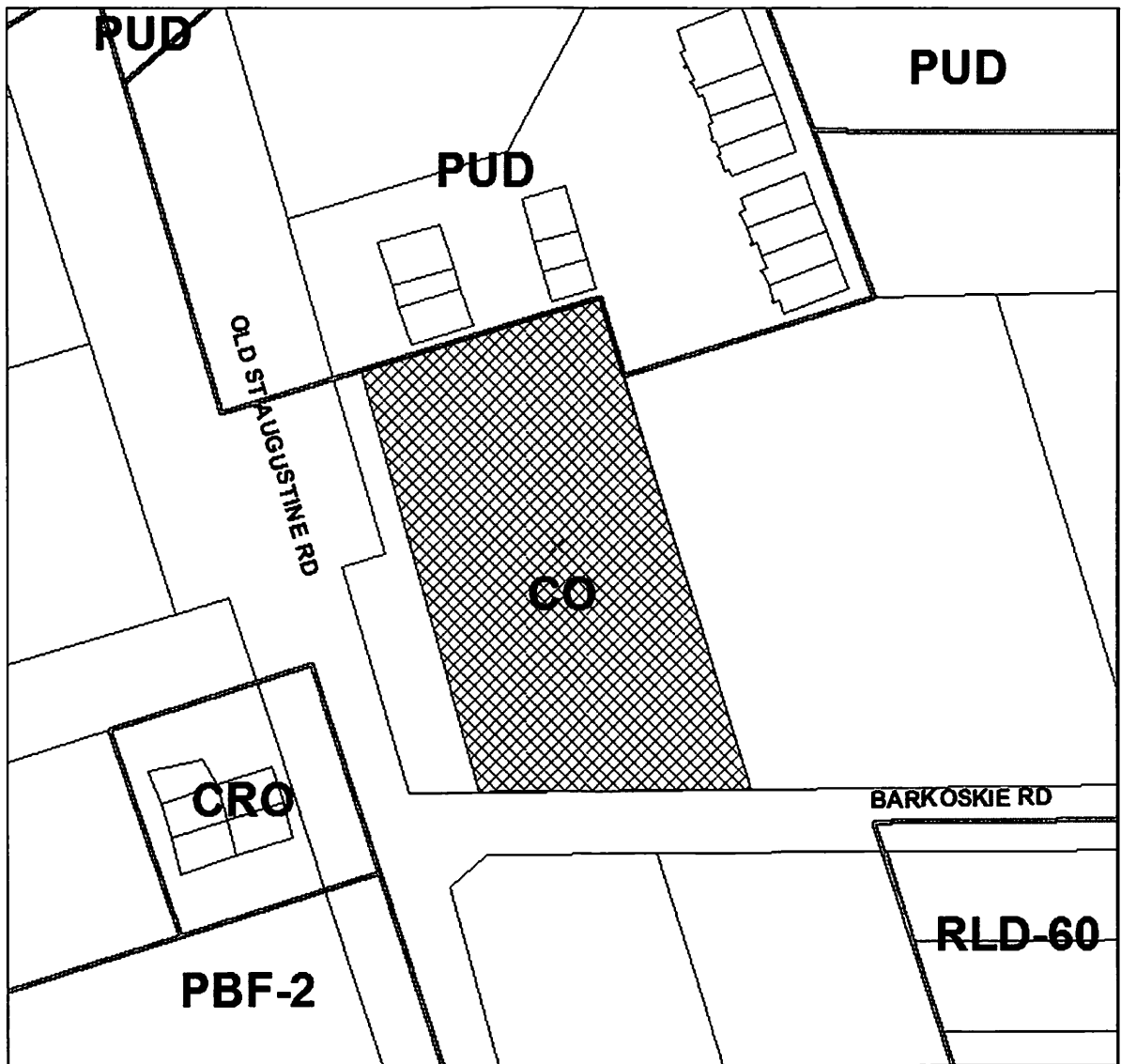
**LESS AND EXCEPT:**

Part of Frederick Hartley Grant, Section 42, Township 4 South, Range 27 East, Duval County, Florida as recorded in Deed Book 1198 Page 244 of Public Records of Duval County, Fla., and being more particularly described as follows: For a point of reference, commence at the intersection of the Easterly line of St. Augustine Road with the Northerly line of Barkoskie Road, both as now established; thence North 15 degrees 46 minutes West, along the said Easterly line of St. Augustine Road, a distance of 130 feet to an iron pipe and the point of beginning for the lands herein described; thence North 74 degrees 14 minutes East, a distance of 60 feet to an iron pipe; thence North 15 degrees 46 minutes West, parallel to the aforesaid Easterly line of St. Augustine Road, a distance of 130 feet to an iron pipe; thence South 74 degrees 14 minutes West, a distance of 60 feet to an iron pipe in the said Easterly line of St. Augustine Road that is 130 feet Northerly of the point of beginning; thence South 15 degrees 46 minutes East, along the said Easterly line of St. Augustine Road, a distance of 130 feet to the Point of Beginning.

**ALSO LESS AND EXCEPT:**

Part of the Frederick Hartley Grant, Section 42, Township 4 South, Range 27 East, more particularly described as follows: Begin at the intersection of the Easterly line of St. Augustine Road, as established, for a width of 100 feet, with the Northerly line of Barkoskie Road, as established, for a width of 60 feet; thence East, along the Northerly line Barkoskie Road, a distance of 72.96 feet; thence North 15 degrees 46 minutes West, parallel to the said Easterly line of St. Augustine Road a distance of 393.76 feet to the North line of the lands described in Deed Book 1198, page 244 of the public records of said Duval County, Florida; thence South 74 degrees 14 minutes West, along the said North line of the lands described in Deed Book 1198, page 244, a distance of 70 feet to the above-described Easterly line of St. Augustine Road; thence South 15 degrees 46 minutes East, along the said Easterly line of St. Augustine Road, a distance of 373.20 feet to the point of beginning.



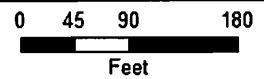
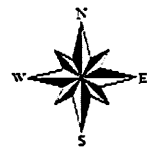
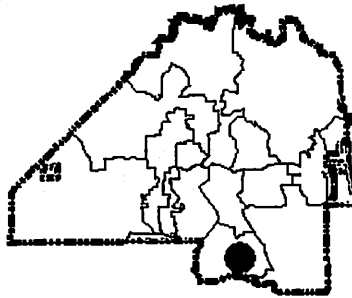


**REQUEST SOUGHT:**

**FROM: CO**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**6**

**TRACKING NUMBER**

**T-2017-1520**

**PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit

Date: March 15, 2017

City of Jacksonville  
City Council and Planning Commission  
117 West Duval Street, City Hall  
Jacksonville, FL 32202

Re: 4319 Barkoskie Road  
RE #: 158949-0000

Gentlemen:

I, Kenneth Love, as President of FLORIDA STATE MISSIONARY BOARD OF THE CHURCH OF GOD, INC., a Florida not for profit corporation, hereby certify that FLORIDA STATE MISSIONARY BOARD OF THE CHURCH OF GOD, INC. is the Owner of the property described in the legal description attached as Exhibit 1 in connection with filing application(s) for a PUD rezoning and Small Scale Land Use Amendment submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:\*  
Print Corporate Name:

FLORIDA STATE MISSIONARY BOARD  
OF THE CHURCH OF GOD, INC., a Florida  
not for profit corporation

By: \_\_\_\_\_

By: Kenneth Love  
Name: Kenneth Love  
Its: President

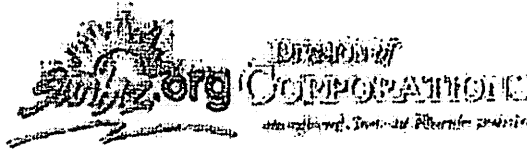
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printed from eScribe.org, etc.

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2017, by Kenneth Love, as President of FLORIDA STATE MISSIONARY BOARD OF THE CHURCH OF GOD, INC. on behalf of the company. S/He (check one) (  ) is personally known to me, or (  ) has produced a valid driver's license as identification.

Bryan Stewart (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: BRYAN STEWART  
My Commission Expires: 3/7/2020  
My Commission Number is: FF 965642





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

**Detail by Entity Name**

Florida Not For Profit Corporation

FLORIDA STATE MISSIONARY BOARD OF THE CHURCH OF GOD, INC.

Filing Information

Document Number      N15000010904  
 FE/EIN Number        N/A  
 Date Filed             10/27/2015  
 State                    FL  
 Status                  ACTIVE

Principal Address

5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

Mailing Address

5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

Registered Agent Name & Address

BROOKINS, MICHAEL  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

Officer/Director Detail

**Name & Address**

**Title P**

LOVE, KENNETH  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

**Title C**

WEEKS, JUDY  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

**Title T**

BROOKINS, MICHAEL  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

<u>Annual Reports</u>	
Report Year	Filed Date
2016	04/12/2016
2017	01/10/2017

<u>Document Images</u>	
<a href="#">01/10/2017 - ANNUAL REPORT</a>	<a href="#">View Image in PDF format</a>
<a href="#">04/12/2016 - ANNUAL REPORT</a>	<a href="#">View Image in PDF format</a>
<a href="#">10/07/2015 - Form - Gc Non-Profit</a>	<a href="#">View Image in PDF format</a>

Florida Department of State, Division of Corporations

**EXHIBIT B - Agent Authorization Affidavit - Property Owner**

Date: March 15, 2017

City of Jacksonville  
City Council and Planning Commission  
117 West Duval Street, City Hall  
Jacksonville, FL 32202

Re: Agent Authorization for the following site location: 4319 Barkoskie Road

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 Rogers Towers, P.A. to act as agent to file application(s) for a PUD rezoning and Small Scale Land Use Amendment for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:

Print Corporate Name:

FLORIDA STATE MISSIONARY BOARD OF THE  
CHURCH OF GOD, INC., a Florida not for profit  
corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_

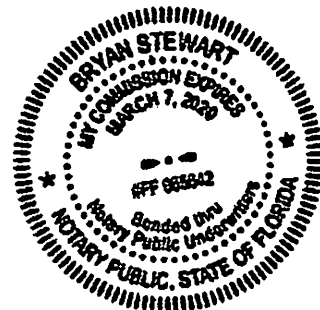
By: Kenneth Love  
Name: Kenneth Love  
Its: President

\*If Owner is a 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 ORANGE

Sworn to and subscribed and acknowledged before me this 15<sup>th</sup> day of March, 2017, by Kenneth Love, as President of FLORIDA STATE MISSIONARY BOARD OF THE CHURCH OF GOD, INC., on behalf of the company. S/He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Bryan Stewart (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: BRYAN STEWART  
My Commission Expires: 3/7/2020  
My Commission Number is: FF 965642





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

FLORIDA STATE MISSIONARY BOARD OF THE CHURCH OF GOD, INC.

### Filing Information

Document Number	N15000010904
FEI/EIN Number	N/A
Date Filed	10/27/2015
State	FL
Status	ACTIVE

### Principal Address

5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

### Mailing Address

5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

### Registered Agent Name & Address

BROOKINS, MICHAEL  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

### Officer/Director Detail

#### Name & Address

#### Title P

LOVE, KENNETH  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

#### Title C

WEEKS, JUDY  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

#### Title T

BROOKINS, MICHAEL  
5826 HOFFNER AVENUE, #1001  
ORLANDO, FL 32822

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	04/12/2016
2017	01/10/2017

**Document Images**

<u>01/10/2017 – ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
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<u>04/12/2016 – ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
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<u>10/27/2015 – Domestic Non-Profit</u>	<a href="#">View image in PDF format</a>
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Florida Department of State, Division of Corporations

**EXHIBIT C - Binding Letter**

March 15, 2017

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: 4319 Barkoskie Road (RE # 158949-0000)

To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD rezoning document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the PUD application and (b) any conditions set forth by the City Council of the City of Jacksonville in the PUD 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.

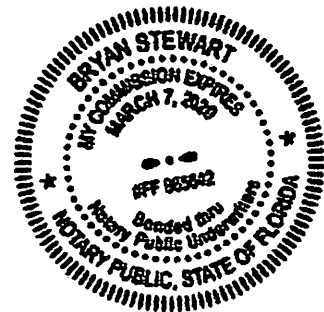
FLORIDA STATE MISSIONARY BOARD OF THE  
CHURCH OF GOD, INC., a Florida not for profit  
corporation

By: Kenneth Love  
Name: Kenneth Love  
Its: President

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed and acknowledged before me this 15<sup>th</sup> day of March, 2017, by Kenneth Love, as President of FLORIDA STATE MISSIONARY BOARD OF THE CHURCH OF GOD, INC. on behalf of the company. S/He (check one)  is personally known to me, or  has produced a valid driver's license as identification and who took an oath.

Bryan Stewart (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: BRYAN STEWART  
My Commission Expires: 3/1/2020  
My Commission Number is: FE 965642





**EXHIBIT D**

**AMENDING THE SHUTTERLY PARK PUD ADDING PROPERTY  
Revised Written Description  
January 31, 2018**

**I. PROJECT DESCRIPTION**

Current Land Use Category: RPI

Current Zoning District: CO

Requested Zoning District: PUD

Real Estate Parcel Number: 158949-0000

The Applicant, BFC Property Holdings, Inc., proposes to rezone approximately ± 2.15 acres of property from Commercial Office (“CO”) to Planned Unit Development (“PUD”) and to add the parcel to the existing Shutterly Park PUD (Ord. 2003-1461-E, as modified by MM-04-06). The property is located on Barkoskie Road just east of the intersection of Barkoskie Road and Old St. Augustine Road and is more particularly described in the legal description attached as **Exhibit “I”** to this application (the “Property”). The PUD zoning district is being requested in order to permit the development of an Auto Laundry and other uses (by minor modification) on the Property. A Conceptual Site Plan is attached at **Exhibit “E”** and a location map is attached at **Exhibit “K.”** As shown on the Conceptual Site Plan, the proposed use is designed and located on the Property such that the Applicant can preserve a substantial number of large trees along the eastern, southern and northern boundaries of the Property. These trees being preserved along the eastern boundary, along with other vegetation, will serve as a significant natural buffer between the Auto Laundry and the adjacent (currently vacant) parcel to the east. Additionally, more than fifty percent of the property will consist of open space.

The Comprehensive Plan Future Land Use Map designation for the Property is Residential Professional Institutional (RPI). The surrounding land use designations are RPI, CGC, PBF and LDR. The surrounding zoning designations are PUD, CCG-1, CO, CRO, PBF-2 and RLD.

**II. SITE SPECIFICS**

The site currently has a vacant building onsite. Surrounding land use designations, zoning districts and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	RPI & PBF	CO, PBF-2 & RLD-90	Daycare, Church, Vacant & Single Family Residential
East	RPI & LDR	CO, PUD & RLD-90	Assisted Living Facility, Vacant & Single Family Residential
North	RPI & CGC	PUD & CCG-1	Office, Gas Station, Assisted Living Facility, Veterinarian & Mini-

			warehouse
West	RPI, PBF & LDR	CO, CRO, PBF-2 & RLD-60	Church, Office, Retail, Fast Food, Restaurant, Big Box Retail, Gas Station

**III. CURRENT PUD**

The Shutterly Park PUD was created pursuant to Ordinance 2003-1461-E and modified by MM-04-06. The original PUD is 5.01 acres in size with development being controlled by the written description and site plan as modified in MM-04-06. The original PUD has been built-out. This PUD proposes to add approximately 2.15 acres to the Shutterly Park PUD. The criteria set forth in Sections IV through VII below only apply to the 2.15 acre parcel as shown on the Conceptual Site Plan. The 5.01 acre parcel is still controlled by Ordinance 2003-1461-E, as modified by MM-04-06.

**IV. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Auto laundry as defined by Section 656.1601, Zoning Code, operating between the hours of 8:00 a.m. and 8:00 p.m. and meeting the performance standards and development criteria set forth in Section 656.401, Zoning Code.
2. Medical and dental or chiropractor offices and clinics (but not hospitals).
3. Business and professional offices.
4. Multi-family residential vertically integrated with a permitted use on the ground floor.
5. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.
  - (i) Sale, display and preparation shall be conducted within a completely enclosed building.
  - (ii) Products shall be sold only at retail.
  - (iii) No sale, display or storage of secondhand merchandise shall be permitted.
6. Service establishments such as barber or beauty shops, shoe repair shops.

7. Restaurants without drive-in or drive-through facilities.
8. Banks, including drive-thru tellers, savings and loan institutions, financial institutions, travel agencies and similar uses.
9. Libraries, museums and community centers.
10. Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
12. Employment office (but not a day labor pool).
13. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
14. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
15. Conservation, open space, greenspace, and passive open space uses, including paths, site furnishings, landscaping, benches, picnic tables, fencing, and similar recreational and open spaces uses and structures.

**B. Permissible uses by exception:**

1. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
2. Additionally, all uses listed as permissible by exception in the Commercial Office (CO) zoning district as provided in Section 656.312(A)(III)(c), Zoning Code, shall be allowed within the PUD upon approval of a revised site plan as a minor modification to the PUD, as long as such uses comply with the applicable standards and requirements of the CO zoning category.

**C. Accessory uses and structures:**

1. Accessory uses and structures, including those set forth in Section 656.403, Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure. Whether attached or detached to a building or structure containing the principle use, the accessory structure shall be considered as a part of the principle building.
2. Land clearing and processing of land clearing debris shall be an accessory; provided, however, land clearing debris may be processed only in conformity with applicable

fire codes and other chapters of the City Ordinance Code to the extent those chapters are applicable.

**V. DESIGN GUIDELINES**

**A. Minimum lot requirement (width and area).**

1. Width – 75 feet, except as otherwise required for certain uses pursuant to the Zoning Code.

2. Area – 7,500 square feet, except as otherwise required for certain uses pursuant to the Zoning Code.

**B. Maximum lot coverage by all buildings. 50 percent.**

**C. Minimum yard requirements.**

1. Front - Ten (10) feet.

2. Side - None.

3. Rear - Ten (10) feet.

**D. Maximum height of structures. Thirty five (35) feet.**

**E. Ingress, Egress and Circulation.**

1. As shown on the Conceptual Site Plan, access to the Property will be exclusively from Old St. Augustine Road. The location of the access point shown on the Conceptual Site Plan is schematic and may be subject to realignment and relocation prior to development. The location and design of the access point will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

**F. Parking and Loading.** For the Auto Laundry, one (1) onsite parking space per employee will be provided. Additionally, there will be parking spaces for patrons who wish to use the vacuum bays. For all other permitted uses and permissible uses by exception, parking and loading will comply with the requirements of Part 6 of the Zoning Code.

**G. Signage.**

1. Identity Monument Signs:

a. For the Auto Laundry only, up to two (2) identification monument signs will be permitted one generally oriented towards Old St. Augustine and one oriented towards Barkoskie Road as shown on the Conceptual Site Plan. The signs may be one or two sided and may be nonilluminated, externally illuminated or internally illuminated. The signs will not exceed ten (10) feet in height each and fifteen (15) square feet (each side) in area.

b. For all other permitted uses and permissible uses by exception, one (1) identification monument sign will be permitted on the PUD Property. The sign may be one or two sided and internally or externally illuminated. The sign will not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.

2. Wall signs are permitted and shall not exceed ten (10) percent per side of the square footage of the respective side of the building. The wall signs may be nonilluminated, externally illuminated or internally illuminated.

3. In addition to wall signs, awning signs are permitted on all sides of the building and shall not exceed ten (10) percent of the square footage of the respective side of the building; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

4. Directional signs indicating the building, various building entries, and the location of the pay kiosks and self-vacuum areas will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For vehicle and pedestrian directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

5. Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the building and other features in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

6. Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities.

7. Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

H. **Landscaping.** Landscaping will be constructed and maintained in accordance with the minimum requirements set forth in Part 12 of the Zoning Code and Article 25 of the City of Jacksonville Charter and will be generally as shown on the Concept Landscape Plan attached hereto as Exhibit "J." Additionally, a significant buffer of mature trees will be maintained along the eastern property boundary. The design of the Auto Laundry and its placement on the site will allow the Applicant to preserve a substantial number of the large trees located on the property. Any trees removed from the Property will be mitigated for as required under the Jacksonville Ordinance Code and Charter. Exotic or invasive species shall not be planted within proposed landscaping areas.

I. **Exterior Lighting.** Exterior lighting shall be the minimum necessary to provide security and safety.

1. Direct lighting sources shall be shielded or recessed so that light does not directly illuminate adjacent properties.
2. Light poles without shielded luminary shall not exceed 15 feet in height.
3. Light poles with shielded luminary shall not exceed 35 feet in height.
4. Proposed lighting site plan showing the estimated illumination levels shall be shown on all plans submitted for site plan review.
5. Maximum contributed illumination at any property line shall be 0.5 foot candles.

J. **Off-Site Noise.** No operation of any motorized equipment on the Property, including but not limited to vacuums, shall emit a noise which exceeds sixty (60) dBA/A-Weighted Sound Level when measured at the property line. dBA/A-Weighted Sound level means, in decibels, a frequency weighted sound pressure level, determined by the use of the metering characteristics and A-weighted scale specified in the ANSI S1.4-1993, "Specifications for Sound Level Meters" or subsequent revision.

K. **Gating/Fencing.** If used as an auto laundry, the access point shall be fenced or gated to insure that the hours of operation are met for the car wash and all other equipment.

L. **Active & Passive Open Space/Retention.** As shown on the Conceptual Site Plan, approximately 55.2% of the Property will be passive open space and retention.

M. **Stormwater Retention.** Stormwater facilities will be provided in accordance with all applicable regulations.

N. **Utilities.** Central water and wastewater services will be provided by JEA.

O. **Wetlands.** No wetland impacts are anticipated with this project. However, any wetland impacts that occur will be mitigation for in accordance with the rules and regulations of the St. Johns River Water Management District ("SJRWMD").

P. **Other Provisions for CO Permitted Uses and Permissible Uses by Exception.** To the extent not addressed in this PUD, provisions in the Zoning Code applicable to permitted uses and permissible uses by exception in the CO zoning district shall apply to such uses in this PUD.

Q. **Pre-application Conference.** A pre-application conference was held regarding this application on June 23, 2017, with a follow-up meeting occurring on January 30, 2018.

R. **PUD/Difference from Usual Application of the Zoning Code.** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Conceptual Site Plan; the Auto Laundry use allows for the preservation of a significant number of trees on site; and, it provides for site-specific signage requirements.

S. **Conceptual Site Plan.** The Conceptual Site Plan, as submitted, reflects the best current planning for the site. It is possible, however, that revisions to the Conceptual Site Plan, including but not limited to building footprint and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review. Therefore, the site plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

T. **Modifications.**

1. An amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code; provided, however, that the Conceptual Site Plan may be revised to decrease the size of the building(s) without an administrative modification, minor modification, or rezoning, as long as the revised site plan meets the PUD Development Criteria provided herein.

2. For all uses other than an Auto Laundry, a minor modification will be required in order to modify the Conceptual Site Plan.

U. **Floridan Aquifer.** Development within the PUD shall comply with Section 752.104, Ordinance Code, as applicable.

V. **Land Use Table.** A Land Use Table is attached hereto as **Exhibit "F."**

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

A. This proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the Jacksonville Zoning Code. The design and layout of the PUD:

1. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
2. Is creative in its integration of open space, developable areas and natural features;
3. Is designed to promote and sustain the viability of existing commercial areas;
4. Is designed to preserve a substantial number of trees and to provide a natural buffer between the use and adjacent uses;
5. Achieves an integrated land use fabric; and,
6. Provides for infill in an otherwise developed area.

## VII. PUD REVIEW CRITERIA

### A. Consistency with Comprehensive Plan.

The proposed addition of this property to the Shutterly Park PUD is consistent with the Jacksonville 2030 Comprehensive Plan and would specifically advance the following Objectives and Policies:

#### *Future Land Use Element:*

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.

Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

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.

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

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

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.

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

Definitions: *Commercial Infill* - Commercial development of the same type and scale as adjacent commercial uses that is sited between those uses in existing strip commercial areas.



B. **Consistency with the Concurrency Management System.** A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD.

C. **Internal Compatibility/Vehicular Access.** The proposed development is internally compatible. The vehicular ingress and egress is as shown on the Conceptual Site Plans attached at Exhibit "E." The access point and internal circulation depicted on the site plan are conceptual and may be adjusted for engineering, geometry and other requirements.

D. **External Compatibility / Intensity of Development.** The Property and the parcel immediately to the east are the last remaining large undeveloped parcels. Thus, this project constitutes infill along a portion of Old St. Augustine Road that is a mix of retail, gas stations, office and church uses.

E. **Open Space.** The site design integrates an Auto Laundry with passive open space and the preservation of many of the trees on site. The design and layout of the Auto Laundry allows for the preservation of a significant number of large trees along the eastern, northern and southern boundaries. Additionally, approximately 55% of the Property will be passive open space and retention.

F. **Impact on Wetlands.** The Applicant does not intend to impact any wetlands on the Property. However, any wetland impacts that occur will be in accordance with the rules and regulations of the SJRWMD.

G. **Listed Species Regulations.** The Property is approximately 2.15 acres and as such a listed species survey is not required.

H. **Off-Street Parking & Loading Requirements.** For the Auto Laundry use, one (1) parking space will be provided for each employee along with temporary parking spaces for customers wishing to use the vacuum bays. For all other uses, off-street parking and loading will be provided consistent with the requirements in Chapter 656, Part 6 of the Jacksonville Zoning Code (September 2015).

I. **Sidewalks.** Sidewalks will be constructed as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015).

J. **Stormwater Retention.** Stormwater retention shall meet the requirements of the Jacksonville Ordinance Code (September 2015) and other applicable local and state regulations, including the SJRWMD.

K. **Utilities/Lighting.** JEA will provide water, sewer and electricity for the site. On site lighting will minimize any off site impacts. The final lighting plan for the Property shall be subject to the review and approval of the Planning and Development Department.

L. **Project Development.** The firms working on this development project and their agents in charge of this project are as follows:

1. Developer: BFC Property Holdings, Inc.

2. Planners/Engineers: Prosser
3. Architects: ELM – Ervin Lovett Miller
4. Landscape Architect: Janet O. Whitmill., R.L.A., Inc.

P:\18\116275\01\_GATE EXPRESS WASH @ BARKOSKIE RD & ST AUGUSTINE RD\CADD\CURRENT\2018-02-01 Barkoskie Express Wash Retaining Exhibit-13C-2.dwg [CONCEPT] 2/1/2018 10:54:38 AM Tom O'Reilly

### BARKOSKIE ROAD SITE DATA

USE	SITE AC.	SITE SF.	SITE %
PUD PLAN - COMMERCIAL	± 1.05 AC	± 46,007 SF.	49.3%
OPEN SPACE PLAN	± 1.10 AC	± 47,787 SF	50.7%
<b>TOTAL SITE</b>	<b>± 2.15 AC</b>	<b>± 93,794 SF.</b>	<b>100%</b>

### CONCEPT NOTES

- The groundwater is high in this location, hence underground retention is not going to work without a massive amount of fill which could impact the preservation of trees.
- This concept impacts all wetlands on site

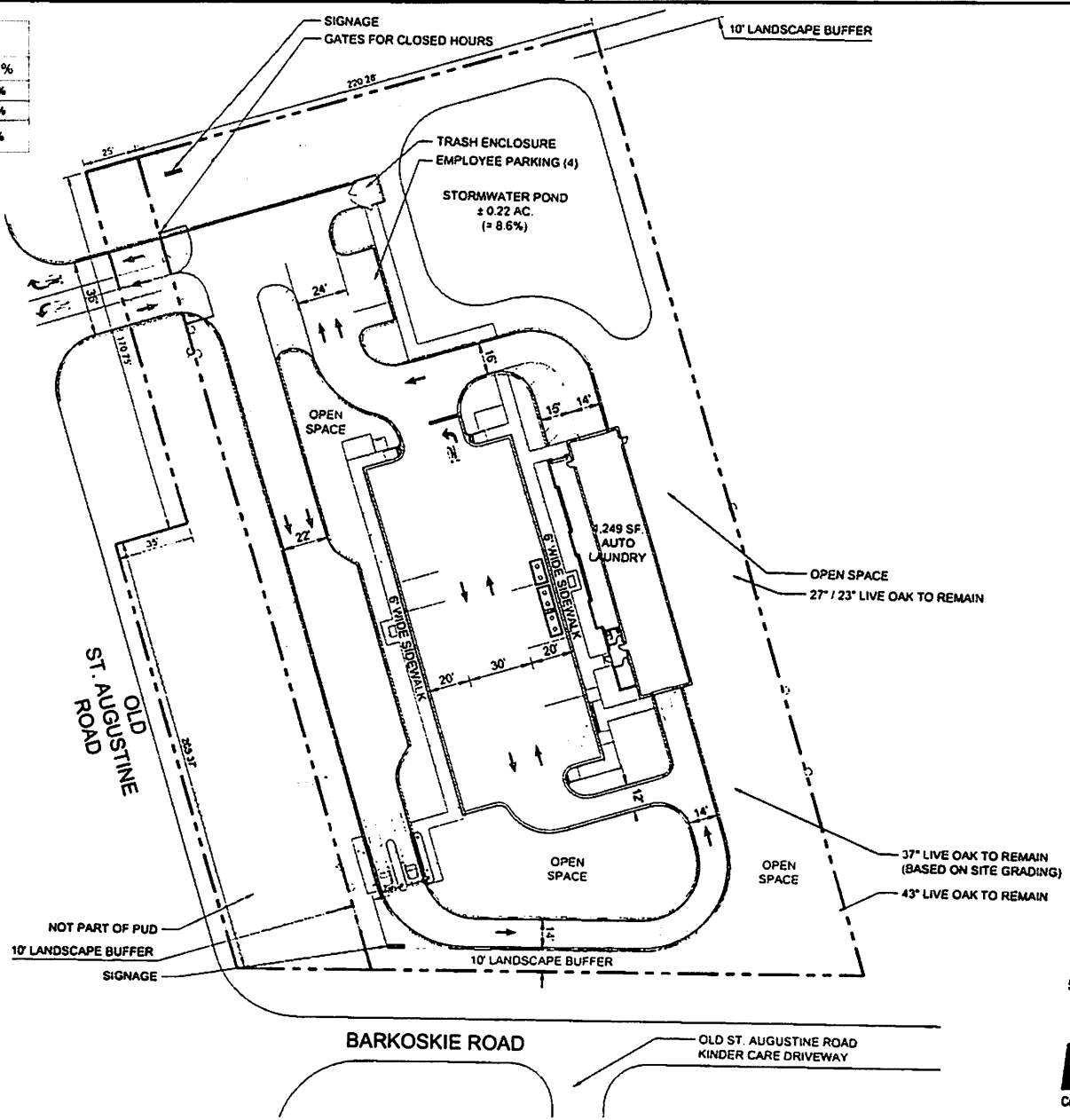


Exhibit 4  
Page 1 of 1



**Gate Express Wash  
@ Barkoskie Road  
Conceptual Auto Laundry  
Site Plan # 13C-2**

- Total Site: ± 2.15 ac
- 4,249 SF Car Wash (125' tunnel)
- 22 Service stalls & 1 Handi-Cap Service stall
- (2) 9' x 14' Vacuum Pads
- Trash enclosure
- ± 0.22 ac Stormwater pond

February 1, 2018

**PROSSER**  
Community - Management - Energy - Relationships

**EXHIBIT "F"**

**LAND USE TABLE**

<b>Total Gross Acreage</b>	<b>2.15 Acres</b>	<b>100%</b>
<b>Amount of Each Different Land Use by Acreage</b>	<b>0.96 Acres</b>	<b>44.8%</b>
<b>Auto Laundry</b>		
<b>Total Amount of Active Recreation and/or Open Space</b>	<b>0.00 Acres</b>	<b>0%</b>
<b>Total Amount of Passive Open Space – including wetlands</b>	<b>1.19 Acres</b>	<b>55.2%</b>
<b>Amount of Public and Private Right-of-Way</b>	<b>0 Acres</b>	<b>0%</b>
<b>Maximum Coverage of Buildings and Structures at Ground Level</b>	<b>6,000 sq. ft.</b>	<b>6.3%</b>

OFFICIAL RECORDS

Warranty Deed

THIS INSTRUMENT, Made this 22nd day of July, A.D. 1970 BETWEEN D. BYRON KING, Executor of the Last Will and Testament of Minnie F. Clark, deceased of the County of Duval, State of Florida, part y of the first part, and FLORIDA STATE MISSIONARY BOARD of the CHURCH of GOD, INC. (Pt. Meade, Florida),

of the County of Duval, State of Florida, part y of the second part. WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Ten (\$10.00) and other good and valuable consideration Dollars, to him in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, he has granted, bargained and sold to the said part y of the second part, it's heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Commence at a stake where Easterly line of St. Augustine Road (also known as Dixie Highway) intersects and crosses the Northerly boundary line of the Fred Hartley Grant, being Section 42, Township 4 South, Range 27 East, thence South 15 degrees 46 minutes East along the Easterly right of way line of said St. Augustine Road to a stake where it intersects the Northern boundary line of the Barkenka Road, for a point of beginning; thence East along said Northern right of way of said Barkenka Road, a distance of 302 feet to a stake; thence North 16 degrees 22 minutes West 458.4 feet to a stake; thence South 73 degrees 38 minutes West 289.8 feet to a stake on right of way of said St. Augustine Road; thence South 15 degrees 46 minutes East 373 feet to the point of beginning. EXCEPTING THEREFROM those portions heretofore conveyed by instruments recorded in O/R 1007 page 213, O/R Bk. 1876 page 523 and O/R Bk. 1876 page 525, all in the Duval County, Florida public records.

DUVAL COUNTY 007154

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 21.00

DUVAL COUNTY 007157

DOCUMENTARY SUR TAX 0770

And the said part y of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Alberta J. McLaughlin Elizabeth A. Johnson

D. Byron King as EXECUTOR of the LAST WILL and TESTAMENT of MINNIE F. CLARK, Deceased

PREPARED BY D. BYRON KING ATTORNEY AT LAW JACKSONVILLE, FLA. 32202

Ref ->

STATE OF FLORIDA COUNTY OF DUVAL

Before me personally appeared D. BYRON KING as EXECUTOR of the LAST WILL and TESTAMENT of MINNIE F. CLARK, Deceased, known to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 22nd day of July 1970, at Jacksonville, Duval County and State aforesaid.

70-35266 Jul 22 4 19 PM '70

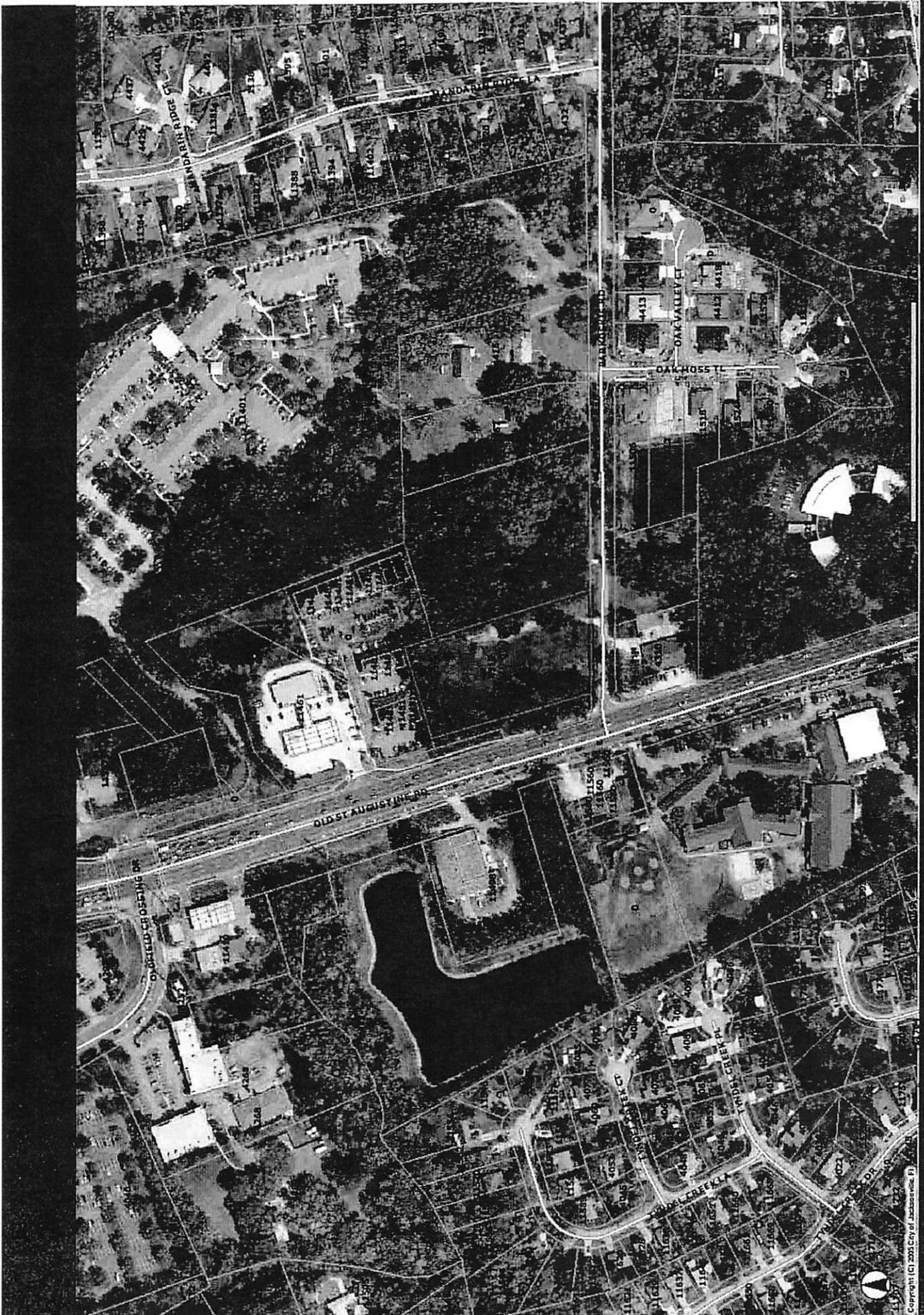
Notary Public in and for the County and State Aforesaid. My commission expires:

Notary Public, State of Florida of Large My commission expires Nov. 21, 1973 Bonded by Transamerica Insurance Co.

FILED TO RECORD IN PUBLIC RECORDS OF DUVAL COUNTY, FLA. L. Maura Shultz

400

Exhibit H







PROPERTIES  
DUVAL MAPS

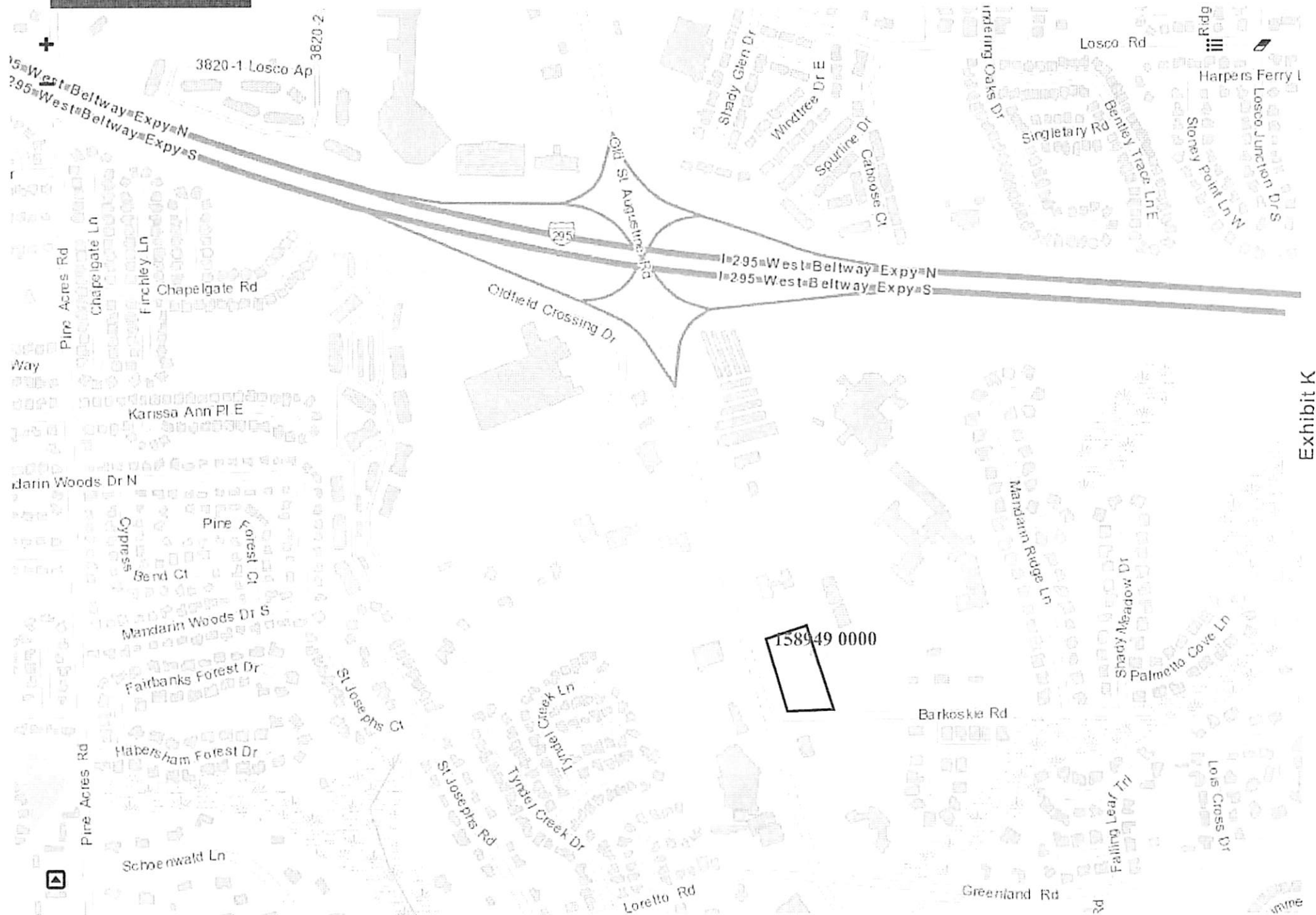


Exhibit K