



April 6, 2017

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2017-180

Application for: XL Sports Complex PUD

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

• Recommendation by JPDD: Approve Approve with Conditions Deny

• Recommendation by PC to LUZ: Approve Approve with Conditions Deny

• This rezoning is subject to the following exhibits:

1. The original legal description dated December 19, 2016.
2. The original written description dated December 19, 2016.
3. The original site plan dated November 29, 2016.

• Recommended Planning Commission Conditions* to the Ordinance:

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

• Recommended PC Conditions that can be incorporated into the Written Description: None

• PC Vote: 7-0

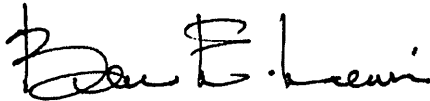
• PC Commentary: There was no one to speak in opposition and there was little discussion among the Commissioners.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Nicole Padgett, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Planning and Development Department

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-180 TO

PLANNED UNIT DEVELOPMENT

APRIL 6, 2017

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2017-180** to Planned Unit Development.

Location: East side of Baymeadows Way West between
Cypress Plaza Drive and Baymeadows Way

Real Estate Number(s): 152578-2000

Current Zoning District: Planned Unit Development (PUD 74-577)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Applicant/Agent: Emily G. Pierce, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Hormoz Khosravi
Cypress Plaza Properties, Inc.
3265 Front Road
Jacksonville, Florida 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2017-180 seeks to rezone approximately 7.87 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed as a commercial recreational facility with a maximum of 51,000 square feet, with indoor and outdoor multi-purpose fields, restaurant with the sale of beer and wine for on premises consumption. Additional uses may be approved via a minor modification.

There is a companion of Notice of Proposed Change (NOPC) for the Belfort Station Development of Regional Impact (DRI). The NOPC is requesting a conversion from office to commercial uses and revise Map H to allow commercial uses in the southeastern portion of the DRI.

The subject property is located within the "Industrial Situational Compatibility" Zone. "Industrial Sanctuary" and Industrial Situational Compatibility" Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Business Park (BP) is a category primarily intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Uses should generally be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

BP in the Urban Priority Area and the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map.

The uses provided herein shall be applicable to all BP sites within the Urban Priority Area and the Urban Area.

Principal Uses: Offices; Business and professional offices; Banks; Financial institutions; Research and development activities; Radio and TV studios; Commercial retail sales and service establishments; Major institutions; Light manufacturing; fabrication and assembly; Light industrial; Warehousing; Multi-family dwellings; Live/work units; Hotels and motels; Off street parking lots and garages when combined with another principal use; and Uses associated with and developed as an integral component of TOD on sites located outside of areas identified as an Industrial Sanctuary. Newly constructed residential uses in the BP category shall be for workforce persons. Commercial retail sales and service establishments and residential uses shall only be permitted as part of mixed use development. Mixed use developments may not include more than 80 percent of any individual use. Residential uses shall not be permitted in any airport environ where residential uses are not allowed as identified in the Land Development Regulations and in the policies listed under Objective 2.5 of this element, in the Coastal High Hazard Area (CHHA), or within an area designated as an Industrial Sanctuary. Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category, as long as there is not an adopted Neighborhood Action Plan and/or study recommending against them.

Secondary Uses: Secondary uses shall be permitted pursuant to the Industrial land use introduction. In addition, the following secondary uses may also be permitted: Communication facilities; Utility plants and facilities; Off-street parking lots; Vocational trade, technical or industrial schools; and similar public facilities. The following secondary uses shall not be permitted: Bed and breakfast; Cemeteries, mausoleums, funeral homes or mortuaries; Driving ranges; Golf, yacht, tennis and country clubs; Commercial fishing or hunting camps; Dude ranches; Fairgrounds; Riding academies; Shooting ranges; Stadiums and arenas; Yard waste composting; Camping grounds; Crematoria; Private camps.

Accessory Uses: Outside storage accessory to a permitted use may be permitted provided it is visually screened pursuant to supplemental performance standards and criteria of the Land Development Regulations.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Business Park (BP).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.30 The area shown on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The site plan shows a retention pond at the street entrance with a parking area, building and fields farther back from the street. This layout is similar to other office and industrial users in the park.

The use of existing and proposed landscaping: The site is heavily wooded and the site plan does not indicate if any trees will be preserved. The development will comply with Part 12 Landscaping and Tree Protection regulations of the Zoning Code.

Traffic and pedestrian circulation patterns: The site plan shows one ingress/egress on Baymeadows Way and a sidewalk from the street to the proposed building. This is similar to other properties in the business park.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following

The type, number and location of surrounding external uses: The proposed development is located in an area with office, commercial and industrial use. A commercial recreational development at this location will not negatively impact the various offices, commercial and industrial uses in the area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	PUD (74-577)	Undeveloped, woods
South	BP	PUD (74-577)	Parking lot
East	LI	IL	Interstate I-95
West	BP	PUD (74-577)	Undeveloped Woods

(6) Intensity of Development

The proposed development is consistent with the BP functional land use category as a commercial recreational development. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area.

The availability and location of utility services and public facilities and services: JEA has indicated full urban services are available to the property.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The road network in the business park is interconnected to Baymeadows Road, J T Butler Boulevard and Philips Highway, all which have signalized intersections. A review by the Transportation Planning Division indicates the road segment has sufficient capacity to accommodate the traffic generated by this development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 21, 2017, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-180** be **APPROVED with the following exhibits:**

1. The original legal description dated December 19, 2016.
2. The original written description dated December 19, 2016.
3. The original site plan dated November 29, 2016.



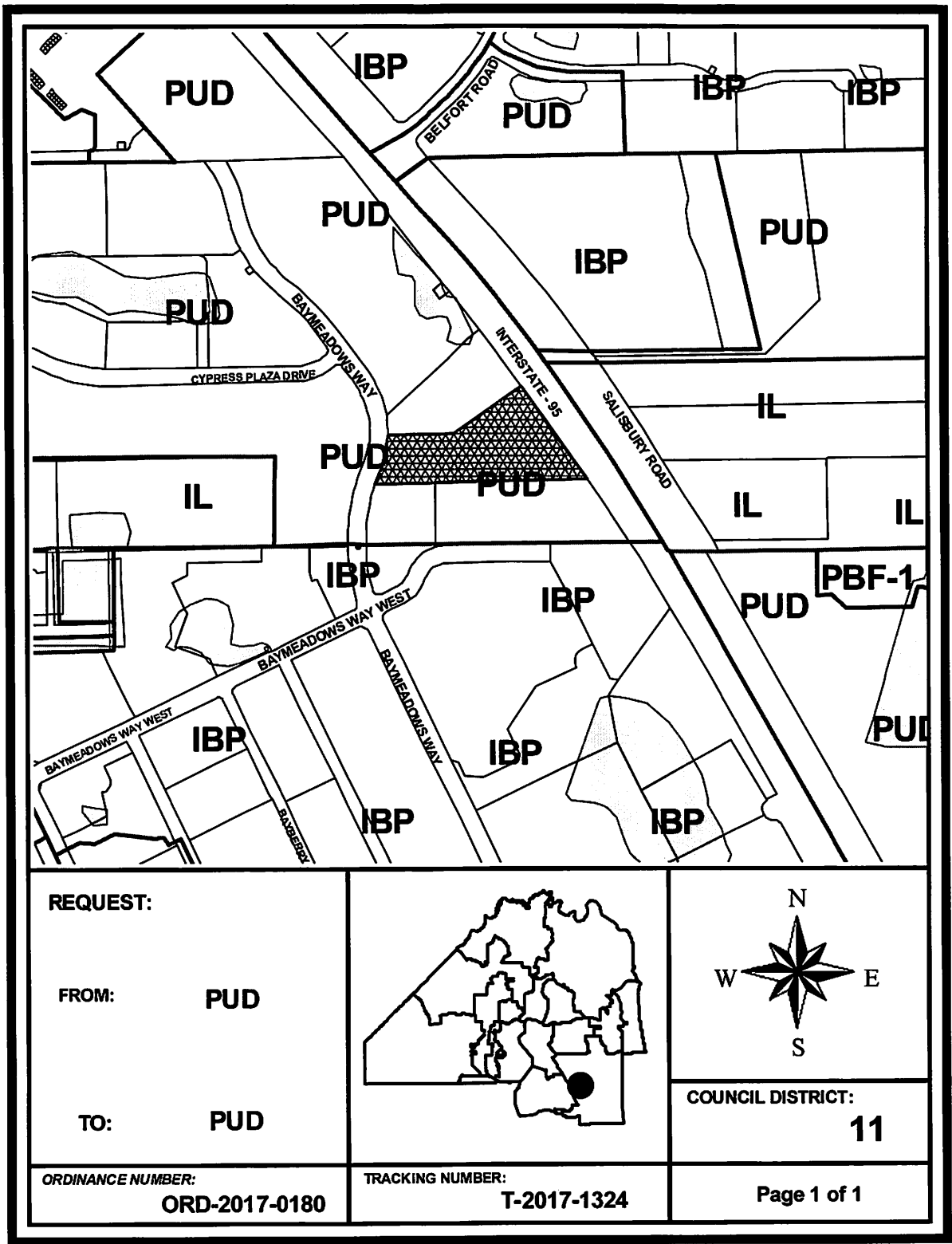
Aerial view of subject property.



View of property on Baymeadows Way



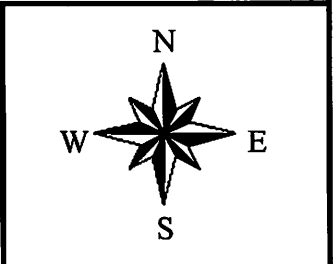
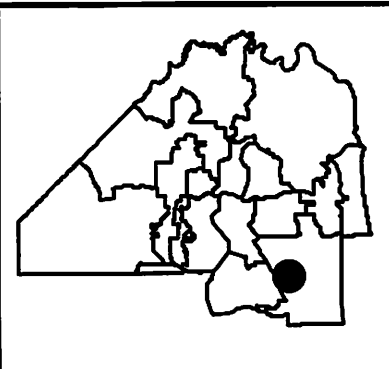
View of property on Baymeadows Way



REQUEST:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:
 11

ORDINANCE NUMBER:
 ORD-2017-0180

TRACKING NUMBER:
 T-2017-1324

Page 1 of 1



MEMORANDUM

DATE: 3/27/2017

TO: Bruce Lewis
City Planner Supervisor

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2017-180

Philips Highway (SR-5/US-1), from Baymeadows Road to J. Turner Butler Boulevard (SR-202), is the directly accessed functionally classified roadway. Philips Highway is a 4-lane divided Class I Arterial I in this vicinity and is currently operating at 97.98% of capacity. This proposal is for 7.87 acres of ITE 435 Multipurpose Recreational Facility, which would generate 711 vpd. This Philips Highway segment has a maximum daily service volume of 39,800 vpd and a 2016 daily traffic volume of 39,000 vpd, which would increase the operational traffic volume to 99.77% of capacity. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

(ITE 435 Multipurpose Recreational Facility– 7.87 acres)

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0180 Staff Sign-Off/Date BEL / 01/30/2017

Filing Date 03/08/2017 Number of Signs to Post 3

Hearing Dates:

1st City Council 04/11/2017 Planning Commission 04/06/2017

Land Use & Zoning 04/18/2017 2nd City Council N/A

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1324

Application Status PENDING

Date Started 12/19/2016

Date Submitted 12/19/2016

General Information On Applicant

Last Name	First Name	Middle Name
PIERCE	EMILY	G.

Company Name
ROGERS TOWERS, P.A.

Mailing Address
1301 RIVERPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043983911	9043960663	EPIERCE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
KHOSRAVI	HORMOZ	

Company/Trust Name
CYPRESS PLAZA PROPERTIES, INC.

Mailing Address
3265 FRONT ROAD

City	State	Zip Code
JACKSONVILLE	FL	32257

Phone	Fax	Email
9047337900		

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1974-577-360

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	152578 2000	11	3	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

BP

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 7.87

Development Number

Proposed PUD Name XL SPORTS COMPLEX

Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED

Location Of Property

General Location

BETWEEN I-95 AND BAYMEADOWS WAY, SOUTH OF CYPRESS PLAZA DRIVE

House #	Street Name, Type and Direction	Zip Code
0	BAYMEADOWS WY W	32256

Between Streets

BAYMEADOWS WAY and I-95

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

- Agreed to and submitted

Filing Fee Information

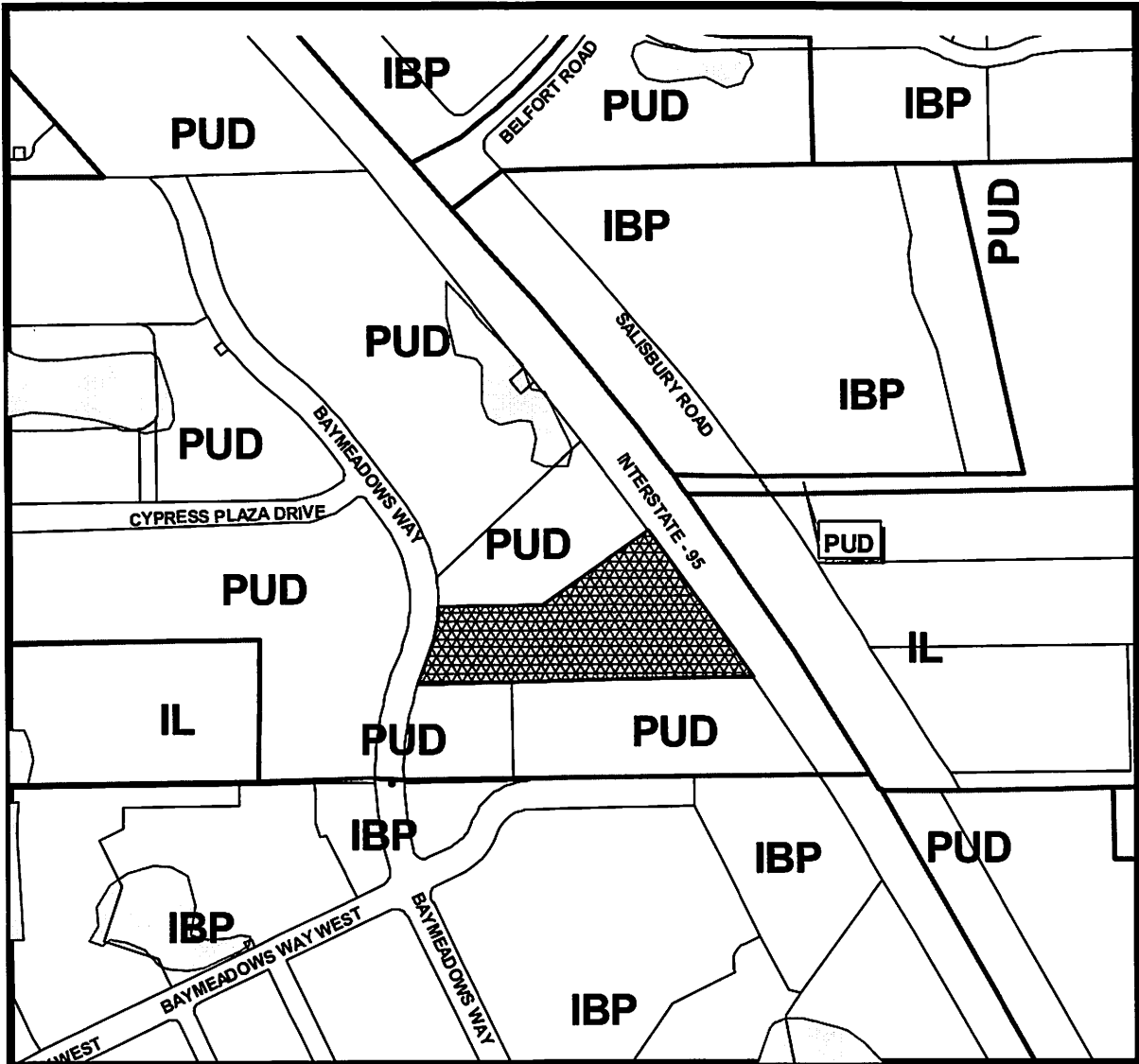
- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 7.87 Acres @ \$10.00 /acre:** \$80.00
- 3) Plus Notification Costs Per Addressee**
 - 10 Notifications @ \$7.00 /each:** \$70.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,419.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

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) AND THE CENTERLINE OF BAYMEADOWS WAY (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHERLY, ALONG SAID CENTERLINE OF BAYMEADOWS WAY, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS 1050.95 FEET, AN ARC DISTANCE OF 356.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°38'33" WEST, 354.87 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°04'39" EAST, 50.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS WAY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°55'21" WEST, 77.65 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 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°37'06" EAST, 260.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 22°09'32" EAST, 17.94 FEET, TO THE POINT OF BEGINNING; COURSE NO. 4: CONTINUE NORTH 22°09'32" EAST, 79.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS 550.00 FEET, AN ARC DISTANCE OF 201.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°40'50" EAST, 200.05 FEET; THENCE NORTH 89°09'10" EAST, 354.50 FEET; THENCE NORTH 55°08'09" EAST, 466.93 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17082.73 FEET, AN ARC DISTANCE OF 529.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°48'21" EAST, 529.46 FEET; THENCE SOUTH 56°04'55" WEST, 54.76 FEET; THENCE SOUTH 52°23'03" WEST, 99.35 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17243, PAGE 1699, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°06'08" WEST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY PROLONGATION THEREOF, 986.14 FEET, TO THE POINT OF BEGINNING. CONTAINING 7.868 ACRES, MORE OR LESS.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>N W E S</p>
		<p>0 100 Feet</p>
		<p>COUNCIL DISTRICT: 11</p>
	<p>TRACKING NUMBER: T-2017-1324</p>	<p>Page 1 of 1</p>

EXHIBIT A

Property Ownership Affidavit

Date: _____

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: **0 Baymeadows Way West**
RE #: **152578-2000**

Gentlemen:

I, Hormoz Khosravi as President of Cypress Plaza Properties, Inc., hereby certify that Cypress Plaza Properties, Inc. is the Owner of the property described in Exhibit 1 in connection with filing application(s) for a PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name: CYPRESS PLAZA
PROPERTIES, INC., a Florida corporation

By: _____

By: [Signature]
Name: Hormoz Khosravi
Its: President

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner. 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 4th day of November, 2016, by Hormoz Khosravi, as President of the Cypress Plaza Properties, Inc. on behalf of the corporation. He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: SUSAN JUNOD
My Commission Expires: _____
My Commission Number is: _____



SUSAN JUNOD
MY COMMISSION # FF 241092
EXPIRES: June 25, 2019
Bonded Thru Budget Notary Services

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name**Florida Profit Corporation

CYPRESS PLAZA PROPERTIES, INC.

Filing Information

Document Number	P95000015299
FEI/EIN Number	59-3324653
Date Filed	02/23/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/04/2016

Principal Address3265 FRONT ROAD
JACKSONVILLE, FL 32257

Changed: 11/04/2016

Mailing Address3265 FRONT RD.
JACKSONVILLE, FL 32257

Changed: 04/17/2011

Registered Agent Name & AddressVENUS, NAHID
917 FIRST ST. S
1102
JACKSONVILLE BEACH, FL 32250

Name Changed: 11/04/2016

Address Changed: 02/04/2009

Officer/Director Detail**Name & Address**

Title D

VENUS, NAHID
917 FIRST ST. S
JACKSONVILLE BEACH, FL 32250

Title D

KHOSRAVI, HORMOZ
 3265 FRONT RD.
 JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2014	04/08/2014
2015	04/19/2015
2016	11/04/2016

Document Images

<u>11/04/2016 -- REINSTATEMENT</u>	View image in PDF format
<u>04/19/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2009 -- REINSTATEMENT</u>	View image in PDF format
<u>04/05/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/02/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/04/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/1995 -- DOCUMENTS PRIOR TO 1997</u>	View image in PDF format

EXHIBIT B

Agent Authorization

Date: November 4, 2016

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

0 Baymeadows Way West (RE # 152578-2000)

Gentlemen:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers to act as agents to file application(s) for a PUD rezoning 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.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name: CYPRESS PLAZA
PROPERTIES, INC., a Florida corporation

By: _____

By: [Signature]
Name: Hormoz Khosravi
Its: President

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner, 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 4th day of November, 2016, by Hormoz Khosravi, as President of the Cypress Plaza Properties, Inc. on behalf of the corporation. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: SUSAN JUNOD
My Commission Expires: _____
My Commission Number is: _____



SUSAN JUNOD
MY COMMISSION # FF 241692
EXPIRES: June 25, 2019
Bonded Thru Budget Notary Services

EXHIBIT C

Binding Letter

_____, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 0 Baymeadows Way West (RE # 152578-2000)

To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

CYPRESS PLAZA PROPERTIES, INC., a Florida corporation

By: [Signature]
Name: Hormoz Khosravi
Its: President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16 day of November, 2016, by Hormoz Khosravi, as President of Cypress Plaza Properties, Inc., a Florida corporation, on behalf of the corporation. He (check one) is personally known to me, or has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



EXHIBIT D

**XL Sports PUD
Written Description
December 19, 2016**

I. PROJECT DESCRIPTION

- A. Current Land Use Category: BP
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Parcel Number: Portion of 152578-2000

The Applicant, Cypress Plaza Properties, Inc., proposes to rezone approximately 7.87± acres of property from Planned Unit Development (“PUD”) to PUD. The property is located between I-95 and Philips Highway on Baymeadows Way and is more particularly described in the legal description attached as Exhibit “1” to this application (the “Property”). The PUD zoning district is being requested in order to permit the development of an indoor/outdoor sports complex. A Conceptual Site Plan is attached at Exhibit “E.” A location map is attached at Exhibit “K.”

The site was originally designated as office within the Belfort Station DRI (Resolution 74-690-243) and was zoned PUD pursuant to Ordinance 74-577-360. Map H of the Belfort Station DRI, as amended, currently allows for office/warehouse uses on the Property, but is being modified to permit commercial uses. The Comprehensive Plan Future Land Use Map designation for the Property is Business Park (BP). The surrounding land use designations are Light Industrial and BP. The surrounding zoning designations are PUD, IBP and IL.

II. SITE SPECIFICS

The site is currently vacant. Surrounding land use designations, zoning districts and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	BP & LI	IBP	Office & Private School
East	BP & LI	IL, IBP & PUD	Office, Warehouse/Distribution & Vacant
North	BP, RC & HDR	IBP & PUD	Office & Multifamily
West	BP & LI	IL, IBP & PUD	Office, Warehouse/Storage, Distribution & Vacant Industrial

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial indoor/outdoor recreational facilities such as indoor and outdoor multipurpose sports fields, rinks or arenas, ancillary and accessory uses not to exceed 25 percent of the building of which it is a part including, but not limited to, a restaurant/café which includes the retail sale and service of food, beer and wine for inside and outside on-premises consumption and retail sales of all types of merchandise conducted in connection with the recreational facility.

2. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

3. Parks, playgrounds, park structures, site furnishings, playfields, landscaping, vegetative screens or buffers, fencing, walkways, trails, exercise courses, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks and signs, and similar recreational and open spaces uses and structures.

4. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.

B. Uses Permitted by Minor Modification:

1. Medical and dental or chiropractor offices and clinics.

2. Business and professional offices.

3. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.

4. Warehousing, wholesaling, storage, distribution and similar uses (but not concrete batch mixing plants).

5. Light manufacturing, processing (including food processing but not slaughterhouse), fabrication, packaging, and assembling of components.

6. Printing, publishing and similar uses.

7. Manufacturer's agents and display rooms, offices of building trades contractors (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).

8. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

9. Radio or television broadcasting offices or studios, transmitters, telephone and cellular telephone towers.

10. Vocational, technical, business, trade or industrial schools or similar uses.

11. Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten (10) percent of the gross floor area of the building of which it is a part.

C. **Accessory uses and structures:** Accessory uses and structures, including those set forth in Section 656.403, Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure. Whether attached or detached to a building or structure containing the principle use, the accessory structure shall be considered as a part of the principle building.

Land clearing and processing of land clearing debris shall be an accessory; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

IV. DESIGN GUIDELINES

A. **Minimum lot requirement (width and area).**

1. Width – 100 feet.
2. Area – 10,000 square feet.

B. **Maximum lot coverage by all buildings.** 65 percent.

C. **Minimum yard requirements.**

1. Front (from Baymeadows Way property line) - Twenty (20) feet.
2. Side - Ten (10) feet.
3. Rear (from I-95 property line) - Ten (10) feet.

D. **Maximum height of structures.** Thirty-five (35) feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

E. **Ingress, Egress and Circulation.**

1. As shown on the Conceptual Site Plan, access to the Property will be from Baymeadows Way. The location of the access point shown on the Conceptual Site Plan is schematic and may be subject to realignment and relocation prior to development. The location and design of the access point will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

2. Parking and loading will comply with the requirements of Part 6 of the Zoning Code.

3. A six (6) foot wide sidewalk will be constructed between Baymeadows Way and the indoor and outdoor facilities as shown on the Conceptual Site Plan to promote.

F. **Signage.**

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the building represented.

1. **Identification Monument Sign on Baymeadows Way.**

One (1) identification monument sign will be permitted at the entrance to the PUD on Baymeadows Way. The sign may be two sided and externally or internally illuminated. The sign will not exceed thirty-five (35) feet in height and one hundred (100) square feet (each side) in area.

2. **Other Signs.**

Wall signs are permitted and shall not exceed ten (10) percent per side of the square footage of the respective side of the building.

In addition to wall signs, awning signs are permitted on all sides of the building and shall not exceed ten (10) percent of the square footage of the respective side of the building; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Should canopies or covered areas be constructed adjacent to the fields, one (1) under canopy sign per canopy/covered area is permitted not exceeding a maximum of ten (10) square feet in area.

Directional signs indicating the building, various building entries, and the location of the fields will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the building and other features in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

G. **Landscaping.** Landscaping within the Property of the PUD will be constructed and maintained in accordance with the minimum requirements set forth in Part 12 of the Zoning Code and Article 25 of the City of Jacksonville Charter. Any trees removed from the Property will be mitigated for as required under the Jacksonville Ordinance Code and Charter. Exotic or invasive species shall not be planted within proposed landscaping areas.

H. **Active & Passive Open Space/Retention.** Pursuant to the Conceptual Site Plan, approximately 55% of the Property will be active and passive open space/retention.

I. **Utilities.** Central water and wastewater services will be provided by JEA.

J. **Wetlands.** No wetland impacts are anticipated with this project. However, any wetland impacts that occur will be mitigation for in accordance with the rules and regulations of the St. Johns River Water Management District (“SJRWMD”).

K. **Modifications.** Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code; provided, however, that the Site Plan may be revised to decrease the size of the building(s) without an administrative modification, minor modification, or rezoning, as long as the revised site plan meets the PUD Development Criteria provided herein.

L. **Pre-application Conference.** A pre-application conference was held regarding this application on October 14, 2016.

M. **PUD/Difference from Usual Application of the Zoning Code.** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Conceptual Site Plan; the proposed project provides for a unique mix of uses in one facility and on one site that otherwise would not be permitted under the usual application of the Zoning Code; and, it provides for site-specific signage requirements.

N. **Permissible Uses by Exception.** There are no permissible uses by exception.

O. **Conceptual Site Plan.** The Conceptual Site Plan, as submitted, reflects the best current planning for the site. It is possible, however, that revisions to the Conceptual Site Plan, including but not limited to building footprint and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review. Therefore, the site plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

P. **Land Use Table.** A Land Use Table is attached hereto as Exhibit “F.”

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

This proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the Jacksonville Zoning Code. The design and layout of the PUD is:

1. compatible with surrounding land uses and will improve the characteristics of the surrounding area;
2. creative in its integration of open space, developable areas and natural features;
3. designed to promote and sustain the viability of existing commercial areas;
4. achieving an integrated land use fabric;
5. offering a range of employment opportunities and health related services to support the City's residential areas; and
6. redeveloping an existing commercial area in lieu of commercializing a new area.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed XL Sports PUD is consistent with the Jacksonville 2030 Comprehensive Plan and would specifically advance the following Objectives and Policies:

Future Land Use Element:

Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.13 Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such

as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

Policy 1.1.18 Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. **Consistency with the Concurrency Management System.** A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD.

C. **Internal Compatibility/Vehicular Access.** The proposed development is internally compatible. The vehicular ingress and egress is as shown on the Conceptual Site Plans attached at Exhibit "E." The pedestrian circulation system links the parking area with the indoor and outdoor sports facilities within the Property. Pedestrian sidewalks will be installed in accordance with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015). The access point and sidewalk layout depicted on the site plan are conceptual and may be adjusted for engineering, geometry and other requirements.

D. **External Compatibility / Intensity of Development.** The Property is bounded on the east by I-95, on the west by Baymeadows Way, and on the north and south by office uses.

E. **Open Space.** The site design integrates active and passive open space, developable areas and natural features. Approximately 55% of the Property will be active and passive open space and retention.

F. **Impact on Wetlands.** The Applicant does not intend to impact any wetlands on the Property. However, any wetland impacts that occur will be in accordance with the rules and regulations of the SJRWMD.

G. **Listed Species Regulations.** The Property is approximately 7.87 acres and as such a listed species survey is not required.

H. **Off-Street Parking & Loading Requirements.** Off-street parking and loading will be provided consistent with the requirements in Chapter 656, Part 6 of the Jacksonville Zoning Code (September 2015).

I. **Sidewalks.** Sidewalks will be constructed within the Property as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015).

J. **Stormwater Retention.** Stormwater retention shall meet the requirements of the Jacksonville Ordinance Code (September 2015) and other applicable local and state regulations, including the SJRWMD.

K. **Utilities/Lighting.** JEA will provide water, sewer and electricity for the site. On-site lighting structures shall be limited to 25 feet in height measured from the base of the light structure with full cutoffs and shall be designed and installed as to localize illumination onto the Property and to minimize unreasonable visual interference and impact onto adjacent properties. The final lighting plan for the Property shall be subject to the review and approval of the Planning and Development Department.

L. **Project Development.** The firms working on this development project and their agents in charge of this project are as follows:

1. Developer: XL Soccer World Jax LLC
2. Planners/Engineers: Dunn & Associates, Inc.
3. Architects: TBD

EXHIBIT "F"

LAND USE TABLE

Total Gross Acreage	7.87 Acres	100%
Amount of Each Different Land Use by Acreage	7.87 Acres	100%
Indoor/Outdoor Sports Facility		
Driveway, Sidewalk and Parking		30.13%
Total Amount of Active Recreation and/or Open Space	1.83 Acres	23.2%
Total Amount of Passive Open Space – including wetlands	2.5 Acres	31.8%
Amount of Public and Private Right-of-Way	0 Acres	0%
Anticipated Coverage of Buildings and Structures at Ground Level	51,000 Sq. Ft.	14.87%
Maximum Allowable Coverage of Buildings and Structures at Ground Level	223,027 Sq. Ft.	65%

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO: 96-964 CA

DIVISION: CV-D

CYPRESS PLAZA PROPERTIES, INC.,
a Florida corporation,

Plaintiff,

vs.

PATRICK A. HARRISON, as Director of NAT
HARRISON DEVELOPMENT, INC., a dissolved
Florida corporation; and PATRICK A. HARRISON,
as Director of NAT HARRISON DEVELOPMENT, INC.,
a dissolved Florida corporation and ALAN C. PRESTON,
as general partners of BELFORT STATION JOINT VENTURE,
a Florida general partnership; and FEDERAL DEPOSIT
INSURANCE CORPORATION, as successor in interest
RESOLUTION TRUST CORPORATION, as successor in
interest to HILL FINANCIAL SAVINGS ASSOCIATION,

Defendants.

FILED
NOV 13 1996
Henry W. Cook
CLERK CIRCUIT COURT

8483
Pg 1103 - 1110
Doc# 96243178
Filed & Recorded
11/15/96
08:29:52 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 0.00 \$ 7.00
DEED

Return to:
Law Dept.

CERTIFICATE OF TITLE

HENRY W. COOK

I, _____, Clerk of the above
entitled Court, do hereby certify that I executed and filed a
Certificate of Sale in this action on October 30, 1996, to the
property described herein and that no objections to the sale have
been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

See attached Exhibit "A"

was sold to:

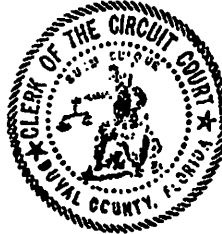
CYPRESS PLAZA PROPERTIES, INC., a Florida corporation.

8

WITNESS my hand and seal of this Court on ~~NOV 13 1996~~,
1996.

HENRY W. COOK,
Clerk of the Court

By: Kay Ancian
Deputy Clerk



c:\ed\foreclose\cypress\title.cer\lm(mfg)

A portion of the Francis Richard Grant, Section 56, Together with a portion of the Francis Goodwyn Grant, Section 51, both being in Township 3 South, Range 27 East, Duval County, Florida and all being more particularly described as follows: For a Point of Beginning, commence at the intersection of the Northeastly Right-of-Way line of Salisbury Road with the Southwestly corner of those lands as described in Official Records Volume 2676, page 596, of the Current Public Records of said county; thence North 88 degrees 49 minutes 03 seconds East along the Southerly line of those lands as described in said Official Records Volume 2676, page 596, a distance of 1660.90 feet; thence North 00 degrees 59 minutes 31 seconds West along the Easterly line of said lands a distance of 250.00 feet; thence North 88 degrees 51 minutes 12 seconds East along the Southerly line of those lands as described in Official Records Volume 676, page 122, of the Current Public Records of said county, a distance of 1637.92 feet to a meander line of the centerline of Big Pottsburg Creek; thence South 25 degrees 58 minutes 01 seconds East along said meander line of the centerline of Big Pottsburg Creek, a distance of 550.33 feet; thence South 88 degrees 48 minutes 59 seconds West, a distance of 3381.47 feet to a point on said Northeastly Right-of-Way line of Salisbury Road said point being in a curve concave Southwestly having a radius of 7805.43 feet; thence Northwestly along the arc of said curve an arc distance of 291.82 feet, said arc being subtended by a chord bearing of North 31 degrees 51 minutes 41 seconds West and a chord distance of 291.80 feet to the Point of Beginning.

EXHIBIT "A"

TRACT 1:

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

For a point of reference, commence at a point located at the beginning of the fifth course of the Westerly boundary of the aforesaid Francis Richard Grant, and run North 88 degrees 48 minutes 59 seconds East, a distance of 3604.02 feet, to a point lying on the Westerly right-of-way line of Interstate 95, a 300 foot right-of-way as now established, said point also being the Southeasterly corner of those lands described in Deed Book 503, page 386, said point also lying on a curve concave Southwesterly having a radius of 17082.73 feet and a central angle of 04 degrees 00 minutes 10 seconds; run thence along and around the arc of said curve and along of said Westerly right-of-way line of said Interstate 95, an arc length of 1193.46 feet, said arc being subtended by a chord having a bearing of South 39 degrees 17 minutes 36 seconds East, and a distance of 1193.22 feet, for the Point of Beginning.

From the above described Point of Beginning, continue along said curve concave Southwesterly having a radius of 17082.73 feet and a central angle of 04 degrees 48 minutes 07 seconds; run thence along and around the arc of said curve and along said Westerly right-of-way line an arc length of 1431.73 feet; said arc being subtended by a chord having a bearing of South 34 degrees 53 minutes 27 seconds East and a distance of 1431.32 feet, to a point lying on the curve; run thence South 88 degrees 48 minutes 59 seconds West, along

the Northerly line of those lands described in Official Records Volume 2994, page 1199, a distance of 1445.91 feet, to a point lying the Easterly right-of-way line of Baymeadows Way, a 100 foot right-of-way as now established; run thence North 01 degrees 15 minutes 54 seconds West, along said Easterly right-of-way line, a distance of 77.85 feet, to a point of curvature of curve concave Easterly having a radius of 849.99 feet and a central angle of 23 degrees 04 minutes 53 seconds; run thence along and around the arc of said curve and along said Easterly right-of-way line an arc length of 261.85 feet, said arc being subtended by a chord having a bearing of North 10 degrees 16 minutes 33 seconds East and a distance of 260.08 feet, to a point of tangency; run thence North 21 degrees 48 minutes 59 seconds East, continuing along said Easterly right-of-way line, a distance of 97.11 feet, to a point of curvature of a curve concave Westerly having a radius of 550.00 feet and a central angle of 32 degrees 21 minutes 15 seconds; run thence along and around the arc of said curve and along of said Easterly right-of-way line an arc length of 310.58 feet, said arc being subtended by a chord having a bearing of North 05 degrees 38 minutes 21 seconds East, and a distance of 306.47 feet, to a point lying on the curve; run thence North 47 degrees 21 minutes 19 seconds East, departing from said Easterly right-of-way line of said Baymeadows Way, and along the Southerly line of those lands described in Official Records Volume 6132, page 810 - 815, a distance of 701.48 feet, to a point lying on the Westerly right-of-way line of said Interstate 95 and to the Point of Beginning.

TRACT 2:

A portion of the Francis Richard Grant, Section 46, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commences at a point located at the beginning of the fifth course of the Westerly boundary of the aforesaid Francis Richard Grant, and run North 88 degrees 48 minutes 59 seconds East, a distance of 164.02 feet, to a point lying in the Easterly right-of-way line of Phillips Highway, U.S. Highway No. 1, 160 foot right-of-way as now established; run thence South 36 degrees 13 minutes 04 seconds East, along said Easterly right-of-way line of said Phillips Highway, a distance of 39.41 feet, to a point of curvature of a curve concave Southwesterly having a radius of 5817.08 feet and a central angle of 10 degrees 09 minutes 30 seconds; run thence along and around the arc of said curve and along the said Easterly right-of-way line, an arc length of 1031.35 feet, said arc being subtended by a chord having a bearing of South 31 degrees 08 minutes 19 seconds East, a distance of 1030.00 feet; run thence South 26 degrees 03 minutes 37 seconds East, continuing along said Easterly right-of-way line, a distance of 151.88 feet, to a point lying in the Southerly right-of-way line of Cypress Plaza Drive, a variable right-of-way as now established and to the Point of Beginning.

From the above described Point of Beginning; run thence North 63 degrees 44 minutes 59 seconds East, along said Southerly right-of-way line of said Cypress Plaza Drive, a distance of 332.57 feet, to a point of curvature of curve concave Southerly, having a radius of 628.00 feet and a central angle of 59 degrees 04 minutes 00 seconds; run thence along and around the arc of said curve and along said Southerly right-of-way line, an arc length of 847.41 feet, said arc being subtended by a chord having a bearing of South 86 degrees 43 minutes 01 seconds East, and a distance of 819.12 feet, to a point of tangency; run thence South 57 degrees 11 minutes 01 seconds East, continuing along said Southerly right-of-way line, a distance of 123.70 feet, to a point of curvature of a curve concave Northerly, having a radius of 990.00 feet and a central angle of 34 degrees 00 minutes 00 seconds; run thence along and around the arc of said curve and along said Southerly right-of-way line, an arc length of 587.48 feet, said arc being subtended by a chord having a bearing of South 74 degrees 11 minutes 01 seconds East, a distance of 578.90 feet, to a point of tangency; run thence North 88 degrees 48 minutes 59 seconds East, along said Southerly right-of-way line, a distance of 977.55 feet, to a point of curvature of a curve concave Northerly, having a radius of 365.00 feet, and a central angle of 34

degrees 00 minutes 00 seconds; run thence along and around the arc of said curve and along said Southerly right-of-way line, an arc length of 216.80 feet, said arc being subtended by a chord having a bearing of North 71 degrees 48 minutes 59 seconds East, and a distance of 213.43 feet, to a point of tangency; run thence North 54 degrees 48 minutes 59 seconds East, along said Southerly right-of-way line, a distance of 19.52 feet, to a point of curvature of a curve concave Southerly, having a radius of 30.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; run thence, along and around the arc of said curve and along the Westerly right-of-way line of Baymeadows Way, an 80 foot right-of-way as now established, an arc length of 47.12 feet, said arc being subtended by a chord having a bearing of South 80 degrees 11 minutes 01 seconds East, and a distance of 42.43 feet, to a point of tangency; run thence South 36 degrees 11 minutes 01 seconds East, along said Westerly right-of-way line of said Baymeadows Way, a distance of 118.31 feet, to a point of curvature of a curve concave Westerly, having a radius of 450.00 feet, and a central angle of 57 degrees 00 minutes 00 seconds; run thence, along and around the arc of said curve and along said Westerly right-of-way line, an arc length of 447.88 feet, said arc being subtended by a chord having a bearing of South 06 degrees 41 minutes 01 seconds East, and a distance of 429.44 feet, to a point of tangency; run thence South 21 degrees 48 minutes 59 seconds West, continuing along said Westerly right-of-way line, a distance of 97.11 feet, to a point of curvature of a curve concave Easterly, having a radius of 749.99 feet, and a central angle of 23 degrees 04 minutes 53 seconds; run thence along and around the arc of said curve and along said Westerly right-of-way line an arc length of 302.13 feet, said arc being subtended by a chord having a bearing of South 10 degrees 16 minutes 33 seconds West, and a distance of 300.09 feet, to a point of tangency; run thence South 01 degrees 15 minutes 54 seconds East, continuing along said Westerly right-of-way line, a distance of 77.51 feet; run thence South 88 degrees 48 minutes 59 seconds West, departing from said Westerly right-of-way line, a distance of 383.00 feet, to a point, said point being the Southeastern corner of those lands described in Official Records Volume 3025, page 984, of the current public records of said County; run thence North 01 degrees 11 minutes 01 seconds West, along said Easterly line of those lands described in Official Records Volume 3025, page 984, a distance of 500.00 feet, to a point; run thence South 88 degrees 48 minutes 59 seconds West, along the Northerly line of said lands, a distance of 2178.06 feet, to a point lying on the Easterly right-of-way line of said Phillips Highway; run thence North 26 degrees 03 minutes 33 seconds West, along said Easterly right-of-way line of Phillips Highway, a distance of 625.07 feet, to a point lying in the Southerly right-of-way line of said Cypress Plaza Drive and to the Point of Beginning.

TRACT 3:

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

For a point of reference, commence at a point located at the beginning of the fifth course of the Westerly boundary of the aforesaid Francis Richard Grant, and run North 88 degrees 48 minutes 59 seconds East, a distance of 1306.87 feet, to a point lying on the Easterly right-of-way line of Financial Way, an 80 foot right-of-way as now established, and to the Point of Beginning.

From the above described Point of Beginning, continue North 88 degrees 48 minutes 59 seconds East, along the Southerly line of those lands described in Deed Book 503, page 386, of the Public Records of Duval County, a distance of 1532.94 feet, to a point lying in the Westerly right-of-way line of Baymeadows Way, a 100 foot right-of-way as now established, said point also lying on a curve concave Westerly having a radius of 450.00 feet, and a central angle of 30 degrees 28 minutes 32 seconds; run thence along and around the arc of said curve and along and around that arc of said Westerly right-of-way line of Baymeadows Way, an arc length of 239.35 feet, said arc being subtended by a chord having a bearing of South 28 degrees 50 minutes

29 seconds East, and a distance of 236.54 feet, to a point of tangency; run thence continuing along said Westerly right-of-way line of said Baymeadows Way, South 13 degrees 36 minutes 13 seconds East, a distance of 100.00 feet, to a point of curvature of a curve concave Northeasterly, having a radius of 750.00 feet, and a central angle of 22 degrees 29 minutes 30 seconds; run thence along and around the arc of said curve and continuing along said Westerly right-of-way line, an arc length of 294.41 feet, said arc being subtended by a chord having a bearing of South 24 degrees 50 minutes 58 seconds East, and a distance of 292.53 feet, to a point lying on the curve; run thence South 52 degrees 43 minutes 14 seconds West, departing from said Westerly right-of-way line of Baymeadows Way, a distance of 33.00 feet; run thence South 37 degrees 19 minutes 03 seconds East, a distance of 32.00 feet; run thence North 52 degrees 43 minutes 14 seconds East, a distance of 33.00 feet to a point lying on a curve concave Northeasterly, having a radius of 750.00 feet and a central angle of 11 degrees 38 minutes 37 seconds, said point also lying on the Westerly right-of-way line of said Baymeadows Way; run thence along and around the arc of said curve and along and around the said Westerly right-of-way line an arc length of 152.41 feet, said arc being subtended by a chord having a bearing of South 44 degrees 21 minutes 42 seconds East and a distance of 152.15 feet to a point of tangency; run thence South 50 degrees 11 minutes 01 seconds East, continuing along said Westerly right-of-way line, a distance of 127.12 feet, to a point of curvature of a curve concave Southwesterly, having a radius of 900.00 feet, and a central angle of 15 degrees 00 minutes 00 seconds; run thence along and around the arc of said curve and along said Westerly right-of-way line, an arc length of 236.62 feet, said arc being subtended by a chord having bearing of South 42 degrees 41 minutes 01 seconds East, a distance of 234.95 feet to a point of tangency; run thence South 35 degrees 11 minutes 01 seconds East, continuing along said Westerly right-of-way line, a distance of 67.14 feet, to a point of curvature of a curve concave Westerly, having a radius of 30.00 feet, and a central angle of 90 degrees 00 minutes 00 seconds; run thence along and around the arc of said curve and along said Westerly right-of-way line of Baymeadows Way, an arc length of 47.12 feet, said arc being subtended by a chord having a bearing of South 09 degrees 48 minutes 59 seconds West, a distance of 42.43 feet, to a point of tangency; run thence South 54 degrees 48 minutes 59 seconds West, along the Northerly right-of-way line of Cypress Plaza Drive, an 80 foot right-of-way as now established, a distance of 19.52 feet to a point of curvature of a curve concave Northerly, having a radius of 285.00 feet, and a central angle of 34 degrees 00 minutes 00 seconds; run thence along and around the arc of said curve and along said Northerly right-of-way line of said Cypress Plaza Drive, an arc length of 169.12 feet, said arc being subtended by a chord having a bearing of South 71 degrees 48 minutes 59 seconds West, and a distance of 166.65 feet to a point of tangency; run thence South 88 degrees 48 minutes 59 seconds West, along said Northerly right-of-way line, a distance of 977.55 feet to a point of curvature of a curve concave Northerly, having a radius of 910.00 feet, and a central angle of 34 degrees 00 minutes 00 seconds; run thence along and around the arc of said curve and along said Northerly right-of-way line, an arc length of 540.00 feet, said arc being subtended by a chord having a bearing of North 74 degrees 11 minutes 01 seconds West, and a distance of 532.12 feet to a point of tangency; run thence North 57 degrees 11 minutes 01 seconds West, continuing along said Northerly right-of-way line, a distance of 209.51 feet to a point of curvature of a curve concave Southwesterly, having a radius of 880.00 feet, and a central angle of 32 degrees 57 minutes 58 seconds; run thence along and around the arc of said curve and along said Northerly right-of-way line, an arc length of 391.25 feet, said arc being subtended by a chord having a bearing of North 73 degrees 40 minutes 00 seconds West, and a distance of 385.87 feet, to a point of reverse curvature of a curve concave Northeasterly, having a radius of 30.00 feet, and a central angle of 80 degrees 16 minutes 24 seconds; run thence along and around the arc of said curve and along and around the Easterly right-of-way line of said Financial way, an arc length of 42.03 feet, said arc being subtended by a chord having a bearing of North 50 degrees 00 minutes 47 seconds West, and a distance of 38.68 feet to a point of tangency; run thence North 09 degrees 52 minutes 35 seconds West, along said Easterly right-of-way line of said Financial Way, a distance of 13.55 feet, to a point of curvature of a curve concave Easterly, having a radius of 910.00 feet, and a central angle of 22 degrees 26 minutes 28 seconds; run thence along and around the arc of said curve and along said Easterly right-of-way line, an arc

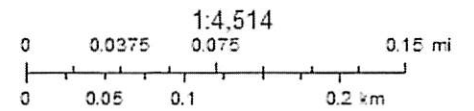
length of 356.42 feet, said arc being subtended by a chord having a bearing of North 01 degrees 20 minutes 39 seconds East, and a distance of 354.15 feet to point of reverse curvature of a curve concave Westward, having a radius of 1140.00 feet, and a central angle of 13 degrees 10 minutes 48 seconds; run thence along and around the arc of said curve and along said Easterly right-of-way line, an arc length of 262.24 feet, said arc being subtended by a chord having a bearing of North 05 degrees 58 minutes 29 seconds East, and a distance of 261.66 feet to a point of tangency; run thence North 00 degrees 35 minutes 55 seconds West, along said Easterly right-of-way line, a distance of 87.08 feet, to a point lying on the Southerly line of those lands described in Deed Book 503, page 386, and to the Point of Beginning.

Duval Map



Exhibit H

November 28, 2016



Esri | HERE | DeLorme | MapmyIndia | © OpenStreetMap contributors, and the GIS user community

Duval Map

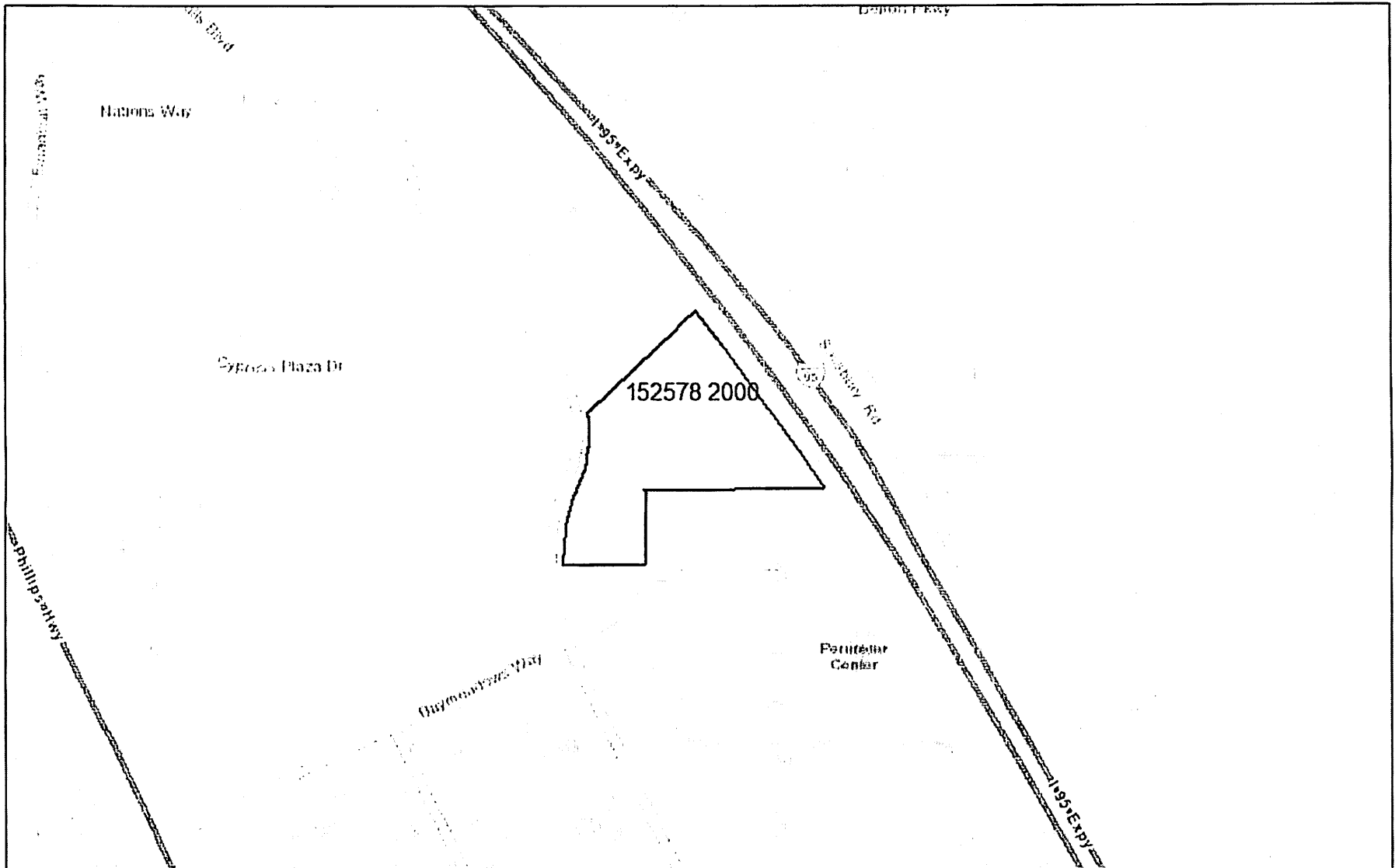
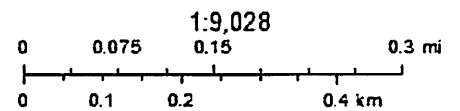


Exhibit K

November 28, 2016



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey,

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR399067

User: Lewis, Bruce

REZONING/VARIANCE/EXCEPTION

Date: 1/30/2017
 Email: BLewis@coj.net

Name: Emily Pierce
 Address: 1301 Riverplace Boulevard, Suite 1500 Jacksonville, FL 32207
 Description: XL Sports Complex PUD application

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2419.00

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
www.coj.net/tc

Date: 02/08/2017 Time: 11:33:48
 Location: P13 Clerk: CYW
 Transaction 0083444

Total Due: \$2,419.00

Miscellaneous
 Item: CR - CR399067
 Receipt 0083444.0001-0001 2,419.00

Total Paid 2,419.00

CHECK 2113 2,419.00

Total Tendered 2,419.00

Paid By: XL SOCCER WORLD(PIERCE
 Thank You