

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

**APPLICATION FOR REZONING ORDINANCE 2014-0726**

**DECEMBER 4, 2016**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **Ordinance 2014-0726**

***Location:*** 8680 A. C. Skinner Parkway  
between Sunset Marina Drive &  
Southside Boulevard

***Real Estate Number:*** 147982-8810

***Current Zoning District:*** Commercial Residential Office (CRO)

***Proposed Zoning District:*** Public Buildings and Facilities -2 (PBF-2)

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

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

***Planning Commissioner:*** Marvin Hill

***City Council District:*** The Honorable Don Redman, District 4

***Applicant/Agent:*** T.R. Hainline, Esq.  
1301 Riverplace Boulevard  
Jacksonville, FL 32207

***Owner:*** Red Apple at Southside  
800 Corporate Drives, Suite 124  
Fort Lauderdale, FL 33334

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2014-0726** seeks to rezone a 12.95 acre parcel from the Commercial Residential Office (CRO) to the Public Buildings and Facilities 2 (PBF-2) zoning district, a secondary zoning district in the RPI functional land use category. . The site is within the RPI functional land use category as defined by the Future Land Use Map series (FLUMs)

contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to align the zoning classification with the school use and to permit signage consistent with Duval Charter School signage, consistent with the RPI land use. A.C. Skinner Parkway is a collector road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan.

*PBF-2 is a secondary zoning in the RPI functional land use category, and as such must meet the following criteria: The subject property must be located along a collector or higher street, as defined by the Functional Highway Classification Map of the 2030 Comprehensive Plan, and the property must have a minimum lot area of 2 acres in size.*

A.C. Skinner Parkway is designated a collector, and the subject property is 12.95 acres in size.

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

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

#### ***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in a Residential Professional Institutional (RPI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. Per Section 656.332 of the Zoning Code, the PBF-2 Zoning District allows uses and activities that provide community service functions such as public buildings and grounds, schools, colleges and universities, criminal justice facilities, military installations, public/private institutions, major public utilities, and transportation facilities. The proposed PBF-2 zoning district is a secondary zoning district within the RPI functional land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code. Also, it is located along a collector road, thus meeting the criteria for secondary zoning.

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

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve and integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. This application for rezoning will allow for a transitional uses between residential uses and commercial uses.

*Future Land Use Element Policy 3.2.2* states the City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize. The proposed rezoning is consistent in that it will allow the creation of a new community based facility to be constructed in an already developed area, and act as a buffer from an arterial road, Southside Boulevard, to the other uses to the west.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on A.C. Skinner Parkway. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC	PUD	Office
East	CGC/RPI	PUD/CRO	Arterial Roadway
South	CGC	CRO/CSV	Medical / Hospital
West	RPI	CRO	Multi Family

The existing charter school use is allowed by right in the PBF-2 zoning district.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on the required Notice of Public Hearing signs were posted on October 20, 2014.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-0726** be **APPROVED**.



Aerial view of subject parcel  
Source: City of Jacksonville Planning and Development Department  
Date: October 20, 2014



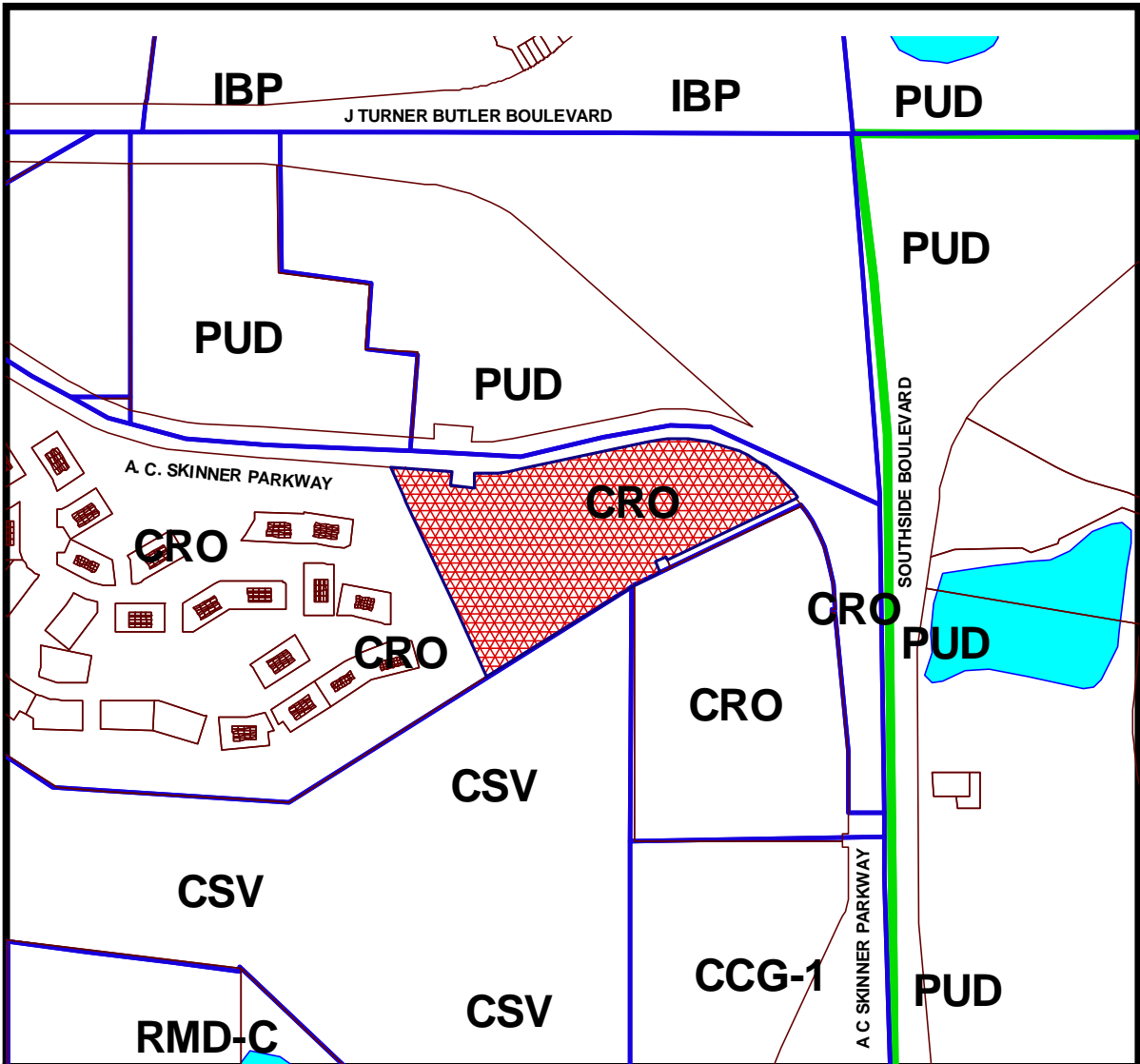
The subject site at 8680 A.C. Skinner Parkway  
Source: City of Jacksonville Planning and Development Department  
Date: October 20, 2014



Property to the south of subject property  
Source: City of Jacksonville Planning and Development Department  
Date: October 20, 2014



Looking east along A.C. Skinner Parkway  
Source: City of Jacksonville Planning and Development Department  
Date: October 20, 2014



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PBF-2</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>4</b></p> <p>ORDINANCE -2014-0726</p> <p>FILE COPY</p>
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**Application For Rezoning To Conventional Zoning District**

**Planning and Development Department Info**

**Ordinance #** N/A **Staff Sign-Off/Date** N/A / N/A

**Filing Date** N/A **Number of Signs to Post** N/A

**Hearing Dates:**

**1st City Council** N/A **Planning Commission** N/A

**Land Use & Zoning** N/A **2nd City Council** N/A

**Neighborhood Association** N/A

**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

<b>Tracking #</b>	710	<b>Application Status</b>	FILED COMPLETE
<b>Date Started</b>	10/15/2014	<b>Date Submitted</b>	10/15/2014

**General Information On Applicant**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HAINLINE	T.R.	
<b>Company Name</b>		
ROGERS TOWERS, P.A.		
<b>Mailing Address</b>		
1301 RIVEPLACE BOULEVARD, SUITE 1500		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32207
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043465531	9043960663	THAINLINE@RTLAW.COM

**General Information On Owner(s)**

**Check to fill first Owner with Applicant Info**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
RED APPLE	AT SOUTHSIDE	
<b>Company/Trust Name</b>		
RED APPLE AT SOUTHSIDE, LLC		
<b>Mailing Address</b>		
800 CORPORATE DRIVE, SUITE 124		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
FORT LAUDERDALE	FL	33334
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9542023500		

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map				



147982 8810	4	3	CRO	PBF-2
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Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

RPI

**Land Use Category Proposed?**

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

**Total Land Area (Nearest 1/100th of an Acre)** 12.95

**Justification For Rezoning Application**

TO ALIGN THE ZONING CLASSIFICATION WITH THE SCHOOL USE AND TO PERMIT SIGNAGE CONSISTENT WITH DUVAL CHARTER SCHOOL SIGNAGE.

**Location Of Property**

**General Location**

SOUTHWEST CORNER OF AC SKINNER PARKWAY AND SOUTHSIDE BOULEVARD

House #	Street Name, Type and Direction	Zip Code
8680	A C SKINNER PY	32256

**Between Streets**

SUNSET MARINA DRIVE and SOUTHSIDE BOULEVARD

**Required Attachments For Formal, Complete application**

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

- One copy of the Deeds to indicate proof of property ownership.

**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 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.

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**

**12.95 Acres @ \$10.00 /acre: \$130.00**

**3) Plus Notification Costs Per Addressee**

**Notifications @ \$7.00 /each:**

**4) Total Rezoning Application Cost:**

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

Prepared by:

Raymond M. O'Steen, Jr., Esq.  
Smith Hulsey & Busey  
225 Water Street, Suite 1800  
Jacksonville, FL 32202-5182

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 12<sup>th</sup> day of March, 2014, by SOUTHWEST QUADRANT JOINT VENTURE and SWQ HOLDINGS, INC., a Florida corporation (collectively, the "Grantor"), whose addresses for notices are 3121 Venture Place, Suite 1, Jacksonville, Florida 32257 and 433 Plaza Real, Suite 275, Boca Raton, Florida 33432, to RED APPLE AT SOUTHSIDE, LLC, a Florida limited liability company (the "Grantee"), whose address for notices is 6245 N. Federal Highway, 5th Floor, Fort Lauderdale, Florida 33308:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), subject to the permitted exceptions set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Encumbrances").

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, except for the Permitted Encumbrances, the Grantor hereby covenants with said Grantee that the land is free from encumbrances made by Grantor and except for the Permitted Encumbrances, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

*(Signature and Notary Pages Follow)*

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed in its name, by its proper representatives thereunto duly authorized, as of the day and year first above written.

**SOUTHWEST QUADRANT  
JOINT VENTURE**

Tracy B Killebrew  
Name: Tracy B. Killebrew  
Raymond M. O'Brien, Jr.  
Name: Raymond M. O'Brien, Jr.

By: James H. Elstathion  
Name: James H. Elstathion  
Its: Venturer

Tracy B Killebrew  
Name: Tracy B. Killebrew  
Raymond M. O'Brien, Jr.  
Name: Raymond M. O'Brien, Jr.

By: Kent H. Schmidt  
Name: Kent H. Schmidt  
Its: Venturer

Being all of the venturers and partners of Southwest Quadrant Joint Venture

**SWQ HOLDINGS, INC., a Florida corporation**

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

By: \_\_\_\_\_  
Name: Jeffrey H. Beck  
Its: President

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

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed in its name, by its proper representatives thereunto duly authorized, as of the day and year first above written.

**SOUTHWEST QUADRANT  
JOINT VENTURE**

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

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

Name: James H. Efstathion

Its: Venturer

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

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

Name: Kent H. Schmidt

Its: Venturer

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

Being all of the venturers and partners of Southwest Quadrant Joint Venture

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

**SWQ HOLDINGS, INC., a Florida corporation**

*Allison Mara Breslow*  
Name: Allison Mara Breslow

By: *Jeffrey H. Beck*  
Name: Jeffrey H. Beck  
Its: President

*Sistie Kuneblan*  
Name: Sistie Kuneblan

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me as of the 7<sup>th</sup> day of March, 2014, by James H. Efstathion, as Venturer of Southwest Quadrant Joint Venture, on behalf of the joint venture. He is personally known to me or has produced \_\_\_\_\_ as identification.

Tracy B. Killebrew  
Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me as of the 7<sup>th</sup> day of March, 2014, by Kent H. Schmidt, as Venturer of Southwest Quadrant Joint Venture, on behalf of the joint venture. He is personally known to me or has produced \_\_\_\_\_ as identification.

Tracy B. Killebrew  
Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me as of the \_\_\_\_ day of March, 2014, by Jeffrey H. Beck, as President of SWQ Holdings, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

00863192.DOC

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me as of the \_\_\_\_ day of March, 2014, by James H. Efstathion, as Venturer of Southwest Quadrant Joint Venture, on behalf of the joint venture. He is personally known to me or has produced \_\_\_\_\_ as identification.

Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF DUVAL

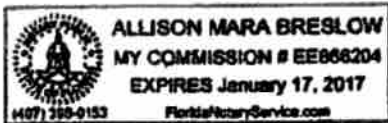
The foregoing instrument was acknowledged before me as of the \_\_\_\_ day of March, 2014, by Kent H. Schmidt, as Venturer of Southwest Quadrant Joint Venture, on behalf of the joint venture. He is personally known to me or has produced \_\_\_\_\_ as identification.

Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me as of the 7th day of March, 2014, by Jeffrey H. Beck, as President of SWQ Holdings, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced DRIVER'S LICENSE as identification.

Allison Mara Breslow  
Name: Allison Mara Breslow  
Notary Public, State of Florida  
Commission No. EE 866204  
My Commission Expires: January 17, 2017



00863192.DOC

**EXHIBIT "A"****Legal Description of the Property**

A portion of Section 13, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commence at the Northwestern corner of said Section 13; thence South 00°37'21" East along the Westerly line of said Section 13, a distance of 1102.81 feet to the Southerly right of way line of A.C. Skinner Parkway (a variable width right of way, as now established); thence Easterly, Southerly, and Northerly along last said line, run the following eight (8) courses and distances: Course No. 1: South 85°31'48" East, 430.89 feet to the Northeast corner of those lands described and recorded in Official Records Book 16154, page 2212 of the current public records of said county and the Point of Beginning; Course No. 2: continue South 85°31'48" East, 198.64 feet; Course No. 3: South 04°28'12" West, 50.00 feet; Course No. 4: South 85°43'17" East, 82.89 feet; Course No. 5: North 02°48'46" East, 50.00 feet to the arc of a curve leading Easterly; Course No. 6: Easterly along and around the arc of said curve, concave Northerly, having a radius of 612.49 feet, an arc distance of 155.86 feet, said arc being subtended by a chord bearing and distance of North 85°31'22" East, 155.44 feet to the point of tangency of said curve; Course No. 7: North 78°13'57" East, 442.00 feet to the point of curvature of a curve leading Easterly; Course No. 8: Easterly along and around the arc of said curve, concave Southerly, having a radius of 515.00 feet, an arc distance of 578.03 feet, said arc being subtended by a chord bearing and distance of South 69°36'48" East, 548.16 feet; thence South 64°40'20" West, continuing along last said line and along the Northwesternly line of those lands described and recorded in Official Records Book 12024, page 1458 of the said current public records, 486.19 feet to the Northeastly line of those lands described and recorded in Official Records Book 7448, page 624 of said current public records; thence North 25°19'40" West along last said line, 10.00 feet to the Northwesternly line of last said lands; thence South 64°40'20" West along last said line, 40.00 feet to the Southwesternly line of last said lands; thence South 25°19'40" East along last said line, 40.00 feet to the Northwesternly line of those lands described and recorded in Official Records Book 14206, page 1661 of said current public records; thence South 64°40'20" West along last said line, 110.33 feet; thence South 57°59'00" West, 572.88 feet to the Northeastly line of aforesaid lands described and recorded in Official Records Book 16154, page 2212 of said current public records; thence North 24°59'29" West along last said line, 787.08 feet to the Point of Beginning.



**EXHIBIT "B"**

**Permitted Encumbrances**

1. Taxes, assessments, and fees for the year 2014 and all subsequent years.
2. Covenants and Restrictions as set out in Warranty Deed recorded in Official Records Book 6282, page 1956; Amendment of Covenants and Restrictions recorded in Official Records Book 6947, page 1861; Release of Covenants from Paragraphs 3, 5 and 6, recorded in Official Records Book 12204, page 1534; Second Release of Covenants from Paragraph 2, recorded in Official Records Book 13651, page 2236; Confirmation of Release of Covenants recorded in Official Records Book 15897, page 1566, all of the current Public Records of Duval County, Florida.
3. Grant of Easement in favor of Southern Bell Telephone and Telegraph Company as set out in instrument recorded in Official Records Book 6987, page 1069, of the current Public Records of Duval County, Florida.
4. Notice of Fair Share Assessment Contract as set out in instrument recorded in Official Records Book 11200, page 1574; Amendment recorded in Official Records Book 15711, page 1735, all of the current Public Records of Duval County, Florida.
5. Permanent Drainage Easement Agreement in favor of the Jacksonville Transportation Authority as set out in instrument recorded in Official Records Book 12078, page 727; First Amendment recorded in Official Records Book 12646, page 1546; Second Amendment recorded in Official Records Book 16024, page 1689; Third Amendment to be recorded subsequent to the recording of this Deed, all of the current Public Records of Duval County, Florida.
6. Matters that would be disclosed by a correct and accurate survey of the Property.

**EXHIBIT A**

**Property Ownership Affidavit**

Date: 10/09/14

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

**Re: 8680 A.C. Skinner Parkway  
RE #: 147982-8810**

Gentlemen:

I, Thomas R. Hankinson, having been authorized pursuant to the attached power of attorney, certify that Red Apple at Southside, LLC is the Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application(s) for a Rezoning submitted to the Jacksonville Planning and Development Department.

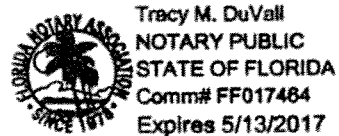
RED APPLE AT SOUTHSIDE, LLC, a Florida limited liability company

By: [Signature]  
Name: Thomas R. Hankinson  
Its: Authorized Representative

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9 day of Oct, 2014, by Thomas R. Hankinson, as Authorized Representative of Red Apple at Southside, LLC, a Florida limited liability company, on behalf of the limited liability company. He (check one)  is personally known to me, or  has produced a valid driver's license as identification.

Tracy M. DuVall (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: Tracy M. DuVall  
My Commission Expires: 5/13/17  
My Commission Number is: FF017464



  
**RED APPLE**  
at **SOUTHSIDE, LLC**

March 12, 2014

Thomas R. Hankinson  
Summit Construction Management Group, LLC.  
421 South Summerlin Avenue  
Orlando, FL 32801

RE: Red Apple at Southside, LLC  
Duval Charter School at Southside  
8680 A C Skinner Parkway  
Jacksonville, FL 32256  
Real Estate Number: 147982-8800

To Whom It May Concern:


Please allow this letter to serve as authorization and to provide power of attorney for Thomas R. Hankinson of Summit Construction Management Group, LLC, to act as the Owner's Authorized Representative for the purpose of making and processing any necessary Land Development and Building Division Applications and filing of applicable Notices for the development approvals and construction permits associated with the Charter School Project to be completed at the above referenced property.

Sincerely,

  
Jonathan K. Hage  
President & Managing Member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing was acknowledged before me this 14<sup>th</sup> day of March, 2014  
by JONATHAN K. HAGE as PRESIDENT / Managing Member of  
RED APPLE at Southside, LLC and he is personally known to me or produced  
as identification.

  
Notary Public, State of Florida



KRUSTEN L. NORTHRUP  
MY COMMISSION # EE 193077  
EXPIRES: June 20, 2018  
Bonded thru Budget Notary Services