

**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: December 10, 2019
3. Applicant (name, address, email, phone).

William G. Gaston
WRR of Duval County, LLC
4190 NW 93rd Ave.
Gainesville, FL 32653

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

Paul M. Harden, Esq., 904-396-5731, paul_harden@bellsouth.net
501 Riverside Ave., Suite 901
Jacksonville, FL 32202

5. Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers)
RE #: 152578-1030
0 Cypress Plaza Dr.
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.

By way of background, the Belfort Station (a/k/a Cypress Plaza) DRI was approved pursuant to Resolution 74-690-243 on August 19, 1974 by the City of Jacksonville. As originally approved, the DRI 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

removed all of the shopping center and commercial rights, as well as 40,000 square feet of office rights. Remaining in the Belfort station DRI are Office and Warehouse/Light Industrial rights.

The developer is proposing a re-designation of the subject parcel (152578-1030) from Office to Office/Light Industrial to extend the use permitted on the abutting parcel (152581-0020) as approved by CON No. 2012-293-E-R1.

- *Modify the designation of the subject parcel on the Master Development Plan Map H to Office / Light Industrial from Office. Cypress Plaza Properties LLC has remaining development rights for both Office and Warehouse/Light Industrial uses, so a conversion of uses is not necessary.*

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 an Ill-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 99-186-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 April 25, 2017, amended to revise MAP H to add commercial uses to the DRI.

N. Ordinance 2018-416, enacted August 14, 2018, amended to revise MAP H to convert office and office/warehouse uses to commercial.

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.

See Attached.

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

No language is proposed to be deleted from or added to the development order.

10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization
See Attached

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 9/19/2019

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: 0 Cypress Plaza Dr. RE#(s): 152578-1030

To Whom it May Concern:

I William G. Gaston, as Managing Member of
WRR of Duval County, LLC, a Limited Liability Company organized under the laws of the
state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit
1 in connection with filing application(s) for FLUM & Rezoning submitted to the Jacksonville
Planning and Development Department.

(signature) 


(print name) William G. Gaston

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed and acknowledged before me this 20th day of
September 20 19, by William G. Gaston, as
Managing Member, of WRR of Duval County, LLC, a Limited Liability
Company, who is personally known to me or who has produced
as identification and who took an oath.




(Signature of NOTARY PUBLIC)

Traci L. Bacom
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 9/23/22



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
WRR OF DUVAL COUNTY, LLC

Filing Information

Document Number	L13000154230
FEI/EIN Number	APPLIED FOR
Date Filed	10/31/2013
Effective Date	01/01/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/09/2018

Principal Address

7405-B PHILLIPS HIGHWAY
JACKSONVILLE, FL 32256

Mailing Address

4190 NW 93rd Ave
Gainesville, FL 32653

Changed: 03/27/2019

Registered Agent Name & Address

GASTON, WILLIAM G
4190 NW 93rd Ave
Gainesville, FL 32653

Name Changed: 01/09/2018

Address Changed: 03/27/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

GASTON, WILLIAM G
4190 NW 93rd Ave
Gainesville, FL 32653

Title MGRM

GASTON, FAYE
4190 NW 93rd Ave
Gainesville, FL 32653

Annual Reports

Report Year	Filed Date
2017	01/09/2018
2018	01/09/2018
2019	03/27/2019

Document Images

03/27/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- REINSTATEMENT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
10/31/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Agent Authorization

Date: 12/10/19

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

Re: Agent Authorization for the following site location:

Belfort Station DRI

Gentlemen:

You are hereby advised that the undersigned is the owner of the property described above. Said owner hereby authorizes and empowers Paul M. Harden and/or Alexander Harden to act as agent to file application(s) for an Amendment to the Belfort Station DRI and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

WRR OF DUVAL COUNTY, LLC

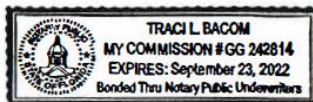


William G. Gaston, Managing Member

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ Alachua

The foregoing affidavit was sworn and subscribed before me this 19th day of December (month), 2019 (year) by William G. Gaston, Managing Member of WWR of Duval County, LLC, who is personally known to me or has produced _____ as identification.


(Notary Signature)



WRR OF DUVAL COUNTY LLC
 4190 NW 93RD AVE
 GAINESVILLE, FL 32653

Primary Site Address
 0 CYPRESS PLAZA DR
 Jacksonville FL 32256-

Official Record Book/Page
 18258-01469

Tile #
 7515

0 CYPRESS PLAZA DR

Property Detail

RE #	152578-1030
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	226199

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2019 Certified	2020 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$508,948.00	\$508,948.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$508,948.00	\$508,948.00
Assessed Value	\$508,948.00	\$508,948.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$508,948.00	See below

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18258-01469	1/17/2018	\$600,000.00	SW - Special Warranty	Qualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	PUD	0.00	0.00	Common	226,199.00	Square Footage	\$508,948.00

Legal

LN	Legal Description
1	56-3S-27E
2	F RICHARD GRANT
3	PT RECD O/R 18258-1469

Buildings

No data found for this section

2019 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$508,948.00	\$0.00	\$508,948.00	\$0.00	\$5,823.33	\$5,502.14
Public Schools: By State Law	\$508,948.00	\$0.00	\$508,948.00	\$0.00	\$1,985.92	\$1,931.97
By Local Board	\$508,948.00	\$0.00	\$508,948.00	\$0.00	\$1,144.12	\$1,073.68
FL Inland Navigation Dist.	\$508,948.00	\$0.00	\$508,948.00	\$0.00	\$16.29	\$15.47
Water Mgmt Dist. SJRWMD	\$508,948.00	\$0.00	\$508,948.00	\$0.00	\$122.86	\$122.86
Gen Gov Voted	\$508,948.00	\$0.00	\$508,948.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$508,948.00	\$0.00	\$508,948.00	\$0.00	\$0.00	\$0.00
Totals				\$0.00	\$9,092.52	\$8,646.12

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$0.00	\$0.00	\$0.00	\$0.00
Current Year	\$508,948.00	\$508,948.00	\$0.00	\$508,948.00

2019 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2019

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information




[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

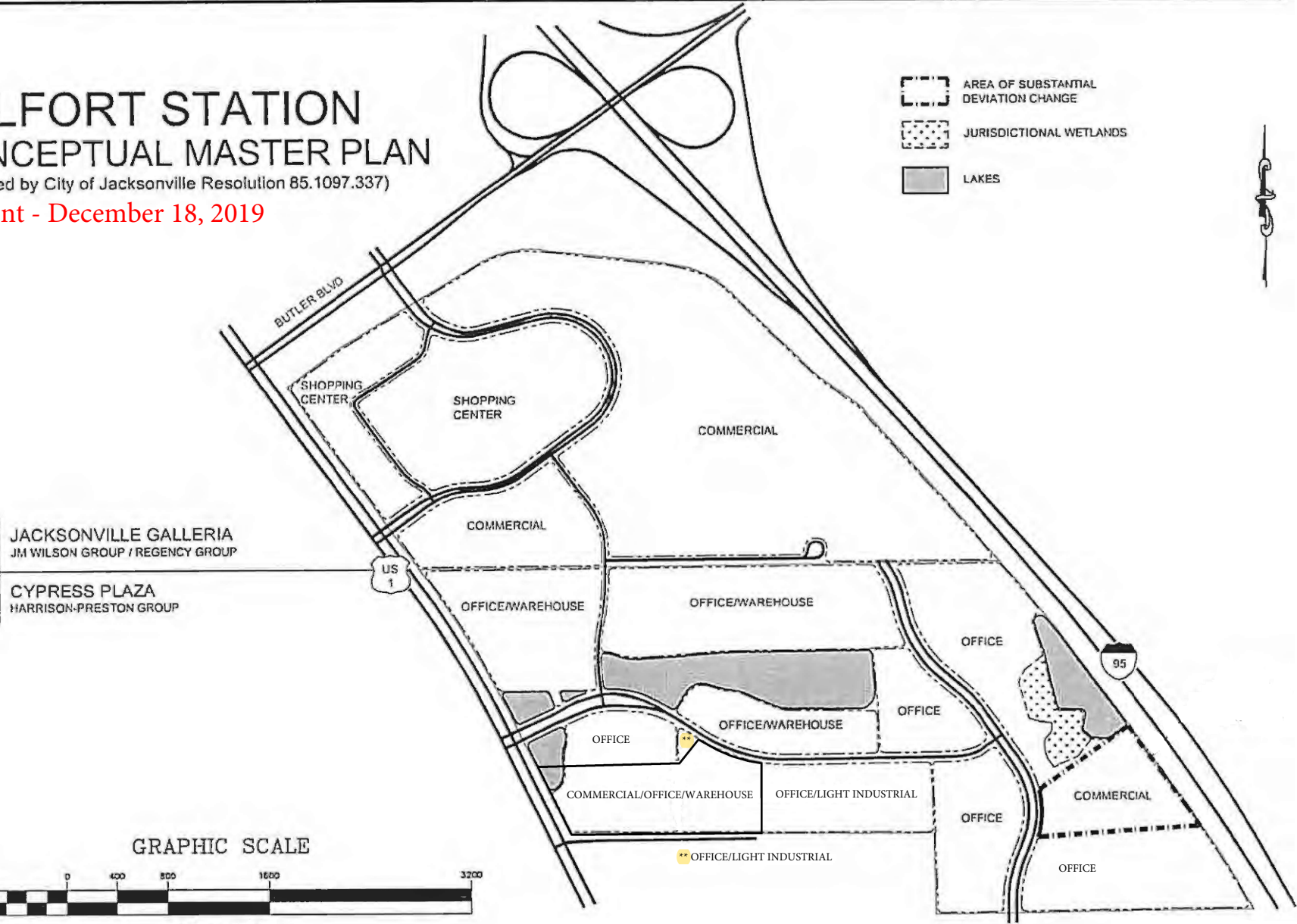
PROJECT LOCATION IN MASTER PLAN
 MAP H
 CYPRESS PLAZA

BELFORT STATION CONCEPTUAL MASTER PLAN

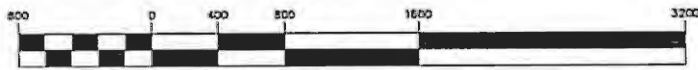
(Approved by City of Jacksonville Resolution 85.1097.337)

Current - December 18, 2019

-  AREA OF SUBSTANTIAL DEVIATION CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES



GRAPHIC SCALE



(IN FEET)




1 inch = 800 ft

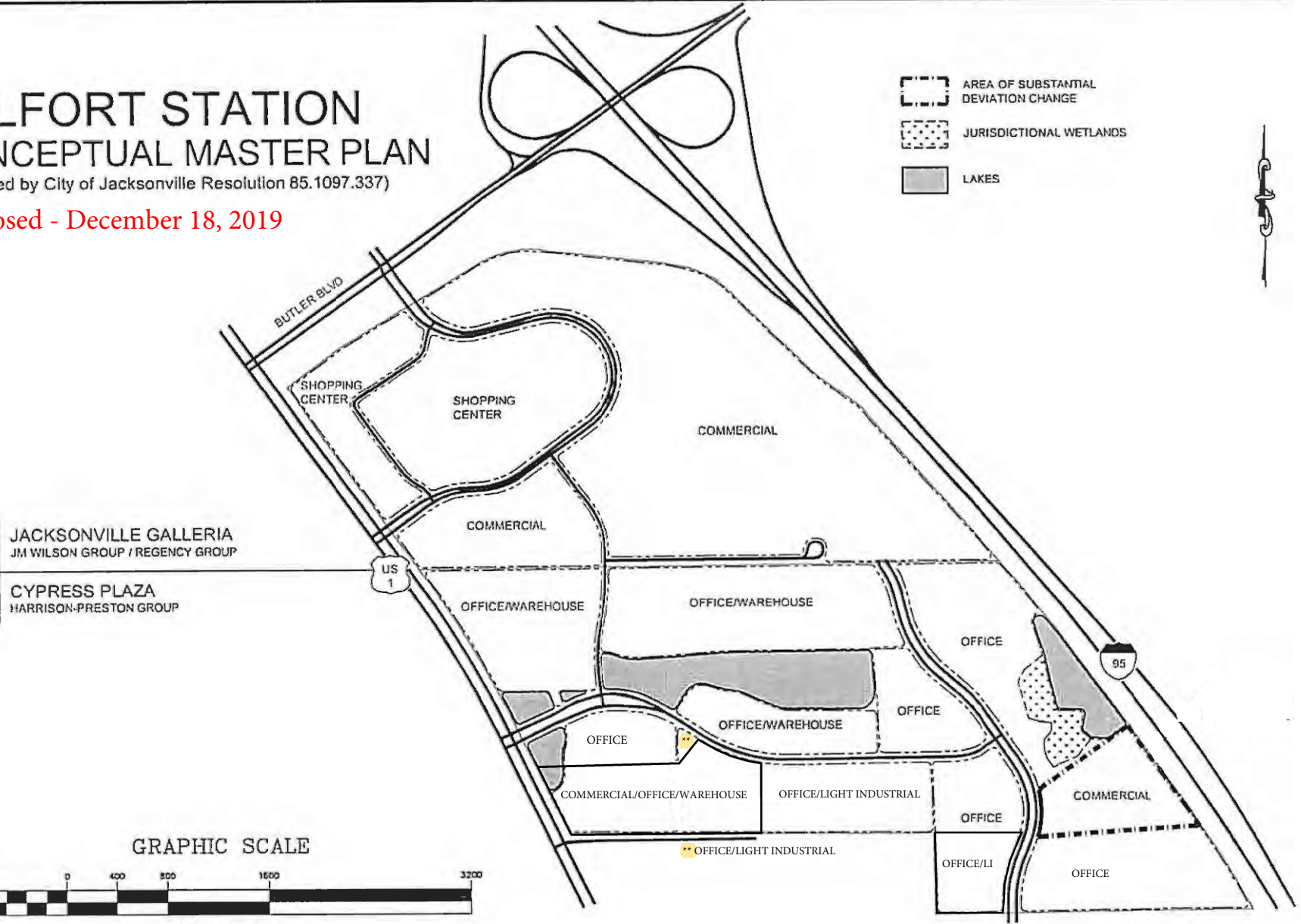
PROJECT LOCATION IN MASTER PLAN
 MAP H
 CYPRESS PLAZA

BELFORT STATION CONCEPTUAL MASTER PLAN

(Approved by City of Jacksonville Resolution 85.1097.337)

Proposed - December 18, 2019

-  AREA OF SUBSTANTIAL DEVIATION CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES



GRAPHIC SCALE



(IN FEET)

1 inch = 800 ft