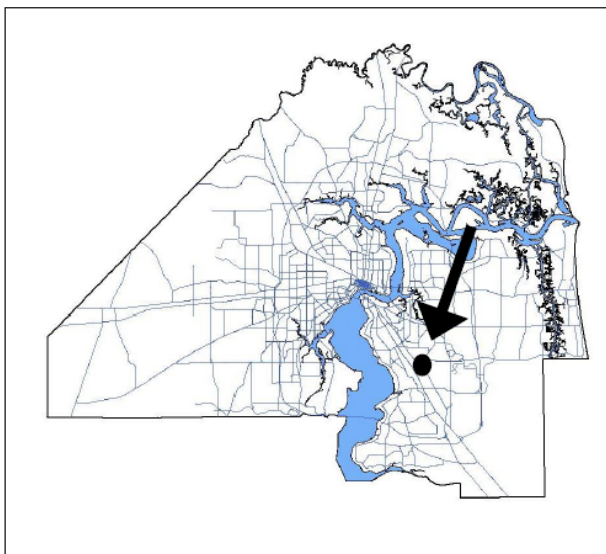


**APPLICATION FOR CHANGES TO A
DEVELOPMENT OF REGIONAL IMPACT (DRI)
UNDER SECTION 380.06(7), FLORIDA STATUTES**

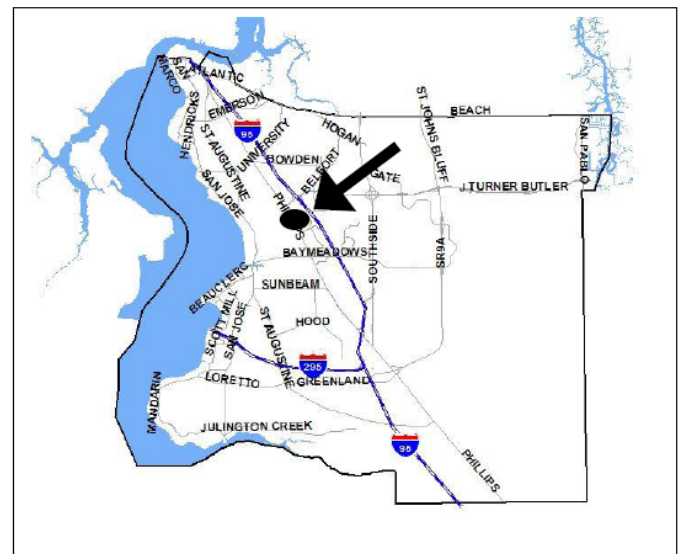
City of Jacksonville

1. DRI Name: Belfort Station DRI
2. Date of Application: May 16, 2018
3. Applicant (name, address, email, phone).
Dr. Hormoz Khosravi, 904-733-7900, hkhosravimd@gmail.com
Cypress Plaza Properties, Inc.
3265 Front Road
Jacksonville, FL 32257
4. Authorized Agent (name, address, email, phone).
 - Jim Young (904-993-2387, jim@propertytheater.com)
 - Justin Clark (904-537-7921, justin@propertytheater.com)
 - 10175 Fortune Parkway, Suite 703
Jacksonville, FL 32256
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:

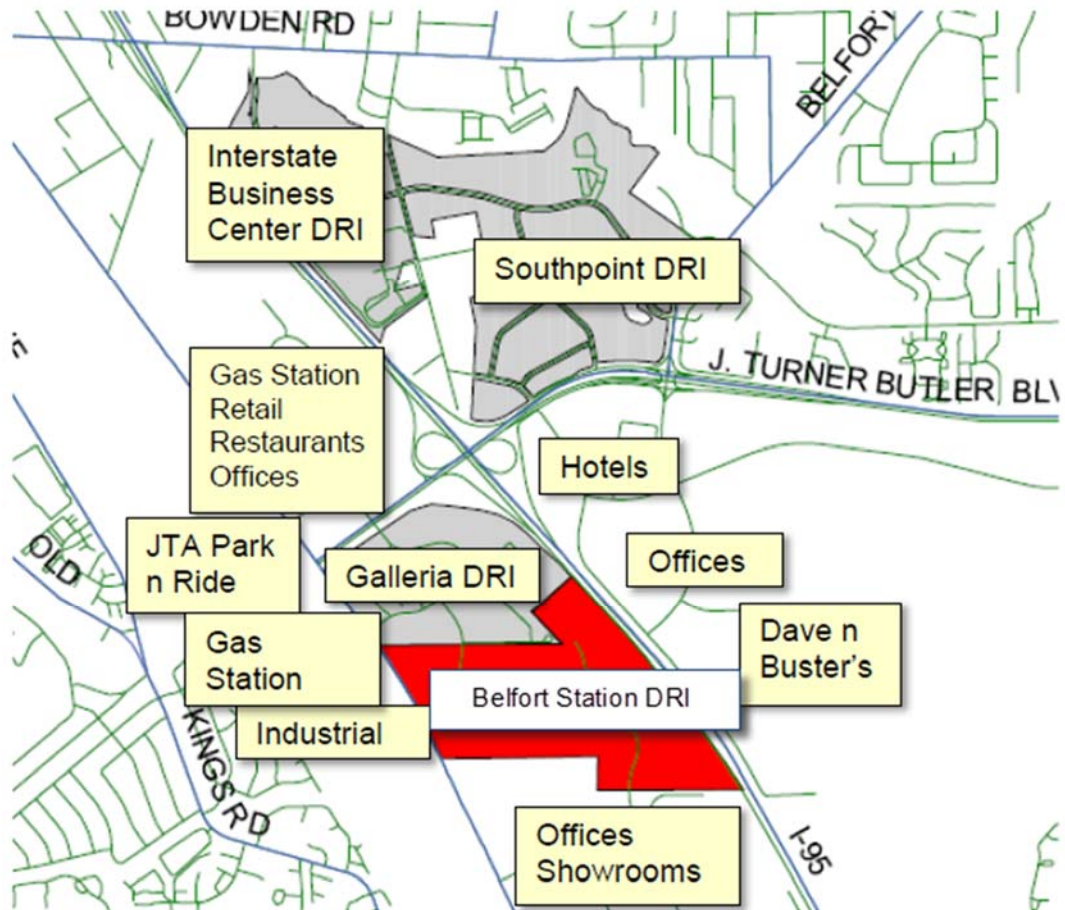


Duval County Location Map



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 and office/warehouse to commercial uses .
2. Modify the Map H to allow commercial uses in the southwestern 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 Developer 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 the construction of a commercial uses on a parcel currently designated for Office/Warehouse and Light Industrial uses. The conversion of land uses is based on their relative trip generation and its application and purpose is solely for this parcel, not the whole DRI. The Developer currently has been allocated 9,000 SF of office and 156,244 SF of office/warehouse use. This is presented in the Trip Conversion Table (Exhibit "E") and is based on the ITE Trip Generation Manual and Trip Generation Handbook. The Transportation Planning Division understands these rates and their source. No additional studies are necessary for application processing.

1. By way of example, 9,000 SF office trips and 98,644 SF of office/warehouse trips can be converted to 37,892 SF of shopping center.

$(9,000 \text{ office} / 2.19 \text{ shopping center}) + (98,644 \text{ office-warehouse} / 2.92 \text{ shopping center}) = \underline{37,892 \text{ SF of Shopping Center}}$

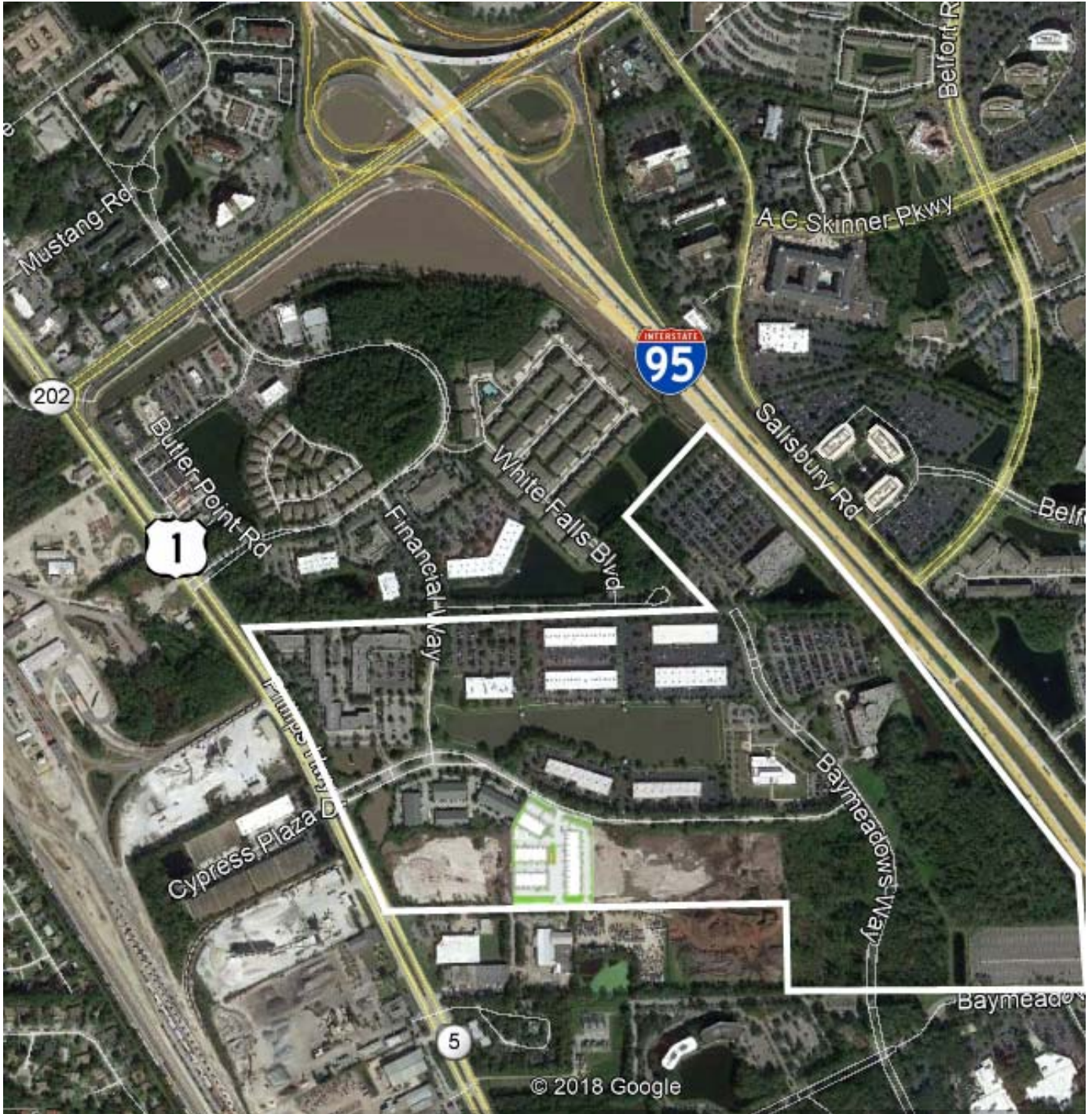
The trip generation analysis demonstrates that the proposed Commercial use will generate the same or less traffic than an Office/Warehouse use utilizing the same site would generate. Thus, the Developer is not proposing any modification to the existing Development Order that would constitute a substantial deviation under Section 380.06(19), Florida Statutes.

The Developer is also proposing a revision to Map H. The Proposed Map H reflects the new designation for the parcel. There are no other changes to Map H or to any conditions of the Development Order.

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 13-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 April 25, 2017, amended to revise MAP H to add commercial uses to the DRI.
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" DRI Current

MAP H
CYPRESS PLAZA

current

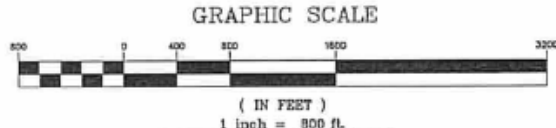
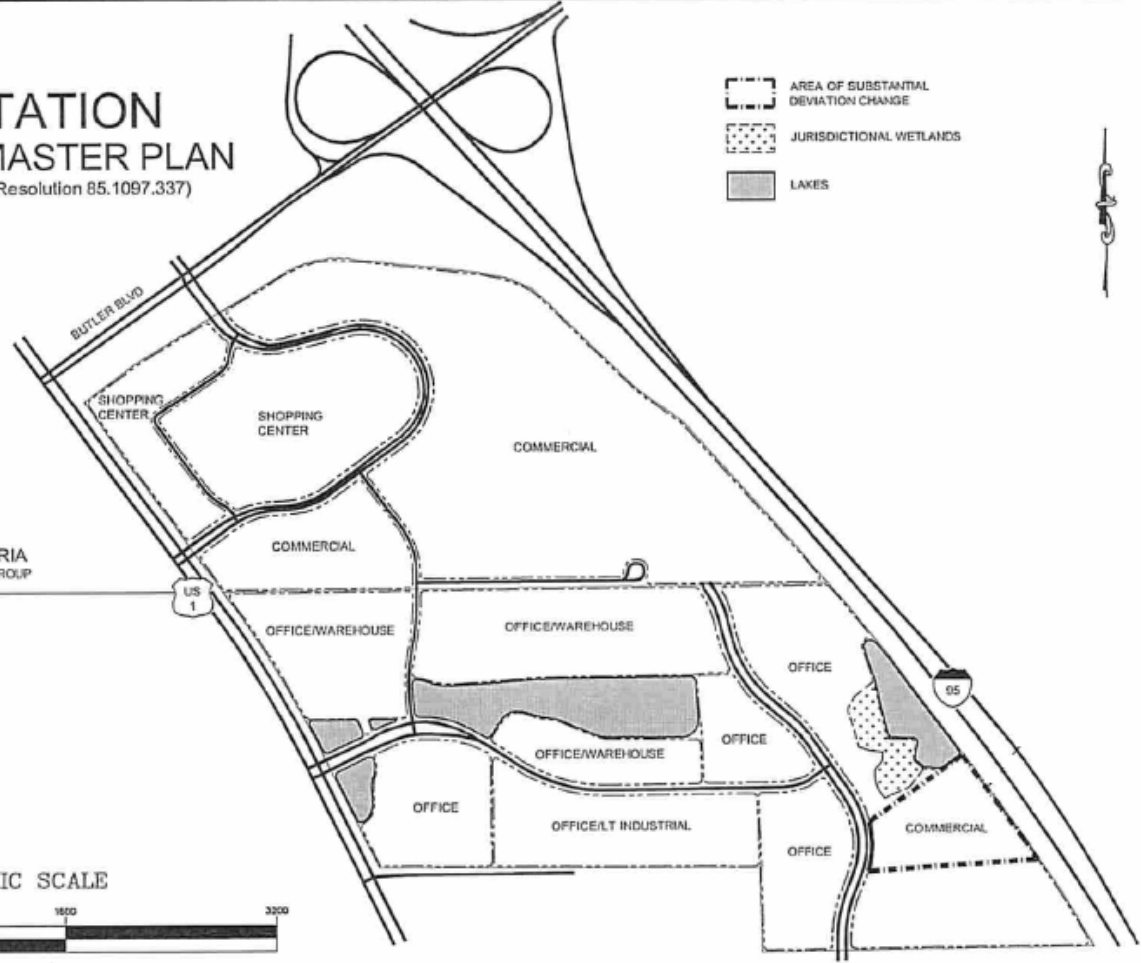
**BELFORT STATION
CONCEPTUAL MASTER PLAN**
(Approved by City of Jacksonville Resolution 85.1097.337)

-  AREA OF SUBSTANTIAL DEVIATION CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES



JACKSONVILLE GALLERIA
JM WILSON GROUP / REGENCY GROUP

CYPRESS PLAZA
HARRISON-PRESTON GROUP



1511-435 XL Secret/Examined/CONCEPTUAL MASTER PLAN.dwg, 2/22/2017 11:20:34 AM, 1:00




FEBRUARY 22, 2017

Attachment "C" DRI Proposed

MAP H
CYPRESS PLAZA

Proposed

**BELFORT STATION
CONCEPTUAL MASTER PLAN**

-  AREA OF SUBSTANTIAL DEVIATION CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES

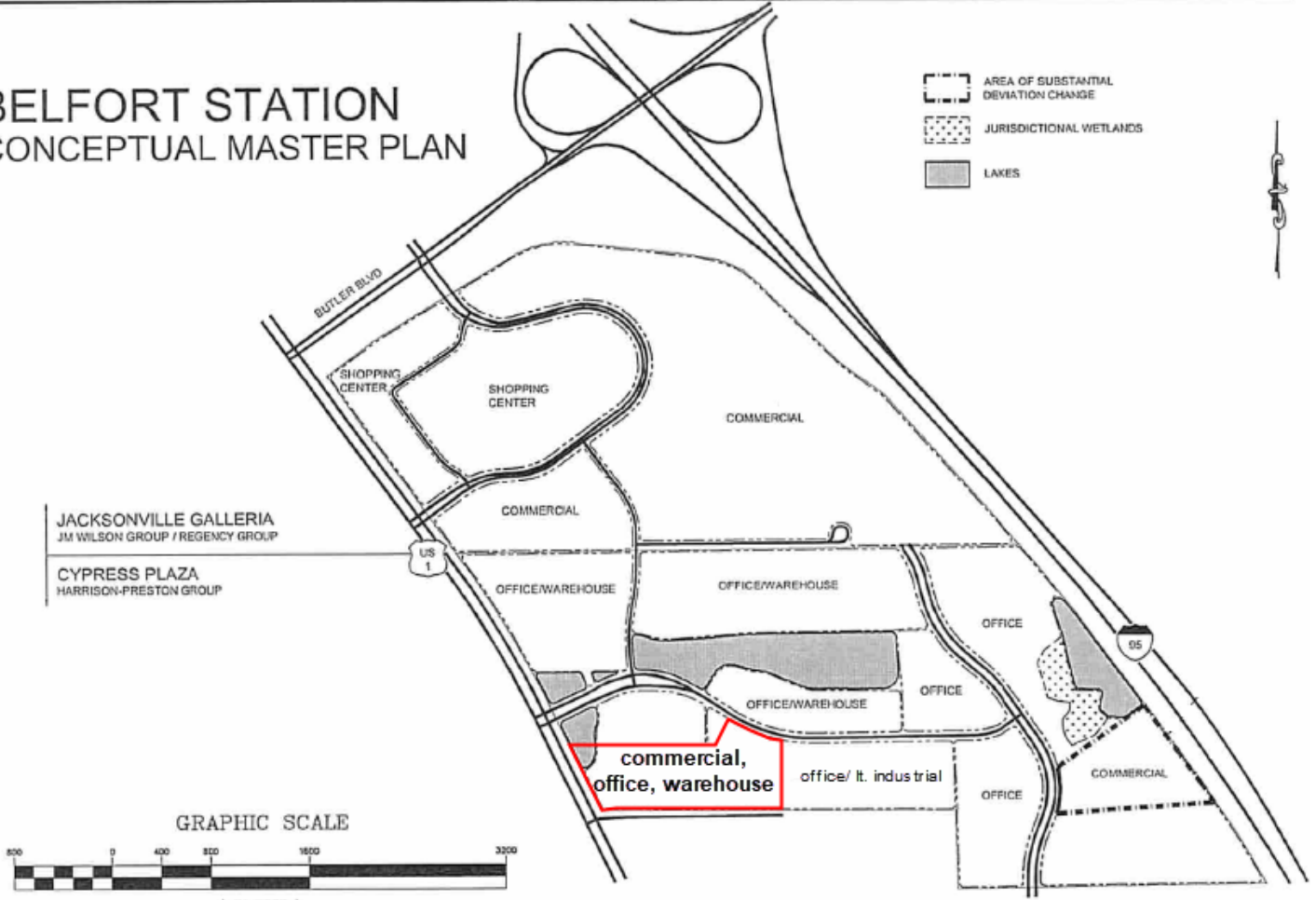


Exhibit "D"
Current Land Use Map – Belfort Station DRI

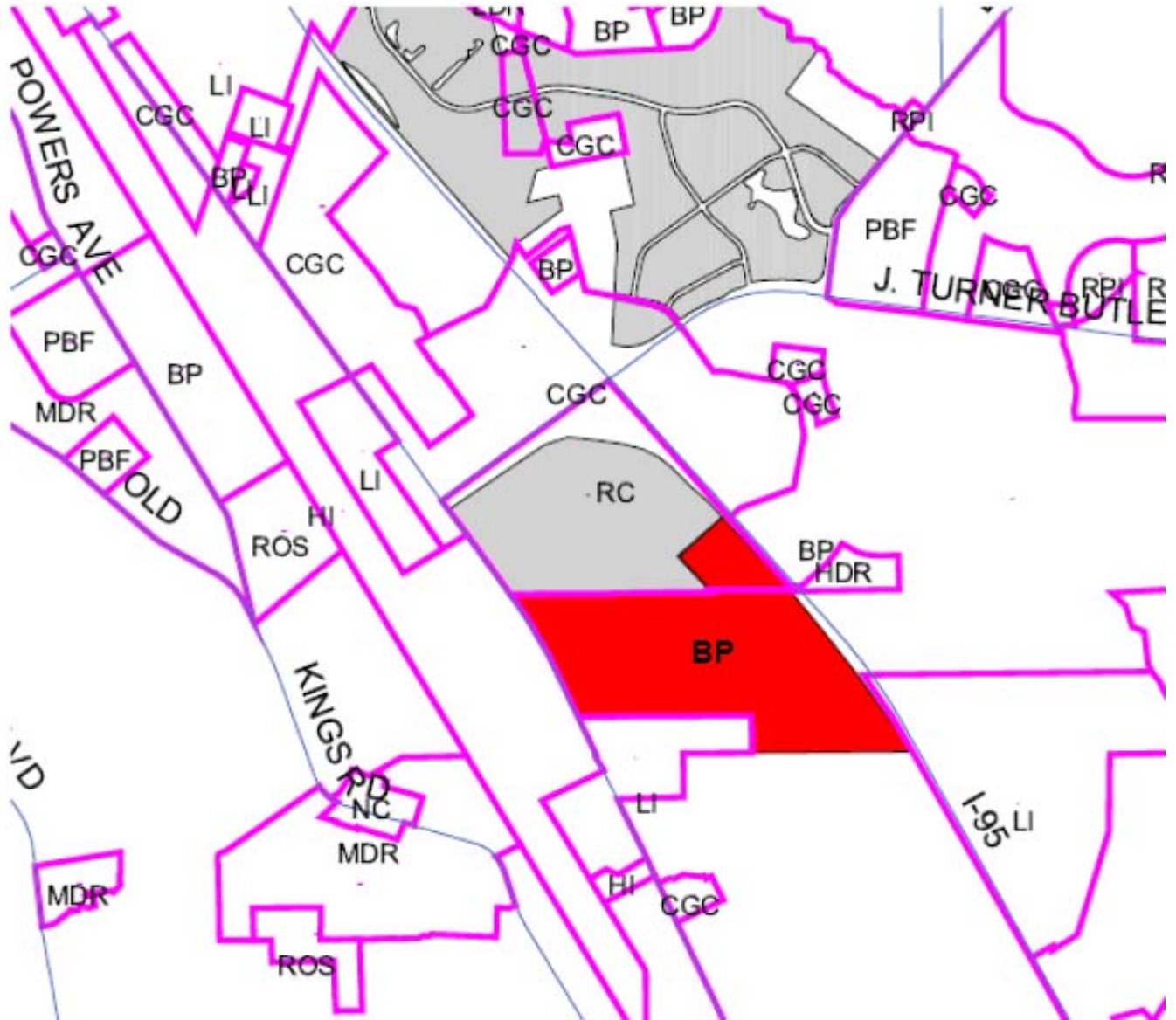


Exhibit "E"
Trip Conversion Table
Cypress Plaza DRI

Existing						
Land Use	ITE Code	Trip Rate ²	% Passby ³	Net Trip Rate ⁴	Conv Factor to 934	Conv Factor to 820
Office	710	1.15	0%	1.15	14.20	2.19
Office/Warehouse ¹	150 & 710	0.86	0%	0.86	18.95	2.92
Proposed						
Shopping Center	820	3.81	34%	2.51		1.00
Fast Food with Drivethru	934	32.67	50%	16.34	1.00	
¹ 70% Office/30% Warehouse based on inventory of previous development in DRI						
² Source: ITE Trip Generation Manual, 10th edition						
³ Source: ITE Trip Generation Handbook, 3rd edition						
⁴ Net trip rate = Trip Rate adjusted for passby capture						
Example:						
Convert 5,000 SF of Office to Shopping Center						
	5,000/2.19 = 2,283 SF of shopping center					
How many SF of Fast Food with drive thru convert from 50,000 SF Office/Warehouse?						
	50,000/18.95 = 2,639 SF of Fast Food with drive thru					

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 5/17/2018

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): 152578-3000

To Whom it May Concern:

I Justin Clark, as managing member of Butler95, 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 DRI amendment and zoning change submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) Justin Clark

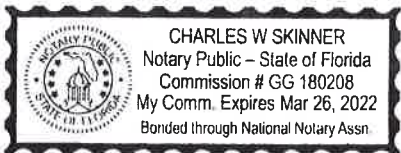
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney,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

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 17 day of May 20 18, by JUSTIN CLARK, as managing member, of Butler 95, LLC, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Charles W. Skinner
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3-26-22

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 4/27/18

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) 152578-3050

To Whom it May Concern:

I, Dr. Hormoz Khosravi, as President of Cypress Plaza Properties, Inc., a corporation organized under the laws of the state of FL,

hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for DRI Amendment/ Zoning Change submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) Dr. Hormoz Khosravi

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 27 day of April, 2018, by Hormoz Khosravi, as President, of Cypress Plaza Properties, Inc, a Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: _____

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 4/27/18

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 Philips Hwy RE#(s): 152578-1100

To Whom it May Concern:

I, Dr. Hormoz Khosravi, as President of Cypress Plaza Landing, LLC, a Limited Liability Company organized under the laws of the state of FL, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for DRI Amendment/ Zoning Change submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) Dr. Hormoz Khosravi

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 DUVAL**

Sworn to and subscribed and acknowledged before me this 18 day of April 2018, by Hormoz Khosravi, as Manager, of Cypress Plaza Landing, LLC, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



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

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 5-7-18

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: 0 Philips Hwy RE#(s): 152578-1100

To Whom It May Concern:

You are hereby advised that Dr. Hormoz Khosravi, as President of Cypress Plaza Landing, LLC, a Limited Liability Company organized under the laws of the state of FL, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Justin Clark and Jim Young to act as agent to file application(s) for DRI Amendment and PUD change/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) [Signature]
(print name) Dr. Hormoz Khosravi

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 7th day of May 2018, by Hormoz Khosravi, as President, of Cypress Plaza Landings, LLC, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
SUSAN JUNOD
(Printed name of NOTARY PUBLIC)



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

State of Florida at Large.
My commission expires: _____

EXHIBIT B

Agent Authorization - Corporation

Date: 5-7-18

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). 152578-3050

To Whom it May Concern:

You are hereby advised that Dr. Hormoz Khosravi, as President of Cypress Plaza Properties, Inc., a corporation organized under the laws of the state of FL, hereby authorizes and empowers Jim Young and Justin Clark to act as agent to file application(s) for DRI amendment / zoning change/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) [Handwritten Signature]
(print name) H. KHOSRAVI

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 7th day of May 2018, by Hormoz Khosravi, as President, of Cypress Plaza Properties, Inc. Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)
SUSAN JUNOD
(Printed name of NOTARY PUBLIC)



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

State of Florida at Large.
My commission expires: _____

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 5/17/2018

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): 152578-3000

To Whom It May Concern:

You are hereby advised that Justin Clark, as managing member of Butler95, 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. Said owner hereby authorizes and empowers Justin Clark and Jim Young to act as agent to file application(s) for DRI amendment and zoning change 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.

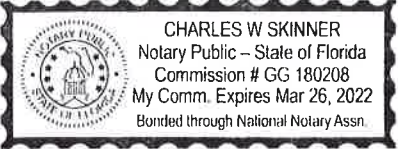
(signature) [Handwritten Signature]
(print name) Justin Clark

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 17 day of May 2018, by JUSTIN CLARK, as managing member, of Butler 95, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Charles W. Skinner
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3-26-22

Belfort Station DRI Application

5/9/2018

2,494.63

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

Date: 05/21/2018 Time: 10:33:44
Location: P13 Clerk: CYW
Transaction 0309861

Miscellaneous

Item: CR - CR459529
Receipt 0309861.0001-0001 2,494.63

Total Paid 2,494.63 Application

2,494.63

CHECK 00001260 2,494.63

Total Tendered 2,494.63

Paid By: PROPERTY THEATER LLC
Thank You

Total Due: \$2,494.63

**Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County**

Account No: CR459529Generic CR
Name: Dr Hormoz Khosravi/Cypress Plaza Properties, Inc.
Address: 3265 Front Road, Jacksonville, FL 32257
Description: DRI Name: Belfort Station DRI

Date: 5/21/2018

Total Due: \$2,494.63