

PUBLIC NOTICE

APPLICATION FOR CHANGE TO THE BELFORT STATION DRI

Ordinance #: 2026-420

PROPOSED CHANGE TO THE DRI: Remove Parcel # 152578-2100 from the boundaries of the Belfort Station DRI.

SCHEDULED PUBLIC MEETING / PUBLIC HEARING DATES

| | |
|---|----------------------|
| Introduction of Ordinance to City Council: | May 26, 2026 |
| 1 st City Council Public Hearing: | June 23, 2026 |
| Land Use and Zoning Committee's Public Hearing: | July 21, 2026 |
| City Council Final Public Hearing: | July 28, 2026 |

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

**City of Jacksonville
Planning and Development Department**

1. DRI Name

Belfort Station DRI

2. Date of Application

August 14, 2024

3. Applicant (name, address, email, phone).

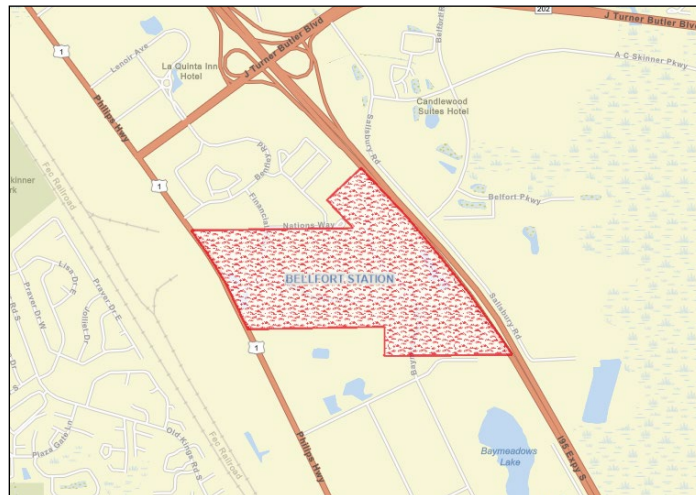
CCP Baymeadows, LLC
780 Lynnhaven Parkway, Suite 240
Virginia Beach, Virginia 23452

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

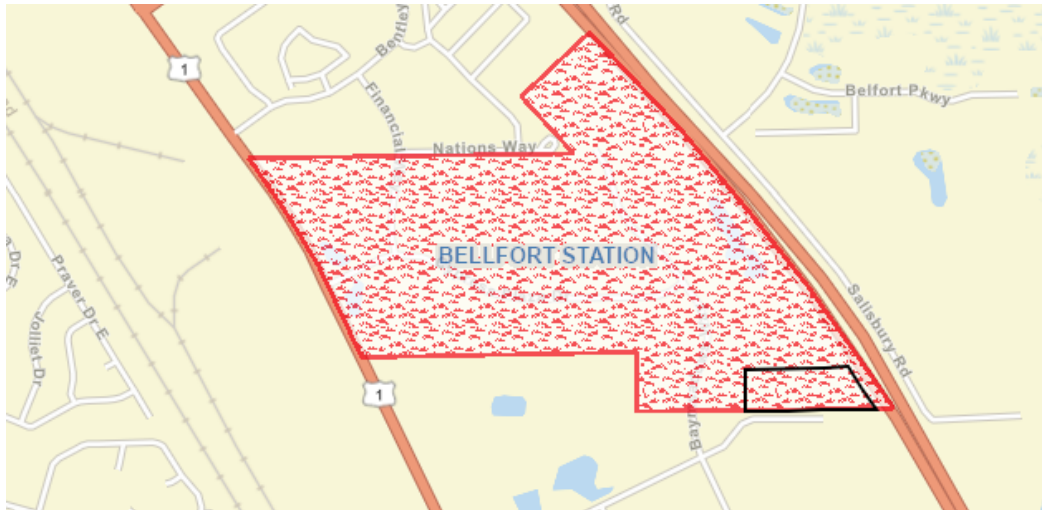
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
(904) 807-0185

5. Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers).

The Belfort Station DRI is located southeast of the intersection of Philips Highway and J. Turner Butler Boulevard just north of Perimeter Center, at Section 56, Township 3 South, Range 27 East, in Duval County, Florida as depicted below.



The proposed change is to remove approximately 7.64 acres of land from the DRI, located along the southern boundary of the DRI at 0 Baymeadows Way West (RE# 152578 2100), Jacksonville, Florida 32256 (the "Property") as depicted below and more particularly described in **Exhibit 1**.



6. Description of the proposed change/s. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in the development order.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Planning and Development Department to clarify the nature of the change or the resulting impacts.

Applicant proposes to amend the Belfort Station DRI to remove the Property from the DRI. The current Map H designation of the Property is Office under the DRI Development Order, as amended. Applicant proposes a revised Map H, filed herewith as **Exhibit 2**, to reflect the removal of the Property. A revised legal description of the Belfort Station DRI is attached as **Exhibit 3**. There are no proposed changes to the text of the DRI Development Order.

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 76-690-243 adopted August 13, 1974, approving the 281-acre Belfort Station DRI.
- 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 adopted in 1988, removing a 111-acre parcel (the Wilson Parcel) that was redesignated to the Galleria DRI and a 15-acre parcel (Regency/Butler Corners).
- e. Resolution 90-1109-520 adopted January 8, 1991, granting an extension of time for certain buildout and roadway improvements for the Galleria DRI.
- f. Resolution 92-1075-230 adopted August 25, 1992, granting an extension of time for certain buildout and roadway improvements for the Galleria DRI.
- g. Resolution 93-0225-562 approving land use changes, extensions of time and traffic 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, granting an extension of time for buildout to

the Galleria DRI.

- j. Ordinance 2002-86-E enacted February 26, 2002, granting an extension of time for buildout, reducing previously approved development rights, and reducing the financial contribution required for transportation improvements for the Galleria DRI.
- k. Ordinance 2003-1533-E enacted January 27, 2004, adding a conversion for office square footage to multifamily residential use for the Galleria DRI.
- l. Ordinance 2004-905-E enacted September 28, 2004, revising Map H to include multifamily residential use and reducing certain other development rights if the option is exercised for the Galleria DRI.
- m. Ordinance 2017-179-E enacted April 25, 2017, adding commercial use and amending Map H from office to commercial use for the Belfort Station DRI.
- n. Ordinance 2018-416-E enacted August 14, 2018, revising Map H from office to commercial/office/warehouse use for the Belfort Station DRI.
- o. Ordinance 2020-14-E enacted February 25, 2020, amending Map H from office to office/light industrial for the Belfort Station DRI.
- p. Ordinance 2022-142-E enacted April 26, 2022, revising Map H from commercial to residential/office for the Belfort Station DRI.
- q. Ordinance 2022-887-E enacted January 24, 2023, revising Map H from office/light industrial to commercial/office/light industrial for the Belfort Station DRI.
- r. Ordinance 2024-662-E enacted October 22, 2024, removing 0 Baymeadows Way West (RE# 152578 2080), Jacksonville, Florida 32216 from the Belfort Station 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.

Revised Map H dated August 2, 2024, is attached hereto as **Exhibit 2**.

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

- The revised DRI Legal Description (**Exhibit 3**)
- The Revised Map H dated August 2, 2024 (**Exhibit 2**)
- There are no amendments to the language of the DRI Development Order.

10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms)

See **Exhibit 4** attached hereto.

EXHIBIT 1

LEGAL DESCRIPTION

August 14, 2024

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

Commence at the intersection of the centerline of Baymeadows Way West (a 100 foot right of way, as now established) with centerline of Baymeadows Way (a 100 foot right of way, as now established); thence Northerly along said centerline of Baymeadows Way, along and around the arc of a curve, concave Easterly, having a radius 1050.95 feet, an arc distance of 356.58 feet, said arc being subtended by a chord bearing and distance of North 10°38'33" West, 354.87 feet to the point of tangency of said curve; thence North 89°04'39" East, departing said centerline of Baymeadows Way, 50.00 feet to the Easterly right of way line of said Baymeadows Way; thence North 89°06'08" East along the Northerly line of those lands described and recorded in Official Records Book 10170, page 910 of the current public records of said county, a distance of 383.40 feet to the Point of Beginning; thence continue North 89°06'08" East along last said line, along the Northerly right of way line of said Baymeadows Way West and along the Northerly line of those lands described and recorded in Official Records Book 16998, page 2021 of said current public records, a distance of 1062.67 feet to the Westerly right of way line of Interstate 95 (a 300 foot right of way, as now established) and the arc of a curve leading Northwesterly; thence Northwesterly along last said line, and along and around the arc of said curve, concave Southwesterly, having a radius of 17082.73 feet, an arc distance of 411.43 feet, said arc being subtended by a chord bearing and distance of North 32°52'18" West, 411.42 feet; thence South 89°06'08" West, 844.81 feet; thence South 00°53'52" East, 349.00 feet to the Point of Beginning.

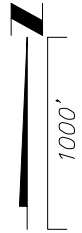
Together with the non-exclusive easement rights reserved and established under Reservation of Drainage Easement recorded in Official Records Book 6132, page 810 of the public records of Duval County, Florida.



And together with the non-exclusive easement rights established under the Drainage Easement Agreement recorded in Official Records Book 17243, page 1149 of the public records of Duval County, Florida.

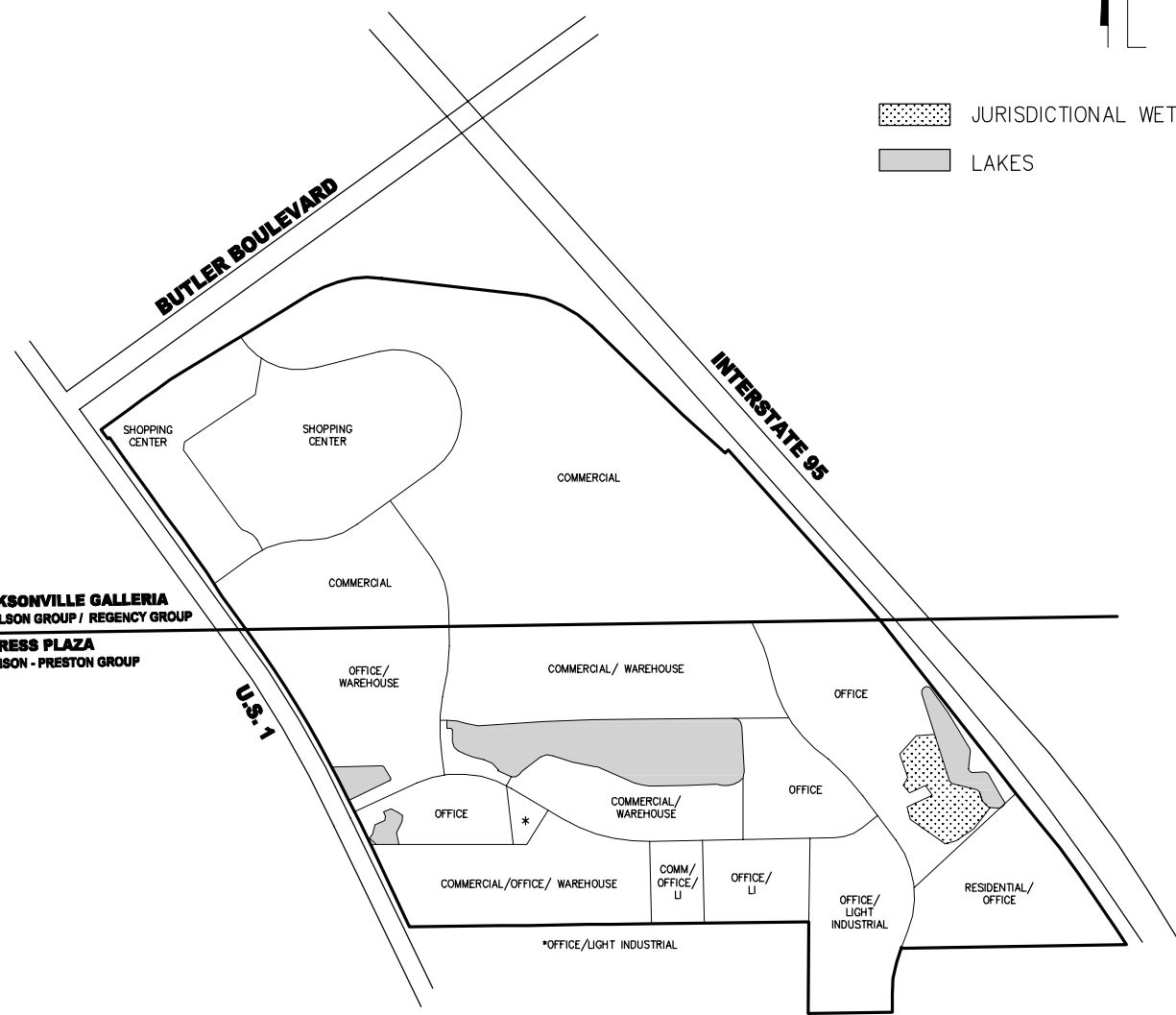
EXHIBIT 2

MAP H

PLOTTED: August 2, 2024 - 11:40 AM, BY: Cory Daugherty
 I:\2023\23-294\Concept\Baymeadows-MAP H.dwg



 JURISDICTIONAL WETLAND
 LAKES



**BELFORT STATION
 CONCEPTUAL MASTER PLAN**


ENGLAND-THIMS & MILLER
 14775 Old St. Augustine Rd., Jacksonville, FL 32258
 TEL: (904) 642-8990 www.etmnc.com
 REG - 00002584 LC - 0000316

**MAP H
 CYPRESS PLAZA
 CYPRESS
 BAYMEADOWS
 PUD**

| |
|--------------------|
| ETM NO. |
| DRAWN BY: DDM |
| DATE: 8/2/24 |
| DRAWING NO. 23-294 |

Exhibit 1

EXHIBIT 3: MODIFIED DRI LEGAL DESCRIPTION

A part of the Francis Richard Grant , Section 56 and a part of the Francis Goodwin (or Goodwyn) Grant , Section 51, both in Township 3 South , Range 27 East, Duval County, Florida, more particularly described as follows: Begin at the intersection of (the Northeasterly right-of-way line of Phillips Highway (U. S. Highway #1) with the Southeast right-of-way line of Belfort Road; thence North $53^{\circ} 50' 26''$ East along said Southeasterly right-of-way line 935.5 feet to the Northwesterly corner of lands described in Official Records Volume 3043 Page 648; thence South $36^{\circ} 10'$ East 655 feet; thence North $53^{\circ} 50' 26''$ East along the Southeasterly line of lands described in Official Records Volume 3043, Page 648 and Official Records Volume 3043 , Page 653, 1703.00 feet; thence North $36^{\circ} 10'$ West along the Northeasterly line of lands describe in said Official Records Volume 3043, Page 653, 616.8 feet to the Southeasterly right-of-way line of said Belfort Road; thence North $53^{\circ} 50' 26''$ East along said right-of-way line 112.50 feet to its intersection with the Southwesterly right-of-way line of Interstate Highway 95; thence South $42^{\circ} 16' 07''$ East along said Southwesterly right-of-way line, 3213.67 feet to the point of a curve of a curve concave Southwesterly having a radius of 649.40 feet; thence Southeasterly along and around said curve, a chord bearing and distance of South $37^{\circ} 22' 42''$ East , 2907.17 feet to the Southerly line of lands described in Official Records Volume 2994, Page 1199; thence South $88^{\circ} 48' 59''$ West along said Southerly line 1928.44 feet to the South-westerly comer of said lands; thence North $1^{\circ} 11' 01''$ West, 500 feet to the Northwest corner of said lands; thence South $88^{\circ} 48' 59''$ West along said Southerly line of lands described in Official Records Volume 2557, Page 533, 2177.79 feet to an intersection with the Northeasterly right-of-way line of said Phillips Highway; thence North $26^{\circ} 06' 16''$ West along said Northeasterly right-of-way line 776.69 feet to the point of a curve of a curve concave Southwesterly and having a radius of 5870.34 feet; thence Northwesterly along and around said curve a chord bearing and distance of North $31^{\circ} 10' 48''$ West, 1038.69 feet to the point of tangency of said curve; thence North $35^{\circ} 15' 20''$ West along said Northeasterly right-of-way line 1576.76 feet to the point of beginning; The above describe parcel contains 282 acres, more or less.

Less and except

A part of the FRANCIS RICHARD GRANT, Section 56, Township 3 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:
Commence for a Point of Beginning at the intersection of the Easterly right of way line of Phillips Highway (U.S. No. 1) a 150 foot right of way as now established with the Southerly right of way line of J. Turner Butler Boulevard (a 90 foot R/w as now established); thence North $53^{\circ} 52' 13''$ East along said Southerly right of way line of J. Turner Butler Boulevard, 910.71 feet; thence North $54^{\circ} 16' 26''$ East along said Southerly right of way line of J. Turner Butler Boulevard, 955.74 feet; thence North $57^{\circ} 41' 40''$ East along said right of way line, 200.05 feet, thence South $88^{\circ} 36' 39''$ East along said right of way line, 193.69 feet to the Westerly right of way line of Interstate Highway No. 95; thence South $51^{\circ} 54' 54''$ East along said Westerly right of way line of Interstate Highway No. 95, 1386.95 feet; thence South $41^{\circ} 56' 34''$ East along said Westerly right of way line of Interstate Highway No. 95, 816.26 feet; thence South $48^{\circ} 03' 26''$ West, 700.00 feet; thence South $41^{\circ} 56' 34''$ East, 628.72 feet; thence South $89^{\circ} 07' 49''$ West, 2513.81 feet to the Easterly right of way line of Phillips Highway (U.S. No 1); thence North $35^{\circ} 54' 56''$ West along said Easterly right of way line of Phillips Highway, 227.14

feet; thence North 54°05'04" East along said Easterly right of way line of Phillips Highway, 10.0 feet; thence North 35°54'56" West along said Easterly right of way line of Phillips Highway, 1050.67 feet; thence South 54°05'04" West along said Easterly right of way line of Phillips Highway, 10.0 feet; thence North 35°54'56" West along said Easterly right of way line of Phillips Highway, 252.13 feet to the Point of Beginning.

Less and except

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

Commence at the intersection of the centerline of Baymeadows Way West (a 100 foot right of way, as now established) with centerline of Baymeadows Way (a 100 foot right of way, as now established); thence northerly along said centerline of Baymeadows Way, along and around the arc of a curve, concave easterly, having a radius 1050.95 feet, an arc distance of 356.63 feet, said arc being subtended by a chord bearing and distance of north 10°32'25" west, 354.92 feet to the point of tangency of said curve; thence north 89°02'53" east, departing said centerline of Baymeadows Way, a distance of 50.00 feet to a point situate in the easterly right of way line of said Baymeadows way, said point also being the point of beginning: thence along said easterly right of way line, run the following three (3) courses and distances: course 1): north 00°57'07" west, a distance of 77.65 feet to the point of curvature of a curve leading northerly; course 2): northerly, along and around the arc of said curve, concave easterly, having a radius 649.99 feet, an arc distance of 261.85 feet, said arc being subtended by a chord bearing and distance of North 10°35'20" East, 260.08 feet to the point of tangency of said curve; course 3): North 22°07'46" East, a distance of 17.96 feet to the southwest corner of those certain lands described and recorded in Official Records Book 18112, Page 1729 of the current public records of Duval County, Florida; thence north 89°06'08" east, along the southerly line of those aforesaid lands described and recorded in Official Records Book 18112, Page 1729, a distance of 324.51 feet to the northwest corner of those certain lands described and recorded in Official Records Book 17965, Page 1594 of the current public records of Duval County, Florida; thence South 00°54'58" East, along the westerly line of those aforesaid lands described and recorded in Official Records Book 17965, Page 1594, a distance of 349.02 feet a point situate in the northerly line of those certain lands described and recorded in Official Records Book 10170, Page 910 of the current public records of Duval County, Florida; thence South 89°05'5" West, along said northerly line of those lands described and recorded in Official Records Book 10170, Page 910, a distance of 382.98 feet to the point of beginning.

Less and except

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

Commence at the intersection of the centerline of Baymeadows Way West (a 100 foot right of way, as now established) with centerline of Baymeadows Way (a 100 foot right of way, as now established); thence Northerly along said centerline of Baymeadows Way, along and around the arc of a curve, concave Easterly, having a radius 1050.95 feet, an arc distance of 356.58 feet, said arc being subtended by a chord bearing and distance of North 10°38'33" West, 354.87 feet to the

point of tangency of said curve; thence North 89°04'39" East, departing said centerline of Baymeadows Way, 50.00 feet to the Easterly right of way line of said Baymeadows Way; thence North 89°06'08" East along the Northerly line of those lands described and recorded in Official Records Book 10170, page 910 of the current public records of said county, a distance of 383.40 feet to the Point of Beginning; thence continue North 89°06'08" East along last said line, along the Northerly right of way line of said Baymeadows Way West and along the Northerly line of those lands described and recorded in Official Records Book 16998, page 2021 of said current public records, a distance of 1062.67 feet to the Westerly right of way line of Interstate 95 (a 300 foot right of way, as now established) and the arc of a curve leading Northwesterly; thence Northwesterly along last said line, and along and around the arc of said curve, concave Southwesterly, having a radius of 17082.73 feet, an arc distance of 411.43 feet, said arc being subtended by a chord bearing and distance of North 32°52'18" West, 411.42 feet; thence South 89°06'08" West, 844.81 feet; thence South 00°53'52" East, 349.00 feet to the Point of Beginning.

Together with the non-exclusive easement rights reserved and established under Reservation of Drainage Easement recorded in Official Records Book 6132, page 810 of the public records of Duval County, Florida.

And together with the non-exclusive easement rights established under the Drainage Easement Agreement recorded in Official Records Book 17243, page 1149 of the public records of Duval County, Florida.

EXHIBIT 4

**Property Ownership Affidavit and Agent
Authorization**



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

CCP Baymeadows, LLC
Owner (Affiant) Name

0 Baymeadows Way West, Jacksonville, FL 32256
Address(es) for Subject Property

152578 2100
Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC
Appointed or Authorized Agent(s)

DRI amendment, land use amendment, rezoning, and such other required applications
Type of Request(s)/Application(s)

STATE OF Virginia
COUNTY OF Virginia Beach

BEFORE ME, the undersigned authority, this day personally appeared Jeremy R. McLendon
who being by me first duly sworn, under oath, deposes and states as follows:


- 1. Affiant is the Manager of CCP Baymeadows, LLC, a Virginia limited liability company (the "Entity") that is the owner and record title holder of the property described above...
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s).

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



 Signature of Affiant

Jeremy McLendon

 Printed/Typed Name of Affiant

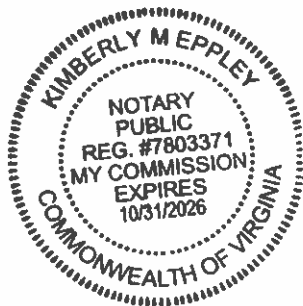
* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.


NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 19th, day of August, 2024, by Jeremy R. McLendon, who is personally known to me or has produced identification and who took an oath.

Type of identification produced VA DL

[NOTARY SEAL]





 Notary Public Signature

Kimberly M. Eppley

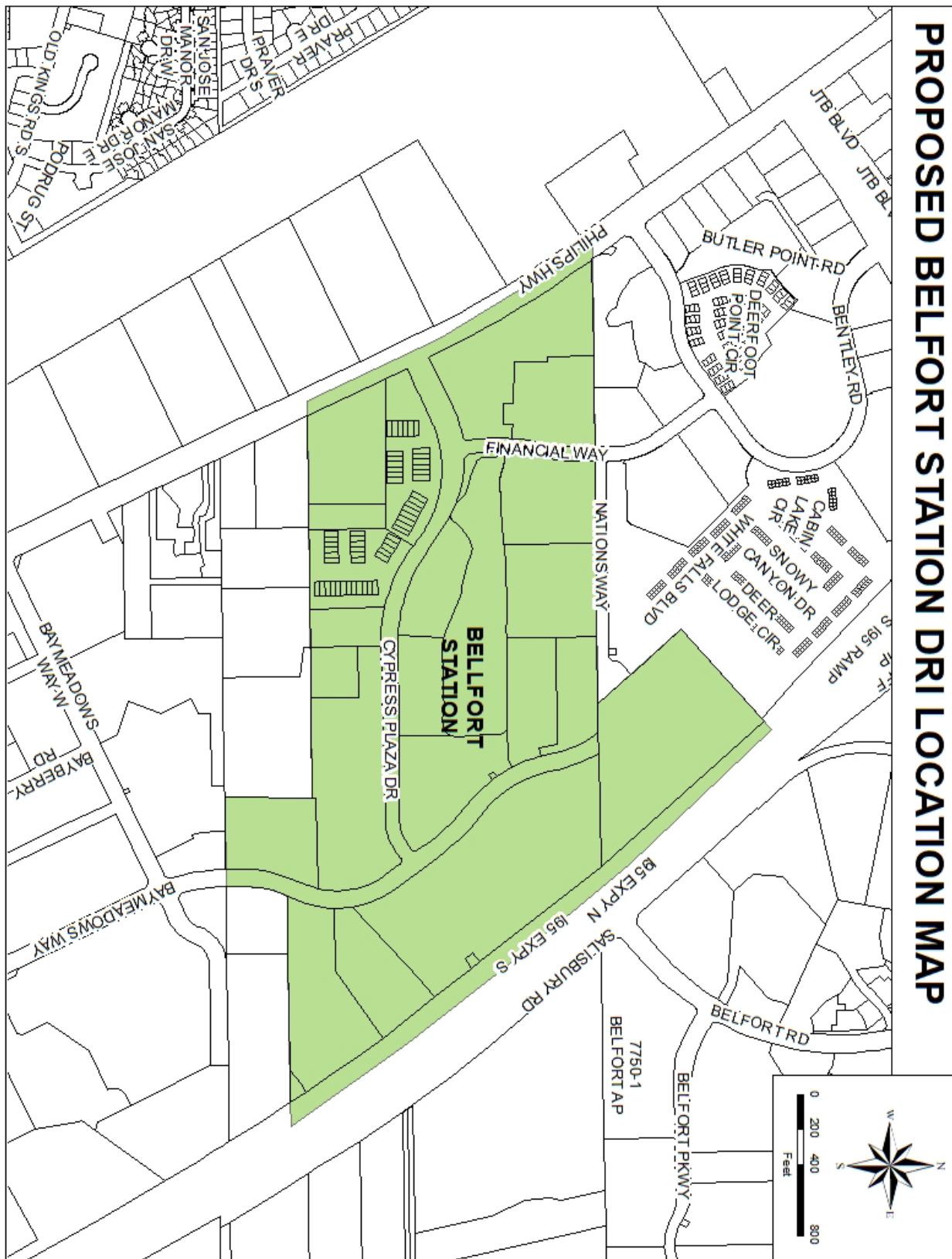
 Printed/Typed Name - Notary Public

 My commission expires: 10.31.2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE.

PROPOSED BELFORT STATION DRI LOCATION MAP



Jim Overton
Duval County
Date Time: 10/03/2024 03:12PM
Printer: P06
Clerk: JMB
Transaction: 8634319

City of Jacksonville
Jim Overton, Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 10/3/2024
Email: HParola@coj.net

Item: Field
CR Processing: \$2,494.63
CR749693
Cyndy Trimmer, Esquire
Driver, McAfee, Hawthorne
and Diebenow, 1
Independent Dr., Suite 1200
Total: \$1,494.63
Receipt: 272-27-0d384278
Total Forwarded: \$2,494.63
Check: \$2,494.63
Check#:
Balance: \$0.00
Paid By: CUP BAYMEADOWS LLC

Cyndy Trimmer, Esquire
Driver, McAfee, Hawthorne and Diebenow, 1 Independent Dr., Suite 1200
Application for Change to the Belfort Station DRI - Removal of Parcel from the DRI -
14

| Activity | Interfund | Future | Debit Amount | Credit Amount |
|----------|-----------|---------|--------------|---------------|
| 0000000 | 00000 | 0000000 | 2494.63 | 0.00 |
| 0000000 | 00000 | 0000000 | 0.00 | 2494.63 |

Total Due: \$2,494.63

Jim Overton, Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR749693
Generic CR

Date: 10/3/2024

Name: Cyndy Trimmer, Esquire
Address: Driver, McAfee, Hawthorne and Diebenow, 1 Independent Dr., Suite 1200
Description: Application for Change to the Belfort Station DRI - Removal of Parcel from the DRI - October 2024

Total Due: \$2,494.63