

**APPLICATION FOR CHANGES TO A  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
UNDER SECTION 380.06(7), FLORIDA STATUTES  
BELFORT STATION (A/K/A CYPRES PLAZA) DRI  
January 21, 2022**

**1. DRI Name.**

Belfort Station (a/k/a Cypress Plaza) DRI approved August 19, 1974 (as amended).

**2. Applicant (name, address, phone).**

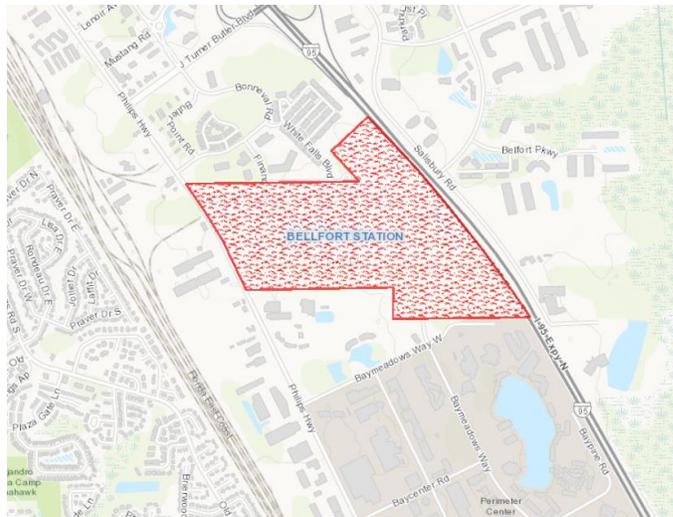
RISE Properties, LLC  
129 North Patterson Street  
Valdosta, GA 31601  
904.373.1464

**3. Authorized Agent (name, address, phone).**

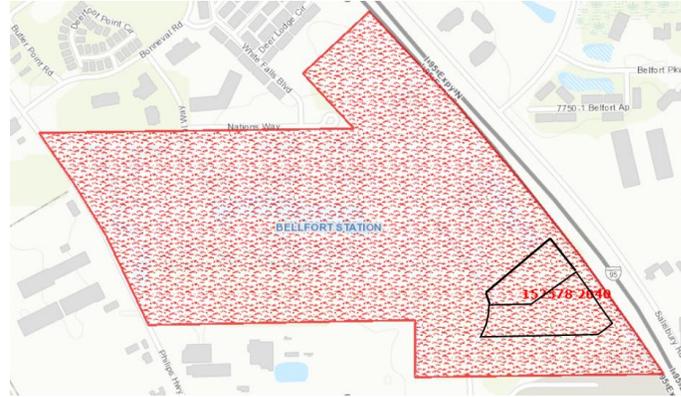
Cyndy Trimmer and Steve Diebenow  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, FL 32202  
904.807.0185 | ctrimmer@drivermcafee.com

**4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

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, Duval County, Florida as depicted below.

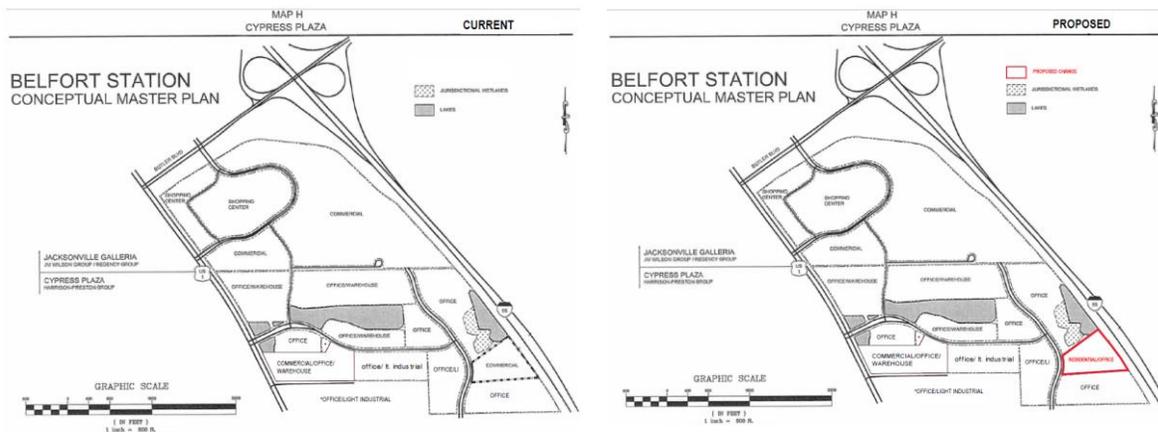


The proposed change is to 12.95 acres of land in the southeast corner of the DRI at 0 Baymeadows Road (RE# 152578 2020) and 7311 Baymeadows Way West (RE# 152578 2040) as depicted below.



5. Provide a complete description of the proposed change. 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 either the development order or the Application for Development Approval.

Applicant proposes to amend the Belfort Station DRI to permit multifamily residential use on 12.95 acres of land located at 0 Baymeadows Road (RE# 152578 2020) and 7311 Baymeadows Way West (RE# 152578 2040). The current Map H designation for the property is Commercial pursuant to a 2017 amendment from Office to facilitate development of a local sports facility, the plans for which were subsequently abandoned. Accordingly, Applicant requests a revision from Commercial to Residential/Office as reflected on the revised Map H dated December 30, 2021, filed herewith and depicted below.



Applicant proposes to convert the 47,000 square feet of office development rights to allow for construction of 331 multifamily residential dwelling units. A trip generation report dated January 20, 2022 is provided demonstrating that the proposed multifamily residential use will generate the same or less traffic than the equivalent office use would generate. No other changes are requested.

The requested addition of multifamily residential use to the Belfort Station DRI is consistent with the evolution of the DRI since its original approval in August 1974. Specifically, the DRI was amended in 1988 to redesignate a 111-acre portion of the property as the Galleria DRI. The Galleria DRI was later amended to permit multifamily residential use resulting in development of the Windsor Falls Condominiums and Deerfoot Point Condominiums. The proposed amendment will facilitate expansion of multifamily residential use options to the Belfort Station DRI and result in a net reduction of off-site impacts.

**6. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

- 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 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 enacted August 14, 2018 revising Map H from office to commercial/office/warehouse use for the Belfort Station DRI.
- o. Ordinance 2020-14 enacted February 25, 2020 amending Map H from office to office/light industrial for the Belfort Station DRI.

**7. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

No lands have been purchased or optioned within a quarter mile of the original DRI site subsequent to the original approval or issuance of the DRI development order.

**8. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

The proposed change does not result in any buildout or phasing date change because the Belfort Station DRI does not provide for buildout or phasing dates.

**9. Will the proposed change require an amendment to the local government comprehensive plan.**

A land use amendment converting the property from BP to RPI land use is proposed along with a companion site-specific text amendment permitting residential density at a rate of 26 units per acre.

**Provide the following for incorporation in such an amended development order:**

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

A revised Map H dated December 30, 2021 converting 12.95 acres of land located at 0 Baymeadows Road (RE# 152578 2020) and 7311 Baymeadows Way West (RE# 152578 2040) from Commercial to Residential/Office use is depicted in item 5, above, and filed herewith.

**11. Include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

- a. **All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

The revised Map H dated December 30, 2021 converts 12.95 acres of land located at 0 Baymeadows Road (RE# 152578 2020) and 7311 Baymeadows Way West (RE# 152578 2040) from Commercial to Residential/Office. In light of the fact that the Belfort Station DRI does not include a conversion table, a trip generation report dated January 20, 2022 is provided analyzing the proposed use, existing development rights, and appropriate trip ratio to be applied to the conversion of office square footage to multifamily residential units.

Based upon the results of the study, 47,000 square feet of Office are being converted to 331 multifamily residential units. To determine the existing and remaining development rights, Applicant proposes that the 51,000 square feet of development rights allocated to the sports facility revert back to 101,000 square feet of office use. The development rights calculations are reflected in Tables 3, 4 and 5 of the study.

The resulting development rights for Cypress Plaza Properties, Inc. as of December 30, 2021 are as follows:

Office: 157,000 square feet  
Warehouse: 78,544 square feet

The remaining development rights for Cypress Plaza Properties, Inc. after the proposed conversion for 331 multifamily residential units are as follows:

Office: 110,000 square feet  
Warehouse: 78,544 square feet

- b. **An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

Not applicable.

- c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

Not applicable.

- d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

Not applicable.

- e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to downzoning, unit density reduction, or intensity reduction, if applicable; and**

Not applicable.

- f. **Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted.**

No amendment to the annual report specifications is requested.

**EXHIBIT A**  
**Property Ownership Affidavit**

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

**Re: Property Ownership Affidavit for 0 West Baymeadows Way, Jacksonville,  
FL 32256 (RE# 152578 2020)**

Ladies and Gentlemen:

I, NAHID-VENUS as President of Cypress Plaza Properties, Inc., a Florida corporation, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing applications for DRI amendment, land use amendment, rezoning, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

CYPRESS PLAZA PROPERTIES, INC., a  
Florida corporation

NAHID VENUS  
Signed

NAHID-VENUS  
Printed

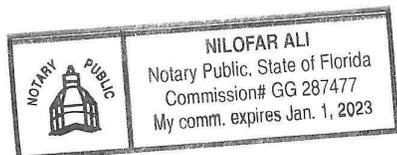
President  
Title

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> 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 A**  
**Property Ownership Affidavit**

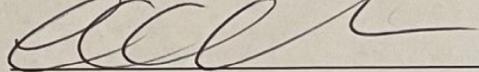
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3rd Floor  
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 7311 West Baymeadows Way,  
Jacksonville, FL 32256 (RE# 152578 2040)**

Ladies and Gentlemen:

I, CIARAN McAARDLE, as CEO of XL Soccer World Jax 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 applications for a DRI amendment, land use amendment, rezoning, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

XL SOCCER WORLD JAX LLC, a Florida limited liability company



Signed

CIARAN McAARDLE

Printed

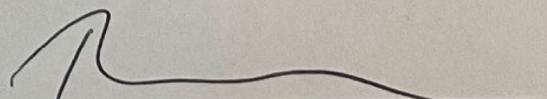
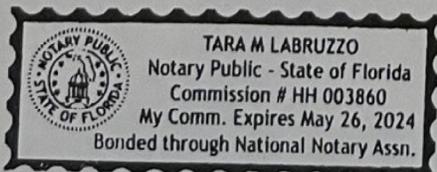
CEO

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 McAARDLE, 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)

**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 West Baymeadows Way, Jacksonville, FL 32256  
(RE# 152578 2020)**

Ladies and Gentlemen:

You are hereby advised that Nahid Venus as President of Cypress Plaza Properties, Inc., a Florida corporation, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC to act as agent to file application(s) and other documents necessary to obtain a DRI, land use, and zoning change approval 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.

CYPRESS PLAZA PROPERTIES, INC., a  
Florida corporation

Nahid Venus  
Signed

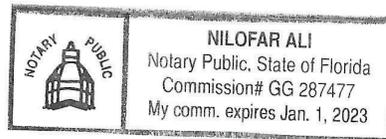
NAHID-VENUS  
Printed

President  
Title

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> 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 B**  
**Agent Authorization**

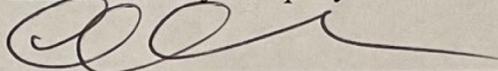
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202

**Re: Agent Authorization for 7311 West Baymeadows Way, Jacksonville, FL 32256  
(RE# 152578 2040)**

Ladies and Gentlemen:

You are hereby advised that CIARAN MCARDLE, as CEO of XL Soccer World Jax LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC to act as agent to file application(s) and other documents necessary to obtain a DRI, land use, and zoning change approval 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.

XL SOCCER WORLD JAX LLC, a Florida  
limited liability company



Signed

CIARAN MCARDLE

Printed

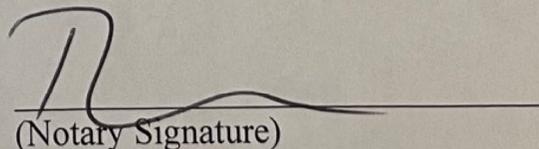
CEO

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 MCARDLE, 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)



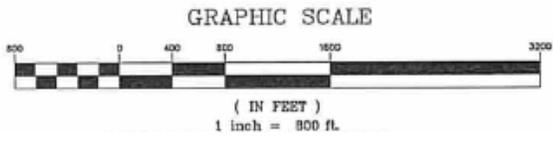
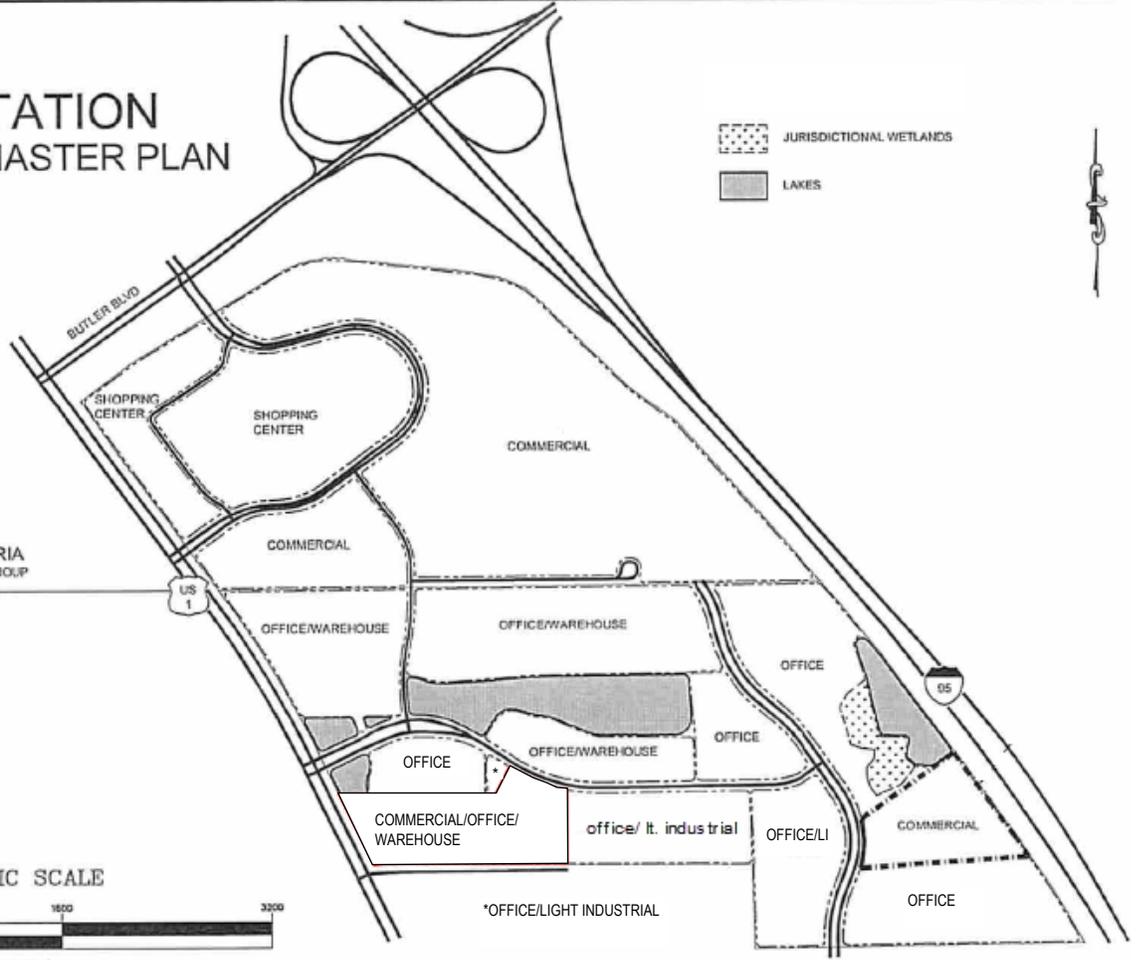
MAP H  
CYPRESS PLAZA

CURRENT

BELFORT STATION  
CONCEPTUAL MASTER PLAN

- JURISDICTIONAL WETLANDS
- LAKES

JACKSONVILLE GALLERIA  
JM WILSON GROUP / REGENCY GROUP  
CYPRESS PLAZA  
HARRISON-PRESTON GROUP

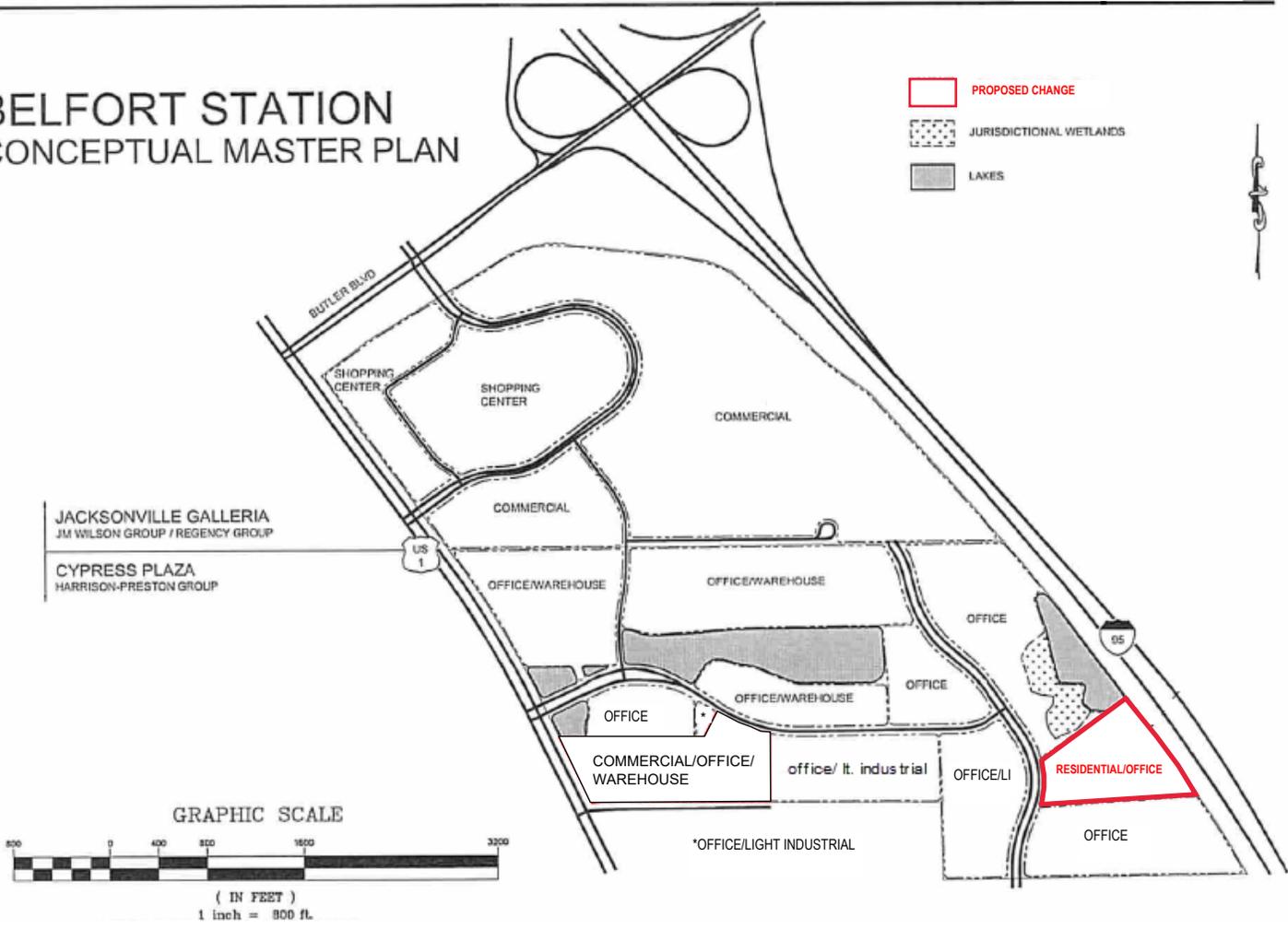


MAP H  
CYPRESS PLAZA

PROPOSED

BELFORT STATION  
CONCEPTUAL MASTER PLAN

-  PROPOSED CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES



December 30, 2021

January 20, 2022

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

**RE: Belfort Station DRI Amendment**

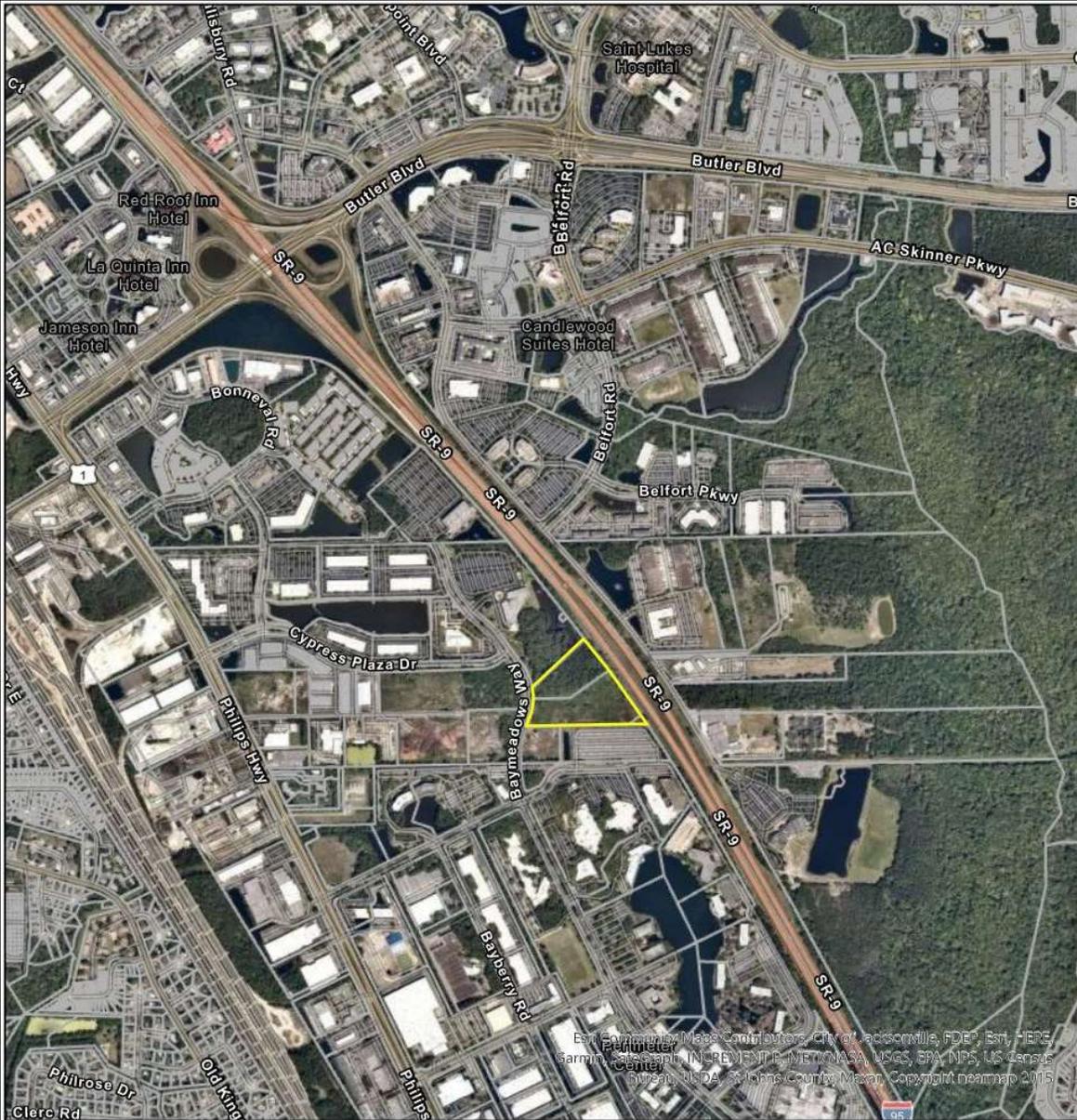
Dear Ms. Trimmer:

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 in a number of 4-story buildings. **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



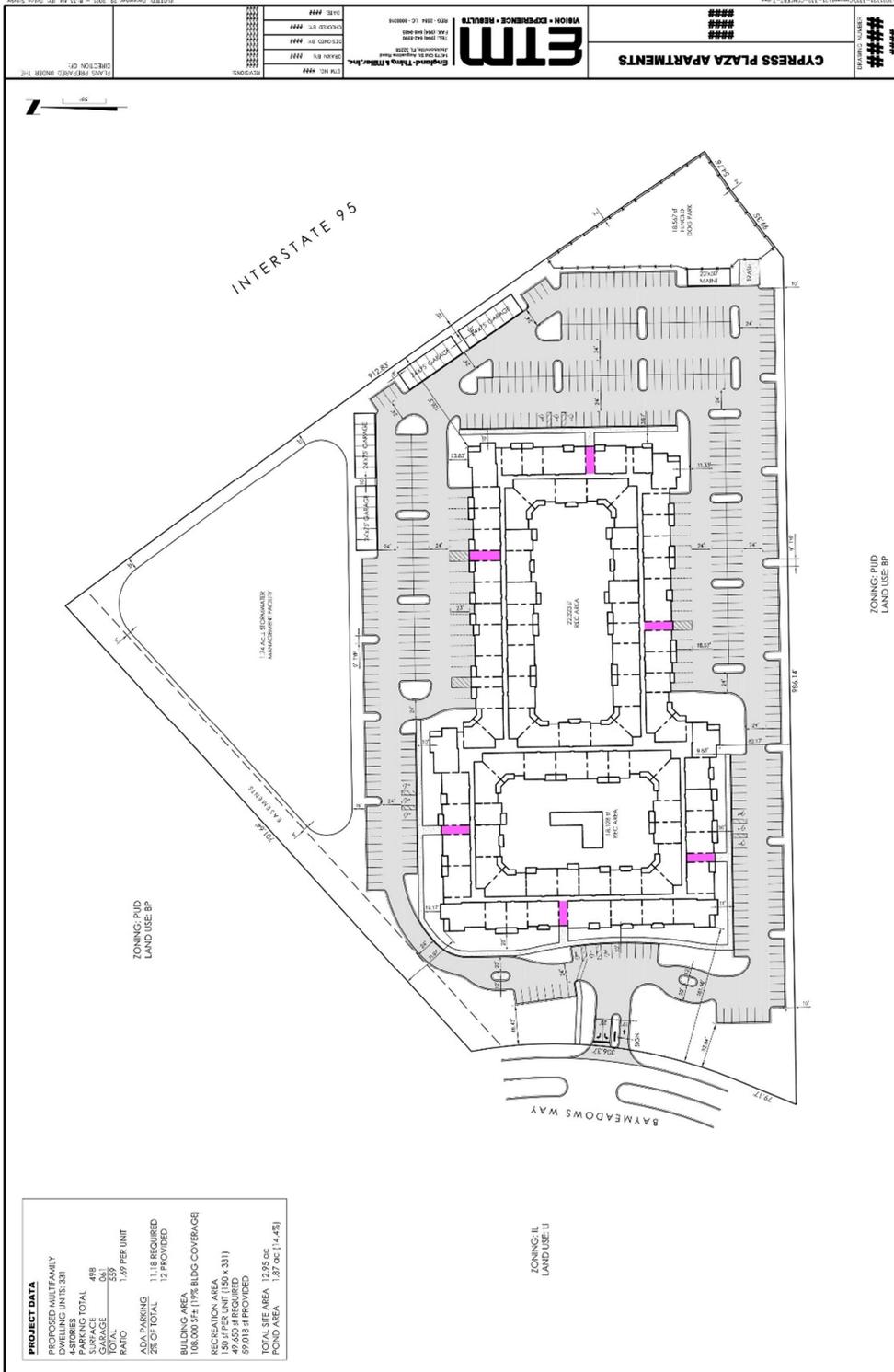
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 Date Printed: 11/10/2021

### Legend

- Project Location
- Duval County Parcels

Figure 2 – Conceptual Site Plan



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 11<sup>th</sup> 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.

**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	Gross				Internal		Pass-by		External Total Trip Ends
						Entering		Exiting		%	Volume	%	Volume	
						%	Volume	%	Volume					
Warehousing	150	183,600	SF	$T = 0.12(X) + 26.48$	49	27%	13	73%	36	0%	0	0%	0	49
Multifamily Housing (Low-Rise ) Not Close to Rail Transit	220	477	DU	$T = 0.43(X) + 20.55$	226	63%	142	37%	84	36%	82	0%	0	144
Multifamily Housing (Mid-Rise) Not Close to Rail Transit	221	331	DU	$T = 0.39(X) + 0.34$	129	61%	79	39%	50	36%	47	0%	0	82
Hotel	310	122	Rooms	$T = 0.74(X) - 27.89$	62	51%	32	49%	30	100%	62	0%	0	0
General Office Building	710	684,837	SF	$\ln(T) = 0.83 \ln(X) + 1.29$	820	16%	131	84%	689	8%	67	0%	0	753
Shopping Plaza - Supermarket - No	821	50,674	SF	$T = 5.19(X)$	263	49%	129	51%	134	66%	173	34%	31	59
Automobile Sales (New)	840	20,202	SF	$T = 1.81(X) + 20.91$	57	40%	23	60%	34	0%	0	0%	0	57
Fast Food with Drive Through	934	24,654	SF	$T = 33.03(X)$	814	52%	423	48%	391	28%	230	49%	286	298
<b>Total</b>					<b>2,420</b>		<b>972</b>	<b>1,448</b>	<b>27.3%</b>	<b>661</b>				<b>1,442</b>

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 47,000 square feet of General Office Building (ITE LUC 710), as shown in **Table 2**, which illustrates the trip generation calculations below.

**Table 2 - Cypress Plaza PM Peak Hour Trip Generation - Conversion from Office to Multifamily DU**

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Gross				Internal		Pass-by		External Trip Ends
						Entering		Exiting		%	Volume	%	Volume	
						%	Volume	%	Volume					
<b>Proposed Entitlements</b>														
Multifamily Housing (Mid-Rise) Not Close to Rail Transit	221	331	DU	$T = 0.39(X) + 0.34$	129	61%	79	39%	50	36%	47	0%	0	82
<b>Total</b>					<b>129</b>		<b>79</b>	<b>50</b>		<b>47</b>				<b>82</b>
<b>Existing Entitlements</b>														
General Office Building	710	47,000	SF	$\ln(T) = 0.83 \ln(X) + 1.29$	89	16%	14	84%	75	8%	7	0%	0	82
<b>Total</b>					<b>89</b>		<b>14</b>	<b>75</b>		<b>7</b>				<b>82</b>

Source: ITE Trip Generation Manual 11th edition.

An analysis of the existing development rights within Cypress Plaza was performed. **Appendix C** contains supporting information for the calculation of development rights. **Table 3** illustrates the remaining development rights after the proposed project. As shown, there are enough rights for the proposed development.

**Table 3 - Cypress Plaza Remaining Development Rights**

Date	Action	Cypress Plaza	
		Office	WH/LI
12/31/2021	<b>Total Remaining*</b>	<b>157,000</b>	<b>78,544</b>
1/18/2022	Cypress Plaza 331 DU Multifamily Conversion	<b>-47,000</b>	
1/18/2022	<b>Remaining Development Rights after Conversion</b>	<b>110,000</b>	<b>78,544</b>

\* See Appendix C



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14775 Old St. Augustine Road • Jacksonville, Florida 32258

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.**

A handwritten signature in blue ink, appearing to read 'Th', is placed above the typed name of the sender.

Thomas Hatcher, EI

Engineer Intern - Traffic Engineering/Transportation Planning

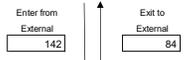
Prepared under the supervision of Jeffrey A.  
Crammond, Florida PE No. 35761

Appendix A  
(Land Use by Parcel)

DRI	Built	Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	RE #
Belfort Station	Yes	Warehousing	150	62,400	SF	152593-0802
Belfort Station	Yes	Warehousing	150	96,000	SF	152578-3100
Belfort Station	Yes	Warehousing	150	25,200	SF	152578-1040
Galleria	Yes	Multi-Family Low-Rise	220	384	Dus	152594-9005
Galleria	Yes	Multi-Family Low-Rise	220	93	Dus	152562-5702
Galleria	Yes	Hotel	310	122	Rooms	152954-8165
Galleria	Yes	Office	710	27,387	SF	152594-6310
Galleria	Yes	Office	710	58,634	SF	152594-6410
Galleria	Yes	Office	710	15,044	SF	152594-7500
Galleria	Yes	Office	710	42,672	SF	152594-7200
Galleria	Yes	Office	710	142,032	SF	152575-2000
Belfort Station	Yes	Office	710	23,760	SF	152577-1020
Belfort Station	Yes	Office	710	57,148	SF	152577-1100
Belfort Station	Yes	Office	710	38,828	SF	152577-1200
Belfort Station	Yes	Office	710	35,932	SF	152577-2335
Belfort Station	Yes	Office	710	146,832	SF	152577-2000
Belfort Station	Yes	Office	710	30,836	SF	152577-1310
Belfort Station	Yes	Office	710	31,916	SF	152577-1440
Belfort Station	Yes	Office	710	33,816	SF	152577-1600
Galleria	Yes	Shopping Plaza - Supermarket - No	821	9,201	SF	152594-8155
Galleria	Yes	Shopping Plaza - Supermarket - No	821	24,200	SF	152594-5100
Galleria	Yes	Shopping Plaza - Supermarket - No	821	9,005	SF	152594-8130
Galleria	Yes	Shopping Plaza - Supermarket - No	821	8,268	SF	152594-8230
Galleria	Yes	Automobile Sales (New)	840	20,202	SF	152954-8185
Galleria	Yes	Fast Food with Drive Through	934	3,262	SF	152594-4300
Galleria	Yes	Fast Food with Drive Through	934	3,082	SF	152594-8190
Galleria	Yes	Fast Food with Drive Through	934	3,438	SF	152594-8195
Galleria	Yes	Fast Food with Drive Through	934	2,900	SF	152594-8205
Galleria	Yes	Fast Food with Drive Through	934	4,226	SF	152594-8215
Galleria	Yes	Fast Food with Drive Through	934	1,824	SF	152594-8220
Galleria	Yes	Fast Food with Drive Through	934	3,126	SF	152594-8237
Galleria	Yes	Fast Food with Drive Through	934	2,796	SF	152594-8240

Appendix B  
(PM Peak Hour Internal Capture Matrix)

**PM Peak Hour  
Internal Capture Matrix**



Residential Landuse			
Size: 808 Dus			
	Total	Internal	External
Enter	221	79	142
Exit	134	50	84
Total	355	129	226
%	100%	36.34%	64%

Lodging Landuse			
Size: 122 Rooms			
	Total	Internal	External
Enter	32	32	0
Exit	30	30	0
Total	62	62	0
%	100%	100%	0%

Entertainment Landuse			
Size: Sq. Ft.			
	Total	Internal	External
Enter	0	0	0
Exit	0	0	0
Total	0	0	0
%	0%	0%	0%

Office Landuse			
Size: 684,837 Sq. Ft.			
	Total	Internal	External
Enter	131	20	111
Exit	689	47	642
Total	820	67	753
%	100%	8%	92%

Retail Landuse			
Size: 50,674 Sq. Ft.			
	Total	Internal	External
Enter	129	91	38
Exit	134	82	52
Total	263	173	90
%	100%	65.78%	34%

Restaurant Landuse			
Size: 24,654 Sq. Ft.			
	Total	Internal	External
Enter	423	95	328
Exit	391	135	256
Total	814	230	584
%	100%	28%	72%



Based on ITE *Trip Generation Handbook*, 3<sup>rd</sup> edition, Tables 6.1 and 6.2  
Assumes an Auto Occupancy of 1.0

Appendix C  
(Development Rights Supporting Information)

**Remaining Development Rights as 12/31/21**

Date	Action	Cypress Plaza	
		Office	WH/LI
<b>10/25/2010</b>		<b>110,000</b>	<b>225,844</b>
3/6/2017	XL Soccer 101,000 SF (not built)	0	
6/27/2017	CDN #4233.16 Butler 95 WH condos 12,000, 14,400, 14,400 28,800 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
<b>12/31/2021</b>	<b>Total Remaining</b>	<b>157,000</b>	<b>78,544</b>

## MEMORANDUM

**TO:** Michael J. Koerner  
Current Planning Division

**FROM:** Rosario Lacayo  
Community Planning Division

**RE:** **Verification of Substantial Compliance  
Belfort Station PUD 1974-577 (2890-Careamor Complex) within the  
Belfort Station DRI**

**DATE:** June 9, 2020

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The referenced project includes the development of a 25,200 square foot warehouse/office development, Careamor Complex at Cypress Plaza, 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 “office/ light industrial”. The proposed use of the property for warehouse/office 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 and office development rights allow 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 the Careamor Complex at Cypress Plaza warehouse/office use is consistent with the Belfort Station DRI.



*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

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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.

**Development Activities Within the Belfort Station/Cypress Plaza DRI Since October 25, 2010**

Date	Action	Hovnanian <sup>1</sup> now WBCMT		Stockton <sup>2</sup> now JP Morgan		Cypress Plaza		HGL <sup>3</sup> now 2016 Cypress		West Jax <sup>4</sup> now USGP	
		Office	WH/LI	Office	WH/LI	Office	WH/LI	Office	WH/LI	Office	WH/LI
10/25/10		46,990	0	96,000	0	110,000	225,844	47,000	43,500	4,293	0
2/10/15	CDN # 4233.15 for 750 space parking lot (Ex. B)										
3/6/2017	XL Soccer (Ex. C)					-101,000 <sup>5</sup> 9,000					
6/27/17	CDN # 4233.16 Butler 95 WH condos total of 69,600 sq ft (Ex. D)										
	B17-902624.000 (Ex. E)						- 12,000				
	B17-900524.000 (Ex. F)						- 14,400				
	B17-900536.000 (Ex. G)						- 14,400				
	B17-900543.000 (Ex. H)						- 28,800 156,244				
6/4/18	Re-assignment of HGL dev. rights to Cypress Plaza (Ex. I)					+ 47,000 56,000	+ 43,500 199,744	- 47,000 0	- 43,500 0		
10/12/18	<b>Total Remaining</b>	<b>46,990</b>	<b>0</b>	<b>96,000</b>	<b>0</b>	<b>56,000</b>	<b>199,744</b>	<b>0</b>	<b>0</b>	<b>4,293</b>	<b>0</b>

<sup>1</sup> The current owner of the Hovnanian parcel (RE # 152577-1020) is WBCMT 2007-C31 Cypress Plaza Drive, LLC (Ex. J).

<sup>2</sup> The current owner of the Stockton parcel (RE # 152577-2000) is JP Morgan Chase Bank National Association (Ex. K).

<sup>3</sup> The current owner of the HGL parcels (RE #s 152577-1100, 152577-1200, 152577-2320, 152577-2330, 152577-1600 & 152577-1440) is 2016 Cypress Point FL, L.L.L.P. (Ex. L).

<sup>4</sup> The current owner of the West Jacksonville LP parcel (RE # 1525-1310) is USGP II Jacksonville MEPS LP (Ex. M).

<sup>5</sup> The Belfort Station DRI was amended in 2017 to permit the construction of 51,000 sq ft of commercial space. Pursuant to comments received from FDOT on February 20, 2017, 101,000 square feet of office was converted to permit the commercial development. The CMMSO will have to manually adjust the total number of trips used in order to accurately reflect the conversion.