

**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

Belfort Station DRI

2. Date of Application

July 17, 2024

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

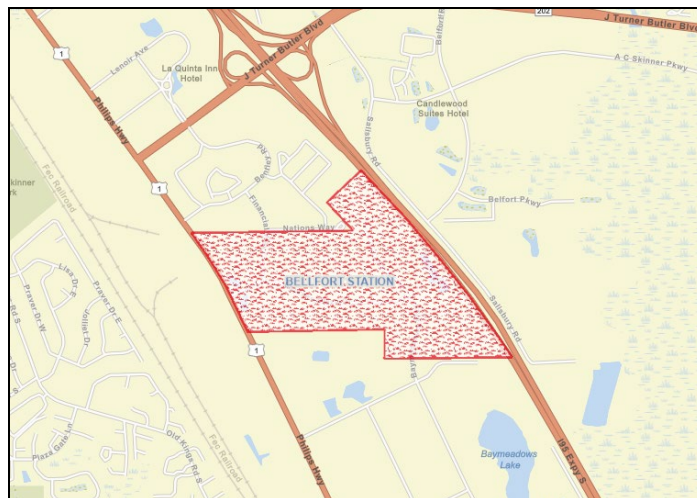
Luxury Toy Vault, LLC
0 Baymeadows Way
Jacksonville, Florida 32256

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

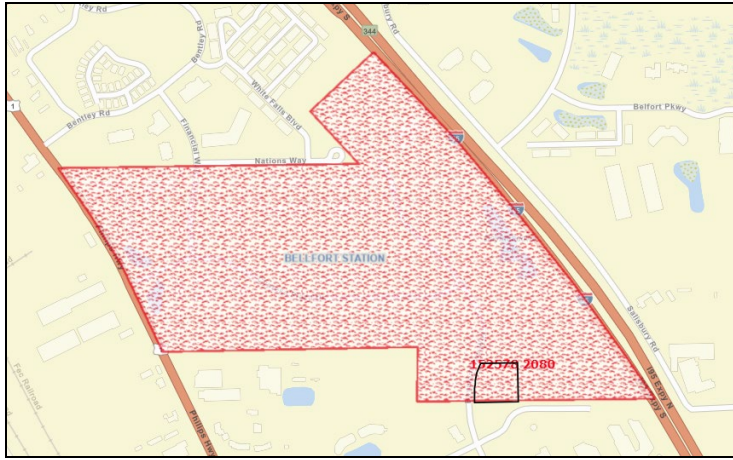
Cyndy Trimmer and Steve Diebenow
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
(904) 807-0185

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

The Belfort Station DRI is located southeast of the intersection of Philips Highway and J. Turner Butler Boulevard just north of Perimeter Center, at Section 56, Township 3 South, Range 27 East, in Duval County, Florida as depicted below.



The proposed change is to remove approximately 2.93 acres of land from the DRI, located along the southern boundary of the DRI at 0 Baymeadows Way West (RE# 152578 2080), Jacksonville, Florida 32256 (the "Property") as depicted below and more particularly described in **Exhibit 1**.



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.

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.

Applicant proposes to amend the Belfort Station DRI to remove the Property from the DRI. The current Map H designation of the Property is Office under the DRI Development Order, as amended. Applicant proposes a revised Map H, filed herewith as **Exhibit 2**, to reflect the removal of the Property. A revised legal description of the Belfort Station DRI is attached as **Exhibit 3**. There are no proposed changes to the text of the DRI Development Order.

7. 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 76-690-243 adopted August 13, 1974, approving the 281-acre Belfort Station DRI.
- b. Resolution 84-1292-462 adopted December 10, 1984, modifying building height limitations.
- c. Resolution 85-1097-337 adopted September 25, 1985, revising the site development plan.
- d. Resolution 88-358-165 adopted in 1988, removing a 111-acre parcel (the Wilson Parcel) that was redesignated to the Galleria DRI and a 15-acre parcel (Regency/Butler Corners).
- e. Resolution 90-1109-520 adopted January 8, 1991, granting an extension of time for certain buildout and roadway improvements for the Galleria DRI.
- f. Resolution 92-1075-230 adopted August 25, 1992, granting an extension of time for certain buildout and roadway improvements for the Galleria DRI.
- g. Resolution 93-0225-562 approving land use changes, extensions of time and traffic modifications for the Galleria DRI.
- h. Resolution 94-0718-178 adopted June 28, 1994, amending Resolution 93-0225-562 to correct a condition of approval.
- i. Resolution 1999-186-A adopted April 14, 1990, granting an extension of time for buildout to the Galleria DRI.

- j. Ordinance 2002-86-E enacted February 26, 2002, granting an extension of time for buildout, reducing previously approved development rights, and reducing the financial contribution required for transportation improvements for the Galleria DRI.
- k. Ordinance 2003-1533-E enacted January 27, 2004, adding a conversion for office square footage to multifamily residential use for the Galleria DRI.
- l. Ordinance 2004-905-E enacted September 28, 2004, revising Map H to include multifamily residential use and reducing certain other development rights if the option is exercised for the Galleria DRI.
- m. Ordinance 2017-179-E enacted April 25, 2017, adding commercial use and amending Map H from office to commercial use for the Belfort Station DRI.
- n. Ordinance 2018-416-E enacted August 14, 2018, revising Map H from office to commercial/office/warehouse use for the Belfort Station DRI.
- o. Ordinance 2020-14-E enacted February 25, 2020, amending Map H from office to office/light industrial for the Belfort Station DRI.
- p. Ordinance 2022-142-E enacted April 26, 2022, revising Map H from commercial to residential/office for the Belfort Station DRI.
- q. Ordinance 2022-887-E enacted January 24, 2023, revising Map H from office/light industrial to commercial/office/light industrial for the Belfort Station DRI.

8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.

Revised Map H dated July 17, 2024 is attached hereto as **Exhibit 2**.

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

- The revised DRI Legal Description (**Exhibit 3**)
- The Revised Map H dated July 17, 2024 (**Exhibit 2**)
- There are no amendments to the language of the DRI Development Order.

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

See **Exhibit 4** attached hereto.

Legal Description

A PORTION OF THE FRANCIS RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BAYMEADOWS WAY WEST (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH CENTERLINE OF BAYMEADOWS WAY (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHERLY ALONG SAID CENTERLINE OF BAYMEADOWS WAY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS 1050.95 FEET, AN ARC DISTANCE OF 356.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°32'25" WEST, 354.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°02'53" EAST, DEPARTING SAID CENTERLINE OF BAYMEADOWS WAY, A DISTANCE OF 50.00 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 1): NORTH 00°57'07" WEST, A DISTANCE OF 77.65 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE 2): NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS 649.99 FEET, AN ARC DISTANCE OF 261.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°35'20" EAST, 260.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 3): NORTH 22°07'46" EAST, A DISTANCE OF 17.96 FEET TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18112, PAGE 1729 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°06'08" EAST, ALONG THE SOUTHERLY LINE OF THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18112, PAGE 1729, A DISTANCE OF 324.51 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17965, PAGE 1594 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°54'58" EAST, ALONG THE WESTERLY LINE OF THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17965, PAGE 1594, A DISTANCE OF 349.02 FEET A POINT SITUATE IN THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10170, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°05'51" WEST, ALONG SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10170, PAGE 910, A DISTANCE OF 382.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT 2

MAP H

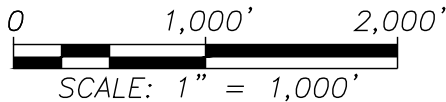
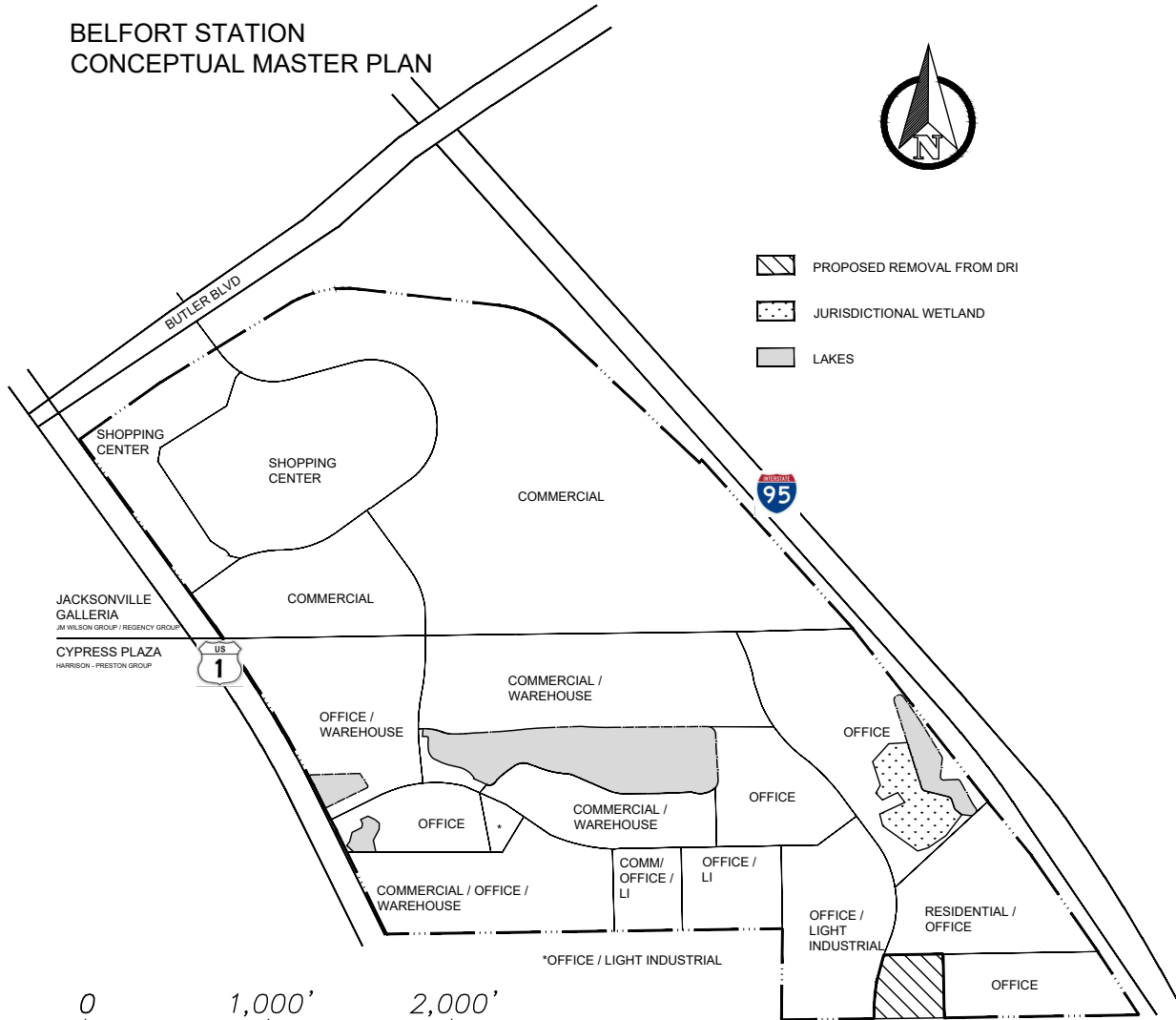
MAP H CYPRESS PLAZA

PROPOSED

BELFORT STATION
CONCEPTUAL MASTER PLAN



- PROPOSED REMOVAL FROM DRI
- JURISDICTIONAL WETLAND
- LAKES



JULY 17 2024

NO.	DATE	REVISION DESCRIPTION

NO.	DATE	REVISION DESCRIPTION

NO.	DATE	REVISION DESCRIPTION

CYPRESS
BAYMEADOWS
PUD

ADKINSON
ENGINEERING
6550 ST. AUGUSTINE ROAD, SUITE 203
JACKSONVILLE, FLORIDA 32217
PHONE (904) 881-4206
LICENSE NUMBER 28982

Exhibit 1
ENGINEER'S SEAL

EXHIBIT 3: MODIFIED DRI LEGAL DESCRIPTION

A part of the Francis Richard Grant , Section 56 and a part of the Francis Goodwin (or Goodwyn) Grant , Section 51, both in Township 3 South , Range 27 East, Duval County, Florida, more particularly described as follows: Begin at the intersection of (the Northeasterly right-of-way line of Phillips Highway (U. S. Highway #1) with the Southeast right-of-way line of Belfort Road; thence North 53° 50' 26" East along said Southeasterly right-of-way line 935.5 feet to the Northwesterly corner of lands described in Official Records Volume 3043 Page 648; thence South 36° 10' East 655 feet; thence North 53° 50' 26" East along the Southeasterly line of lands described in Official Records Volume 3043, Page 648 and Official Records Volume 3043 , Page 653, 1703.00 feet; thence North 36° 10' West along the Northeasterly line of lands describe in said Official Records Volume 3043, Page 653, 616.8 feet to the Southeasterly right-of-way line of said Belfort Road; thence North 53° 50' 26" East along said right-of-way line 112.50 feet to its intersection with the Southwesterly right-of-way line of Interstate Highway 95; thence South 42° 16' 07" East along said Southwesterly right-of-way line, 3213.67 feet to the point of a curve of a curve concave Southwesterly having a radius of 649.40 feet; thence Southeasterly along and around said curve, a chord bearing and distance of South 37° 22' 42" East , 2907.17 feet to the Southerly line of lands described in Official Records Volume 2994, Page 1199; thence South 88° 48' 59" West along said Southerly line 1928.44 feet to the South-westerly comer of said lands; thence North 1° 11' 01" West, 500 feet to the Northwest corner of said lands; thence South 88° 48' 59" West along said Southerly line of lands described in Official Records Volume 2557, Page 533, 2177.79 feet to an intersection with the Northeasterly right-of-way line of said Phillips Highway; thence North 26° 06' 16" West along said Northeasterly right-of-way line 776.69 feet to the point of a curve of a curve concave Southwesterly and having a radius of 5870.34 feet; thence Northwesterly along and around said curve a chord bearing and distance of North 31° 10' 48" West, 1038.69 feet to the point of tangency of said curve; thence North 35° 15' 20" West along said Northeasterly right-of-way line 1576.76 feet to the point of beginning; The above describe parcel contains 282 acres, more or less.

Less and except

A part of the FRANCIS RICHARD GRANT, Section 56, Township 3 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:
Commence for a Point of Beginning at the intersection of the Easterly right of way line of Phillips Highway (U.S. No. 1) a 150 foot right of way as now established with the Southerly right of way line of J. Turner Butler Boulevard (a 90 foot R/w as now established); thence North 53°52'13" East along said Southerly right of way line of J. Turner Butler Boulevard, 910.71 feet; thence North 54°16'26" East along said Southerly right of way line of J. Turner Butler Boulevard, 955.74 feet; thence North 57°41'40" East along said right of way line, 200.05 feet, thence South 88°36'39" East along said right of way line, 193.69 feet to the Westerly right of way line of Interstate Highway No. 95; thence South 51°54'54" East along said Westerly right of way line of Interstate Highway No. 95, 1386.95 feet; thence South 41°56'34" East along said Westerly right of way line of Interstate Highway No. 95, 816.26 feet; thence South 48°03'26" West, 700.00 feet; thence South 41°56'34" East, 628.72 feet; thence South 89°07'49" West, 2513.81 feet to the Easterly right of way line of Phillips Highway (U.S. No 1); thence North 35°54'56" West along said Easterly right of way line of Phillips Highway, 227.14

feet; thence North 54°05'04" East along said Easterly right of way line of Phillips Highway, 10.0 feet; thence North 35°54'56" West along said Easterly right of way line of Phillips Highway, 1050.67 feet; thence South 54°05'04" West along said Easterly right of way line of Phillips Highway, 10.0 feet; thence North 35°54'56" West along said Easterly right of way line of Phillips Highway, 252.13 feet to the Point of Beginning.

Less and except

A portion of the Francis Richard Mill Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the centerline of Baymeadows Way West (a 100 foot right of way, as now established) with centerline of Baymeadows Way (a 100 foot right of way, as now established); thence northerly along said centerline of Baymeadows Way, along and around the arc of a curve, concave easterly, having a radius 1050.95 feet, an arc distance of 356.63 feet, said arc being subtended by a chord bearing and distance of north 10°32'25" west, 354.92 feet to the point of tangency of said curve; thence north 89°02'53" east, departing said centerline of Baymeadows Way, a distance of 50.00 feet to a point situate in the easterly right of way line of said Baymeadows way, said point also being the point of beginning: thence along said easterly right of way line, run the following three (3) courses and distances: course 1): north 00°57'07" west, a distance of 77.65 feet to the point of curvature of a curve leading northerly; course 2): northerly, along and around the arc of said curve, concave easterly, having a radius 649.99 feet, an arc distance of 261.85 feet, said arc being subtended by a chord bearing and distance of North 10°35'20" East, 260.08 feet to the point of tangency of said curve; course 3): North 22°07'46" East, a distance of 17.96 feet to the southwest corner of those certain lands described and recorded in Official Records Book 18112, Page 1729 of the current public records of Duval County, Florida; thence north 89°06'08" east, along the southerly line of those aforesaid lands described and recorded in Official Records Book 18112, Page 1729, a distance of 324.51 feet to the northwest corner of those certain lands described and recorded in Official Records Book 17965, Page 1594 of the current public records of Duval County, Florida; thence South 00°54'58" East, along the westerly line of those aforesaid lands described and recorded in Official Records Book 17965, Page 1594, a distance of 349.02 feet a point situate in the northerly line of those certain lands described and recorded in Official Records Book 10170, Page 910 of the current public records of Duval County, Florida; thence South 89°05'5" West, along said northerly line of those lands described and recorded in Official Records Book 10170, Page 910, a distance of 382.98 feet to the point of beginning.

EXHIBIT 4

**Property Ownership Affidavit and Agent
Authorization**

EXHIBIT A
Property Ownership Affidavit

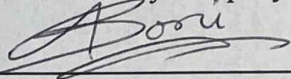
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 Baymeadows Way W, Jacksonville, FL 32256
(RE# 152578-2080)**

Ladies and Gentlemen:

I, Amal Soni, as Manager, of LUXURY TOY VAULT LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

LUXURY TOY VAULT LLC, a Florida
limited liability company

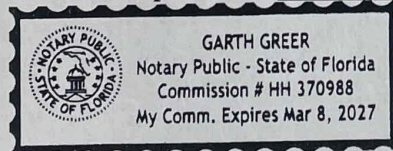


Amal Soni, Manager

STATE OF FL
COUNTY OF DUALA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2023 by, Amal Soni, as Manager, of LUXURY TOY VAULT LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FL Drivers License as identification.

[Notary Seal]





(Notary Signature)

EXHIBIT B
Agent Authorization

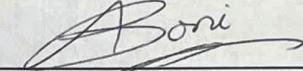
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 Baymeadows Way W, Jacksonville, FL 32256 (RE# 152578-2080)

Ladies and Gentlemen:

You are hereby advised that Amal Soni, as Manager, of LUXURY TOY VAULT LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file application(s) for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

LUXURY TOY VAULT LLC, a Florida
limited liability company

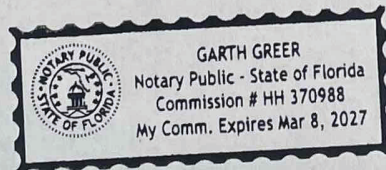


Amal Soni, Manager

STATE OF FL
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2023 by, Amal Soni, as Manager, of LUXURY TOY VAULT LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FL DRIVERS LICENSE as identification.

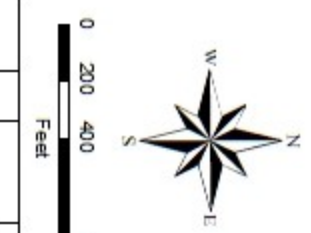
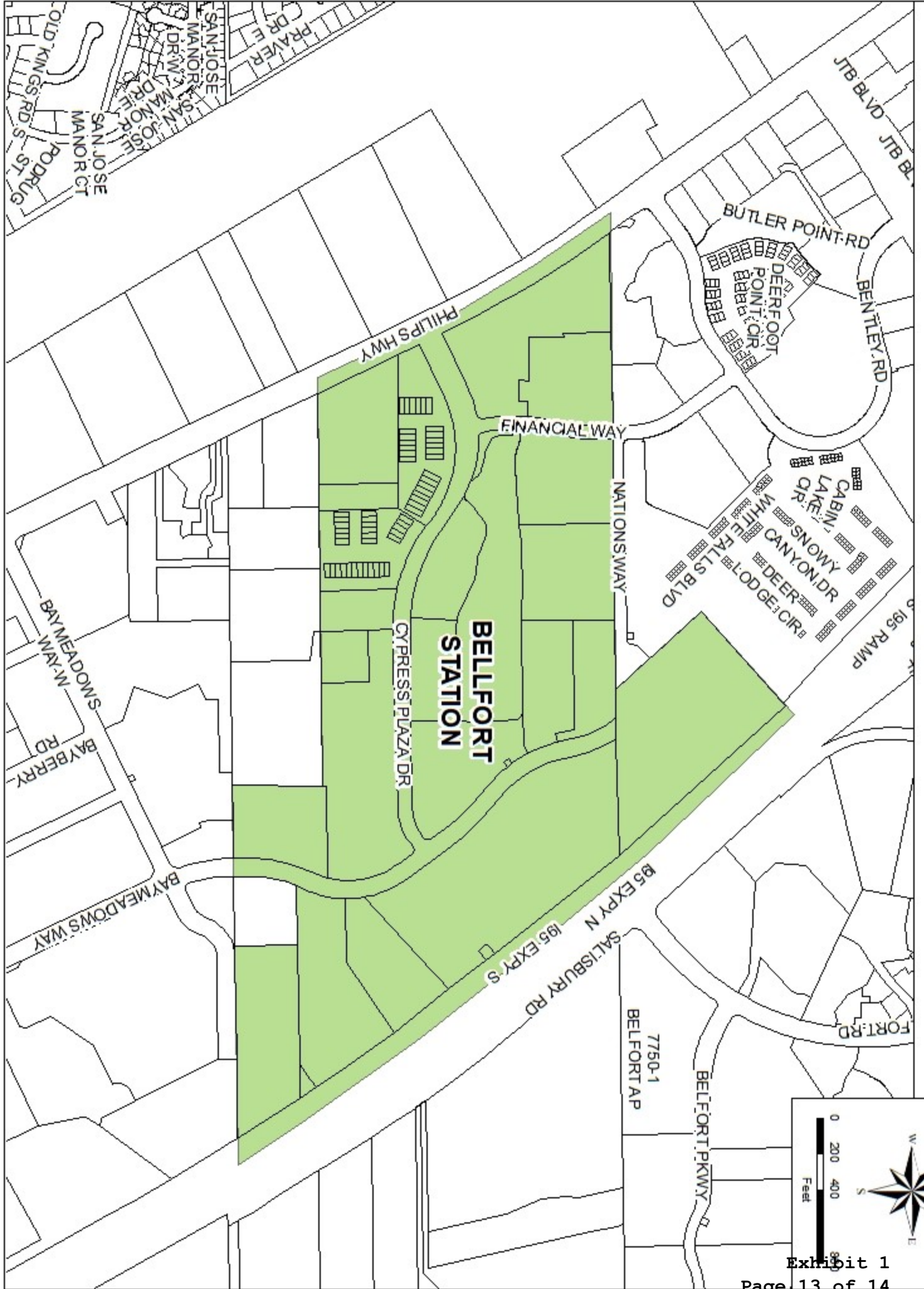
[Notary Seal]





(Notary Signature)

PROPOSED BELFORT STATION DRI LOCATION MAP



Jim Overton
Duval County

Date/Time: 08/09/2024 01:49PM
Drawer: P06
Clerk: JMB
Transaction: 6489783

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

General Collection Receipt

Date: 8/7/2024
Email: HParola@coj.net

Item
CR Processing: Paid
CR743155 \$2,494.63
Cyndy Trimmer, Esquire
Driver, McAfee, Hawthorne
and Diebenow, 1
Independent Dr., Suite 1200
Total: \$2,494.63
Receipt: 272-25-00638357
Total Tendered
Check: \$2,494.63
Chk#4997 \$2,494.63
Balance: \$0.00
Paid By: Pivot RH Homes LLC

Trimmer, Esquire
r, McAfee, Hawthorne and Diebenow, 1 Independent Dr., Suite 1200
pplication for Change to the Belfort Station DRI - Removal of Parcel from the DRI

Activity	Interfund	Future	Debit Amount	Credit Amount
0000	00000	0000000	2494.63	0.00
0000	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: CR743155
Generic CR

Date: 8/7/2024

Name: Cyndy Trimmer, Esquire
Address: Driver, McAfee, Hawthorne and Diebenow, 1 Independent Dr., Suite 1200
Description: Application for Change to the Belfort Station DRI - Removal of Parcel from the DRI

Total Due: \$2,494.63