



PROPOSED CHANGE TO THE BELFORT STATION DEVELOPMENT OF REGIONAL IMPACT DRI

OVERVIEW

ORDINANCE: 2018-416

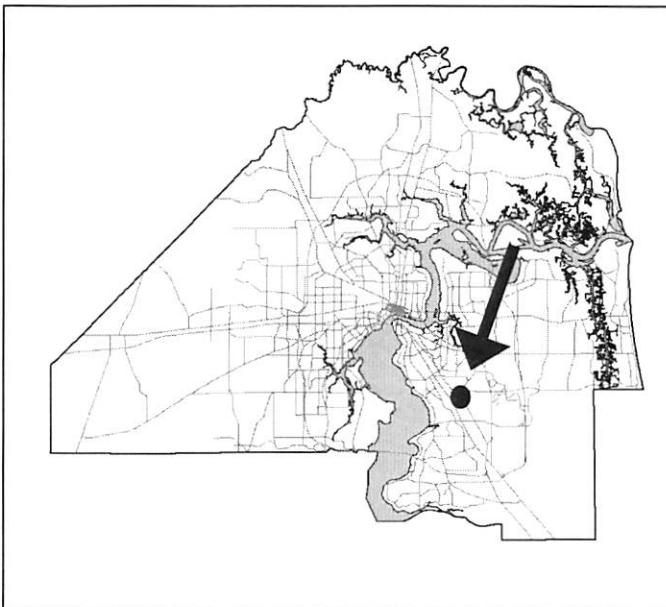
APPLICANT: JUSTIN CLARK / JIM YOUNG, PROPERTY THEATER, LLC

GENERAL LOCATION OF DRI: The DRI is located on Philips Highway (US 1), southeast of the intersection with Philips Highway (US 1) and J. Turner Butler Boulevard (SR 202).

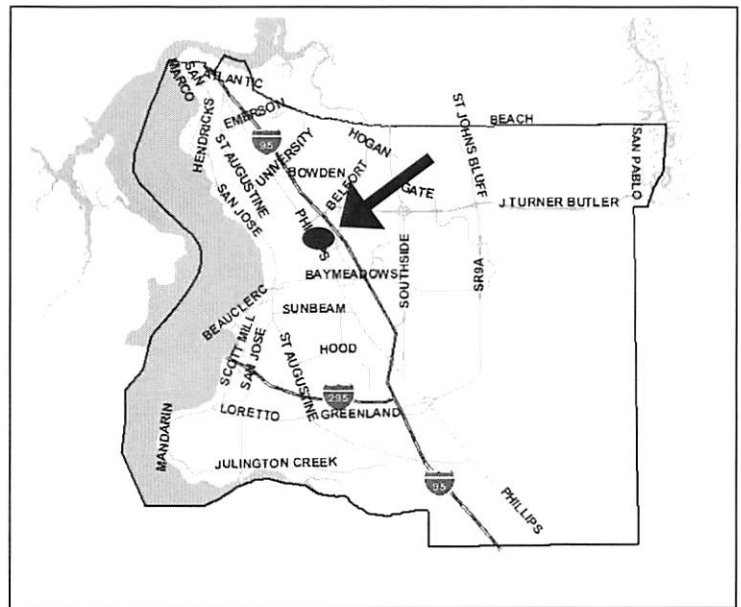
Requested Action: 1) Modify the development order to allow a site specific conversion of land uses from office and office/warehouse uses to commercial uses; and 2) modify the Map H to allow commercial uses in the southwestern portion of the DRI.

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:

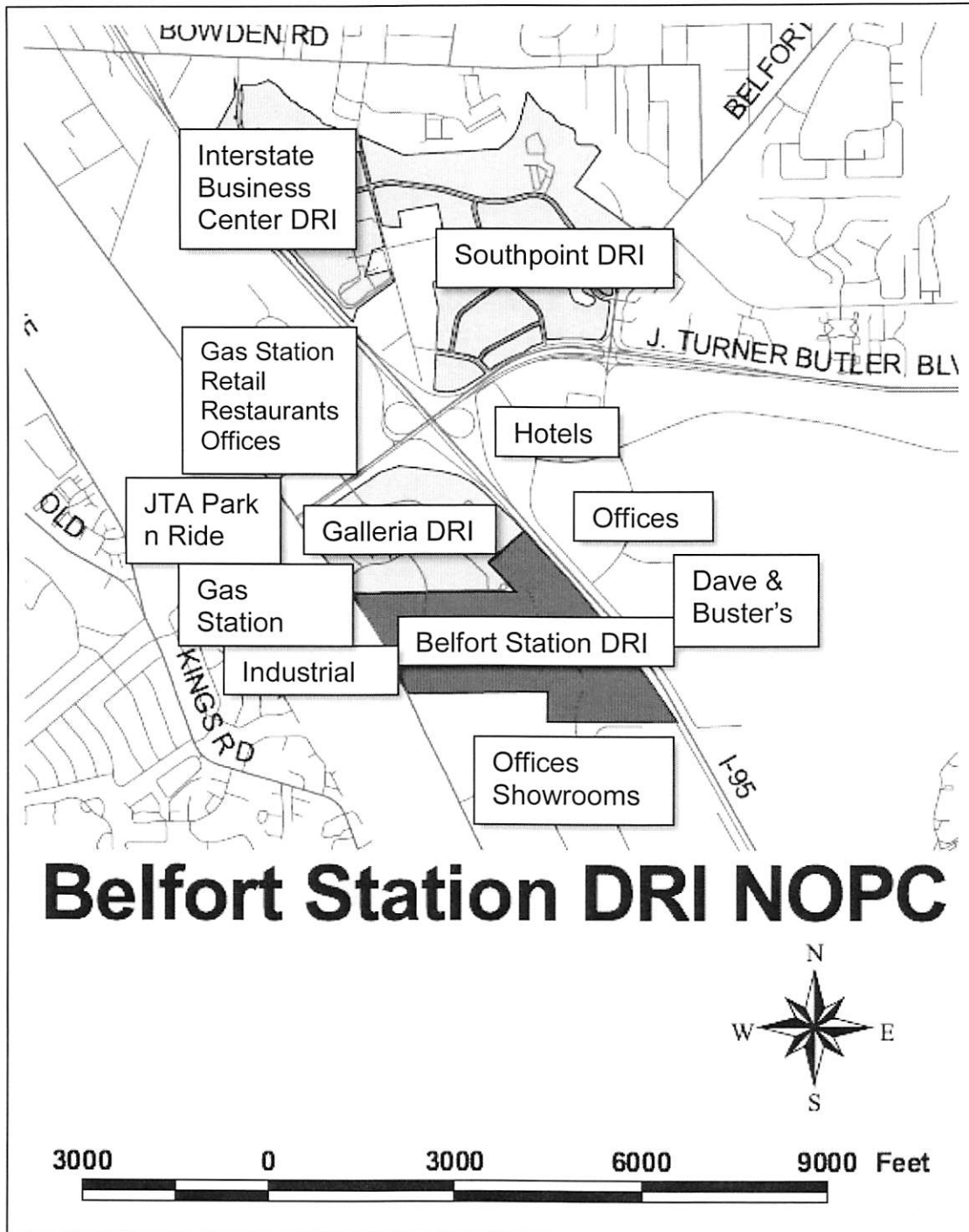


Duval County Location Map

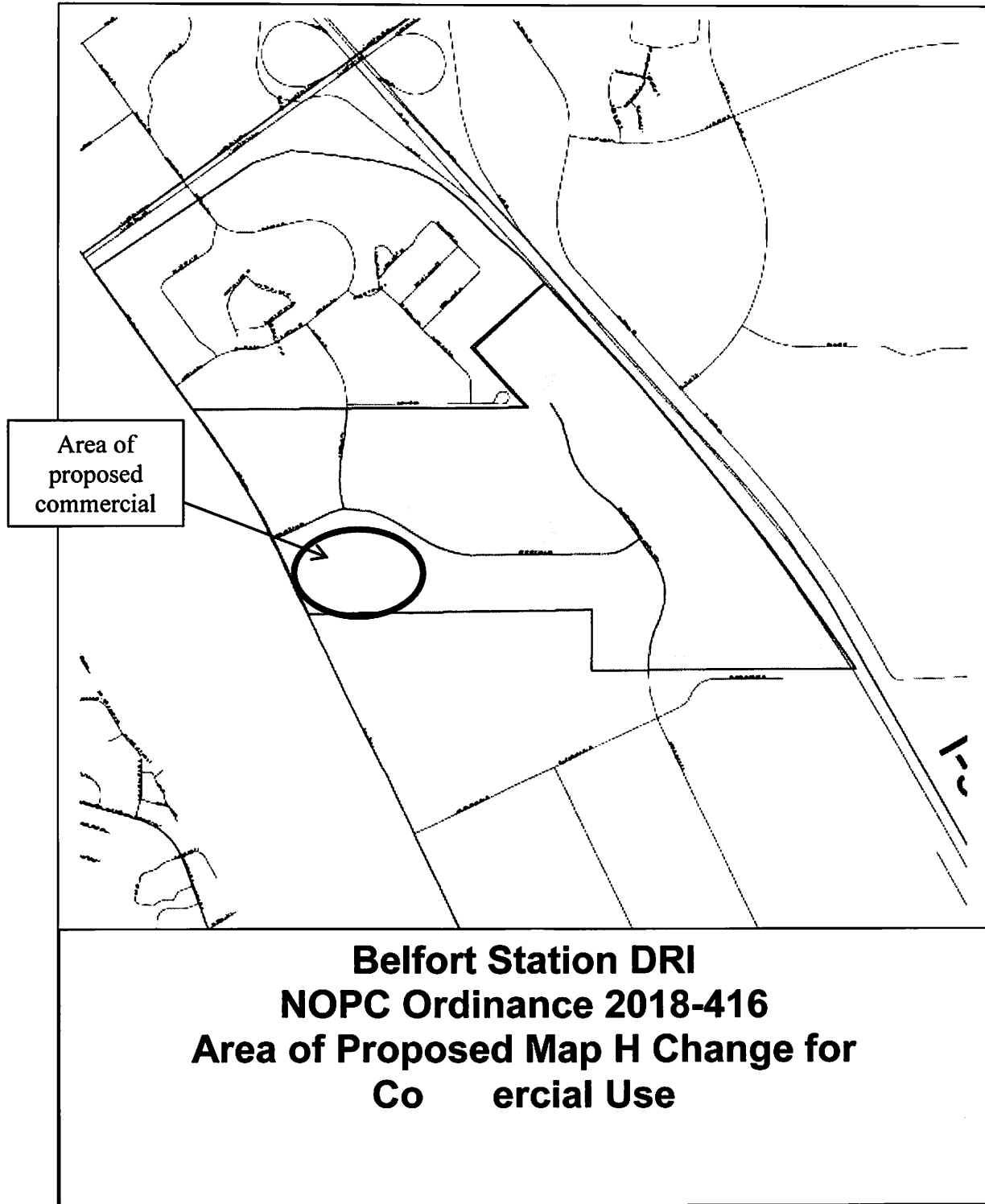


Planning District : Location Map

Location Field Map



Area of Proposed Change within the DRI



Background/APPLICATION SUMMARY

The Belfort Station Development of Regional Impact (DRI) is approximately 101 acres in size; DRI approval was received from the City of Jacksonville in 1974 with DRI Development Order Resolution 74-690-243. As originally approved, the Belfort Station DRI permitted regional shopping center, commercial, warehouse, light industrial, and office uses. In 1988, Substantial Deviation Resolution 88-358-165 identified acreage within the DRI that was re-designated as the Galleria DRI. The Galleria DRI is now separate from the Belfort Station DRI and has used the vested commercial rights and 40,000 square feet of office uses. Therefore, while commercial uses were originally permitted in the Belfort Station DRI, there are no commercial rights remaining. The DRI includes a mix of office, warehouse and light industrial uses and is located southeast of the intersection with Philips Highway (US 1) and J. Turner Butler Boulevard (JTB) (SR 202). Just north of the DRI at the southeast quadrant of the JTB and Philips Highway intersection is the Galleria DRI which encompasses 63.43 acres of retail, office and commercial uses. To the south of the DRI along Philips Highway, are offices and showrooms. West of the DRI is a mix of commercial and industrial uses. (See Location/Field Map, page 2)(See Aerial Map, Attachment A, page 8) (See Current Map H, Attachment B, page 9) (See Current Land Use Map, Attachment C, page 11)

The proposed changes to the DRI require an application adopted through local legislation. Companion changes to the Planned Unit Development (PUD) zoning will be made through Minor Modification Application 18-21. The minor modification hearing process will be scheduled after the approval for the change to the DRI. The parcel of land within the DRI associated with the subject change is located in the Business Park (BP) land use category; commercial retail sales and service establishments are allowed as a secondary use within this category. (See Area of Proposed Change within the DRI, page 3)(See Current Land Use Map, Attachment C, page 11)

A similar change to the DRI was approved with Ordinance 2017-179-E. This application was approved for commercial uses in the southeast portion of the DRI for a sports facility-soccer complex. The Map H was modified to accommodate the commercial use and a conversion from office uses to commercial uses to accommodate the sports facility was approved.

The proposal does not change the types of uses permitted within the DRI, and there will not be an increase in the overall development rights allowed within the DRI. Also, likely due to the timing of the DRI approval (1974), the development order to the DRI did not include phasing or build out dates, nor a conversion of uses table.

The proposed modifications to the City's Belfort Station DRI Development Order include the following:

Conversion of Existing Office Development Rights to Commercial Development Rights

A site specific conversion table to allow for the conversion of office and office/warehouse land uses to commercial land uses would be allowed solely for the subject parcel located in the southwest portion of the DRI as identified in the application. Prior to officially converting uses of office or office/warehouse rights

to commercial rights, the City would be noticed to confirm consistency with the approved conversion table.

As previously stated, the Belfort Station DRI development order does not include a conversion of uses table. Therefore, the applicant provided a trip conversion table in order to accommodate the potential construction of commercial uses on the subject office/warehouse/light industrial site within the DRI. The proposed conversion table would allow for the conversion of office and office/warehouse development rights to commercial development rights with a net effect of zero traffic impacts. When utilizing the conversion table, the increase of commercial uses will be accompanied by a proportional decrease in office and office/warehouse uses. The trip conversion table is based on the ITE Trip Generation Manual and Trip Generation Handbook.

Master Plan Map H Modification

The Master Plan Map H for the DRI would be amended to include an additional area for commercial development. The proposed Map H identifies the area for the proposed commercial uses in the southwest portion of the DRI. (See Attachment B, Current and Proposed Master Plan Map H, pages 9-10)

Please see the application for proposed changes, Attachment E, page 13.

REVIEW AND ANALYSIS

COMPREHENSIVE PLAN

Transportation Section of the Planning and Development Department

The Planning and Development Department's Transportation Division reviewed the proposed modifications to ensure the conversion of uses would not negatively impact external traffic to the DRI. The applicant submitted trip generation calculations with the proposed conversion table to address these concerns. The Transportation Division reviewed the data provided and supports the proposed changes. (See Transportation Division Review, Attachment D, page 12)

Vision Plan

The site is located within the boundaries of the Southeast Jacksonville Vision Plan. This DRI is located in an area the plan identifies as an Activity Center for office and mixed uses along a Major Transportation Corridor, Philips Highway. The Vision Plan encourages redevelopment in this area of existing commercial and industrial uses; Guiding Principle Two describes redevelopment in this area as one of the greatest opportunities to support growth in the District. Additionally, the proposed changes are consistent with the Vision Plan's Guiding Principle Four to "provide for economic growth". This principle focuses on integrating and coordinating this area of the district into an area-wide plan of commercial, industrial, and residential and therefore, contributes to economic growth as encouraged under Guiding Principle Four.

Industrial Zones

The Belfort Station DRI 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 that may be suitable for future industrial expansion and economic development.

Land Use Categories

Commercial retail sales and service establishments are permitted in the Business Park (BP) land use category of the Future Land Use Element of the 2030 Comprehensive Plan as a secondary use in the Urban Priority Development Area. The potential of commercial uses consistent with the BP land use category is allowed within this category.

Objectives and Policies

The proposed change to the DRI is consistent with the following Policies of the **Future Land Use Element** of the 2030 Comprehensive Plan.

- 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 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.
- Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
- Policy 3.4.2 The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

The proposed change to DRI is consistent with the following Policy of the **Transportation Element** of the 2030 Comprehensive Plan.

- Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The proposed changes facilitate continued development of the Multi-Use DRI by offering a change in the allowable location of commercial uses within the DRI furthering the project's consistency with Policies 1.1.11, 3.2.1, 3.2.2 and 3.4.2 of the Future Land Use Element.

The proposed conversion table allowing the conversion from office and office/warehouse to commercial development rights in the DRI requires a compensation of uses based on the trip conversion table provided in the application. The conversion of uses as shown in the trip conversion table creates a net effect of zero traffic impacts; the increase of commercial uses will be accompanied by a proportional decrease in office and office/warehouse uses. Therefore, the proposed DRI changes are consistent with FLUE Policies 3.2.1 and 3.4.2.

Additionally, the changes in the allowable location of commercial land use within the DRI continue the original plan to provide a mix of uses to serve the area. The proposed changes would not result in any significant impact on the roadway network. Therefore, the proposed DRI amendment is consistent with Policy 2.3.8 of the Transportation Element.

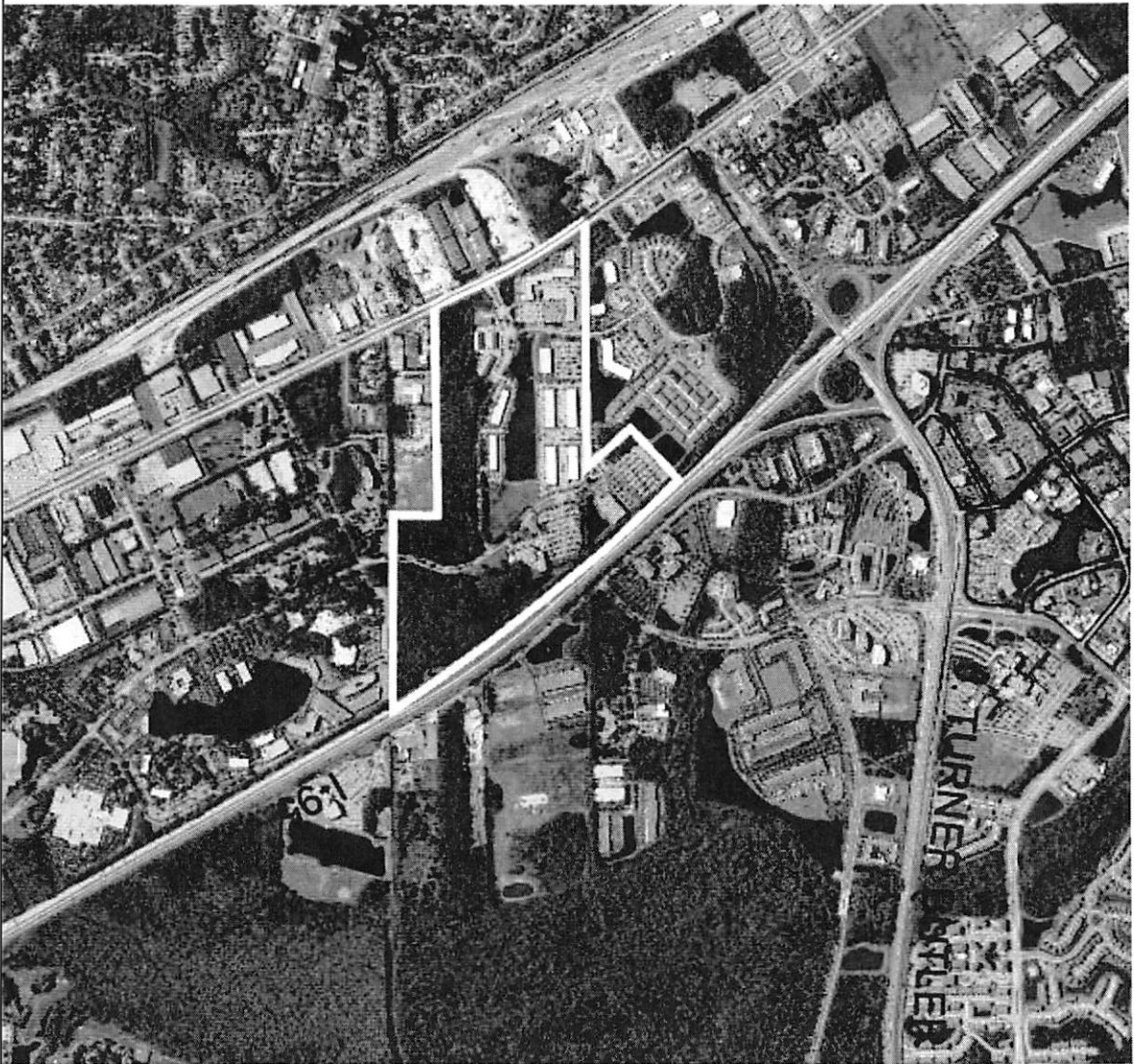
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Ordinance 2018-416 be **APPROVED** as set forth in the application for the proposed change to the Development Order, dated May 16, 2018.

ATTACHMENTS

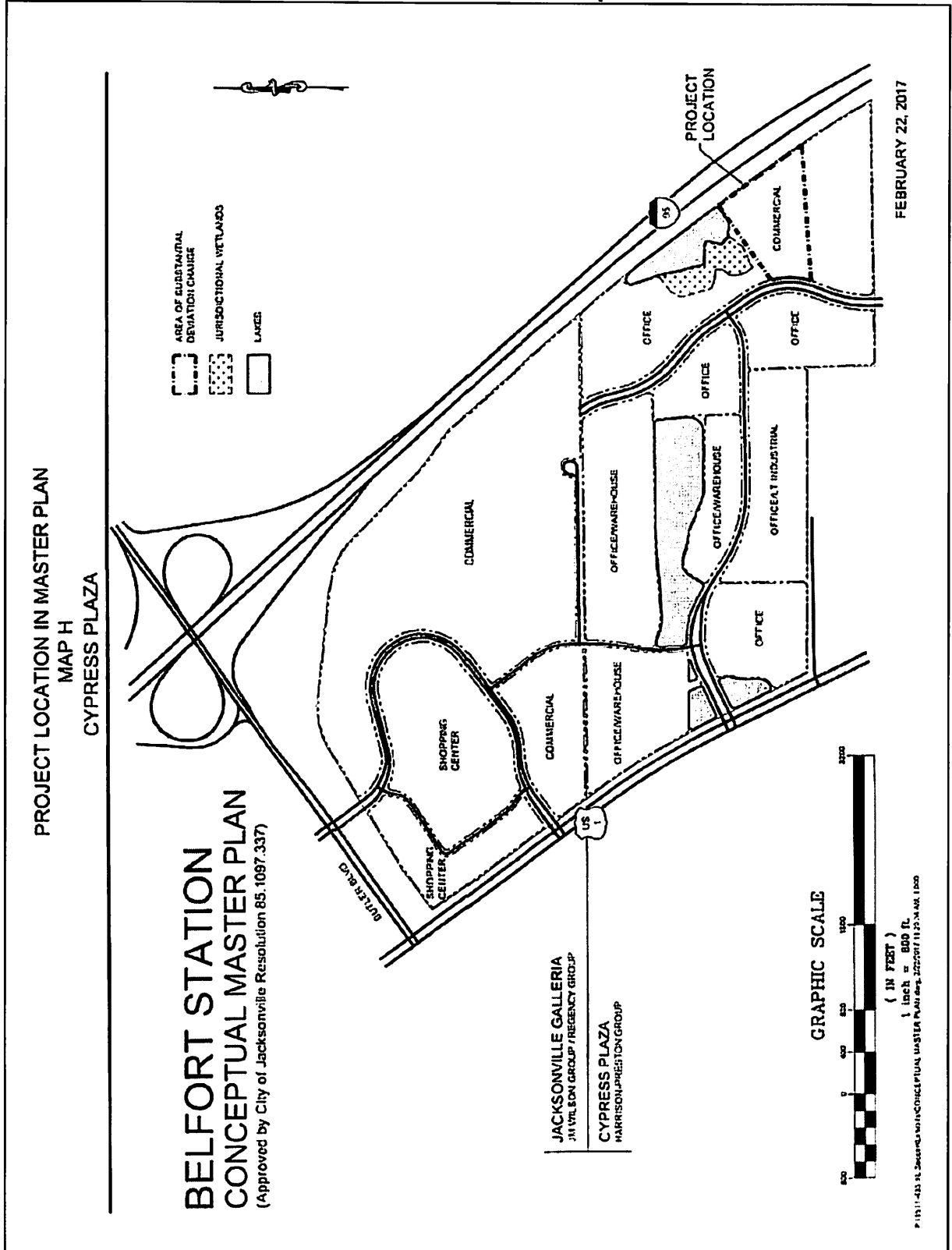
- A. DRI AERIAL MAP, PAGE 8
- B. CURRENT AND PROPOSED MAPS H, PAGES 9-10
- C. CURRENT LAND USE MAP, PAGE 11
- D. TRANSPORTATION DIVISION REVIEW, PAGE 12
- E. APPLICATION FOR THE PROPOSED CHANGE, PAGE 13

ATTACHMENT A
Aerial Map

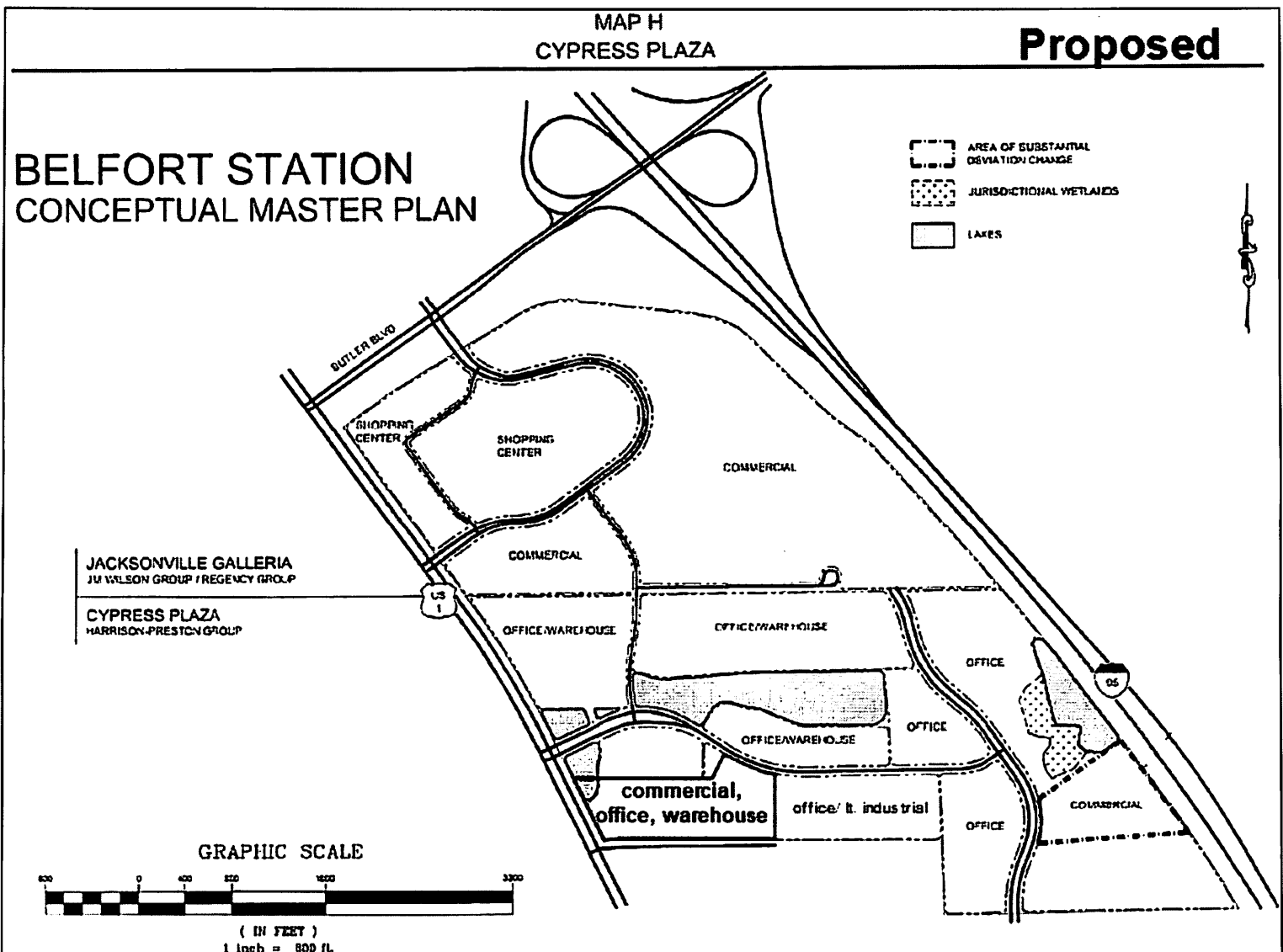


Belfort Station DRI
NOPC Ordinance 2018-416
Aerial

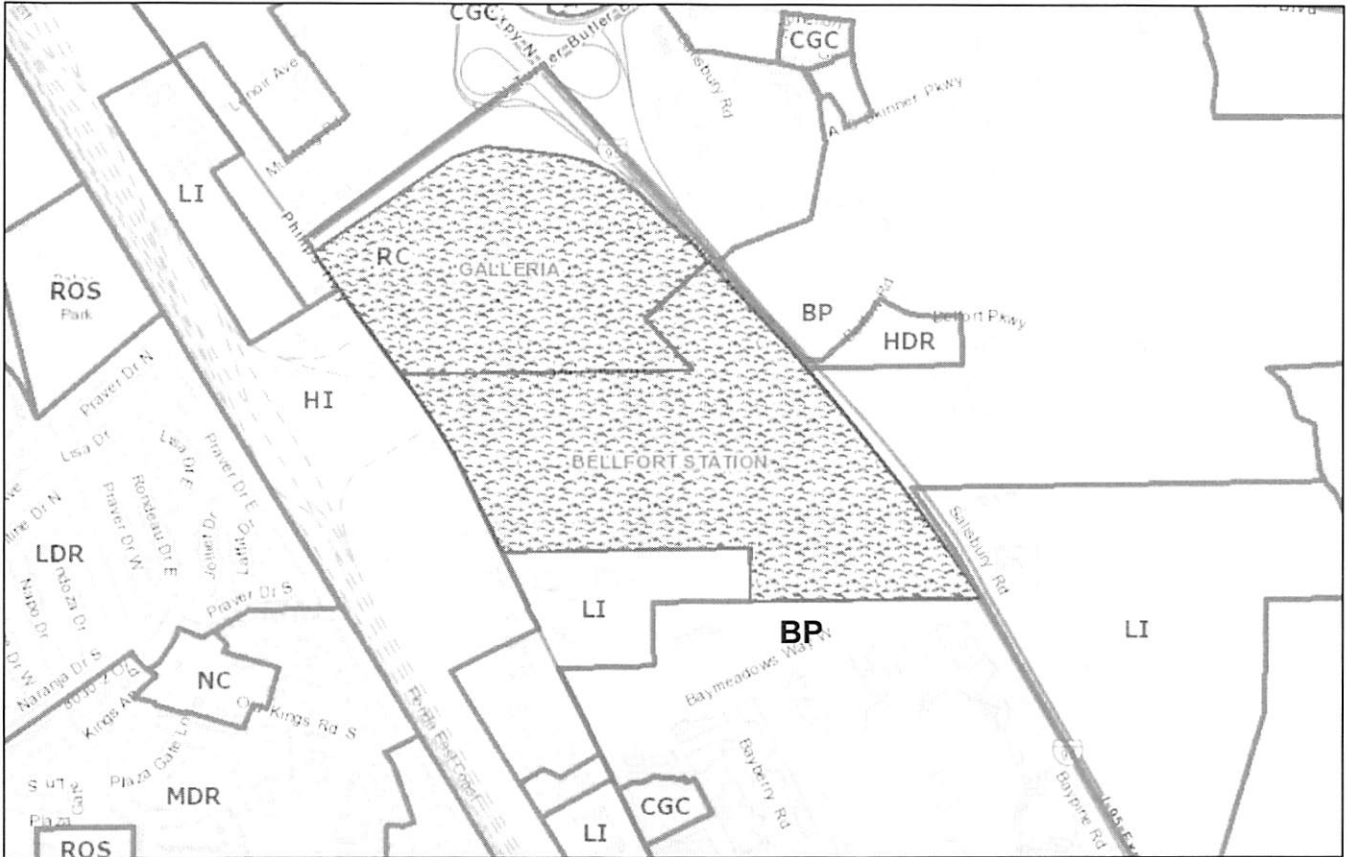
ATTACHMENT B
Current Master Plan Map H



ATTACHMENT B continued
Proposed Master Plan Map H
(adds "commercial" use at south est corner of DRI)



ATTACHMENT C
Current Land Use Map



ATTACHMENT D
Transportation Division Review

PLANNING AND DEVELOPMENT DEPARTMENT



TRANSPORTATION PLANNING DIVISION

DATE: July 17, 2018

TO: Helena Parola
Community Planning Division

FROM: Lurise Bannister
Transportation Planning Division

SUBJECT: Transportation Review for Belfort Station DRI
DRI Amendment Application

Transportation Planning Division staff has reviewed the DRI Amendment Application for the Belfort Station DRI. The application is to amend the Master Development Plan Map H and to allow for the conversion of office and office/warehouse uses to commercial uses on a designated parcel, and not the whole DRI.

The applicant has provided trip generation calculations and a conversion table dated June 8, 2018. Trip generation was calculated for the general office and warehouse square foot equivalency to allow for the proposed commercial land use conversion, based on *Trip Generation*, 10th Edition by the Institute of Transportation Engineers (ITE). The Transportation Planning Division has reviewed the data provided in 'Exhibit E' and finds that the land use conversion would not cause a substantial deviation to the Development Order.

Transportation Planning Division supports the proposed amendment as requested.

214 North Hogan Street, Suite 300 | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7886 | www.coj.net

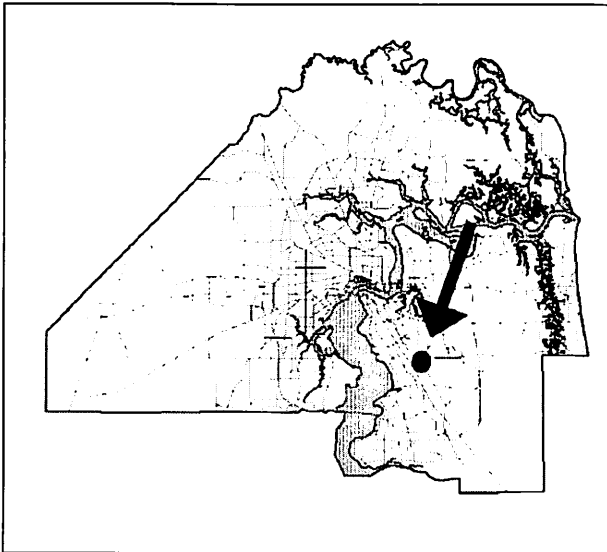
ATTACHMENT E
Application for the Proposed Change

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

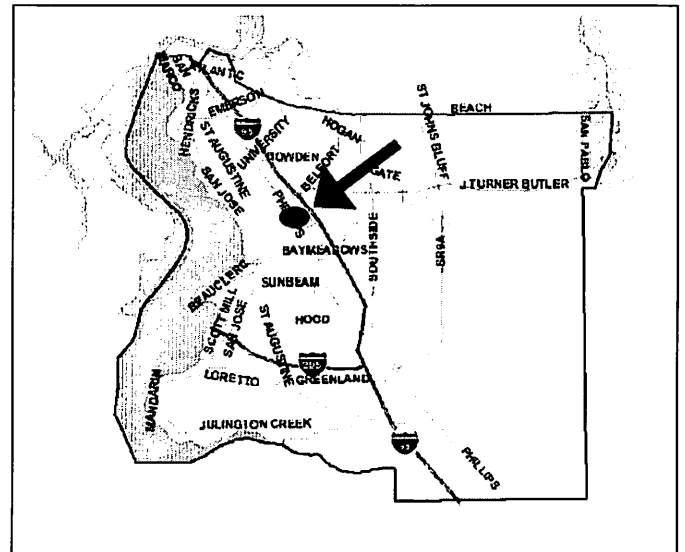
City of Jacksonville

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:

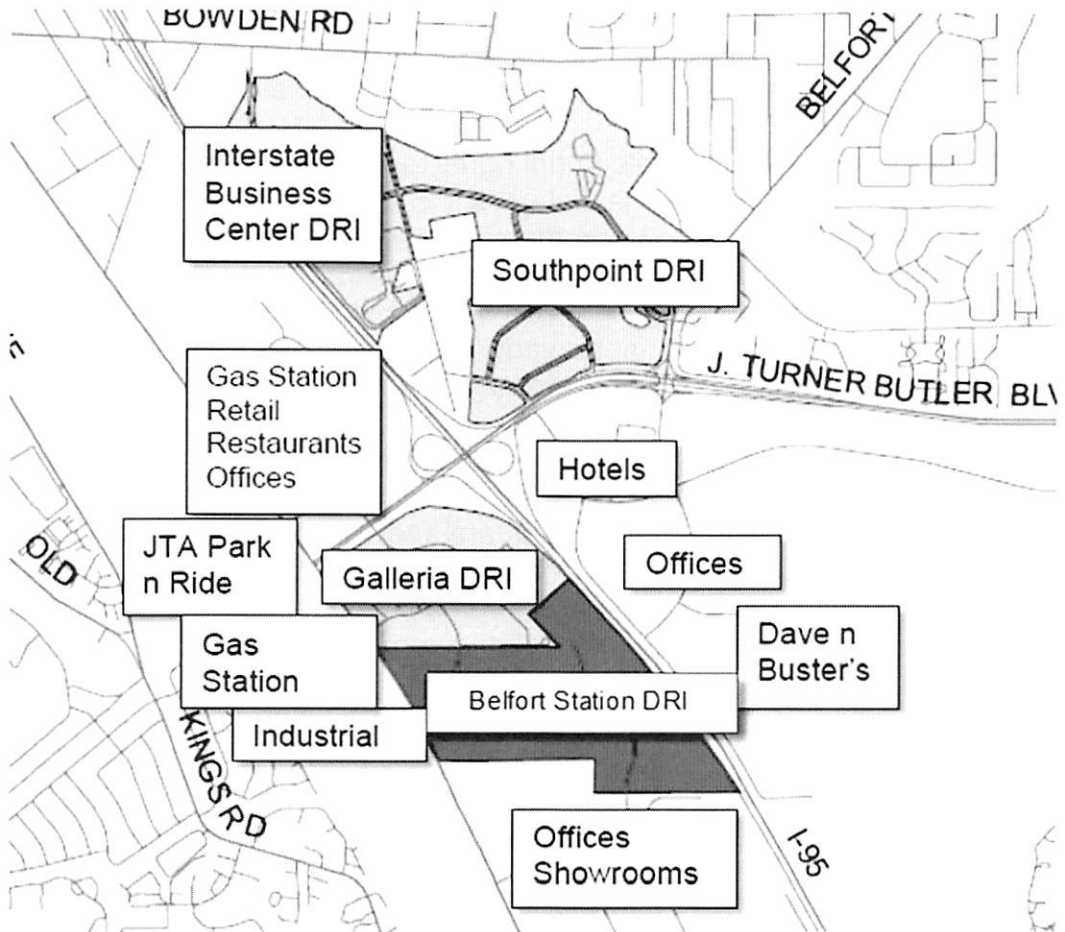


Duval County Location Map



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.

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

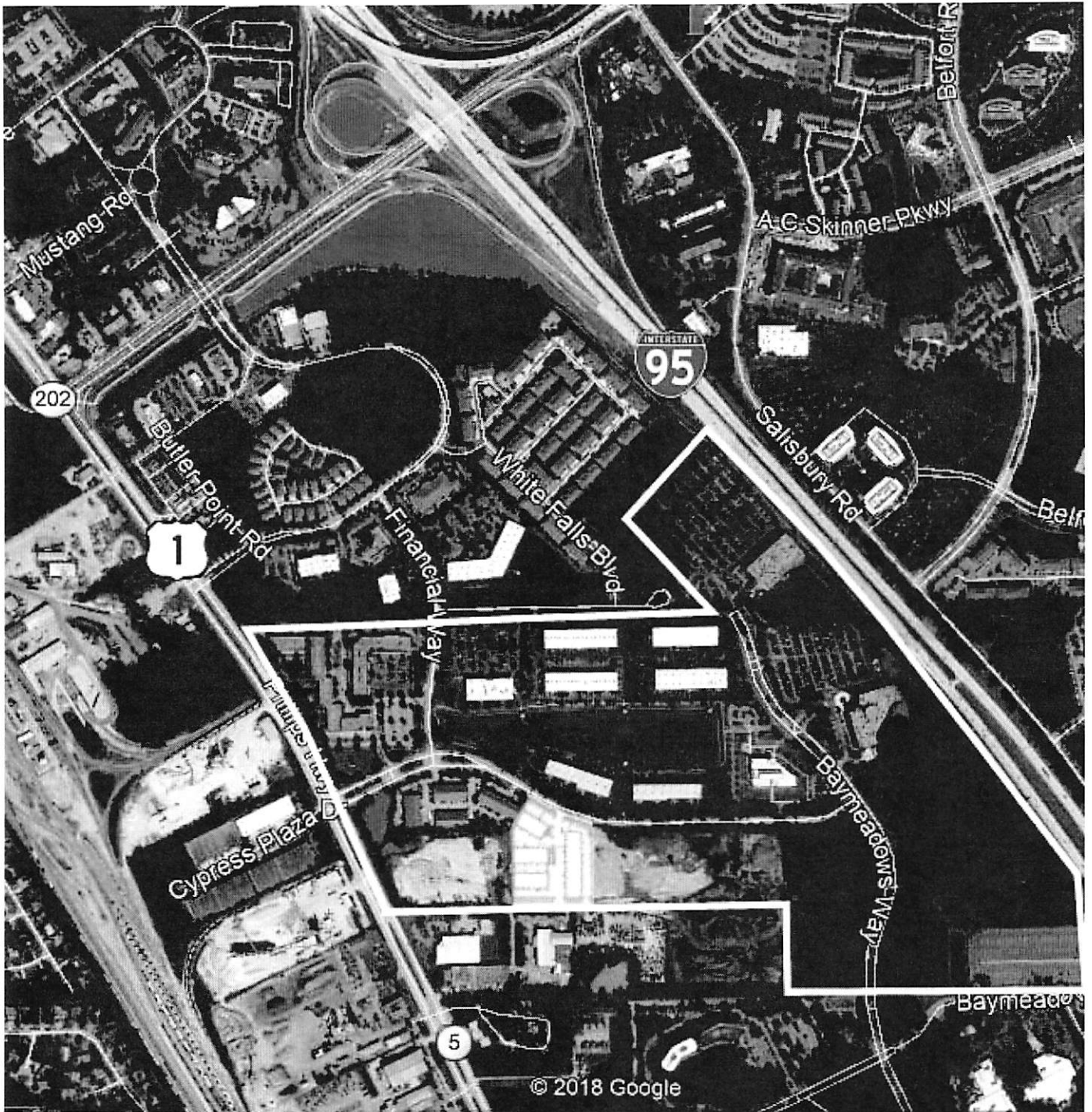
The trip generation analysis demonstrates that the proposed Commercial use will generate the same or less traffic than an Office/Warehouse use utilizing the same site would generate. Thus, the Developer is not proposing any modification to the existing Development Order that would constitute a substantial 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 111-acre parcel (the Wilson Parcel) that went into the Galleria DRI (Galleria substantial deviation) and a 15-acre parcel (Regency|Butler Corners) leaving 155 acres in the Belfort Station DRI.
 - E. Resolution 90-1109-520, adopted January 8, 1991, approving the extension of time for certain buildout dates and roadway improvements (Jacksonville Galleria).
 - F. Resolution 92-1075-230, adopted August 25, 1992, approving the extension of time for certain buildout dates and roadway improvements (Galleria DRI).
 - G. Resolution 93-0225-562, approved land use changes, time extensions and traffic related modifications for the Galleria DRI.
 - H. Resolution 94-0718-178, adopted June 28, 1994, amending Resolution 93-0225-562 to correct a condition of approval.
 - I. Resolution 1999-186-A, adopted April 14, 1990, amended the DO for the Galleria DRI to extend the build-out date.
 - J. Ordinance 2002-86-E, enacted February 26, 2002, amended the DO for the Galleria DRI to extend the build-out date, to reduce the size of the previously approved development rights and to reduce the financial contribution required for transportation improvements.
 - K. Ordinance 2003-1533-E, enacted January 27, 2004, amended the DO for the Galleria DRI to provide for an option to convert office square footage to multi-family uses.
 - L. Ordinance 2004-905-E, enacted September 28, 2004, amended the DO for the Galleria DRI to revise Map H to authorize development of multifamily as an option and to reduce certain other development rights if the option is exercised.
 - M. Ordinance 2017-179, enacted _____, 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

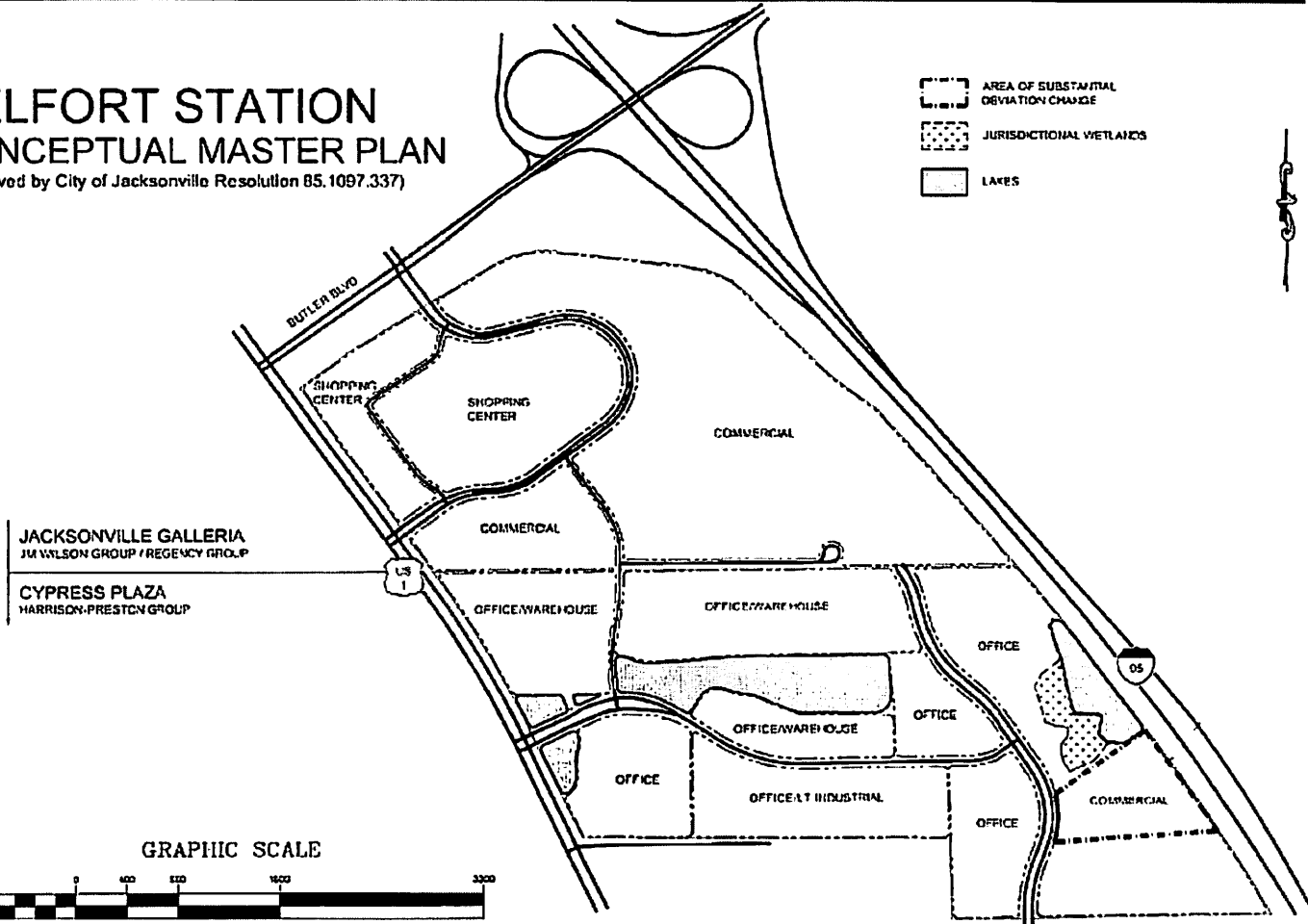
**MAP H
CYPRESS PLAZA**

current

**BELFORT STATION
CONCEPTUAL MASTER PLAN**

(Approved by City of Jacksonville Resolution 85.1097.337)

-  AREA OF SUBSTANTIAL DEVIATION CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES



GRAPHIC SCALE



(IN FEET)
1 inch = 800 ft.

1511 AFS-VL 3/20/17 (REV) CONCEPTUAL MASTER PLAN (REV. 3/22/2017) (12) MAY, 1517




FEBRUARY 22, 2017

Attachment "C" DRI Proposed

MAP H
CYPRESS PLAZA

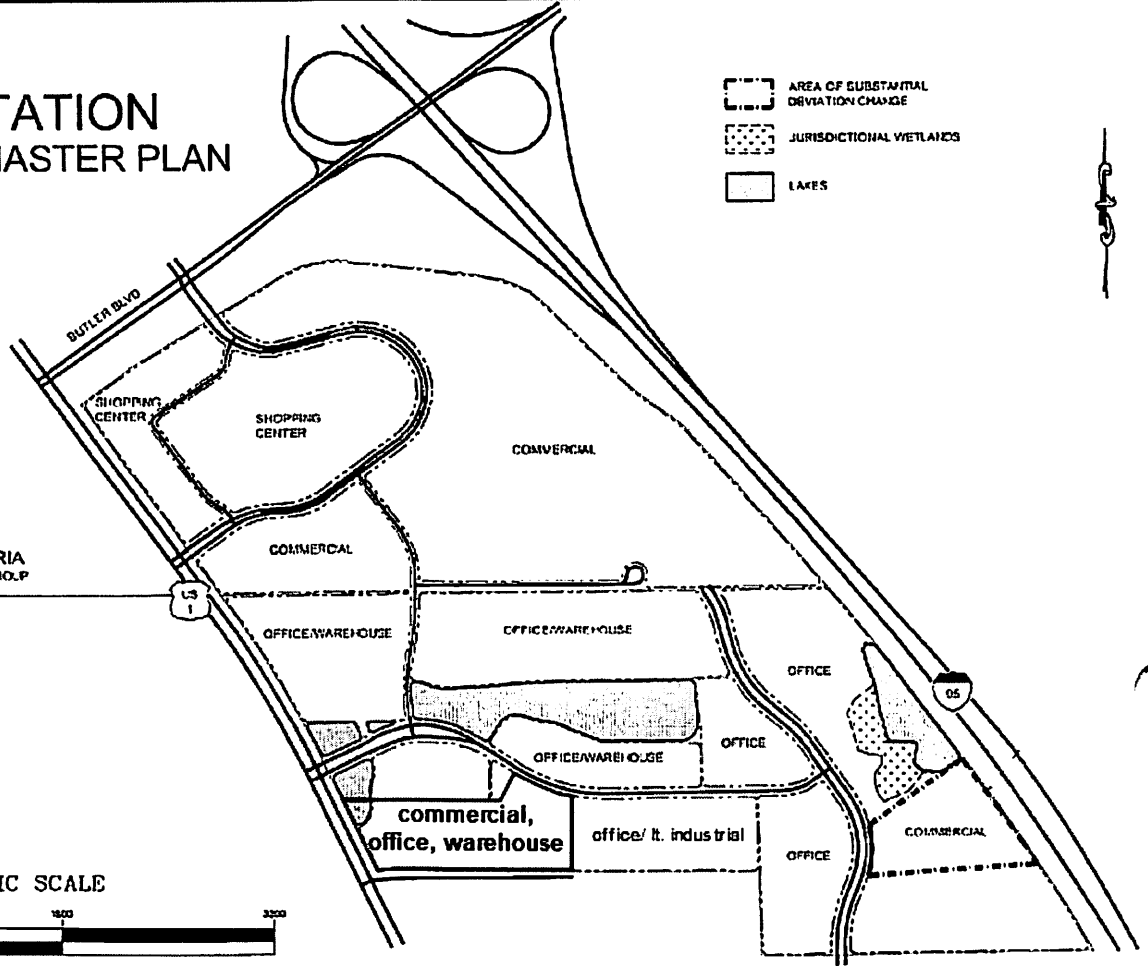
Proposed

**BELFORT STATION
CONCEPTUAL MASTER PLAN**

-  AREA OF SUBSTANTIAL DEVIATION CHANGE
-  JURISDICTIONAL WETLANDS
-  LAKES

JACKSONVILLE GALLERIA
JIM WILSON GROUP / REGENCY GROUP

CYPRESS PLAZA
HARRISON-PRESTON GROUP



GRAPHIC SCALE



(IN FEET)
1 inch = 800 ft.

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

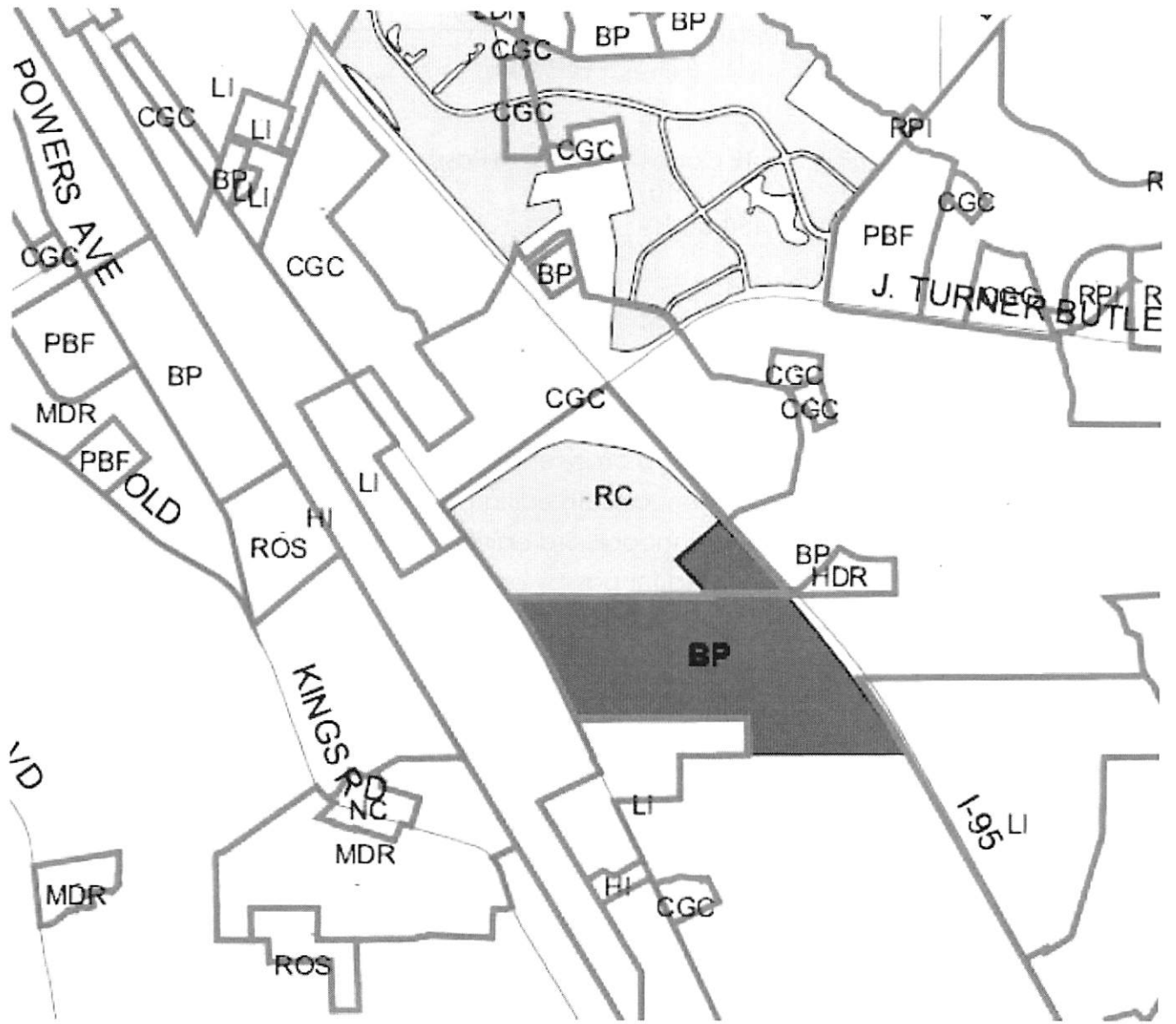


Exhibit "E"
Trip Conversion Table
Cypress Plaza DRI

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					

ALTA/NSPS LAND TITLE SURVEY

Exhibit "G"

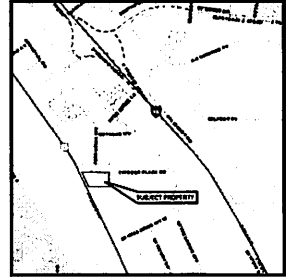
The following is a true and correct copy of the original survey as shown on the attached plan. It is the property of the Surveyor and is not to be used for any other purpose without the written consent of the Surveyor. The Surveyor is not responsible for any errors or omissions in this survey or for any consequences that may result therefrom. The Surveyor is not a party to any dispute between the parties to this survey and is not to be held liable for any such dispute. The Surveyor is not a party to any dispute between the parties to this survey and is not to be held liable for any such dispute.

TITLE NOTES:

1. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE SURVEYED PROPERTY ARE AS SHOWN ON THE ATTACHED PLAN AND THAT THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEYED PROPERTY.

2. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE SURVEYED PROPERTY ARE AS SHOWN ON THE ATTACHED PLAN AND THAT THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEYED PROPERTY.

3. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE SURVEYED PROPERTY ARE AS SHOWN ON THE ATTACHED PLAN AND THAT THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEYED PROPERTY.



LOCATION MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Texas, and that I am the Surveyor of the above described land, and that the foregoing is a true and correct copy of the original survey as shown on the attached plan.

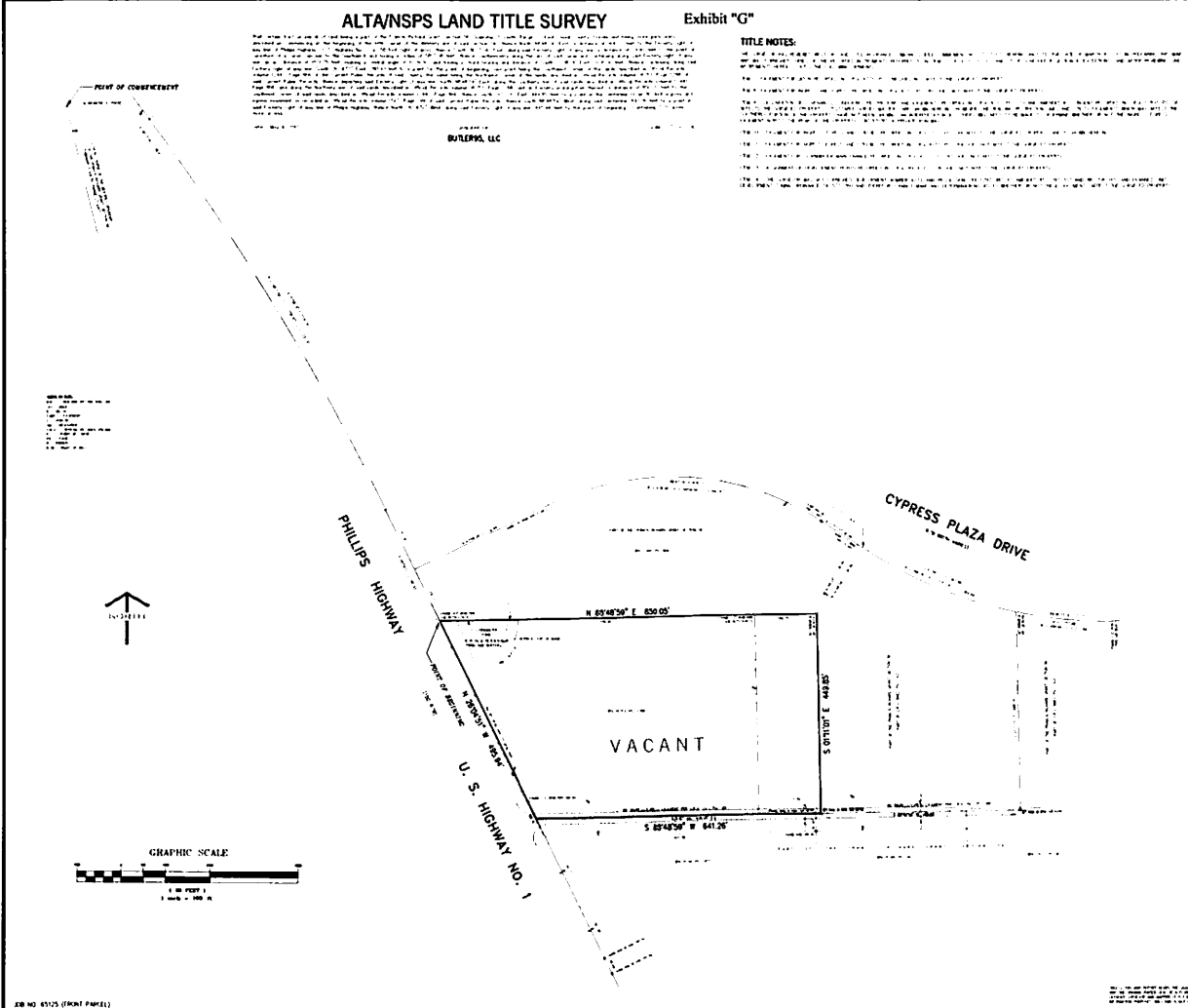
Charles J. Lane
 Surveyor

GENERAL NOTES:

1. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE SURVEYED PROPERTY ARE AS SHOWN ON THE ATTACHED PLAN AND THAT THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEYED PROPERTY.

LEGEND:

- 1. BOUNDARIES OF THE SURVEYED PROPERTY
- 2. BOUNDARIES OF ADJACENT PROPERTY
- 3. EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS
- 4. OTHER FEATURES
- 5. POINTS OF INTEREST



EN NO. 85125 (FRONT PANEL)



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.

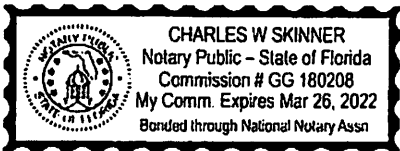
(signature) [Handwritten Signature]

(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 2018, 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

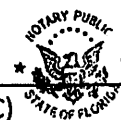
Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**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. 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)



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

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) [Handwritten 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 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)
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)

(print name)

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.

(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:

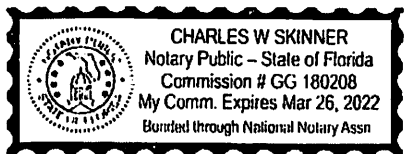
You are hereby advised that Justin Clark, as managing member of Butler95, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Justin Clark and Jim 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