

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-887-E**

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 CAREAMOR RAWLS, LLC (DR. RENARD
12 RAWLS), AND DATED NOVEMBER 17, 2022, TO CHANGE
13 THE DESIGNATION OF 2.04± ACRES (R.E. NO. 152578-
14 1040) ON THE MASTER DEVELOPMENT PLAN MAP H FROM
15 OFFICE/LIGHT INDUSTRIAL TO COMMERCIAL/OFFICE/
16 LIGHT INDUSTRIAL TO PERMIT DEVELOPMENT OF
17 ADDITIONAL COMMERCIAL USES THROUGH CONVERSION OF
18 OTHER USES; FINDING THAT THESE CHANGES ARE
19 CONSISTENT WITH THE *2030 COMPREHENSIVE PLAN* AND
20 THE CITY OF JACKSONVILLE LAND DEVELOPMENT
21 REGULATIONS; DIRECTING THE LEGISLATIVE SERVICES
22 DIVISION TO FORWARD CERTIFIED COPIES OF THIS
23 ORDINANCE TO AUTHORIZED AGENTS; PROVIDING AN
24 EFFECTIVE DATE.
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26 **WHEREAS**, the Council adopted and approved the Belfort Station
27 (a/k/a Cypress Plaza) DRI Development Order by Resolution 74-690-243,
28 as amended; and

29 **WHEREAS**, Careamor Rawls, LLC (Dr. Renard Rawls), has submitted
30 an Application for Change to a Previously Approved Development of
31 Regional Impact (the "AFC"), dated November 17, 2022, to the City

1 requesting certain changes to the Belfort Station (a/k/a Cypress
2 Plaza) DRI Development Order; and

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

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

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

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

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

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

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

20 **Section 1.** The Development Order for the Belfort Station
21 (a/k/a Cypress Plaza) DRI is hereby amended to incorporate the
22 proposed changes and modifications contained in the AFC dated November
23 17, 2022, attached hereto as **Exhibit 1**, which changes are generally
24 described as changing the designation of 2.04± acres (R.E. No. 152578-
25 1040) on the Master Development Plan Map H from Office/Light
26 Industrial to Commercial/Office/Light Industrial to permit
27 development of an additional 25,199 square feet of commercial uses
28 through the conversion of 94,000 square feet of office/warehouse
29 uses.

30 **Section 2.** The Council hereby finds and determines that the
31 changes and modifications set forth in the AFC dated November 17,

1 2022, are consistent with the *2030 Comprehensive Plan* and the City's
2 Land Development Regulations.

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

8 **Section 4. Effective Date.** The enactment of this Ordinance
9 shall be deemed to constitute a quasi-judicial action of the City
10 Council and shall become effective upon signature by the Council
11 President and the Council Secretary.

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13 Form Approved:

14
15 /s/ Mary E. Staffopoulos

16 Office of General Counsel

17 Legislation Prepared By: Mary E. Staffopoulos

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