

2. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.

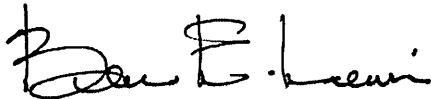
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0143 TO
PLANNED UNIT DEVELOPMENT

APRIL 7, 2022

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 **2022-0143** to Planned Unit Development.

Location: 7311 Baymeadows Way West; between Interstate 95
& Baymeadows Way

Real Estate Number(s): 152578 2020; 152578 2040

Current Zoning District(s): Planned Unit Development (PUD 1974-0577)
Planned Unit Development (PUD 2017-0180-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: North, District 3

Applicant/Agent: Cyndy Trimmer, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Cypress Plaza Properties, Inc.
3265 Front Road
Jacksonville, FL 32257

XL Soccer World Jax LLC
825 Courtland Street
Orlando, FL 32804

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0143** seeks to rezone 12.95± acres of land from Planned Unit Developments **1974-0577** and **2017-0180-E** to PUD. The rezoning to a new PUD is being sought to develop the currently vacant lots into 331 multi-family units. The subject property is located within the Belfort Station DRI and there is an amendment, Ordinance **2022-0142**, to permit multi-family dwellings within the DRI. There is also a companion Land Use Amendment (**L-5655-22C / 2022-0141**) that seeks to amend the property from the Business Park land use category to Residential Professional Office (RPI).

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.

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

Yes. The proposed zoning is consistent with the proposed RPI with FLUE Policy 4.4.27 land use category pursuant to Ordinance 2022-141 (application L-5655-22C) and with the Application for Change to the Belfort Station DRI pursuant to Ordinance 2022-142.

The companion land use amendment from BP to RPI subject to FLUE Site Specific Policy 4.4.27 allows for single-use residential development for up to 331 multi-family residential units. Companion Application for Change to a DRI Ordinance 2022-142 amends the Belfort Station DRI to allow multi-family development on the subject property. Proposed site specific FLUE Policy 4.4.27 is provided below.

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2022-141 for a Small-Scale Amendment is approved subject to the following:

- Single use residential development will be allowed up to three hundred and thirty-one (331) multi-family dwelling units.

The amendment site is located in an area that allows for a mix of office, light industrial and residential uses. The amendment allowing the option of single use multifamily residential at up to 331 dwelling units enhances the existing mix of uses in a manner that furthers the intent of FLUE Policy 1.1.25.

RPI in the Urban Priority Area is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. The maximum gross density in the Urban Priority Area is 40 units/acre for a mixed use development. A single-use residential development has a maximum gross density of

20 units/acre in the Urban Priority Development Area. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

The permitted uses and site plan of PUD Ordinance 2022-143 are consistent with the allowed uses of the companion land use change to RPI pursuant to FLUE Site Specific Policy 4.4.27, Ordinance 2022-141, and the companion Application for Change to the Belfort Station DRI Ordinance 2022-142.

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

Yes. 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:

Future Land Use Element:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, **2021-4907**, the proposed Urban/Suburban Area development must maintain connection to City water and sewer.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

Approval of this application and its companion would allow for multi-family residential in an appropriate urban area. The property is vacant and has services readily available for redevelopment. The City supports smart adaption of vacant properties, which support the residential needs for its citizens.

(C) 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 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): Business Park (BP). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5655-22C (Ordinance 2022-141) that seeks to amend the property to Residential Professional Institutional (RPI). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(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. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 331 residential units in RPI. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space will be provided as required by the 2030 Comprehensive Plan.
- The use of existing and proposed landscaping: According to the submitted written description, landscaping will meet Part 12 of the Zoning Code, however, one tree shall be planted for every forty (40) linear feet of road frontage and may be clustered.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed PUD is surrounded by business offices and warehouse/distribution spaces. There is a condominium complex located approximately ½ mile north of the subject property.
- 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	BP	PUD 1974-0577	Business Office
South	BP	PUD 1974-0577	Vacant/Parking Lot
East	LI/BP	IL/IBP	Interstate-95, Warehouse
West	LI/BP	IL/PUD 1974-0577	Vacant

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category. The PUD is appropriate at this location because the subject property is near another multi-family development and provides a gradual transition amongst the surrounding uses.

- The existing residential density and intensity of use of surrounding lands: Much of the surrounding area has a land use of Business Park, which is considered a transitional land use category and of similar intensity to Residential Professional Institutional.
- The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer—with existing water and force mains located along Baymeadows Way.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 12.95 acres and is accessible from Baymeadows Way, a local facility, and Philips Highway (US 1), a major arterial facility. Philips Highway (US 1) is currently operating at 56.52% of capacity. This segment of Philips Highway (US 1) has a maximum daily capacity of 66,200 vehicles per day (vpd) and average daily traffic of 37,414 vpd.

This PUD requests 331 multi-family dwelling units (ITE code 221), which would produce 1,503 daily vehicular trips.

Below are comments that were received from the City’s Traffic Engineer:

- A southbound left turn lane shall be required at the median opening on Baymeadows Way per the Land Development Procedures Manual Section 2.1.6.

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.

School Capacity:

Based on the Development Standards for impact assessment, the 12.95± acre proposed PUD rezoning has a development potential of 331 multi-family dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space will be provided as required by the 2030 Comprehensive Plan.

(8) Impact on wetlands

Development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

According to the submitted written description, parking shall be provided at a rate of 1.35 spaces per unit. However, according to the submitted site plan, the proposed development shows a rate of 1.70 parking spaces per unit. The applicant is requesting to provide bicycle parking spaces at a rate of two percent of required parking spaces, and zero loading spaces.

(11) Sidewalks, trails, and bikeways

The following are comments received by the Transportation Division of the Planning and Development Department:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 30, 2022, the required Notice of Public Hearing sign was **not posted**.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-0143 be **APPROVED WITH CONDITIONS** with the following exhibits:

1. The original legal description dated January 4, 2022
2. The original written description dated February 8, 2022
3. The original site plan dated December 16, 2021

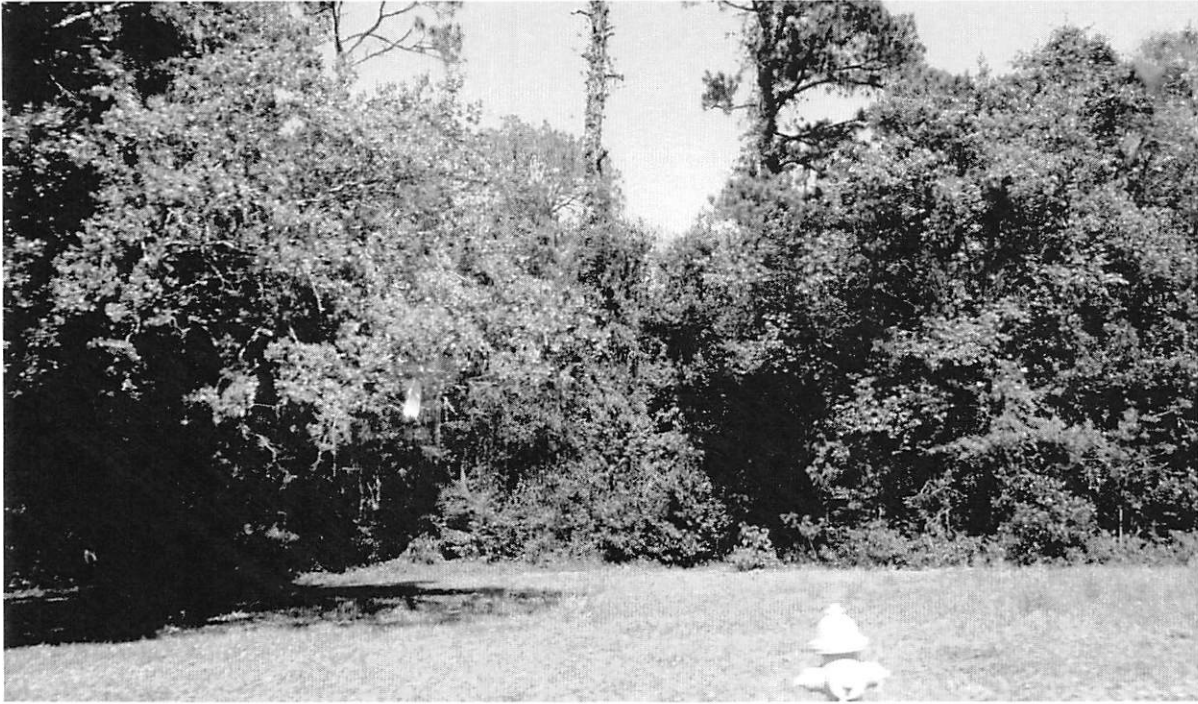
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0143 be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. A southbound left turn lane shall be required at the median opening on Baymeadows Way per the Land Development Procedures Manual Section 2.1.6.
2. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.



Source: Planning & Development Department, 03/31/2022

Aerial view of the subject property, facing North.



Source: Planning & Development Department, 03/30/2022

View of subject property from Baymeadows Way West.



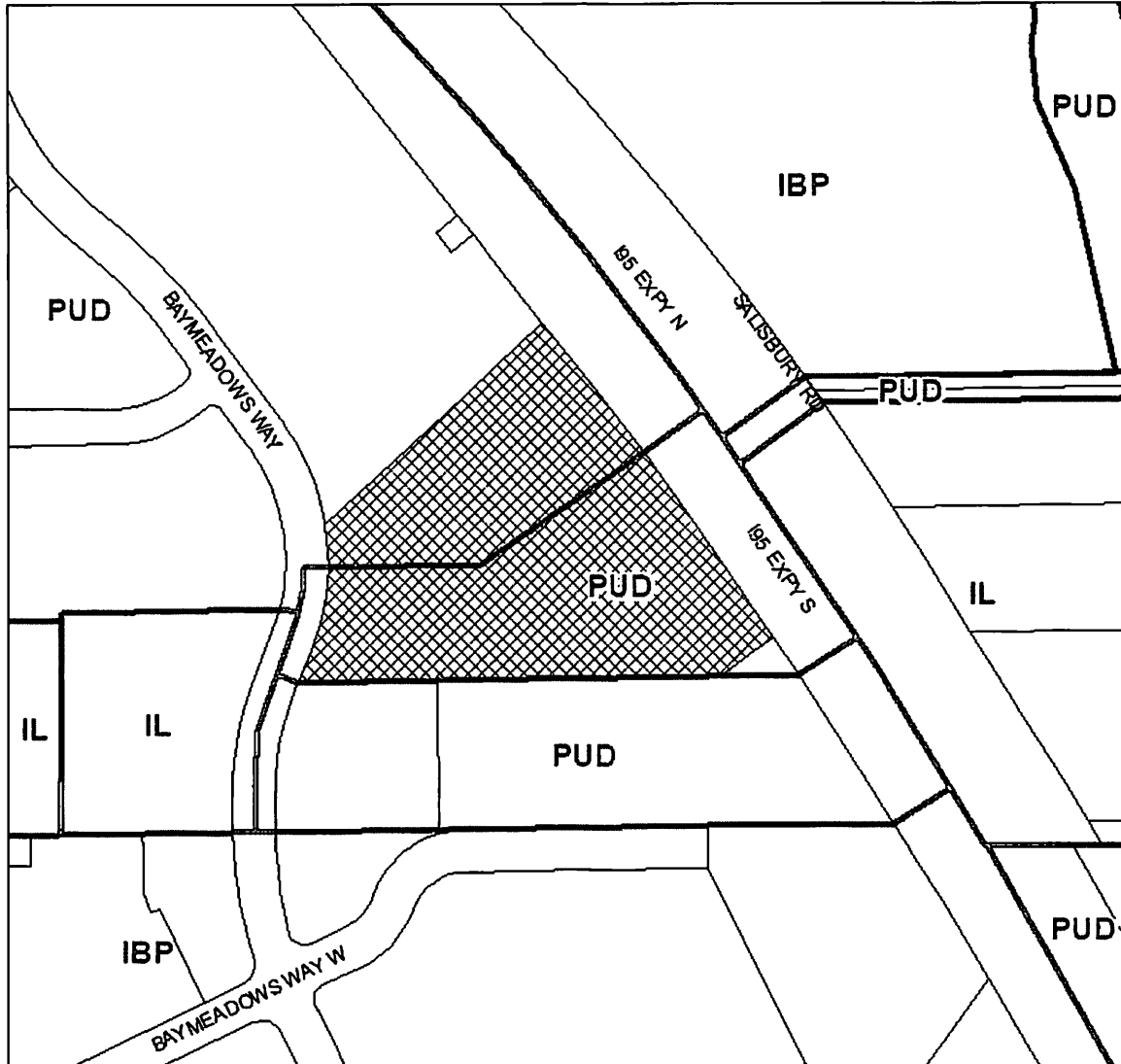
Source: Planning & Development Department, 03/30/2022

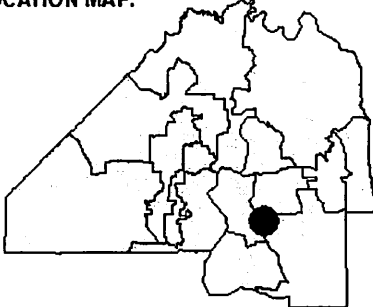

View of subject property from Baymeadows Way West.



Source: Planning & Development Department, 03/30/2022

View of neighboring property, located north of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>11</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0143</p>	<p>TRACKING NUMBER</p> <p>T-2022-3993</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0143 **Staff Sign-Off/Date** KPC / 02/15/2022
Filing Date 02/21/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 04/12/2022 **Planning Commission** 04/07/2022
Land Use & Zoning 04/19/2022 **2nd City Council** 04/26/2022
Neighborhood Association BAYMEADOWS COMMUNITY COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3993 **Application Status** PAID
Date Started 01/03/2022 **Date Submitted** 01/03/2022

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 CYPRESS PLAZA PROPERTIES, INC.
Mailing Address
 3265 FRONT ROAD
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 XL SOCCER WORLD JAX LLC
Mailing Address
 825 COURTLAND STREET
City ORLANDO **State** FL **Zip Code** 32804
Phone **Fax** **Email**

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 152578 2020	11	3	PUD	PUD
Map 152578 2040	11	3	PUD	PUD

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

Existing Land Use Category

BP

Land Use Category Proposed?

If Yes, State Land Use Application #

5655

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

Development Number

Proposed PUD Name CYPRESS PLAZA APARTMENTS PUD

Justification For Rezoning Application

THE PROPOSED REZONING WILL ADD A FOR-RENT MULTIFAMILY OPTION TO THE ADJOINING DRIS AND PROVIDE FOR A BETTER MIX OF USES AND INFILL DENSITY RESULTING IN AN OVERALL REDUCTION OF VEHICLE MILES TRAVELED.

Location Of Property

General Location

EAST OF BAYMEADOWS WAY AND WEST OF I-95

House #	Street Name, Type and Direction	Zip Code
7311	BAYMEADOWS WAY W	32256

Between Streets

BAYMEADOWS WAY and I-95

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

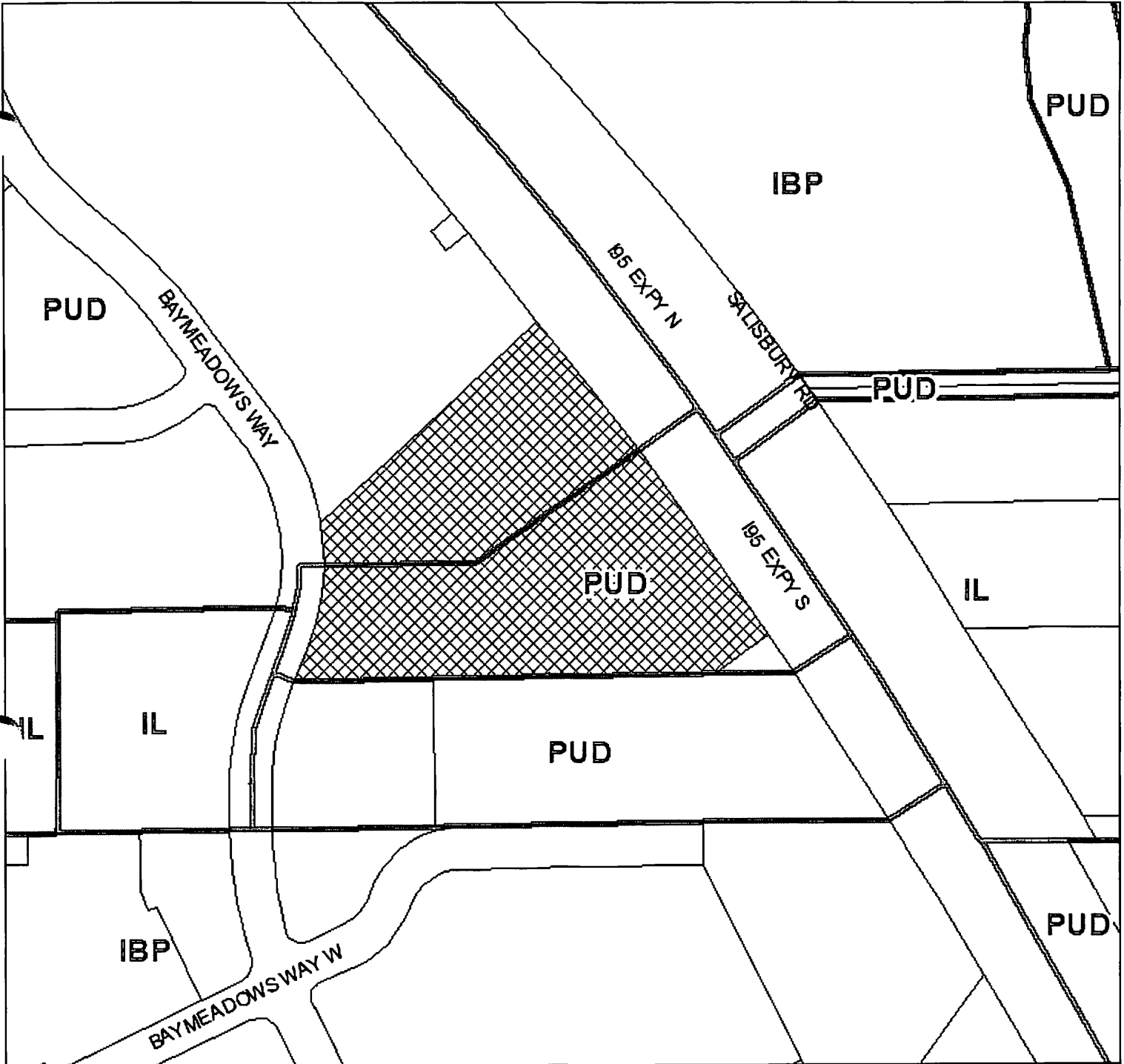
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 12.95 Acres @ \$10.00 /acre: | \$130.00 |
| 3) Plus Notification Costs Per Addressee | |
| 8 Notifications @ \$7.00 /each: | \$56.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,455.00 |

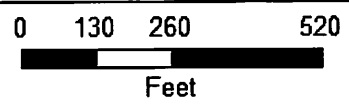
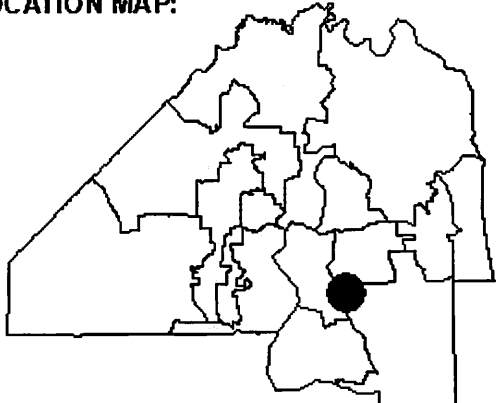
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: PUD
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
11

TRACKING NUMBER
T-2022-3993

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Zoning and other ordinances.
2. Real estate taxes for the year of closing and thereafter.
3. Installments of special taxes and assessments not required to be paid prior to the effective date of this Special Warranty Deed.
4. Special taxes and assessments becoming a lien on or after the effective date of this Special Warranty Deed.
5. Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 6132, page 773, as modified by instruments recorded as follows: Consent Under Declaration of Covenants, Restrictions and Easements for Cypress Plaza as recorded in Book 17810, Page 361.
6. Rights under Development Number 4233, and Resolutions 84-1292-462 as amended 85-1097-337, and Planned Unit Development Zoning Ordinance 74-577-360.
7. Drainage Easement Agreement recorded in Book 17243, Page 1149.

EXHIBIT C
Binding Letter

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Binding Letter for 0 West Baymeadows Way, Jacksonville, FL 32256 (RE# 152578 2020)

Ladies and Gentlemen:

You are hereby advised that the undersigned, NAHID VENUS as President of Cypress Plaza Properties, LLC, a Florida corporation, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

CYPRESS PLAZA PROPERTIES, INC., a
Florida corporation

NAHID VENUS
Signed

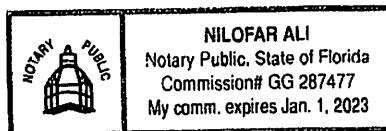
NAHID VENUS
Printed

President
Title

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of October, 2021 by, NAHID VENUS, as PRESIDENT of Cypress Plaza Properties, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

[Notary Seal]



Nilofar Ali
(Notary Signature)

EXHIBIT C
Binding Letter

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Binding Letter for 7311 West Baymeadows Way, Jacksonville, FL 32256 (RE# 152578 2040)

Ladies and Gentlemen:

You are hereby advised that the undersigned, CIARAN MCAULE, as CEO of XL Soccer World Jax LLC, a Florida limited liability company, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

XL SOCCER WORLD JAX LLC, a Florida limited liability company



Signed

CIARAN MCAULE

Printed

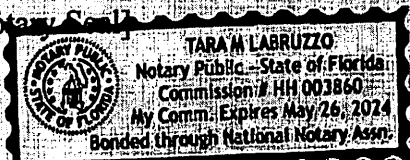
CEO

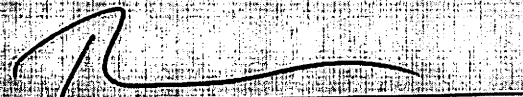
Title

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of October, 2021 by, CIARAN MCAULE, as CEO of XL Soccer World Jax LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]





(Notary Signature)

January 3, 2022

Ms. Cyndy Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

RE: Belfort Station DRI Amendment

Dear Ms. Trimmer:

As requested, ETM has conducted an analysis of the existing development rights and traffic that are associated with the Cypress Plaza portion of the Belfort Station DRI. The proposed project within Cypress Plaza consists of 331 multi-family residential dwelling units. **Figure 1** illustrates the project location and **Figure 2** depicts the conceptual site plan. The Belfort Station DRI is located in the City of Jacksonville at the Southwestern intersection of Interstate 95 and the J. Turner Butler Boulevard. The Development Order for the Belfort Station DRI (Resolution 74-690-243) consisted of 281 acres of which the following development rights were approved:

- 110 acres regional shopping center
- 12 acres commercial services tract
- 159 acres office/warehouse/light industrial park, consisting of:
 - 85 acres office
 - 54 acres warehouse
 - 20 acres light industrial

In 1988, the DRI was amended to exclude a 111-acre parcel ("Wilson Parcel") that went into the Galleria DRI, and a 15-acre parcel (Regency/Butler Corners), leaving 155 acres in the Belfort Station DRI. The 155 acres of the DRI, referred to as "Cypress Plaza parcel", is noted as having three owners: Hovnanian Investment Properties/Portfolio Investors LP ("Hovnanian"); Stockton; and Cypress Plaza Properties, Inc. ("Cypress").

Figure 1 – Project Location Map





Cypress Plaza Multi-family Development



DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND, THIMS AND MILLER, INC. (ETM) OFFERS NO WARRANTY EITHER EXPRESSED OR IMPLIED OF THE CONTENT ACCURACY OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.

Printed By:
Date Printed: 11/10/2021

Legend

-  Project Location
-  Duval County Parcels

In 1993, resolution 93-02250562 approved land use changes as well as traffic related modifications. As part of Ordinance 2003-1533-E, the DO was amended to provide for an option to convert office square footage to multi-family uses. Ordinance 2004-905-E amended the Galleria DRI to authorize development of multi-family as an option and to reduce certain other development rights if the option is exercised.

With the previously discussed land use changes, it was necessary to evaluate the constructed land uses. ETM analyzed the developed land by parcel and assigned an appropriate ITE Land Use Code for traffic analysis. Contained in **Appendix A** is a table illustrating the land uses of each parcel and the corresponding RE number.

The first portion of this analysis focused on determining the relative transportation impacts of the existing development within the Belfort Station DRI. The traffic from the Belfort Station DRI was estimated based on the trip generation rates and equations contained in the 11th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. **Table 1** details the gross and net new external trip generation calculations for the area during the afternoon peak hour. As this is a mixed-use development, internal capture between the land uses was taken into consideration. The following can be found in the ITE *Trip Generation Handbook*:

- *“Mixed-use developments are commonly found ranging in size between 100,000 and 2 million sq. ft. gross floor area within an overall area of up to roughly 300 acres.”*
- *“A key characteristic of a mixed-use development is that trips between the various land uses can be made on site and these internal trips do not utilize the major street system.”*

Given that this overall development encompasses approximately 281 acres, and that the land uses are not bifurcated by a regional roadway, it is appropriate to consider the internal capture between the land uses. **Appendix B** contains a copy of the PM peak hour internal capture matrix.



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Table 1 - PM Peak Hour Trip Generation - Belfort Station DRI Existing Development

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Internal		Pass-by		External Total Trip Ends
						%	Volume	%	Volume	
Warehousing	150	183,600	SF	$T = 0.12(X) + 26.48$	49	0%	0	0%	0	49
Multifamily Housing (Mid-Rise)	221	477	DU	$T = 0.39(X) + 0.34$	186	58%	107	0%	0	79
Hotel	310	122	Rooms	$T = 0.74(X) - 27.89$	62	97%	60	0%	0	2
General Office Building	710	684,837	SF	$\ln(T) = 0.83 \ln(X) + 1.29$	820	8%	65	0%	0	755
Shopping Center	820	50,674	SF	$\ln(T) = 0.72 \ln(X) + 3.02$	346	65%	224	34%	41	81
Automobile Sales (New)	840	20,202	SF	$T = 1.81(X) + 20.91$	57	0%	0	0%	0	57
Fast Food with Drive Through	934	24,654	SF	$T = 33.03(X)$	814	28%	231	49%	286	297
Total					2,334	29.4%	687			1,320

Source: Ite Trip Generation Handbook 3rd edition.
Ite Trip Generation Manual 11th edition.
Existing Development quantities based off the Duval County Property Appraiser

Utilizing the internal capture rates derived from the existing developed land, the equivalent quantity of Office Building development was determined that would generate an equal number of external trip ends. It was determined that 331 multi-family residential dwelling units (ITE LUC 221) would generate an equivalent number of external traffic as 29,500 square feet of General Office Building (ITE LUC 710), as shown in **Table 2**, which illustrates the trip generation calculations below.

Table 2 - PM Peak Hour Trip Generation - Cypress

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Internal		External Trip Ends
						%	Volume	
Proposed Entitlements								
Multifamily Housing (Mid-Rise)	221	331	DU	$T = 0.39(X) + 0.34$	129	58%	74	55
Total					129		74	55
Existing Entitlements								
General Office Building	710	29,500	SF	$\ln(T) = 0.83 \ln(X) + 1.29$	60	8%	5	55
Total					60		5	55

Source: Ite Trip Generation Manual 11th edition.

An analysis of the existing development rights within Cypress Plaza was performed. **Table 3** illustrates the development rights within Cypress Plaza as of 10/12/2018 including the drawdown from XL Soccer World. **Table 4** depicts the existing development rights up to date as of 12/31/2021 that includes the development of 2890 Careamor Complex and Butler95. It was envisioned that XL Soccer World would be built on this parcel; however, this development was not constructed, therefore the 101,000 sf drawdown was added back in. **Table 5** shows the development rights with the proposed drawdown from the Cypress Plaza Multifamily development. As shown, there are enough rights for the proposed development. **Appendix C** contains supporting information for the calculation of development rights.

Table 3 - Development Rights as of 10/12/2018

Date	Action	Cypress Plaza	
		Office	WH/LI
10/25/2010		110,000	225,844
3/6/2017	XL Soccer	-101,000	
6/27/2017	CDN #4233.16 Butler 95 WH condos total of 69,600 sq ft (Ex. D)		-69,600
6/4/2018	Re-assignment of HGL dev. Rights to Cypress Plaza	47,000	43,500
10/12/2018	Total Remaining	56,000	199,744

Table 4 - Existing Development Rights as 12/31/21

Date	Action	Cypress Plaza	
		Office	WH/LI
10/25/2010		110,000	225,844
3/6/2017	XL Soccer (not built)	0	
6/27/2017	CDN #4233.16 Butler 95 WH condos total of 69,600 sq ft (Ex. D)		-69,600
6/4/2018	Re-assignment of HGL dev. Rights to Cypress Plaza	47,000	43,500
6/9/2020	2890-Careamor Complex		-25,200
9/20/2021	Butler95 Phase II and III		-96,000
12/31/2021	Total Remaining	157,000	78,544

Table 5 - Proposed Development Rights

Date	Action	Cypress Plaza	
		Office	WH/LI
10/25/2010		110,000	225,844
3/6/2017	XL Soccer (not built)	0	
6/27/2017	CDN #4233.16 Butler 95 WH condos total of 69,600 sq ft (Ex. D)		-69,600
6/4/2018	Re-assignment of HGL dev. Rights to Cypress Plaza	47,000	43,500
6/9/2020	2890-Careamor Complex		-25,200
9/20/2021	Butler95 Phase II and III		-96,000
1/3/2022	Cypress Plaza Multifamily	-29,500	
1/3/2022	Total Remaining	127,500	78,544

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After you have reviewed this material, if you have any questions or need additional information, please contact me so that we can discuss them further.

Sincerely,

ENGLAND-THIMS & MILLER, INC.

Prepared under the supervision of Jeffrey A.
Crammond, Florida PE No. 35761



Thomas Hatcher, EI

Engineer Intern - Traffic Engineering/Transportation Planning



*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Andy Hetzel
Current Planning Division

FROM: Helena Parola
Community Planning Division

RE: **Verification of Substantial Compliance
Belfort Station PUD 1974-577 (Butler95 Phase II and III) within the
Belfort Station DRI**

DATE: September 20, 2021

The referenced project includes the development of five warehouse condo buildings for a total of 96,000 square feet of warehouse development within the Belfort Station DRI.

The Master Plan Map H of the DRI shows that the location of the referenced development is located within an area designated as "commercial / office/ warehouse". The proposed use of the property for warehouse use is consistent with the Map H for the DRI and with the property's Business Park (BP) future land use category. Further, the remaining warehouse development rights allows for the additional square footage proposed with this project.

According to the latest information available to this office, the Belfort Station PUD (1974-577) for the development of Butler95 Phase II and III warehouse development is consistent with the Belfort Station DRI.

**PUD WRITTEN DESCRIPTION
CYPRESS PLAZA APARTMENTS PUD
February 8, 2022**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 12.95 acres of property to allow for a multifamily development on the property located at 0 Baymeadows Road (RE# 152578 2020) and 7311 Baymeadows Way West (RE# 152578 2040) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property falls within the Belfort Station DRI and has BP land use and PUD zoning per Ordinances 1974-577 and 2017-180.

As originally submitted, the Belfort Station DRI did not provide for multifamily use. Through subsequent amendments, a portion of the acreage was converted to the Galleria Point DRI to the north, which was later amended to incorporate multifamily use and developed with the Windsor Falls Condominiums and Deerfoot Point Condominiums. Similar amendments to add multifamily as a permitted use within the Belfort Station DRI and to amend Map H to designate the Property as residential/office are filed as companions to this rezoning along with a RPI land use amendment. The proposed amendments add a for-rent multifamily option to the adjoining DRIs and provide for a better mix of uses and infill density resulting in an overall reduction of vehicle miles traveled as desired within the Urban Priority Area.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	BP	PUD (1974-577)	Cypress Plaza Business Park
East	BP/LI	IBP, PUD, IL	I-95
South	BP	PUD (1974-577)	Deerwood Center
West	BP/LI	PUD (1974-577), IL	Cypress Plaza Business Park, Deerwood Center

- B. Project name: Cypress Plaza Apartments PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: RISE Properties, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: BP.
- G. Current zoning district: PUD (Ordinances 1974-577 and 2017-180).

H. Requested zoning district: PUD.

I. Real estate numbers: 152578 2020 and 152578 2040.

II. QUANTITATIVE DATA

A. Total acreage: 12.95 acres

B. Total number of multifamily units: 331 units.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD is filed to add multifamily as a permitted use within the Belfort Station DRI through an RPI land use amendment. Accordingly, this PUD adopts regulations consistent with the CRO zoning district except as detailed below.

1. The following uses that are permitted or permissible in the CRO zoning district are modified as followed:
 - a. New single-family dwellings are not included in this PUD.
 - b. Home occupations are included as a permitted use.
 - c. Restaurants remain a use by exception only but without a limitation on the number of seats that may be provided.
 2. Lot width and area requirements are reduced to zero (0) except as required for certain uses.
 3. Height is permitted up to sixty (60) feet.
 4. For residential use, parking at a minimum ratio of 1.35 spaces per unit is required, bicycle parking is required at a rate of two percent (2%) of the required parking, and no dedicated loading spaces are required. There is no limitation on the maximum number of parking spaces that can be provided.
 5. Signage shall comply with the requirements for industrial zoning districts.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings and associated amenities including, but not limited to clubhouses, indoor and outdoor recreation areas, pools, and dog parks.
2. Medical and dental office or clinics (but not hospitals).
3. Professional and business offices.
4. Schools meeting the performance standards and development criteria set forth in Part 4.
5. Vocational, trade or business schools.
6. Colleges and universities.
7. Fraternity and sorority houses.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4.
9. Community residential homes of up to six (6) residents meeting the performance standards and development criteria set forth in Part 4.
10. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
11. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
12. Libraries, museums and community centers.
13. Radio and television broadcasting studios and offices (subject to Part 15).
14. Banks without drive-through, savings and loan institutions, and similar uses.

15. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
16. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding four thousand (4,000) square feet.
17. Employment office (but not a day labor pool).
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Day care centers meeting the performance standards and development criteria set forth in Part 4.
3. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only.
4. Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed fifty percent (50%) of the gross floor area of the buildings of which they are a part.
 - a. Sale, display and preparation shall be conducted within a completely enclosed building.
 - b. Products shall be sold only at retail.
 - c. No sale, display or storage of secondhand merchandise shall be permitted.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
2. In connection with multifamily dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.
3. In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
 - a. Front – Twenty (20) feet.
 - b. Side – Ten (10) feet.
 - c. Rear – Twenty (20) feet.
 - d. Accessory use structures used in conjunction with multiple-family:
 - (1) Front – Accessory uses or structures shall not be permitted in a required front yard.
 - (2) Side – Five (5) feet.
 - (3) Rear – Five (5) feet.

4. Maximum height of structures:

- a. Sixty (60) feet.
- b. Accessory Use Structures – Fifteen (15) feet, provided the structure may be one (1) foot higher for each three (3) feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

B. Ingress, Egress and Circulation:

- 1. *Parking Requirements.* Parking for residential use shall be provided at a rate of 1.35 spaces per unit and may be provided in surface lots, structured parking, and/or garages. There is no limitation on the maximum number of spaces that can be provided. In addition, residential uses shall provide bicycle parking spaces at a rate of two percent (2%) of required parking spaces. Residential uses require zero (0) dedicated loading spaces provided that loading activity shall be conducted on site and not within a public right of way. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
 - 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Baymeadows Way, substantially as shown on the Site Plan.
 - 3. *Pedestrian Access.* As required by the 2030 Comprehensive Plan.
- C. **Signs:** Signs for this development shall be consistent with the requirements for CRO zoning districts as set forth in Part 13 of the Zoning Code.
- D. **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, one (1) tree shall be planted for every forty (40) linear feet of road frontage and may be clustered.
- E. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. **Utilities:** Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. Consistency with the Comprehensive Plan. The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
2. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
3. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
4. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. 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.

6. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
7. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
8. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
9. Objective 3.1 - Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
10. Policy 3.1.3 - The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.
11. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
12. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

Housing Element

13. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
14. Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
15. Policy 1.1.4: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

B. Consistency with the Concurrency Management System. All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. Allocation of residential land use.

The property is located within the Urban Priority Character Area and subject to a companion small-scale land use amendment to RPI. The RPI category is primarily intended to accommodate medium to high density residential, professional office and institutional uses at a maximum gross density of up to forty (40) units per acre but limited to twenty (20) units per acre when part of a single use development. Due to the Property's inclusion within the Belfort Station DRI and the PUD originally adopted therewith, the mix of uses desired within the Urban Priority Area RPI category has been established for the overall project. Accordingly, density at a rate of twenty-six (26) units per acre is requested.

D. Internal compatibility. The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Baymeadows Way. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. External compatibility/ Intensity of development. The proposed development is consistent with and complimentary to existing uses in the area. As originally contemplated, the Property falls within an area of the Belfort Station DRI designated for light industrial use. However, the pattern of development north and south of the project east of Baymeadows Way includes primarily office and educational uses. Accordingly, the proposed development provides for greater compatibility and potential for internal capture within the DRI project.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides a minimum of 1.35 spaces per residential unit which is consistent with market demand and will be consistent with the requirements of Part 6 of the Zoning Code for all other uses.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan and the pattern of development in the Belfort Station DRI.

EXHIBIT F
CYPRESS PLAZA APARTMENTS PUD
Land Use Table

Total gross acreage	<u>12.95</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>0</u> Acres	<u>0</u> %
Total number of dwelling units	<u>0</u> D.U.	
Multiple family	<u>12.95</u> Acres	<u>100</u> %
Total number of dwelling units	<u>331</u> D.U.	
Commercial	<u> </u> Acres	<u> </u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

EXHIBIT K

Site Location Map

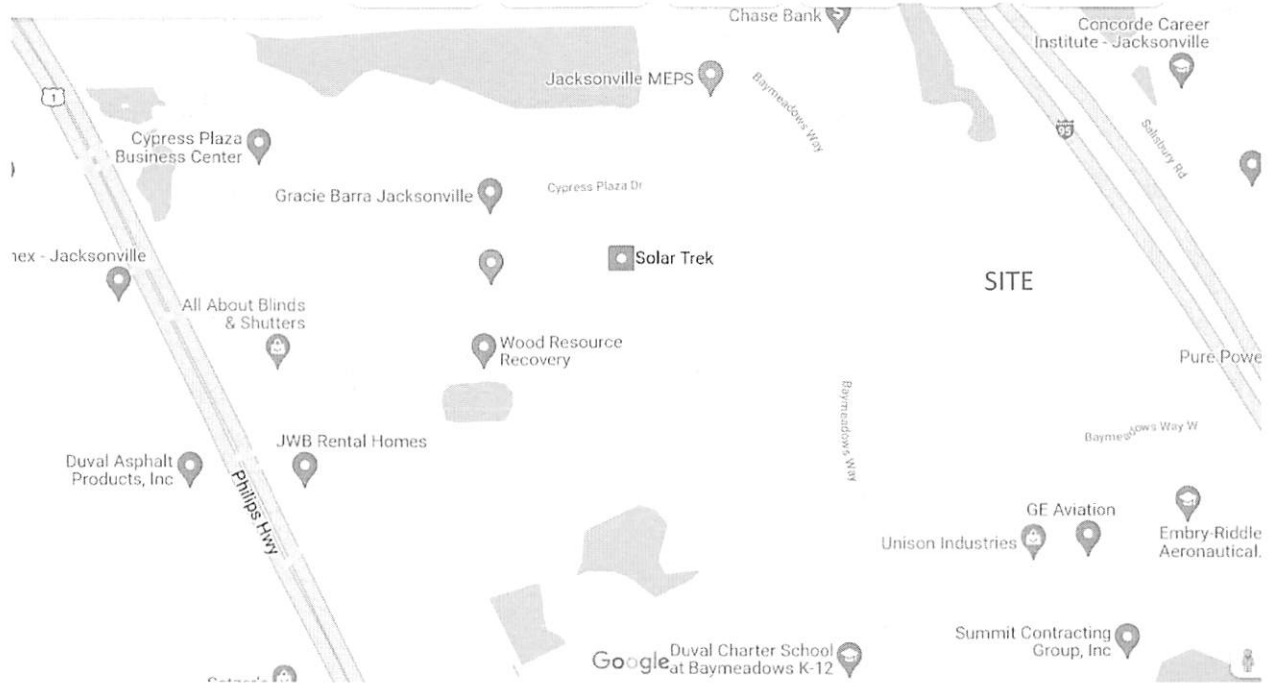
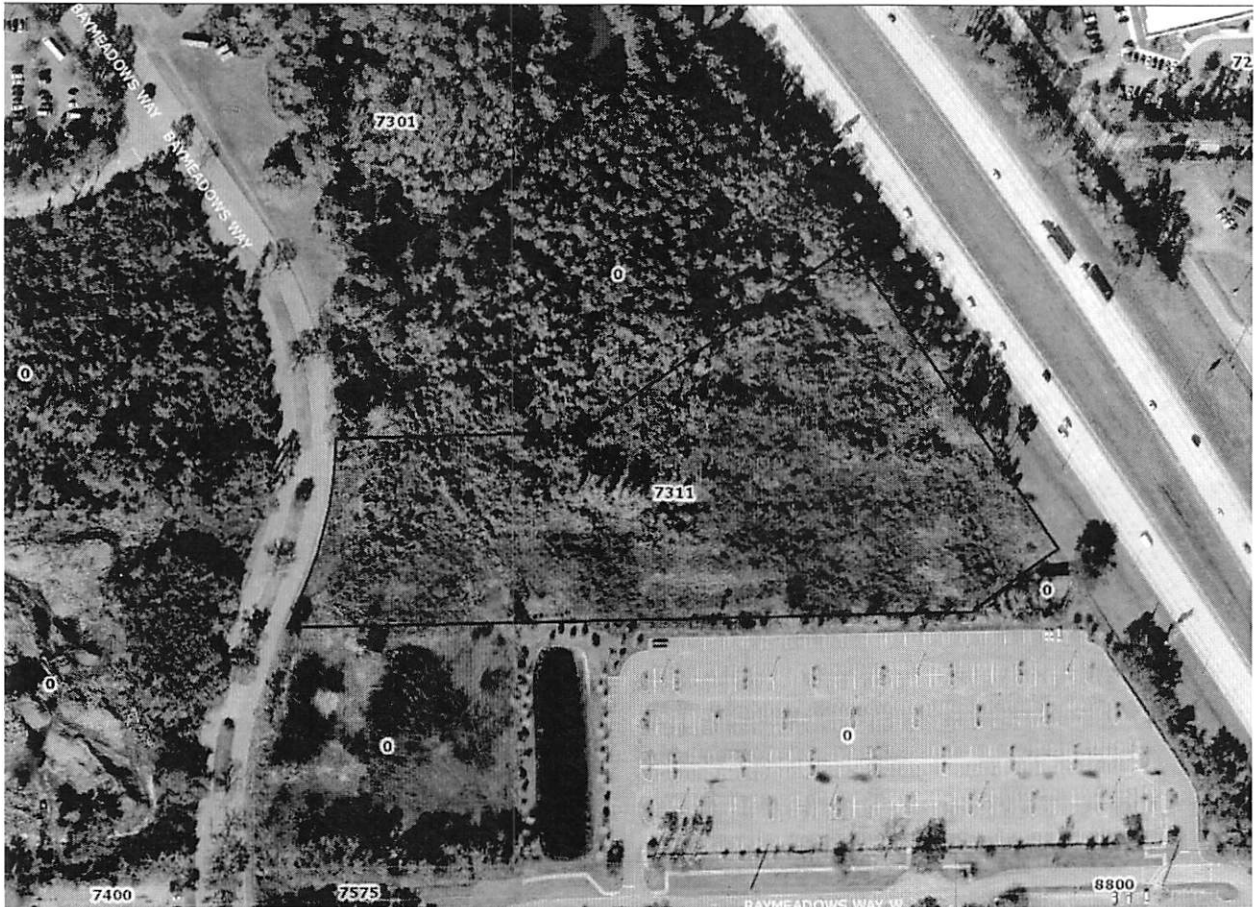
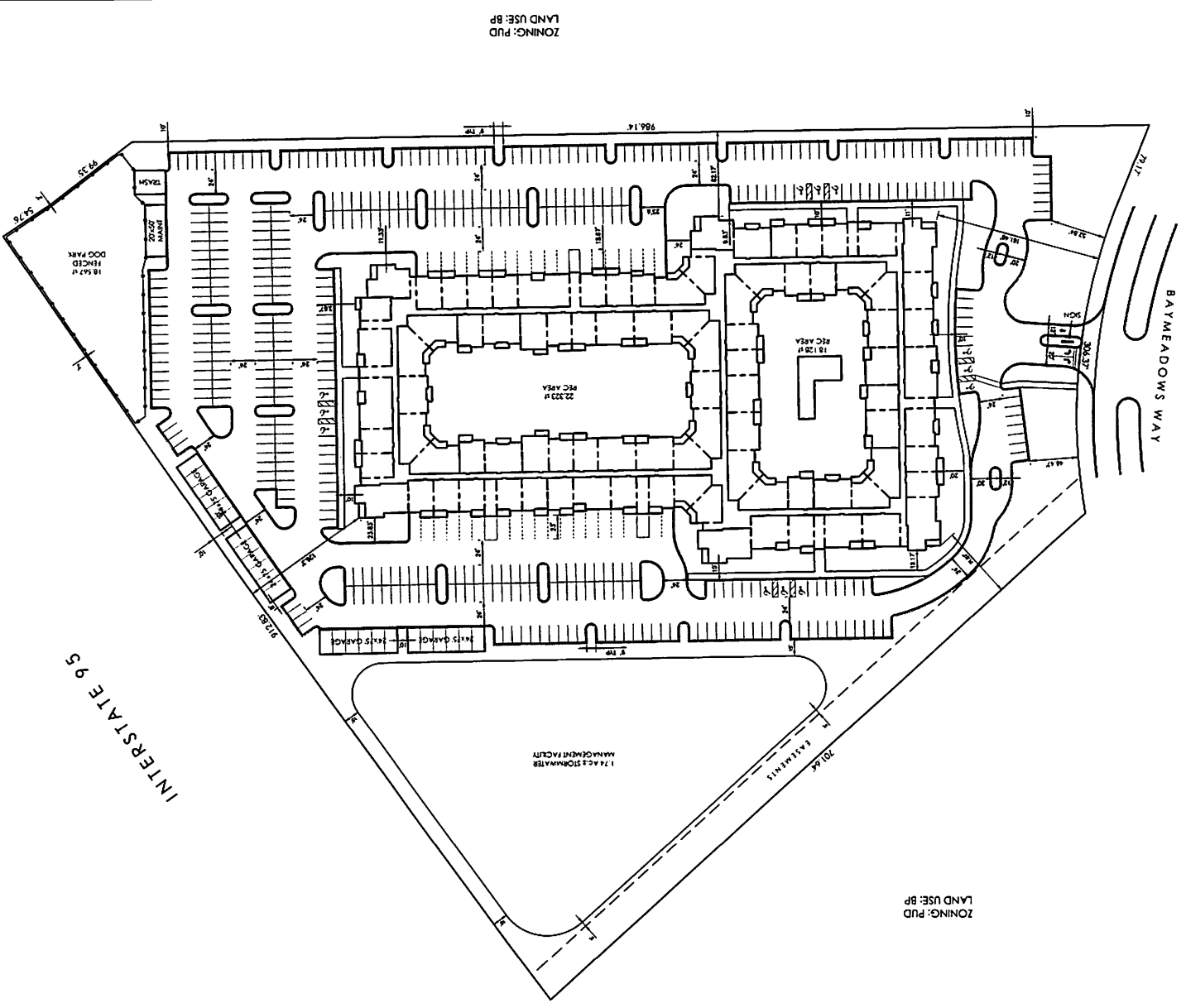


EXHIBIT H
Aerial Photograph



PROJECT DATA	
PARKING TOTAL	501
SURFACE	501
GARAGE	061
TOTAL	562
RATIO	1.70 PER UNIT
ADA PARKING	11.24 REQUIRED
2% OF TOTAL	12 PROVIDED
BUILDING AREA	108,000 SF ± (19% BLDG COVERAGE)
RECREATION AREA	150 SF PER UNIT (150 x 331)
RECREATION AREA	49,650 SF REQUIRED
RECREATION AREA	59,018 SF PROVIDED
TOTAL SITE AREA	1295 ac
POND AREA	1.87 ac (1.44%)



ZONING: U
LAND USE: U

ZONING: PUD
LAND USE: BP

ZONING: PUD
LAND USE: BP

###

CYPRESS PLAZA APARTMENTS



Engineering, Planning & Management, Inc.
1000 North State Street
Trenton, NJ 08611
TEL: 609.392.1111
FAX: 609.392.1112
WWW.ETM.COM

DATE: 04/11/2011
DRAWN BY: AMW
CHECKED BY: AMW
DESIGNED BY: AMW

REVISIONS

PLANS PREPARED UNDER THE
DIRECTION OF

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR622660
User: Blanco, Bob
Generic CR

Date: 2/8/2022
Email: RBlanco@coj.net

Name: DMH&D attn: Cyndy Trimmer
Address: 7311 Baymeadows Way, Jacksonville FL 32256
Description: Application For Change to The Belfort Station DRI

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2494.63	0.00
00111	145003	349050	000000	00000000	00000	0000000	0.00	2494.63

Total Due: \$2,494.63

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR622660
Generic CR

Date: 2/8/2022

Name: DMH&D attn: Cyndy Trimmer
Address: 7311 Baymeadows Way, Jacksonville FL 32256
Description: Application For Change to The Belfort Station DRI

Total Due: \$2,494.63

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR622633

User: Parola, Helena

Date: 2/8/2022

Email: HParola@coj.net

Land Use Amendment Application Filing Fees

Name: Cyndy Trimmer, Driver, McAfee, Hawthorne and Diebenow, PLLC

Address: 1 Independent Drive, Suite 1200

Description: L-5655-21C / BP to RPI / 12.95 acres / 7311 and 0 Baymeadows Way

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3980.00	0.00
00111	145003	349050	000000	00000000	00000	0000000	0.00	3980.00

Total Due: \$3,980.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR622633

Land Use Amendment Application Filing Fees

Name: Cyndy Trimmer, Driver, McAfee, Hawthorne and Diebenow, PLLC

Address: 1 Independent Drive, Suite 1200

Description: L-5655-21C / BP to RPI / 12.95 acres / 7311 and 0 Baymeadows Way

Date: 2/8/2022

Total Due: \$3,980.00

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR622621

User: Cox, Kaysie

REZONING/VARIANCE/EXCEPTION

Date: 2/8/2022

Email: KaysieC@coj.net

Name: Cyndy Trimmer

Address: 1 Independent Drive, Suite 1200, Jacksonville, FL 32202

Description: Application for Rezoning to PUD (Z-3993) - 7311 Baymeadows Way W

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2455.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2455.00

Total Due: \$2,455.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR622621

REZONING/VARIANCE/EXCEPTION

Date: 2/8/2022

Name: Cyndy Trimmer

Address: 1 Independent Drive, Suite 1200, Jacksonville, FL 32202

Description: Application for Rezoning to PUD (Z-3993) - 7311 Baymeadows Way W

Total Due: \$2,455.00

RISE Properties, LLC
V016968--Duval County Tax Collector
Print As: Duval County Tax Collector

231 E Forsyth Street
Suite 130
Jacksonville, FL 32202-3370

3336
Southwest Georgia Bank
RISEPROPOPS 2101
Date: 02/09/2022

Date	Invoice #	Reference Number	Amount Due	Amount Paid/Applied
02/08/2022	CR622621	7311 Baymeadows Way	\$2,455.00	\$2,455.00
02/08/2022	CR622660	7311 Baymeadows Way	\$2,494.63	\$2,494.63
02/09/2022	CR622633	7311 and 0 Baymeadows Way	\$3,980.00	\$3,980.00
Net Amount:				\$8,929.63

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

RISE Properties, LLC
129 N Patterson Street
Valdosta, GA 31601

Southwest Georgia Bank
A Division of The First, A.N.B.A.
Valdosta, GA


3336
Date: 02/09/2022

Pay To
The Order of Duval County Tax Collector

Eight Thousand Nine Hundred Twenty Nine Dollars and 63 Cents

\$**8,929.63**

Duval County Tax Collector
231 E Forsyth Street
Suite 130
Jacksonville, FL 32202-3370



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO SEE IT. Void After 90 Days

⑈003336⑈ ⑆065303360⑆

0621602101⑈

Jim Overton
Duval County

Date Time 02-10-2022 10:42AM
Drawer: P04
Clerk: JJB
Transaction: 3536911

Item	Paid
CR Processing: CR622600 DNH&D am. Cyndy Trimmer 7311 Baymeadows Way, Jacksonville FL 32256	\$2,494.63
CR Processing: CR623633 Cyndy Trimmer, Driver McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200	\$3,980.00
CR Processing: CR622621 Cyndy Trimmer 1 Independent Drive, Suite 1200, Jacksonville, FL 32202	\$2,455.00
Total:	\$8,929.63

Receipt: 460-23-00101832

Total Tendered	\$8,929.63
Check:	\$8,929.63
Chk#3336	
Balance:	\$0.00

Paid By: RISE PROPERTIES, LLC