

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-14**

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 (AFC)
11 FILED BY WRR OF DUVAL COUNTY, LLC, AND DATED
12 DECEMBER 10, 2019, TO CHANGE THE DESIGNATION OF
13 5.19± ACRES (R.E. NO. 152578-1030) ON THE
14 MASTER DEVELOPMENT PLAN MAP H FROM OFFICE TO
15 OFFICE/LIGHT INDUSTRIAL; PROVIDING AN EFFECTIVE
16 DATE.
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18 **WHEREAS**, the Council adopted and approved the Belfort Station
19 (a/k/a Cypress Plaza) DRI Development Order by Resolution 74-690-
20 243, as amended; and

21 **WHEREAS**, WRR of Duval County, LLC, has submitted an
22 Application for Change to a Previously Approved Development of
23 Regional Impact (AFC), dated December 10, 2019, to the City of
24 Jacksonville, requesting certain changes to the Belfort Station
25 (a/k/a Cypress Plaza) DRI Development Order; and

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

29 **WHEREAS**, the Planning and Development Department has submitted
30 recommendations concerning said proposed changes to the Belfort
31 Station (a/k/a Cypress Plaza) DRI Development Order; and

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

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

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

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

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

12 **Section 1. Development Order Amended.** The Development
13 Order for the Belfort Station (a/k/a Cypress Plaza) DRI is hereby
14 amended to incorporate the proposed changes and modifications
15 contained in the AFC dated December 10, 2019, and **attached hereto**
16 as **Exhibit 1**, which changes are generally described as follows:

17 (1) Change the designation of 5.19± acres (R.E. No. 152578-
18 1030) on the Master Development Plan Map H from Office To
19 Office/Light Industrial.

20 **Section 2. Consistency.** The Council hereby finds and
21 determines that the changes and modifications set forth in the AFC
22 dated December 10, 2019, are consistent with the *2030 Comprehensive*
23 *Plan* and the Land Development Regulations.

24 **Section 3. Notice.** The Legislative Services Division is
25 hereby directed to forward a certified copy of this Ordinance to
26 the following, immediately upon its effective date: Paul Harden,
27 Esq., 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202,
28 as agent for WRR of Duval County, LLC.

29 **Section 4. Effective Date.** The enactment of this
30 Ordinance shall be deemed to constitute a quasi-judicial action of
31 the City Council and shall become effective upon signature by the

1 Council President and the Council Secretary.

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3 Form Approved:

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5 /s/ Shannon K. Eller

6 Office of General Counsel

7 Legislation Prepared By: Kristen Reed

8 GC-#1332369-v1-Belfort_Station_Cypress_Plaza_AFC