

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-60 TO
PLANNED UNIT DEVELOPMENT
FEBRUARY 13, 2014

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 **2014-60** to Planned Unit Development.

<i>Location:</i>	East side of Alta Drive between Alta Circle north and Captiva Bluff Road North. West side of New Berlin Road between Island Drive and American Holly Road
<i>Real Estate Number(s):</i>	108451-0003, 108451-0200, 108451-0220, 108451-0180, 108451-0060, 108451-0020, 108451-0160
<i>Current Zoning District:</i>	Planned Unit Development (PUD 2004-1293-E)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Rural Residential (RR) Low Density Residential (LDR) Light Industrial (LI)
<i>Proposed Land Use Category:</i>	Light Industrial (LI)
<i>Planning District:</i>	North, District 6
<i>City Council District:</i>	The Honorable Ray Holt, District 11
<i>Applicant/Agent:</i>	Tom Ingram, Esq. Akerman, LLP 50 North Laura Street, Suite 3100 Jacksonville, Florida 32202
<i>Owner:</i>	Peter Anderson Stone Mountain Industrial Park, Inc. 4102 Bulls Bay Highway Jacksonville, Florida 32219

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2014-60 seeks to rezone approximately 313.67 acres of land from PUD to PUD. The residential component in "Parcel G" will be deleted and replaced with warehouse/distribution/light manufacturing uses. The office/flex space in "Parcel K" will be deleted and replaced with warehouse/distribution/light manufacturing uses.

The original PUD allowed for a maximum of 150 single-family residential units, 120,000 square feet of office/flex space and a maximum of 3,000,000 square feet of warehouse/distribution and light assembly uses. The proposed rezoning will allow for a maximum of 50 single-family residential units and a maximum of 4,500,000 square feet of warehouse/distribution and light manufacturing uses.

A condition in the original PUD required the owner to make improvements to Alta Drive between I-295 and Faye Road. A subsequent PUD modified that condition to extend the deadline for the required improvements to coincide with proposed improvements by the City of Jacksonville. The proposed PUD requests to make a cash contribution of \$370,828 to the City for the required improvements.

The original PUD proposed a maximum of 150 single family dwellings and a 3 acre park. Since no residential development has occurred, the owner is requesting to make a cash contribution of \$60,000 for improvements to William F. Sheffield Regional Park.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Residential (RR), Low Density Residential (LDR) and Light Industrial (LI) functional land use categories 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. However, there is a companion Application for Large Scale Land Use Amendment to the Future Land Use Map Series 2014G-001 (Ordinance 2014-59) that seeks to amend the portion of the site that is within the RR land use category to Light Industrial (LI). Staff is recommending that Application for

Large Scale Land Use Amendment to the Future Land use Map Series 2014G-001 be approved. 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. A description of the category is noted below.

The uses provided herein shall be applicable to all RR sites within the Suburban Area and Rural Area. **Principal Uses:** Single family dwellings. **Secondary Uses:** Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition, the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; and Drive through facilities in conjunction with a permitted use.

LI - GENERAL USES

The uses provided herein shall be applicable to all LI sites in all Development Areas.

Principal Uses: Light assembly and manufacturing; Packaging; Processing; Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing; Research and development activities; Transportation terminals; Radio/T.V. studios; Transmission and relay towers; Yard waste composting; Recycling facilities; Business/professional offices; Medical clinics; Veterinary offices; and Vocational/trade schools and building trade contractors. Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category.

Secondary Uses: Secondary uses shall be permitted pursuant to the Industrial land use introduction. In addition, the following secondary uses may also be permitted: Railroad yards; Truck terminals; Bus and rail stations; Solid waste management facilities including composting and recycling operations; Institutional uses and public facilities; Utility plants and facilities; Broadcasting studios including transmitters; and Telephone and cellular phone towers.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential (RR), Low Density Residential (LDR) and Light Industrial (LI). There is a companion Application for Large Scale Land Use Amendment to the Future Land use Map Series 2014G-001 (Ordinance 2014-59) that seeks to amend the portion of land that is within the RR land use category to LI. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

F.L.U.E. Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

F.L.U.E. Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

F.L.U.E. Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

F.L.U.E. Policy 3.2.30 The area shown on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

F.L.U.E. Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for industrial development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed site plan indicates there will be approximately 120 acres of open space in the form of wetlands and retention ponds. Portions of the open space will screen the residential area from the adjacent industrial uses.

Focal points and vistas: The proposed development includes the preservation of open space and provides for a 120 acres open space. According to the conceptual master plan, the residential subdivision vistas would be enhanced by the preservation of natural areas abutting the proposed subdivision on Parcel A.

The use of topography, physical environment and other natural features: According to the written description, the development would provide sidewalks in accordance with the 2030 Comprehensive Plan and applicable codes. Therefore, pedestrian circulation patterns would be enhanced and strengthened by compliance with sidewalk requirements on both sides of the road.

The use and variety of building setback lines, separations, and buffering: The PUD development contains setbacks that are more restrictive than those contained in the IL Zoning District.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The PUD will comply with the parking and landscape regulations in the Zoning Code, ensuring there will be no adverse impacts to the adjacent businesses.

The variety and design of dwelling types: the PUD proposes the residential lots will be a minimum of 80 feet in width, 8,000 square feet in area and the density will not exceed 2 units per acre. Residential lots in the area range from 6,000 square feet to over one acre in size.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is

located in an area where residential, office, commercial and institutional uses function as a mixed-use development. Multi-family development at this location complements the existing hospital, various office and commercial uses by increasing the housing options for those that are employed in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RR	RR-Acre	Single family dwellings
	LDR	PUD (02-618)	Single family subdivision
	MDR	PUD (05-553)	Townhomes
	LI	IL	Undeveloped
South	LDR	RR-Acre	Single family dwellings
	LI	PUD (08-243)	Undeveloped
East	PBF	PBF-1	JEA
	AGR-iii	AGR	Undeveloped
West	LDR	PUS (00-907)	Single family subdivision

(6) Intensity of Development

The proposed development is consistent with the IL functional land use category as an industrial development. There is a residential component which is not to exceed 50 dwelling units. The PUD is appropriate at this location because it will provide opportunities for businesses in the area including the Jacksonville Port.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. It is the intention of the PUD to reduce the number of single family residential dwellings from 150 to 50. In lieu of the 3 acre recreational park, the owner requests to make a cash payment of \$60,000 to be used for the William F. Sheffield Regional Park.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify on-site wetlands. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

A listed species study which included agency research, map review and field inspections. Regulatory wetland programs should protect ibis habitat. The survey recommended that the applicant obtain Florida Fish & Wildlife Conservation Commission (FFWCC) permit for gopher tortoise impacts. Documentation should be provided to the Planning and Development Department showing appropriate permitting activities.

(10) Off-street parking including loading and unloading areas.

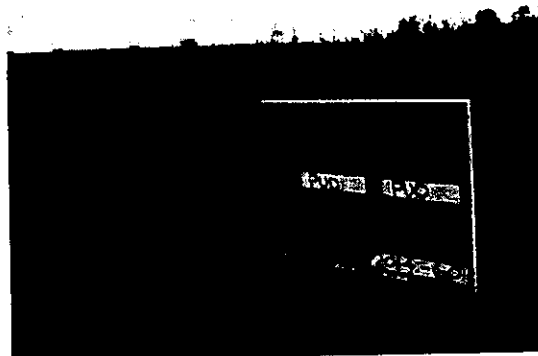
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

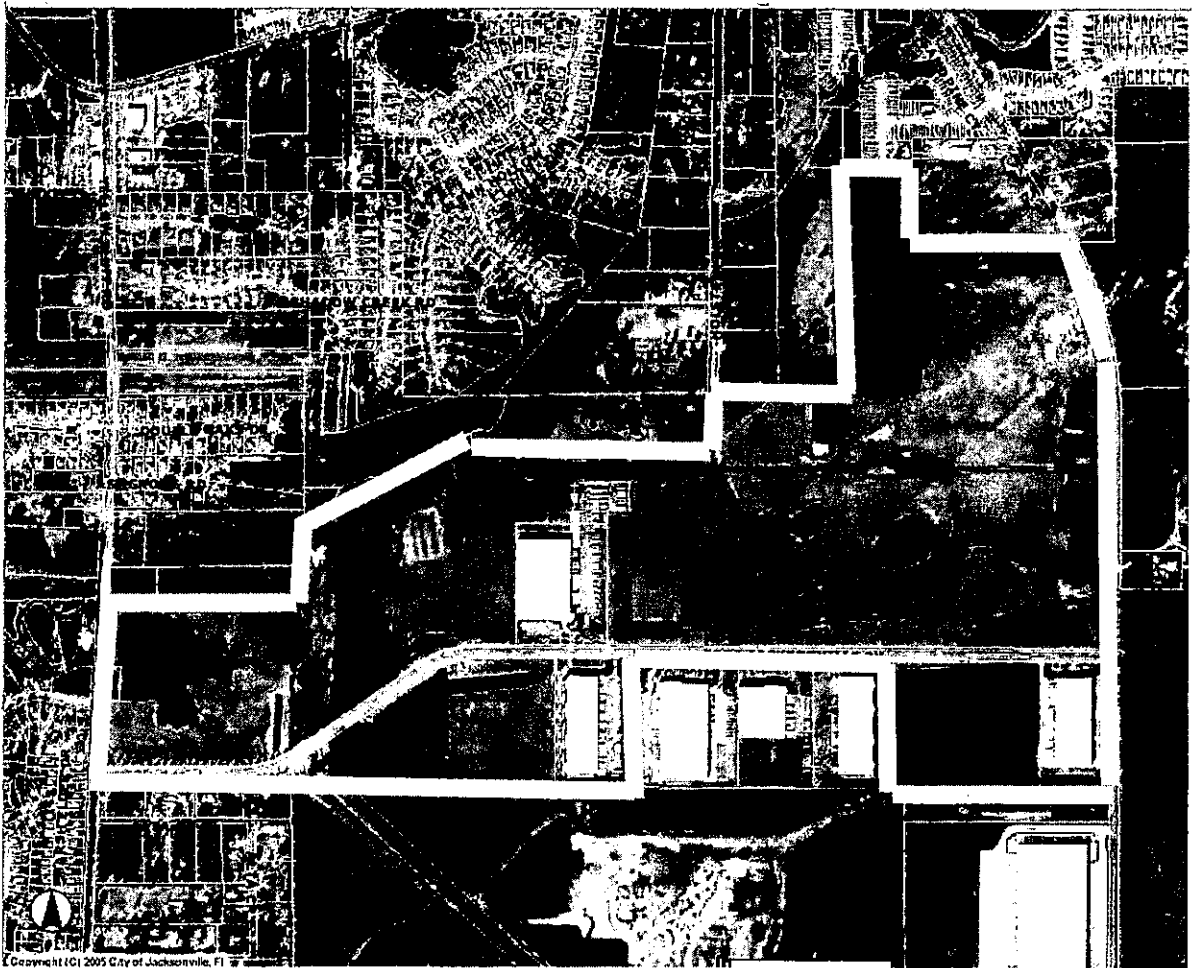
Upon visual inspection of the subject property on February 3, 2014, the required Notice of Public Hearing signs were posted.

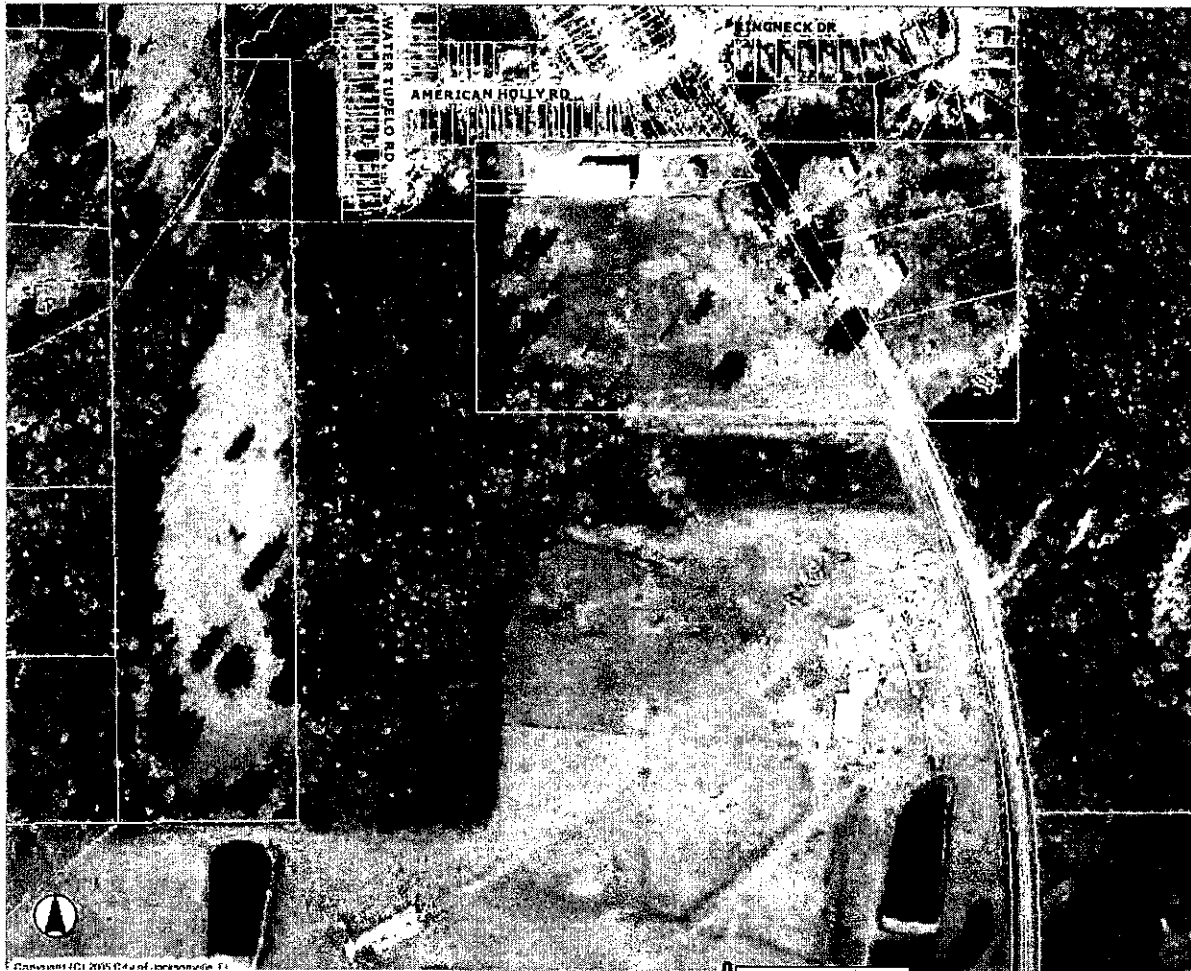


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-60 be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated November 26, 2013.
2. The subject property shall be developed in accordance with the original written description dated January 6, 2014
3. The subject property shall be developed in accordance with the original site plan dated January 6, 2014.
4. The subject property shall comply with Section 656.399.46 Area of situational compatibility overlay zone buffer requirements, Zoning Code.
5. Outside storage areas which require screening, shall be screened with a fence, berm or landscaping or a combination thereof, a minimum of eight (8) feet in height and 85% opaque.





Detail view of "Parcel G" which is being changed from RR land use category to LI.

DEVELOPMENT SERVICES



January 23, 2014

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King, Traffic Technician Senior

Subject: **Northpoint Industrial Park PUD**
PUD R-2014-060 fka R-2004-1293 fka R-2001-934

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

The decision whether or not to permit Developer to pay "1. *Proposed Cash Contribution for Improvements to Alta Drive/Yellow Bluff Road*" shall come from Director of Public Works, Jim Robinson P.E. as I do not have the authority to make that decision.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2014-0060 **Staff Sign-Off/Date** BEL / 12/19/2013**Filing Date** 01/10/2014 **Number of Signs to Post** 10**Hearing Dates:****1st City Council** 02/11/2014 **Planning Commission** 02/13/2014**Land Use & Zoning** 02/19/2014 **2nd City Council** 02/25/2014**Neighborhood Association** MARSHWINDS HOA**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 508**Application Status** PENDING**Date Started** 11/06/2013**Date Submitted** 11/15/2013**General Information On Applicant****Last Name****First Name****Middle Name**

INGRAM

THOMAS

O

Company Name

AKERMAN LLP

Mailing Address

50 NORTH LAURA ST, STE 3100

City

JACKSONVILLE

State

FL

Zip Code 32202**Phone**

9047983700

Fax

9047983730

Email

THOMAS.INGRAM@AKERMAN.COM

General Information On Owner(s)**Check to fill first Owner with Applicant Info****Last Name**

ANDERSON

First Name

PETER

Middle Name**Company/Trust Name**

STONE MOUNTAIN INDUSTRIAL PARK, INC.

Mailing Address

4102 BULLS BAY HIGHWAY

City

JACKSONVILLE

State

FL

Zip Code

32219

Phone

9046952452

Fax**Email**

PANDERSON@PATTILLORE.COM

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 108451 0003	11	6	PUD	PUD

Map	108451 0200	11	6	PUD	PUD
Map	108451 0220	11	6	PUD	PUD
Map	108451 0180	11	6	PUD	PUD
Map	108451 0060	11	6	PUD	PUD
Map	108451 0020	11	6	PUD	PUD
Map	108451 0160	11	6		PUD

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

Land Use Category Proposed? ☒

If Yes, State Land Use Application #

2013G-002

Land Use Category

LI

Total Land Area (Nearest 1/100th of an Acre) 313.67

Development Number

Proposed PUD Name

Justification For Rezoning Application

SEE ATTACHED WRITTEN DESCRIPTION

Location Of Property

General Location

PORT JACKSONVILLE PARKWAY

House

0

Street Name, Type and Direction

PORT JACKSONVILLE PY

Zip Code

32226

Between Streets

NEW BERLIN ROAD

and ALTA DRIVE

Required Attachments For Formal, Complete application

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

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

Exhibit F ☒ Land Use Table

Exhibit G ☒ Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

Exhibit H ☐ Aerial Photograph.

Exhibit I ☐ Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J ☐ Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K ☐ Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

☒ Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee: \$2,000.00

2) Plus Cost Per Acre or Portion Thereof

313.67 Acres @ \$10.00 /acre: \$3,140.00

3) Plus Notification Costs Per Addressee

106 Notifications @ \$7.00 /each: \$742.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$5,882.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

OVERALL LEGAL DESCRIPTION

A PART OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE NORTH 00° 21' 40" WEST ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 990.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 58' 28" EAST LEAVING SAID EASTERLY LINE, A DISTANCE OF 1008.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2834.90 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12° 59' 18" EAST AND A CHORD DISTANCE OF 1297.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00° 14' 10" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2323.29 FEET TO THE POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 1; THENCE SOUTH 89° 54' 29" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 1342.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 89° 45' 59" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 2, A DISTANCE OF 4005.12 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT LYING ON THE WESTERLY LINE OF A 250.00 FOOT WIDE JEA EASEMENT, ACCORDING TO MAPS PREPARED BY THE CITY OF JACKSONVILLE, DRAWING NO. T70-83; THENCE NORTH 02° 43' 43" EAST ALONG SAID WEST LINE, A DISTANCE OF 1731.21 FEET TO A POINT; THENCE CONTINUE NORTH 02° 43' 43" EAST ALONG SAID WEST LINE, A DISTANCE OF 10 FEET, MORE OR LESS, TO THE SOUTHERLY TOP OF BANK OF RUSHING BRANCH CREEK; THENCE NORTHEASTERLY MEANDERING SAID TOP OF BANK, A DISTANCE OF 989 FEET, MORE OR LESS; THENCE NORTH 89° 20' 01" EAST LEAVING SAID TOP OF BANK, A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT; THENCE CONTINUE NORTH 89° 20' 01" EAST, A DISTANCE OF 1811.88 FEET; THENCE NORTH 50° 25' 38" EAST, A DISTANCE OF 568.31 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2, THENCE NORTH 89° 20' 01" EAST ALONG SAID NORTH LINE, A DISTANCE OF 448.61 FEET; THENCE NORTH 00° 23' 59" WEST LEAVING SAID NORTH LINE, A DISTANCE OF 1451.74 FEET; THENCE NORTH 89° 21' 01" EAST, A DISTANCE OF 445.26 FEET TO A POINT ON SAID EAST LINE OF SECTION 35; THENCE SOUTH 00° 21' 40" EAST ALONG SAID EAST LINE, A DISTANCE OF 460.67 FEET TO THE POINT OF BEGINNING.

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, EXCEPT THE WEST 30.0 FEET LYING IN ALTA DRIVE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND ALSO EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8529, PAGE 2459 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA. LANDS

THUS DESCRIBED CONTAIN 34.71 ACRES, MORE OR LESS. CERTIFIED TO:
STONE MOUNTAIN INDUSTRIAL PARK.

LESS AND EXCEPT THE FOLLOWING LANDS:

LOT #2: (NORTHPOINT INDUSTRIAL PARK)

A part of Sections 1 and 2, Township 1 South, Range 27 East and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northwest corner of said Section 1; running thence S 01°17'43" W a distance of 1753.31 feet to a point; running thence N 89°44'05" W a distance of 1815.63 feet to a point and the TRUE POINT OF BEGINNING; running thence S 0°15'55" W a distance of 846.00 feet to a point; running thence N 89°44'05" W a distance of 501.83 feet to a point; running thence N 0°15'55" E a distance of 846.00 feet to a point; running thence S 89°44'05" E a distance of 501.83 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 9.75 acres.

Together with:

NORTHPOINT #3 (3600 PORT JACKSONVILLE PARKWAY)

A part of Section 2, Township 1 South, Range 27 East, Duval County, Jacksonville, Florida, and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northwest corner of said Section 1; running thence S 01°17'43" W a distance of 1753.31 feet to a point lying on the southern right of way of Port Jacksonville Parkway (80' r/w); running thence along said right of way N 89°44'05" W a distance of 1114.5 feet to a point and the TRUE POINT OF BEGINNING; running thence S 0°00'00" W a distance of 845.99 feet to a point; running thence N 89°44'05" W a distance of 705.05 feet to a point; running thence N 0°15'55" E a distance of 846.00 feet to a point lying on the southern right of way of Port Jacksonville Parkway (80' r/w); running thence S 89°44'05" E a distance of 701.13 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 13.65 acres.

Together with:

LOT #4: NORTHPOINT INDUSTRIAL PARK:

A part of Section 2, Township 1 South, Range 27 East, Duval County, Jacksonville, Florida, and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northwest corner of said Section 1; running thence S 01°17'43" W a distance of 1753.31 feet to a point lying on the southern right of way of Port Jacksonville Parkway (80' r/w); running thence along said right of way N 89°44'05" W a distance of 625.54 feet to a point and the TRUE POINT OF BEGINNING; running thence S 0°00'00" E a distance of 474.77 feet to a point; running thence N 89°54'17" W a distance of 488.96 feet to a point; running thence N 0°00'00" W a distance of 476.22 feet to a point lying on the southern right of way of Port Jacksonville Parkway (80' r/w); running thence S 89°44'05" E a distance of 488.96 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 5.30 acres.

AND a part of Section 2, Township 1 South, Range 27 East, Duval County, Jacksonville, Florida, and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northwest corner of said Section 1; running thence S 01°17'43" W a distance of 1753.31 feet to a point lying on the southern right of way of Port Jacksonville Parkway (80' r/w); running thence along said right of way N 89°44'05" W a distance of 625.54 feet to a point; running thence S 0°00'00" E a distance of 474.77 feet to a point and the TRUE POINT OF BEGINNING; running thence S 0°00'00" E a distance of 371.24 feet to a point; running thence N 89°44'05" W a distance of 488.96 feet to a point; running thence N 0°00'00" W a distance of 369.79 feet to a point; running thence S 89°54'17" E a distance of 488.96 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 4.16 acres.

ALSO, LESS AND EXCEPT ANY PUMP STATION PARCELS PREVIOUSLY CONVEYED TO JEA, AND ANY PUBLIC RIGHTS OF WAY.

Property Ownership Affidavit

Date: July 10, 2013

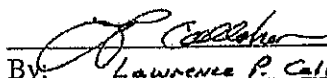
Jacksonville City Council
117 West Duval Street, 4th Floor
Jacksonville, Florida 32202

Jacksonville Planning & Development
Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

To Whom It May Concern:

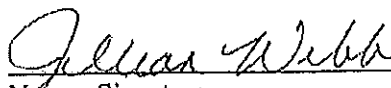
I, Lawrence P. Callahan, as President of STONE MOUNTAIN INDUSTRIAL PARK, INC., hereby certify that it is the Owner of the property described in the attached legal description (Exhibit 1), in connection with filing applications for amendment to the comprehensive plan and rezoning, submitted to the Jacksonville Planning & Development Department.

STONE MOUNTAIN INDUSTRIAL PARK, INC., a
Georgia corporation

By: 
Its Lawrence P. Callahan
President

STATE OF Georgia
COUNTY OF Gwinnett

The foregoing affidavit was sworn and subscribed before me this 10th day of July, 2013, by Lawrence P. Callahan, as President of STONE MOUNTAIN INDUSTRIAL PARK, INC.


Notary Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____

JILLIAN WEBB
Notary Public, Gwinnett County, Georgia
My Commission Expires July 13, 2016

Agent Authorization

Date: July 10, 2013


City of Jacksonville
Planning & Development Department
Ed Ball Building
214 North Hogan Street
Suite 300
Jacksonville, FL 32202

Re: Agent Authorization for **NorthPoint Industrial Park**

To Whom It May Concern:

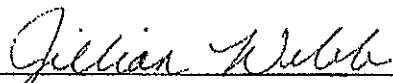
You are hereby notified that the undersigned is the owner of property located within the NorthPoint Industrial Park, more specifically described in the attached Exhibit 1. I hereby authorize Thomas O. Ingram, Esq. of Akerman Senterfitt to act as agent regarding applications for zoning, amendments to the comprehensive plan, concurrency, and other development-related applications for the above-referenced property. I authorize him to file these applications and such other documents as may be necessary or appropriate for such applications.

STONE MOUNTAIN INDUSTRIAL PARK, INC., a
Georgia corporation


By: Lawrence P. Callahan
Its President

STATE OF Georgia
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me this 10th day of July, 2013, by Lawrence P. Callahan as President of STONE MOUNTAIN INDUSTRIAL PARK, INC.


Notary Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JILLIAN WEBB
Notary Public, Gwinnett County, Georgia
My Commission Expires July 13, 2016

EXHIBIT C

Binding Letter

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

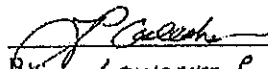
Re: NorthPoint Industrial Park, Port Jacksonville Parkway

To Whom It May Concern:

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

Sincerely,

STONE MOUNTAIN INDUSTRIAL PARK, INC., a
Georgia corporation


By: Lawrence P. Callahan
Its President

JILLIAN WEBB
Notary Public, Gwinnett County, Georgia
My Commission Expires July 13, 2016

Exhibit D

NorthPoint Industrial Park

Written Description

January 6, 2014

This application is to modify the zoning for a portion of the NorthPoint Industrial Park PUD as approved in Ordinances 2001-934-E and 2004-1293-E (collectively, the "Current PUD"). NorthPoint is located between Alta Drive and New Berlin Road, north of Faye Road. It is currently partially developed with high cube warehouse uses. Current users include Nivel Parts and Manufacturing (golf carts), The Hillman Group (fasteners) and Southeastern Paper Group. Ordinance 2004-1293-E changed the timing of a road improvement but made no other changes to the 2004 PUD.

Under the current zoning, there is a 62.2 acre area in the northeasterly portion of the PUD (shown on the Site Plan as Parcel G) that would be changed from single-family residential to Warehouse/Distribution/Light Assembly uses, as such uses are described in the Current PUD. An 11.9 acre site that is in the central south portion of the project would be changed from Office/Flex uses to Warehouse/Distribution/Light Assembly uses.

1. Proposed Cash Contribution for Improvements to Alta Drive/Yellow Bluff Road

Ordinance 2004-1293 requires that the developer widen a portion of Alta Drive between the existing tapers at I-295 north to Faye Road by December 31, 2005. Work has not been completed, but following consultations with the Department of Public Works in 2010 and 2011, the developer posted an irrevocable letter of credit in the amount of \$370,828.00 to secure the developer's obligation to complete these improvements. Since that time, the City has initiated and funded efforts to engineer and design the four-laning of Alta Drive and Yellow Bluff Road between I-295 and New Berlin Road. By this application, the developer proposes that in lieu of this obligation, it (Stone Mountain Industrial Park, Inc.) make a cash contribution of \$370,828.00 to the City of Jacksonville to be used solely for the purpose of design, engineering and/or construction of the four-laning of Alta Drive between I-295 and New Berlin Road. Such payment would be due not later than sixty (60) days from the receipt of a written request by the Director of Public Works.

2. Proposed Cash Contribution for William F. Sheffield Regional Park

The Current PUD requires that three acres of active recreation be provided within the project to serve residential development on Parcels G and A, which together were estimated to contain 80 dwelling units when completed. A park site is shown on the Current PUD's Parcel G. The 2001 PUD Ordinance required that the park site be dedicated within 2 years of approval of the ordinance; however, in the event that residential development did not occur within two years of the ordinance, the park location could be relocated subject to review and approval of the Planning and Development Department. Since the time of the 2001 PUD approval, no residential development has occurred within NorthPoint. Also since that time, the City has acquired and opened William F. Sheffield Regional Park, a 385 acre regional park less than one-half mile from NorthPoint Industrial Park. The park opened earlier this year with a portion of the

park improvements that the City has planned. The developer proposes that in lieu of providing active recreation on-site and given the reduced amount of residential development which may occur on the NorthPoint Industrial Park property, the developer (Stone Mountain Industrial Park, Inc.) make a \$60,000 cash contribution to the City of Jacksonville to be used for planned capital improvements to William F. Sheffield Regional Park, to be made within 90 days of approval of this rezoning.

3. Site Plan Summary

The proposed revised Site Plan is attached. No change is proposed to the buffer areas to the northwesterly portion of Parcel G, where the project abuts the townhome development at the Villages of Northwoods. The approximately 10 acre property that is to the north of Parcel G, east of the Villages of Northwoods and owned by M&M Dairy, Inc., now has a Light Industrial land use designation.

The Revised Site Plan contains a revised development table, as follows:

Use	Acreage	% of Total Lands	Max. Density
Warehouse/Distribution/Light Assembly	278.96	89	4,500,000 encl. sf
Single Family Residential	34.71	11	min. 80 foot lots, 2 units/gross ac.

4. Uses and Performance Standards on Parcels G and K

The approved August 10, 2001 Written Description (attached) describes the allowed uses within the Warehouse/Distribution/Light Assembly uses and is not proposed to be changed except as provided herein. Under this application, the Warehouse/Distribution/Light Assembly allowed uses would include office uses not to exceed 200,000 square feet (not including office uses ancillary to other allowed uses such as warehousing), and would apply to Parcel G and K as well as continuing to apply to B, C, D, E, F, H, I and J.

5. Outside Storage on All Warehouse/Distribution/Light Assembly Parcels

Outside storage shall be allowed on all sides of a building; provided, however, that if such outside storage is within 50 feet of adjacent property which is either (i) not zoned for industrial or similar purposes, or which is (ii) outside of the boundary of this PUD, it shall be enclosed or visually screened with a fence, landscaping or landscaped berm. This modifies the requirement in the Current PUD at page 4, #8, and is consistent with other warehouse development fronting New Berlin Road. Limited screening for Truck Court areas would be required as set forth in section 6 below.

6. Truck Court Areas in Warehouse/Distribution/Light Assembly Parcels

Truck courts (a type of specialized vehicular use area closed to the public where semi-trailers are loaded, unloaded and/or stored) shall be allowed on any side of any building associated with the truck court. Required landscaping for any truck court may be located near the perimeter of the truck court or adjacent to a building on the property, so long as the landscape area is within 20 feet of the perimeter of the truck court. See 656.1214(e). Loading areas for new development in these parcels occurring in 2014 or thereafter shall be screened from the street frontage in accordance with Parts 6 and 12 of the Zoning Code (January 2014), if required by Parts 6 and 12. Perimeter landscape requirements between adjacent parcels along shared parcel boundaries shall continue to be waived.

7. Exclusion of Gwinnett Industries, Inc. and JEA Properties

The changes to the performance standards and development criteria proposed in this application do not apply to those parcels currently owned by Gwinnett Industries, Inc. at 3510, 3600 and 3650 Port Jacksonville Parkway, and those parcels owned by JEA at 3034 Port Jacksonville Parkway and 3774 Port Jacksonville Parkway (total 0.16 ac). These parcels are not part of the legal description included in this application.

8. PUD Review Criteria, § 656.341(d)

- A. Consistency with Comprehensive Plan. The Future Land Use Map designation of the subject property is Light Industrial, which allows the uses described in this application. A companion application to amend the land use designation Parcels G and K to Light Industrial is being considered with this application.
- B. Consistency with the Concurrency Management System. This project is the subject of a proportionate share agreement. Development shall be either consistent with this agreement or with the mobility plan.
- C. Allocation of Residential Land Use. This application would reduce the amount of residential uses; therefore, the criteria in section 656.341(d)(3) is not applicable.
- D. Internal Compatibility/Vehicular Access. A buffer between the residential parcel, Parcel A, would continue in place under the Site Plan. The uses proposed within the Property are compatible with each other.
- E. External Compatibility/Intensity of Development. The proposed project is consistent with the existing and planned uses of the surrounding properties, and will not have any avoidable or undue adverse impact on existing or planned surrounding uses. Open space is proposed adjacent to the Villages of Northwoods project at the northeasterly corner of the project. Access is proposed to occur via existing access points on Port Jacksonville Parkway and up to three access points on New Berlin Road, north of Port Jacksonville Parkway, as generally shown on the Master Plan.
- F. Recreation/Open Space. At least 10 percent of the Property will be passive open space, which would include any areas used for retention.

G. Impact on Wetlands. Any wetlands impacts will be permitted by the St. Johns River Water Management District and/or the U.S. Army Corps of Engineers, as applicable. All wetlands in the project are Category III (All Other) wetlands under the Comprehensive Plan.

H. Listed Species Regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street Parking & Loading Requirements. Parking ratios based on existing parking and building area may be maintained at the option of the developer, irrespective of the parking maximums provided for in the Zoning Code.

J. Sidewalks, Trails and Bikeways. No change is proposed to the existing PUD regarding sidewalks, trails and bikeways. Port Jacksonville Parkway was constructed with bike lanes and sidewalks on both sides of the street.

K. Stormwater Retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

L. Utilities. Utilities will be provided by JEA.

Other Information Requested by the Planning and Development Department:

Signage. No change to the existing PUD sign criteria is proposed.

Existing Site Characteristics. The Property is generally flat and is currently partially developed with light industrial uses as well as stormwater retention areas. It is a former dairy property.

APPLICANT INFORMATION

Agent: Thomas O. Ingram, Esq.
Akerman LLP
50 N. Laura Street, Suite 3100
Jacksonville, FL 32202
(904) 798-3700
thomas.ingram@akerman.com

Project Planning:

Rusty McKellar, Director of Land & Development
Pattillo
5830 East Ponce De Leon Avenue
Stone Mountain, Georgia 30083
(770) 938-6366

Development Data

Land Use	Acres	% of Total	Maximum Density/Intensity
Warehouse/Light Assembly	278.96	89	4,500,000 enclosed sf
Residential	34.71	11	50 dwelling units
Total	313.67	100	

Land Use Table

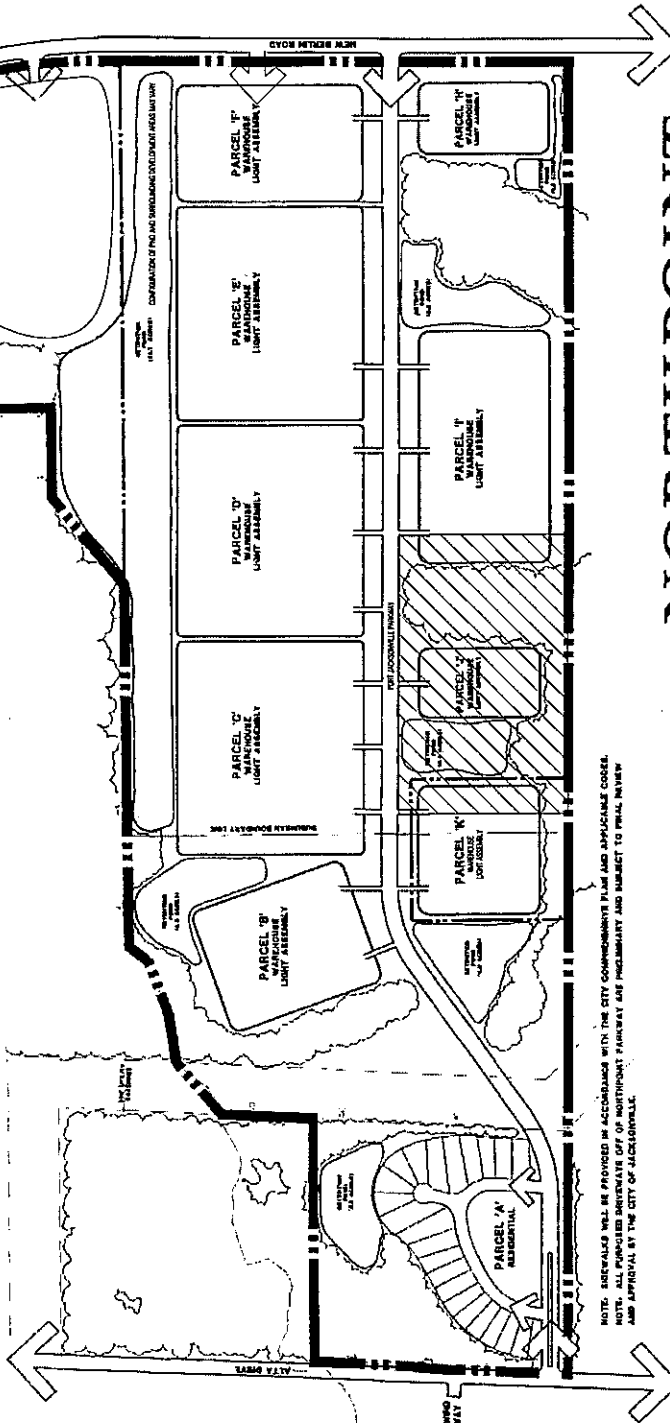
Land Use	Open Space/Preserve	Developed Land	R.O.W. Acreage	Total Acreage
Low Density Residential (LDR)	16.11	16.11	2.49	34.71
Light Industrial (LI)	80	188.87	10.09	278.96
Total	96.11	204.98	12.58	313.67

SITE PLAN

LAND USE TABLE

LAND USE	OPEN SPACE / PARKING	DEVELOPED LAND	ROW ACRES	TOTAL ACRES
LOW DENSITY RESIDENTIAL (LD)	9.11	18.17	2.8	29.08
LIGHT INDUSTRIAL (LI)	9.11	18.17	0.00	27.28
TOTAL	18.22	36.34	12.8	67.36

NOT INCLUDED IN
THIS APPLICATION



NOTES: DEVELOPER SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY COMPREHENSIVE PLAN AND APPLICABLE CODES.
NOTE: ALL PARCELS SHOWN OFF OF NORTHPOINT PARKWAY ARE PROPOSED AND SUBJECT TO FINAL REVIEW
AND APPROVAL BY THE CITY OF JACKSONVILLE.

DEVELOPMENT DATA

LAND USE	ACRES	% OF TOTAL	MAXIMUM DENSITY
WAREHOUSE / LIGHT INDUSTRIAL	29.08	43%	10.00
RESIDENTIAL	27.28	40%	10.00
TOTAL	56.36	100%	

MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT LOT LEVEL 4,500,000 OF GROSS OF THE TOTAL PROJECT INCLUDING CONSERVATION AREAS
TOTAL AMOUNT OF ACTIVE RECREATION AND OPEN SPACE: 18.22% TOTAL AMOUNT OF PASSIVE OPEN SPACE: 22.14%
NOTE: PARKING WILL BE PROVIDED CONSISTENT WITH MINIMUM STANDARDS OF PART 8 OF THE ZONING CODE.

NORTHPOINT MASTER PLAN

JANUARY 6, 2014

RS&H
FEBRUARY 20, 2011

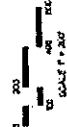


EXHIBIT F

PUD Name

Northpoint Industrial Park

Date

Jan 8, 2014

Land Use Table

Total gross acreage	313.67	Acres	100 %
Amount of each different land use by acreage			
Single family	20.16	Acres	6 %
Total number of dwelling units	50	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	0	Acres	0 %
Industrial	172.74	Acres	55.5 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	120.76	Acres	38.5 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	4,500,000	Sq. Ft.	33 %

After Recording, Please Return Document to:

Michael G. Kerman, Esquire
Sutherland Asbill & Brennan, LLP
999 Peachtree Street, N.E., Suite 2300
Atlanta, Georgia 30309-3996
Fla. Bar #: 0616109

Grantee's Tax ID No. 58-0898713

Tax Parcel ID Nos.

108451-0020

108451-0003

108451-0060

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 29th day of July, 2005, by M & M DAIRY, INC., a Florida corporation ("Grantor"), to STONE MOUNTAIN INDUSTRIAL PARK, INC., a Georgia corporation, whose address is 5830 E. Ponce de Leon Avenue, Stone Mountain, Georgia 30083 ("Grantee");

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and the heirs, successors and assigns of Grantee, all those tracts or parcels of land lying and situate in Duval County, Florida and being more particularly described on Exhibit A attached hereto and made a part hereof by reference (hereinafter referred to as the "Property"). The Property is a portion of Duval County Property Appraiser's Parcel ID Number: 108450-0000 and all of Duval County Property Appraiser's Parcel ID Numbers 106547-0100, 106548-0100 and 106588-0000.

SUBJECT to Duval County ad valorem taxes for the year of conveyance and subsequent years and to instruments recorded in Official Records Book 12295, page 1764 and in Official Records Book 10248, page 178, current public records of Duval County, Florida.

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

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

Grantor hereby covenants with Grantee that it will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor; provided, however, that this conveyance is made subject to, and there are hereby excepted from the covenant and warranty hereinabove set forth, the real estate taxes for the current year and subsequent years.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

M&M DAIRY, INC., a Florida corporation

Heather Rae Ambrose
Name: Heather Rae Ambrose

Rennie Gromlowicz
Name: Rennie Gromlowicz

By: [Signature]
Name: Douglas I. Moore
Title: President

Address: 12094 New Berlin Road
Jacksonville, Florida 32226

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of July, 2005, by Douglas I. Moore, the President of M&M Dairy, Inc., a Florida corporation, on behalf of the corporation. He *(check one)* ☐ is personally known to me or ☒ has produced a valid driver's license as identification, and who did take an oath.



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

EXHIBIT "A"

NEW BERLIN ROAD DAIRY PHASE 5

A PART OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE NORTH $00^{\circ}19'46''$ WEST ALONG THE EAST LINE OF SAID SECTION 35; THENCE 990.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}56'34''$ EAST LEAVING SAID EASTERLY LINE, A DISTANCE OF 1008.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2834.90 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1282.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $13^{\circ}13'29''$ EAST AND A CHORD DISTANCE OF 1271.20 FEET TO A POINT ON SAID CURVE; THENCE NORTH $89^{\circ}43'56''$ WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2460.35 FEET; THENCE NORTH $50^{\circ}27'32''$ EAST, A DISTANCE OF 355.27 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE NORTH $89^{\circ}21'55''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 448.61 FEET; THENCE NORTH $00^{\circ}22'05''$ WEST LEAVING SAID NORTH LINE, A DISTANCE OF 1451.74 FEET; THENCE NORTH $89^{\circ}22'55''$ EAST, A DISTANCE OF 445.26 FEET TO A POINT ON SAID EAST LINE OF SECTION 35; THENCE SOUTH $00^{\circ}19'46''$ EAST ALONG SAID EAST LINE, A DISTANCE OF 460.67 FEET TO THE POINT OF BEGINNING.

After recording, return by mail to:

Michael G. Kerman, Esq.
SUTHERLAND ASBILL & BRENNAN LLP
999 Peachtree Street NE
Atlanta, Georgia 30309-3996
Fla. Bar No. 0616109

Tax Parcel ID #

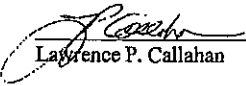
108451-0160

SPACE ABOVE THIS LINE RESERVED
FOR RECORDERS USE

AFFIDAVIT CONFIRMING TITLE TO REAL PROPERTY
(Site #5 - NorthPoint Industrial Park)

BEFORE ME, this day personally appeared, Lawrence P. Callahan, who, being duly sworn,
deposes and says:

1. He is the President of Stone Mountain Industrial Park, Inc., a Georgia corporation.
2. Stone Mountain Industrial Park, Inc., a Georgia corporation, is the owner of certain real property located in Jacksonville, Duval County, Florida more particularly described on Exhibit "A", attached hereto (the "Subject Property").
3. This Affidavit is executed and is being recorded in the public records of Duval County, Florida, to confirm of record the legal description of the Subject Property so that a separate tax assessment may be established on the Subject Property for ad valorem tax assessment purposes.


Lawrence P. Callahan

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned authority duly authorized to take oaths and acknowledgements, personally appeared LAWRENCE P. CALLAHAN, to me known and known to me to be the President of Stone Mountain Industrial Park, Inc., a Georgia corporation authorized to transact business in the State of Florida, and he acknowledged executing the foregoing instrument under authority duly vested in him by said corporation as the free act and deed of said corporation acting, for the purposes therein expressed, this 9th day of May, 2007.


Jillian Webb

Printed Name of Notary: Jillian Webb

Notary Public, State of Georgia

My Commission Expires: 7/13/08

He: X is personally known to me

Jillian Webb
Notary Public, Gwinnett County, GA
My Commission Expires July 13, 2008

EXHIBIT A

NORTHPOINT
BUILDING 5

A part of Section 2, Township 1 South, Range 27 East and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northeast corner of said Section 2; running thence S 01°17'43" W a distance of 1753.55 feet to a point; running thence N 89°44'05" W a distance of 148.64 feet to a point and the TRUE POINT OF BEGINNING; running thence S 0°15'55" W a distance of 846.00 feet to a point; running thence N 89°44'05" W a distance of 472.98 feet to a point; running thence N 0°00'00" E a distance of 846.01 feet to a point; running thence S 89°44'05" E a distance of 476.90 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 9.22 acres.



After recording, return by mail to:

Michael G. Kerman, Esq.
SUTHERLAND ASBILL & BRENNAN LLP
999 Peachtree Street NE
Atlanta, Georgia 30309-3996
Fla. Bar No. 0616109

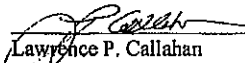
Tax Panel 10
108451-0180

SPACE ABOVE THIS LINE RESERVED
FOR RECORDERS USE

AFFIDAVIT CONFIRMING TITLE TO REAL PROPERTY
(Site #6 - NorthPoint Industrial Park)

BEFORE ME, this day personally appeared, Lawrence P. Callahan, who, being duly sworn,
deposes and says:

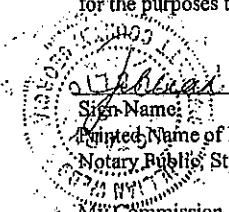
1. He is the President of Stone Mountain Industrial Park, Inc., a Georgia corporation.
2. Stone Mountain Industrial Park, Inc., a Georgia corporation, is the owner of certain real property located in Jacksonville, Duval County, Florida more particularly described on Exhibit "A", attached hereto (the "Subject Property").
3. This Affidavit is executed and is being recorded in the public records of Duval County, Florida, to confirm of record the legal description of the Subject Property so that a separate tax assessment may be established on the Subject Property for ad valorem tax assessment purposes.


Lawrence P. Callahan

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned authority duly authorized to take oaths and acknowledgements, personally appeared LAWRENCE P. CALLAHAN, to me known and known to me to be the President of Stone Mountain Industrial Park, Inc., a Georgia corporation authorized to transact business in the State of Florida, and he acknowledged executing the foregoing instrument under authority duly vested in him by said corporation as the free act and deed of said corporation acting, for the purposes therein expressed, this 9th day of May, 2007.


Sign Name: Jillian Webb

Printed Name of Notary: Jillian Webb

Notary Public, State of Georgia

My Commission Expires: 7/13/08

He: X is personally known to me

Jillian Webb
Notary Public, Gwinnett County, GA
My Commission Expires July 13, 2008

EXHIBIT A

NORTHPOINT
BUILDING 6

A part of Section 1, Township 1 South, Range 27 East and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northwest corner of said Section 1; running thence S 01°17'43" W a distance of 1753.31 feet to a point lying on the southern right of way of Port Jacksonville Parkway (80' r/w); running thence along said right of way S 89°44'05" E a distance of 852.98 feet to a point and the TRUE POINT OF BEGINNING; running thence along said right of way S 89°44'05" E a distance of 72.53 feet to a point; running thence and leaving said right of way S 0°31'50" W a distance of 58.41 feet to a point; running thence S 89°28'10" E a distance of 53.00 feet to a point; running thence N 0°31'50" E a distance of 58.65 feet to a point lying on the southern right of way of Port Jacksonville Parkway (80' r/w); running thence along said right of way S 89°44'05" E a distance of 307.71 feet to a point lying on the western right of way of New Berlin Road (140' r/w); running thence along said right of way S 0°16'04" W a distance of 838.60 feet to a point; running thence N 89°56'23" W a distance of 433.22 feet to a point; running thence N 0°15'55" E a distance of 841.06 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 8.28 acres.

After recording, return by mail to:

Michael G. Kerman, Esq.
SUTHERLAND ASBILL & BRENNAN LLP
999 Peachtree Street NE
Atlanta, Georgia 30309-3996

Fla. Bar No. 0616109

Tax Parcel ID No.
108451-0200

SPACE ABOVE THIS LINE RESERVED
FOR RECORDERS USE

AFFIDAVIT CONFIRMING TITLE TO REAL PROPERTY
(Site #8A – NorthPoint Industrial Park)

BEFORE ME, this day personally appeared, Lawrence P. Callahan, who, being duly sworn,
deposes and says:

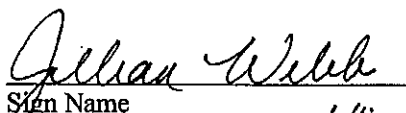
1. He is the President of Stone Mountain Industrial Park, Inc., a Georgia corporation.
2. Stone Mountain Industrial Park, Inc., a Georgia corporation, is the owner of certain real property located in Jacksonville, Duval County, Florida more particularly described on Exhibit "A", attached hereto (the "Subject Property").
3. This Affidavit is executed and is being recorded in the public records of Duval County, Florida, to confirm of record the legal description of the Subject Property so that a separate tax assessment may be established on the Subject Property for ad valorem tax assessment purposes.


Lawrence P. Callahan

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned authority duly authorized to take oaths and acknowledgements, personally appeared LAWRENCE P. CALLAHAN, to me known and known to me to be the President of Stone Mountain Industrial Park, Inc., a Georgia corporation authorized to transact business in the State of Florida, and he acknowledged executing the foregoing instrument under authority duly vested in him by said corporation as the free act and deed of said corporation acting, for the purposes therein expressed, this 3rd day of June, 2011.


Sign Name

Printed Name of Notary: Lillian Webb

Notary Public, State of Georgia

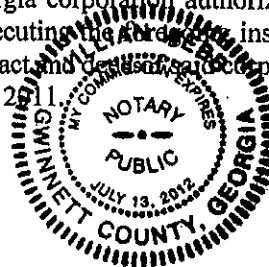


EXHIBIT A

SITE #8 - TRACT A
NORTHPOINT INDUSTRIAL PARK
3509 PORT JACKSONVILLE PARKWAY

TRACT A

A part of Section 2, Township 1 South, Range 27 East and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northwest corner of said Section 1; running thence S 01°17'43" W a distance of 1673.54 feet to a point lying on the northern right of way of Port Jacksonville Parkway (80' r/w); running thence along said right of way N 89°44'05" W a distance of 2005.71 feet to a point and the TRUE POINT OF BEGINNING; running thence along said right of way N 89°44'05" W a distance of 580.61 feet to a point; running thence and leaving said right of way N 0°00'00" W a distance of 786.37 feet to a point; running thence S 90°00'00" E a distance of 580.60 feet to a point; running thence S 0°00'00" W a distance of 789.05 feet to a point lying on the northern right of way of Port Jacksonville Parkway (80' r/w) and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 10.5 acres.

After recording, return by mail to:

Michael G. Kerman, Esq.
SUTHERLAND ASBILL & BRENNAN LLP
999 Peachtree Street NE
Atlanta, Georgia 30309-3996

Fla. Bar No. 0616109

Tax Parcel ID No.

108451-0220

SPACE ABOVE THIS LINE RESERVED
FOR RECORDERS USE

AFFIDAVIT CONFIRMING TITLE TO REAL PROPERTY

(Site #8B - NorthPoint Industrial Park)

BEFORE ME, this day personally appeared, Lawrence P. Callahan, who, being duly sworn,
deposes and says:

1. He is the President of Stone Mountain Industrial Park, Inc., a Georgia corporation.
2. Stone Mountain Industrial Park, Inc., a Georgia corporation, is the owner of certain real property located in Jacksonville, Duval County, Florida more particularly described on Exhibit "A", attached hereto (the "Subject Property").
3. This Affidavit is executed and is being recorded in the public records of Duval County, Florida, to confirm of record the legal description of the Subject Property so that a separate tax assessment may be established on the Subject Property for ad valorem tax assessment purposes.


Lawrence P. Callahan

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned authority duly authorized to take oaths and acknowledgements, personally appeared LAWRENCE P. CALLAHAN, to me known and known to me to be the President of Stone Mountain Industrial Park, Inc., a Georgia corporation authorized to transact business in the State of Florida, and he acknowledged executing the foregoing instrument under authority duly vested in him by said corporation as the free agent and deed to said corporation acting, for the purposes therein expressed, this 3rd day of June, 2011.



Sign Name

Printed Name of Notary: Jillian Webb

Notary Public, State of Georgia

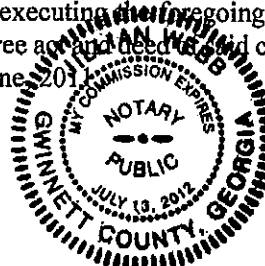


EXHIBIT A

SITE #8 - TRACT B
NORTHPOINT INDUSTRIAL PARK
3509 PORT JACKSONVILLE PARKWAY

TRACT B

A part of Section 2, Township 1 South, Range 27 East and being more particularly described as follows:

In order to find the TRUE POINT OF BEGINNING, begin at the northwest corner of said Section 1; running thence S 01°17'43" W a distance of 1673.54 feet to a point lying on the northern right of way of Port Jacksonville Parkway (80' r/w); running thence along said right of way N 89°44'05" W a distance of 2005.71 feet to a point; running thence along said right of way N 89°44'05" W a distance of 580.61 feet to a point; running thence and leaving said right of way N 0°00'00" W a distance of 786.37 feet to a point; running thence S 90°00'00" E a distance of 370.94 feet to a point and the TRUE POINT OF BEGINNING; running thence N 0°00'00" W a distance of 267.06 feet to a point; running thence N 90°00'00" E a distance of 359.67 feet to a point; running thence S 0°00'00" W a distance of 180.00 feet to a point; running thence S 90°00'00" W a distance of 150.00 feet to a point; running thence S 0°00'00" W a distance of 89.06 feet to a point; running thence N 90°00'00" W a distance of 389.99 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 1.91 acres.

CURRENT PLANNING DIVISION



Date: 8 January 2014

To: Folks Huxford, Chief

From: Bruce Lewis, City Planner Supervisor

RE: Northpoint Industrial Park PUD

Verification of consistency with Section 656.341(c)(2)(i) PUD Site Plan Requirements

The Site Plan, dated January 6, 2014 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description. The few items of required information that have not been depicted on the Site Plan may be excused for good cause because the Written Description details the development standards, setbacks, lot coverage, building height, and buffer standards which will prevent adverse impacts to surrounding properties and future residents of the development.

(A) The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.

A review of the aerial photograph reveals the site is partially developed. As the intended use will be large warehouses which will require extensive grading and clearing, a description of the natural features is not required. There are no significant variations in elevations or natural features.

(B) The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s) in accordance with the following format:

The information above is contained on the Site Plan and in more detail in Exhibit F.

(C) The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.

The Site Plan does show points of ingress and egress and the circulation system. There are no medians within 660 feet of the site. A publicly dedicated road has already been

PLANNING AND DEVELOPMENT DEPARTMENT

constructed through the property. All existing and proposed rights-of-way will comply with the Land Development Procedures Manual and are not required to be shown.

(D) *Site plan(s), map(s), drawing(s), traffic studies and/or other studies and reports, as may be by the Department.*

Not applicable.

