



# PROPOSED CHANGE TO THE SOUTHPPOINT DEVELOPMENT OF REGIONAL IMPACT (DRI)

## OVERVIEW

**ORDINANCE: 2018-604**

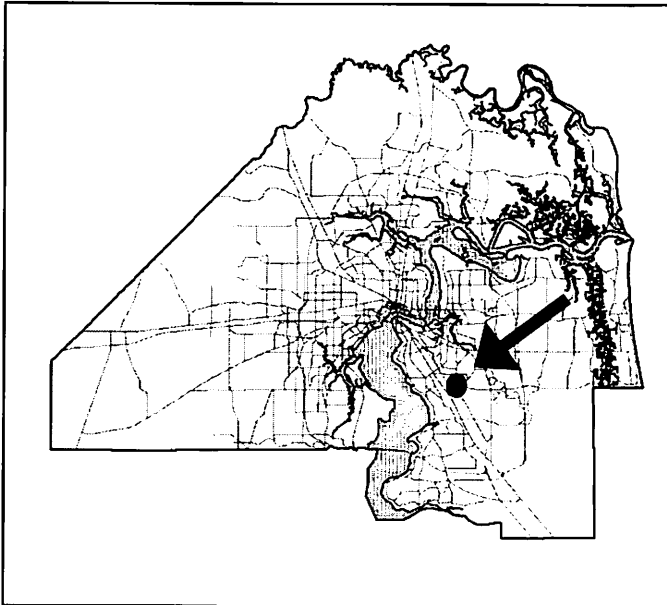
**APPLICANT: CHELSEA J. ANDERSON, ESQ. / GUNSTER, YOAKLEY & STEWART, P.A.**

**GENERAL LOCATION OF DRI:** The DRI is located at the northeast quadrant of J. Turner Butler Boulevard (SR 202) and Interstate 95 (I-95).

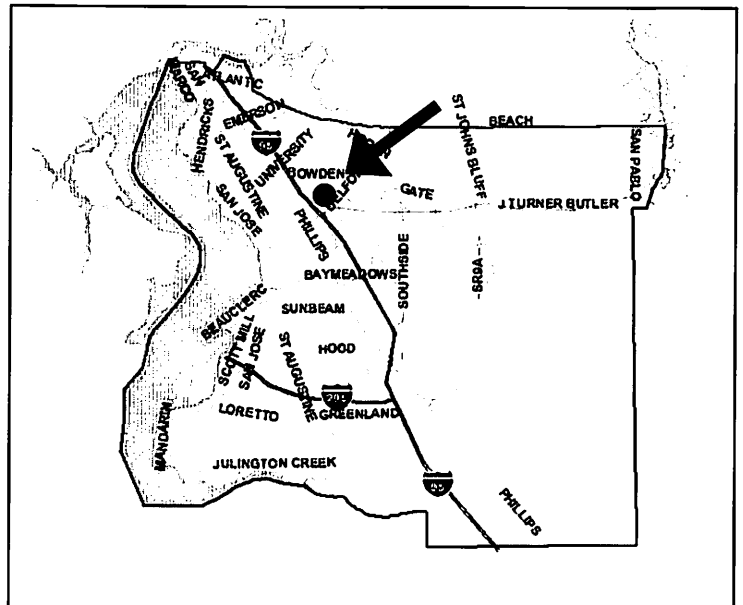
**Requested Action:** Modify the Map H of the DRI to allow a medical clinic use in the southeast corner of the intersection of Southpoint Parkway and Southpoint Boulevard.

**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

### LOCATION MAPS:

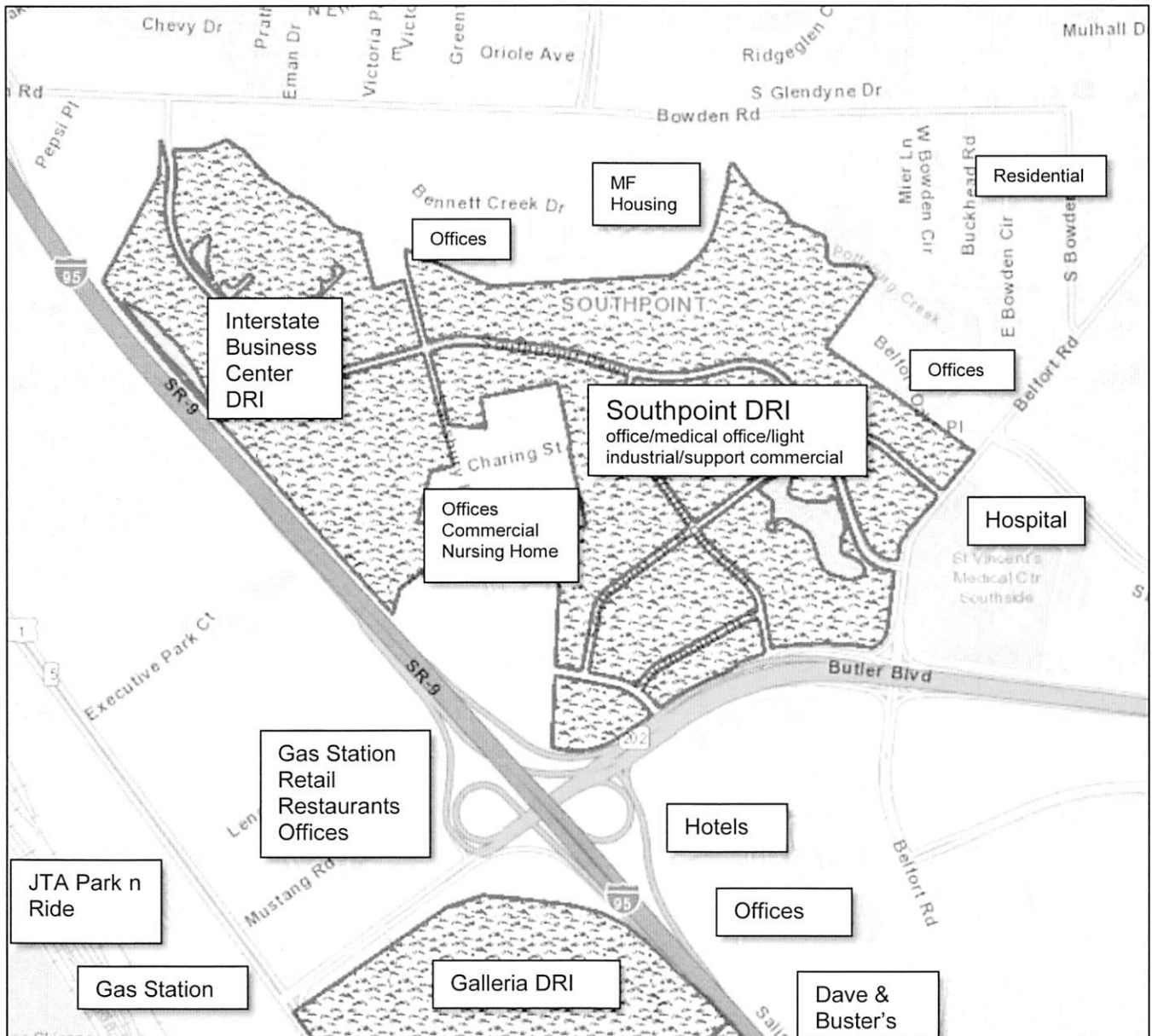


**Duval County Location Map**

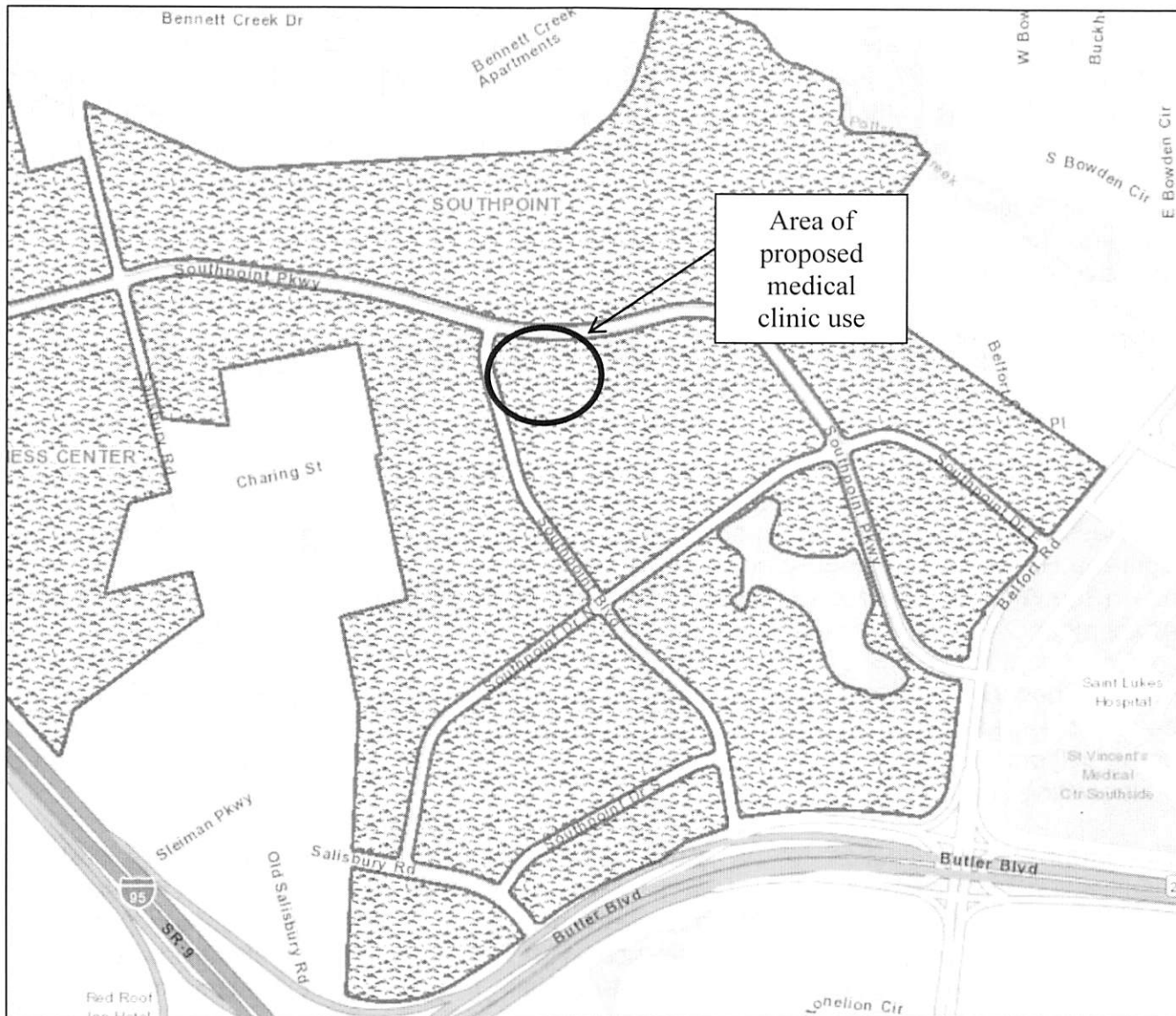


**Planning District 3: Location Map**

## Location/Field Map



**Area of Proposed Change within the DRI**



**Southpoint DRI  
Proposed Change Ordinance 2018-604  
Area of Proposed Map H Change for  
Medical Clinic Use**

## **Background/APPLICATION SUMMARY**

The Southpoint Development of Regional Impact (DRI) is approximately 250 acres in size; DRI approval was received from the City of Jacksonville in 1983 with DRI Development Order Resolution 83-156-127. In 1988, Substantial Deviation Resolution 88-1548-597 increased the land area of the DRI and increased the total number of office development rights in the DRI. The DRI includes a mix of uses with office, light industrial/warehouse, restaurant, nursing home, medical clinic and specialty retail uses. The DRI is located in the northwest quadrant of J. Turner Butler Boulevard (SR 202) and I-95. To the west of the DRI is the Interstate Business Center DRI allowing a mix of office, industrial, commercial and restaurant uses. Directly east of the DRI abutting J. Turner Butler Boulevard (SR 202) is the St. Vincent's Medical Center Southside. The larger area surrounding the DRI includes a mix of office, medical office and clinic, and residential uses. (See Location/Field Map, page 2)(See Aerial Map, Attachment A) (See Current Map H, Attachment B) (See Current Land Use Map, Attachment C)

The proposed change to the DRI requires an application adopted through local legislation. The parcel of land within the DRI associated with the subject change is located in the Business Park (BP) land use category and the Industrial Business Park (IBP) zoning district. Both the BP land use category and the IBP zoning district allow the proposed medical clinic use. (See Area of Proposed Change within the DRI, page 3)(See Current Land Use Map, Attachment C)

The proposal does not change the types of uses permitted within the DRI, and there will not be an increase in the overall development rights allowed within the DRI. The DRI development order includes a conversion of uses table that will be utilized for the applicant's conversion of their existing general office rights to medical clinic rights.

The proposed modification to the City's Southpoint DRI Development Order includes a modification to the Master Plan Map H. The Master Plan Map H for the DRI would be amended to include an additional area for medical clinic uses. The proposed Map H identifies the area for the proposed medical clinic use at the southeast corner of the intersection of Southpoint Parkway and Southpoint Boulevard within the DRI. (See Attachment B, Current and Proposed Master Plan Map H)

Please see the application for proposed change, Attachment D.

## **REVIEW AND ANALYSIS**

### **COMPREHENSIVE PLAN**

#### **Vision Plan**

The site is located within the boundaries of the Southeast Jacksonville Vision Plan. This DRI is located in an area the plan identifies as an Activity Center for office and mixed uses along a Major Transportation Corridor, J. Turner Butler Boulevard (SR 202) and I-95. The Vision Plan encourages redevelopment in this area of existing commercial and industrial uses; Guiding Principle Two promotes mixed use redevelopment and infill and describes redevelopment in

this area as one of the greatest opportunities to support growth in the District. Additionally, the proposed changes are consistent with the Vision Plan's Guiding Principle Four to "provide for economic growth". This principle focuses on integrating and coordinating this area of the district into an area-wide plan of commercial, industrial, and residential, and therefore, contributes to economic growth as encouraged under Guiding Principle Four.

### Industrial Zones

The Southpoint DRI is located within the "Industrial Situational Compatibility" Zone. Industrial Sanctuary and Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands that may be suitable for future industrial expansion and economic development.

### Land Use Categories

The Southpoint DRI is located in the Business Park (BP) land use category in the Urban Priority and Urban Development Areas of the Future Land Use Element of the 2030 Comprehensive Plan. Medical Clinic use is permitted in the BP land use category.

### Objectives and Policies

The proposed change to the DRI is consistent with the following Policies of the **Future Land Use Element** of the 2030 Comprehensive Plan.

- Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.
- Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
- Policy 3.4.2 The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

The proposed change to DRI is consistent with the following Policy of the **Transportation Element** of the 2030 Comprehensive Plan.

- Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting

land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The proposed changes facilitate continued development of the Multi-Use DRI by offering a change in the allowable location of medical clinic uses within the DRI furthering the project's consistency with Policies 1.1.11, 3.2.1, 3.2.2 and 3.4.2 of the Future Land Use Element.

Additionally, the change in the allowable location of medical clinic use within the DRI continues the original plan to provide a mix of uses to serve the area. The proposed change would not result in any significant impact on the roadway network. Therefore, the proposed DRI amendment is consistent with Policy 2.3.8 of the Transportation Element.

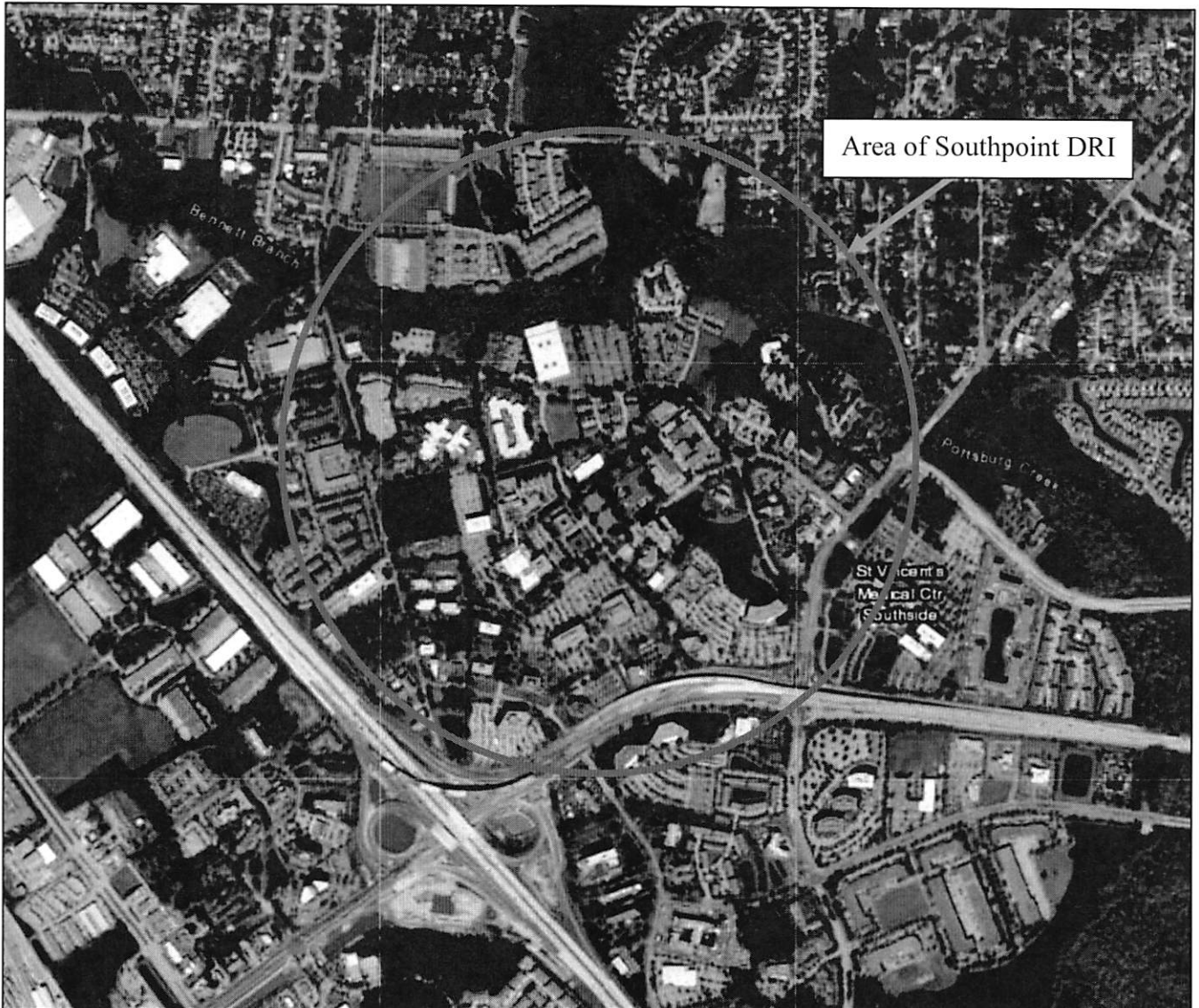
### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2018-604 be **APPROVED** as set forth in the application for the proposed change to the Development Order, dated August 20, 2018.

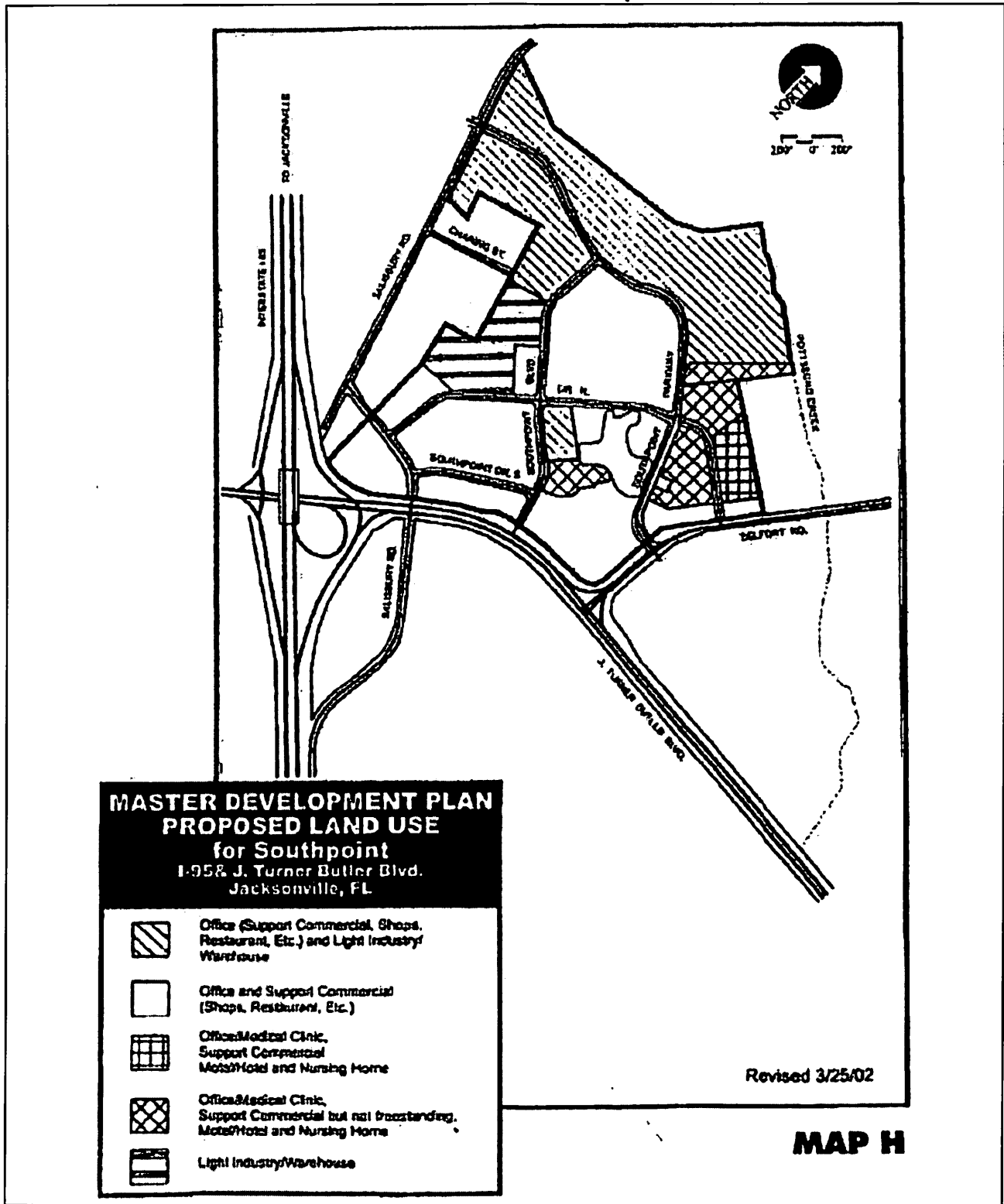
### **ATTACHMENTS**

- A. DRI AERIAL MAP, PAGE 7
- B. CURRENT AND PROPOSED MAPS H, PAGES 8-9
- C. CURRENT LAND USE MAP, PAGE 10
- D. APPLICATION FOR THE PROPOSED CHANGE, PAGE 11

ATTACHMENT A  
Aerial Map



**ATTACHMENT B**  
**Current Master Plan Map H**

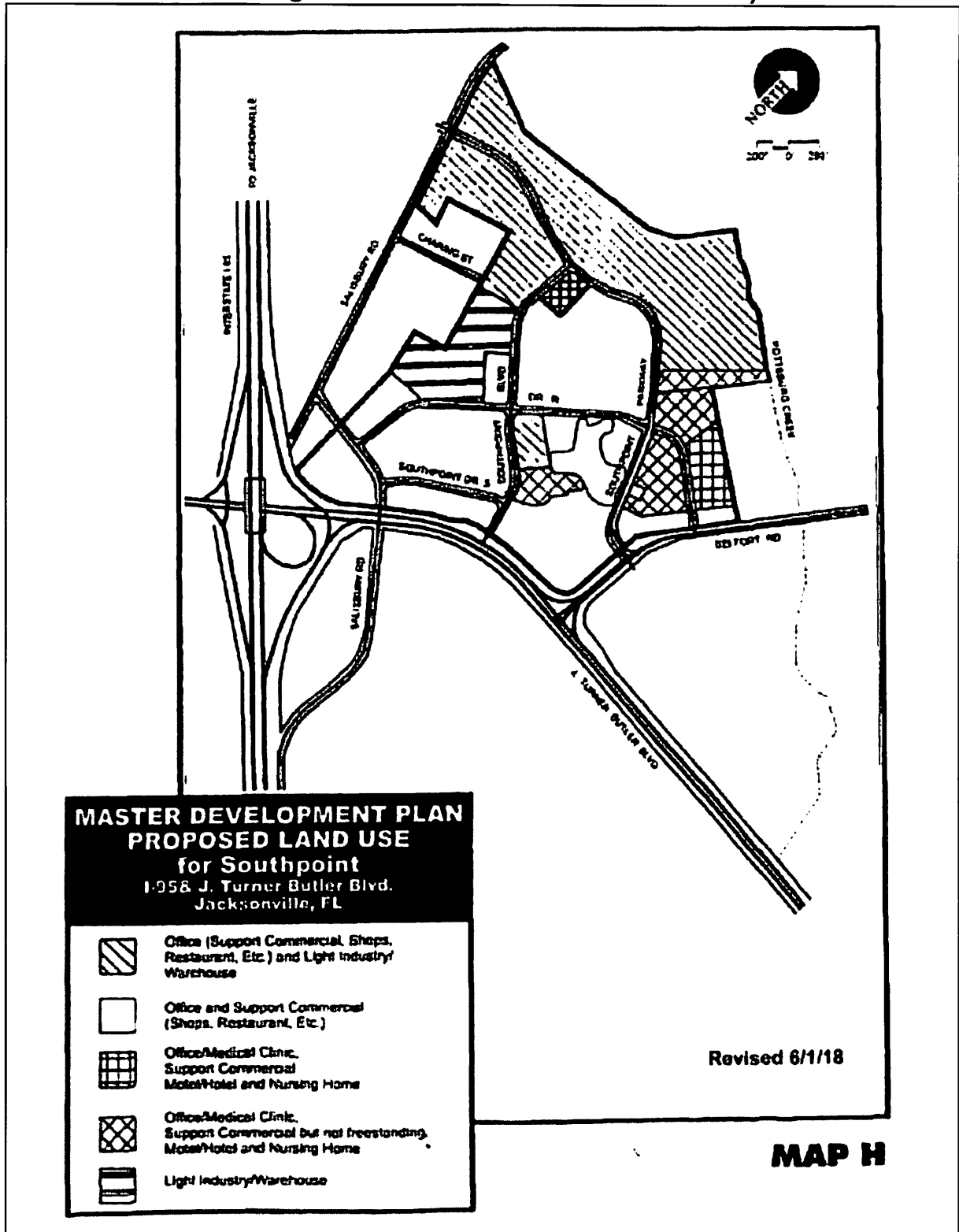




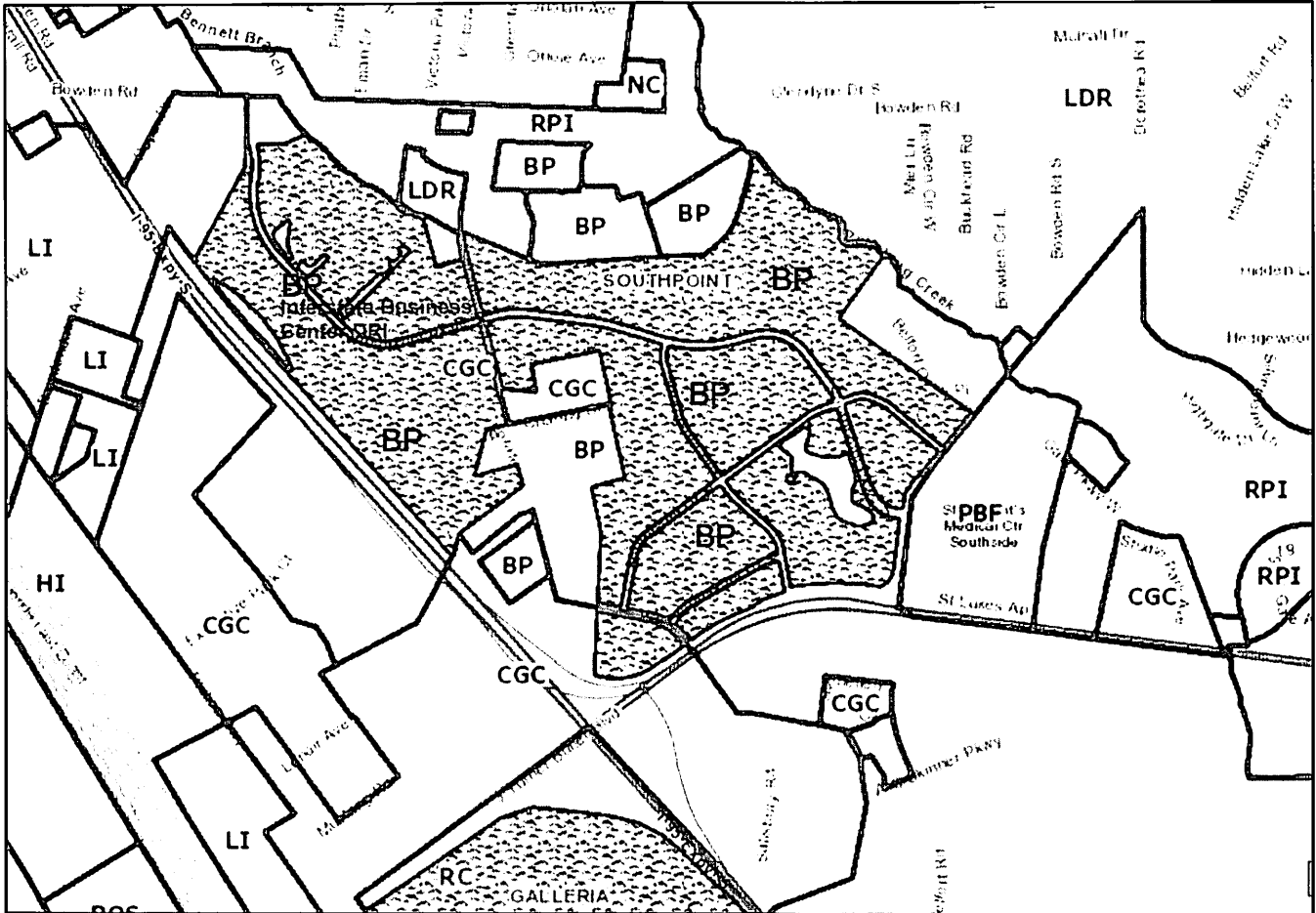
**ATTACHMENT B (continued)**

**Proposed Master Plan Map H**

(adds "Office/Medical Clinic, Support Commercial but not Freestanding Motel/Hotel and Nursing Home" toward the middle of the DRI)



**ATTACHMENT C**  
**Current Land Use Map**



**ATTACHMENT D**  
**Application for the Proposed Change**



August 20, 2018

**BY HAND DELIVERY**

Helena Parola  
Planning and Development Department  
City of Jacksonville  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

**Re: Southpoint Development of Regional Impact - Proposed Change**

Dear Helena:

Enclosed for your review is an application for a proposed change to the Southpoint Development of Regional Impact (DRI) Development Order. Market Street Development, LLC, is under contract to purchase certain property located in the DRI and intends to develop a medical clinic on the property. To this end, this application proposes to amend the Master Land Use Plan – Map H, to allow medical clinic uses on the property.

Please feel free to contact me should you have any comments or questions regarding the application.

Sincerely,

Chelsea J. Anderson

Enclosures

cc: Frank E. Miller  
Deborah Kerr  
Charles E. Smyth  
Allyn C. Tidball

**APPLICATION FOR CHANGES TO A  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
UNDER SECTION 380.06(7), FLORIDA STATUTES**

**City of Jacksonville  
Planning and Development Department**

1. DRI Name: ***Southpoint DRI***
2. Date of Application:
3. Applicant (name, address, email, phone). ***See attached written description.***
4. Authorized Agent (name, address, email, phone). ***See attached written description.***
5. Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers)

***See attached written description and Exhibit A.***

6. Description of the proposed change/s. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in the development order.

***See attached written description.***

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Planning and Development Department to clarify the nature of the change or the resulting impacts.

***See attached written description and Exhibit D.***

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order and provide a brief description of the previous changes.

***See attached written description.***

8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.

***See Exhibit D.***

9. Include the precise language that is being proposed to be deleted or added as an amendment to the development order.

***See attached written description.***

10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see

attached forms)

**See Exhibit B.**

**Southpoint Development of Regional Impact  
Proposed Change to Development Order  
August 20, 2018**

**3. Owner:** North Florida Land Holding, LLC (successor by conversion to North Florida Land Holding, Inc.)  
3627 University Boulevard South, Suite 200  
Jacksonville, Florida 32216  
Attention: Dr. Michael Fox

**Applicant:** Market Street Development, LLC  
Attention: Charles E. Smyth  
5390 Granite Lake Drive, Suite 110  
Granite Bay, California 95746  
(530) 682-2676

**Authorized Agent:** Gunster, Yoakley & Stewart, P.A.  
Attention: Frank Miller, Esq. and Chelsea J. Anderson, Esq.  
225 Water Street, Suite 1750  
Jacksonville, Florida 32202  
(904) 354-1980

Kerr Project Services  
Attention: Deborah Kerr  
1141 Tourmaline Street  
San Diego, California 92109  
(619) 778-7537

Allyn C. Tidball, P.E.  
2276 Laurel Grove Lane  
Orange Park, Florida 32073  
(904) 264-3760

**5. Location:**

The Southpoint Development of Regional Impact (“DRI”) is located within the City of Jacksonville (the “City”), comprises portions of Section 56, Township 3 South, Range 27 East, and is located at the northeast quadrant of J. Turner Butler Boulevard and Interstate 95. This proposed change only modifies the DRI with respect to that certain property with Duval County Property Appraiser Real Estate No. 152854-0150, generally located in the southeast corner of the intersection of Southpoint Parkway and Southpoint Boulevard as more particularly described in **Exhibit A** attached hereto (the “Property”).

**6. Description of Proposed Change:**

This proposed change requests an amendment to the Master Land Use Plan - Map H, as shown on the attached **Exhibit D** (“Map H”), to change the label on the Property from “Office and

Support Commercial” use to “Office/Medical Clinic, Support Commercial but not freestanding Motel/Hotel and Nursing Home” use. This proposed change simply allows Medical Clinic use on the Property. No increase in the nonresidential square footages or residential units within the DRI is being requested as part of this application. The Property is designated as Business Park (BP) – Urban Priority Area land use on the City Future Land Use Map and is located within the Industrial Business Park (“IBP”) zoning district. Medical offices and clinics are an allowed by right use within the BP land use and IBP zoning district under the City Comprehensive Plan and Zoning Code, respectively. This application proposes to amend Map H, as shown on the attached **Exhibit D** to permit the landowner to convert Office and Support Commercial uses to Medical Clinic uses, which is an allowed by right use pursuant to the Property’s land use and zoning designation, for development of the Property.

Market Street Development, LLC (“Market Street”), is under contract to purchase the Property and obtain the DRI General Office development rights associated with the Property as evidenced by the Assignment of Development Rights attached as **Exhibit E**. Market Street intends to develop the Property with a Medical Clinic use. Although a Medical Clinic use is classified as an allowed use within the BP land use under the City Comprehensive Plan and within the IBP zoning district under the City Zoning Code, Market Street requires an amendment to Map H to change the label on the Property to “Office/Medical Clinic, Support Commercial but not freestanding Motel/Hotel and Nursing Home” use in order to construct the proposed use on the Property. Therefore, a modification to Map H is needed to allow the use on the Property. The existing Southpoint DRI Land Use Exchange Table allows conversion of General Office use to Medical Clinic use. Market Street, upon purchase of the Property, intends to convert the DRI General Office development rights to Medical Clinic development rights to ensure no additional off-site impacts result from the development of the Medical Clinic use. The amendment to Map H to allow Medical Clinic uses on the Property will allow Market Street (upon purchase of the Property) to convert DRI General Office development rights to Medical Clinic development rights without creating additional impacts within the DRI or surrounding area.

The Property is adjacent to existing medical office uses to the east, office uses to the south, office (including medical office) uses and retail uses to west across Southpoint Boulevard, and office uses to the north across Southpoint Parkway. The larger surrounding area includes a mixture of office uses, medical office and clinic uses, hospitals (including St. Vincent’s Medical Center Southside), and general retail and commercial uses. The Medical Clinic use Market Street intends to develop on the Property is compatible with these surrounding uses.

Under Section 380.06(7), Florida Statutes, any proposed change to a previously approved development of regional impact shall be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations, including, but not limited to, procedures for notice to the applicant and the public regarding the issuance of development orders.

The Southpoint DRI is currently approved for 10,000 square feet of Medical Clinic uses. The amount of Medical Clinic square footage is allowed to vary upward or downward according to conversions allowed under the Land Use Exchange Table. The conversion ratios were established to ensure DRI impacts are not increased. Because existing DRI General Office



development rights will be converted to Medical Clinic development rights to allow the Medical Clinic use, there will be no increase in development rights. Therefore, the proposed change will not result in an increase to DRI impacts.

This application is being filed on behalf of Market Street as authorized by North Florida Land Holding, LLC (successor by conversion to North Florida Land Holding, Inc.), on behalf of the owner, and by Southpoint Property Owners Association, Inc., on behalf of the development. The authorization letters from North Florida Land Holding, LLC and Southpoint Property Owners Association, Inc. are attached as **Exhibit B**.

## **7. The Development Orders and Amendments since Original Approval.**

The Southpoint DRI development order and amendments are as follows:

- A. A Development of Regional Impact Development Order for the Southpoint DRI was approved by the City of Jacksonville City Council by Resolution 83-156-127 adopted April 26, 1983

### **Modifications to City of Jacksonville Development Order**

- B. Resolution 84-207-66 adopted March 14, 1984. This modification added additional lands to the Development Area and an additional 90,000 square feet of development.
- C. Resolution 84-1098-347 adopted September 25, 1984. This amendment allowed construction of general and/or medical offices and office or motel/hotel uses on certain parcels within the Southpoint DRI and redistributed land uses within the DRI.
- D. Resolution 85-602-235 adopted July 9, 1985. This amendment was a substantial deviation to modify Map H, add 722,000 square feet of leasable space, increase the amount of office space, and reduce the amount of light industrial/warehouse by 25%.
- E. Resolution 85-1393-434 adopted November 12, 1985. This amendment incorporated the settlement agreement with the Florida Department of Community Affairs which appealed Resolution 85-602-235, granting the substantial deviation. The settlement agreement included certain transportation conditions on the Developer to install traffic signalization improvements at Bowden Road and Spring Park Road and at Spring Park Road and University Boulevard and required annual monitoring of Spring Park Road with certain conditions relating to actions to be taken when exceedances of acceptable levels of service were projected.
- F. Resolution 87-1249-389 adopted October 27, 1987. This amendment advanced the commencement of Phase II from 1991 to 1987 and added 112,000 square feet of office space.
- G. Resolution 88-1548-597 adopted January 24, 1989. This amendment was a substantial deviation to add land known as the Pottsburg Tract to the Southpoint DRI, to increase

total square footage by 210,000, and to impose additional conditions related to drainage, water supply, solid waste and transportation.

- H. Resolution 90-212-116 adopted February 2, 1990. This amendment added a Land Use Exchange Table to the Southpoint DRI, limited the extent of motel/hotel uses to specific areas within the DRI, revised Map H, and added 128,000 square feet of office uses resulting in a total of 2,692,300 square feet of office space.
- I. Resolution 95-388-100 adopted May 10, 1995. This amendment added medical clinic and nursing home uses as allowable uses within the DRI and modified Map H.
- J. Resolution 95-700-165 adopted June 27, 1995. This amendment established baseline densities for medical clinic, motel/hotel, and nursing home uses and modified Map H to accommodate changes requested by the Florida Department of Community Affairs
- K. Resolution 1999-1036-A adopted November 9, 1999. This amendment modified Map H to convert office square footage to nursing home beds.
- L. Ordinance 2002-524-E adopted June 11, 2002. This amendment revised Map H to reflect the addition of nursing home facility uses in certain areas of the DRI.
- M. Ordinance 2005-86-E adopted February 8, 2005. This amendment extended the DRI build-out date and modified the reporting period to allow for biennial reporting.

**9. Precise Language Proposed to be added to the Development Order:**

Substitute the current Master Land Use Plan - Map H, attached hereto as **Exhibit C**, with the amended Master Land Use Plan - Map H, attached hereto as **Exhibit D**.

**INDEX TO**  
**SOUTHPOINT DRI PROPOSED CHANGE EXHIBITS**

- A. Property Legal Description
- B. Authorization Letters
- C. Existing Master Land Use Plan – Map H
- D. Proposed Revised Master Land Use Plan - Map H
- E. Assignment of Development Rights

**EXHIBIT A**

**Property Legal Description**

## LEGAL DESCRIPTION

4035 Southpoint Blvd. Jacksonville, FL 32216

Real Estate Number: 152-854-0150

### EXHIBIT "A"

A tract of land comprised of portions of Tract 6 and the former right-of-way of Charing Street, (closed by Petition No. 177, Resolution of the Board of County Commissioners of Duval County, Florida, dated January 3, 1956), acreage replat of Southside Farms, according to Plat recorded in Plat Book 14, page 99, of the public records of Jacksonville, Duval County, Florida, and being a portion of those lands described as Parcel 2, as recorded in the Official Records Volume 6423, page 466, public records of said county, and being more particularly described as follows:

For a point of reference, commence at the point of intersection of the centerline of Southpoint Drive North, a public road described in Deed of Dedication recorded in Official Records Volume 5147, page 527, public records of said county, with the Northwesterly prolongation of the centerline of Southpoint Boulevard, a public road described in Deed of Dedication recorded in Official Records Volume 5147, page 530, said public records, and run North 35°51'18" West, along said prolongation and along the centerline of that portion of Southpoint Boulevard described in Deed of Dedication recorded in Official Records Volume 5731, page 858, said public records, a distance of 535.01 feet to a point on the boundary of those lands described in Exhibit "A" of Southpoint - Phase II, Protective Covenants recorded in Official Records Volume 5652, Page 2106, said public records; run thence North 53°52'36" East along said boundary, a distance of 30.00 feet to a point lying on the easterly right of way line of Southpoint Boulevard (a 60 foot right of way as now established); thence North 35°51'18" West along and with said easterly right of way line 6.98 feet to a point of curvature of a curve concave northeasterly and having a radius of 452.47 feet, thence along the arc of said curve a distance of 157.81 feet to the point of tangency, said curve being subtended by a chord bearing and distance of North 25°51'48" West, 157.01 feet; thence continue along said easterly right of way line North 15°52'18" West, 238.05 feet to the point of beginning.

From the point of beginning thus described continue along the easterly right of way line of said Southpoint Boulevard on a bearing of North 15°52'18" West, a distance of 225.15 feet to a point of curvature of a curve concave northeasterly and having a radius of 304.16 feet; thence along the arc of said curve a distance of 150.29 feet to the point of tangency of said curve being subtended by a chord bearing of North 01°42'57" West, 148.77 feet; thence continue along the easterly right of way line of said Southpoint Boulevard on a bearing of North 12°26'24" East, a distance of 8.52 feet to a point of curvature of a curve concave southeasterly and having a radius of 35.00 feet; thence along the arc of said curve a distance of 53.28 feet to a point of reverse curvature, said curve being subtended by a chord bearing of North 56°02'49" East, 48.28 feet, said point also lying on the southerly right of way line of Southpoint Parkway, as said right of way is described in Deed of Dedication recorded in Official Records Volume 5731, Page 850, said public records; thence along the arc of said reverse curve being concave northwesterly and having a radius of 1405.01 feet, a distance of 168.47 feet, said curve being subtended by a chord bearing of South 83°46'53" East, 168.37 feet; thence South 15°52'18" East, a distance of 328.57 feet; thence South 74°07'42" West, a distance of 242.33 feet to the point of beginning.

Exhibit B

Property Ownership Affidavit

Date: 8/16/18

City of Jacksonville

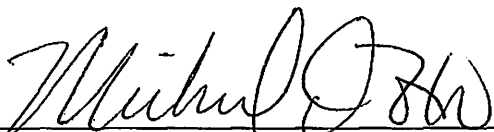
City Council/Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

To Whom it May Concern:

I, Michael D. Fox, M.D., the Managing Member of North Florida Land Holding, LLC (successor by conversion to North Florida Land Holding, Inc.), hereby certify that it is the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) required by the City to amend Map H of the Southpoint DRI to permit use of said property for an office/ medical clinic.

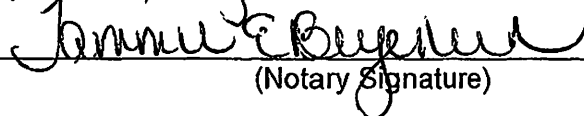
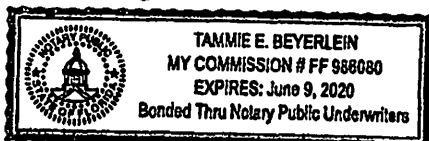
NORTH FLORIDA LAND HOLDING, LLC  
(successor by conversion to NORTH FLORIDA LAND HOLDING, INC.)



By: Michael D. Fox, M.D.  
Its: Managing Member

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 16 day of August (month), 2018, by Michael D. Fox, M.D., the Managing Member of NORTH FLORIDA LAND HOLDING, LLC (successor by conversion to NORTH FLORIDA LAND HOLDING, INC.), who is personally known to me or has produced Personally known as identification.

  
(Notary Signature)

## Exhibit "1"

A tract of land comprised of portions of Tract 6 and the former right-of-way of Charing Street, (closed by Petition No. 177, Resolution of the Board of County Commissioners of Duval County, Florida, dated January 3, 1956), acreage replat of Southside Farms, according to Plat recorded in Plat Book 14, page 99, of the public records of Jacksonville, Duval County, Florida, and being a portion of those lands described as Parcel 2, as recorded in the Official Records Volume 6423, page 466, public records of said county, and being more particularly described as follows:

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**Exhibit B**

**Agent Authorization**

Date: 8/16/18

**City of Jacksonville**

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

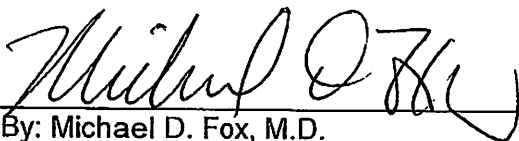
Re: Agent Authorization for the following site location:

0 Southpoint Parkway (RE # 152854-0150)

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 GUNSTER, YOAKLEY & STEWART, P.A. and MARKET STREET DEVELOPMENT, LLC and any of its consultants to act as agents to file application(s) required by the City to amend Map H of the Southpoint DRI to permit use of said property for an office/ medical clinic.

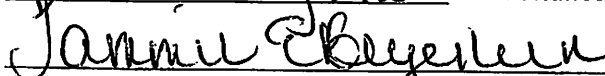
NORTH FLORIDA LAND HOLDING, LLC  
(successor by conversion to NORTH FLORIDA LAND HOLDING, INC.)

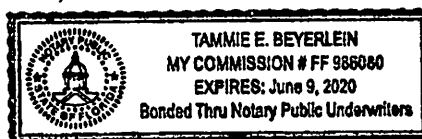


By: Michael D. Fox, M.D.  
Its: Managing Member

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 16 day of August (month), 2018, by Michael D. Fox, M.D., the Managing Member of NORTH FLORIDA LAND HOLDING, LLC (successor by conversion to NORTH FLORIDA LAND HOLDING, INC.), who is personally known to me or has produced personally known as identification.

  
(Notary Signature)





## Exhibit "1"

A tract of land comprised of portions of Tract 6 and the former right-of-way of Charing Street, (closed by Petition No. 177, Resolution of the Board of County Commissioners of Duval County, Florida, dated January 3, 1956), acreage replat of Southside Farms, according to Plat recorded in Plat Book 14, page 99, of the public records of Jacksonville, Duval County, Florida, and being a portion of those lands described as Parcel 2, as recorded in the Official Records Volume 6423, page 466, public records of said county, and being more particularly described as follows:

For a point of reference, commence at the point of intersection of the centerline of Southpoint Drive North, a public road described in Deed of Dedication recorded in Official Records Volume 5147, page 527, public records of said county, with the Northwesterly prolongation of the centerline of Southpoint Boulevard, a public road described in Deed of Dedication recorded in Official Records Volume 5147, page 530, said public records, and run North 35°51'18" West, along said prolongation and along the centerline of that portion of Southpoint Boulevard described in Deed of Dedication recorded in Official Records Volume 5731, page 858, said public records, a distance of 535.01 feet to a point on the boundary of those lands described in Exhibit "A" of Southpoint - Phase II, Protective Covenants recorded in Official Records Volume 5652, Page 2106, said public records; run thence North 53°52'36" East along said boundary, a distance of 30.00 feet to a point lying on the easterly right of way line of Southpoint Boulevard (a 60 foot right of way as now established); thence North 35°51'18" West along and with said easterly right of way line 6.98 feet to a point of curvature of a curve concave northeasterly and having a radius of 452.47 feet, thence along the arc of said curve a distance of 157.81 feet to the point of tangency, said curve being subtended by a chord bearing and distance of North 25°51'48" West, 157.01 feet; thence continue along said easterly right of way line North 15°52'18" West, 238.05 feet to the point of beginning.

From the point of beginning thus described continue along the easterly right of way line of said Southpoint Boulevard on a bearing of North 15°52'18" West, a distance of 225.15 feet to a point of curvature of a curve concave northeasterly and having a radius of 304.16 feet; thence along the arc of said curve a distance of 150.29 feet to the point of tangency of said curve being subtended by a chord bearing of North 01°42'57" West, 148.77 feet; thence continue along the easterly right of way line of said Southpoint Boulevard on a bearing of North 12°26'24" East, a distance of 8.52 feet to a point of curvature of a curve concave southeasterly and having a radius of 35.00 feet; thence along the arc of said curve a distance of 53.28 feet to a point of reverse curvature, said curve being subtended by a chord bearing of North 56°02'49" East, 48.28 feet, said point also lying on the southerly right of way line of Southpoint Parkway, as said right of way is described in Deed of Dedication recorded in Official Records Volume 5731, Page 850, said public records; thence along the arc of said reverse curve being concave northwesterly and having a radius of 1405.01 feet, a distance of 168.47 feet, said curve being subtended by a chord bearing of South 83°46'53" East, 168.37 feet; thence South 15°52'18" East, a distance of 328.57 feet; thence South 74°07'42" West, a distance of 242.33 feet to the point of beginning.

## Exhibit B

### Agent Authorization

Date: 8-10-18

#### City of Jacksonville

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

Re: Agent Authorization for the following site location:

Southpoint DRI (RE # 152854-0150)

Map H Amendment

To Whom it May Concern:

You are hereby advised that the undersigned hereby consents to GUNSTER, YOAKLEY & STEWART, P.A. and MARKET STREET DEVELOPMENT, LLC and any of its consultants to file all application(s) required by the City to amend Map H of the Southpoint DRI.

SOUTHPOINT PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]

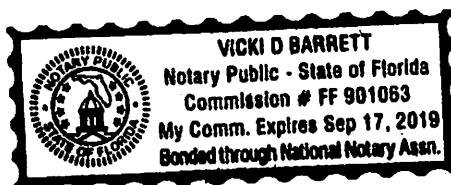
Its: Director

STATE OF Florida  
COUNTY OF Duval

The foregoing affidavit was sworn and subscribed before me this 10 day of August (month), 2018, by W Alex Coley, the Director of SOUTHPOINT PROPERTY OWNERS ASSOCIATION, INC., who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Signature)

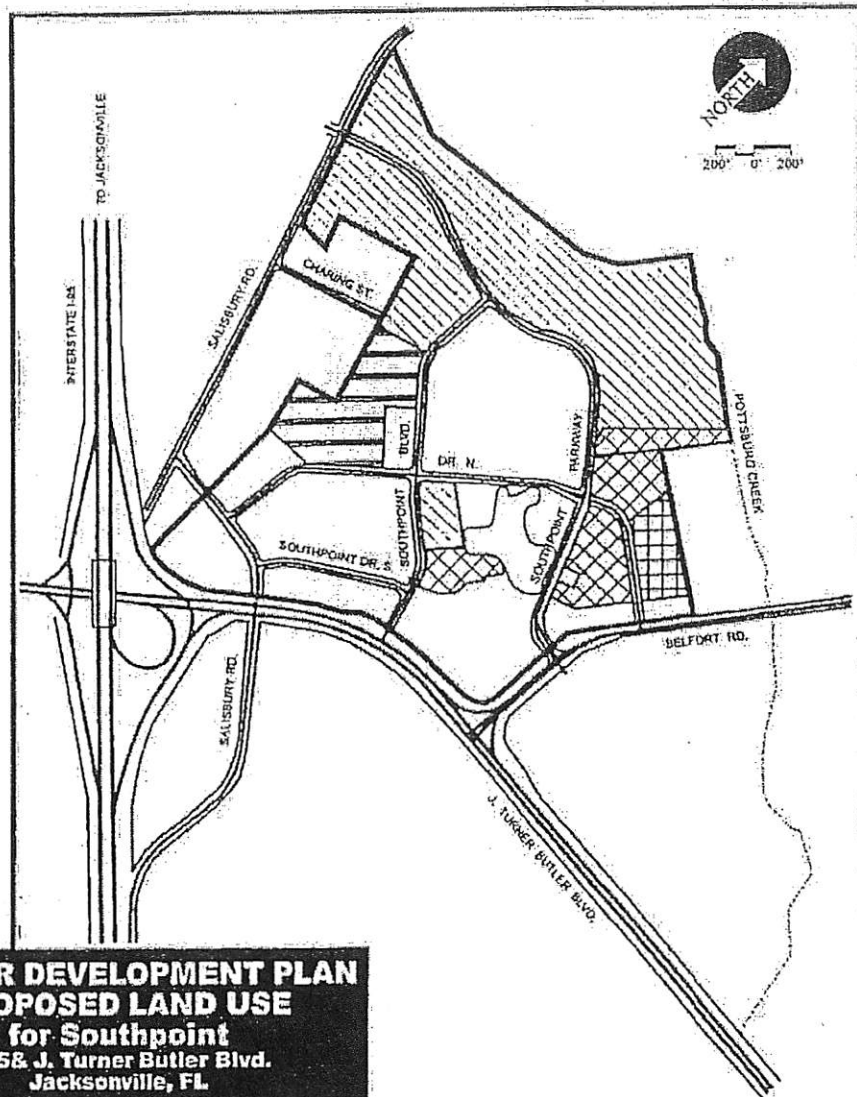
Vicki D Barrett








**EXHIBIT C**

**Existing Master Land Use Map – Map H**

EXISTING MASTER LAND USE MAP - MAP H



**MASTER DEVELOPMENT PLAN  
PROPOSED LAND USE  
for Southpoint  
I-95 & J. Turner Butler Blvd.  
Jacksonville, FL**

-  Office (Support Commercial, Shops, Restaurant, Etc.) and Light Industry/Warehouse
-  Office and Support Commercial (Shops, Restaurant, Etc.)
-  Office/Medical Clinic, Support Commercial Motel/Hotel and Nursing Home
-  Office/Medical Clinic, Support Commercial but not freestanding, Motel/Hotel and Nursing Home
-  Light Industry/Warehouse

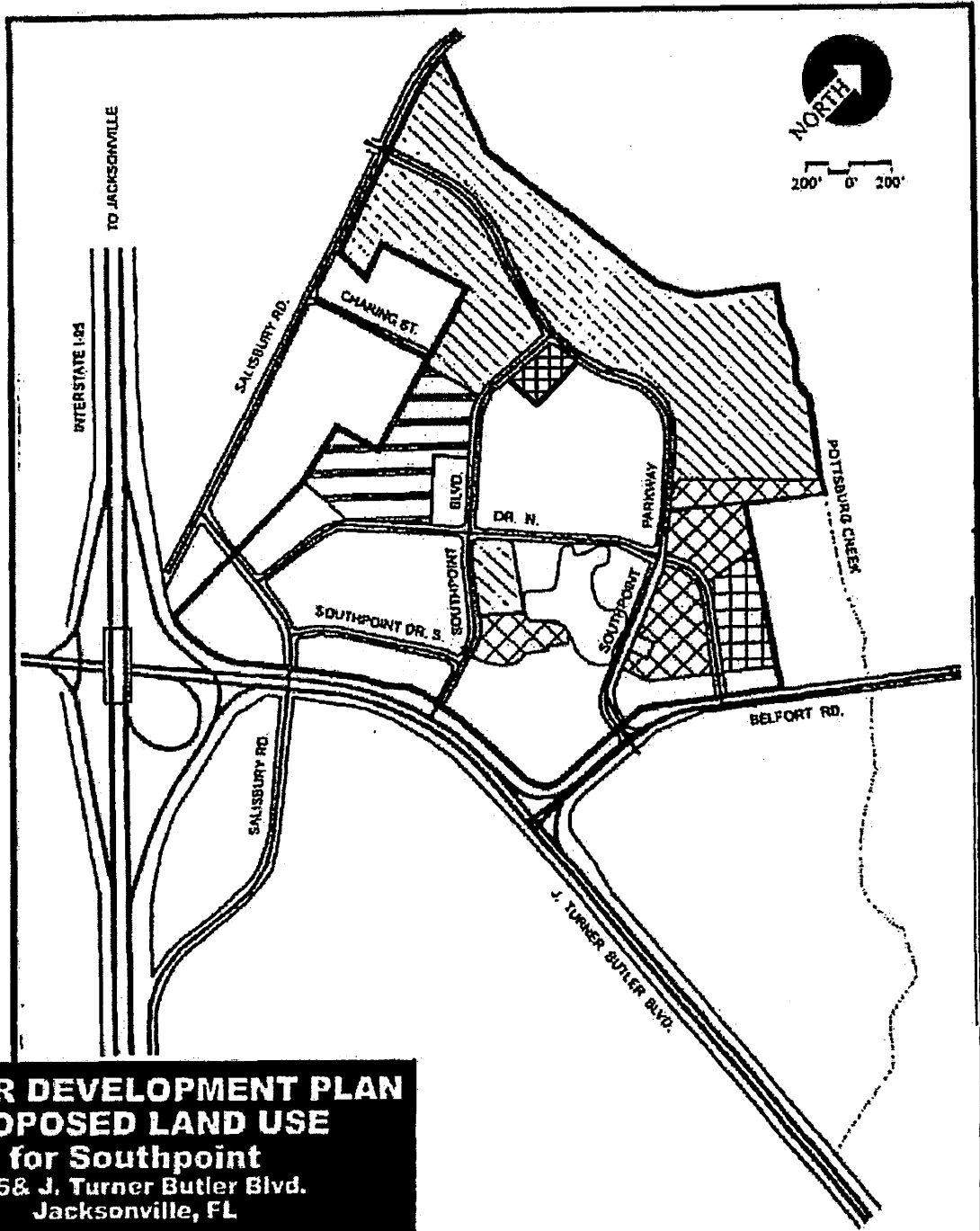
Revised 3/25/02

**MAP H**

**EXHIBIT D**

**Proposed Revised Master Land Use Map - Map H**

REVISED MASTER LAND USE MAP - MAP H



**MASTER DEVELOPMENT PLAN  
PROPOSED LAND USE  
for Southpoint  
I-95 & J. Turner Butler Blvd.  
Jacksonville, FL**

-  Office (Support Commercial, Shops, Restaurant, Etc.) and Light Industry/Warehouse
-  Office and Support Commercial (Shops, Restaurant, Etc.)
-  Office/Medical Clinic, Support Commercial Motel/Hotel and Nursing Home
-  Office/Medical Clinic, Support Commercial but not freestanding, Motel/Hotel and Nursing Home
-  Light Industry/Warehouse

Revised 6/1/18

**MAP H**

**EXHIBIT E**

**Assignment of Development Rights**

Prepared by and return to:  
Karen E. Wendzel, Esquire  
Rogers, Towers, Bailey, Jones & Gay  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

Doc# 99871124  
Book# 9458  
Pages: 1886 - 1889  
Filed & Recorded  
11/04/99 11:25:39 AM  
HENRY H. ESTER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 2.50  
RECORDING \$ 17.00

9904023  
4.00  
4.50

**ASSIGNMENT OF DEVELOPMENT RIGHTS**

**THIS ASSIGNMENT** dated this 9th day of October, 1999 by and between **THE KENT-MAR CORPORATION**, a Maryland corporation ("Assignor") and **NORTH FLORIDA LAND HOLDING, INC.**, a Florida corporation, ("Assignee").

**NOW, THEREFORE**, in consideration of the purchase of the property hereinafter described and payment of full consideration therefore, Assignor and Assignee agree as follows:

1. Recitals.

(a) Assignor is conveying to Assignee the parcel legally described in Exhibit A attached hereto (hereinafter "Real Property").

(b) The Real Property is a portion of the Southpoint Office and Light Industrial Park Development of Regional Impact ("DRI") and is subject to the requirements of Resolution 83-156-127, filed in Official Records Book 5645, Page 2256, as amended by City of Jacksonville Resolution 84-207-66 and Resolution 84-1098-347 and City of Jacksonville Resolution 85-602-235 and 85-1392-434, as amended by Notice of Substantial Deviation and Other Amendments to Development Order filed in Official Records Book 6007, Page 1780, Allocation of Square Footage Made Pursuant to Substantial Deviation to Development Order [For Southpoint Business Center], filed in Official Records Book 6007, Page 1782, as amended by City Council of Jacksonville Resolutions No. 87-1249-389, 88-1548-597 and 90-212-116 and further amended by Notice of Amendment to Southpoint Development Order filed in Official Records Book 6423, Page 478, and Allocation of Square Footage filed in Official Records Book 6979, Page 422, and further amended by Resolution 95-388-100 and Resolution 95-700-165 and Notification of Amendment to Development Order and Covenants Establishing Procedures for Future Allocations of Development Rights filed in Official Records Book 8140, Page 1343, and amended by Declaration of Conversion of Development Rights [for Southpoint Office and Light Industrial Park], filed in Official Records Book 8140, Page 1355, and amended by Allocation of Development Rights Southpoint Office and Light Industrial Park, filed in Official Records Book 8140, Page 1363, Public Records of Duval County, Florida. (as to all parcels) Allocations of Development Rights under said Resolutions have been made by numerous recorded instruments which are not specified herein. ("Development Order").

2. Assignment of Development Rights. Assignor hereby assigns, conveys and releases to Assignee, as a covenant running with the land, development rights for 30,000 square feet of office and support commercial space under the Development Order for Assignee's sole use in the

(L)



development of the Real Property in accordance with the requirements of the Development Order and the applicable codes and ordinances of the City of Jacksonville, Florida. Assignor hereby warrants and represents that such development rights have been allocated to Assignor, have not been conveyed to any other party, that the development rights are subject to compliance by Assignee with all applicable governmental requirements and regulations. Assignor does not warrant or provide any assurances to assignee as to water or sewer capacity, availability of other utilities or the availability of permits required for the development of the Real Property. Except as set forth herein, this Assignment is unconditional and irrevocable with respect to the Assignor.

3. Successors and Assigns. This Assignment shall inure to the benefit of the Assignee and its successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Assignment on the day and year first above written.

Signed, sealed and delivered in the presence of:



Juanita C. Taylor  
Print Name Juanita C. Taylor

Mary C. Allender  
Print Name MARY E. ALLENDER

Fred N. Parker  
Fred N. Parker  
Its President  
VICE

[Signature]  
Print Name [Signature]  
[Signature]  
Print Name JOHN M. LUTVACH

NORTH FLORIDA LAND HOLDING, INC.

BY: [Signature]  
Print Name STEPHEN L. BUCKLEY  
Its PRESIDENT

STATE OF KENTUCKY

COUNTY OF Jayson

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of October, 1999, by Fred N. Passer, the Vice President of The Kent-Mar Corporation, a Maryland corporation, on behalf of the corporation, who is personally known to me or who produced \_\_\_\_\_ as identification.

Darlene J. Sloan  
Notary Public, State of Kentucky  
Name: Darlene J. Sloan

My Commission Expires: 10-22-01  
My Commission Number is: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of October, 1999, by Stephen L. Buckley, the \_\_\_\_\_ President of Regional Development Corp., Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of ~~Kentucky~~ Florida  
Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

 Cecile Evans Rider  
MY COMMISSION # CC261529 EXPIRES  
September 28, 2003  
BONDED THRU TROY FAN INSURANCE, INC.

EXHIBIT "A"

A tract of land comprised of portions of Tract 6 and the former right-of-way of Charing Street, (closed by Petition No. 177, Resolution of the Board of County Commissioners of Duval County, Florida, dated January 3, 1956), acreage replat of Southside Farms, according to Plat recorded in Plat Book 14, page 99, of the public records of Jacksonville, Duval County, Florida, and being a portion of those lands described as Parcel 2, as recorded in the Official Records Volume 6423, page 466, public records of said county, and being more particularly described as follows:

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From the point of beginning thus described continue along the easterly right of way line of said Southpoint Boulevard on a bearing of North 15°52'18" West, a distance of 225.15 feet to a point of curvature of a curve concave northeasterly and having a radius of 304.16 feet; thence along the arc of said curve a distance of 150.29 feet to the point of tangency of said curve being subtended by a chord bearing of North 01°42'57" West, 148.77 feet; thence continue along the easterly right of way line of said Southpoint Boulevard on a bearing of North 12°26'24" East, a distance of 8.52 feet to a point of curvature of a curve concave southeasterly and having a radius of 35.00 feet; thence along the arc of said curve a distance of 53.28 feet to a point of reverse curvature, said curve being subtended by a chord bearing of North 56°02'49" East, 48.28 feet, said point also lying on the southerly right of way line of Southpoint Parkway, as said right of way is described in Deed of Dedication recorded in Official Records Volume 5731, Page 850, said public records; thence along the arc of said reverse curve being concave northwesterly and having a radius of 1405.01 feet, a distance of 168.47 feet, said curve being subtended by a chord bearing of South 83°46'53" East, 168.37 feet; thence South 15°52'18" East, a distance of 328.57 feet; thence South 74°07'42" West, a distance of 242.33 feet to the point of beginning.

HALSTED & WILSON, INC. (Not Legal)