

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 22, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-650 **Application for: Belfort Road PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Deny**
The Department reviewed the revised site plan and has no objection to the PUD.

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 29, 2021
2. The original written description dated June 29, 2021
3. The revised site plan dated June September 24, 2021

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

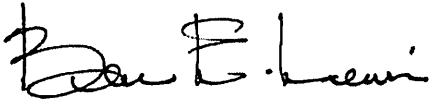
Planning Commission Commentary: There were several speakers in opposition. The Commissioners felt the townhomes were keeping in character with the area considering the townhomes will be fee simple ownership not rental.

Planning Commission Report
Page 2

Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,

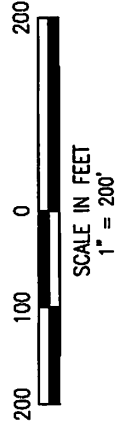
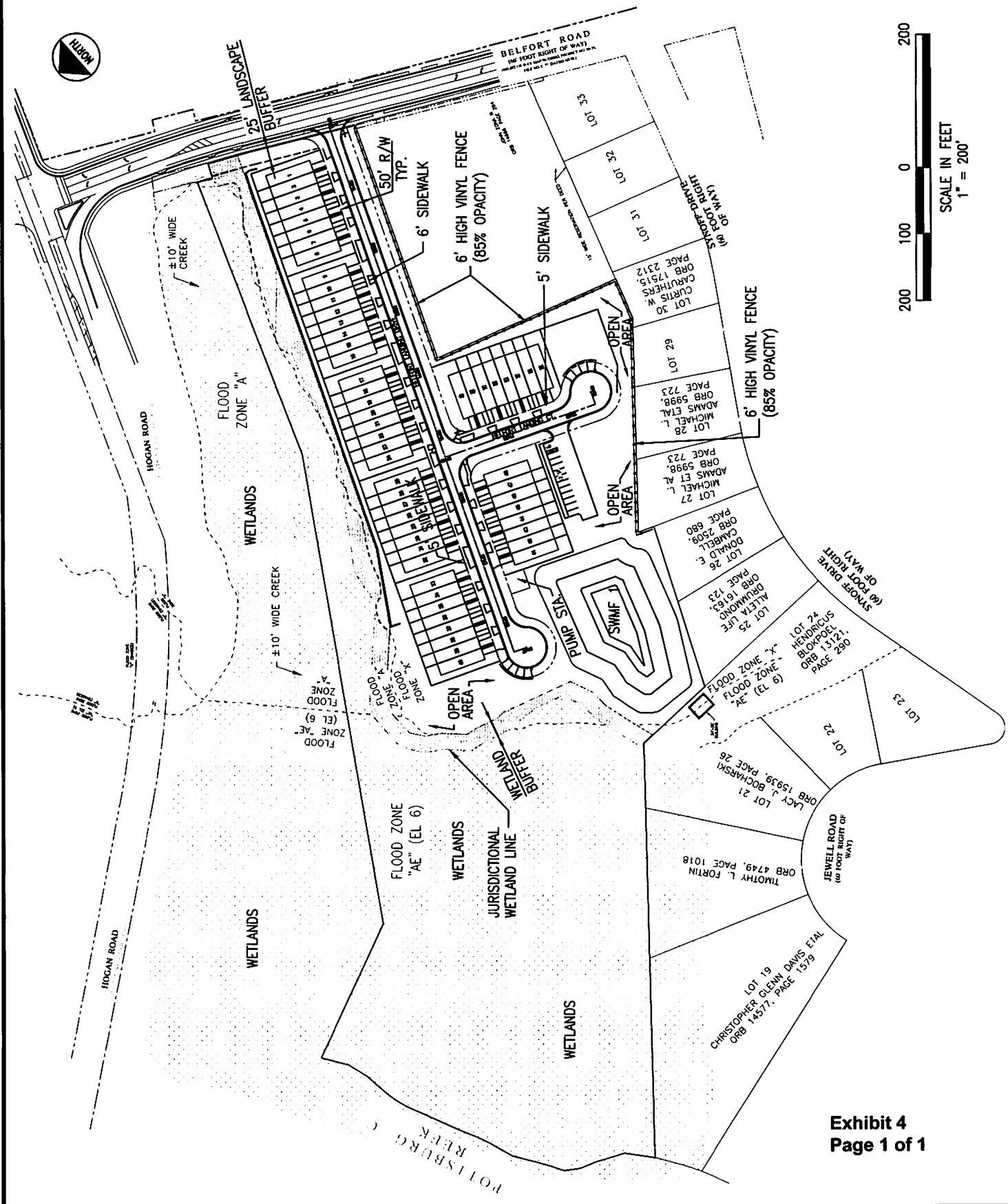


Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

BELFORT LANDING
FOR
ALTERRA GROUP, LLC
PUD SITE PLAN

HILL, BORING, & ASSOCIATES, INC.
 CIVIL ENGINEERS / LAND PLANNERS
 8825 Perimeter Park Blvd., Suite 201
 Jacksonville, FL 32216
 (904) 281-1121

BELFORT LANDING
PROJECT # 07-20-123
DATE : 9-24-21
SCALE : 1" = 200'



REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0650 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 7, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0650 to Planned Unit Development.

Location: 2522 Belfort Road
Between Hogan Road and Synhoff Drive

Real Estate Number(s): 154198-0000; 154196-0000; 154542-0010;
154197-0000

Current Zoning District(s): Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: Levi Ritter
Belfort Landing LLC
8825 Perimeter Park Boulevard, Suite 104
Jacksonville, Florida 32216

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Planned Unit Development 2021-0650 seeks to rezone approximately 15.33 acres of land from Residential Low Density-60 (RLD-60) to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of sixty town homes. The subject site is located at the southwest corner of Hogan Road and Belfort Road, and is neighbored by a single

family neighborhood. While the proposed use of townhomes is consistent with the Low Density Residential Land Use Category, the existing character of the surrounding neighborhood is mid to large sized individual lots for single family dwellings. The proposed development is not seen as consistent with existing development.

CRITERIA FOR REVIEW

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

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

Yes. This zoning request is for a change from Residential low Density – 60 (RLD-60) to a Planned Unit Development (PUD) to allow for the development of single-family townhome subdivision.

This 15.45 Acre site is located south of Hogan Road and west of Belfort Road. The subject property is southeast of the intersection of Southside Boulevard and Beach Boulevard.

The proposed project site is in the Low Density Residential (LDR) land use category in the urban development area. LDR within the urban development area is intended to provide for low-density residential development.

The proposed Planned Unit Development (PUD) would allow for the construction of 60 townhomes. Principle uses in the LDR land use category in the urban development area include single-family and multi-family dwellings; commercial retail sales and service establishments when incorporated into mixed-use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and other uses associated with and developed as an integral component of TND. The density is consistent with the land use category.

Density in the LDR land use category in the urban development area is limited to 7 units per acre when full urban services are available to the site and there shall be no minimum density.

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

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

Future Land Use Element:

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

While the existing LDR Land Use Category does allow for the use of townhomes, the addition of the townhome units will alter the fabric and character of the existing single family subdivisions located within the general area of the subject site.

Objective 1.5

Maintain, enhance and conserve natural and environmental resources, especially coastal resources, and ensure that all development and redevelopment within the coastal area is consistent with the Conservation/Coastal Management Element, including the Hurricane Evacuation Plan, and Aquifer Recharge Sub-element.

While the proposed site plan does not propose to impact any existing wetlands or flood zones, the proposed site plan does overlap with the coastal high hazard zone. The proposed plan would need to meet all applicable requirements to develop within the hazard zone.

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

Yes. As mentioned in section (B) above.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): LDR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B). The uses proposed in the Written Description are consistent with the existing Land Use Category.

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

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. The subject site was previously approved for a 21 lot single family subdivision in the concurrency

system. However if approved, the applicant would be required to apply for a new mobility and CRC approval.

(3) Allocation of residential land use

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

(4) Internal compatibility

This proposed PUD is inconsistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: A single access point is proposed to access the subject site along Belfort Road. An existing sidewalk is installed on Belfort Road and the proposed internal sidewalk path would connect with it at the proposed entry point of the project.
- The use and variety of building setback lines, separations, and buffering: The proposed townhome development will use the standard RLD-TNH setbacks lines. The written description also states that any units that buffer a single family dwelling will be buffered by a 95% opaque fence.

(5) External Compatibility

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

- The type, number and location of surrounding external uses: To the south are 8 single-family dwellings and to the east is a single family dwelling across Belfort Road. To the west and north are large portions of wetland areas that drain into Pottsburg Creek.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Wasteland / Vacant Timber
South	LDR	RLD-60	Single Family Dwelling
East	LDR	RLD-60	Single Family Dwelling
West	LDR	RLD-60	Pottsburg Creek / Single Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and the uses are appropriate at this location. The PUD is appropriate at this location because the uses are limited and fitting for the development.

- The existing residential density and intensity of use of surrounding lands: The surrounding neighborhood south of Hogan Road is developed as moderate sized single family dwelling lots. The proposed townhome use would be the first of its kind in the immediate area, and is not consistent with the existing residential development of the neighborhood.
- The availability and location of utility services and public facilities and services: The site currently has connection abilities to JEA for sewer and water.

(7) Usable open spaces plazas, recreation areas.

While the proposed development is under the 100 unit threshold that requires on site recreation space, the proposed written description and site plan do indicate that passive and open space will be included on site for the proposed development.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site. The Department reviewed aerials, soils and elevations to determine quality and functional value of the wetlands. It is important to note that the site plan shows a jurisdictional wetland line and wetland buffer to suggest an open area between the wetlands and the development. However, wetlands are located within the subject site and should be evaluated. Based on the information noted below, the development may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	7.03 Acres of Mixed Wetland Hardwoods (Approximately 1.77 Acres of that being within the development site)
General Location(s):	Wetlands of concern, those in the development site, are located at the northwestern border of the site. More specifically, in the two parcels nearing Belfort Road (RE #: 1541980000 and 1541970000).
Quality/Functional	The Category II wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways.
Soil Types/	

Characteristics: Pamlico Muck (50) – Pamlico Muck is frequently flooded and consists of poorly drained soils formed of decomposed organic materials. Generally, the water table is at a depth of 6 to 12 inches. Slopes range from 0 to 2 percent.

Urban Land-Hurricane-Albany complex (75) – This soil consists of somewhat poorly drained sandy and loamy sediments. They are located on lower coastal plains.

Maurepas Muck (40) – This soil consists of very poorly drained soils formed of decomposed organic material. The soils occur in depressions and are subject to frequent flooding for brief periods.

Wetland Category: Category II

Consistency of Permitted Uses: Category II Wetlands: CSV, Residential at 1 unit/5 Acres, Permitted WD/WR Uses, Silviculture. Must meet CCME Policies 4.1.3 and 4.1.5. Category III Wetlands: All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: Any future development impacting wetlands will require permits and mitigation by the St. Johns River Water Management District.

Associated Impacts: A and AE flood zone are found throughout the property. However, flood zone A is associated with the Category II wetlands within/bordering the application site.

Relevant Policies: CCME Policies 4.1.3, 4.1.5 and 4.1.6 – see attached Land Use Memo for details regarding the relevant policies.

(9) Listed species regulations

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

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

The Written Description explains that the site, if approved, would be developed with a minimum of two spaces of off-street parking spaces per dwelling unit, plus one guest spot will be provided for every three townhome units.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 29, 2021, the required Notice of Public Hearing sign was posted.

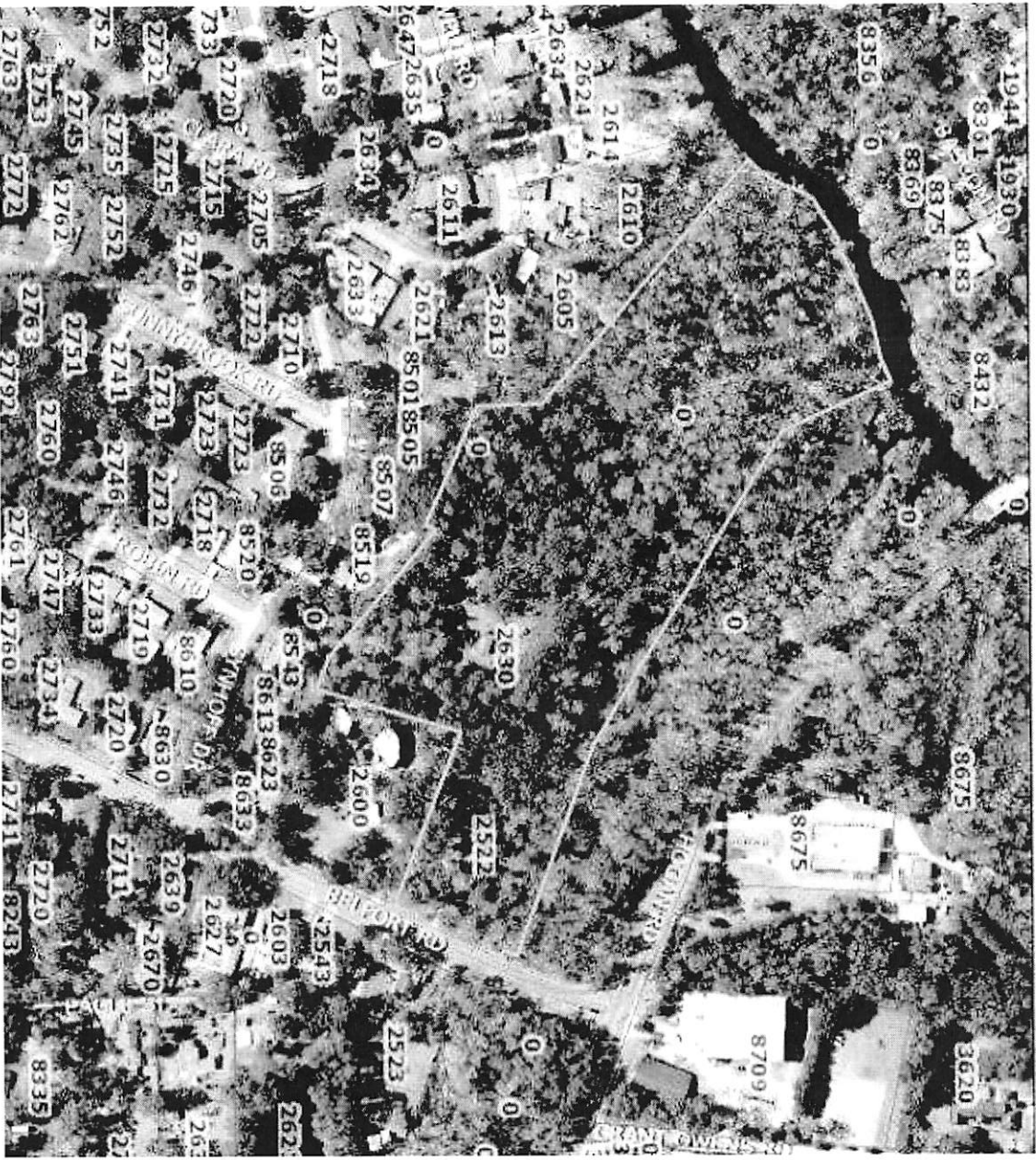


*Source: Planning and Development Department
Date: September 29, 2021*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-0650 be **DENIED with the following exhibits:**

1. The original legal description dated June 29, 2021
2. The original written description dated June 29, 2021
3. The original site plan dated June 23, 2021



Aerial Photo

Source: JaxGIS
Date: September 29, 2021



View of the subject site

Source: Planning and Development Department

Date: September 29, 2021



View of the subject site

Source: Planning and Development Department

Date: September 29, 2021



View of the neighboring property at 2600 Belfort Road.

Source: Planning and Development Department

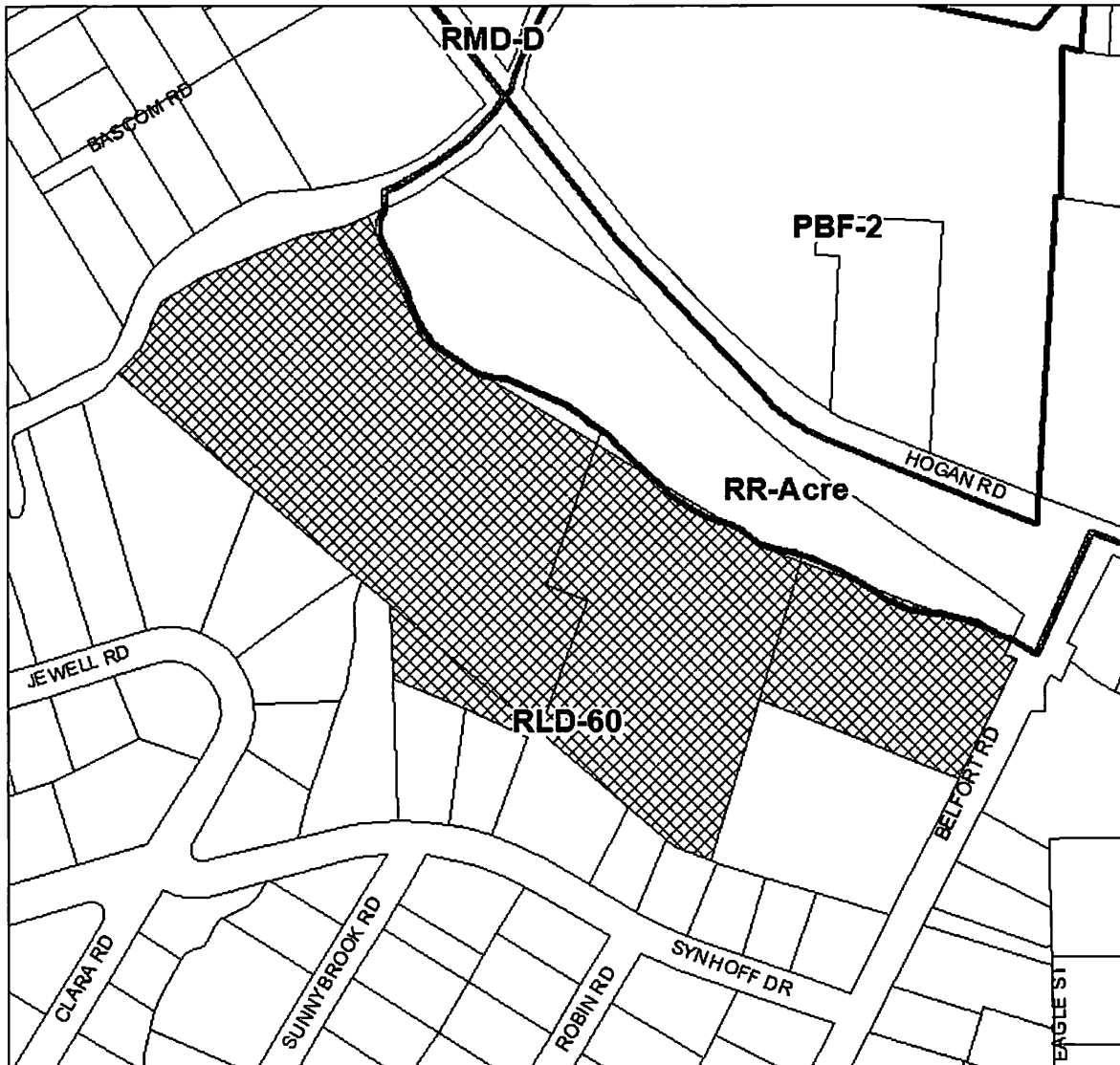
Date: September 29, 2021

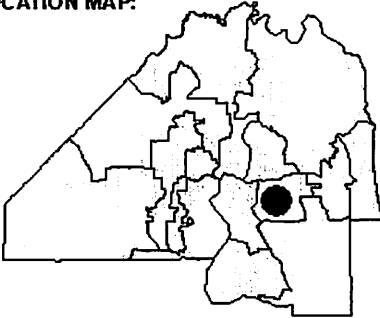



View of the single family dwellings to the south

Source: Planning and Development Department

Date: September 29, 2021



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER ORD-2021-0650</p>	<p>TRACKING NUMBER T-2021-3631</p>	<p>COUNCIL DISTRICT: 4</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0650 **Staff Sign-Off/Date** CMC / 08/20/2021
Filing Date 09/10/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 10/12/2021 **Planning Commission** 10/07/2021
Land Use & Zoning 10/19/2021 **2nd City Council** 10/26/2021
Neighborhood Association GREATER HOGAN NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3631 **Application Status** FILED COMPLETE
Date Started 06/29/2021 **Date Submitted** 06/29/2021

General Information On Applicant

Last Name INGRAM **First Name** THOMAS **Middle Name** O
Company Name SODL AND INGRAM PLLC
Mailing Address 233 E BAY STREET, SUITE 1113
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9046129179 **Fax** **Email** THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name RITTER **First Name** LEVI **Middle Name**
Company/Trust Name BELFORT LANDING LLC
Mailing Address 8825 PERIMETER PARK BLVD, SUITE 104
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9043990134 **Fax** **Email** LRITTER@ALTERRAGROUP.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 154198 0000	4	3	RLD-60	PUD
Map 154196 0000	4	3	RLD-60	PUD
Map 154542 0010	4	3	RLD-60	PUD
Map				

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 15.45

Development Number 10033

Proposed PUD Name BELFORT LANDING

Justification For Rezoning Application

SEE ATTACHED WRITTEN DESCRIPTION

Location Of Property

General Location

SW CORNER OF HOGAN ROAD AND BELFORT ROAD

House #	Street Name, Type and Direction	Zip Code
2522	BELFORT RD	32216

Between Streets

HOGAN ROAD and SYNHOFF DRIVE

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**

15.45 Acres @ \$10.00 /acre: \$160.00
- 3) Plus Notification Costs Per Addressee**

48 Notifications @ \$7.00 /each: \$336.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,765.00

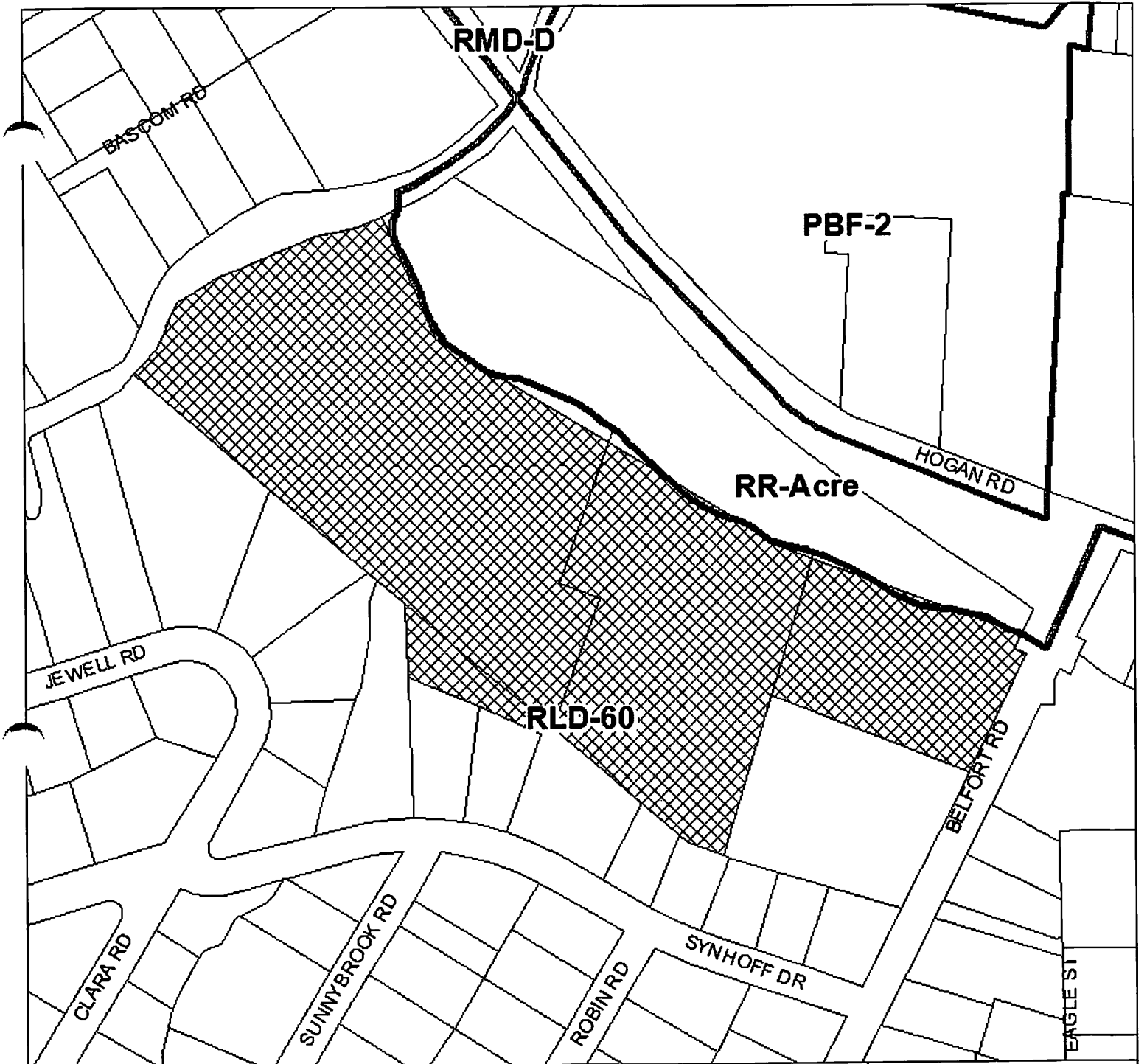
NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description
Belfort Landing PUD
June 29, 2021

A portion of Lot Four and one-half (4 -1/2) of the map or plat of Tiger Hole Plantation, as recorded in Deed Book AQ, page 260 of the former Public Records of Duval County, Florida, together with a portion of Lots 25 and 26, Block 3, Fairmont, according to the plat thereof, as recorded in Plat Book 20, Page 85 of the Current Public Records of Duval County, Florida and being more fully described as follows:

Beginning at the Northeast corner of said Lot 26 in Block 3; thence South 20°36'49" West along the Easterly line of said Lot 26, 25.00 feet; thence North 66°21'28" West, 254.88 feet to a point on the Westerly line of said Lot 25 in Block 3; thence North 01°40'56" West along said Westerly line, 125.00 feet to the Northwest corner of said Lot 25, said corner lying on the Northerly line of said plat of Fairmont; thence North 50°21'44" West along said Northerly line, 630 feet, more or less to the Easterly shoreline of Big Pottsburg Creek; thence Northerly and Northeasterly along said shoreline, 551 feet more or less to a point; thence South 24°09'49" East, 225 feet more or less; thence South 58°37'58" East, 721.57 feet; thence South 69°56'33" East, 439.99 feet to a point on the Westerly right of way line of Belfort Road as depicted on City of Jacksonville Right of Way Map, Drawing No. 96-35RM3, Sheet 3 of 5; thence the following four (4) courses along said right of way line; Course No. 1: South 26°55'30" West, 23.60 feet; Course No. 2: South 65°44'56" East, 23.40 feet; Course No. 3: Southwesterly along the arc of a curve concave Northwesterly, having a radius of 1494.89 feet and a central angle of 2°40'26", 69.76 feet and being subtended by a chord bearing and distance of South 25°35'17" West, 69.76 feet to a point of tangency; Course No. 4: South 26°55'30" West, 160.71 feet to the Northeast corner of lands described in Official Records Book 14666, page 284 of said Current Public Records; thence North 68°12'49" West along the Northerly line of last mentioned lands, 373.01 feet to a found iron pipe at the Northwest corner thereof; thence South 17°12'08" West along the Westerly line of said lands, 295.00 feet to the Southwest corner thereof, said corner lying on the Northerly line of aforementioned plat of Fairmont; thence the following two (2) courses along said Northerly line; Course No. 1: North 72°37'11" West, 63.69 feet; Course No. 2: North 50°21'44" West, 325.29 feet to the Point of Beginning.

Said lands contain 15.33 acres, more or less.

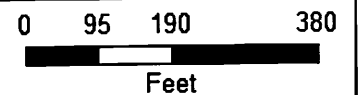
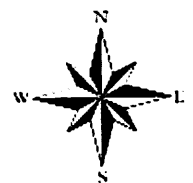
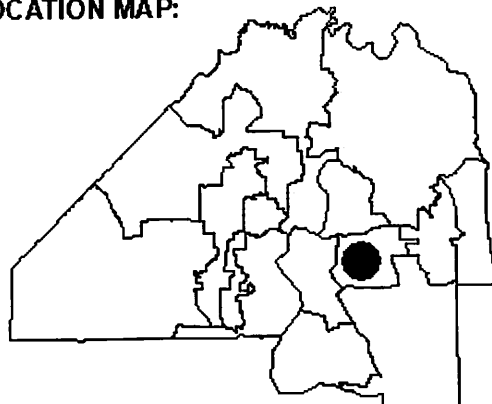


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2021-3631

**EXHIBIT 2
PAGE 1 OF 1**



21 West Church Street
Jacksonville, Florida 32202-3139

September 15, 2021

MEMORANDUM

To: Planning and Development Department

**From: Susan R. West, PE
JEA**

**Subject: PUD Zoning Application
Belfort Landing PUD
ORD 2021-0650**

PUD application for a residential townhome development. No objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.