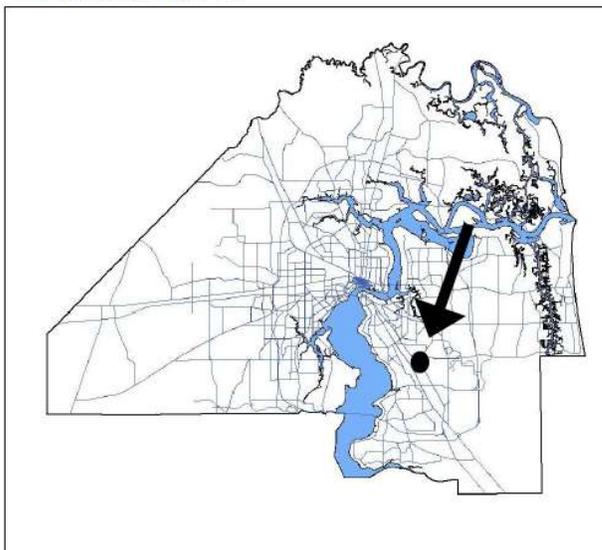


**APPLICATION FOR CHANGES TO A
DEVELOPMENT OF REGIONAL IMPACT (DRI)
UNDER SECTION 380.06(7), FLORIDA STATUTES**

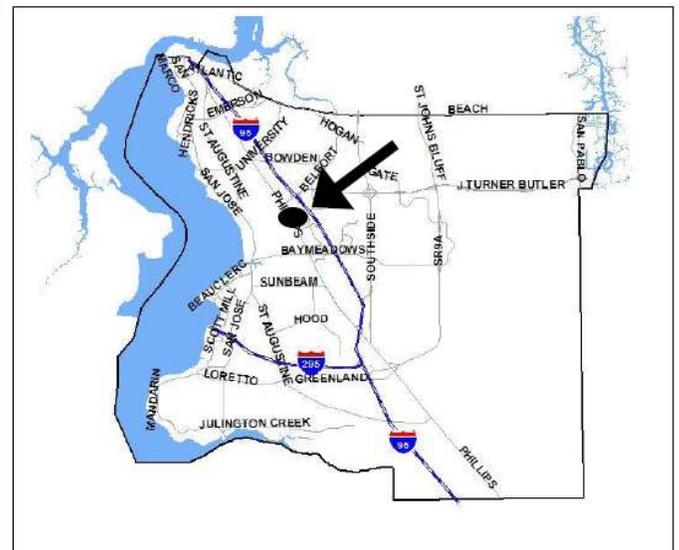
City of Jacksonville

1. DRI Name: Belfort Station DRI
2. Date of Application: November 17, 2022
3. Applicant (name, address, email, phone).
Dr. Renard Rawls, 904-655-0038, rrawls@boorlandgroover.com
Careamor Rawls, LLC
4495 Glen Kernan Parkway E
Jacksonville, FL 32224
4. Authorized Agent (name, address, email, phone).
 - Sina Venus (904-704-0296, sina@propertytheater.com)
 - Justin Clark (904-537-7921, justin@propertytheater.com)
 - 8833 Perimeter Park Blvd, Suite 602
Jacksonville, FL 32216
5. Location of approved DRI and proposed amendment, (see attached)
 - The DRI is located southeast of the intersection with Philips Hwy and J. Turner Butler Boulevard.

LOCATION MAPS:

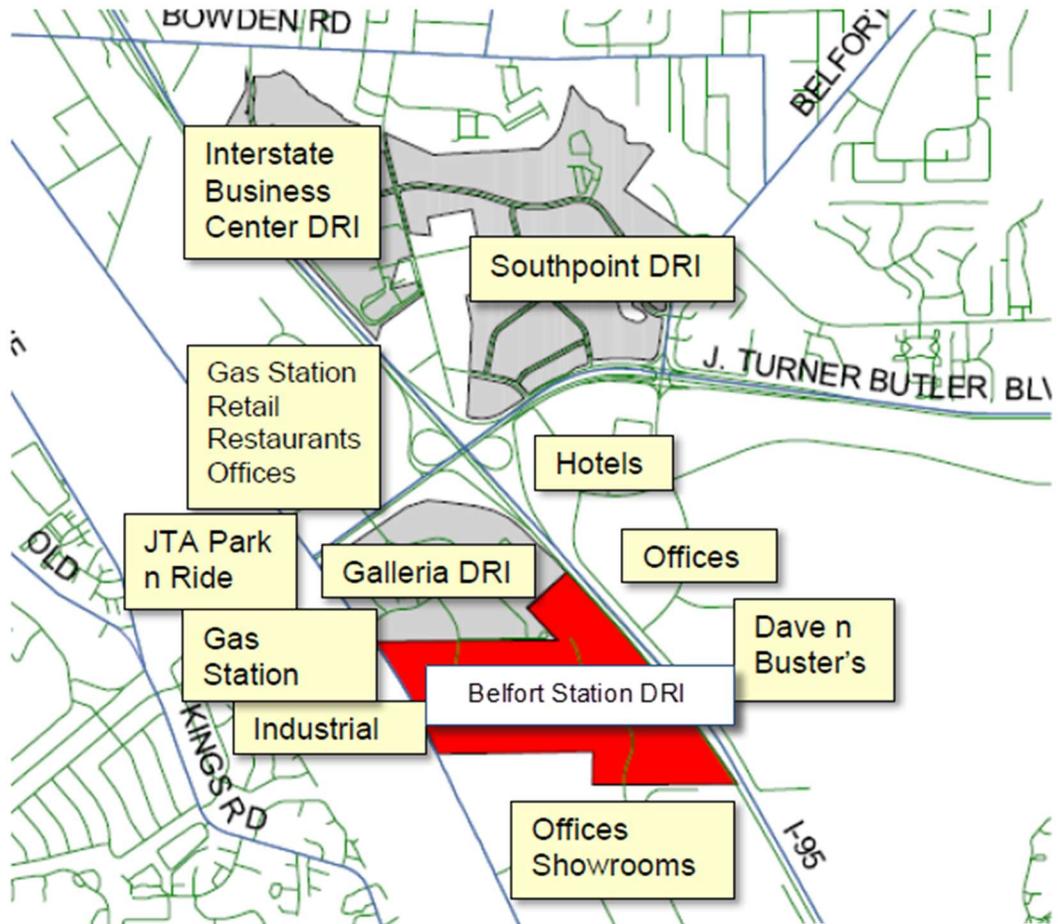


Duval County Location Map

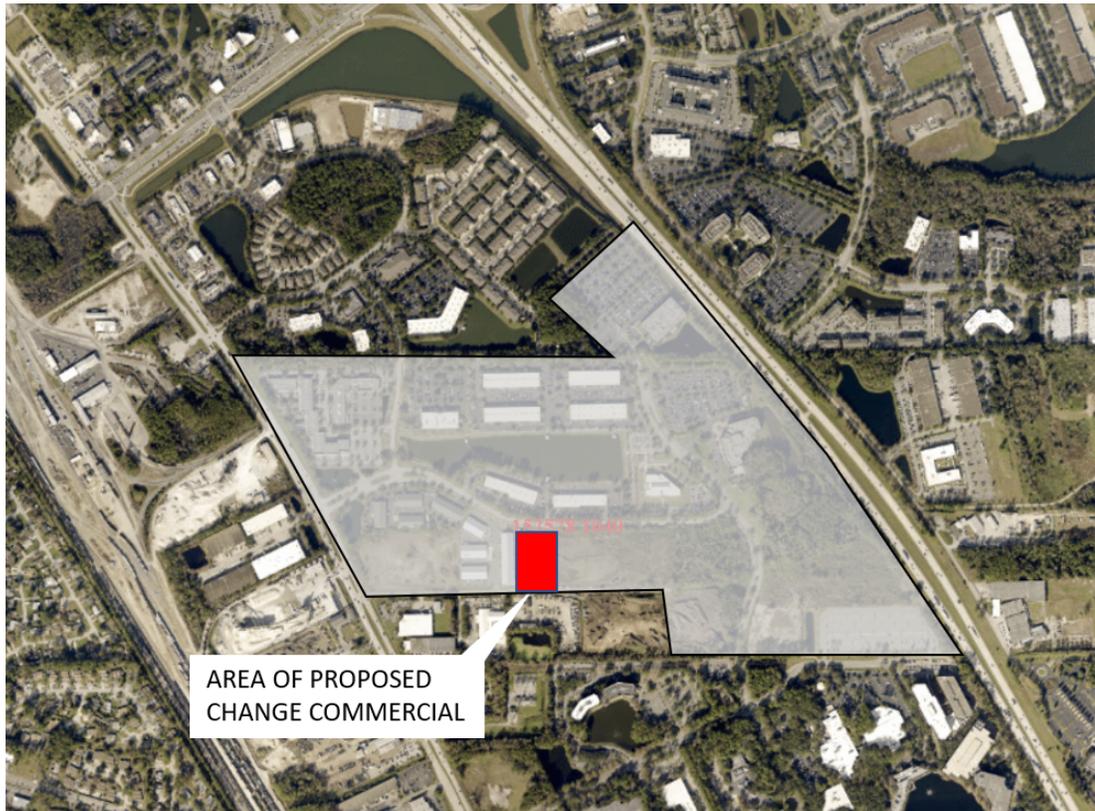


Planning District 3: Location Map

Location/Field Map



Area of Proposed Change within DRI (see attached Exhibits "F" and "G")



6. Provide a 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.

1. Modify the approved development rights to incorporate a conversion from office/warehouse to commercial uses.
2. Modify the Map H to allow commercial uses in the south portion of the DRI.
3. By way of background, the Belfort Station (alk/a Cypress Plaza) DRI was approved pursuant to Resolution 74-690-243 on August 19, 1974 by the City of Jacksonville. The DRI, as originally approved, permitted a regional shopping center use, commercial uses and office/warehouse/light industrial uses. In 1988 a substantial deviation to the DRI was adopted and 111 acres were excluded from the Belfort Station DRI and were re-designated as the Galleria DRI (the "Galleria Substantial Deviation"). The Galleria Substantial Deviation used all of the vested rights for commercial uses and 40,000 square feet of the office uses. Therefore, while commercial has been permitted within the Belfort Station DRI since 1974, there are no commercial development rights remaining so a conversion of office/warehouse space is required in order to develop commercial uses within the DRI. The Owner is proposing to convert the existing square feet of Office/Warehouse trips to Commercial trips, per the attached Exhibit "E" (Trip Conversion Table Cypress Plaza DRI), in order to accommodate commercial uses on an existing building currently designated for Office/Warehouse and Light Industrial uses. The Developer is also proposing a revision to Map H. The revised Map H, dated November 2022 reflects the new designation for the parcel. There are no other changes to Map H or to any conditions of the Development Order. Further, the attached trip generation analysis demonstrates that the proposed Commercial use will generate the same or less traffic than an Office/Warehouse use utilizing the same site would generate. Thus, the Owner is not proposing any modification to the existing Development Order that would constitute a substantial deviation under Section 380.06(19), Florida Statutes.

Additional information may be requested by the Planning and Development Department to clarify the nature of the change or the resulting impacts.

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 74-690-243, adopted August 13, 1974 and approved August 19, 1974, approving the Belfort Station DRI consisting of 281 acres.
 - 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, amending the Belfort Station DRI, to exclude a 111-acre parcel (the Wilson Parcel) that went into the Galleria DRI (Galleria substantial deviation) and a 15-acre parcel (Regency/Butler Corners) leaving 155 acres in the Belfort Station DRI.
 - E. Resolution 90-1109-520, adopted January 8, 1991, approving the extension of time for certain buildout dates and roadway improvements (Jacksonville Galleria).

- F. Resolution 92-1075-230, adopted August 25, 1992, approving the extension of time for certain buildout dates and roadway improvements (Galleria DRI).
- G. Resolution 93-0225-562, approved land use changes, time extensions and traffic related 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, amended the DO for the Galleria DRI to extend the build-out date.
- J. Ordinance 2002-86-E, enacted February 26, 2002, amended the DO for the Galleria DRI to extend the build-out date, to reduce the size of the previously approved development rights and to reduce the financial contribution required for transportation improvements.
- K. Ordinance 2003-1533-E, enacted January 27, 2004, amended the DO for the Galleria DRI to provide for an option to convert office square footage to multi-family uses.
- L. Ordinance 2004-905-E, enacted September 28, 2004, amended the DO for the Galleria DRI to revise Map H to authorize development of multifamily as an option and to reduce certain other development rights if the option is exercised.
- M. Ordinance 2017-179, enacted May 16, 2018, amended to revise MAP H to add commercial uses to the DRI.
- N. Proposed Change Ord. 2018-416-E, changes Map H to allow commercial on a parcel fronting Philips Highway and allows a site-specific conversion to commercial uses. See file for conversion table.
- O. Proposed Change 2020-14-E, a change to the map H to allow for LI uses on a parcel. Parcel currently is labeled for Office - the Ordinance amended the map H to allow Office/Light Industrial on the parcel. Companion LU change to LI (2020-12-E) and Companion Zoning Change to IL (2020-13-E.)
- P. AFC Ordinance 2022-142-E, adds Multi-Family as an allowed use in the DRI. Map H modified to allow residential and office on a parcel along the eastern boundary of the DRI. 47,000 Sq. Ft of Office Development rights were converted to 331 MF residential DUs. Ord. 2022-141-E approved a LU change to RPI for the site to allow for the Multi-Family.

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.
 - No lands have been purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order.
9. Include the precise language that is being proposed to be deleted or added as an amendment to the development order.
10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms)

Attachment A "Aerial"

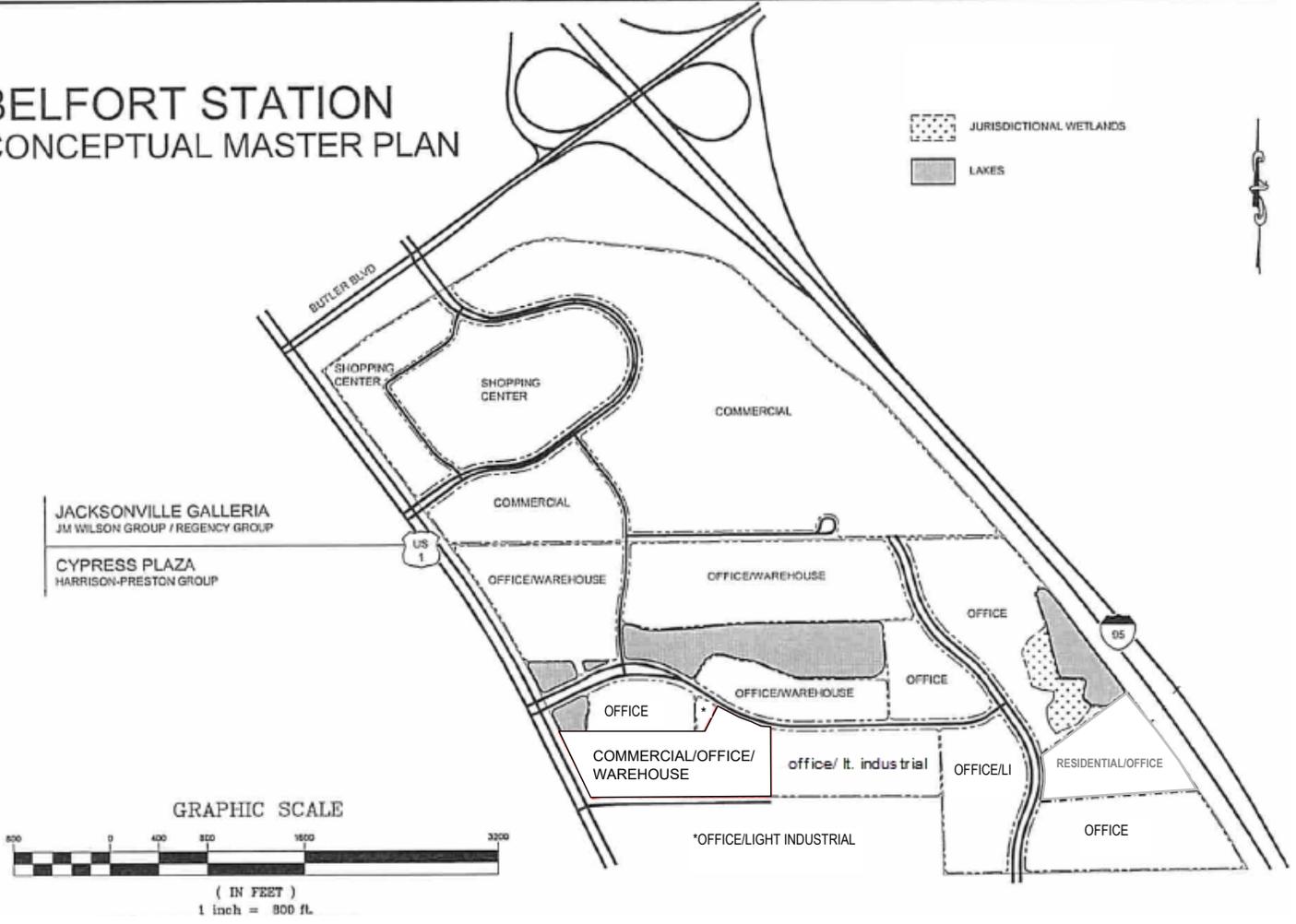


ATTACHMENT "B" CURRENT DRI

MAP H
CYPRESS PLAZA

BELFORT STATION CONCEPTUAL MASTER PLAN

JURISDICTIONAL WETLANDS
LAKES



December 21, 2021

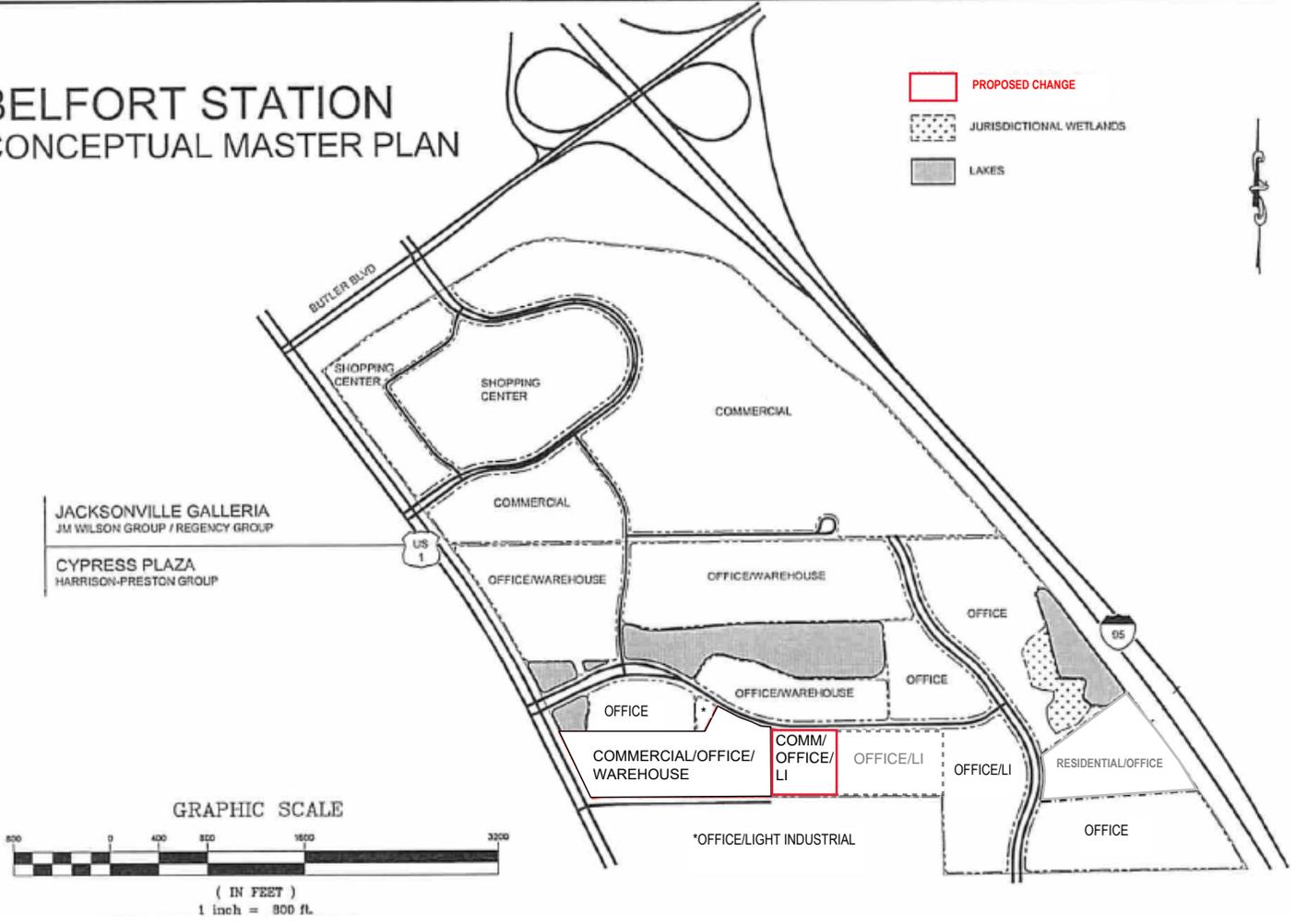
ATTACHMENT "C" DRI PROPOSED

MAP H
CYPRESS PLAZA

PROPOSED

BELFORT STATION CONCEPTUAL MASTER PLAN

-  PROPOSED CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES



November 2022

Exhibit "D"
Current Land Use Map – Belfort Station DRI

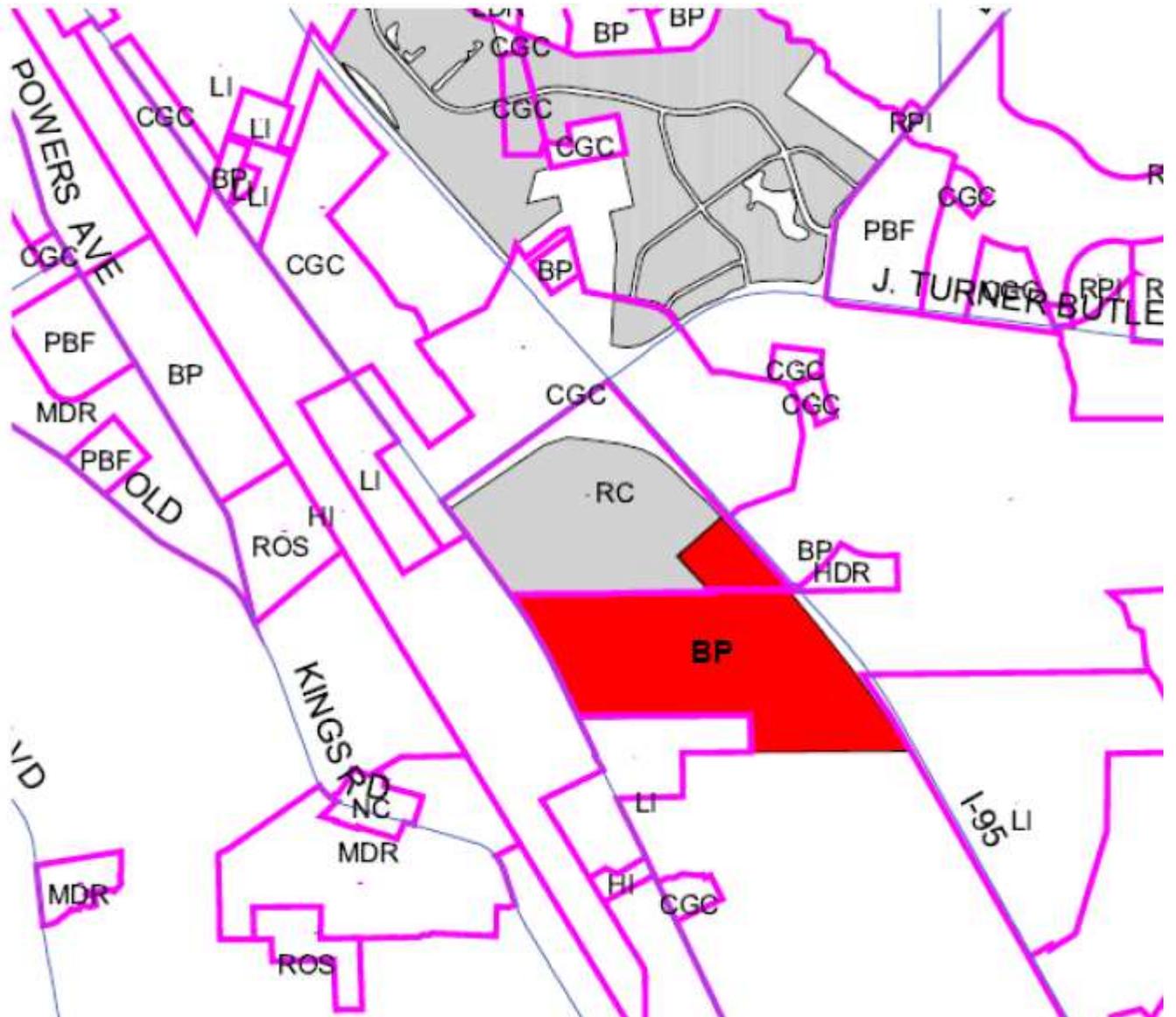


Exhibit "E"

Cypress Plaza Trip Conversion

Minor Mod for Gynmasium dated submitted 9/21/2022

| Existing | | | | | | |
|-------------------------------|-----------|----------|------------------------|-----------------------|----------------------------|----------------|
| Land Use | ITE Code | Units SF | Trip Rate ² | % Passby ³ | Net Trip Rate ⁴ | PM Pk Hr Trips |
| Office/Warehouse ¹ | 150 & 710 | 25,199 | 1.062 | 0% | 1.062 | 27 |
| Proposed | | | | | | |
| Commercial (<40K) | 822 | 25,199 | 6.59 | 40% | 3.954 | 100 |

| Existing | | | | | | |
|-------------------------------|-----------|----------|------------------------|-----------------------|----------------------------|----------------|
| Land Use | ITE Code | Units SF | Trip Rate ² | % Passby ³ | Net Trip Rate ⁴ | PM Pk Hr Trips |
| Office/Warehouse ¹ | 150 & 710 | 94,000 | 1.062 | 0% | 1.062 | 100 |
| Proposed | | | | | | |
| Commercial (<40K) | 822 | 25,199 | 6.59 | 40% | 3.954 | 100 |

¹ 70% Office/30% Warehouse

² Source: ITE Trip Generation Manual, 11th edition

³ Source: ITE Trip Generation Handbook, 3rd edition

⁴ Net Trip Rate = Trip Rate adjusted for passby capture

Exhibit "F"

MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF

THAT CERTAIN TRACT OR PARCEL OF LAND BEING 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:

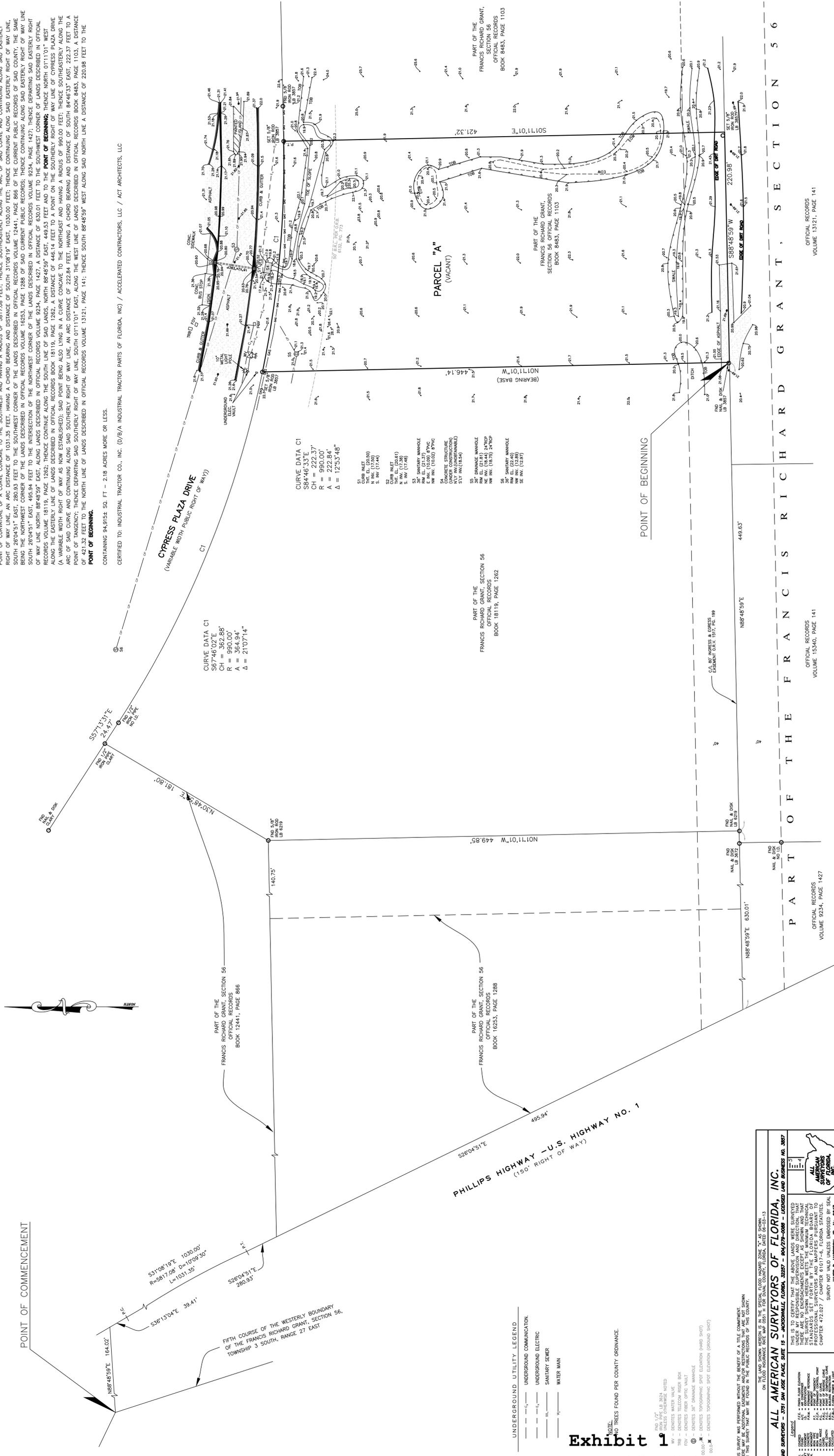
(SURVEYOR'S DESCRIPTION)

PARCEL "A"

COMMENCING AT THE BEGINNING OF THE WESTERLY LINE OF SAID SECTION 56; THENCE NORTH 88°48'59" EAST, A DISTANCE OF 164.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY (U. S. HIGHWAY NO. 1, A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 36°13'04" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5817.08 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 1031.35 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 31°08'19" EAST, 1030.00 FEET, THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 26°04'51" EAST, 280.93 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 12441, PAGE 866 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 16253, PAGE 1288 OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°04'51" EAST, 493.94 FEET TO THE INTERSECTION OF THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9234, PAGE 1427; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE NORTH 88°48'59" EAST, ALONG LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9234, PAGE 1427, A DISTANCE OF 630.01 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 18119, PAGE 1262; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LANDS, NORTH 88°48'59" EAST, 448.53 FEET AND TO THE **POINT OF BEGINNING**; THENCE NORTH 01°11'01" WEST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18119, PAGE 1262, A DISTANCE OF 448.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CYPRESS PLAZA DRIVE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); SAID POINT BEING ALSO LING IN A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 990.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 222.84 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 84°46'33" EAST, 222.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°11'01" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 448.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 94.915± SQ. FT. - 2.18 ACRES MORE OR LESS.

CERTIFIED TO: INDUSTRIAL TRACTOR CO., INC. (D/B/A INDUSTRIAL TRACTOR PARTS OF FLORIDA, INC.) / ACCELERATED CONTRACTORS, LLC / ACT ARCHITECTS, LLC



POINT OF COMMENCEMENT

FIFTH COURSE OF THE WESTERLY BOUNDARY OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST

- UNDERGROUND UTILITY LEGEND**
- UNDERGROUND COMMUNICATION
 - UNDERGROUND ELECTRIC
 - SANITARY SEWER
 - WATER MAIN
- NO TREES FOUND PER COUNTY ORDINANCE

NO. 1/2" IRON PIPE LB 3024
UNLESS OTHERWISE NOTED

--- DENOTES TELECOM RESEV BOX
--- DENOTES FIBER OPTIC MAINT
--- DENOTES 30" DRAINAGE MANHOLE
--- DENOTES TOPOGRAPHIC SPOT ELEVATION (HAND SHOT)
--- DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS OF THIS COUNTY ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LAND SURVEYING ACT OF THE SPECIAL LEGISLATIVE COMMITTEE, AS SHOWN ON FLOOD INSURANCE RATE MAP 0801-H FOR DUVAL COUNTY, FLORIDA, DATED 06-20-13

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3781 SW JOSE PAUL DRIVE - JACKSONVILLE, FLORIDA 32207 - 904-729-0088 - LICENSED LAND SURVEYORS NO. 3887

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT AND THE STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 471.02, F.S. THIS SURVEY IS VALID UNLESS EMBOSSED BY SEAL.

JAMES D. HARRISON, JR., No. 2947
MICHAEL A. HARRISON, No. 6843

FLORIDA REGISTERED SURVEYOR AND MAPPER

DATE: 05-25-18
SCALE: 1"=40'

OFFICIAL RECORDS VOLUME 13340, PAGE 141
OFFICIAL RECORDS VOLUME 9234, PAGE 1427

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 11/14/2022

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 8200 Cypress Plaza Drive RE#(s): 152578-1040

To Whom it May Concern:

I Renard Rawls, as Authorized Member of
Careamor Rawls LLC, a corporation organized under the laws of the state of Florida,
hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection
with filing application(s) for DRI Modification submitted to the Jacksonville Planning and
Development Department.

(signature) 

(print name) Renard Rawls

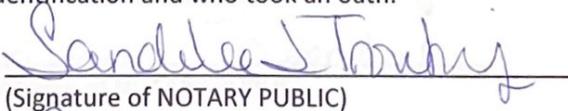
Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 15th day of
Nov 2022 by Renard Rawls, as
Authorized Member, of Careamor Rawls LLC, a
corporation, who is personally known to me or who has produced
FLDL as identification and who took an oath.



Verified in person


(Signature of NOTARY PUBLIC)

Sandilee J Trowbridge
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Nov 15, 2025

EXHIBIT B

Agent Authorization - Corporation

Date: 11/14/2022

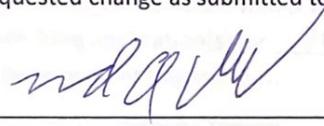
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 8200 Cypress Plaza Drive RE#(s): 152578-1040

To Whom it May Concern:

You are hereby advised that Renard Rawls, as Authorized Agent of Careamor Rawls LLC, a corporation organized under the laws of the state of Florida, hereby authorizes and empowers Property Theater to act as agent to file application(s) for DR1 Modification 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.

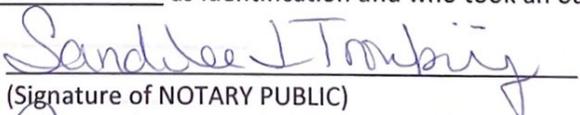
(signature) 
(print name) Renard Rawls

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 15th day of NOV 2022, by Renard Rawls, as Authorized Member, of Careamor Rawls LLC, a _____ corporation, who is personally known to me or who has produced FLDL as identification and who took an oath.



Verified in person


(Signature of NOTARY PUBLIC)
Sandilee J. Trowbridge
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Nov 15 2025

EXHIBIT A

Property Ownership Affidavit – Corporation managed by corporate entity

Date: 11/14/2022

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 8200 Cypress Plaza Drive RE#(s): 152578-1040

To Whom it May Concern:

I, Justin Clark, as President of Property Theater, a corporation organized under the laws of the state of Florida, hereby certify that I have the authority to execute this affidavit for Careamor Rawls LLC corporation, who is the Owner of the property described in Exhibit 1, in connection with filing application(s) for DRI Modification submitted to the Jacksonville Planning and Development Department.

Corporate Name: (print) Property Theater

By: (signature) *Justin Clark*
(print name) Justin Clark

Its: (print) President

On behalf of

Corporate Name: (print) Careamor Rawls
By: (signature) *Renard Rawls*
(print name) Renard Rawls

Its: (print) Authorized Agent

On behalf of

Corporate Name: (print) _____
By: (signature) _____
(print name) _____

Its: (print) _____

Please provide documentation illustrating that signatory for each corporate entity is an authorized representative of the entity; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15th day of Nov 2022, by Renard Rawls, as Authorized Member, of Careamor Rawls LLC, a FLDL corporation, who is personally known to me or who has produced FLDL as identification and who took an oath.



verified in person

Sandilee J Trowbridge
(Signature of NOTARY PUBLIC)

Sandilee J Trowbridge
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Nov, 15 2025



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CAREAMOR RAWLS L.L.C.

Filing Information

Document Number L19000140409
FEI/EIN Number 84-1981593
Date Filed 05/24/2019
State FL
Status ACTIVE

Principal Address

4495 GLEN KERNAN PKY E
 4495 GLEN KERNAN PKY E
 JACKSONVILLE, FL 32224

Mailing Address

4495 GLEN KERNAN PKY E
 4495 GLEN KERNAN PKY E
 JACKSONVILLE, FL 32224

Registered Agent Name & Address

LEGALINC CORPORATE SERVICES INC.
 476 RIVERSIDE AVE.
 JACKSONVILLE, FL 32202

Address Changed: 10/10/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

RAWLS, RENARD
 4495 GLEN KERNAN PKY E 4495 GLEN KERNAN PK
 JACKSONVILLE, FL 32224

Title AMBR

RAWLS, MICHELLE
 4495 GLEN KERNAN PKY E 4495 GLEN KERNAN PK
 JACKSONVILLE, FL 32224