

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-420**

5 AN ORDINANCE AMENDING RESOLUTION 74-690-243, AS
6 AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR
7 BELFORT STATION (A/K/A CYPRESS PLAZA),
8 A DEVELOPMENT OF REGIONAL IMPACT (DRI), PURSUANT
9 TO AN APPLICATION FOR CHANGE TO A PREVIOUSLY
10 APPROVED DEVELOPMENT OF REGIONAL IMPACT (THE
11 "AFC") FILED BY CCP BAYMEADOWS, LLC, AND DATED
12 AUGUST 14, 2024, TO REMOVE 7.64± ACRES (R.E.
13 NO. 152578-2100) FROM THE DRI; FINDING THAT
14 THESE CHANGES ARE CONSISTENT WITH THE 2045
15 *COMPREHENSIVE PLAN* AND THE CITY OF JACKSONVILLE
16 LAND DEVELOPMENT REGULATIONS; DIRECTING THE
17 LEGISLATIVE SERVICES DIVISION TO FORWARD
18 CERTIFIED COPIES OF THIS ORDINANCE TO AUTHORIZED
19 AGENTS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, the Council adopted and approved the Belfort Station
22 (a/k/a Cypress Plaza) DRI Development Order by Resolution 74-690-243,
23 as amended; and

24 **WHEREAS**, CCP Baymeadows, LLC, has submitted an Application for
25 Change to a Previously Approved Development of Regional Impact (the
26 "AFC"), dated August 14, 2024, to the City requesting certain changes
27 to the Belfort Station (a/k/a Cypress Plaza) DRI Development Order;
28 and

29 **WHEREAS**, if applicable, said AFC has been submitted to the
30 appropriate state and local land planning agencies, and has been
31 reviewed by the City's Planning and Development Department; and

1 **WHEREAS**, the Planning and Development Department has submitted
2 recommendations regarding the proposed changes to the Belfort Station
3 (a/k/a Cypress Plaza) DRI Development Order; and

4 **WHEREAS**, the Land Use and Zoning Committee has reviewed the AFC
5 and made its recommendation to Council; and

6 **WHEREAS**, the City Council finds that the proposed changes do not
7 result in any additional adverse impacts from the originally approved
8 DRI; and

9 **WHEREAS**, a public hearing was properly noticed and held by the
10 Council pursuant to Section 380.06, *Florida Statutes*; and

11 **WHEREAS**, after such public hearing and in consideration of the
12 recommendations made and submitted to the Council, the Council has
13 made certain findings and determinations; now, therefore

14 **BE IT ORDAINED** by the Council of the City of Jacksonville:

15 **Section 1.** The Development Order for the Belfort Station
16 (a/k/a Cypress Plaza) DRI is hereby amended to incorporate the
17 proposed changes and modifications contained in the AFC dated August
18 14, 2024, attached hereto as **Exhibit 1**, which changes are generally
19 described as removing 7.64± acres (R.E. No. 152578-2100) from the
20 DRI.

21 **Section 2.** The Council hereby finds and determines that the
22 changes and modifications set forth in the AFC dated August 14, 2024,
23 are consistent with the *2045 Comprehensive Plan* and the City's Land
24 Development Regulations.

25 **Section 3. Directing Legislative Services Division to**
26 **Forward Certified Copies to Authorized Agents.** The Legislative
27 Services Division is hereby directed to forward a certified copy of
28 this Ordinance to the authorized agents listed in **Exhibit 1** upon its
29 effective date.

30 **Section 4. Effective Date.** The enactment of this Ordinance
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council
2 President and the Council Secretary.

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4 Form Approved:

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Office of General Counsel

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Legislation Prepared By: Susan Kelly

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