



Emily G. Pierce

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March 6, 2017

Helena Parola, City Planning Supervisor  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**Re: February 20, 2017 FDOT Comments**  
**SUBJECT: Belfort DRI NOPC**

Dear Helena:

We are in receipt of the comments submitted to the City by the Florida Department of Transportation (FDOT) in response to the Notice of Proposed Change (NOPC) filed for the Belfort Station (a/k/a Cypress Plaza) DRI, a copy of which is attached hereto for your convenience.

While we generally do not concur with the method of analysis utilized by FDOT because we believe it is inappropriate to use a weekday trip count that is outside of the generally accepted p.m. peak hour range of 4:00 p.m. to 6:00 p.m. to determine the trip rate, we nevertheless hereby agree to revise the square feet of office space being converted into commercial from 76,250 square feet to the 101,000 square feet of general office (LUC 710) as suggested by FDOT. Thus, the remaining development rights section should be amended as follows:

Based upon the February 20, 2017 comments submitted by the Florida Department of Transportation, 101,000 square feet of Office is being converted to 51,000 square feet of Commercial (equivalent 192 p.m. peak hour trips) resulting in the following development rights for Cypress Plaza Properties, Inc. (with deletions shown as strike-thrus and additions underlined):

**Development Rights:**

Office: ~~110,000~~-square feet 9,000 square feet

Commercial: 51,000 square feet

Warehouse: 225,844 square feet

The Substantial Deviation Determination Chart should be amended to reflect this change as well.

Helena Perola, City Planning Supervisor

March 6, 2017

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Please let me know if you have any questions regarding this proposed change or if you need any additional information.

Sincerely,



Emily G. Pierce

cc: Rosario Lacayo  
T.R. Hainline, Jr., Esq.  
Ciaran McArdle  
Rajesh Chindalur, P.E., PTOE  
David Taylor, P.E.

Enclosure



## *Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

2198 Edison Avenue  
Jacksonville, FL 32204-2730

RACHEL D. CONE  
INTERIM SECRETARY

February 20, 2017

Helena Atalla Parola, City Planning Supervisor  
Planning and Development Department  
City of Jacksonville  
214 North Hogan Street  
Edward Ball Building, Suite 300  
Jacksonville, FL 32202

### **SUBJECT: Belfort DRI NOPC**

#### **NOPC Summary**

The Belfort DRI NOPC is a proposal to add 51,000 sq. ft. of commercial use in order to accommodate the construction of a local sports facility on a parcel within the DRI on a parcel currently designated Office uses. To offset the proposed increase in commercial, the applicant is proposing to reduce Office square footage by 76,250 (equivalent to 114 p.m. peak hour trips based upon the traffic analysis provided).

The proposal includes changing designation on the Master Development Plan Map H from Office uses to Commercial uses. The parcel proposed for Commercial uses is located on the east side of Baymeadows Way, west of I-95, and south of the Cypress Plaza Dr/Baymeadows Way intersection.

#### **NOPC Review**

Based upon the information provided in the NOPC, FDOT conducted a Trip Generation analysis (see Attachment) and determined that a conversion of 101,000 sq. ft. of Office use would be required to offset the increase in Commercial use. FDOT's analysis shows the proposed Commercial use is anticipated to generate 192 p.m. hour trips.

Master Development Plan Map H is shown to be inconsistent with the existing internal road network. Inconsistencies include Baymeadows Way connecting to Butler Blvd when it currently does not. Access points shown on Map H to state facilities do appear to be consistent with existing access points.

Thank you for coordinating the review of the Belfort DRI NOPC with FDOT. If you have any questions, please do not hesitate to contact me by email: [Ameera.Sayeed@dot.state.fl.us](mailto:Ameera.Sayeed@dot.state.fl.us) or call: (904) 360-5647.

Sincerely,

A handwritten signature in cursive script that reads "Ameera Sayeed".

Ameera Sayeed, AICP, GISP  
FDOT D2 Growth and Development/Modeling Supervisor

Attachments: FDOT BELFORT DRI NOPC TRIP GENERATION ANALYSIS

**FDOT BELFORT DRI NOPC TRIP GENERATION ANALYSIS**

**Existing XL Soccer Facility in Orlando**

**Trip Counts by Day and Time**

Time	Sat	Sun	Tue	Wed	Thu
3:00-4:00	59	78	5	8	7
4:00-5:00	33	79	37	16	50
5:00-6:00	60	52	81	29	71
6:00-7:00	23	60	142	71	114

**Average Weekday Trips (Excluding Wednesday)**

Time	Trips
3:00-4:00	6
4:00-5:00	44
5:00-6:00	76
6:00-7:00	128

**Average Weekday Trip Rate (Excluding Wednesday) Per Court**

Time	Trip Rate
3:00-4:00	2
4:00-5:00	11
5:00-6:00	19
6:00-7:00*	32

*\*Due to nature of the use, it is determined that peak hour of 6:00-7:00 pm should be used for analysis*

**Proposed XL Soccer Facility**

**PM Peak Trips for Proposed XL Soccer Facility**

Number of Courts	Trip Rate	PM Peak Trips
6	32	192

**Proposed Land Use Conversion**

**General Office Building (ITE LUC 710) Square Footage Equivalency**

LUC	Land Use	Size	Unit	PM Peak HR Formula	PM Peak Hour Trips
710	General Office Building	101,000	1,000 SF	$T=1.12(X) + 78.45$	192




STATE OF FLORIDA  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT  
The Caldwell Building, MSC 160  
107 East Madison Street  
Tallahassee, Florida 32399

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Emily Pierce, the undersigned owner/authorized representative of Cypress Plaza Properties, Inc. and XL Soccer World Jax LLC (together "Developer"), hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Belfort Station (a/k/a Cypress Plaza) DRI development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the City of Jacksonville, Duval County/City of Jacksonville, to the Northeast Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.

1/20/17  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

**2. Applicant (name, address, phone).**

Cypress Plaza Properties, Inc.  
3265 Front Road  
Jacksonville, Florida 32257  
(904) 733-7900

XL Soccer World Jax LLC  
825 Courtland Street  
Orlando, Florida 32804  
(781) 210-7896

**3. Authorized Agent (name, address, phone).**

Emily G. Pierce, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207  
(904) 398-3911

**4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Section 56 and a portion of Section 51, Township 3 South, Range 27 East, Duval County, Florida.

**5. Provide a complete description of the proposed change. 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 either the development order or the Application for Development Approval.**

By way of background, the Belfort Station (a/k/a Cypress Plaza) DRI was approved pursuant to Resolution 74-690-243 on August 19, 1974 by the City of Jacksonville. 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 space is required in order to develop commercial uses within the DRI.

The Developer is proposing to convert 76,250 square feet of Office to 51,000 square feet of

Commercial (the equivalent of 114 p.m. peak hour trips) in order to accommodate the construction of a commercial use (local sports facility) on a parcel currently designated for Office uses. The Developer is also proposing a revision to Map H. The revised Map H, dated January 11, 2017 reflects the new designation for the parcel. There are no other changes to Map H or to any conditions of the Development Order. Further, the attached trip generation analysis demonstrates that the proposed Commercial use will generate the same or less traffic than an Office 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.

6. **Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

Please see attached Substantial Deviation Determination Chart.

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 that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**
  - 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.

**8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

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. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.	
YES _____	NO <u>XX</u> _____

**10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

No. The Belfort Station DRI does not have a buildout date or any phasing dates. Therefore, the proposed change does not result in a change to the buildout date or any phasing date of the project.

**11. Will the proposed change require an amendment to the local government comprehensive plan?**

No. The proposed change does not require an amendment to the City of Jacksonville 2030 Comprehensive Plan.

**Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:**

**12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

The Master Development Plan (Map H) is being revised to reflect a change in use of one parcel from Office to Commercial to permit the development of a local sports facility. Revised Map H dated January 11, 2017 is attached hereto.

**13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

As noted, the Belfort Station DRI does not include any phasing or build-out dates. Nor, does the Belfort Station DRI contain a conversion table. Therefore, in order to make the proposed conversion, the Applicant completed the attached Trip Generation study and Project Traffic Distribution and Assignment study (together referred to as the "Traffic Study") to calculate an equivalent trip ratio to be applied to the conversion of Office square footage to Commercial (local sports facility) square footage.

Based upon the findings of the Traffic Study, 76,250 square feet of Office is being converted to 51,000 square feet of Commercial (equivalent 114 p.m. peak hour trips) resulting in the following development rights for Cypress Plaza Properties, Inc. (with deletions shown as strike-thrus and additions underlined):

**Development Rights:**

Office: ~~110,000, square feet~~ 33,750 square feet

Commercial: 51,000 square feet

Warehouse: 225,844 square feet

Additionally, Map H has been revised to reflect the location of the proposed Commercial use. Revised Map H dated January 11, 2017 is attached hereto. There are no other proposed changes to the nature of the development, to any commitments and representations in the DRI, to the acreage attributable to open space, areas for preservation or greenbelts, to any structures or other improvements or other major characteristics or components of the DRI.

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

No land is being added or deleted to the previously approved plan of development.

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

The Belfort Station DRI does not contain a deadline for commencing physical development of the proposed changes. Thus, no change is being proposed to the deadline for commencing physical development.

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

The Belfort Station DRI does not include a termination date. Therefore, no change is being proposed to the termination date.

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

This section is not applicable as the Belfort Station DRI does not include a date until which the local government agrees that the changes to the DRI shall not be subject to down zoning, unit density reduction, or intensity reduction.

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.**

No change is being proposed to the annual report specifications.

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

<b>TYPE OF LAND USE</b>	<b>CHANGE CATEGORY</b>	<b>PROPOSED PLAN</b>	<b>ORIGINAL PLAN</b>	<b>PREVIOUS D.O. CHANGE &amp; DATE OF CHANGE</b>
Attraction/Recreation	# Parking Spaces	N/A		
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)	N/A		
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds	N/A		
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.			
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes			
Industrial (cont.)	# External vehicle trips			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

	D.O. Conditions			
	ADA representations			
Mining Operations	Acreage mined (year)	N/A		
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Office	Acreage, including drainage, ROW, easements, etc.		
Building (gross square feet)		Decrease Office from 110,000 sq ft to 33,750 sq ft		
# Parking Spaces				
# Employees				
Site locational changes				
# External vehicle trips				
D.O. Conditions				

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.



**SUBSTANTIAL DEVIATION DETERMINATION CHART**

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)	N/A		
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, ect.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Ports (Marinas)	# Boats, wet storage	N/A		
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

Residential	# Dwelling units	N/A		
	Type of dwelling units			
	# of lots			
	Acreage, including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.			
	Floor Space (gross square feet)	Increase Commercial to 51,000 sq ft to permit a local sports facility		
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
ADA representations				

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

Hotel/Motel	# Rental Units	N/A		
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
R.V. Park	Acreage, including drainage, ROW, easements, etc.	N/A		
	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.




**SUBSTANTIAL DEVIATION DETERMINATION CHART**

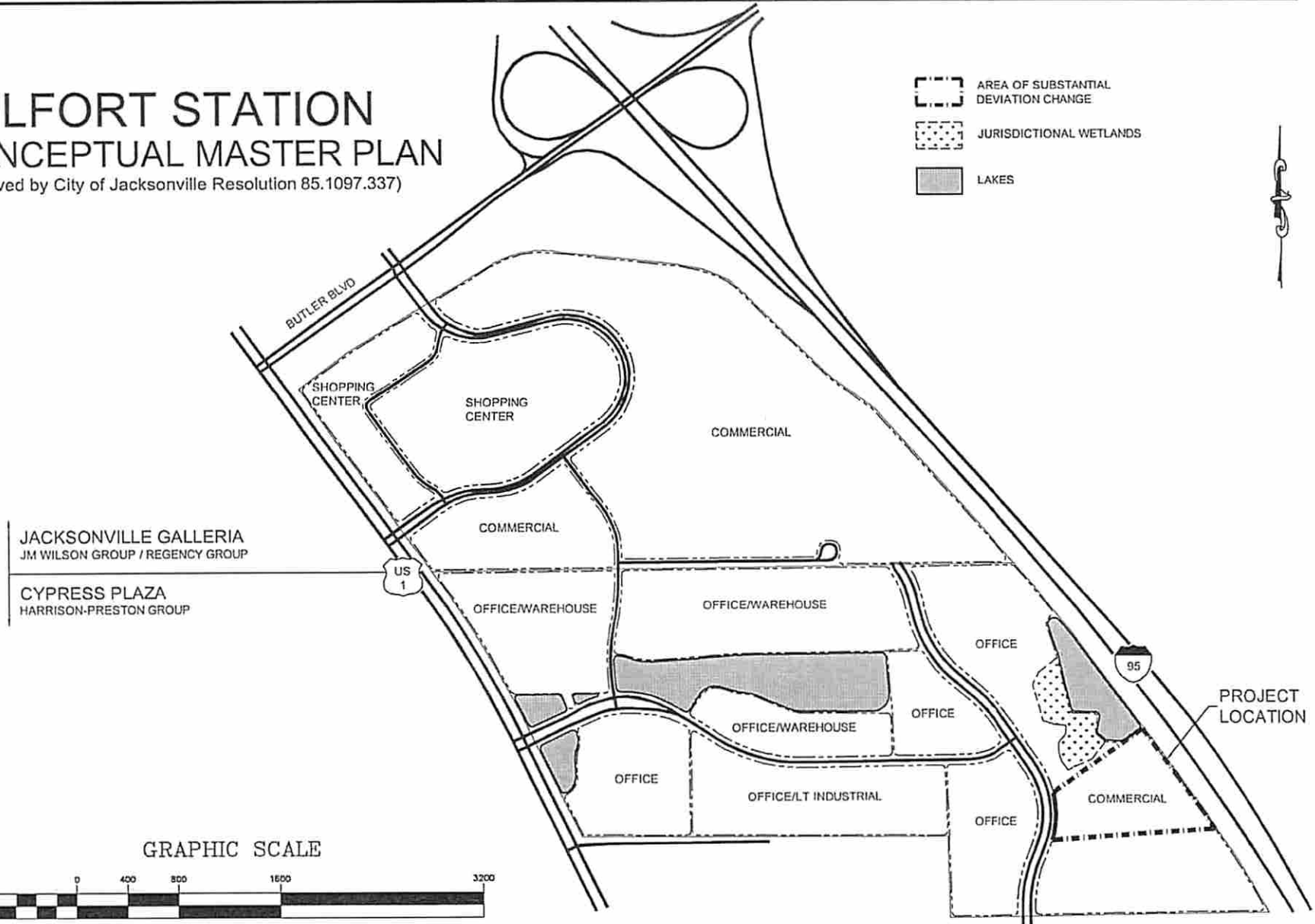
Open Space (All natural and vegetated non-impervious surfaces)	Acreage	N/A		
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage	N/A		
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

PROJECT LOCATION IN MASTER PLAN  
 MAP H  
 CYPRESS PLAZA

**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

GRAPHIC SCALE



( IN FEET )  
 1 inch = 800 ft.

P:\1511-435 XL Soccer\Exhibits\CONCEPTUAL MASTER PLAN.dwg, 2/22/2017 11:20:34 AM, 1:800

FEBRUARY 22, 2017

**Table 01**

**Trip Generation**

**XL Soccer - Jacksonville FL**

Total Land 7.686 Acres

Trip Generation - General Office					
Land Use Code	Description	Quantity	Units	Rate Equation	PM Peak Trips
7.686 Acres at 12,000 SF Per Acre					
710	General Office	92,232	SF	T = 1.49 (X)	137
7.686 Acres at 10,000 SF Per Acre					
710	General Office	76,860	SF	T = 1.49 (X)	115
Trip Rate: Trip Generation Manual, 9th Edition, ITE					
Trip Generation - Proposed XL Soccer Facility					
<b>Trips at Existing Facility Similar to the Proposed Development (See Attachment A)</b>					
XL Soccer at 825 Courtland Street, Orlando, Florida 32804 is a 40,000 SF two story building that includes two indoor fields, a bar, party room, bathrooms and offices plus two outdoor fields					
<b>Attachment B: Survey and Aerial Image</b>					
Day of the Week	One Hour During PM Peak				
Saturday	63				
Sunday	79				
Tuesday	81				
Wednesday	29 *				
Thursday	71				
<b>Average PM Peak Trips</b>					
74 (*Based on weekend and weekday counts excluding Wednesday)					
76 (*Based on weekday counts only excluding Wednesday)					
<b>Average PM peak trips per court</b>					
18.38 (*Based on weekend and weekday counts excluding Wednesday)					
19.00 (*Based on weekday counts only excluding Wednesday)					
<b>PM Peak Trips due to proposed XL Soccer Facility Development (Attachment C: Proposed Conceptual Site Plan)</b>					
The proposed Jacksonville facility will be a 50,000 SF two story building that will include four indoor fields (two soccer and two volley ball), a bar, party room, bathrooms and offices plus two outdoor fields					
Number of Courts	Trip Rate Per Court	PM Peak Trips			
6	18.38	110 (*Based on weekend and weekday counts excluding Wednesday)			
	19.00	114 (*Based on weekday counts only excluding Wednesday)			
Hence, the proposed XL Soccer facility in Jacksonville is anticipated to generate 110 to 114 PM peak hour trips under the build-out conditions.					



EXHIBIT A

Property Ownership Affidavit

Date: 1-31-17

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

Northeast Florida Regional Council  
100 Festival Park Avenue  
Jacksonville, FL 32202

Florida Department of Economic Opportunity  
107 East Madison Street  
Tallahassee, FL 32399

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 Notice of Proposed Change (NOPC) to the Belfort Station DRI submitted to the Jacksonville Planning and Development Department, the Northeast Florida Regional Council and the Florida Department of Economic Opportunity.

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 31 day of January, 2017, 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: 6-25-19  
My Commission Number is: FF241092



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

JAX\2093051\_1

EXHIBIT B

Agent Authorization

Date: 1-31-17

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

Northeast Florida Regional Council
100 Festival Park Avenue
Jacksonville, FL 32202

Florida Department of Economic Opportunity
107 East Madison Street
Tallahassee, FL 32399

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 Notice of Proposed Change (NOPC) to the Belfort Station DRI 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 31st day of January, 2017, 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: 6-25-19
My Commission Number is: FF 241092



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

# ***Attachment A***

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## **Existing Traffic Counts XL Soccer World Orlando, Florida**

**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 1  
Station ID: 1  
EAST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	12-Nov-16 Sat	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	0			0	0				
12:15		0	0			1	1				
12:30		0	0			0	0				
12:45		0	3	0	3	0	1	1	2	1	5
01:00		0	0			2	2				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	0	0	0	0	0	2	2	2	2
02:00		0	0			0	0				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	0	0	0	0	0	0	0
03:00		0	1			0	2				
03:15		0	2			0	2				
03:30		0	1			0	0				
03:45		0	0	0	4	0	2	0	6	0	10
04:00		0	0			0	0				
04:15		0	0			0	0				
04:30		0	1			0	0				
04:45		0	2	0	3	0	1	0	1	0	4
05:00		0	0			0	0				
05:15		0	1			0	1				
05:30		0	0			0	0				
05:45		0	0	0	1	0	0	0	1	0	2
06:00		0	0			0	1				
06:15		0	0			0	0				
06:30		0	0			0	0				
06:45		0	2	0	2	1	0	1	1	1	3
07:00		0	0			0	0				
07:15		0	0			0	1				
07:30		0	0			0	0				
07:45		0	3	0	3	0	1	0	2	0	5
08:00		3	0			0	0				
08:15		0	0			0	0				
08:30		0	0			0	0				
08:45		2	0	5	0	0	0	0	0	5	0
09:00		0	0			0	0				
09:15		0	0			2	0				
09:30		0	0			0	0				
09:45		2	0	2	0	0	0	2	0	4	0
10:00		0	0			2	0				
10:15		0	0			0	0				
10:30		0	0			1	0				
10:45		2	0	2	0	0	1	3	1	5	1
11:00		3	0			3	2				
11:15		0	0			1	0				
11:30		0	0			0	0				
11:45		0	0	3	0	0	0	4	2	7	2
<b>Total</b>		<b>12</b>	<b>16</b>			<b>13</b>	<b>18</b>			<b>25</b>	<b>34</b>
<b>Percent</b>		<b>42.9%</b>	<b>57.1%</b>			<b>41.9%</b>	<b>58.1%</b>			<b>42.4%</b>	<b>57.6%</b>

**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 1  
Station ID: 1  
EAST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	13-Nov-16 Sun	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	2			0	1				
12:15		0	0			0	3				
12:30		0	6			0	0				
12:45		0	9	0	17	0	2	0	6	0	23
01:00		0	4			0	2				
01:15		0	1			0	2				
01:30		0	0			0	1				
01:45		0	0	0	5	0	0	0	5	0	10
02:00		0	3			0	8				
02:15		0	1			0	4				
02:30		0	0			0	0				
02:45		0	0	0	4	0	2	0	14	0	18
03:00		0	4			0	2				
03:15		0	1			0	1				
03:30		0	0			0	0				
03:45		0	2	0	7	0	0	0	3	0	10
04:00		0	0			0	0				
04:15		0	0			0	2				
04:30		0	0			0	0				
04:45		0	0	0	0	0	3	0	5	0	5
05:00		0	0			0	0				
05:15		0	0			0	1				
05:30		0	0			0	2				
05:45		0	0	0	0	0	0	0	3	0	3
06:00		0	1			0	0				
06:15		0	3			0	1				
06:30		2	0			0	0				
06:45		1	0	3	4	0	0	0	1	3	5
07:00		0	0			0	1				
07:15		0	0			0	1				
07:30		0	0			0	0				
07:45		0	0	0	0	0	0	0	2	0	2
08:00		0	0			0	0				
08:15		0	0			0	0				
08:30		0	0			0	0				
08:45		0	0	0	0	0	1	0	1	0	1
09:00		0	0			0	0				
09:15		0	0			0	0				
09:30		0	0			0	0				
09:45		0	0	0	0	0	0	0	0	0	0
10:00		0	0			0	0				
10:15		0	0			0	0				
10:30		0	0			0	0				
10:45		0	0	0	0	0	0	0	0	0	0
11:00		1	0			1	0				
11:15		0	0			0	0				
11:30		0	0			0	0				
11:45		0	0	1	0	1	0	2	0	3	0
<b>Total</b>		<b>4</b>	<b>37</b>			<b>2</b>	<b>40</b>			<b>6</b>	<b>77</b>
<b>Percent</b>		<b>9.8%</b>	<b>90.2%</b>			<b>4.8%</b>	<b>95.2%</b>			<b>7.2%</b>	<b>92.8%</b>

Site Code: 1  
Station ID: 1  
EAST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	14-Nov-16 Mon	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	0			0	0				
12:15		0	0			0	0				
12:30		0	0			0	0				
12:45		0	0	0	0	0	0	0	0	0	0
01:00		0	0			0	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	0	0	0	0	0	0	0	0	0
02:00		0	0			0	0				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	0	0	0	0	0	0	0
03:00		0	0			0	0				
03:15		0	0			0	0				
03:30		0	0			0	0				
03:45		0	0	0	0	0	0	0	0	0	0
04:00		0	0			0	0				
04:15		0	0			0	0				
04:30		0	0			0	0				
04:45		0	0	0	0	0	0	0	0	0	0
05:00		0	0			0	0				
05:15		0	0			0	0				
05:30		0	0			0	0				
05:45		0	0	0	0	0	0	0	0	0	0
06:00		0	0			0	0				
06:15		0	0			0	0				
06:30		0	0			0	0				
06:45		0	0	0	0	0	0	0	0	0	0
07:00		0	0			0	0				
07:15		0	0			0	0				
07:30		0	0			0	0				
07:45		0	0	0	0	0	0	0	0	0	0
08:00		0	0			0	0				
08:15		0	0			0	0				
08:30		0	0			0	0				
08:45		0	0	0	0	0	0	0	0	0	0
09:00		0	0			0	0				
09:15		0	0			0	0				
09:30		0	0			0	0				
09:45		0	0	0	0	0	0	0	0	0	0
10:00		0	0			0	0				
10:15		0	0			0	0				
10:30		0	0			0	0				
10:45		0	0	0	0	0	0	0	0	0	0
11:00		0	0			0	0				
11:15		0	0			0	0				
11:30		0	0			0	0				
11:45		0	0	0	0	0	0	0	0	0	0
Total		0	0			0	0			0	0
Percent		0.0%	0.0%			0.0%	0.0%			0.0%	0.0%



**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 1  
Station ID: 1  
EAST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	15-Nov-16 Tue	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	0			0	0				
12:15		0	1			0	0				
12:30		0	2			0	0				
12:45		0	4	0	7	0	0	0	0	0	7
01:00		0	0			0	1				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	0	0	0	0	0	0	1	0	1
02:00		0	0			0	0				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	0	0	0	0	0	0	0
03:00		0	0			0	0				
03:15		0	0			0	0				
03:30		0	0			0	0				
03:45		0	0	0	0	0	0	0	0	0	0
04:00		0	0			0	0				
04:15		0	3			0	0				
04:30		0	0			0	0				
04:45		0	0	0	3	0	0	0	0	0	3
05:00		0	0			0	0				
05:15		0	2			0	1				
05:30		0	2			0	0				
05:45		0	4	0	8	0	4	0	5	0	13
06:00		0	3			0	1				
06:15		0	0			0	0				
06:30		0	5			0	0				
06:45		0	9	0	17	0	6	0	7	0	24
07:00		0	2			0	6				
07:15		0	3			1	1				
07:30		0	5			0	0				
07:45		0	7	0	17	0	10	1	17	1	34
08:00		0	0			0	9				
08:15		0	0			0	2				
08:30		0	2			0	2				
08:45		0	6	0	8	0	6	0	19	0	27
09:00		0	1			0	7				
09:15		0	2			0	4				
09:30		0	2			0	0				
09:45		0	0	0	5	0	0	0	11	0	16
10:00		0	3			0	3				
10:15		2	4			0	1				
10:30		0	0			0	0				
10:45		0	0	2	7	0	3	0	7	2	14
11:00		0	0			0	3				
11:15		0	0			0	1				
11:30		0	0			2	0				
11:45		2	0	2	0	0	0	2	4	4	4
<b>Total</b>		<b>4</b>	<b>72</b>			<b>3</b>	<b>71</b>			<b>7</b>	<b>143</b>
<b>Percent</b>		<b>5.3%</b>	<b>94.7%</b>			<b>4.1%</b>	<b>95.9%</b>			<b>4.7%</b>	<b>95.3%</b>

**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 1  
Station ID: 1  
EAST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	16-Nov-16 Wed	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	0			0	0				
12:15		0	1			0	0				
12:30		0	0			0	0				
12:45		0	0	0	1	0	0	0	0	0	1
01:00		0	0			0	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	0	0	0	1	0	1	0	1	0
02:00		0	0			0	3				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	0	0	0	0	3	0	3
03:00		0	0			0	0				
03:15		0	0			0	0				
03:30		0	0			0	0				
03:45		0	0	0	0	0	0	0	0	0	0
04:00		0	2			0	0				
04:15		0	0			0	0				
04:30		0	1			0	0				
04:45		0	1	0	4	0	0	0	0	0	4
05:00		0	0			0	0				
05:15		0	0			0	0				
05:30		0	0			0	0				
05:45		0	0	0	0	0	0	0	0	0	0
06:00		0	0			0	0				
06:15		0	3			0	0				
06:30		0	3			0	0				
06:45		0	1	0	7	0	2	0	2	0	9
07:00		0	3			0	4				
07:15		0	1			1	1				
07:30		0	1			0	4				
07:45		0	4	0	9	0	3	1	12	1	21
08:00		0	2			0	3				
08:15		0	5			0	4				
08:30		0	3			0	4				
08:45		0	4	0	14	0	6	0	17	0	31
09:00		0	1			0	3				
09:15		0	3			0	1				
09:30		0	2			0	3				
09:45		0	1	0	7	0	2	0	9	0	16
10:00		0	0			0	1				
10:15		0	0			0	1				
10:30		0	0			0	0				
10:45		0	0	0	0	0	0	0	2	0	2
11:00		0	0			0	3				
11:15		0	0			0	0				
11:30		0	0			0	0				
11:45		0	0	0	0	0	4	0	7	0	7
<b>Total</b>		0	42			2	52			2	94
<b>Percent</b>		0.0%	100.0%			3.7%	96.3%			2.1%	97.9%

Site Code: 1  
Station ID: 1  
EAST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	17-Nov-16 Thu	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	1			0	0				
12:15		0	0			0	0				
12:30		0	2			0	0				
12:45		0	0	0	3	0	0	0	0	0	3
01:00		0	0			0	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	1	0	1	0	0	0	0	0	1
02:00		0	1			0	0				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	1	0	4	0	4	0	5
03:00		0	1			0	3				
03:15		0	0			0	0				
03:30		0	0			0	0				
03:45		0	0	0	1	0	0	0	3	0	4
04:00		0	0			0	3				
04:15		0	0			0	0				
04:30		0	0			0	0				
04:45		0	0	0	0	0	1	0	4	0	4
05:00		0	0			0	1				
05:15		0	1			0	1				
05:30		0	4			0	0				
05:45		0	2	0	7	0	2	0	4	0	11
06:00		0	2			0	1				
06:15		0	1			0	0				
06:30		0	0			0	2				
06:45		0	5	0	8	0	2	0	5	0	13
07:00		0	3			0	7				
07:15		0	4			0	3				
07:30		0	7			0	4				
07:45		0	4	0	18	0	9	0	23	0	41
08:00		0	3			0	3				
08:15		0	2			0	1				
08:30		0	2			0	0				
08:45		0	2	0	9	0	0	0	4	0	13
09:00		0	1			0	10				
09:15		0	4			0	1				
09:30		0	10			0	3				
09:45		0	9	0	24	0	8	0	22	0	46
10:00		0	3			0	7				
10:15		0	0			0	6				
10:30		0	0			0	2				
10:45		4	0	4	3	0	0	0	15	4	18
11:00		0	2			0	2				
11:15		0	0			0	3				
11:30		0	2			0	2				
11:45		0	0	0	4	0	0	0	7	0	11
<b>Total</b>		<b>4</b>	<b>79</b>			<b>0</b>	<b>91</b>			<b>4</b>	<b>170</b>
<b>Percent</b>		<b>4.8%</b>	<b>95.2%</b>			<b>0.0%</b>	<b>100.0%</b>			<b>2.3%</b>	<b>97.7%</b>
<b>Grand Total</b>		<b>24</b>	<b>246</b>			<b>20</b>	<b>272</b>			<b>44</b>	<b>518</b>
<b>Percent</b>		<b>8.9%</b>	<b>91.1%</b>			<b>6.8%</b>	<b>93.2%</b>			<b>7.8%</b>	<b>92.2%</b>
<b>ADT</b>		<b>ADT 94</b>		<b>AADT 94</b>							

**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 2  
Station ID: 2  
WEST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	12-Nov-16 Sat	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		1	6			2	26				
12:15		1	3			12	8				
12:30		1	2			13	4				
12:45		1	10	4	21	12	2	39	40	43	61
01:00		2	11			6	12				
01:15		1	11			4	10				
01:30		1	2			2	0				
01:45		0	2	4	26	0	0	12	22	16	48
02:00		0	2			0	0				
02:15		0	8			0	0				
02:30		2	13			1	0				
02:45		0	18	2	41	0	1	1	1	3	42
03:00		0	5			0	0				
03:15		0	6			0	9				
03:30		0	8			0	9				
03:45		0	3	0	22	0	9	0	27	0	49
04:00		0	3			0	7				
04:15		0	0			0	0				
04:30		0	2			3	4				
04:45		0	6	0	11	0	7	3	18	3	29
05:00		0	9			0	9				
05:15		0	3			0	10				
05:30		0	2			0	12				
05:45		0	4	0	18	0	9	0	40	0	58
06:00		0	2			0	7				
06:15		0	2			0	4				
06:30		0	0			0	0				
06:45		2	3	2	7	0	2	0	13	2	20
07:00		0	8			0	10				
07:15		0	2			0	5				
07:30		2	6			0	2				
07:45		4	12	6	28	0	4	0	21	6	49
08:00		3	6			2	4				
08:15		0	4			0	6				
08:30		2	2			0	0				
08:45		18	3	23	15	0	4	2	14	25	29
09:00		7	2			2	1				
09:15		3	6			7	4				
09:30		5	6			3	0				
09:45		18	0	33	14	9	0	21	5	54	19
10:00		9	2			14	2				
10:15		0	1			3	3				
10:30		6	1			3	7				
10:45		13	7	28	11	9	9	29	21	57	32
11:00		10	6			9	18				
11:15		4	0			4	1				
11:30		2	0			1	0				
11:45		7	0	23	6	4	0	18	19	41	25
<b>Total</b>		<b>125</b>	<b>220</b>			<b>125</b>	<b>241</b>			<b>250</b>	<b>461</b>
<b>Percent</b>		<b>36.2%</b>	<b>63.8%</b>			<b>34.2%</b>	<b>65.8%</b>			<b>35.2%</b>	<b>64.8%</b>

**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 2  
Station ID: 2  
WEST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	13-Nov-16 Sun	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	14			0	5				
12:15		0	16			0	19				
12:30		0	11			0	11				
12:45		0	22	0	63	0	7	0	42	0	105
01:00		0	16			0	18				
01:15		0	6			0	17				
01:30		0	8			0	2				
01:45		0	14	0	44	0	4	0	41	0	85
02:00		0	11			0	20				
02:15		0	9			0	8				
02:30		0	3			0	3				
02:45		0	10	0	33	0	6	0	37	0	70
03:00		2	9			2	18				
03:15		2	2			0	16				
03:30		0	3			0	7				
03:45		0	3	4	17	0	10	2	51	6	68
04:00		0	9			0	17				
04:15		0	10			0	27				
04:30		0	2			0	7				
04:45		0	2	0	23	0	0	0	51	0	74
05:00		0	10			0	8				
05:15		0	2			0	11				
05:30		0	2			3	2				
05:45		0	13	0	27	0	1	3	22	3	49
06:00		0	6			0	9				
06:15		0	8			0	13				
06:30		0	6			0	0				
06:45		0	10	0	30	0	3	0	25	0	55
07:00		0	8			0	27				
07:15		0	3			0	6				
07:30		2	2			0	0				
07:45		2	1	4	14	0	0	0	33	4	47
08:00		2	2			0	0				
08:15		6	2			0	0				
08:30		2	3			0	0				
08:45		0	2	10	9	0	0	0	0	10	9
09:00		0	0			0	2				
09:15		0	3			0	4				
09:30		3	2			2	13				
09:45		8	2	11	7	0	14	2	33	13	40
10:00		3	1			4	14				
10:15		5	2			14	0				
10:30		3	0			1	2				
10:45		7	0	18	3	3	0	22	16	40	19
11:00		13	0			0	0				
11:15		6	0			0	0				
11:30		6	0			2	0				
11:45		14	2	39	2	5	0	7	0	46	2
Total		86	272			36	351			122	623
Percent		24.0%	76.0%			9.3%	90.7%			16.4%	83.6%

Site Code: 2  
 Station ID: 2  
 WEST DRIVEWAY NORTH OF  
 COURTLAND STREET

Start Time	14-Nov-16 Mon	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	0			0	0				
12:15		0	0			0	0				
12:30		0	0			0	0				
12:45		0	0	0	0	0	0	0	0	0	0
01:00		0	0			0	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	0	0	0	0	0	0	0	0	0
02:00		0	0			0	0				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	0	0	0	0	0	0	0
03:00		0	0			0	0				
03:15		0	0			0	0				
03:30		0	0			0	0				
03:45		0	0	0	0	0	0	0	0	0	0
04:00		0	0			0	0				
04:15		0	0			0	0				
04:30		0	0			0	0				
04:45		0	0	0	0	0	0	0	0	0	0
05:00		0	0			0	0				
05:15		0	0			0	0				
05:30		0	0			0	0				
05:45		0	0	0	0	0	0	0	0	0	0
06:00		0	0			0	0				
06:15		0	0			0	0				
06:30		0	0			0	0				
06:45		0	0	0	0	0	0	0	0	0	0
07:00		0	0			0	0				
07:15		0	0			0	0				
07:30		0	0			0	0				
07:45		0	0	0	0	0	0	0	0	0	0
08:00		0	0			0	0				
08:15		0	0			0	0				
08:30		0	0			0	0				
08:45		0	0	0	0	0	0	0	0	0	0
09:00		0	0			0	0				
09:15		0	0			0	0				
09:30		0	0			0	0				
09:45		0	0	0	0	0	0	0	0	0	0
10:00		0	0			0	0				
10:15		0	0			0	0				
10:30		0	0			0	0				
10:45		0	0	0	0	0	0	0	0	0	0
11:00		0	0			0	0				
11:15		0	0			0	0				
11:30		0	0			0	0				
11:45		0	0	0	0	0	0	0	0	0	0
Total		0	0			0	0			0	0
Percent		0.0%	0.0%			0.0%	0.0%			0.0%	0.0%

**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 2  
Station ID: 2  
WEST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	15-Nov-16 Tue	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	2			5	4				
12:15		0	0			0	2				
12:30		0	0			0	0				
12:45		0	2	0	4	0	4	5	10	5	14
01:00		2	0			3	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	2	2	2	0	0	3	0	5	2
02:00		0	0			1	0				
02:15		2	0			5	0				
02:30		0	0			0	0				
02:45		0	2	2	2	0	0	6	0	8	2
03:00		0	2			1	3				
03:15		0	0			0	0				
03:30		0	0			0	0				
03:45		0	0	0	2	0	0	1	3	1	5
04:00		0	0			0	0				
04:15		0	8			0	2				
04:30		0	11			0	4				
04:45		0	3	0	22	0	6	0	12	0	34
05:00		0	2			0	3				
05:15		0	6			0	1				
05:30		0	16			0	4				
05:45		0	32	0	56	0	4	0	12	0	68
06:00		0	17			0	40				
06:15		0	10			0	2				
06:30		0	18			0	5				
06:45		0	21	0	66	0	5	0	52	0	118
07:00		0	16			0	17				
07:15		2	6			0	30				
07:30		0	8			0	4				
07:45		0	16	2	46	0	7	0	58	2	104
08:00		0	14			0	10				
08:15		0	4			0	13				
08:30		0	15			0	11				
08:45		3	19	3	52	0	12	0	46	3	98
09:00		0	10			0	3				
09:15		0	6			0	25				
09:30		3	8			0	12				
09:45		2	11	5	35	0	2	0	42	5	77
10:00		2	7			0	4				
10:15		0	5			3	29				
10:30		2	2			2	9				
10:45		2	0	6	14	0	8	5	50	11	64
11:00		2	1			2	14				
11:15		2	5			6	15				
11:30		2	2			0	7				
11:45		1	1	7	9	2	2	10	38	17	47
<b>Total</b>		<b>27</b>	<b>310</b>			<b>30</b>	<b>323</b>			<b>57</b>	<b>633</b>
<b>Percent</b>		<b>8.0%</b>	<b>92.0%</b>			<b>8.5%</b>	<b>91.5%</b>			<b>8.3%</b>	<b>91.7%</b>

**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 2  
Station ID: 2  
WEST DRIVEWAY NORTH OF  
COURTLAND STREET

Start Time	16-Nov-16 Wed	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	2			3	2				
12:15		0	2			0	2				
12:30		0	2			0	0				
12:45		0	0	0	6	0	0	3	4	3	10
01:00		0	2			0	2				
01:15		0	3			0	4				
01:30		0	3			0	0				
01:45		2	0	2	8	5	4	5	10	7	18
02:00		0	0			0	1				
02:15		0	3			0	0				
02:30		0	2			0	0				
02:45		0	2	0	7	0	0	0	1	0	8
03:00		0	2			0	0				
03:15		0	2			0	0				
03:30		0	0			0	0				
03:45		0	3	0	7	0	1	0	1	0	8
04:00		0	0			0	3				
04:15		0	0			0	1				
04:30		0	1			0	0				
04:45		1	2	1	3	0	5	0	9	1	12
05:00		0	2			0	0				
05:15		0	2			0	2				
05:30		0	11			0	0				
05:45		0	10	0	25	0	2	0	4	0	29
06:00		0	4			0	7				
06:15		0	7			0	7				
06:30		0	6			0	1				
06:45		0	26	0	43	0	4	0	19	0	62
07:00		2	3			0	7				
07:15		2	3			2	0				
07:30		0	19			0	1				
07:45		0	22	4	47	0	7	2	15	6	62
08:00		0	6			0	22				
08:15		2	11			0	5				
08:30		2	16			2	9				
08:45		4	10	8	43	0	2	2	38	10	81
09:00		6	2			1	12				
09:15		2	6			2	10				
09:30		2	13			0	9				
09:45		2	9	12	30	0	4	3	35	15	65
10:00		1	3			10	10				
10:15		2	3			5	10				
10:30		0	5			3	8				
10:45		0	3	3	14	0	13	18	41	21	55
11:00		0	6			0	32				
11:15		1	2			2	7				
11:30		0	0			3	5				
11:45		2	2	3	10	1	4	6	48	9	58
<b>Total</b>		<b>33</b>	<b>243</b>			<b>39</b>	<b>225</b>			<b>72</b>	<b>468</b>
<b>Percent</b>		<b>12.0%</b>	<b>88.0%</b>			<b>14.8%</b>	<b>85.2%</b>			<b>13.3%</b>	<b>86.7%</b>



**All Traffic Data Services, Inc.**  
WWW.ALLTRAFFICDATA.NET

Site Code: 2  
Station ID: 2  
WEST DRIVEWAY NORTH OF  
COURTLAND STREET

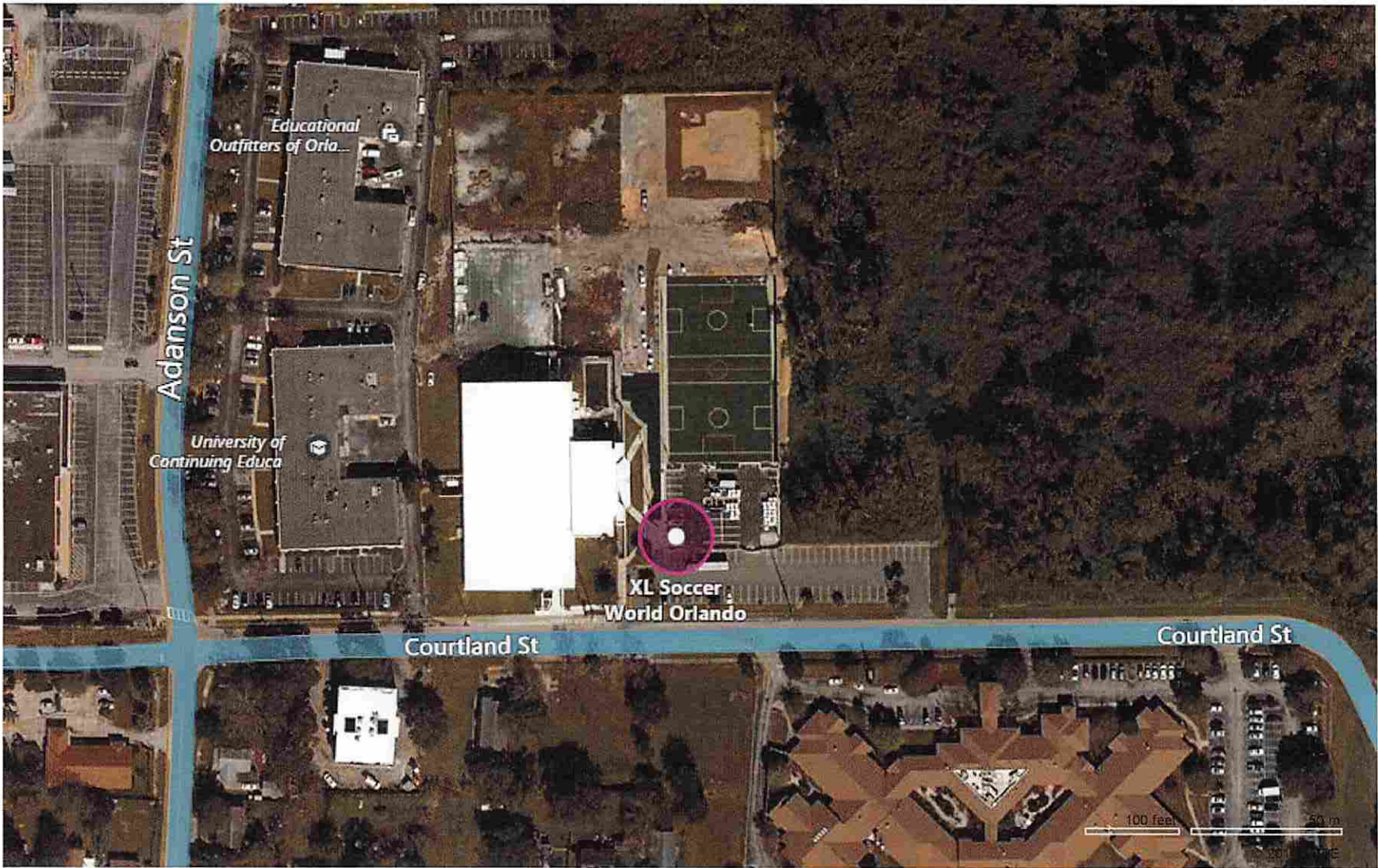
Start Time	17-Nov-16 Thu	IN		Hour Totals		OUT		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		1	2			7	4				
12:15		2	0			4	0				
12:30		2	0			4	0				
12:45		1	1	6	3	3	1	18	5	24	8
01:00		0	2			0	0				
01:15		0	2			0	0				
01:30		0	0			0	2				
01:45		0	0	0	4	0	2	0	4	0	8
02:00		0	3			0	1				
02:15		0	0			0	0				
02:30		0	2			0	0				
02:45		0	2	0	7	0	4	0	5	0	12
03:00		2	1			0	0				
03:15		0	0			0	0				
03:30		0	0			0	0				
03:45		0	2	2	3	0	0	0	0	2	3
04:00		0	2			0	1				
04:15		0	6			0	0				
04:30		0	11			0	7				
04:45		0	10	0	29	0	9	0	17	0	46
05:00		0	2			0	0				
05:15		1	5			2	0				
05:30		0	18			0	1				
05:45		0	27	1	52	0	7	2	8	3	60
06:00		0	8			0	25				
06:15		0	16			0	6				
06:30		0	22			0	2				
06:45		0	18	0	64	0	4	0	37	0	101
07:00		0	11			0	9				
07:15		0	11			0	20				
07:30		0	21			0	13				
07:45		0	18	0	61	0	11	0	53	0	114
08:00		0	10			0	4				
08:15		0	7			0	17				
08:30		0	5			0	8				
08:45		0	10	0	32	0	5	0	34	0	66
09:00		0	16			0	2				
09:15		0	3			0	14				
09:30		2	13			0	9				
09:45		2	17	4	49	0	11	0	36	4	85
10:00		0	6			0	0				
10:15		0	5			0	11				
10:30		0	5			0	18				
10:45		2	5	2	21	4	4	4	33	6	54
11:00		0	1			2	7				
11:15		2	2			0	14				
11:30		3	10			2	15				
11:45		3	2	8	15	6	4	10	40	18	55
Total		23	340			34	272			57	612
Percent		6.3%	93.7%			11.1%	88.9%			8.5%	91.5%
Grand Total		294	1385			264	1412			558	2797
Percent		17.5%	82.5%			15.8%	84.2%			16.6%	83.4%

ADT                      ADT 559                      AADT 559

***Attachment B***

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**Aerial Image and Survey  
Existing XL Soccer World  
Orlando, Florida**

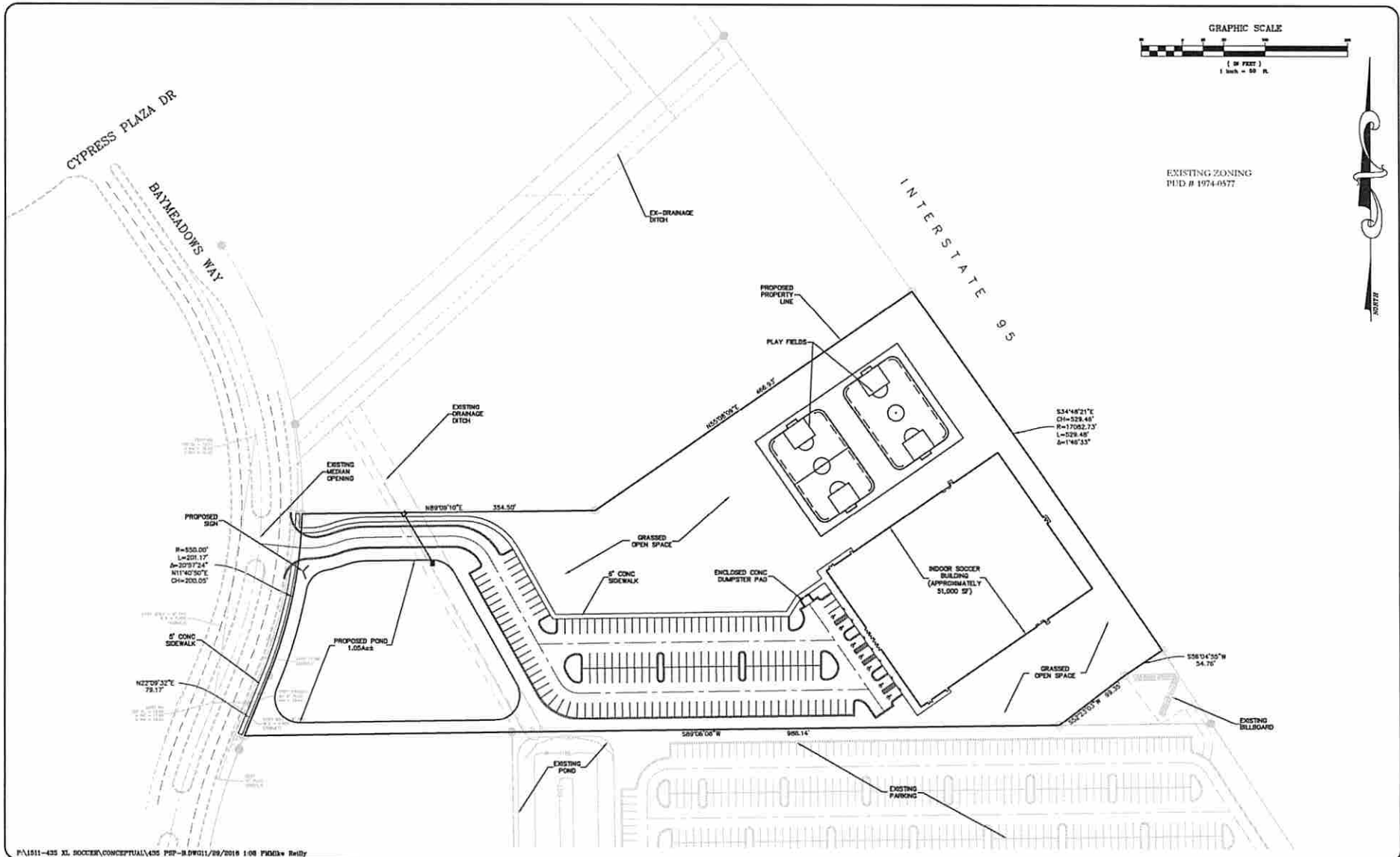




# ***Attachment C***

---

## **Conceptual Site Plan Proposed XL Soccer Jacksonville, Florida**



NOT RELEASED FOR CONSTRUCTION XL SPORTS COMPLEX

P:\1511-435 XL SPORTS\CONCEPTUAL\435 PEP-B.DWG\11/29/2016 1:08 PM.DWG - Rvly

REVISIONS		BY:	DESIGNED BY: DAI
NO.	DATE	DESCRIPTION	DRAWN BY: SM/SS/NS/MR
			CHECKED BY: V.DUNN
			SCALE: 1" = 50'
			DATE: NOVEMBER 29, 2016
			PROJ. NO.: 1511-435

DESIGNED BY: DAI  
 DRAWN BY: SM/SS/NS/MR  
 CHECKED BY: V.DUNN  
 SCALE: 1" = 50'  
 DATE: NOVEMBER 29, 2016  
 PROJ. NO.: 1511-435

**Dunn & Associates, Inc.**  
 CIVIL ENGINEERS / LAND PLANNERS  
 8375 Ole Ellis Trail, Suite 102 Jacksonville, Florida 32256  
 Phone: (904)363-8918 Fax: (904)363-8917  
 www.dunneng.com

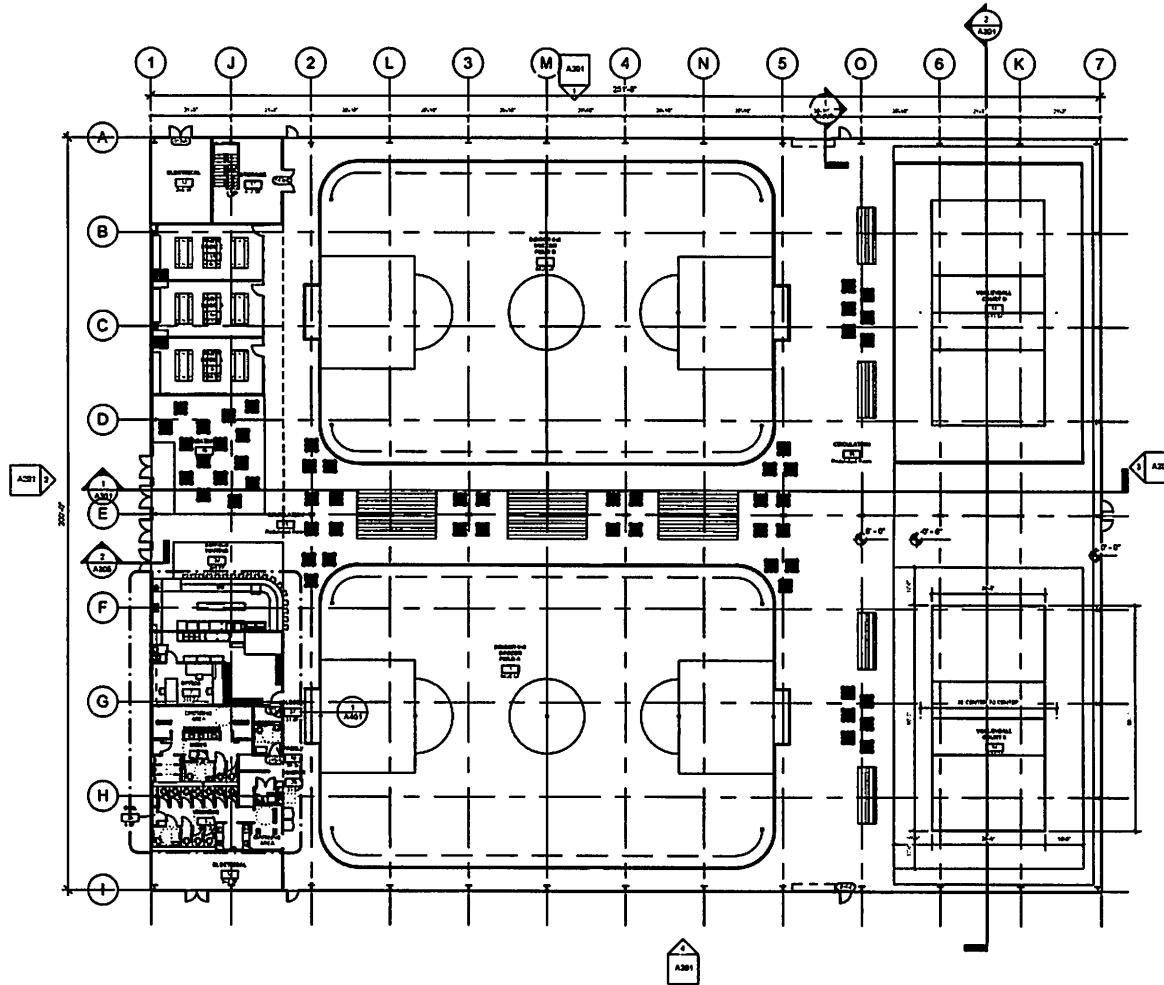
**XL SPORT COMPLEX**  
 FOR:  
**XL SPORTS WORLD**  
 DUVAL COUNTY, FLORIDA  
 CONCEPTUAL SITE PLAN

VINCENT J. DUNN LICENSE NO. 10000  
 DAVID M. TAYLOR LICENSE NO. 10000  
 CERTIFICATE OF AUTHORIZATION NO. 10000

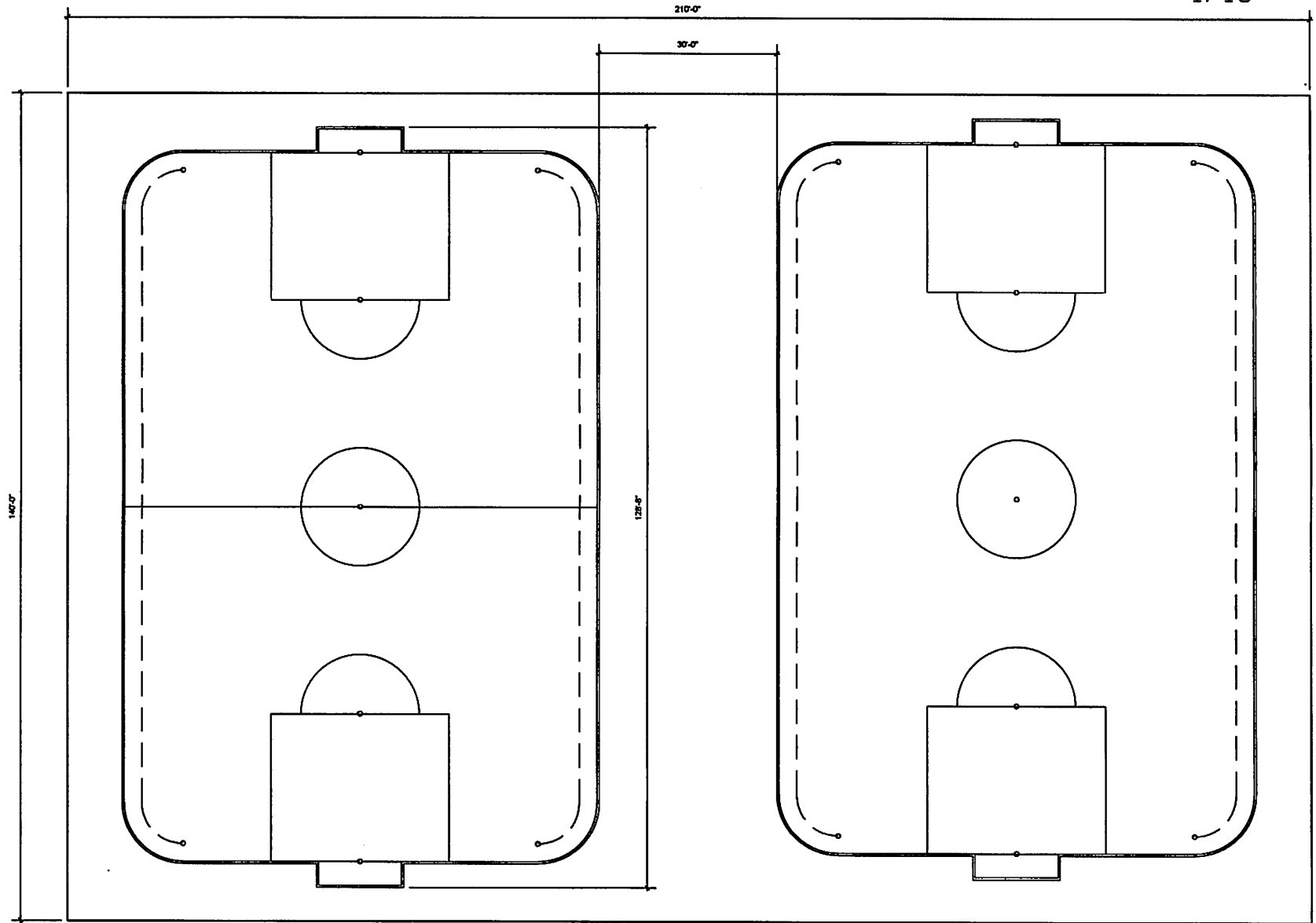
Sheet No. 1 of 1  
**CSP-1**  
 DWG. NO.



1/32" = 1'-0"



1/16" = 1'-0"





As shown in the trip generation analysis, the proposed XL Soccer facility is anticipated to generate 114 PM peak trips. These PM peak trips were distributed and assigned to the following roadway segments based on the year 2015 PM peak traffic volumes on the roadway segments. The year 2015 PM peak traffic volumes were obtained from the FDOT Traffic Counts DVD (**Attachment A**).

- US 1/Philips Highway – SR 202/J.T. Butler Boulevard to Baymeadows Road
- SR 202/J. T. Butler Boulevard – US 1/Philips Highway to I-95
- Baymeadows Road – US 1/Philips Highway to I-95

Attached **Table 02** summarizes the study roadway segments, its maximum service volume (MSV), year 2015 PM peak traffic volumes and project traffic distribution and assignment. The study roadway segments MSV were obtained from the FDOT's District 2 LOS Report (**Attachment B**). As shown in this table, the PM peak project traffic assigned to the study roadway segments are anticipated to be less than 1% (De-minimis) of the roadway segment's MSV. As such, traffic from the proposed development is anticipated to have minimal impact on the study roadway segments. Attached **Figure 01** shows the project traffic distribution and the PM peak assignment on the study roadway segments.

**Table 02**  
**Project Traffic Distribution and Assignment**  
**XL Soccer - Jacksonville FL**

		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>Roadway</b>	<b>Termini</b>	<b>Year 2015 PM Peak Traffic</b>	<b>Distribution</b>	<b>PM Peak Assignment</b>	<b>MSV</b>	<b>Project Traffic % of MSV</b>	<b>Impacted</b>
				<b>114</b>			
Baymeadows Road	West of I-95	3,744	29.00%	33	3,580	0.92%	No
Baymeadows Road	East of US 1/Philips Highway	2,499	19.36%	22	3,580	0.61%	No
US 1/Philips Highway	North of Baymeadows Road	3,255	25.21%	29	3,580	0.81%	No
US 1/Philips Highway	South of SR 202/J.T. Butler Boulevard	3,413	26.43%	30	3,580	0.84%	No
		<b>12,911</b>		<b>114</b>			
			<b>G</b>				
SR 202/J.T. Butler Boulevard	Philips Highway to I-95	3,103	14.55%	17	3,580	0.47%	No
US 1/Philips Highway	North of JTB	2,535	11.89%	14	3,580	0.39%	No
		<b>5,638</b>					

- A - Year 2015 Peak Traffic: FDOT Traffic Counts DVD (Attachment XX)**
- B - A \* 12,911 (PM Peak Traffic / Total of PM Peak Traffic)**
- C - B \* 114**
- D - Maximum Service Volume: FDOT District 2 LOS Report (Attachment XX)**
- E - C / D**
- F - Impacted if E > 1% (De-minimis if E < 1%)**
- G - 26.43% \* A / 5,638**

# ***Attachment A***

---

## **FDOT Traffic Counts on Study Roadway Segments**

COUNTY: 72  
 STATION: 0971  
 DESCRIPTION: SR 152 100' W. OF I-95 RAMPS  
 START DATE: 04/08/2015  
 START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	51	43	37	18	149	52	42	42	38	174	323
0100	17	22	26	21	86	27	17	16	17	77	163
0200	20	27	17	14	78	15	16	15	14	60	138
0300	14	15	14	17	60	12	10	20	14	56	116
0400	13	25	27	38	103	19	23	24	22	88	191
0500	40	67	88	149	344	30	26	56	66	178	522
0600	118	194	311	478	1101	80	133	162	205	580	1681
0700	480	638	734	886	2738	230	313	376	363	1282	4020
0800	710	735	662	748	2855	420	333	353	317	1423	4278
0900	474	437	397	480	1788	318	253	281	310	1162	2950
1000	380	426	353	402	1561	234	315	257	255	1061	2622
1100	365	329	454	458	1606	329	327	408	375	1439	3045
1200	493	569	480	536	2078	434	392	427	413	1666	3744
1300	466	561	471	473	1971	405	384	386	401	1576	3547
1400	478	465	360	442	1745	438	424	456	399	1717	3462
1500	345	384	355	378	1462	392	408	488	400	1688	3150
1600	335	378	367	395	1475	514	496	522	534	2066	3541
1700	374	362	383	349	1468	505	565	543	481	2094	3562
1800	380	342	348	317	1387	485	442	361	293	1581	2968
1900	243	250	226	236	955	388	289	307	261	1245	2200
2000	231	205	225	193	854	291	215	228	197	931	1785
2100	175	163	140	129	607	251	169	191	156	767	1374
2200	125	112	108	101	446	197	155	96	112	560	1006
2300	75	68	67	56	266	155	75	82	61	373	639

24-HOUR TOTALS: 27183 23844 51027

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	3065	730	1492	730	4557
P.M.	1200	2078	1645	2147	1200	3744
DAILY	730	3065	1645	2147	730	4557

COUNTY: 72  
 STATION: 0972  
 DESCRIPTION: SR 152 .1 MI. E. OF SR 5  
 START DATE: 04/08/2015  
 START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	34	29	18	22	103	33	35	21	16	105	208	
0100	12	13	12	19	56	13	16	20	13	62	118	
0200	13	17	8	13	51	16	22	25	10	73	124	
0300	10	6	16	10	42	7	10	9	12	38	80	
0400	13	13	27	27	80	11	7	14	15	47	127	
0500	29	33	51	67	180	18	34	42	50	144	324	
0600	81	130	172	244	627	74	79	122	145	420	1047	
0700	250	331	373	412	1366	158	203	236	276	873	2239	
0800	343	359	356	327	1385	261	239	212	237	949	2334	
0900	294	235	241	233	1003	202	189	224	261	876	1879	
1000	205	200	223	196	824	218	228	225	243	914	1738	
1100	231	247	238	259	975	251	204	288	275	1018	1993	
1200	268	259	300	281	1108	311	273	300	298	1182	2290	
1300	284	253	263	266	1066	303	331	261	265	1160	2226	
1400	266	259	249	234	1008	265	287	259	284	1095	2103	
1500	222	233	214	208	877	270	263	259	274	1066	1943	
1600	244	214	251	257	966	271	256	287	264	1078	2044	
1700	284	216	193	218	911	331	320	356	303	1310	2221	
1800	227	194	204	182	807	314	303	268	237	1122	1929	
1900	156	158	160	184	658	202	186	162	168	718	1376	
2000	146	141	141	118	546	172	181	155	146	654	1200	
2100	138	100	104	105	447	148	109	100	103	460	907	
2200	97	89	70	76	332	122	84	77	76	359	691	
2300	68	36	53	35	192	80	60	58	41	239	431	
24-HOUR TOTALS:					15610						15962	31572

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	1487	730	1012	730	2499
P.M.	1215	1124	1700	1310	1230	2350
DAILY	730	1487	1700	1310	730	2499

GENERATED BY SPS 5.0.48P

COUNTY: 72  
 STATION: 0922  
 DESCRIPTION: SR 202 ( JTB) .1 MI. NE OF SR 5  
 START DATE: 04/29/2015  
 START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	39	21	30	20	110	44	30	34	23	131	241	
0100	24	35	17	12	88	37	24	27	27	115	203	
0200	24	21	16	19	80	21	20	38	19	98	178	
0300	13	14	11	18	56	15	14	12	15	56	112	
0400	10	22	35	33	100	20	25	35	43	123	223	
0500	32	53	57	76	218	51	61	94	133	339	557	
0600	85	150	215	222	672	153	198	305	428	1084	1756	
0700	303	380	382	380	1445	400	463	427	419	1709	3154	
0800	414	380	394	396	1584	451	417	353	435	1656	3240	
0900	325	310	295	301	1231	345	277	303	315	1240	2471	
1000	263	251	266	279	1059	271	289	246	306	1112	2171	
1100	276	314	357	348	1295	323	319	379	356	1377	2672	
1200	365	330	372	399	1466	352	382	378	380	1492	2958	
1300	394	381	343	337	1455	385	414	334	346	1479	2934	
1400	328	355	344	310	1337	340	384	345	340	1409	2746	
1500	323	303	348	339	1313	275	287	300	304	1166	2479	
1600	385	357	388	403	1533	312	327	319	324	1282	2815	
1700	383	419	391	372	1565	289	313	370	285	1257	2822	
1800	354	350	268	239	1211	286	306	221	257	1070	2281	
1900	251	250	170	181	852	200	212	228	190	830	1682	
2000	193	157	141	132	623	176	176	190	151	693	1316	
2100	161	147	119	112	539	186	148	138	122	594	1133	
2200	117	96	79	81	373	125	124	103	83	435	808	
2300	87	60	55	34	236	81	89	55	51	276	512	
24-HOUR TOTALS:					20441						21023	41464

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	800	1584	715	1760	715	3316
P.M.	1645	1596	1230	1557	1230	3103
DAILY	1645	1596	715	1760	715	3316

GENERATED BY SPS 5.0.48P

COUNTY: 72  
 STATION: 0594  
 DESCRIPTION: SR 5 (PHILLIPS HWY) 300' N. OF BAY MEADOWS RD.  
 START DATE: 06/18/2015  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	44	35	21	22	122	36	34	34	33	137	259	
0100	23	16	17	24	80	32	24	21	13	90	170	
0200	33	17	19	19	88	22	30	33	18	103	191	
0300	15	11	19	19	64	20	16	11	12	59	123	
0400	10	17	27	36	90	11	15	18	22	66	156	
0500	30	50	84	107	271	17	23	35	52	127	398	
0600	126	184	285	324	919	78	109	133	151	471	1390	
0700	338	433	544	511	1826	165	246	232	267	910	2736	
0800	461	503	388	403	1755	263	263	277	251	1054	2809	
0900	331	277	268	253	1129	240	262	281	284	1067	2196	
1000	274	242	301	239	1056	271	298	267	286	1122	2178	
1100	288	268	273	327	1156	289	297	325	371	1282	2438	
1200	343	350	341	370	1404	356	339	321	342	1358	2762	
1300	302	328	344	278	1252	314	290	309	314	1227	2479	
1400	298	291	312	280	1181	315	327	331	313	1286	2467	
1500	276	260	273	256	1065	378	328	479	391	1576	2641	
1600	264	296	245	257	1062	410	403	499	484	1796	2858	
1700	297	247	295	214	1053	601	560	514	505	2180	3233	
1800	239	217	211	180	847	408	355	283	255	1301	2148	
1900	188	177	154	131	650	223	230	200	166	819	1469	
2000	138	113	147	126	524	176	157	167	137	637	1161	
2100	145	145	116	97	503	135	148	135	93	511	1014	
2200	121	79	92	66	358	126	127	84	82	419	777	
2300	68	41	50	27	186	82	75	60	50	267	453	
24-HOUR TOTALS:					18641						19865	38506

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	2019	745	1070	730	3044
P.M.	1200	1404	1700	2180	1645	3255
DAILY	730	2019	1700	2180	1645	3255

TRUCK PERCENTAGE 3.82 3.72 3.77

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	129	14236	3558	38	187	164	42	107	153	9	2	7	3	0	6	712	18641
S	136	15065	3911	35	254	142	25	98	133	14	7	18	13	0	14	739	19865

GENERATED BY SPS 5.0.48P

COUNTY: 72  
 STATION: 0124  
 DESCRIPTION: SR 5 .2 MI. SE OF SR 202 (JTB)  
 START DATE: 04/29/2015  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	31	19	35	24	109	40	16	18	25	99	208	
0100	24	27	16	16	83	20	19	19	11	69	152	
0200	14	12	40	20	86	16	19	17	8	60	146	
0300	20	20	19	14	73	12	11	15	19	57	130	
0400	14	17	32	28	91	13	24	38	36	111	202	
0500	27	37	76	100	240	34	61	72	92	259	499	
0600	116	132	196	273	717	105	171	229	253	758	1475	
0700	265	395	400	473	1533	380	511	535	477	1903	3436	
0800	366	364	378	358	1466	504	412	466	456	1838	3304	
0900	279	245	283	256	1063	397	279	290	295	1261	2324	
1000	294	288	256	255	1093	284	284	290	311	1169	2262	
1100	299	304	371	310	1284	303	305	324	343	1275	2559	
1200	336	355	383	333	1407	354	373	374	348	1449	2856	
1300	368	352	309	341	1370	334	303	330	321	1288	2658	
1400	347	345	359	344	1395	329	412	358	285	1384	2779	
1500	342	324	363	367	1396	300	320	385	289	1294	2690	
1600	367	406	467	427	1667	394	340	383	345	1462	3129	
1700	498	498	474	455	1925	460	335	343	327	1465	3390	
1800	321	325	297	252	1195	349	288	236	203	1076	2271	
1900	205	184	222	144	755	246	183	150	133	712	1467	
2000	180	180	161	147	668	189	146	125	130	590	1258	
2100	155	142	133	106	536	129	112	104	89	434	970	
2200	105	100	75	75	355	112	85	57	58	312	667	
2300	79	67	55	55	256	73	38	47	29	187	443	
24-HOUR TOTALS:					20763						20512	41275

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	1634	715	2027	715	3661
P.M.	1700	1925	1615	1528	1630	3413
DAILY	1700	1925	715	2027	715	3661



COUNTY: 72  
 STATION: 0593  
 DESCRIPTION: SR 5 (PHILLIPS HWY) .1 MI. SE OF BOWDEN RD.  
 START DATE: 02/26/2015  
 START TIME: 0930

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	31	13	18	21	83	29	19	11	18	77	160	
0100	14	10	11	13	48	12	11	8	12	43	91	
0200	13	12	21	10	56	17	9	9	12	47	103	
0300	13	20	14	16	63	6	8	12	14	40	103	
0400	20	16	25	36	97	11	10	16	25	62	159	
0500	28	27	24	51	130	16	31	56	75	178	308	
0600	46	76	113	153	388	73	85	130	182	470	858	
0700	155	252	302	338	1047	224	307	324	333	1188	2235	
0800	315	203	243	222	983	312	316	293	281	1202	2185	
0900	197	194	202	187	780	242	217	211	194	864	1644	
1000	220	180	229	186	815	218	193	202	215	828	1643	
1100	199	223	247	232	901	210	192	207	228	837	1738	
1200	230	229	244	199	902	247	240	238	260	985	1887	
1300	254	252	244	220	970	222	225	250	226	923	1893	
1400	226	254	273	197	950	214	215	248	212	889	1839	
1500	244	270	335	293	1142	217	273	235	256	981	2123	
1600	323	264	369	323	1279	270	272	257	267	1066	2345	
1700	418	310	322	348	1398	282	279	290	286	1137	2535	
1800	260	236	192	145	833	247	182	160	148	737	1570	
1900	155	141	113	84	493	123	115	84	94	416	909	
2000	103	84	91	96	374	90	69	60	64	283	657	
2100	108	78	101	78	365	76	69	58	53	256	621	
2200	63	70	45	40	218	38	44	31	29	142	360	
2300	49	31	30	23	133	38	22	26	19	105	238	
24-HOUR TOTALS:					14448						13756	28204

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	1207	730	1285	715	2483
P.M.	1630	1420	1700	1137	1700	2535
DAILY	1630	1420	730	1285	1700	2535

GENERATED BY SPS 5.0.48P

***Attachment B***

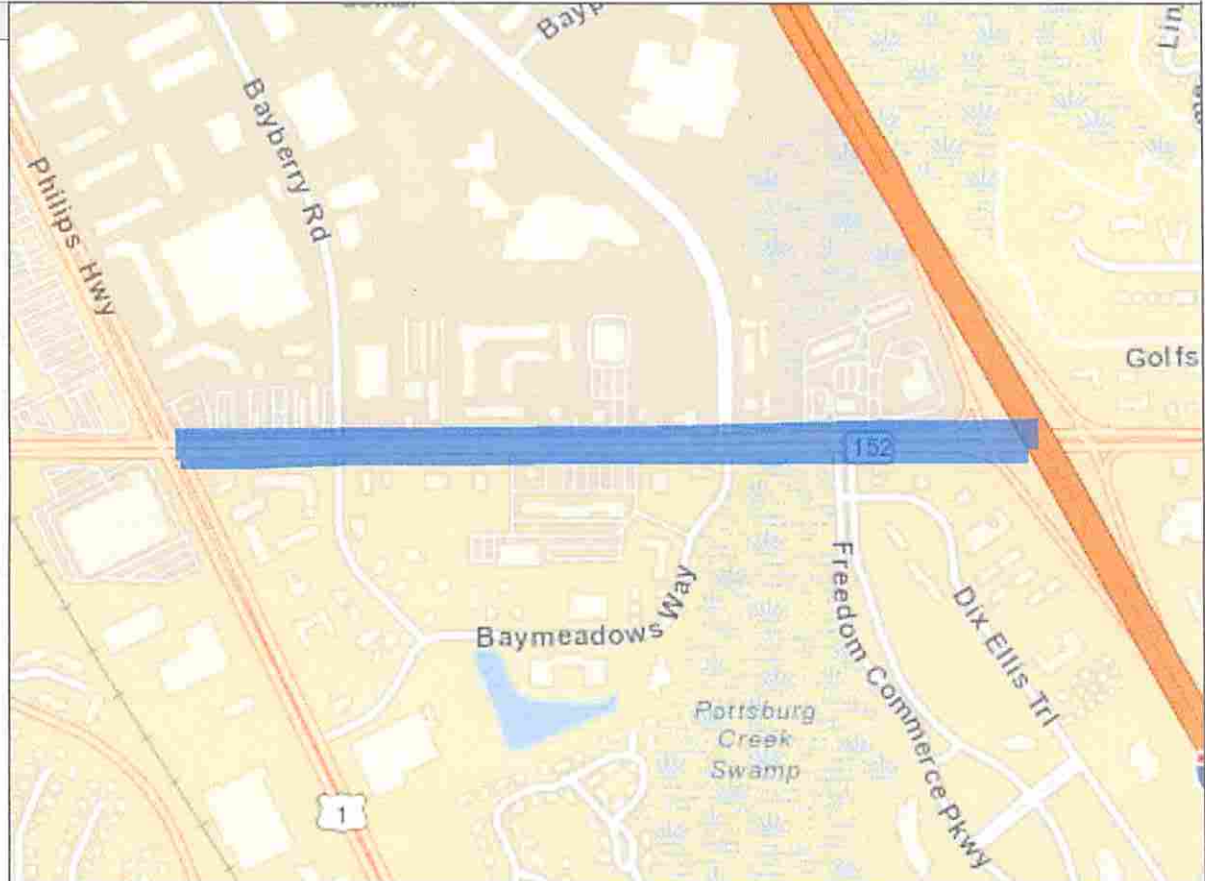
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**FDOT District 2 LOS  
Summary Report**



SR 152 / Baymeadows Rd. from US 1 / Philips Hwy to I-95

Attribute	Value
Segment Id:	381
Segment Length (miles):	0.887
Location:	Jacksonville
County:	Duval
Roadway Id:	72028000
Begin MP:	1.912
End MP:	2.799
SIS:	No
SIS Type:	Non SIS
Median Treatment:	Divided
Directionality:	Two-Way
Posted Speed:	35-45 mph
Facility Type:	Arterial
Area Type:	Urbanized
Standard K:	9.0%
Local LOS Standard:	E
FDOT LOS Standard:	D
Max. Service Vol. Adj. Factor:	0.00
Data Sources:	RCI; TCI; NERPM AB; GUATS; FLSWM
Google Street View:	<a href="http://maps.google.com/maps?q=&amp;layer=c&amp;chll=30.2208695925834,-81.5784368422193">http://maps.google.com/maps?q=&amp;layer=c&amp;chll=30.2208695925834,-81.5784368422193</a>



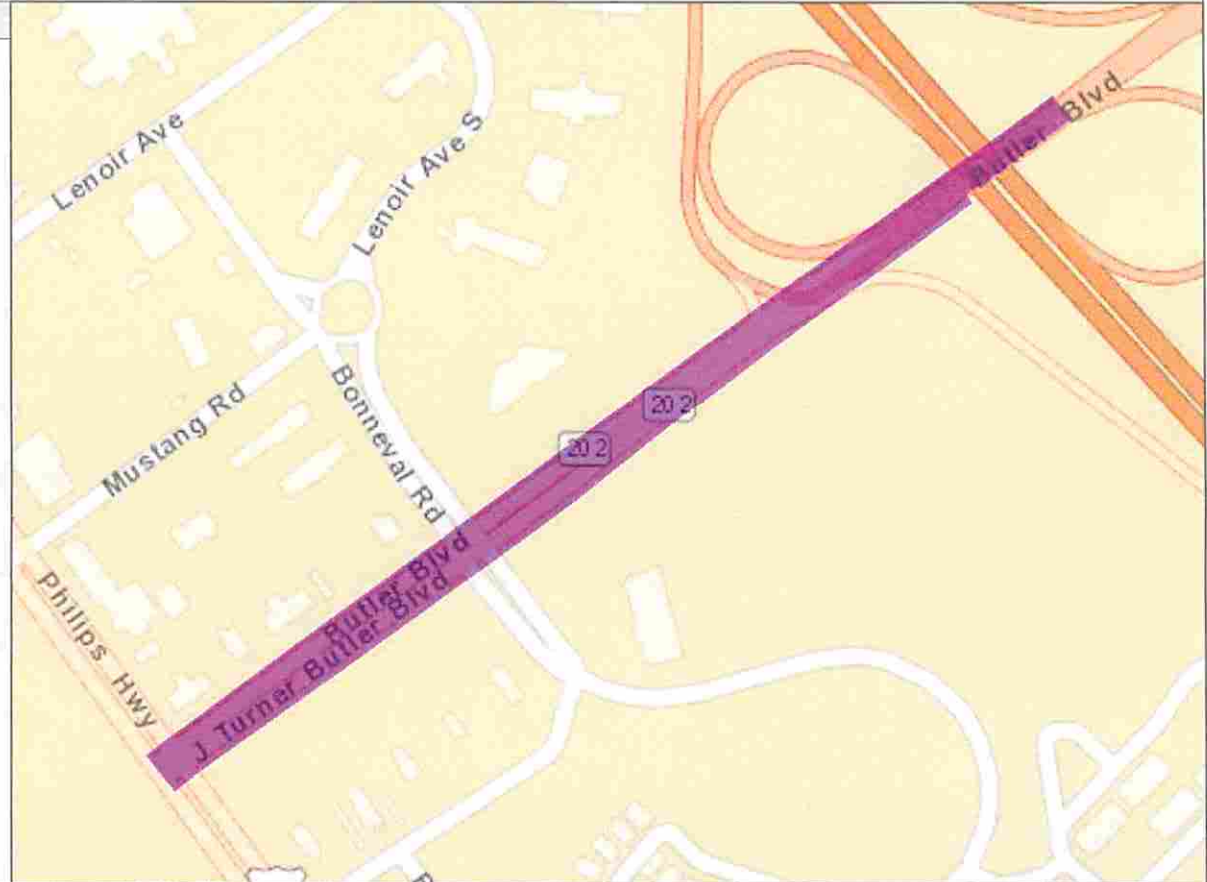
Projected Values	2015	2020	2025	2030	2035	2040
Number of Lanes	4	4	4	4	4	4
Peak Hour Maximum Service Volume at LOS Standard	3,580	3,580	3,580	3,580	3,580	3,580
Peak Hour Traffic Volume	3,359	3,527	3,695	3,863	4,031	4,199
Peak Hour LOS	C	D	F	F	F	F

Notes:



SR 202 / J.T. Butler from Philips Hwy to I-95

Attribute	Value
Segment Id:	444
Segment Length (miles):	0.509
Location:	Jacksonville
County:	Duval
Roadway Id:	72292000
Begin MP:	0.000
End MP:	0.510
SIS:	Yes
SIS Type:	SIS Connector
Median Treatment:	Divided
Directionality:	Two-Way
Posted Speed:	45 mph
Facility Type:	Arterial
Area Type:	Urbanized
Standard K:	9.0%
Local LOS Standard:	D
FDOT LOS Standard:	D
Max. Service Vol. Adj. Factor:	0.00
Data Sources:	RCI; TCI; NERPM AB; GUATS; FLSWM



Google Street View:  
<http://maps.google.com/maps?q=&layer=c&cbll=30.246566361821,-81.5966218826519>

Projected Values	2015	2020	2025	2030	2035	2040
Number of Lanes	4	4	4	4	4	6
Peak Hour Maximum Service Volume at LOS Standard	3,580	3,580	3,580	3,580	3,580	5,390
Peak Hour Traffic Volume	3,580	3,805	4,030	4,256	4,481	4,706
Peak Hour LOS	D	F	F	F	F	C

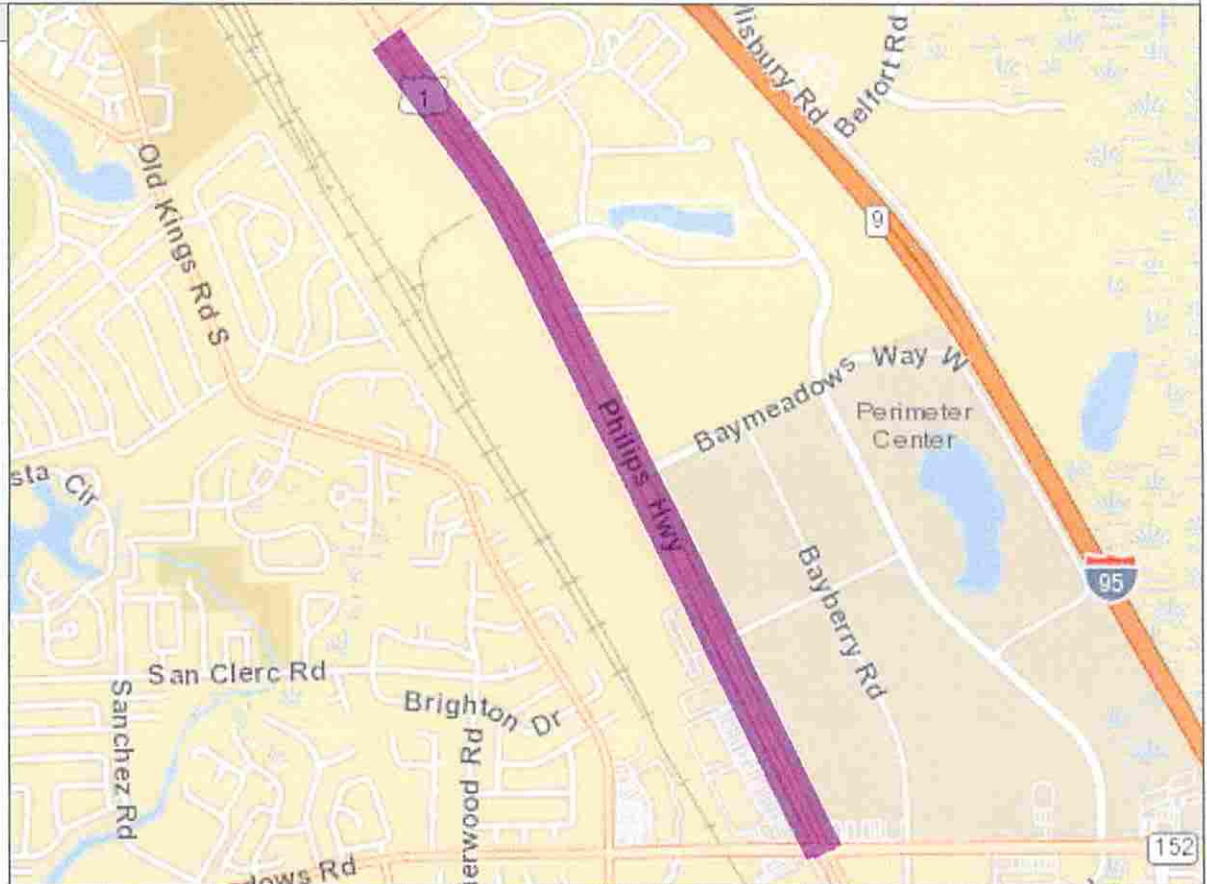
Notes:





US 1 / Philips Hwy. from Baymeadows Rd to SR 202 / JTB

Attribute	Value
Segment Id:	492
Segment Length (miles):	1.844
Location:	Jacksonville
County:	Duval
Roadway Id:	72070000
Begin MP:	10.244
End MP:	12.089
SIS:	No
SIS Type:	Non SIS
Median Treatment:	Divided
Directionality:	Two-Way
Posted Speed:	45 mph
Facility Type:	Arterial
Area Type:	Urbanized
Standard K:	9.0%
Local LOS Standard:	E
FDOT LOS Standard:	D
Max. Service Vol. Adj. Factor:	0.00
Data Sources:	RCI; TCI; NERPM AB; GUATS; FLSWM



Google Street View:  
<http://maps.google.com/maps?q=&layer=c&cbll=30.2326293688803,-81.5925428263949>

Projected Values	2015	2020	2025	2030	2035	2040
Number of Lanes	4	4	4	4	4	6
Peak Hour Maximum Service Volume at LOS Standard	3,580	3,580	3,580	3,580	3,580	5,390
Peak Hour Traffic Volume	3,511	3,757	4,002	4,248	4,493	4,739
Peak Hour LOS	D	F	F	F	F	C

Notes:

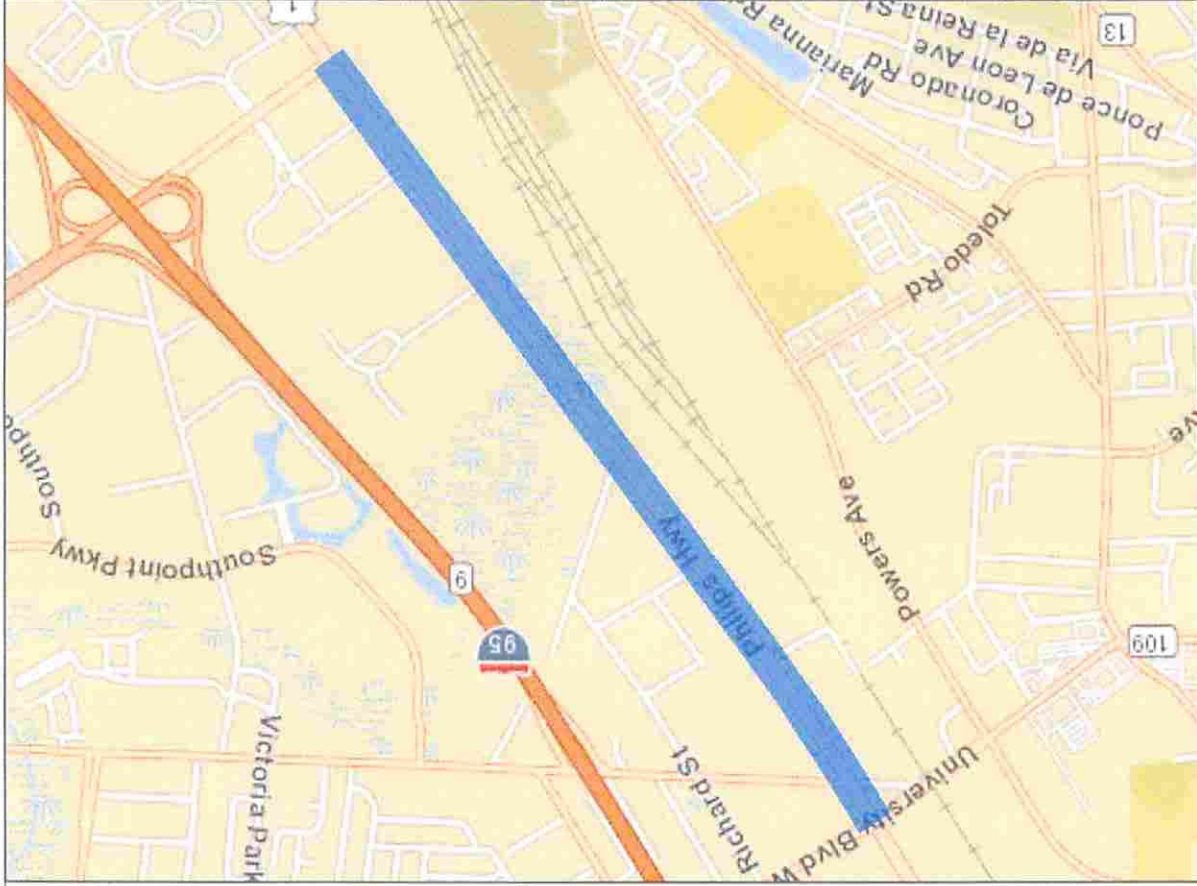


US 1 / Philips Hwy. from SR 202 / JTB to University Blvd

Attribute	Value
Segment Id:	493
Segment Length (miles):	1.860
Location:	Jacksonville
County:	Duval
Roadway Id:	72070000
Begin MP:	12.089
End MP:	13.949
SIS:	Yes
SIS Type:	SIS Connector
Median Treatment:	Divided
Directionality:	Two-Way
Posted Speed:	45 mph
Facility Type:	Arterial
Area Type:	Urbanized
Standard K:	9.0%
Local LOS Standard:	D
FDOT LOS Standard:	D
Max. Service Vol. Adj. Factor:	0.00
Data Sources:	RCI; TCI; NERPM AB; GUATS; FLSWM
Google Street View:	<a href="http://maps.google.com/maps?g=K&amp;layer=c&amp;ch=30.255140579232-81.6093822117028">http://maps.google.com/maps?g=K&amp;layer=c&amp;ch=30.255140579232-81.6093822117028</a>

Projected Values	2015	2020	2025	2030	2035	2040
Peak Hour Maximum Service Volume at LOS Standard	3,580	3,580	3,580	3,580	3,580	3,580
Peak Hour Traffic Volume	2,484	2,636	2,788	2,940	3,092	3,244
Peak Hour LOS	C	C	C	C	C	C
Number of Lanes	4	4	4	4	4	4



Notes:

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

**General Collection Receipt**

Account No: CR398460

Date: 1/24/2017

User: Saltgiver, Susan

Email: SUSANS@coj.net

Generic CR

**Name:** XL Soccer World Orlando, L.L.C.  
**Address:** 825 Courtland Street, Orlando, FL 32804  
**Description:** Fee for Notice of Proposed Change (NOPC) for Belfort Station (a/k/a Cypress Plaza) Development of Regional Impact (DRI). Check No. 2108 dated 1/20/17, drawn on Bank of America - \$5,275.00.

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCM011	34905									5275.00

Control Number: 50754 | Paid Date: 1/25/2017

Total Due: \$5,275.00

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

Account No: CR398460

Date: 1/24/2017

Generic CR

**Name:** XL Soccer World Orlando, L.L.C.  
**Address:** 825 Courtland Street, Orlando, FL 32804  
**Description:** Fee for Notice of Proposed Change (NOPC) for Belfort Station (a/k/a Cypress Plaza) Development of Regional Impact (DRI). Check No. 2108 dated 1/20/17, drawn on Bank of America - \$5,275.00.

Total Due: \$5,275.00