

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-14-02**

**MAY 6, 2014**

***Location:*** 8105 Blanding Boulevard; on the east side of Blanding Boulevard just north of Lake Gray Boulevard

***Real Estate Number:*** 099093 0030

***Waiver Sought:*** Reduce minimum distance between signs from two-hundred (200') feet to one-hundred and twenty-seven (127') feet

***Current Zoning District:*** Commercial Community General-1 (CCG-2)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***City Council Representative:*** The Honorable Jim Love, District 14

***Applicant /Agent:*** Ted Pappas  
208 Washington Street North  
Jacksonville, Florida 32202

***Owner:*** Hanania Investments 3, LLC  
7220 Blanding Boulevard  
Jacksonville, Florida 32244

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2014-0199 (SW-14-02)** seeks to allow for a reduction in the minimum distance between an existing conforming commercial business (car dealership) monument sign and two new (car dealerships) signs from two-hundred (200') feet to one-hundred and twenty seven feet (127') feet for three (3) separate car dealerships on a 4.16 acre site located on the east side of Blanding Boulevard just north of Lake Gray Boulevard. The site is within a Commercial Community General-2 (CCG-2) zoning district and a Community General Commercial (CGC) functional land use category as defined by the

Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The existing sign (Fiat) was installed in 2011. The request is due to two (2) new additional dealerships locating on the same site (Mitsubishi and Maserati) and their need for their own individual advertisement/affiliation on/for the property. The property does not contain enough frontage, with only 379 feet, for the required 200' separation between signs, and the owner is proposing a minimum separation of 127' between each of the three individual signs, with the Mitsubishi sign located north and the Maserati sign located south of the existing Fiat dealership signage.

### **NOTICE TO OWNER / AGENT**

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as *"a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction"*.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. There are signs similar to what currently exists and is proposed for the subject site; which is located along an older, established Blanding Boulevard commercial corridor. The effect of the sign waiver will be compatible with existing contiguous signage and consistent with the general character of the area. The site is located along an intensely commercialized node where similar sign structures, while on separate properties, are closer together than the proposed 127' and some encroach into the existing right of way. Some of the existing signs in the area were installed prior to the adoption of the City's current sign regulations. Given the development pattern along this historically commercial corridor, a relaxation of the Code to allow for the proposed reduction in setback between signs for the proposed improvements is consistent with the general character of the area.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. Approval of this waiver would allow the continued existence of a permitted conforming sign; and the intent of the zoning ordinance as it relates to this request is to discourage and not have signage that interferes with site, distance, and/or intersection visibility and to discourage signage that is overly large and inconsistent with the adjoining community. The requested reduction between the existing sign and the proposed two new ones will not detract from the specific intent of the zoning code as it relates to safety or compatibility with existing development and signage. The intent of the ordinance is to promote aesthetically pleasing signage with great deference to adjoining properties, the general character of the area and the streetscape. The signs are/will be of a size and scale that's consistent with signage in the area and is aesthetically compatible with the use that it will identify. Approval of this waiver will not promote the continued proliferation of signage, nor does it interfere with site distance or intersection visibility. It's consistent with other signage found in the surrounding area, and given the proposed locations of/for the signs in relationship to the established developed pattern of the area, staff has determined that the requested reduction in setback distance does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The applicant seeks to add two new monument signs for the dealerships on the site for advertisement and branding purposes. The 3 separate signs will each be at least 127' from each other. The approval of this sign waiver will not alter the aesthetic character of the area surrounding the site, nor will it injure the rights of others by granting more signage rights to the applicant than are otherwise afforded to adjoining property owners along this Blanding Boulevard corridor.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. The nature, size and location of the existing sign are similar to other signs in the area, and does not create any visibility impediment, traffic or vehicular parking problem. The sign as it exists is significantly less than what could otherwise be built per the signage requirements for the CCG-2 zoning district. The new signs will be of similar size and not result in any objectionable effects such as lighting or glare, especially when considering other signage located nearby. Additionally, the signs will be facing a busy roadway corridor and will not have a negative effect on any residential zoning districts. Not all signs the vicinity are nonconforming, but those signs which are nonconforming share a similar characteristic in that they were

installed prior to the current Code requirements. While the goal is not to promote the continued existence of nonconforming signs, consideration should be given to preexisting conditions, and particularly site layouts.

(v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

No. The proposed waiver will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows, or other effects, when taking into account existing uses and zoning in the vicinity. It does not create or contribute to visual obstructions along this corridor and does not limit vehicular access to the site. It provides a public benefit by identifying the business locations. Approval of this waiver will benefit the public welfare by maintaining the existing sign area and location, and providing improvements that benefit the aesthetics of the surrounding area.

(vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes. The property is located within and part of a major commercial corridor, and was developed in 1988. The property only has 379 feet of frontage, and the owner would like these dealerships with two access points afforded individual signs of their own. The three dealerships are located on one undivided parcel, but act and operate as individual business units/properties. This request proposes that the existing Fiat dealership sign remain at the southern driveway and allowing a second sign on the property 127 feet to the north for the Mitsubishi sign at the northern driveway and allowing a third sign on the property 127 feet to the south of the Fiat sign for the Maserati signage. Strict enforcement of the regulation would require the existing sign be relocated, to be set back further from one of the newly proposed signs, but would reduce the distance from the other proposed sign. Or it would require the signs to be placed elsewhere on the property, greatly reducing the visibility of the signs and interfering with the existing parking and vehicular use areas. The layout of the existing parking lot and the movement of the existing sign to another location on site meeting setback requirements would reduce the off street parking and limit maneuverability outside of the public right-of-way. Given the limited amount of frontage and the existing conditions of the site, the proposed improvements make the strict letter of the distance regulation unduly burdensome on the applicant.

(vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No. The request is not based upon a desire to reduce the costs associated with compliance, but rather the strict enforcement of the regulation would severely alter

the layout of the existing parking lot and the movement of the existing sign to another location on site meeting setback requirements would reduce the off street parking and limit maneuverability outside of the public right-of-way. The proposed new signs will serve the northern and southern portions of the overall development that function as separate properties, with its own parking and display area. It would be unreasonable to relocate the existing sign to the north to account for the additional distance, and the proposed sign cannot be moved to the south without impacting the existing vehicular use area. Further, if these were wall signs, they would be permitted by right and not subject to a distance requirement. The owner is limited to the parcel's 379 feet of road frontage, ensuring the sign's size will not be excessive or overly large. If not approved, the signs could still be located in front of the building or along the roadway, but would result in the loss of off street parking and/or alter the property's internal traffic pattern and parking configuration.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

Yes. The property has remained as originally developed in 1988, and the nature, size and location of the existing sign is smaller than that of others in the area. It is a monument sign that is tall enough that it does not create any visibility impediment, traffic or vehicular parking problems but not overly large. With the property having only 379 feet of road frontage along Blanding Boulevard, the three signs combined will be significantly smaller in size than what could otherwise be built per the signage requirements for the CCG-2 zoning district, and will not result in any objectionable effects such as lighting or glare, especially when considering other signage nearby.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

Yes. The approval of this application would allow the owner to provide better visual identification for that specific portion of the property and the uses therein while promoting signage that is similar to other commercial developments in the area allowing businesses to effectively communicate their message while protecting the rights of others. It furthers the public interest as it recognizes the original sign location as well as assuring that the safety and interests of the public and the property owner are protected.

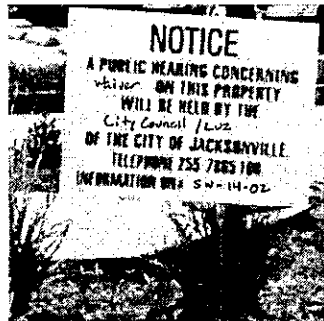
- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

Yes. Consideration should be given to pre-existing or created conditions and existing site layouts. Strict compliance with the regulation in moving the sign, when considering the costs associated with the removal and construction of a new one, the limitations of the existing site, and that the sign does not pose a threat to the public

safety, would be substantially burdensome in relation to the benefit that would be accomplished by approving this application. Three signs were not contemplated when the property was originally developed. The re-configuration of uses and occupants within the development have changed since 1988, and relocating these signs or subdividing the site (which would allow for its own sign) would result in considerable expense.

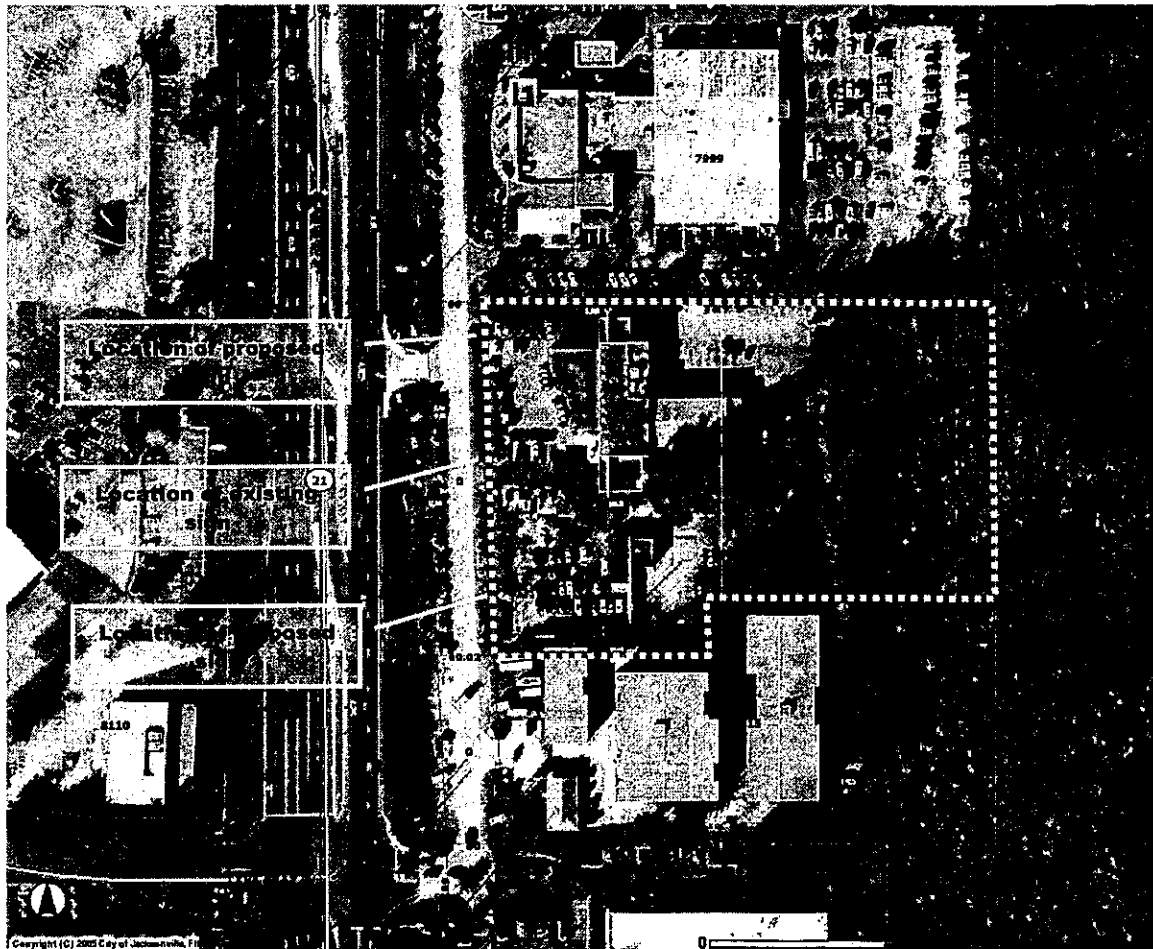
#### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 28, 2014 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.

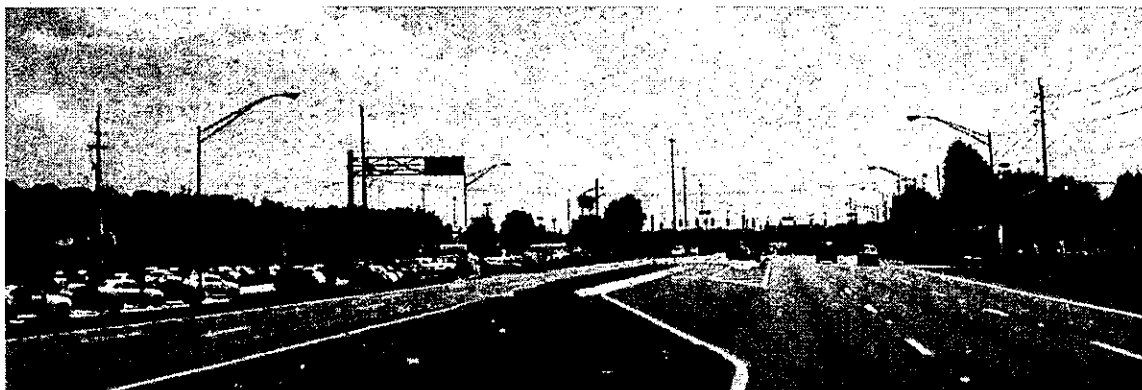


#### RECOMMENDATION

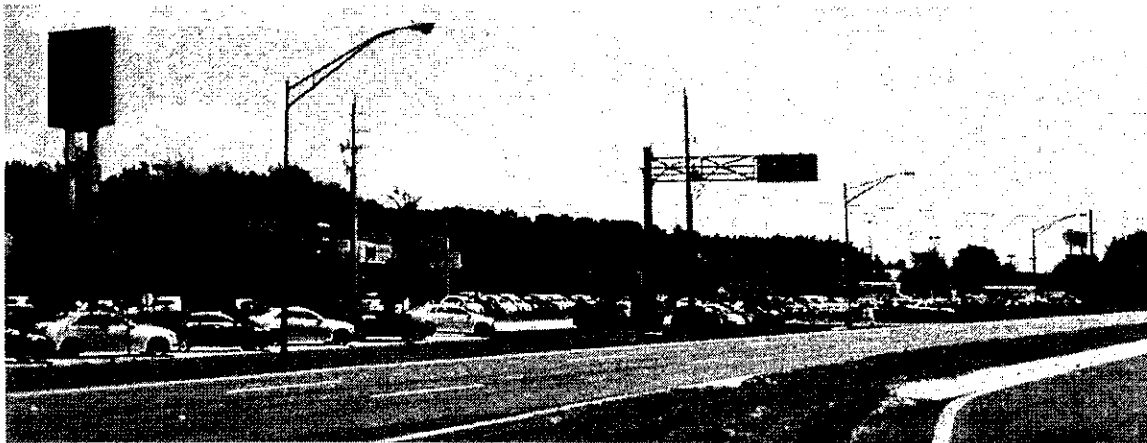
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-14-02 (Ordinance 2014-0199) be **APPROVED**.



**Aerial view of the subject site facing north**



**The subject site ahead on the left facing south along Blanding Blvd.**



**View of the subject site facing southeast from Blanding Blvd.**



**View of the subject site facing southeast from Blanding Blvd.**





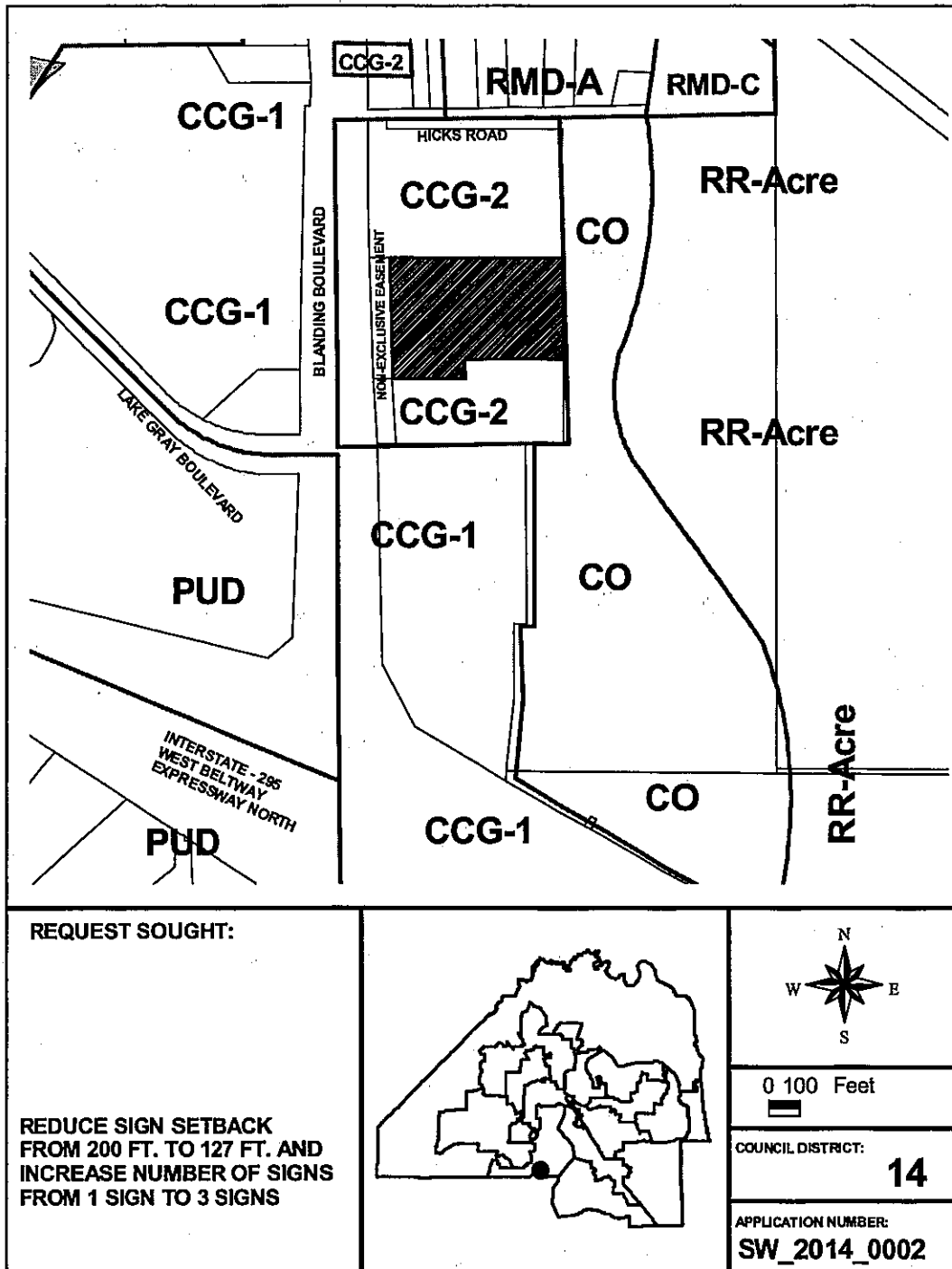
**The subject site on the right facing north along the business service road**



**The subject site on the right facing north from the business service road**



**The subject site facing east from the business service road**



983.00  
**APPLICATION FOR  
SIGN WAIVER**

This application must be typed or printed in black and submitted in person with three (3) other copies for a total of four (4) copies.

CD 14  
Ordinance Number: 2014-199  
Application Number: SW-14-2  
Notice of Violation:

Planning and Development Department, Zoning Section  
Ed Ball Building  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 630-1902.

**TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY**

1. Date Submitted: 1-30-14	2. Date Filed: 2-18-14	3. Current Zoning District(s): CCG-2	4. Future Land Use Map Category (FLUMs): CGC	5. Applicable Section of Ordinance Code:
6. LUZ Public Hearing Date: 5/6/14		7. City Council Public Hearing Date: 4/22/14		
8. Neighborhood Association (If Applicable):				
9. Number of Signs To Be Posted: 1				

**TO BE COMPLETED BY APPLICANT**

10. Complete Property Address: 8105 Blanding Blvd. Jacksonville, FL 32244	13. Between Streets: I-295 and Collins Road
11. Real Estate Number: 099093-0030	
12. Date lot was recorded:	
14. Application being sought:  <input type="checkbox"/> Increase maximum height of sign from _____ to _____ ft. (Not to Exceed 20% or 5 ft. in height, whichever is less.).  <input type="checkbox"/> Increase maximum size of sign from _____ SF to _____ SF (Maximum request 25% or 10 Sq. Ft., whichever is less).  <input checked="" type="checkbox"/> Increase number of signs from 1 to 3 (Not to exceed maximum square feet allowed).  <input type="checkbox"/> Allow for illumination or change from _____ external to _____ internal lighting:  <input checked="" type="checkbox"/> Reduce minimum set back from 200 ft. to 127 ft. (Less than 1 ft. may be granted administratively).	

Note: No waiver shall be granted allowing an increase in the size, height or number of directional signs. Additionally, no Waiver shall be granted for a sign in a Planned Unit Development (PUD) Zoning District.)

15. In whose name will the waiver be granted? <u>Hanania Investments 3, LLC</u>	
Is transferability being requested? Yes: <u>X</u> No: <u>      </u>	
16. Land Area (1/100 Acres):  <b>4.16 Acres</b>	17. UTILITY SERVICES PROVIDER Well: <u>                    </u> City Water: <u>                    </u> Septic Tank: <u>                    </u> City Sewer: <u>                    </u>

**\*\* NOTICE TO OWNER/AGENT/APPLICANT \*\***

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as *"a painting, structure or device which is placed, erected, constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. *(Please note that failure by the applicant to adequately substantiate the need for the waiver and to meet the criteria set forth below may result in a denial).*

- 1. Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?** The waiver will be compatible with existing signage and zoning.
- 2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?**  
The result of this waiver would not detract from the intent of the zoning ordinance.
- 3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same.** The proposed waiver would not diminish property values in the areas surrounding the site.
- 4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?** The waiver would not have a detrimental effect on vehicular traffic or parking conditions.
- 5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?**  
The proposed waiver is not detrimental to public health, safety or welfare.
- 6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?**  
Yes. There are three dealerships on this one piece of property (all owned by the same individual).
- 7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?**  
The request is not based on a desire to reduce the costs associated with compliance.

8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?  
The variance request is not the result of a violation.

9. Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?  
The request is not involved with preserving natural resources.

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?

No. The issue is availability of space for the necessary signage.

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

- ☐ Survey
- ☐ Site Plan as required per instructions. (All copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)
- ☐ Letter of Authorization for Agent is required if any person other than the property owner makes the application.
- ☐ Legal description, may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.
- ☐ Photographs of sign structure showing nonconforming nature and physical impediments to compliance
- ☐ If waiver is based on economic hardship, applicant must submit the following:
  - Two estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
  - Any other information the applicant wished to have considered in connection to the waiver request.
- ☐ Proof of Ownership

(Note: the Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.)

### NOTICE TO OWNER / AGENT / APPLICANT

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. You (or your agent) must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. The notice(s) must remain posted and maintained until a final determination has been made on the application.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

**FILING FEES**

COMMERCIAL OR INDUSTRIAL DISTRICTS..... \$500.00

\*\$1,000.00 AFTER VIOLATIONS

RESIDENTIAL OR MISC. ZONING DISTRICTS.....\$250.00

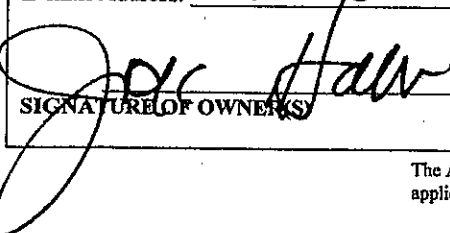
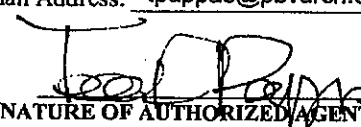
\*\$500.00 AFTER VIOLATIONS

NOTIFICATION COSTS: \$7.00 PER ADDRESSEE

ADVERTISING COSTS: BILLED TO OWNER / AGENT /  
APPLICANT

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

**PLEASE PRINT:**

Name and address of Owner(s)	Name and address of Authorized Agent/ Applicant
Name: <u>Hanania Investments 3 LLC</u>	Name: <u>Ted Pappas</u>
Address: <u>7220 Blanding Blvd.</u>	Address: <u>208 Washington Street North</u>
City, State, Zip: <u>Jacksonville, FL 32244</u>	City, State, Zip: <u>Jacksonville, FL 32202</u>
Daytime Telephone: <u>904-777-5601</u>	Daytime Telephone: <u>904-355-1939</u>
Fax Number: <u>904-908-5777</u>	Fax Number: <u>904-355-1969</u>
E-mail Address: <u>jhanania@hananiaautos.com</u>	E-mail Address: <u>tpappas@pbvarch.com</u>
 SIGNATURE OF OWNER(S)	 SIGNATURE OF AUTHORIZED AGENT / APPLICANT

The Agent / Applicant letter of authorization must be attached if application is not signed by the owner of record.

## North 1/2 of the Northeast 1/4 of the Northwest 1/4

**POINT OF COMMENCEMENT**  
Southeast corner of the North 1/4 of  
of the NW 1/4 of the NE 1/4  
Section 36, T14N, R10E, S1E  
Government Lot 2.

MAP SHOWING BOUNDARY SURVEY OF

A part of the South 3/4 of Government Lot 2, and the lower part of the South 3/4 of the West 1/2 of the Northwest 1/4 of Section 31 Township 3 South Range 26 East, Deed County, Florida, being more particularly described as follows:

[illegible]

Subject to an agreement for ingress and egress and the installation of drainage facilities and utilities, including water, sewer, electricity, gas and telephone on per Official Records Book 6113, page 416, et al.

Certified for Payment Pursuant to 28 U.S.C. § 1915A

Scale 1' = 50'

Date of Survey: June 01, 2015

Continued from OF GROUP FOUR, ELL  
Official Records Book 2110-26, page 107

**- POINT OF BEGINNING**

END

- Found 4"x4" Concrete Monument
- Found 1/2" Iron Pipe as noted
- Set 1/2" Iron Pipe (LB 800)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable TV Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad

Not valid without the signature and the original raised seal of a Florida Notary Surveyor and sealer.

Harold T. Eiland  
License No. 19 2506

**Eland & Associates, Inc.**  
Professional Surveyors & Mappers  
Certificate of Authorization No. LS 1384  
655 Blanding Boulevard  
Orange Park, Florida 32068  
Telephone 904-272-1000

### GENERAL NOTES

1. Bearings shown herein are based on the record bearing of H 04034 W for the easterly right-of-way line of Blending Boulevard.
2. The survey was based on documents provided and was not obstructed for title, overlaps or other matters of record by this survey.
3. Underground utilities existing or crossing this property have not been located or shown.
4. Easements shown herein are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated August 28, 1974 and find that the property is situated in Flood Zone "X".



PARTIAL SITE PLAN  
SCALE: 1" = 40' 0"  
NEW STEIN LOCATIONS FOR MITSUBISHI & MASERATI

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

PLEASE PRINT:

Name and address of Owner(s)

Name and address of Authorized Agent(s)

Name: Hananian Investments<sup>3</sup>  
LLC

Name: Ted Pappas

Address: 7220 Blanding Blvd.

Address: 208 Washington St. N

City: Jacksonville

City: Jacksonville

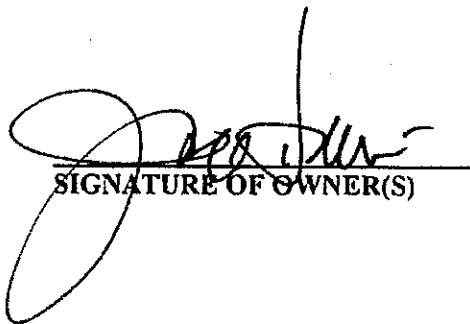
State: FL Zip: 32244

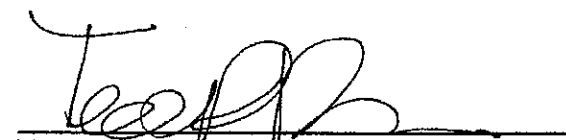
State: FL Zip: 32202

Email: jhanania@hananiaautos.com

Email: tpappas@pbuarch.com

Daytime Telephone: 904-777-5601 Daytime Telephone: 904-355-1939

  
SIGNATURE OF OWNER(S)

  
SIGNATURE OF AUTHORIZED AGENT(S)  
The Agent's letter of authorization must be attached if application is not signed by the owner of record

## EXHIBIT A

### Property Ownership Affidavit

Date: \_\_\_\_\_

#### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / Ed Ball Building, 214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

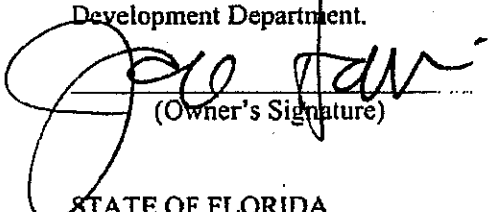
Hanania Investments 3 LLC

I, Jack Hanania, Managing Member, hereby certify that I am

the Owner of the property described in the attached legal description, **Exhibit 1** in

connection with filing application(s) for Application for Sign Waiver

\_\_\_\_\_, submitted to the Jacksonville Planning and  
Development Department.

  
(Owner's Signature)

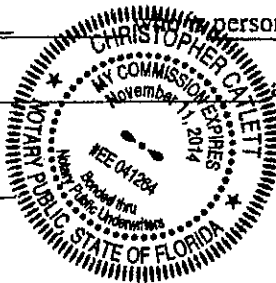
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 27<sup>th</sup> day of

January (month), 2014 (year) by

Jack Hanania personally known to me or has  
produced \_\_\_\_\_ as identification.

  
(Notary Signature)



**EXHIBIT B**  
**Agent Authorization**

Date: \_\_\_\_\_

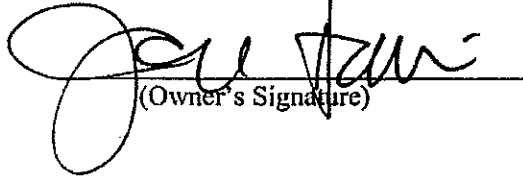
City of Jacksonville City Council / Planning and Development Department 117 West  
Duval Street, 4<sup>th</sup> Floor / Ed Ball Building, 214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

\_\_\_\_\_  
Gentleman:

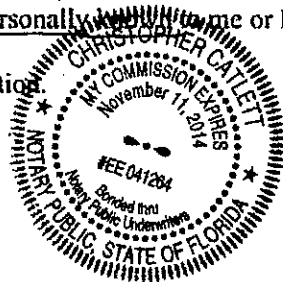
You are hereby advised that the undersigned is the owner of the property described in  
**Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

\_\_\_\_\_ Ted Pappas \_\_\_\_\_ to act as  
agent to file application(s) for Sign Waiver  
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.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 27<sup>th</sup> day of  
January (month), 2014 (year) by Jack Hanania,  
who is personally known to me or has produced \_\_\_\_\_ as  
identification.



  
(Notary Signature)

**ORDINANCE** \_\_\_\_\_

**Legal Description**

## EXHIBIT "A"

A part of the South 3/4 of Government Lot 2, and the lower part of the South 3/4 of the West 1/2 of the Northeast 1/4 of Section 31, Township 3 South, Range 26 East, Duval County, Florida, being more particularly described as follows:  
Commence at the southeast corner of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, also being the southeast corner of the North 1/4 of Government Lot 2, said Section 31 (the same being the southeast corner of lands described in Official Records Volume 769, page 26); thence South 89 degrees 52 minutes 33 seconds West, along the easterly prolongation of the southerly right-of-way line of Hicks Road (as established for a width of 25 feet), also being the south line of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 31, a distance of 655.71 feet; thence South 00 degrees 07 minutes 27 seconds East, 433.05 feet to the point of beginning; thence continue South 00 degrees 07 minutes 27 seconds East, 313.84 feet to the northerly line of those lands described in Official Records Volume 10308, page 1369 of said public records; thence on said northerly line, run the following 3 courses: (1) South 89 degrees 52 minutes 33 seconds West, 306.56 feet; (2) South 01 degree 40 minutes 54 seconds East, 60.00 feet; (3) South 89 degrees 52 minutes 33 seconds West, 224.00 feet to an intersection with a line parallel with and 60 feet easterly of, as measured at right angles, to the easterly right-of-way line of Blanding Boulevard (State Road No. 21); thence on last said line, North 01 degree 40 minutes 54 seconds West, 373.96 feet; thence North 89 degrees 52 minutes 33 seconds East, 539.10 feet to the point of beginning.

Being the same lands as described in Official Records Book 10880, page 1426 and Official Records Book 11375, page 2082, all in the current public records of Duval County, Florida.

Together with a non-exclusive easement for ingress and egress and the installation and maintenance of drainage facilities and utilities, including water, sewer, electricity, gas and telephone, over, under and across the following described property:

## Easement Parcel No. 1

That certain piece, parcel or tract of land situated, lying and being a part of the South 3/4 of Government Lot 2 and/or the South 3/4 of the West 1/2 of the Northeast 1/4 of Section 31, Township 3 South, Range 26 East, City of Jacksonville, Duval County, Florida and being more particularly described as follows:

Beginning at the intersection of the north line of said South 3/4 of Government Lot 2, with the easterly right-of-way line of Blanding Boulevard and/or State Road No. 21, a right-of-way of uneven width as established by the Department of Transportation of the State of Florida; thence run North 89 degrees 52 minutes 33 seconds East, along said north line of the South 3/4 of Government Lot 2, a distance of 60.00 feet; thence the following 2 courses parallel to and 60 feet easterly of, when measured at right angles, to said easterly right-of-way line of Blanding Boulevard: (1) South 00 degrees 02 minutes 42 seconds East, a distance of 241.49 feet; (2) South 01 degree 40 minutes 54 seconds East, a distance of 191.63 feet; thence South 89 degrees 52 minutes 33 seconds West, a distance of 60.02 feet to said easterly right-of-way line of Blanding Boulevard; thence the following 2 courses along said easterly right-of-way line of Blanding Boulevard: (1) North 01 degree 40 minutes 54 seconds West, a distance of 190.86 feet; (2) North 00 degrees 02 minutes 42 seconds West, a distance of 242.26 feet to the point of beginning.

## Easement Parcel No. 2

Begin at the southeast corner of the lands described as Parcel No. 1 above; thence run South 89 degrees 52 minutes 33 seconds West, a distance of 60.02 feet to the easterly right-of-way line of said Blanding Boulevard; thence run South 01 degree 40 minutes 54 seconds East, along said easterly right-of-way line, a distance of 439.39 feet to an angle point in said right-of-way line; thence South 01 degree 26 minutes 20 seconds East, a distance of 233.40 feet; thence North 88 degrees 33 minutes 40 seconds East, a distance of 60.00 feet to an intersection with a line parallel with and 60 feet easterly of, as measured at right angles, to the easterly right-of-way line of said Blanding Boulevard; thence North 01 degree 26 minutes 20 seconds West, along last said line, a distance of 233.53 feet; thence North 01 degree 40 minutes 54 seconds West, a distance of 437.88 feet to the point of beginning.

WARNTDEEDtmw  
HI3DEED2aeh

RETURN TO/Prepared by:  
David A. King, Attorney  
1416 Kingsley Avenue  
Orange Park, FL 32073

**WARRANTY DEED**

**THIS DEED**, made this 1<sup>st</sup> day of August, 2011 **BY AND BETWEEN**

Prestige Saturn of Jacksonville, Inc., a Delaware corporation  
authorized to do business in the State of Florida  
8105 Blanding Boulevard  
Jacksonville, FL 32244

**hereinafter "GRANTOR"**, and

Hanania Investments 3, LLC, a Florida limited liability company  
7200 Blanding Boulevard  
Jacksonville, FL 32244

**hereinafter "GRANTEE"**,

WITNESSETH, That said Grantor, for and in consideration of  
good and valuable consideration, paid by said Grantee to the  
Grantor, the receipt and sufficiency whereof is hereby  
acknowledged, has granted, bargained, sold and conveyed to the  
Grantee and Grantee's heirs, successors and assigns forever the  
following described lands located in the County of Duval, State  
of Florida:

See Exhibit "A" attached hereto and made a part hereof.

**PARCEL NO. 099093-0030**

Together with and subject to covenants, restrictions and  
easements of record, if any, and taxes for the current year.

Together with all tenements, improvements, incorporeal  
rights and appurtenances thereto; to have and to hold same in fee  
simple forever.

**D.O.R. EXAMINER/CLERK OF THE COURT**

The consideration exchanged between the Grantor and  
the Grantee was in the gross amount of Three Million  
Two Hundred Fifty Thousand and NO/100 Dollars  
(\$3,250,000.00); therefore, pursuant to Section 201.02(1),  
Florida Statutes, this conveyance is subject to the  
Florida documentary stamp tax in the amount of Twenty  
Two Thousand Seven Hundred Fifty and NO/100 Dollars  
(\$22,750.00).

Said Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, has hereunto set Grantor's hand this day and year first above written.

WITNESSED BY: Prestige Saturn of Jacksonville, Inc.,  
a Delaware corporation authorized to  
do business in the State of Florida

David King  
Witness  
Print DAVID K. KING

David Pounds  
Witness  
Print DAVID POUNDS

BY: [Signature]  
Name: Gregory Jackson  
Title: President  
Address: 8105 Blanding Boulevard  
Jacksonville, FL 32244

STATE of FLORIDA  
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared Gregory Jackson, as President of Prestige Saturn of Jacksonville, Inc., a Delaware corporation authorized to do business in the State of Florida, personally known to me to be the person who executed the foregoing instrument, ~~or who produced~~ as identification, and who acknowledged before me that he executed same, on this 1st day of August, 2011.



Sherilyn K. Davis  
Print Name Sherilyn K. Davis  
Notary Public