

**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:** The Westlake Development of Regional Impact (Westlake DRI).

2. **Date of Application:** June 9, 2023.

3. **Applicant (name, address, email, phone):**

Developer:

Westlake Land Management, Inc.
650 West Peachtree Street NW
Atlanta, GA 30308
Attn: Andrew M. Vollmer

E-mail: andrew.vollmer@nscorp.com
Phone: 470-463-6766

Additional Property Owners:

Edward E. Jenkins, III and Rosemary A. Jenkins
4924 Jones Road
Jacksonville, FL 32219

Charles Ellison
4882 Jones Road
Jacksonville, FL 32219

Bruce C. and Elizabeth B. Ellison
4876 Jones Road
Jacksonville, FL 32219

Anastasia and Auston Lafavor
4868 Jones Road
Jacksonville, FL 32219

4. **Authorized Agent (name, address, email, phone):**

Babette L. Ashley, Esq.
Brennan Manna Diamond, PL
5210 Belfort Road
Suite 400
Jacksonville, FL 32256

E-mail: blashley@bmdpl.com

Phone: 904-366-1500 (o)

904-631-6050 (c)

5. **Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers).**

The Westlake DRI consists of approximately 3,300 acres in northwest Jacksonville, located approximately 1.5 miles north of I-10 and 3 miles west of I-295, bounded on the north by Cisco Drive, on the east by Jones Road, on the south by Old Plank Road and on the west by approximately 1,651 acres of preservation lands previously conveyed by the Applicant to the State of Florida, providing a buffer for Whitehouse Field. Pritchard Road runs through the DRI from Jones Road to Old Plank Road. Please see the Vicinity Map attached hereto as **Attachment "1"**.

Please see the Revised Master Site Plan Westlake DRI Map H (the "Revised Map H") attached hereto as **Exhibit "A"**. The Existing Master Site Plan Westlake DRI Map H (the "Existing Map H") is attached hereto as **Exhibit "A-1"**.

Please also see the survey drawing of five properties involved with this application attached hereto as **Exhibit "B"**, as follows:

- **RE# 003322 0500** owned by Westlake Land Management, Inc. ("WLM"), Westlake DRI Parcel #3, located at 0 Pritchard Road, Jacksonville FL 32219, by Special Warranty Deed recorded in Official Record Book 14062, Page 01448 of the public records of Duval County, Florida, consisting of approximately 20.83 acres, ("WLM Parcel 3");
- **RE# 003373 0010** owned by Edward E. Jenkins, III and Rosemary A. Jenkins, located at 4924 Jones Road, Jacksonville, FL 32219, by Special Warranty Deed recorded in Official Record Book 13241, Page 01936 of the public records of Duval County, Florida, consisting of approximately 9.40 acres, (the "Jenkins Parcel");
- **RE# 003369 0030** owned by Charles Ellison, located at 4882 Jones Road, Jacksonville, FL 32219, by Special Warranty Deed recorded in Official Record Book 17635, Page 01012 of the public records of Duval County, Florida, consisting of approximately 1.10 acres;
- **RE# 003369 0010** owned by Bruce C. and Elizabeth B. Ellison, located at 4876 Jones

Road, Jacksonville, FL 32219, by Special Warranty Deed recorded in Official Record Book 14287, Page 01867 of the public records of Duval County, Florida, consisting of approximately 1.73 acres; and

- RE# **003369 0020** owned by Anastasia and Auston Lafort, located at 4868 Jones Road, Jacksonville, FL 32219, by Special Warranty Deed recorded in Official Record Book 20621, Page 01981 of the public records of Duval County, Florida, consisting of approximately 7.14 acres.

Proposed Amendment

The Applicant, Westlake Land Management, Inc., is requesting an amendment to the Existing Map H to add the approximately 20 acres of property immediately to the east and west of WLM Parcel 3 (with Real Estate No.s 003373 0010, 003369 0030, 003369 0010, 003369 0020, as described above) (the "**Additional Property**") to WLM Parcel 3 of the Westlake DRI, as shown on **Exhibits "A" and "B"** attached hereto. The total acreage of WLM Parcel 3 and the Additional Property is approximately 40.2 acres (hereinafter together referred to as "Parcel 3").

The legal description and survey of WLM Parcel 3 and the Jenkins Parcel is attached hereto as **Exhibit "C"**, the legal descriptions of the other three parcels of Additional Property are attached hereto as **Exhibit "D"**, the survey drawing showing all five (5) parcels of property within Parcel 3 is attached hereto as **Exhibit "B"**, and the Revised Map H showing the new Parcel 3 is attached hereto as **Exhibit "A"**.

In addition, the Applicant is requesting an amendment to the Westlake DRI Development Order to add a Land Use Conversion Table allowing the Applicant to increase certain approved land uses and acreages and simultaneously decrease other approved land uses and acreages within the DRI, without filing an Application for Changes to a DRI or obtaining other DRI approvals, provided that such changes are consistent with the Westlake DRI Land Use Conversion Table attached hereto as **Exhibit "E"**, that the City is notified of the changes, and that the changes are reported as part of the biennial DRI reporting process, as more specifically set forth in Section 10 below.

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.**

The Additional Property will be added to WLM Parcel 3 of the Westlake DRI, but will not increase the allowed land uses or approved acreages for allowed uses within the DRI. Parcel 3 will be designated as Light Industrial/ Commercial Business Residential (LI/CBR), as depicted on the Revised Map H attached hereto as **Exhibit "A"**. No new or additional development rights or entitlements are necessary or being requested to be added to the DRI for the development of Parcel 3 for Light Industrial/Business Park development. Instead, the existing Westlake DRI Light Industrial/ Business Park

development rights are sufficient for and will be allocated to the development of Parcel 3. There will be no increase in the density or intensity of the Westlake DRI. Further, the added acreage will not exceed the total acreage approved for Light Industrial or Business Park uses set forth in FLUE Policy 4.3.13 of the City of Jacksonville 2045 Comprehensive Plan relating to the Westlake DRI.

In addition, the Applicant is proposing to add a land use conversion provision and table to the Development Order similar to the provisions in other mixed-use developments of regional impact, as more specifically set forth in Section 10 below.

Except as specifically set forth herein, there are no other proposed changes to the plan of development, phasing, commencement date, build-out date, or to the DRI Development Order conditions, requirements or representations.

A companion small scale Application for Land Use Amendment to change the land uses of the Additional Property to Multi-Use, and a companion Application for Planned Unit Development to Planned Unit Development Rezoning of the Westlake Planned Unit Development (the "Westlake PUD") are also being submitted in connection with this application, among other items, to add to the Additional Property to the PUD.

7. **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.**

Please see the Revised Map H attached hereto as **Exhibit "A"** and the survey drawing of Parcel 3 attached hereto as **Exhibit "B"**.

8. **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.**
 - A. Resolution 73-1109-319 originally approved the Westlake DRI Development Order on November 13, 1973, for the approximately 5,014-acre mixed use development (the "Original Development Order").
 - B. Ordinance 73-624-597 rezoned the property from OR District to Planned Unit Development ("PUD") District on November 13, 1973, as contemplated in the Original Development Order.
 - C. Ordinance 77-771-371 amended the prior PUD rezoning on September 27, 1977, to extend the prohibition on residential development within the Westlake DRI until November 15, 1979.
 - D. Resolution 2000-48-A amended and restated the Original Development Order as a non-substantial deviation on February 8, 2000. It modified and updated the overall land use plan, amended and restated the conditions of development, and provided a site for Southeast Toyota Distributors, LLC to construct and operate a vehicle

- processing and storage facility (the "Amended and Restated Development Order").
- E. Ordinance 2001-1170-E changed the future land use designation of 202.9 acres within the Westlake DRI from Medium Density Residential ("MDR") to Light Industrial ("LI"), on January 8, 2002.
 - F. Ordinance 2001-1171-E changed the future land use designation of 202.9 acres within the Westlake DRI from LI to MDR (essentially a "land swap" associated with Ordinance 2001-1170-E), on January 8, 2002.
 - G. Ordinance 2002-1172-E revised and substituted the land use map exhibit, "exchanged" the land uses of two 202.9-acre parcels within the DRI, allowed for specific transportation cost credits, provided for the development of a regional wholesale warehouse distribution facility for BJ's Wholesale Club, and increased the light industrial development rights within the DRI to 3,750,000 square feet, on January 8, 2002 (the "Second Amended and Restated Development Order").
 - H. Ordinance 2006-842-E removed approximately 1,651 acres of property and associated development rights from the Westlake DRI (conveyed to the State of Florida for preservation), allowed development of the remaining approximately 3,289 acres of the Westlake DRI as set forth therein and in Map H, and adopted a build-out date of 2032 for the DRI, on September 12, 2006 (the "Third Amended and Restated Development Order" or "Development Order").
 - I. Ordinance 2007-393-E changed the future land use designations from LI, BP, CGC, MDR, LDR and ROS to MU on the approximately 3,289 acres remaining in the Westlake DRI, on May 8, 2007.
 - J. Ordinance 2007-394-E rezoned the approximately 3,289 acres remaining in the Westlake DRI from PUD to PUD, for a Mixed-Use development for industrial, commercial and residential uses, on May 8, 2007.
9. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.**

Please see the Revised Map H attached hereto as **Exhibit "A"**, and the survey drawing of Parcel 3 attached hereto as **Exhibit "B"**.

The Revised Map H has been amended to: (i) add the Additional Property to WLM Parcel 3; the combined WLM Parcel 3 and the Additional Property are labeled as Parcel 3 on the Revised Map H; (ii) exchange approximately 9.7 acres within Parcel 3 designated as Recreation Open Space ("ROS") on the Existing Map H, for approximately 9.8 acres within Westlake Parcel 9 designated as Commercial Business Residential ("CBR") on the Existing Map H, in the locations shown in purple on the Revised Master Site Plan Westlake DRI Map H attached hereto as **Exhibit "F"**; the exchange increases the amount of ROS property in Parcel 9 and simultaneously decreases the amount of CBR property therein, and exchanges the same for the ROS acres located within WLM Parcel 3, as permitted by the Third Amended and Restated Development Order referenced above, making all of WLM Parcel 3 LI/CBR; and (iii) designate all remaining undeveloped parcels within the Westlake DRI, except for any parcels designated as ROS or preservation, as LI/CBR,

to allow more flexible development within the DRI, as driven by market trends and demands and consistent with the MU (Multi-Use) land use designation of the entire DRI.

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

The following language and provisions are added as amendments to the Westlake DRI Development Order:

Map H attached as Exhibit "C" to the existing Westlake DRI Development Order attached hereto as **Exhibit "A-1"**, is hereby amended and the Revised Map H attached hereto as **Exhibit "A"** is substituted therefor.

Land Use Conversion

- (a) Applicant may increase any approved land use(s) and simultaneously decrease other approved land use(s) within the DRI without filing applications for amendments to the DRI Development Order or PUD or other approvals, provided that such changes are consistent with the Westlake DRI Land Use Conversion Table attached as **Exhibit "E"** hereto and are reported as part of the biennial DRI reporting process.

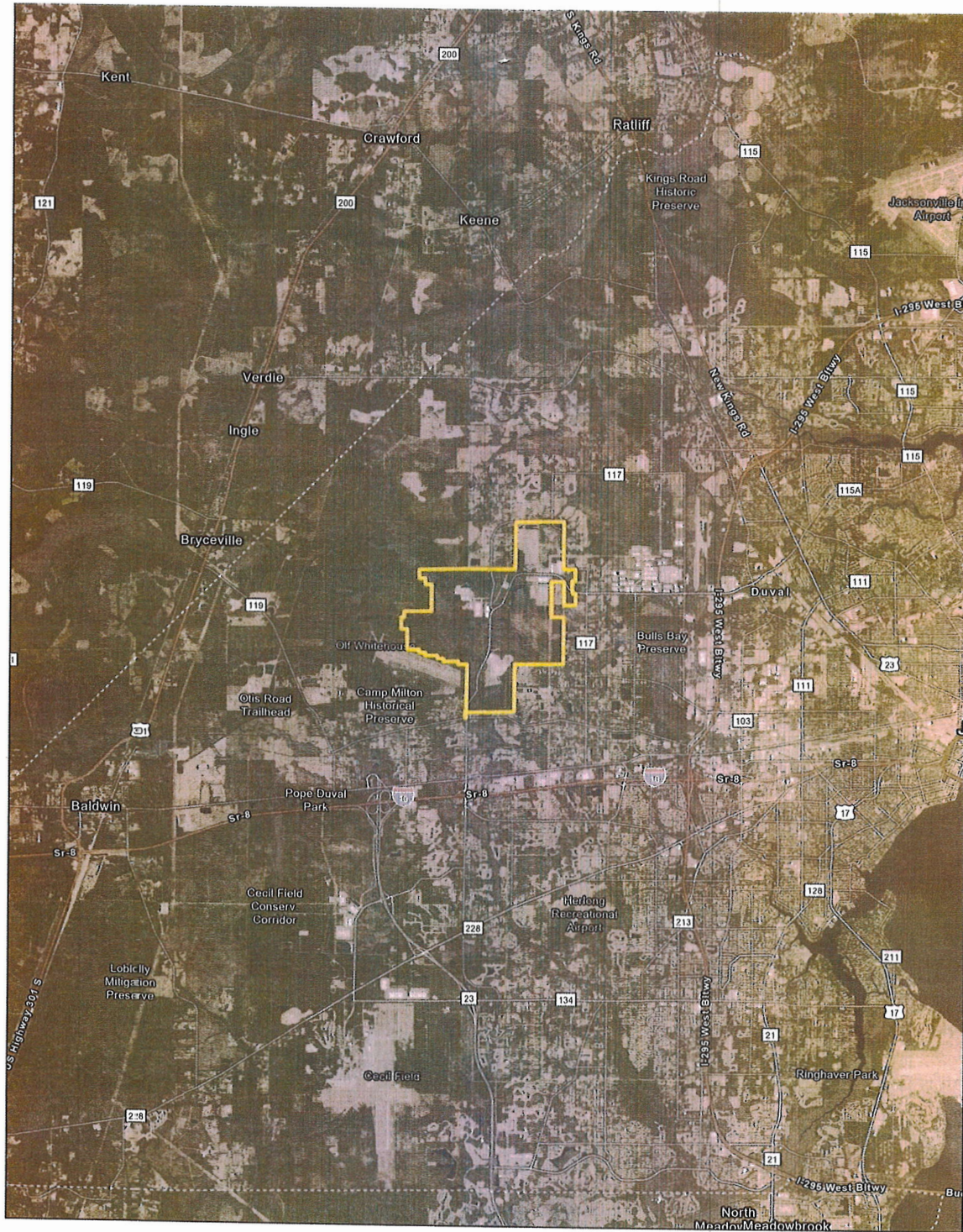
Upon the election of a land use conversion under the Westlake DRI Land Use Conversion Table, Applicant shall notify the City of Jacksonville in writing of the conversion and shall provide the City with cumulative land use totals and remaining allowable quantities in the next DRI biennial report.

- (b) So long as the conversion is consistent with the criteria contained in **Exhibit "E"** and there are no increases to the approved development rights or entitlements or the density or intensity of the DRI, no additional approvals shall be required for the conversion.

11. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms).

- Please see **Exhibit "G"** for Property Ownership Affidavits for WLM, Edward E. Jenkins, III and Rosemary A. Jenkins, Charles Ellison, Bruce C. and Elizabeth B. Ellison, and Anastasia and Auston Lafavor.
- Please see **Exhibit "H"** for Agent Authorization Affidavits for WLM, Edward E. Jenkins, III and Rosemary A. Jenkins, Charles Ellison, Bruce C. and Elizabeth B. Ellison, and Anastasia and Auston Lafavor.

ATTACHMENT "1"



T:\2022\122-109\GIS\Maps\F-ROW\Westlake Parcel 3.aprx

Westlake Parcel 3

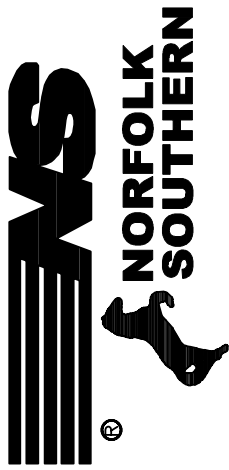
Vicinity

Source: ETM, Duval County
 Westlake DRI



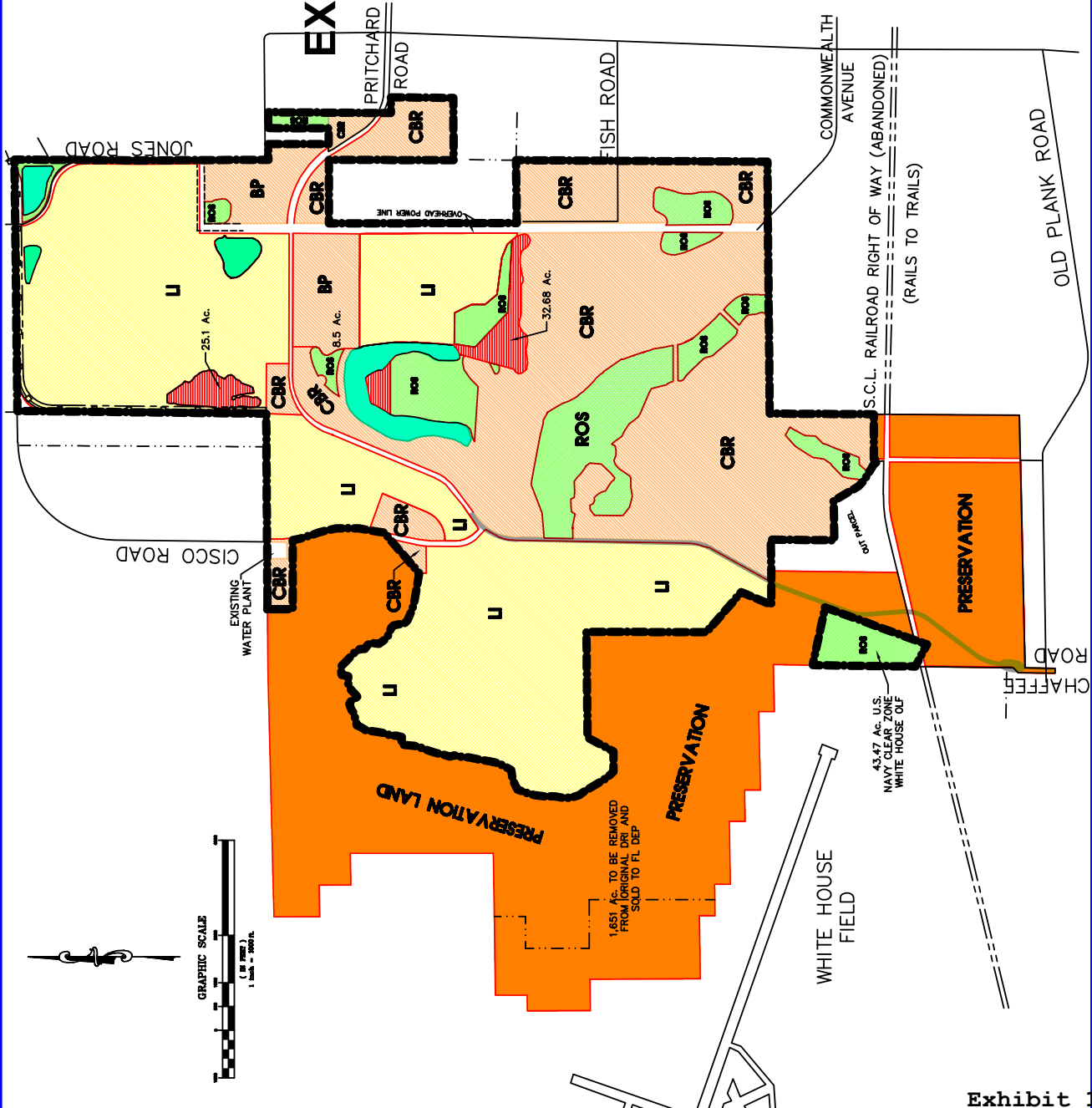
ETM England-Thims & Miller, Inc.
 VISION • EXPERIENCE • RESULTS
 14775 Old St. Augustine Road Jacksonville, FL 32258
 904-642-8990 • Fax: 904-646-9485 • www.etmnc.com

Date: 6/2/2023

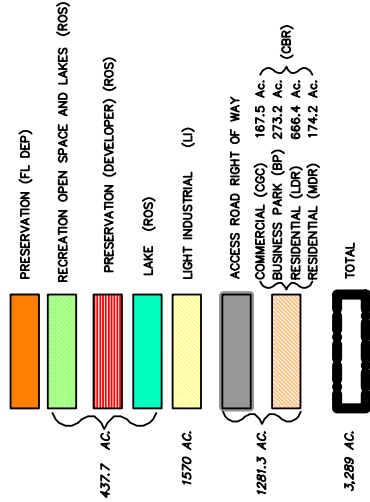


EXISTING MASTER SITE PLAN WESTLAKE DRI MAP H

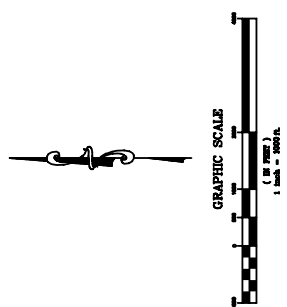
EXHIBIT A-1



LAND USE SUMMARY (3,289 ACRE TRACT)



DATE JUNE 21, 2018
DATE AUGUST 6, 2006
DATE JUNE 14, 2006
DATE APRIL 1, 2003
REVISION DATE APRIL 16, 2003



1,651 AC. TO BE REMOVED FROM ORIGINAL DRI AND SOLD TO FL DEP

43.47 AC. U.S. NAVY CLEAR ZONE WHITE HOUSE OF

Exhibit "C" - Original Parcel Plus Jenkins Legal Description

EXHIBIT 1

ORDINANCE _____

Legal Description

A portion of Section 33, Township 1 South, Range 25 East, Duval County, Florida, being a portion of Parcel 10, as described and recorded in Official Records Book 14062, page 1448, and all of those lands described and recorded in Official Records Book 13241, page 1936, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence South 00°08'02" West, along the Westerly line of said Section 33, a distance of 39.99 feet to its intersection with the Southerly right of way line of Jones Road, a public 80 foot right of way as presently established; thence North 89°41'44" East, departing said Westerly line and along said Southerly right of way line, 333.49 feet to the Point of Beginning.

From said Point of Beginning, thence North 89°41'44" East, continuing along said Southerly right of way line of Jones Road, 233.59 feet to the Northwesterly corner of those lands described and recorded in Official Records Volume 3080, page 624, of said current Public Records; thence along the boundary line of said Official Records Volume 3080, page 624, the following 3 courses: Course 1, thence South 01°30'03" East, departing said Southerly right of way line, 100.00 feet; Course 2, thence North 89°41'44" East, 100.00 feet; Course 3, thence North 01°30'03" West, 100.00 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Jones Road; thence North 89°41'44" East, along said Southerly right of way line, 333.66 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 17635, page 1012, of said current Public Records; thence South 00°29'03" West, departing said Southerly right of way line, along the Westerly line of said Official Records Book 17635, page 1012, and along the Westerly line of those lands described and recorded in Official Records Book 19066, page 2100, of said current Public Records, a distance of 1270.99 feet to the Southwesterly corner thereof, said corner being the Northwesterly corner of those lands described and recorded in Official Records Volume 6486, page 443, of said current Public Records; thence South 00°28'06" West, along the Westerly line of said Official Records Volume 6486, page 443, and its Southerly prolongation, a distance of 1082.25 feet to a point lying on the Northeasterly right of way line of Pritchard Road, a public 120 foot right of way as presently established; thence Northwesterly, along said Northeasterly right of way line and along the arc of a non-tangent curve concave Northeasterly having a radius of 1085.92 feet, through a central angle of 29°10'58", an arc length of 553.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°23'23" West, 547.14 feet; thence North 30°47'54" West, continuing along said Northeasterly right of way line, 499.26 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 16534, page 196, of said current Public Records; thence North 00°05'38" West, departing said Northeasterly right of way line and along the Easterly line of said Official Records Book 16534, page 196, a distance of 1536.52 feet to the Point of Beginning.

Containing 30.23 acres, more or less.

WLM

ORDINANCE _____

Legal Description

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

CHARLES ELLISON _ 003369 0030

ORDINANCE _____

Legal Description

The South Six Hundred (600) Feet of the North Six Hundred and Forty (640) Feet of the East One Hundred and Twenty-Five (125) Feet of the West Two Hundred and Five (205) Feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section Thirty-Three (33), Township 1 South, Range 25 East, Duval County, Florida.

BRUCE ELLISON _ 003369 0010

EXHIBIT D _ LEGAL DESCRIPTIONS _ OTHER THREE PROPERTIES

ORDINANCE _____

Legal Description

The East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida.

LESS AND EXCEPT: The Northerly 40 feet thereof, for right of way purposes for Jones Road.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 17526, Page 2238, as re-recorded in O.R. Book 17635, Page 1012, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 14287, Page 1867, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the East 125 feet of the West 205 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

Together with and including a Doublewide Mobile Home with Identification Numbers GAFL2AE313432218 and GAFL2BE31343217

LAFAVOR _ 003369 0020

EXHIBIT "E"

Table 1 - Westlake DRI Land Use Conversion Table

May 31, 2023

Land Use	Converting From		General Light Industrial	Warehouse	Single Family	Multi Family (low-rise)	Multi Family (mid-rise)	Multi Family (high-rise)	General Office	Shopping Center (>150K)	Shopping Plaza (40 - 150K) With Supermarket	Shopping Plaza (40 - 150K) Without Supermarket
	Land Use Code	Land Use Code										
Converting TO	ITE	110	1.000 sf	1.000 sf	DU	DU	DU	DU	1,000 sf	1,000 sf	1,000 sf	821
		Rate	0.65	0.18	0.94	0.51	0.39	0.32	1.44	3.4	9.03	5.19
General Light Industrial	110	1,000 sf	1.000	0.277	1.446	0.785	0.600	0.492	2.215	5.231	13.892	7.985
Warehouse	150	1,000 sf	3.611	1.000	5.222	2.833	2.167	1.778	8.000	18.889	50.167	28.833
Single Family	210	DU	0.691	0.191	1.000	0.540	0.410	0.340	1.532	3.617	9.606	5.521
Multi Family (low-rise)	220	DU	1.275	0.353	1.840	1.000	0.760	0.627	2.824	6.667	17.706	10.176
Multi Family (mid-rise)	221	DU	1.667	0.462	2.410	1.310	1.000	0.821	3.692	8.718	23.154	13.308
Multi Family (high rise)	222	DU	2.031	0.563	2.938	1.594	1.219	1.000	4.500	10.625	28.219	16.219
Office	710	1,000 sf	0.451	0.125	0.653	0.354	0.271	0.222	1.000	2.361	6.270	3.600
Shopping Center (>150K)	820	1,000 sf	0.191	0.053	0.276	0.150	0.115	0.094	0.424	1.000	2.656	1.526
Shopping Plaza (40-150K) With Supermarket	821	1,000 sf	0.072	0.020	0.104	0.056	0.043	0.035	0.160	0.377	1.000	0.570
Shopping Plaza (40-150K) No Supermarket	821	1,000 sf	0.125	0.035	0.181	0.098	0.075	0.062	0.280	0.655	1.740	1.000

Notes:

- 1) Conversion Rates are based on trip rates from the 11th Edition of the ITE *Trip Generation Manual*
 - 2) Additional uses can be added using the trip rates from the 11th edition of the ITE *Trip Generation Manual*.
- Examples:**
- 1) When converting single family residential to multi family (low rise) multiply the number of single family units by 1.840 calculate the number of multi family (low-rise) units.
 - 2) When converting Shopping Plaza (40-150K) with Supermarket to office multiply the Shopping Plaza square footage by 6.270 to calculate the equivalent square footage of office space.

Exhibit “G”

Property Ownership Affidavits

All Five Properties

EXHIBIT A
Property Ownership Affidavit

Date: January 25, 2023

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

Re: Property Ownership Affidavit for the following site location in Jacksonville, Florida:
Address: 0 Pritchard Road, Jacksonville FL 32220
RE#(s): 003322-0500

To Whom it May Concern:

I, Kristi D. Blair, as Real Estate Manager of Westlake Land Management, Inc., a corporation organized under the laws of the State of Florida, hereby certify that I have the authority to execute this affidavit for Westlake Land Management, Inc., which is the Owner of the property described in **Exhibit 1**, in connection with filing applications for a land use amendment, rezoning, DRI development order amendment and any other applications, documents, requests or approvals as deemed necessary or appropriate for the above-referenced property, as submitted to the Jacksonville Planning and Development Department.

Westlake Land Management, Inc.,
a Florida corporation

DocuSigned by:
By: Kristi D. Blair
Name: Kristi D. Blair
Its: Real Estate Manager

STATE OF GEORGIA }
COUNTY OF Fulton }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 25th day of January 2023, by Kristi D. Blair, as Real Estate Manager of Westlake Land Management, Inc., a Florida corporation, who is personally known to me or who produced _____ as identification and who took an oath.

[Handwritten Signature]

(Signature of NOTARY PUBLIC)
Deniece Ware Dennis
(Printed Name of NOTARY PUBLIC)



State of Georgia at Large.
My commission expires: May 12, 2026

Seal:

EXHIBIT 1

Legal Description

The Land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

That part of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ and the West $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying in Section 33, Township 1 South, Range 25 East and lying North of the right-of-way of Pritchard Road and South of Jones Road.

EXHIBIT A

Property Ownership Affidavit

Date: 12-13-2022

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 4924 Jones Road, Jacksonville, FL 32219
RE#: 003373-0010

To Whom it May Concern:

We, Edward E. Jenkins, III and Rosemary A. Jenkins, husband and wife, hereby certify that we are the Owner of the property described in **Exhibit 1** in connection with filing applications for a land use amendment, rezoning, DRI development order amendment and any other documents, requests or approvals as deemed necessary or appropriate for the above-referenced property, as submitted to the Jacksonville Planning and Development Department.

By: *Edward E. Jenkins III*
Print Name: Edward E. Jenkins, III

By: *Rosemary A. Jenkins*
Print Name: Rosemary A. Jenkins

STATE OF Florida }

COUNTY OF Duval }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 13 day of Dec 2022, by Edward E. Jenkins, III and Rosemary A. Jenkins who are personally known to me or who produced FLDL as identification and who took an oath.

Rachelle Barclay
Notary Public State of Florida
Rachelle Barclay
Print Name

Seal: 

EXHIBIT 1

Legal Description

The Land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

That part of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ and the West $\frac{3}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying in Section 33, Township 1 South, Range 25 East and lying North of the right-of-way of Pritchard Road and South of Jones Road.

EXHIBIT 1

Legal Description

Legal

LN	Legal Description
1	33-1S-25E 9.680
2	E1/2 OF W1/2 OF NW1/4 OF NW1/4
3	(EX O/R 3080-624)

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST. EXCEPT ANY PART WHICH LIES WITHIN THE RIGHT OF WAY OF JONES ROAD; AND ECXEPT 100 FEET SQUARE IN THE NORTHEAST CORNER OF THE AFORESAID PROPERTY, WHICH SAID 100 FEET LIES 100 FEET ON JONES ROAD AND 100 FEET NORTH AND SOUTH ALONG THE EAST LINE OF AFORESAID PROPERTY. A/K/A 9412 JONES ROAD, JACKSONVILLE, FLORIDA 32219.

EXHIBIT A
Property Ownership Affidavit

Date: May 11, 2023

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

Re: Property Ownership Affidavit for the following site location in Jacksonville, Florida:
Address: 4882 Jones Road, Jacksonville, FL 32219
RE #: 003369-0030


To Whom it May Concern:

I, Charles Ellison, hereby certify that I am the owner of the property described in **Exhibit 1** hereto, in connection with filing applications for a land use amendment, rezoning, DRI development order amendment, comprehensive plan amendment and/or any other applications, documents, requests or approvals as deemed necessary or appropriate for the above-referenced property, as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.


Print Name: Charles Ellison

STATE OF FLORIDA }
COUNTY OF DUVAL }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of May 2023, by Charles Ellison, who is personally known to me or who produced a FLDL as identification and who took an oath.



(Signature of NOTARY PUBLIC)
Crystal Klein

(Printed Name of NOTARY PUBLIC)

State of Florida
My commission expires: 5/9/26

Seal:

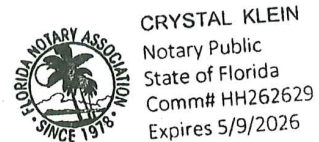


EXHIBIT 1

Legal Description

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

EXHIBIT A
Property Ownership Affidavit

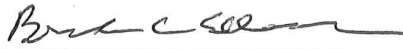
Date: May 16, 2023

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

Re: Property Ownership Affidavit for the following site location in Jacksonville, Florida:
Address: 4876 Jones Road, Jacksonville, FL 32219
RE #: 003369-0010

To Whom it May Concern:


We, Bruce C. And Elizabeth B. Ellison, husband and wife, hereby certify that we are the owners of the property described in **Exhibit 1** hereto, in connection with filing applications for a land use amendment, rezoning, DRI development order amendment, comprehensive plan amendment and/or any other applications, documents, requests or approvals as deemed necessary or appropriate for the above-referenced property, as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.


Print Name: Bruce C. Ellison


Print Name: Elizabeth B. Ellison

STATE OF FLORIDA }
COUNTY OF DUVAL }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 16 day of may 2023, by Bruce C. and Elizabeth B. Ellison, husband and wife, who are personally known to me or who each produced FL DL and —, respectively, as identification and who took an oath.


(Signature of NOTARY PUBLIC)
Crystal Klein
(Printed Name of NOTARY PUBLIC)

State of Florida
My commission expires: 5/9/26

Seal:

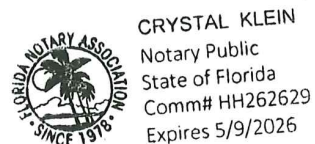


EXHIBIT 1

Legal Description

The South Six Hundred (600) Feet of the North Six Hundred and Forty (640) Feet of the East One Hundred and Twenty Five (125) Feet of the West Two Hundred and Five (205) Feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section Thirty-Three (33), Township 1 South, Range 25 East , Duval County, Florida.

EXHIBIT A
Property Ownership Affidavit

Date: May 11, 2023

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

Re: Property Ownership Affidavit for the following site location in Jacksonville, Florida:
Address: 4868 Jones Road, Jacksonville, FL 32219
RE #: 003369-0020

To Whom it May Concern:

We, Anastasia and Auston Lafavor, wife and husband, hereby certify that we are the owners of the property described in **Exhibit 1** hereto, in connection with filing applications for a land use amendment, rezoning, DRI development order amendment, comprehensive plan amendment and/or any other applications, documents, requests or approvals as deemed necessary or appropriate for the above-referenced property, as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.



Print Name: Anastasia Lafavor



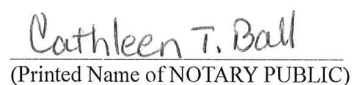
Print Name: Auston Lafavor

STATE OF FLORIDA }

COUNTY OF DUVAL }

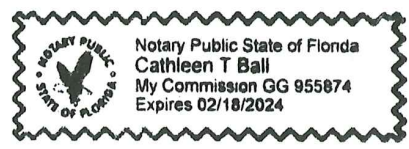
The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11th day of May 2023, by Anastasia and Auston Lafavor, wife and husband, who are personally known to me or who each produced _____ and _____, respectively, as identification and who took an oath.


(Signature of NOTARY PUBLIC)


(Printed Name of NOTARY PUBLIC)

State of Florida
My commission expires: 2/18/2024

Seal:



Legal Description

The land referred to herein below is situated in the County of Duval, State of Florida, and described as follows:

The East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida.

LESS AND EXCEPT: The Northerly 40 feet thereof, for right of way purposes for Jones Road.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 17526, Page 2238, as re-recorded in O.R. Book 17635, Page 1012, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 14287, Page 1867, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the East 125 feet of the West 205 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

Together with and Including a Doublewide Mobile Home with Identification Numbers GAFL2AE31343217 and GAFL2BE31343217.

Exhibit “H”

Agent Authorization Affidavits

All Five Properties

EXHIBIT B
Agent Authorization

Date: January 25, 2023

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

Re: Agent Authorization Affidavit for the following site location in Jacksonville, Florida:
Address: 0 Pritchard Road, Jacksonville FL 32220
RE#(s): 003322-0500

To Whom it May Concern:

You are hereby advised that Kristi D. Blair, as Real Estate Manager of Westlake Land Management, Inc., a corporation organized under the laws of the State of Florida, hereby authorizes and empowers Babette L. Ashley, Esq. and Brennan Manna Diamond, PL to act as agent to file applications for a land use amendment, rezoning, DRI development order amendment, and any other applications, documents, requests, or approvals as deemed necessary or appropriate for the above-referenced property, and in connection with such authorization, to take such other actions and address such other matters as necessary or appropriate for such requested changes as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.

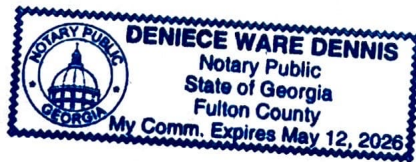
Westlake Land Management, Inc.,
a Florida corporation

DocuSigned by:
By: Kristi D. Blair
Name: Kristi D. Blair
Its: Real Estate Manager

STATE OF GEORGIA }

COUNTY OF Fulton }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 25th day of January, 2023, by Kristi D. Blair, as Real Estate Manager of Westlake Land Management, Inc., a Florida corporation, who is personally known to me or who produced _____ as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

Deniece Ware Dennis
(Printed Name of NOTARY PUBLIC)

State of Georgia at Large.
My commission expires: May 12, 2026

Seal:

EXHIBIT B

Agent Authorization Affidavit

Date: 12-13-2022

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

Re: Agent Authorization for the following site location in Jacksonville, FL:
Address: 4924 Jones Road, Jacksonville, FL 32219
RE#: 003373-0010

To Whom it May Concern:

Edward E. Jenkins, III and Rosemary A. Jenkins, husband and wife, hereby certify that they are the owners of the property described in **Exhibit 1**. Edward E. Jenkins, III and Rosemary A. Jenkins hereby authorize and empower Babette L. Ashley, Esq. and Brennan Manna Diamond, PL, to act as agent to file applications for a land use amendment, rezoning, DRI development order amendment, and any other documents, requests, or approvals as deemed necessary or appropriate for the above referenced property, and in connection with such authorization, to take such other actions and address such other matters as necessary or appropriate for such requested changes as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.

By: Edward E. Jenkins III
Print Name: Edward E. Jenkins, III

By: Rosemary A. Jenkins
Print Name: Rosemary A. Jenkins

STATE OF Florida }

COUNTY OF Duval }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 13 day of Dec 2022, by Edward E. Jenkins, III and Rosemary A. Jenkins who are personally known to me or who produced FDL as identification and who took an oath.

Rachelle Barclay
Notary Public State of Florida
Print Name

Seal: 

EXHIBIT 1

ORDINANCE _____

Legal Description

THAT CERTAIN PIECE, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, EXCEPT ANY PART WHICH LIES WITHIN THE RIGHT OF WAY OF JONES ROAD; AND EXCEPT 100 FEET SQUARE IN THE NORTHEAST CORNER OF THE AFORESAID PROPERTY, WHICH SAID 100 FEET LIES 100 FEET ON JONES ROAD AND 100 FEET NORTH AND SOUTH ALONG THE EAST LINE OF AFORESAID PROPERTY, A/K/A 9412 JONES ROAD, JACKSONVILLE, FLORIDA 32219.

REAL ESTATE TAX I.D. NO. 003373-0010
ADDRESS: 4924 JONES ROAD, JACKSONVILLE, FLORIDA 32219

EXHIBIT B
Agent Authorization

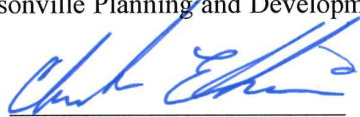
Date: May 11, 2023

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

Re: Agent Authorization Affidavit for the following site location in Jacksonville, Florida:
Address: 4882 Jones Road, Jacksonville, FL 32220
RE #: 003369-0030

To Whom it May Concern:

Charles Ellison hereby certifies that he is the owner of the property described in **Exhibit 1** attached hereto. Charles Ellison hereby authorizes and empowers Babette L. Ashley, Esq. and/or Brennan Manna Diamond, PL to act as agent to file applications for a land use amendment, rezoning, PUD verification, permit, review, DRI development order amendment, comprehensive plan amendment and/or any other applications, documents, requests, or approvals as deemed necessary or appropriate for the above-referenced property, and in connection with such authorization, to take such other actions and address such other matters as deemed necessary or appropriate for such requests, changes or applications, as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.



Print Name: Charles Ellison

STATE OF FLORIDA }

COUNTY OF DUVAL }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of may 2023, by Charles Ellison, who is personally known to me or who produced a FLDL as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Crystal Klein
(Printed Name of NOTARY PUBLIC)

State of Florida
My commission expires: 5/9/26

Seal:



CRYSTAL KLEIN
Notary Public
State of Florida
Comm# HH262629
Expires 5/9/2026

EXHIBIT 1

Legal Description

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

EXHIBIT B
Agent Authorization

Date: May 16, 2023

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

Re: Agent Authorization Affidavit for the following site location in Jacksonville, Florida:
Address: 4876 Jones Road, Jacksonville, FL 32219
RE #: 003369-0010

To Whom it May Concern:

Bruce C. And Elizabeth B. Ellison, husband and wife, hereby certify that they are the owners of the property described in **Exhibit 1** attached hereto. Bruce C. And Elizabeth B. Ellison hereby authorize and empower Babette L. Ashley, Esq. and/or Brennan Manna Diamond, PL to act as agent to file applications for a land use amendment, rezoning, PUD verification, permit, review, DRI development order amendment, comprehensive plan amendment and/or any other applications, documents, requests, or approvals as deemed necessary or appropriate for the above-referenced property, and in connection with such authorization, to take such other actions and address such other matters as deemed necessary or appropriate for such requests, changes or applications, as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.

Bruce C. Ellison
Print Name: Bruce C. Ellison

Elizabeth B. Ellison
Print Name: Elizabeth B. Ellison

STATE OF FLORIDA }
COUNTY OF DUVAL }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 16 day of May 2023, by Bruce C. and Elizabeth B. Ellison, husband and wife, who are personally known to me or who each produced FL DL and —, respectively, as identification and who took an oath.

Crystal Klein
(Signature of NOTARY PUBLIC)
Crystal Klein
(Printed Name of NOTARY PUBLIC)

State of Florida
My commission expires: 5/9/26


Seal:  CRYSTAL KLEIN
Notary Public
State of Florida
Comm# HH262629
Expires 5/9/2026

EXHIBIT 1

Legal Description

The South Six Hundred (600) Feet of the North Six Hundred and Forty (640) Feet of the East One Hundred and Twenty Five (125) Feet of the West Two Hundred and Five (205) Feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section Thirty-Three (33), Township 1 South, Range 25 East , Duval County, Florida.

EXHIBIT B
Agent Authorization

Date: May 11, 2023

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

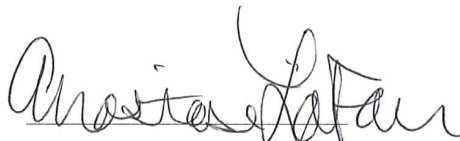
Re: Agent Authorization Affidavit for the following site location in Jacksonville, Florida:

Address: 4868 Jones Road, Jacksonville, FL 32219

RE #: 003369-0020

To Whom it May Concern:

Anastasia and Auston Lafavor, wife and husband, hereby certify that they are the owners of the property described in **Exhibit 1** attached hereto. Anastasia and Auston Lafavor hereby authorize and empower Babette L. Ashley, Esq. and/or Brennan Manna Diamond, PL to act as agent to file applications for a land use amendment, rezoning, PUD verification, permit, review, DRI development order amendment, comprehensive plan amendment and/or any other applications, documents, requests, or approvals as deemed necessary or appropriate for the above-referenced property, and in connection with such authorization, to take such other actions and address such other matters as deemed necessary or appropriate for such requests, changes or applications, as submitted to the Jacksonville Planning and Development Department or other permitting body or authority.



Print Name: Anastasia Lafavor

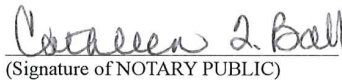


Print Name: Auston Lafavor

STATE OF FLORIDA }

COUNTY OF DUVAL }

The foregoing instrument was sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11th day of May, 2023, by Anastasia and Auston Lafavor, wife and husband, who are personally known to me or who each produced _____ and _____, respectively, as identification and who took an oath.


(Signature of NOTARY PUBLIC)


(Printed Name of NOTARY PUBLIC)

State of Florida
My commission expires: 2/18/2024

Seal:

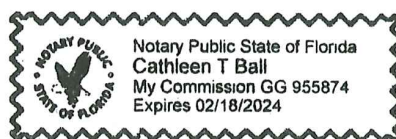


EXHIBIT 1

Legal Description

The land referred to herein below is situated in the County of Duval, State of Florida, and described as follows:
The East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida.

LESS AND EXCEPT: The Northerly 40 feet thereof, for right of way purposes for Jones Road.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 17526, Page 2238, as re-recorded in O.R. Book 17635, Page 1012, Public Records of Duval County, Florida, said lands being described as:

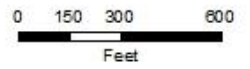
The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 14287, Page 1867, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the East 125 feet of the West 205 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

Together with and Including a Doublewide Mobile Home with Identification Numbers GAFL2AE31343217 and GAFL2BE31343217.

LOCATION MAP



Westlake DRI
Proposed Added Lands