

CURRENT PLANNING DIVISION



December 10, 2015

The Honorable Greg Anderson, President
The Honorable Scot Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2015-278**

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairman Wilson and Honorable Members of the City Council:

The agent has requested to substitute the original application for a Planned Unit Development (PUD). The application is attached.

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

Bruce E. Lewis, City Planner Supervisor
Current Planning Division

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2015-0278 Staff Sign-Off/Date BEL / 12/11/2015
Filing Date 12/10/2015 Number of Signs to Post 2

Hearing Dates:

1st City Council 02/09/2016 Planning Commission 02/04/2016
Land Use & Zoning 12/15/2015 2nd City Council N/A

Neighborhood Association SPRINGPARK NEIGHBORHOOD ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1007 Application Status PENDING
Date Started 12/07/2015 Date Submitted 12/10/2015

General Information On Applicant

Last Name First Name Middle Name
DIEBENOW STEVE

Company Name

Mailing Address
ONE INDEPENDENT DRIVE, STE. 1200

City State Zip Code
JACKSONVILLE FL 32202

Phone Fax Email
9043011269 9043011279 SDIEBENOW@DMPHLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
NA NA NA

Company/Trust Name
SLG INVESTMENT PARTNERSHIP, LLLP

Mailing Address
6740 EPPING FOREST WAY NORTH UNIT 108

City State Zip Code
JACKSONVILLE FL 32217

Phone Fax Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map			

	125824 0000	5	3	RLD-60	PUD
Map	125825 0000	5	3	RLD-60	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5156

Total Land Area (Nearest 1/100th of an Acre) 0.89

Development Number

Proposed PUD Name EMERSON STREET PUD

Justification For Rezoning Application

SEE WRITTEN DESCRIPTION ATTACHED HERETO AS "EXHIBIT D."

Location Of Property

General Location

I-95 EXPRESSWAY SOUTH, JUST NORTH OF EMERSON STREET

House #	Street Name, Type and Direction	Zip Code
0	I 95 XY S	32207

Between Streets

I-95 EXPRESSWAY SOUTH and PHILIPS HIGHWAY

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 0.89 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**
 - 7 Notifications @ \$7.00 /each:** \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,059.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE 2015-278

Legal Description

Lots 10 to 15 (except part in State Road), Rogeros Addition to Spring Park, according to plat thereof recorded in Plat Book 13, page 2 of the current public records of Duval County, Florida, being the same property conveyed in Official Records Book 8409, page 257 of the current public records of Duval County, Florida, together with part of closed road conveyed in Official Records Book 8664, page 302 of said public records.

Lots 16 and 17, except those portions lying within right of way of Interstate 95, Rogero's addition to Spring Park as per plat in Plat Book 13, Page 2, current public records of Duval County, Florida, being the same property conveyed in Official Records Book 5603, page 985 of said public records, together with part of closed road in Official Records Book 8664, page 985 of said public records.

December 10, 2015

Exhibit 1
Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

Date: JAN 20, 2015

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

Re: Property Owner Affidavit for the following site location:

RE #s 125824-0000 and 125825-0000

To Whom it May Concern:

I Barbara Jaffe, hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing applications for a rezoning and a land use amendment submitted to the Jacksonville Planning and Development Department.

SLG Investment Partnership, LLLP

By: Barbara Jaffe
Name: BARBARA JAFFE
Its: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of January, 2015 by Barbara Jaffe who is personally known to me or has produced _____ as identification.

Rebecca May Bliss
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: JAN 20, 2015

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

Re: Agent Authorization for the following site location:

RE #s 125824-0000 and 125825-0000

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 DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L. to act as agent to file applications for a rezoning and 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 applications.

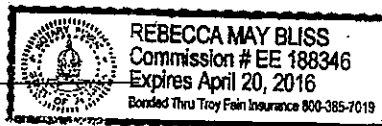
SLG Investment Partnership, LLLP

By: Barbara Jaffer
Name: Barbara Jaffer LLC
Its: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of January, 2015 by Barbara Jaffer who is personally known to me or has produced _____ as identification.

Rebecca May Bliss



Page _____ of _____

Page _____ of _____

EXHIBIT C

Binding Letter

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

RE: RE #s 125824-0000 and 125825-0000

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

SLG Investment Partnership, LLLP

By: Barbara G. Jaffe
Name: Barbara G. Jaffe
Its: MANAGING PARTNER

Exhibit D

WRITTEN DESCRIPTION

Emerson Street PUD

December 10, 2015

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Project Name: Emerson Street PUD
- B. Project Architect/Planner: To be determined
- C. Project Engineer: To be determined
- D. Project Developer: SLG Investment Partnership, LLLP
- E. Current Land Use Designation: LDR
- F. Requested Land Use Designation: CGC
- G. Current Zoning District: RLD-60
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 125824-0000, 125825-0000

II. SUMMARY DESCRIPTION OF THE PUD

SLG Investment Partnership, LLLP (the "Applicant") proposes to rezone approximately 0.89 ± acres of property from Residential Low Density-60 ("RLD-60") to Planned Unit Development ("PUD"). The subject property is located at 0 I-95 Expressway South and is more particularly described in the legal description attached hereto as Exhibit "1" (the "Property"). The surrounding land uses and zoning designations include LDR/RLD-60 to the west (single-family homes), I-95 to the east, BP/PUD to the south (business park) and I-95 to the north.

The Property contains a static billboard (City Sign Number 002044, hereinafter referred to as the "Existing Sign") on the southeast corner of the Property and is otherwise densely covered by mature trees, shrubs and brush. Applicant seeks to rezone the Property to facilitate the development of off-street parking spaces and a new sign (the "Proposed Sign"), which may replace the Existing Sign. A conceptual site plan depicting the Development is attached hereto as Exhibit "E" (the "Site Plan").

III. QUANTITATIVE DATA

See the PUD Acreage Table attached hereto as Exhibit "F" for quantitative data regarding the proposed development.

IV. STATEMENTS

- A. See the PUD Comparison Chart attached hereto as Exhibit "2" for details regarding how the Emerson Street PUD differs from the RLD-60 zoning district regulations contained in the Zoning Code.
- B. The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.
- C. This PUD is to be developed in a single phase. Construction is estimated to commence during the fall of 2016 and take up to six (6) months to complete.

V. USES AND RESTRICTIONS

- A. Permitted Uses and Structures:
 - (1) Commercial retail sales and service establishments.
 - (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
 - (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
 - (4) Hotels and motels.
 - (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
 - (6) Art galleries, museums, community centers, dance, art or music studios.
 - (7) Vocational, trade or business schools and similar uses.
 - (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
 - (9) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Section VI.D below.
 - (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
 - (11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.

- (12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Churches, including a rectory or similar use.
- (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- (25) Off-site signs meeting the performance standards and development criteria set forth in Section VI.C below.

B. Permissible Uses by Exception:

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (3) Residential treatment facilities and emergency shelters.
- (4) Multi-family residential integrated with a permitted use.

- (5) Crematories.
- (6) Service garages for minor or major repairs.
- (7) Auto laundry or manual car wash.
- (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).
- (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail sales of new or used automobiles.
- (11) Blood donor stations, plasma centers and similar uses.
- (12) Private clubs.
- (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (14) Billiard parlors.
- (15) Service and repair of general appliances and small engines.
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

D. Permitted Accessory Uses and Structures. Permitted uses and structures shall comply with Section 656.403 of the Code.

VI. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area*: None.
- (2) *Minimum lot width*: None.
- (3) *Maximum lot coverage*: None.
- (4) *Minimum yard facing I-95*: None.
- (5) *Minimum yard facing adjacent commercial parcel (RE # 126071-0120)*: None.
- (6) *Minimum yard facing adjacent residential parcels (RE #s 125846-0000, 125845-0000 and 125844-0000)*: 25 feet. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
- (7) Notwithstanding anything contained in Section VI.A.6 to the contrary, so long as the Property contains the Existing Sign or the Proposed Sign, the existing buffer consisting of trees, shrubs and brush and labeled as the "Preserve Area" on the Site Plan shall be maintained between the Property and the adjacent residential property to the west, substantially as shown on the Site Plan.
- (8) *Maximum height of structures*: 60 feet.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.* Vehicular access to the Property shall be by way of a driveway connecting the Property to the adjacent property to the south (RE # 126071-0120), substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- (3) *Pedestrian Access.* Pedestrian access shall be provided in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) double-sided static sign shall be permitted.
- (2) The Existing Sign may be replaced with the Proposed Sign, which may contain one (1) Light-Emitting Changeable Message Device ("LECMD") on the south-facing sign face and one (1) static sign on the north-facing sign face.

D. Off-Street Parking:

- (1) The hours of use shall be limited to the hours of 7:00 a.m. to 11:00 p.m.
- (2) There shall be no storage, sales or service activity of any kind on these lots.
- (3) These parking lots shall be designed to meet the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations).

E. Landscaping. The Property shall be developed in accordance with Part 12 of the Zoning Code.

F. Recreation and Open Space. Not applicable.

G. Utilities:

- (1) Water will be provided by JEA.
- (2) Sanitary Sewer will be provided by JEA.
- (3) Electric will be provided by JEA.

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

VII. **DEVELOPMENT PLAN APPROVAL.** With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

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

- A. **Consistency with 2030 Comprehensive Plan.** The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan (the "Comprehensive Plan") and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The Property fronts on I-95 but has a current land use designation of LDR. As a result, a companion land use application has been submitted to change the current land use designation of the Property to CGC, which land use designation permits development of the above-listed uses. The Property is consistent with the Comprehensive Plan; specifically, the proposed development promotes the following goals and policies of the Comprehensive Plan: Goal 1, Objective 1.1, Policy 1.1.1, Objective 1.2, Policy 1.2.1, Policy 1.2.2, Objective 1.4, Objective 1.5 and Policy 1.5.1.
- B. **Efficiency over Strict Application of the Zoning Code.** The Emerson Street PUD will be more efficient than the strict application of the Zoning Code because it will accommodate the commercial development proposed in the Emerson Street PUD. It will allow the Applicant to meet market demand by providing appropriate development for the Property and take advantage of the Property's frontage on I-95.
- C. **External Compatibility/Intensity of Development.** The proposed development is compatible with surrounding land uses and will improve the characteristics of the surrounding area. Significantly, the buffer required to be maintained pursuant to the terms of this PUD will improve the characteristics of the adjacent neighborhood. Additionally, the proposed off-street parking will enhance the adjacent commercial uses.
- D. **Compliance with Second Amended and Restated Settlement Agreement.** The proposed development complies with the provisions, including the Property-specific provisions, contained in that certain Second Amendment and Restated Settlement Agreement (the "Settlement Agreement") between the City of Jacksonville, Scenic Jacksonville, Inc., and CBS Outdoor, LLC N/K/A Outfront Media, LLC. See the Proposed Billboard Spacing Exhibit attached hereto as Exhibit "I" for confirmation that the proposed development meets the requirements contained in Section I.P.3 of the Settlement Agreement.

EXHIBIT F

PUD Name

Emerson Street PUD

Land Use Table

Total gross acreage	0.87 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0.39 Acres	45 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.48 Acres	55 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	13,264.02 Sq. Ft.	35 %

Exhibit G

This instrument prepared by,
record and return to:
DONALD C. WRIGHT, ESQ.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

WARRANTY DEED

THIS INDENTURE, made this 19th day of December, 2007, between, **SIDNEY J. GEFEN and LOIS I. GEFEN, his wife**, Grantor, and **SLG Investment Partnership, LLLP, a Florida limited Liability Limited Partnership**, Grantee, the mailing address of which is 6740 Epping Forest Way North, Unit 108, Jacksonville, Duval County, Florida 32217;

W I T N E S S E T H:

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantees and Grantees' heirs, successors and assigns forever that certain land (the "Land") situated in Duval County, Florida, more particularly described as follows:

Lots 10 to 15 (except part in State Road), Rogeros Addition to Spring Park, according to plat thereof recorded in Plat Book 13, page 2 of the current public records of Duval County, Florida, being the same property conveyed in Official Records Book 8409, page 257 of the current public records of Duval County, Florida, together with part of closed road conveyed in Official Records Book 8664, page 302 of said public records.

Property Appraisers Parcel Identification Number
125824-0000

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

Note to Recording Clerk:

Minimum documentary stamps have been affixed to this Deed transferring unencumbered property between spouses pursuant to Fla. Admin. Code R. 12B-4.013(31).

Please Record and Return To:
DONALD C. WRIGHT
Rogers Towers
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Except as set forth in the Permitted Encumbrances, Grantor hereby covenants to warrant and defend the title to the Land against the lawful claims of all persons whomsoever if Grantees or any successors or assigns of Grantees have not obtained a commitment of a title insurance company agreeing to issue an owner's policy or an owner's title insurance policy insuring title to the Property.


Grantor represents that Grantor does not now reside and has never resided on the Property and has never filed for homestead exemption with respect thereto and that the address of Grantor's residence and homestead is 6740 Epping Forest Way North, Unit 108, Jacksonville, Florida 32217.

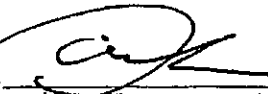
The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereto, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances thereon.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.


Signed, sealed and delivered in the presence of:

Please Record and Return To:
DONALD C. WRIGHT
Rogers Towers
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207


Print Name: LAWRENCE L. JAFFE


Print Name: DONALD C. WRIGHT


SIDNEY J. GEFEN


LOIS I. GEFEN

Address:
6740 Epping Forest Way North
Unit 108
Jacksonville, FL 32217

STATE OF FLORIDA

COUNTY OF DUVAL

19th The foregoing instrument was acknowledged before me this day of December, 2007, by SIDNEY J. GEFEN and LOIS I. GEFEN, his wife, who are personally known to me or have produced N/A as identification.

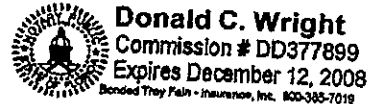

Notary Public, State of Florida

Print Name: _____

My Commission Expires:

My Commission Number:

JAX\1119116_1



This instrument prepared by,
record and return to:
DONALD C. WRIGHT, ESQ.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

WARRANTY DEED

THIS INDENTURE, made this 19TH day of December, 2007, between, **SIDNEY J. GEFEN and LOIS I. GEFEN, his wife**, Grantors, and **SLG Investment Partnership, LLLP, a Florida Limited Liability Limited Partnership**, Grantee, the mailing address of which is 6740 Epping Forest Way North, Unit 108, Jacksonville, Duval County, Florida 32217;

W I T N E S S E T H:

Grantors, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, do hereby grant, bargain, sell and convey to Grantee and Grantee's successors and assigns forever that certain land (the "Land") situated in Duval County, Florida, more particularly described as follows:

Lots 16 and 17, except those portions lying within right of way of Interstate 95, Rogero's addition to Spring Park as per plat in Plat Book 13, Page 2, current public records of Duval County, Florida, being the same property conveyed in Official Records Book 5603, page 985 of said public records, together with part of closed road in Official Records Book 8664, page 985 of said public records.

Property Appraisers Parcel Identification Number
125825-0000.

Together with all tenements, hereditaments and appurtenances of Grantors belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

Note to Recording Clerk:

This Deed conveys unencumbered property from individual grantors to a limited liability limited partnership owned solely by the individual grantors for no consideration and is exempt from Florida documentary stamp taxes pursuant to Kuro, Inc. v. State of Florida, 713 So. 2d 1021 (Fla. 2d DCA 1998).

Please Record and Return To:
DONALD C. WRIGHT
Rogers Towers
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Except as set forth in the Permitted Encumbrances, Grantors hereby covenant to warrant and defend the title to the Land against the lawful claims of all persons whomsoever if Grantee or any successor or assign of Grantee has not obtained a commitment of a title insurance company agreeing to issue an owner's policy or an owner's title insurance policy insuring title to the Property.

Grantors represent that Grantors do not now reside and have never resided on the Property and have never filed for homestead exemption with respect thereto and that the address of Grantors' residence and homestead is 6740 Epping Forest Way North, Unit 108, Jacksonville, Florida 32217.

The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereto, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances thereon.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: LAWRENCE L. TAPPE

[Signature]
SIDNEY J. GEFEN

[Signature]
Print Name: DONALD C. WRIGHT

[Signature]
LOIS I. GEFEN

Address:
6740 Epping Forest Way North
Unit 108
Jacksonville, FL 32217

Please Record and Return To:
DONALD C. WRIGHT
Rogers Towers
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of December, 2007, by SIDNEY J. GEFEN and LOIS I. GEFEN, who are personally known to me or have produced N/A as identification.

[Signature]
Notary Public, State of Florida
Print Name: _____
My Commission Expires:
My Commission Number:

JAX\1119052_1

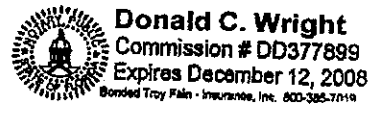
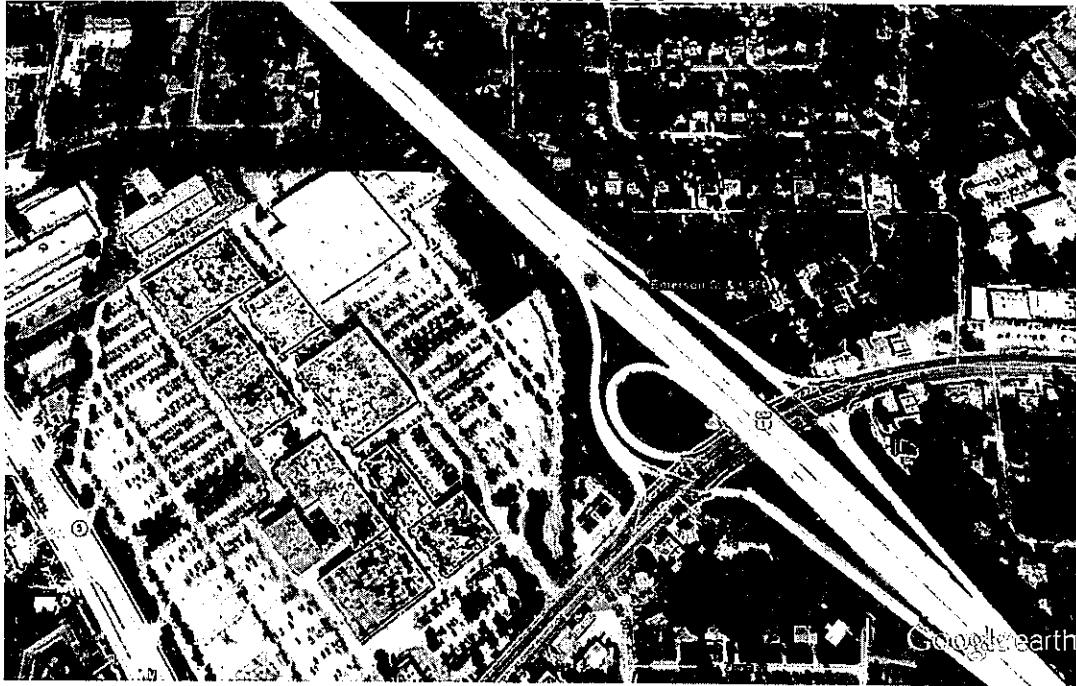


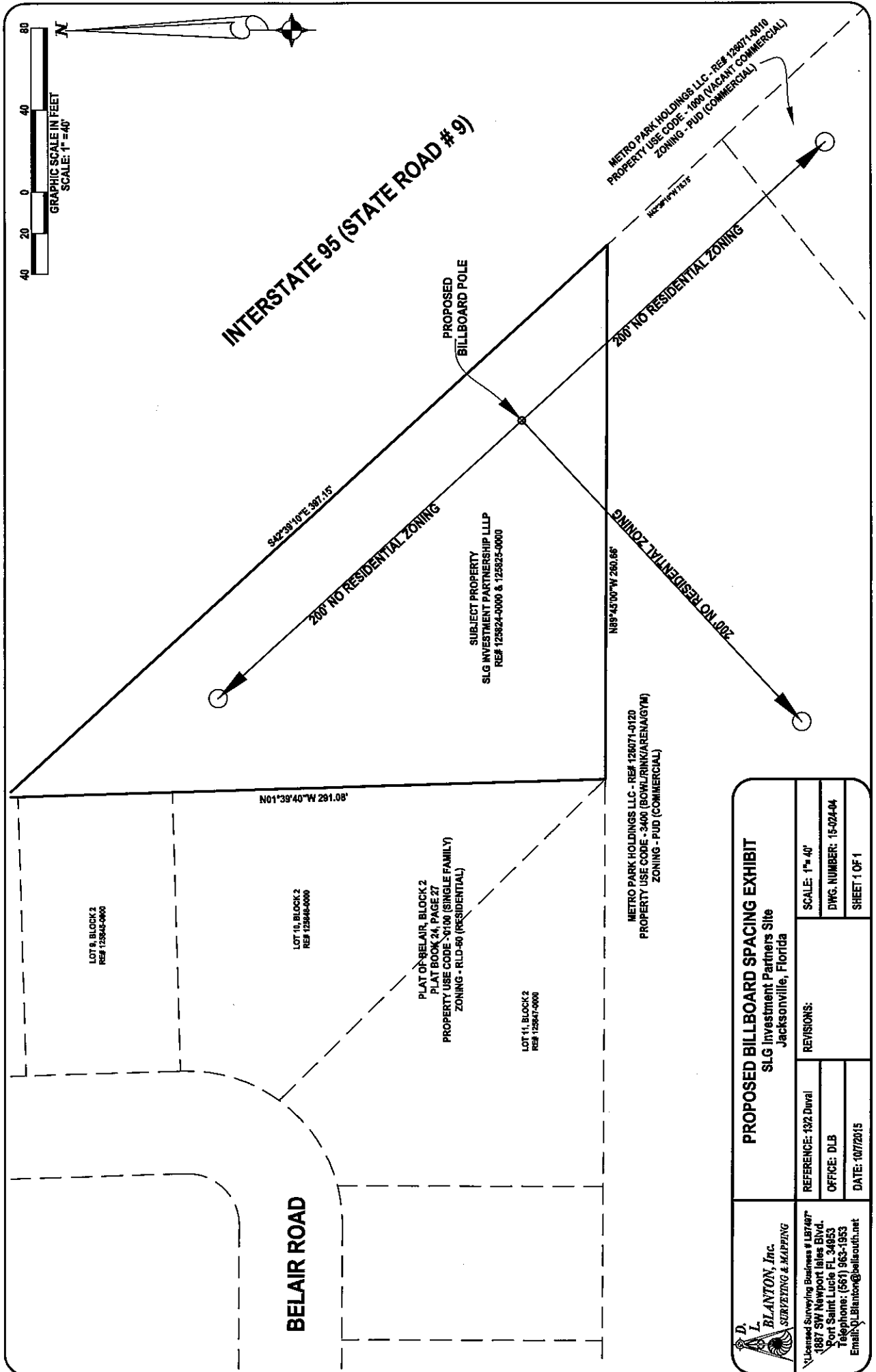
Exhibit H



Google earth



Exhibit I



<p>D.L. BLANTON, Inc. SURVEYING & MAPPING</p> <p>Licensed Surveying Business # LB7487 1887 SW Newport Isles Blvd. Port Saint Lucie FL 34953 Telephone: (561) 963-1953 Email: D.L.Blanton@bellsouth.net</p>	PROPOSED BILLBOARD SPACING EXHIBIT SLG Investment Partners Site Jacksonville, Florida		SCALE: 1" = 40' DWG. NUMBER: 15-024-04 SHEET 1 OF 1
	REFERENCE: 132 Divul OFFICE: D.L.B DATE: 10/17/2015	REVISIONS:	

Exhibit K

