

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2022-142-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), A  
8 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 RISE PROPERTIES, LLC, AND DATED  
12 JANUARY 21, 2022, TO CHANGE THE DESIGNATION OF  
13 12.95± ACRES (R.E. NOS. 152578-2020 AND 152578-  
14 2040) ON THE MASTER DEVELOPMENT PLAN MAP H FROM  
15 COMMERCIAL TO RESIDENTIAL/OFFICE TO PERMIT  
16 DEVELOPMENT OF A MAXIMUM OF 331 MULTI-FAMILY  
17 RESIDENTIAL UNITS THROUGH CONVERSION OF OTHER  
18 USES; FINDING THAT THESE CHANGES ARE CONSISTENT  
19 WITH THE *2030 COMPREHENSIVE PLAN* AND THE CITY OF  
20 JACKSONVILLE LAND DEVELOPMENT REGULATIONS;  
21 DIRECTING THE LEGISLATIVE SERVICES DIVISION TO  
22 FORWARD CERTIFIED COPIES OF THIS ORDINANCE TO  
23 AUTHORIZED AGENTS; PROVIDING AN EFFECTIVE DATE.

24  
25 **WHEREAS**, the Council adopted and approved the Belfort Station  
26 (a/k/a Cypress Plaza) DRI Development Order by Resolution 74-690-243,  
27 as amended; and

28 **WHEREAS**, RISE Properties, LLC, has submitted an Application  
29 for Change to a Previously Approved Development of Regional Impact  
30 (the "AFC"), dated January 21, 2022, to the City requesting certain  
31 changes to the Belfort Station (a/k/a Cypress Plaza) DRI Development

1 Order; and

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

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

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

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

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

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

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

19 **Section 1.** The Development Order for the Belfort Station  
20 (a/k/a Cypress Plaza) DRI is hereby amended to incorporate the  
21 proposed changes and modifications contained in the AFC dated January  
22 21, 2022, **attached hereto** as **Exhibit 1**, which changes are generally  
23 described as changing the designation of 12.95± acres (R.E. Nos.  
24 152578-2020 and 152578-2040) on the Master Development Plan Map H  
25 from Commercial to Residential/Office to permit development of a  
26 maximum of 331 multi-family residential units through the conversion  
27 of 47,000 square feet of Office.

28 **Section 2.** The Council hereby finds and determines that the  
29 changes and modifications set forth in the AFC dated January 21,  
30 2022, are consistent with the *2030 Comprehensive Plan* and the City's  
31 Land Development Regulations.

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

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

10  
11 Form Approved:

12  
13                     /s/ Mary E. Staffopoulos          

14 Office of General Counsel

15 Legislation Prepared By: Mary E. Staffopoulos

16 GC-#1485301-v2-2022-142\_Belfort\_Station\_(Cypress\_Plaza)\_DRI\_(AFC).docx