



# Rezoning Application

## Owner Information

Name Phoenix Development Company, Inc. If the property is under more than one ownership please use multiple property ownership sheets.

Address 812 Gravier Street, Suite 360

City New Orleans State Louisiana Zip Code 70112

Phone Number +1 (504) 524-8602 Email jfwjunipercreek@gmail.com

## Parcel & Rezoning Information

Parcel Identification Number 02-05-25-008971-000-00

Address Southwest corner of CR 220 and Plantation Drive

Number of Acres Being Rezoned approx. 1 acre Current Zoning BA Current Land Use Commercial

Proposed Zoning PCD Planned Commercial Development I am Seeking A  Permitted Use  Conditional Use

Property Will Be Used As See Exhibit "B".

## Required Attachments

Please Check The Following Included Attachments

- Deed
- Survey
- Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5
- Agents Authorization Attachment A-1
- Owners Affidavit Attachment A-2
- Legal Description Attachment A-3

## 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 by my signature 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. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I., III. and XII of the Clay County Code.

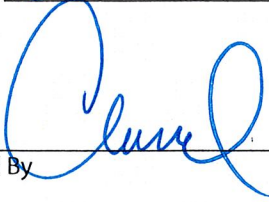
*Emily Gordino Pierce* for owner  
 Owners Signature  
Emily Gordino Pierce  
 Print Name

Date: 1/10/17

Official Use

Date Received 1-15-17 Application Number PCD2017000001 OT Number \_\_\_\_\_

PC Date 3-7-17 BCC Date 3-28-17 2nd BCC Date if Applicable \_\_\_\_\_



Accepted By \_\_\_\_\_

5 acres \$750.00 plus \$20.00 per sign. Greater than 5 acres, \$750.00, plus \$20.00 per acre over 5, plus \$20.00 per sign.

For PUD, PCD, PID the fee is \$2200.00 plus \$7.00 per acre plus \$20.00 for each required sign.

# of Signs 2 Fee \$ 2,247.00

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 days in advance of the date of the first required public hearing . The sign(s) may be removed only after final action of the Board of County Commissioners 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 7 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.

Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent **must be present**. If there are members of the public who wish to testify regarding your petition, they are normally allowed three minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your rezoning hearing, you will need a record of the proceedings at your expense, and for such purpose **you should ensure that a verbatim record of the proceedings is made**, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your rezoning legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

The rest of this space is intentionally left blank

## Legal Description

A PARCEL OF LAND SITUATED IN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", TARA, ACCORING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE EAST LINE OF SAID BUSINESS TRACT "B", NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS EAST, 223.00 FEET TO THE WEST LINE OF PLANTATION DRIVE; THENCE ON SAID WEST LINE NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 179.19 FEET TO THE PROPOSED RIGHT OF WAY LINE OF COUNTY ROAD NO. C-220, (AS PER 100Z RIGHT OF WAY MAP THEREOF PREPARED BY THOMAS C. MULLS SURVEYOR AND MAPPER NO. 3573 DATED SEPTEMBER 13, 1995); THENCE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 45 DEGREES 12 MINUTES 05 SECONDS WEST, 28.43 FEET; THENCE CONTINUE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, 203 FEET TO SAID EAST LINE OF BUSINESS TRACT "B"; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST, 203.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", AS SHOWN ON THE PLAT OF TARA, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°29'10" WEST, ALONG THE EASTERLY LINE OF SAID BUSINESS TRACT "B", 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1482, PAGE 1023 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE NORTH 89°01'50" EAST, ALONG LAST SAID LINE, 223.00 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF PLANTATION DRIVE (A 60 FOOT RIGHT OF WAY, AS PER SAID PLAT OF TARA); THENCE NORTH 00°29'10" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 179.19 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 220, (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 45°12'05" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 28.43 FEET; THENCE NORTH 89°55'00" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 203.00 FEET, TO THE AFORESAID EASTERLY LINE OF BUSINESS TRACT "B"; THENCE SOUTH 00°29'10" EAST, ALONG SAID EASTERLY LINE, 203.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.026 ACRES/44,676 SQAURE FEET, MORE OR LESS.

**Clay County Rezoning Agent Authorization Affidavit**

Attachment A-1



Date: Nov. 22, 2016

**Clay County Board of County Commissioners  
Divisions of Planning & Zoning  
Attn: Zoning Chief  
P.O. Box 1366  
Green Cove Springs, Florida 32043**

Re: Agent Authorization

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To Whom It May Concern:

Be advised that I am the lawful owner of the property described in the provided legal description attached hereto. As the owner, I hereby authorize and empower

Rogers Towers, P.A. whose address is: 1301 Riverplace Blvd., Suite 1500,  
Jacksonville, FL 32207

Phone 904-346-5787 Email EPierce@rtlaw.com

to act as agent for rezoning the property located at: (address or parcel ID)

02-05-25-008971-000-00

and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

*[Signature page follows]*

**Owner:**

PHOENIX DEVELOPMENT COMPANY,  
INC., a Delaware Corporation

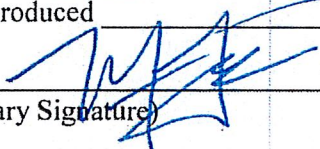
By: 

Name: JOHN F. WHITE, JR

Its: Vice President

STATE OF LOUISIANA  
COUNTY OF ORLEANS  
PARISH

The foregoing affidavit was sworn and subscribed before this 22<sup>ND</sup> day of NOVEMBER  
(month), 2016 (year) by JOHN F. WHITE, JR, who is personally known to me or  
has produced \_\_\_\_\_ as identification.

  
(Notary Signature)

Notary Seal

**MARC M. LIVAUDAIS**  
NOTARY PUBLIC (BAR NO. 01839)  
PARISH OF ORLEANS, STATE OF LOUISIANA  
MY COMMISSION IS ISSUED FOR LIFE

**Clay County Rezoning Property Ownership Affidavit**

Attachment A-2



Date: Nov. 22, 2016

Clay County Board of County Commissioners  
Divisions of Planning & Zoning  
Attn: Zoning Chief  
P.O. Box 1366  
Green Cove Springs, Florida 32043

To Whom It May Concern:

Be advised that I am the lawful owner of the property described in the provided legal description attached hereto. I give full consent to process the application for rezoning.

**Owner:**

PHOENIX DEVELOPMENT COMPANY,  
INC., a Delaware Corporation

By: [Signature]

Name: JOHN F. WHITE, JR

Its: Vice President

STATE OF LOUISIANA  
COUNTY OF ORLEANS  
PARISH

The foregoing affidavit was sworn and subscribed before this 22<sup>ND</sup> day of NOVEMBER  
(month), 2016 (year) by JOHN F. WHITE, JR, who is personally known to me or  
has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Signature)

**MARC M. LIVAUDAIS**  
NOTARY PUBLIC (BAR NO. 01839)  
PARISH OF ORLEANS, STATE OF LOUISIANA  
MY COMMISSION IS ISSUED FOR LIFE



Notary Seal

Tom Schedler  
Secretary of State

State of  
Louisiana  
Secretary of  
State



**COMMERCIAL DIVISION**  
**225.925.4704**

Fax Numbers  
225.932.5317 (Admin. Services)  
225.932.5314 (Corporations)  
225.932.5318 (UCC)

Name	Type	City	Status
LAKE CHARLES NAVAL STORES CO., INC.	Business Corporation	NEW ORLEANS	Inactive

**Business:** LAKE CHARLES NAVAL STORES CO., INC.

**Charter Number:** 09003570D

**Registration Date:** 4/10/1918

**Domicile Address**

830 UNION ST., STE. 200  
NEW ORLEANS, LA 70112

**Mailing Address**

C/O JOHN F. WHITE  
830 UNION ST., STE. 200  
NEW ORLEANS, LA 70112

**Status**

**Status:** Inactive

**Inactive Reason:** MERGED

**File Date:** 4/10/1918

**Last Report Filed:** 4/16/2013

**Type:** Business Corporation

**Registered Agent(s)**

<b>Agent:</b>	JOHN F. WHITE
<b>Address 1:</b>	830 UNION STREET, SUITE 200
<b>City, State, Zip:</b>	NEW ORLEANS, LA 70112
<b>Appointment Date:</b>	6/29/1992

**Officer(s)**

Additional Officers: No

<b>Officer:</b>	JOHN F. WHITE, JR.
<b>Title:</b>	Vice-President
<b>Address 1:</b>	830 UNION STREET, SUITE 200
<b>City, State, Zip:</b>	NEW ORLEANS, LA 70112

<b>Officer:</b>	R. PARKER LECORGNE
<b>Title:</b>	Secretary/Treasurer
<b>Address 1:</b>	4200 POCHE CT W

**City, State, Zip:** NEW ORLEANS, LA 70129

**Mergers (1)**

Filed Date	Effective Date:	Type	Charter#	Chater Name	Role
12/23/2013	12/23/2013	MERGE	16300760F	PHOENIX DEVELOPMENT COMPANY, INC.	SURVIVOR
			09003570D	LAKE CHARLES NAVAL STORES CO., INC.	NON-SURVIVOR

**Amendments on File (8)**

Description	Date
Amendment	2/21/1930
Amendment	12/29/1936
Amendment	11/25/1942
Amendment	2/7/1949
Amendment	5/12/1960
Amendment	4/29/1976
Amendment	7/21/1997
Merger	12/23/2013

**Print**



**EXHIBIT B**

**Clay County**  
**Planned Commercial Development Written Description**  
**CR 220 and Plantation Drive**

**Owner Contact Information:** Phoenix Development Co., Inc.  
Attn: John F. White  
812 Gravier Street, Suite 360  
New Orleans, LA 70112  
Email jfwjunipercreek@gmail.com  
Phone (504) 524-8602

**Applicant Contact Information:** Emily Pierce  
1301 Riverplace Blvd., Suite 1500  
Jacksonville, FL 32207  
Email: EPierce@rtlaw.com  
Phone: (904) 346-5787

**Parcel Identification Number:** 02-05-25-008971-000-00

**Existing Land Use:** Commercial  
**Proposed Land Use:** Commercial

**Existing Zoning:** Neighborhood Business District (BA)  
**Proposed Zoning:** Planned Commercial Development (PCD)

**Surrounding Land Use:**

North -	Commercial
South -	Rural Fringe
East -	Commercial
West -	Commercial

**Surrounding Zoning -**

North -	PCD, BA-1 (could be BA-2, need to call)
South -	PS-1, AR-1
East -	BA, BSC
West -	BA

**Existing Site Description:**

**Vegetation:** There is a variety of existing vegetation on site. About forty percent (40%) of the site is covered by mixed scrub type vegetation. The vegetation includes a small pine over story with a dense understory of oaks, saw palmetto, and other shrubs. The remainder of the site includes a mixture of turf with about a fifty (50) foot by fifty (50) foot area containing cat tails.

Soils: The soils onsite are classified as Ocilla and Pelham fine sands, see Soils Map attached as Exhibit

Wetlands: There are jurisdictional wetlands on the site. Any impacts will be permitted through the St. Johns River Water Management District and all applicable requirements will be met.

Drainage: The site drains to the West to what appears to be a drainage swale. A “type c” inlet at the Northwest corner of the property could be utilized as an outfall for the future onsite drainage.

Flood Zone: Subject property is in Flood Zone “X”

Acreage: Approximately one (1) acre

**Existing Uses/Improvements:**

The site is currently vacant.

**Proposed Development:**

Permitted Uses:

A self-service tunnel car wash with self-service vacuum stations (the “Car Wash”). In addition to the Car Wash, the following uses shall be permitted subject to approval of an updated site plan by the Planning and Zoning Director, as such alternate uses shall be considered minor changes to the final site plan pursuant to Section 3-31(g) of the Clay County Land Development Code (the “Code”): i) Sale of gasoline including car wash, but without garage or repair facilities; ii) retail sales, including general merchandise, fashion, durable goods and personal services, including those permitted in BA and BA-1, not subject to maximum gross leasable area; iii) convenience store including retail sales of beer and wine pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation for off-site consumption only with sale, display and storage to be conducted within a completely enclosed building; and (iv) those uses permitted by right or by conditional use in the BA zoning district.

Proposed Use:

The applicant proposes to rezone approximately one (1) acre located at the corner of County Road 220 and Plantation Drive, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from BA to PCD. The proposed PCD rezoning permits the property to be developed as the proposed Car Wash. The property is currently undeveloped.

The PCD zoning district allows for “[a]ny non-residential use, including commercial” as permitted uses. Therefore, the Permitted Uses are consistent with the PCD zoning district. The Property is located within the Commercial category on the 2025 Future Land Use Map. As

[t]he location of commercial developments shall be concentrated at major intersections . . . .” Plantation Drive and CR 220 form a major intersection appropriate for the Permitted Uses. Therefore, the Permitted Uses are consistent with Commercial land use designation.

The proposed Car Wash will contain one (1) automated drive-thru car wash and up to fifteen (15) self-service vacuuming stations (“Vacuum Station(s)”), plus one (1) handicap Vacuum Station. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”), and is incorporated into this Written Description. Although there will be up to fifteen (15) Vacuum Stations, there will be only two (2) motorized vacuums serving those stations. The “Vacuum Service Area,” as shown on the Site Plan, is located at the center of the Property and therefore will be shielded from adjacent roadways and properties. On the Property, there is also an office area with a lounge and restroom.

Development and Design Criteria: The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

*Hours of Operation:* The hours of operation for the Car Wash are planned to be from 8:00 a.m. until 8:00 p.m. The Applicant plans for the Car Wash to have three (3) employees on-site during operating hours.

*Signage:* Signs shall be permitted on Plantation Drive and CR 220 consistent with the Sign Regulations of Clay County, Florida. All sign types consistent with the Sign Regulations shall be permitted, including, but not limited to, permanent freestanding signs, permanent attached signs, permanent canopy signs, under-canopy signs, drive-through menu signs, and noncommercial onsite directional signage.

*Parking:* The Car Wash will provide at least one (1) onsite parking space per employee. This meets the requirements of Appendix A to Article VIII of the Land Development Code (the “Code”), which requires one (1) parking space per employee for car washes. Additionally, the Car Wash will provide for vehicle stacking meeting or exceeding the requirements of Appendix A for car washes. The employee parking spaces and Vacuum Stations will meet the size requirements found in Table 7 of Article VIII of the Code, as shown on the Site Plan.

*Landscaping:* Landscaping shall be provided as generally depicted on the Landscape Plan attached as Exhibit “G”, subject to the following:

i) *Perimeter Buffers:* The landscape buffer to the North and East, abutting CR 220 and Plantation drive, shall be approximately fifteen (15) feet and the landscape buffer to the South and West shall be approximately ten (10) feet.

ii) *Interior Landscaping:* Landscaping shall not be required in the Vacuum Service Area shown on the Site Plan.

*Access:* The Property shall be accessed from Plantation Drive, as depicted on the Site Plan.

*Number Of Buildings Proposed:* 1 proposed building

*Building Height:* Max height of 35 feet

*Ground Coverage in Square Feet & Percent of Site:*

- i) Building: approx. 4,375 SF
- ii) Impervious (Vehicle Use Area & Site Work): approx. 19,910 SF or 45% of the entire site
- iii) Retention / Detention Pond: approx. 7,135 SF or 16% of the entire site

*Utility Service:*

- i) Sewage Treatment: Clay County Utility Authority (CCUA)
- ii) Water Supply: CCUA
- iii) Electricity: Clay Electric

# Map Showing a Boundary Survey of

COUNTY ROAD NO. 220  
(A VARIABLE WIDTH R/W)

THE FOLLOWING LANDS AS DESCRIBED AND SHOWN HEREON AS PER OFFICIAL RECORDS BOOK 1842, PAGE 1476, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA:  
A PARCEL OF LAND SITUATED IN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", TARA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE EAST LINE OF SAID BUSINESS TRACT "B", NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS EAST, 223.00 FEET TO THE WEST LINE OF PLANTATION DRIVE; THENCE ON SAID WEST LINE NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 179.19 FEET TO THE PROPOSED RIGHT OF WAY LINE OF COUNTY ROAD NO. 220, (AS PER 100% RIGHT OF WAY MAP THEREOF PREPARED BY THOMAS C. MULLS SURVEYOR AND MAPPER NO. 3573 DATED SEPTEMBER 13, 1995); THENCE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 45 DEGREES 12 MINUTES 05 SECONDS WEST, 28.43 FEET; THENCE CONTINUE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 89 DEGREES 01 MINUTES 30 SECONDS WEST, 203 FEET TO SAID EAST LINE OF BUSINESS TRACT "B"; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST, 203.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1.026 ACRES/44,676 SQUARE FEET, MORE OR LESS.

CERTIFIED TO:

BFC PROPERTY HOLDINGS, INC.  
PHOENIX DEVELOPMENT COMPANY, INC.  
CHICAGO TITLE INSURANCE COMPANY  
ROGERS TOWERS, P.A.

**GENERAL NOTES:**

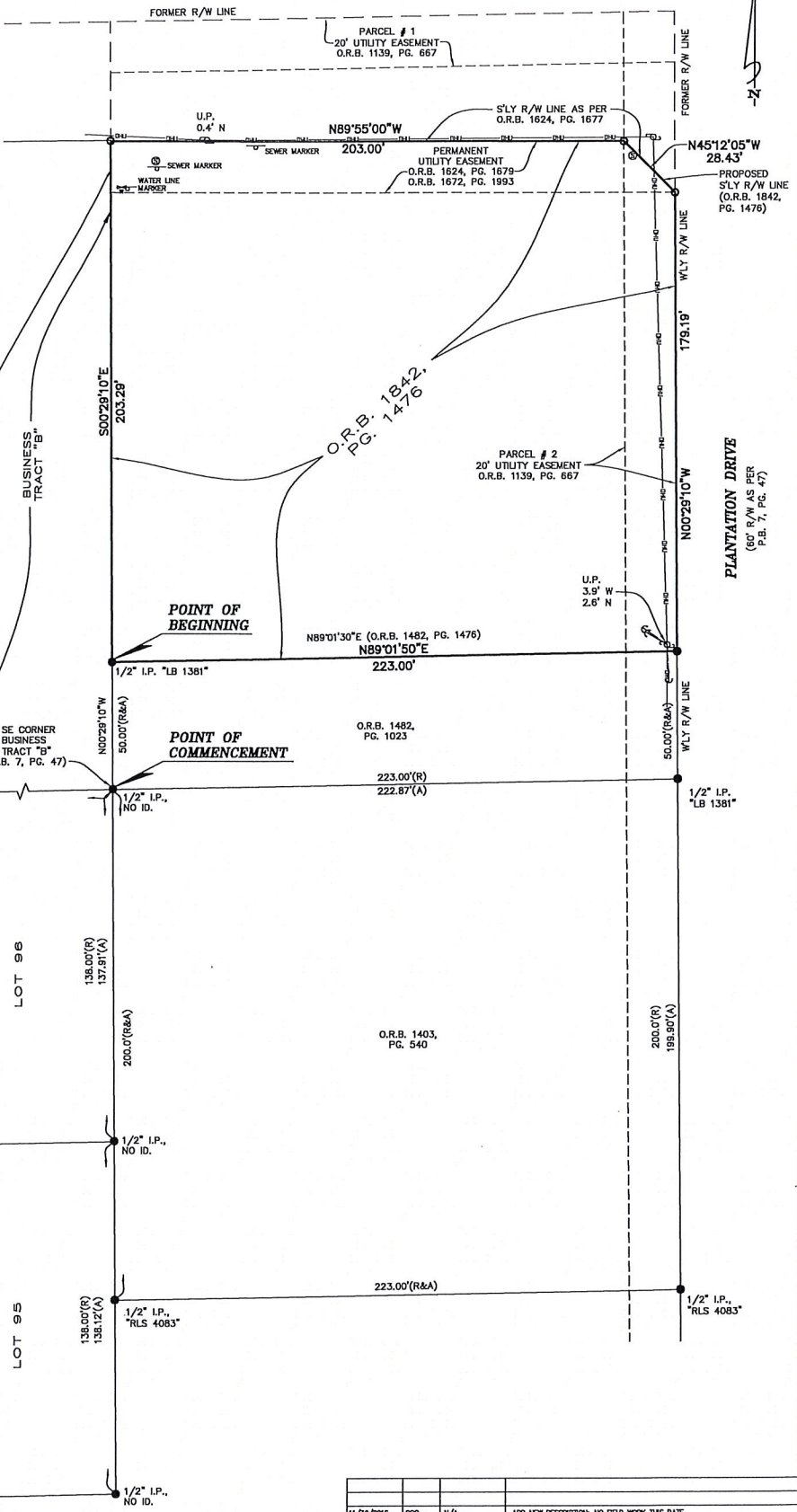
- BEARINGS SHOWN HEREON ARE BASED ON THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1842, PAGE 1476, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF PLANTATION DRIVE, AS N00°29'10"W.
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- INTERIOR FENCES, WELLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGE WAYS OR JURISDICTIONAL AREAS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
- THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND, BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP 0160E, COMMUNITY NO. 120064, DATED MARCH 17, 2014. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

**LEGEND**

- (A) = ACTUAL
- (R) = RECORD
- ID. = IDENTIFICATION
- I.P. = IRON PIPE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- U.P. = UTILITY POLE
- ⊕ = UTILITY POLE
- = GUY ANCHOR
- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = WATER VALVE
- ⊕ = SIGN POST
- = FOUND IRON; SIZE/TYPE AS NOTED
- = SET 1/2" IRON PIPE, "CLARY ASSOC"
- = OVERHEAD UTILITY LINE

CHICAGO TITLE INSURANCE COMPANY  
FILE NO. 6058660  
EFFECTIVE DATE: OCTOBER 13, 2016  
SCHEDULE B - SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
7	O.R.B. 1139, PG. 667	EASEMENT DEED	PARCEL # 2 EASEMENT AFFECTS SITE - SHOWN HEREON
8	O.R.B. 1624, PG. 1679 O.R.B. 1672, PG. 1993	PERMANENT EASEMENT	AFFECTS SITE - SHOWN HEREON
9	O.R.B. 1842, PG. 1420	DECLARATION OF RESTRICTIVE COVENANTS	BLANKETS SITE



REVISION DATE	DRAWN	WORK ORDER NO.	REASON FOR REVISION
11/30/2016	GCC	N/A	ADD NEW DESCRIPTION, NO FIELD WORK THIS DATE

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE).

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3630 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

8  
12  
3  
Inv.  
Ret  
(EW)

Prepared By and Return to:  
Kristi Strickland  
LandAmerica Financial Group  
27222 N. 46<sup>th</sup> Street 10550 Deerwood PL BLD# 309  
Cave Creek, AZ 85331 JAX FL 3025L



Public Records of  
St. Johns County, FL  
Clerk# 00000386  
O.R. 1465 PG 1386  
02:14PM 01/04/2000  
REC \$13.00 SUR \$2.00  
Doc Stamps \$1,197.00

Book: 1842  
Page: 1476  
Rec: 01/28/2000  
09:43 AM  
File# 200003839  
James B. Jett  
Clerk of Courts  
Clay County, FL  
FEE: \$15.00

This Warranty Deed made and executed this 29<sup>th</sup> day of December A.D. 1999 by

**BUILDING EXCHANGE COMPANY, a Virginia corporation**

a corporation existing under the laws of the State of Virginia, and having its principal place of business at  
156 West Neal Street, Pleasanton, CA 94566

hereinafter called the grantor, to

**LAKE CHARLES NAVAL STORES CO, Inc., a Louisiana corporation**

a corporation existing under the laws of the State of Louisiana, and having its principal place of business at 830  
Union, Suite 200, New Orleans, LA 70112

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns or individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee a 2/3 undivided interest in that certain land situate in CLAY County, State of FLORIDA, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together in fee simple forever.

Subject to current taxes and other assessments, easements, covenants, conditions, restrictions, agreements, rights of way, and all other matters of record as referenced herein on Exhibit "B" attached hereto and made a part hereof.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written

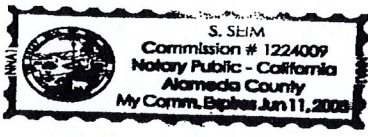
BUILDING EXCHANGE COMPANY, a Virginia corporation

ATTEST: Ilsema Madear BY: Yvonne M. Phillips (SEAL)  
ITS Vice President

STATE OF California  
COUNTY OF Alameda

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Yvonne Phillips known to me to be the Vice President respectively of Building Exchange Company, the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person Yvonne Phillips and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 29<sup>th</sup> day of December A.D. 1999.

S. Seim  
Notary Signature

BEING RECORDED TO RECORD IN CORRECT COUNTY

15.00

Exhibit D

OR BOOK 1819 PAGE 0907

OR1465PG1387

OR BOOK 1842 PAGE 1477

## EXHIBIT "A"

A parcel of land situated in Section 2, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the Southeast corner of Business Tract "B", Tara, according to plat thereof recorded in Plat Book 7, page 47 of the public records of said county; thence on the East line of said Business Tract "B", North 00 degrees 29 minutes 10 seconds West, 50.00 feet to the Point of Beginning; thence North 89 degrees 01 minutes 30 seconds East, 223.00 feet to the West line of Plantation Drive; thence on said West line North 00 degrees 29 minutes 10 seconds West, 179.19 feet to the proposed right of way line of County Road No. C-220, as per 100Z Right of Way Map thereof prepared by Thomas C. Mulls Surveyor and Mapper No. 3573 dated September 13, 1995; thence on said proposed right of way line North 45 degrees 12 minutes 05 seconds West, 28.43 feet; thence continue on said proposed right of way line North 89 degrees 55 minutes 00 seconds West, 203 feet to said East line of Business Tract "B"; thence on said East line South 00 degrees 29 minutes 10 seconds East, 203.29 feet to the Point of Beginning.

OR BOOK 1819 PAGE 0908

OR1465PG1388

OR BOOK 1842 PAGE 1478

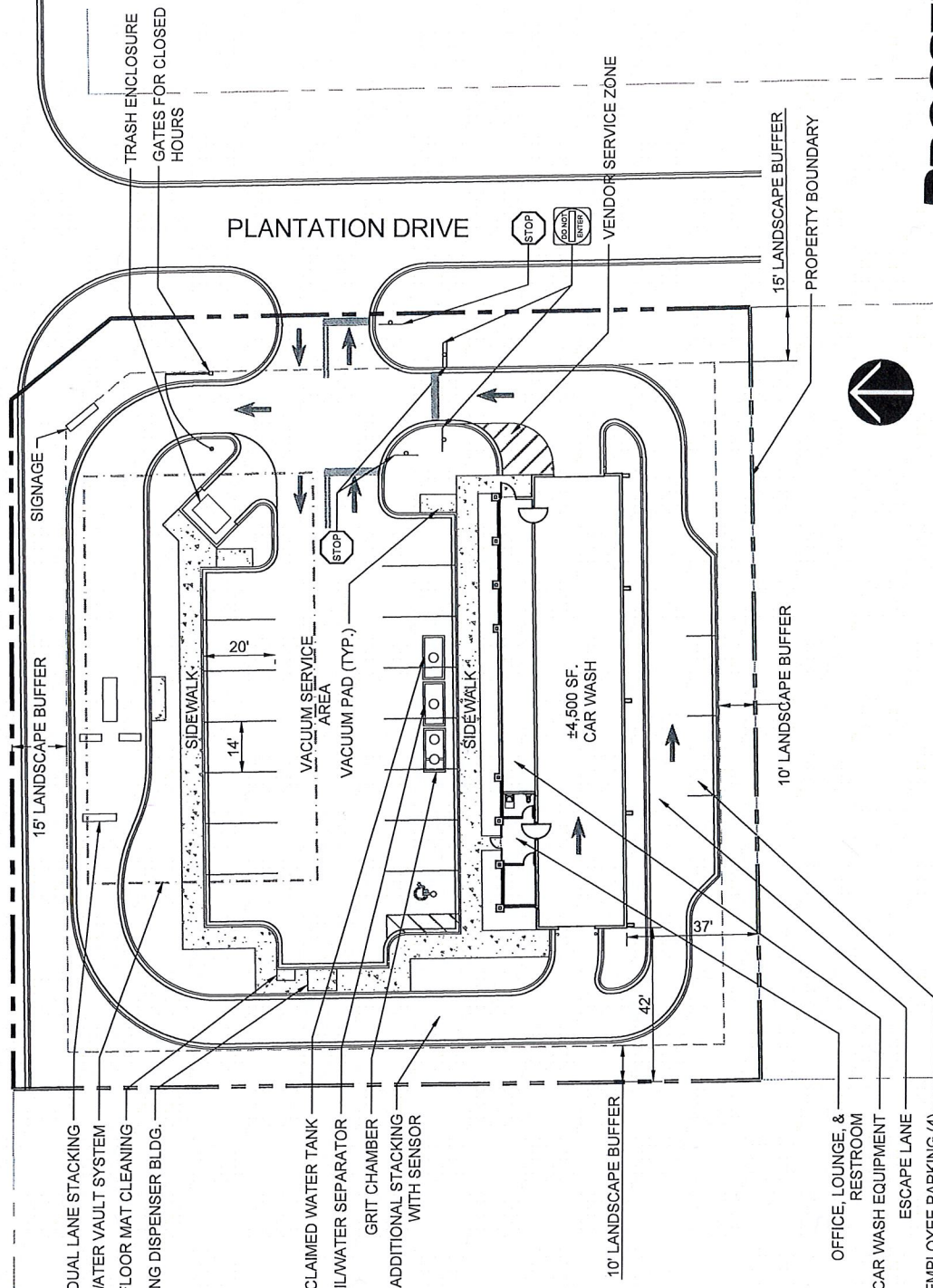
**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Easement as set out and reserved in instrument dated April 7, 1988 and recorded April 22, 1988 in Official Records Bookk 1139, Page 667, of the public records of Clay County, Florida.
2. Easement as set out and reserved in instrument dated October 9, 1996 and recorded October 10, 1996 in Official Records Book 1624, Page 1679, together with release recorded in Official Records Book 1672, page 1993, of the public records of Clay County, Florida.

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CR 220 (Doctors Inlet Road)



**PROSSER**  
Community • Management • Energy • Relationships

- DUAL LANE STACKING
- STORMWATER VAULT SYSTEM
- FLOOR MAT CLEANING
- VENDING DISPENSER BLDG.
- 15' LANDSCAPE BUFFER
- SIGNAGE
- TRASH ENCLOSURE
- GATES FOR CLOSED HOURS
- PLANTATION DRIVE
- STOP
- SAND BUFFER
- VENDOR SERVICE ZONE
- 15' LANDSCAPE BUFFER
- PROPERTY BOUNDARY
- 10' LANDSCAPE BUFFER
- 10' LANDSCAPE BUFFER
- 37'
- 42'
- ±4,500 SF. CAR WASH
- SIDEWALK
- VACUUM SERVICE AREA
- VACUUM PAD (TYP.)
- STOP
- 14'
- 20'
- SIDEWALK
- SEMI CLEAN RECLAIMED WATER TANK
- OIL/WATER SEPARATOR
- GRIT CHAMBER
- ADDITIONAL STACKING WITH SENSOR
- 10' LANDSCAPE BUFFER
- OFFICE, LOUNGE, & RESTROOM
- CAR WASH EQUIPMENT
- ESCAPE LANE
- EMPLOYEE PARKING (4)



**Gate Express Wash**  
**@ CR220 & College Drive**  
**Car Wash Site Plan**

- PIN: 008971-000-00
- Total Site: ± 1.0 AC
- ± 4,500 SF Car Wash
- 4 Employee Spaces

Note: Site plan is subject to change based on final engineering and permitting.

**November 21, 2016**

Exhibit E

PM Tim O'Reilly

P:\116116962\01 GATE PETRO @ CR220 & COLLEGE DR CAR WASH DESIGN\CAD\CURRENT\2016-10-26



P:\116062.01\GIS\Gate\_Soils\_Bx11.mxd

# GATE - Express Wash

## Soils

October 26, 2016

Exhibit F

Source: NRCS, Clay County, Prosser Inc.

**PROSSER**<sup>™</sup>

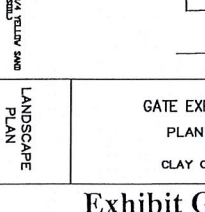
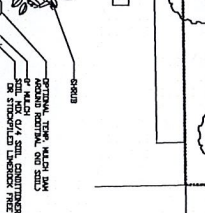
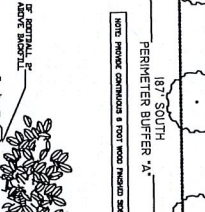
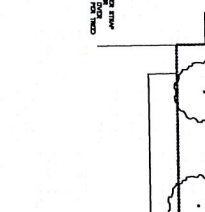
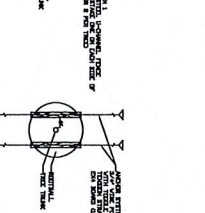
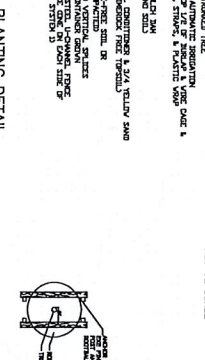
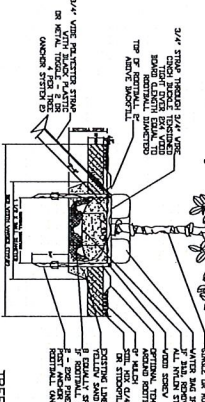
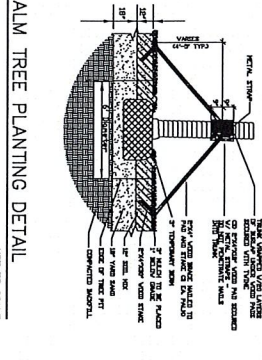
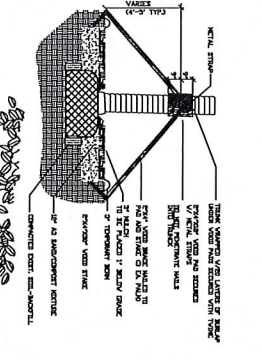


0 50 100  
Feet

GATE CAR WASH - PLANT LIST

QTY	SYM	DESCRIPTION	SIZE	SPACING	NOTES*	INCHES	WATER USE
5	QV	QUERCUS VARIANNA 'CATHEDRAL LINE OAK'	14-15' x 7'-9", 4" CAL., 6' CT. MATCHED	AS SHOWN	N. FVN, FF. WW	20	M/L
5	RE	PRINUS ELIOTTII 'SLASH PINE'	10-12' x 5-6", 2" CAL., 4' CT. MATCHED	AS SHOWN	N. FVN, FF. WW	10	L
6	UA	ULMUS ALATA 'WINGS EDUM'	10-12' x 5-6", 2" CAL., 4' CT. MATCHED	AS SHOWN	N. FVN, FF. WW	12	M/L
9	SP	SABAL PALMETTO 'CARABAGE PALM'	6'-7' 8" CT. FULL MATCHED	AS SHOWN	N. FVN, FF. WW	18	L
5	U	LAGERSTRÖMIA INDICA 'MAYCHEZ CRAPE MIRTLE'	8'-10' x 4', 3" TRK @ 1" ELA, 4' CT. MATCHED	AS SHOWN	FVN, FF. WW, OHE	8	M/L
3	Q	ILEX X 'NELLIE STEVENS HOLLY'	10-12' x 3-4", 2" CAL., FTG. MATCHED	AS SHOWN	N. FVN, FF. WW	6	L
109	VO	VIBURNUM GONCALVESII 'MAYCHEZ VIBURNUM'	24" x 24", FULL MATCHED	35" OC.	N. FVN, FF. WW		M
18	FX	TIPICACUA MACULOSA 'DWARF FAKAHACHEE'	24" x 18", FULL MATCHED	35" OC.	N. FVN, FF. WW		L

\*PLANT LIST LEGEND:  
 PASTALUM NOTATION: YAGENTINE BAHIA - TSA FREE (NEED FREE)  
 SOD ALL SLORES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR  
 SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL.  
 N-NATIVE, FVN, FLORIDA VARIES A NEIGHBORHOOD 2004, FF- FLORIDA FREEDOM, WW- WATER WISE 2004.  
 OHE - OEA OVERHEAD ELECTRIC (ACCEPTABLE & PLANT LIST)



GATE CAR WASH - LANDSCAPE REQUIREMENTS

PROPERTY AREA	GREEN AREA REQUIRED SF	GREEN AREA PROVIDED SF	TREES/POINTS REQUIRED	TREES/POINTS PROVIDED	SHRUBS REQ'D	SHRUBS PROVIDED
FRONTAGE/ AREA	18,733 SF	4761	23 POINTS	25+		
INTERIOR VVA			(2 TREE PTS/150 SF)			
RIGHT OF WAY BUFFER						
NORTH	189 LF	2835	12 POINTS	12+	63	63+
EAST	178 LF	2870	11 POINTS	11+	59	59+
			(6 TREE PTS/100 LF)			
PERIMETER BUFFER						
WEST	182 LF	1820	4 TREES	4		
SOUTH	187 LF	1870	4 TREES	4		
			(1 TREE/50 LF)			
TOTAL		11098	14445	122	127	

GATE CAR WASH INSTALLED TREES

SPECIES / SIZE	DESIGNATED POINTS	QUANTITY	TOTAL POINTS	%
NATIVE TREES				
LIVE OAK - 4"	4.4	5	22.0	16
WINGED ELM - 2"	2.2	6	13.2	19
SLASH PINE - 2"	2.2	5	11.0	16
NELLIE STEVEN HOLLY - 2"	2.2	3	6.6	9
SABAL PALM - 2"	2.2	9	19.8	28
NON-NATIVE TREES				
GRAPE MIRTLE - 2"	2.0	4	8.0	12
TOTAL		32	80.8	100

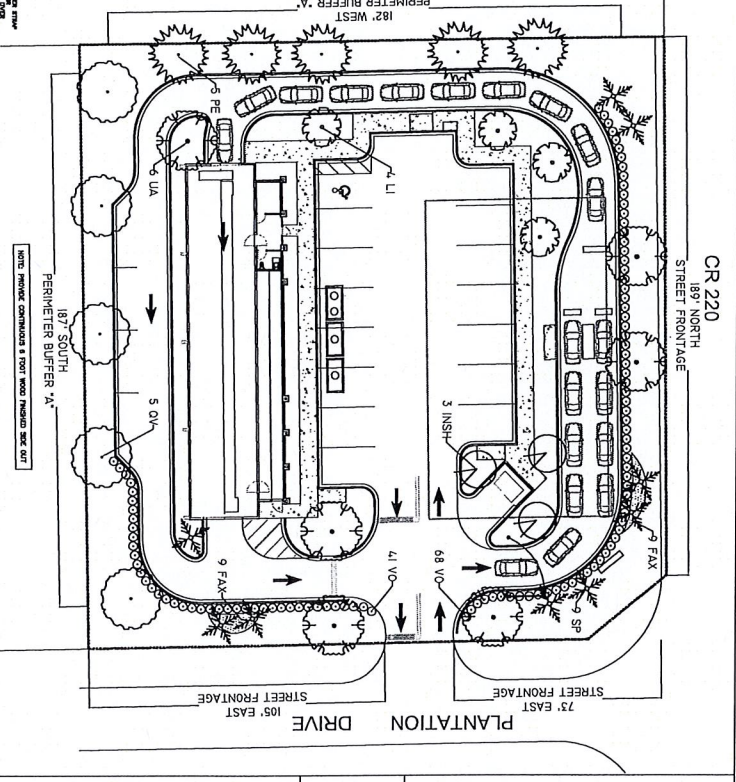
GATE CARWASH LANDSCAPE REQUIREMENTS PUD ZONING

TOTAL SITE AREA	REQUIRED SHADE COVERAGE (POINTS)
20% SMALL TREES (4.3 PTS/TREE)	3.28 POINTS (1 TREE)
10% MEDIUM TREES (4.4 PTS/TREE)	1.6 POINTS (1 TREE)
10% LARGER TREES (6.5 PTS/TREE)	1.6 POINTS (1 TREE)

MINIMALLY SIZE DISTRIBUTION

MINIMALLY SIZE DISTRIBUTION	REQUIRED SHADE COVERAGE (POINTS)
20% SMALL TREES (4.3 PTS/TREE)	3.28 POINTS (1 TREE)
10% MEDIUM TREES (4.4 PTS/TREE)	1.6 POINTS (1 TREE)
10% LARGER TREES (6.5 PTS/TREE)	1.6 POINTS (1 TREE)

SHRUB PLANTING DETAIL  
 NOT TO SCALE



GATE EXPRESS CAR WASH  
 PLANTATION DRIVE  
 CLAY COUNTY, FLORIDA

JANET O. WHITMILL, R.L.A., INC.  
 LANDSCAPE ARCHITECTURE • PLANNING  
 P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7688

LANDSCAPE PLAN  
 12.02.16  
 SCALE: 1"=30'

Exhibit G