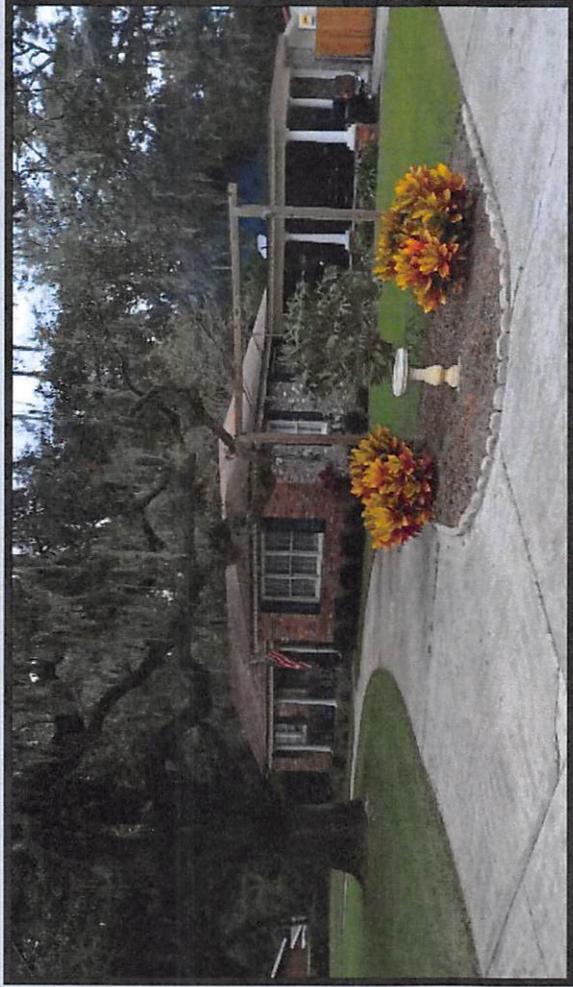


ALERT SOUNDED!

- **REZONING!**
- **REACTIONS!**
- **BATTLEGROUND!**
- **IMPACTS!**
- **PRECEDENTS!**
- **ZONA HOMESTEAD!**
- **OPTIONS!**
- **REQUEST!**

REZONING:

**APPLICATION SUBMITTED TO CHANGE ZONING FROM
RLD-60 to PUD**



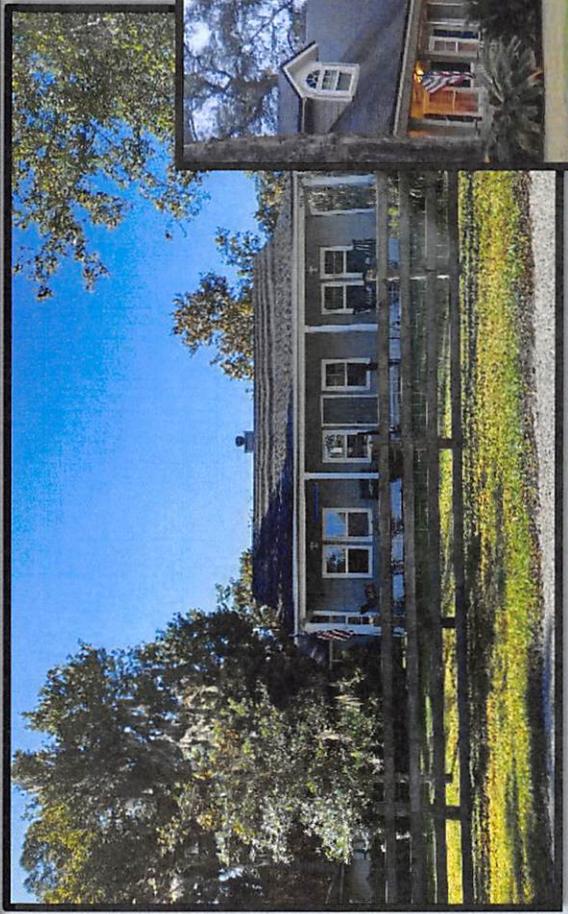
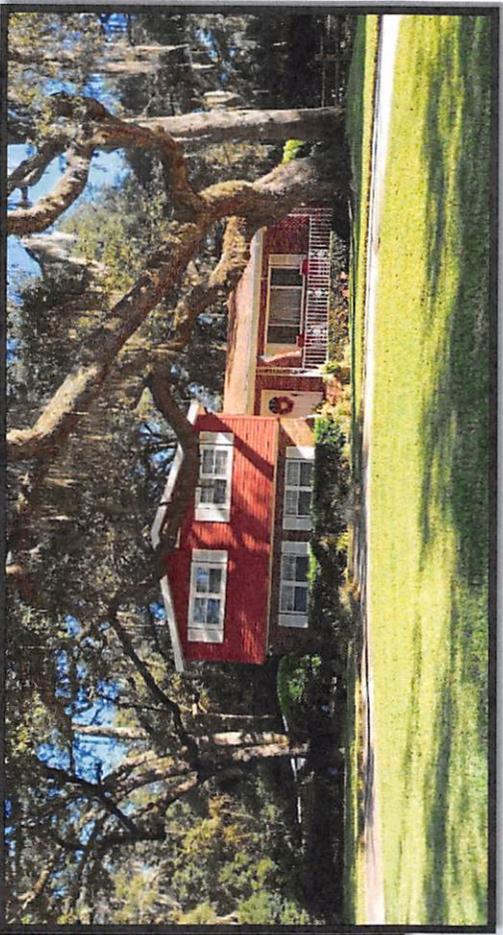
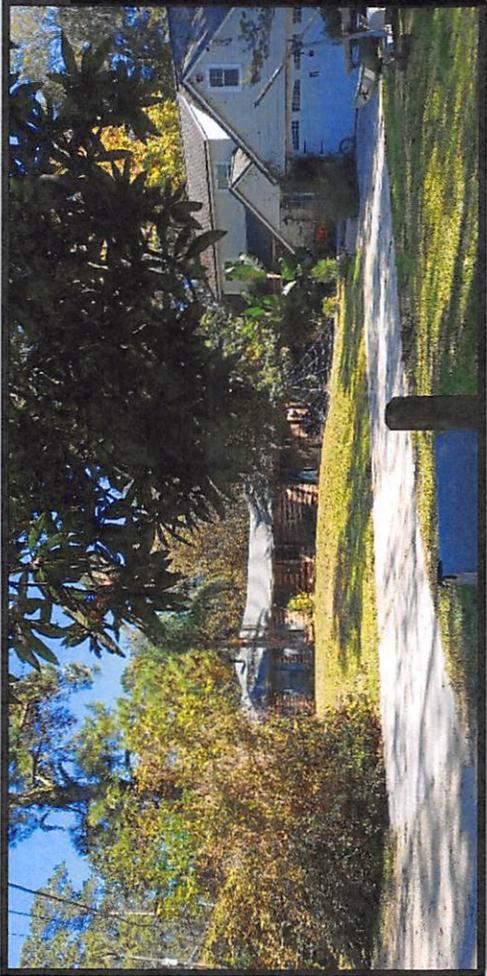
Single Family (rld-60)

To PUD Town Homes



REZONING: THIS IS RLD-60 ZONING

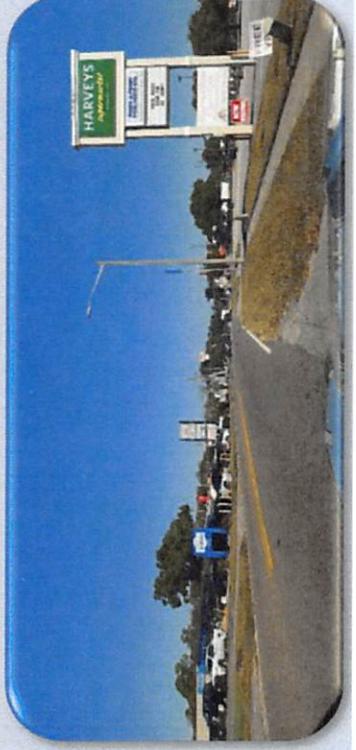
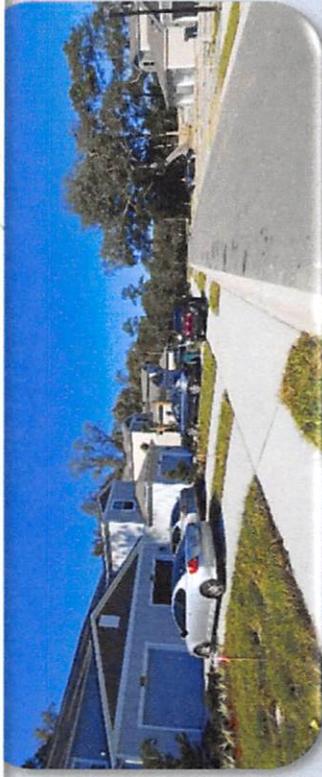
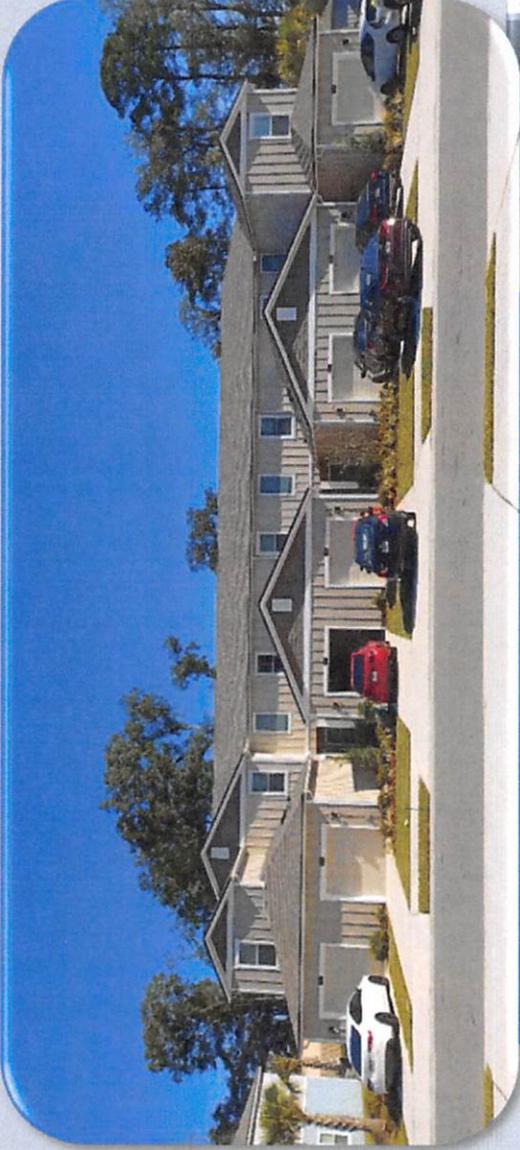
LOTS ARE A MINIMUM OF 60x100x AND 6000 SF



REZONING: THIS IS PUD-TNH ZONING

ARELIA TOWNHOMES IS AN EXAMPLE OF THIS TYPE OF PUD-TNH ZONING

- HUGE BUILDINGS WITH DIFFERENT SCALE
- INSUFFICIENT PARKING NEEDING SIDEWALKS AND STREETS FOR CARS
- BACKS OF BUILDINGS ARE FLAT AND ENCUMBERED WITH A/C UNITS



REZONING:

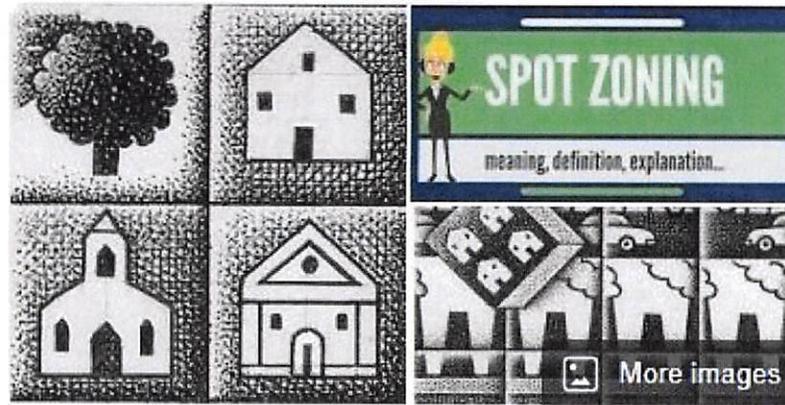
SPOT ZONING ?

SPOT ZONING SHOULD BE AVOIDED IN PUDS

Sec. 656.125. - Limitations on rezoning of land.

1. [Code of Ordinances](#)
2. [ZONING SECTION](#)
3. [Chapter 656 - ZONING CODE](#)
4. [PART 1. - GENERAL PROVISIONS](#)
5. [SUBPART C. - PROCEDURES FOR REZONING AND AMENDMENTS TO THE ZONING CODE](#)

The proposed rezoning will constitute "spot zoning," that is an isolated zoning district unrelated to adjacent and nearby districts



Spot zoning



Spot zoning is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. [Wikipedia](#)

REACTIONS:

REACTIONS ARE MANY

**BECAUSE REZONING IMPACTS THE ENTIRE COMMUNITY,
THE NATURAL RESPONSE IS TO PICK A SIDE**

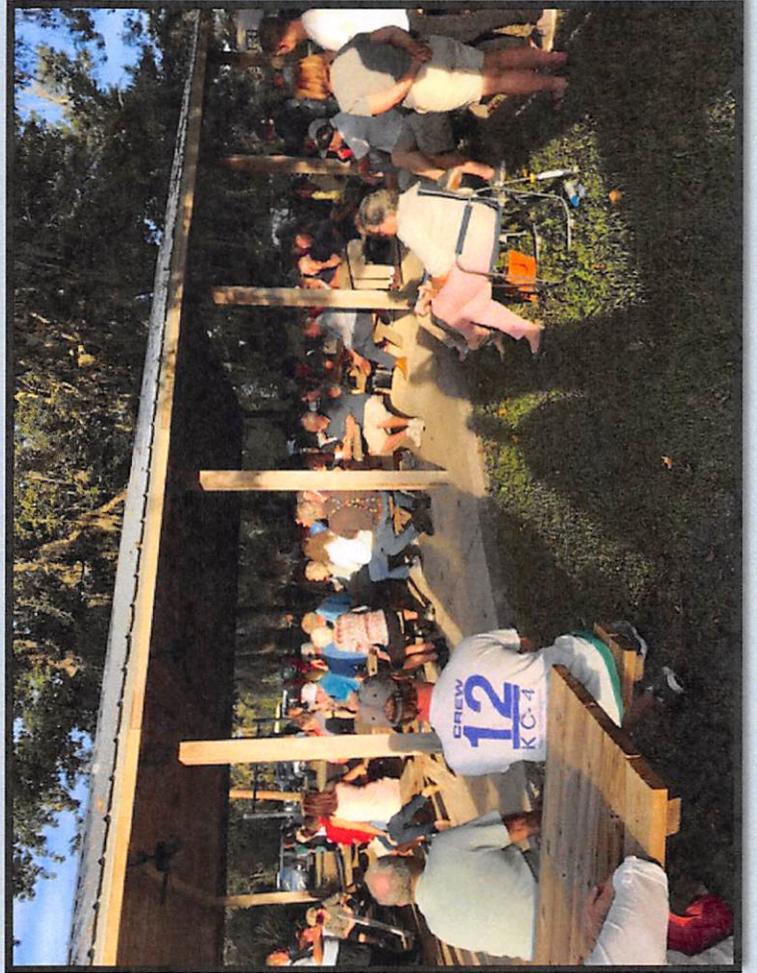
US, YOUR

CONSTITUENTS

THE TIGER HOLE / SECRET WOODS COMMUNITY

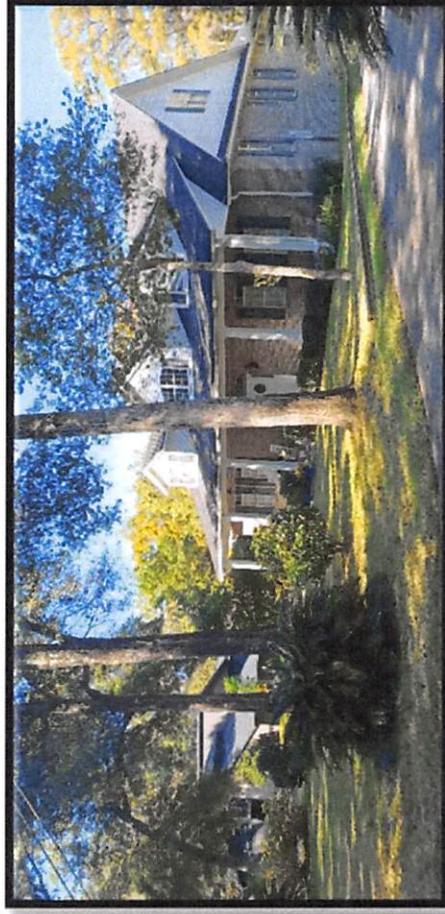
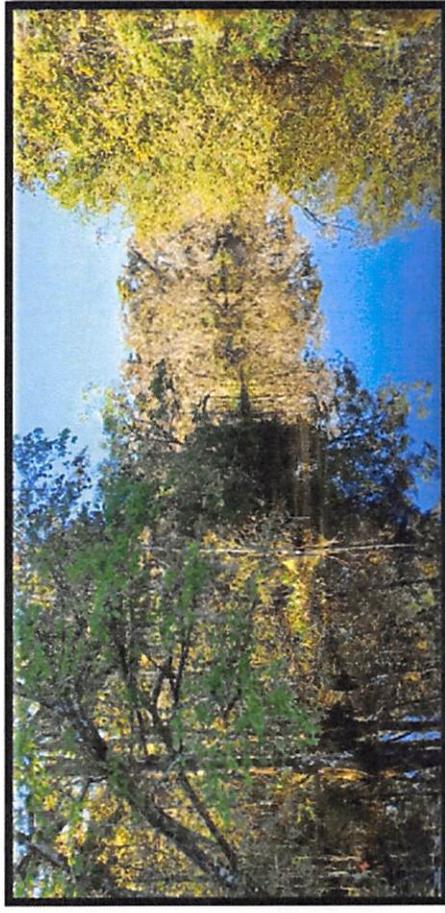
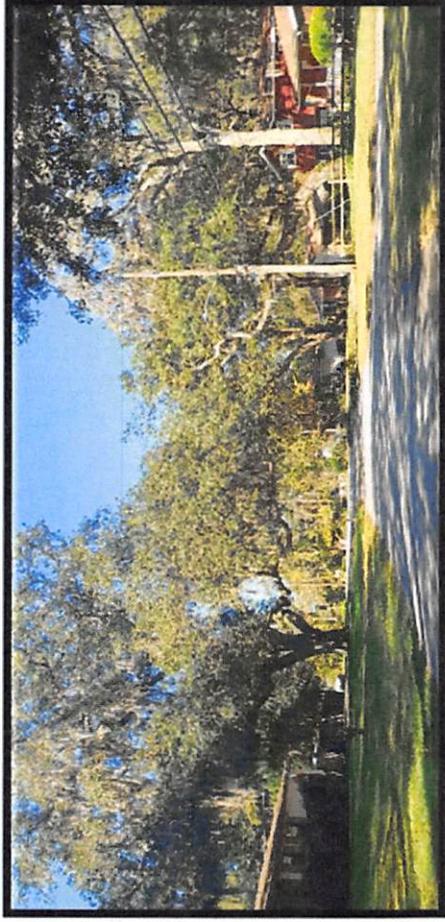
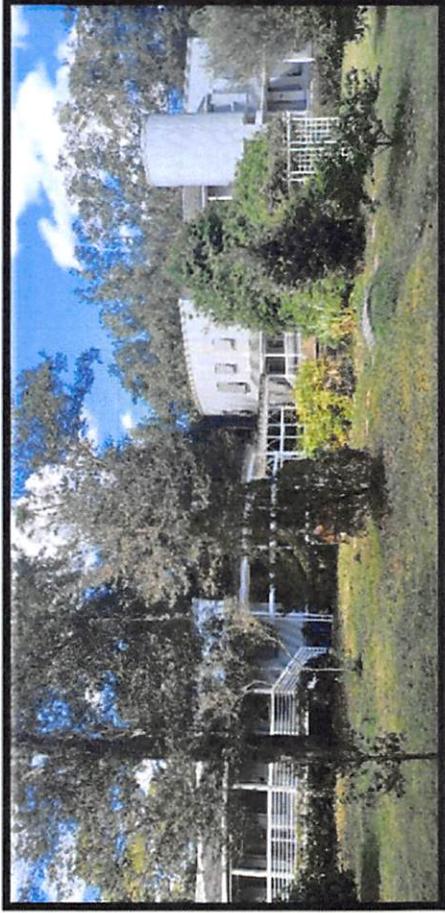
THEM

DEVELOPERS, INVESTORS AND ATTORNEYS



VS
\$

BATTLE GROUNDS
THIS IS OUR NEIGHBORHOOD...



AND WE DO NOT WANT REZONING BY DEVELOPERS AND LAWYERS TO CHANGE ITS SCALE, CHARACTER AND NATURAL AMBIANCE...

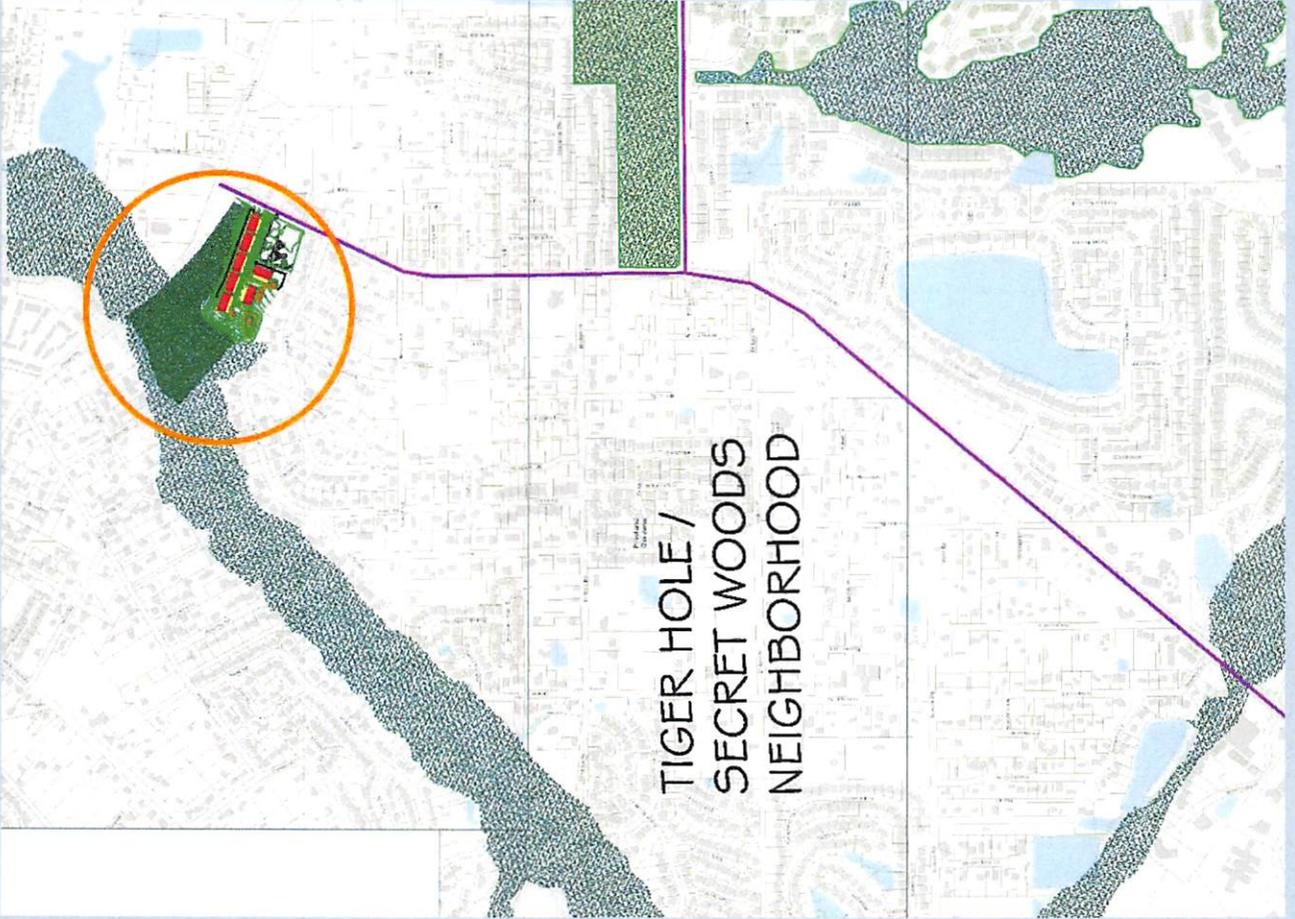
IMPACTS: THIS PUD PROPOSAL WILL IMPACT MANY ASPECTS OF THIS COMMUNITY



- CURRENT ZONING CONFLICTS
- COMPREHENSIVE PLAN AND FLUM
- NEIGHBORHOOD COMPATIBILITY
- SITE DESIGN AND SITE LIMITS
- SITE DRAINAGE CHANGES
- POTTSBURG CREEK WATERSHED & ECO SYSTEM
- CITY AND STATE AGENCY REACTIONS
- TRAFFIC IMPACT

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 : 6-23-21 SCALE : 1" = 200

IMPACTS: CURRENT ZONING CONFLICTS:



SUBJECT PROPERTY

PUD-TWH ZONING WOULD BE THE FIRST AND ONLY MULTI FAMILY DEVELOPMENT IN THE COMMUNITY

ALL OF THE LOTS SEEN IN THIS NEIGHBORHOOD MAP HAVE SINGLE FAMILY HOUSES ON THEM

IMPACTS: CURRENT ZONING CONFLICTS:

THE BELFORT LANDING APPLICATION DOES NOT MEET THE KEY TENETS OF THE PUD CRITERIA

(Ref: Sec. 656.340. - Planned Unit Development—PUD)

It is the intent and purpose of this district that Planned Unit Developments, both large scale, which consists of five acres or more, and small scale, which consists of less than five acres, be utilized to create living environments that are:

- responsive to the needs of their inhabitants;
 - *none identified*
- to provide flexibility in planning, design and development;
 - *plans demonstrate no flexibility*
- to encourage innovative approaches to the design of community environments;
 - *there is no community environment other than parking*
- to encourage the fulfillment of housing needs appropriate to various lifestyles and income levels;
 - *zero variety indicated*
- to encourage the integration of different housing types;
 - *units are identical*
- provide an opportunity for new approaches to development;
 - *n/a*
- to provide for an efficient use of land;
 - *n/a – triple the density of surrounding*
- to provide an environment compatible with surrounding land;
 - *fail: incompatible with surrounding land*
- to adapt the zoning process to changes in conditions;
 - *n/a*
- to encourage the preservation of the natural site;
 - *fail: natural site features obliterated*
- to provide community environments that are socially and aesthetically pleasing;
 - *fail: plan is the antithesis of an 'ecosystem'.*
- to encourage the design of communities and structures adapted to the local climate; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and general welfare of the City of Jacksonville. It is further intended that the Planned Unit Development district may be utilized to implement the Comprehensive Plan.
 - *fail.*

When a PUD is good policy... A project like Amelia Park in Fernandina Beach could not have been built without a PUD process; yet it is an enviable model of traditional neighborhood development, in harmony with nature and responsible in scale.

and when it is abused....The proposed 'Belfort Landing' is an effort to defy zoning regulations to benefit the developer alone. There are no amenities or open space to benefit the community. There is no architectural design: the developer admits he's only doing 'the horizontal work'.

When PUD is just an end-run around zoning regulations....

Tripling the number of homes is not one of the listed reasons to circumvent existing zoning.

PUD zoning can be a useful tool; Not all projects are worthy; especially this one.

Thank you for your consideration of these issues.

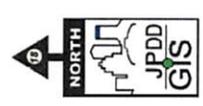
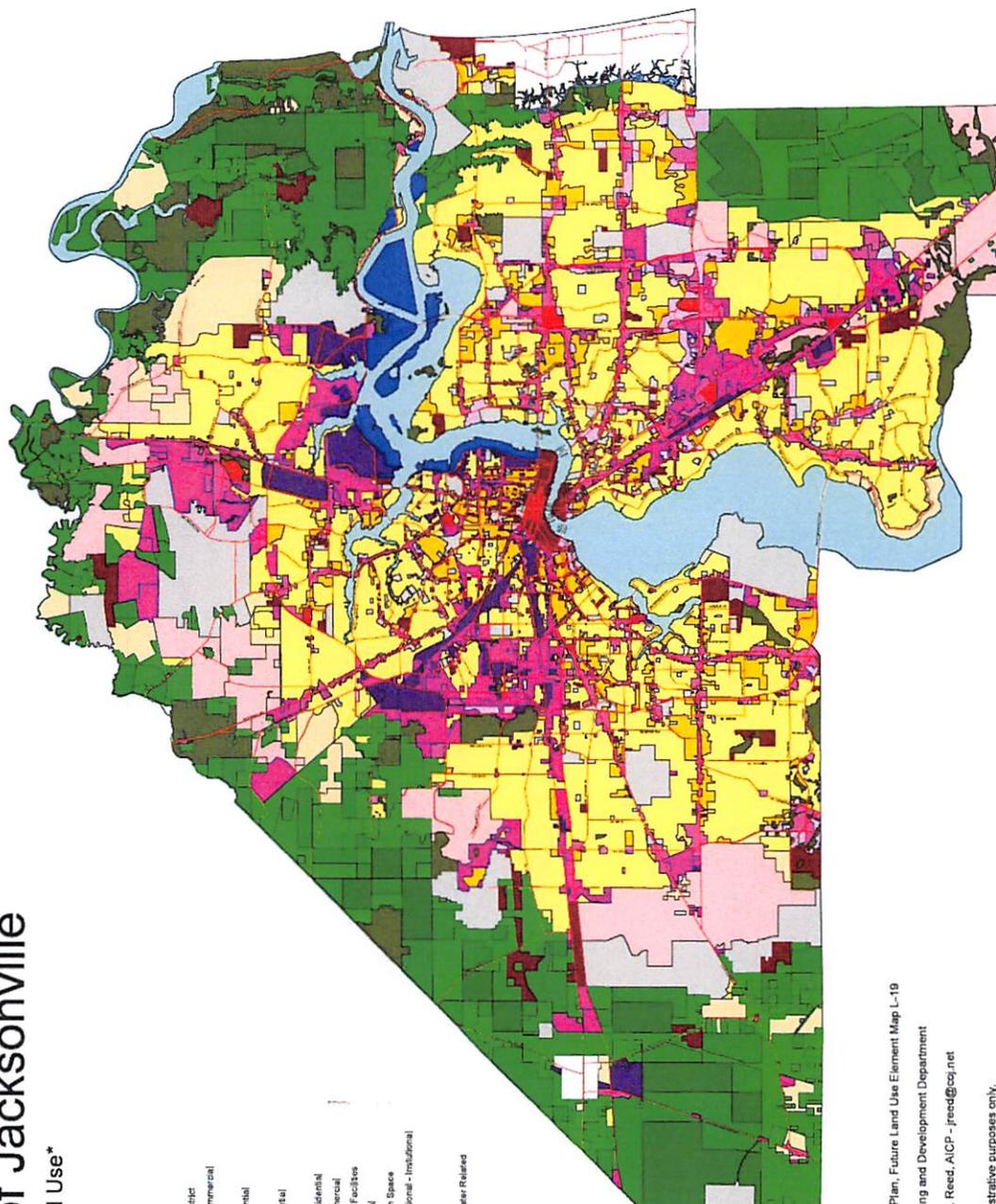
Respectfully submitted,

IMPACTS: COMPREHENSIVE PLAN AND FLUM

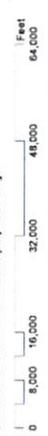
THE 2030 COMPREHENSIVE PLAN SHOWS FUTURE LAND USE FOR THE CITY OF JACKSONVILLE

City of Jacksonville Future Land Use*

- Agriculture I
- Agriculture II
- Agriculture III
- Agriculture IV
- Business Park
- Central Business District
- Community/Green, Commercial
- Conservation
- High Density Residential
- Heavy Industrial
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Neighborhood Commercial
- Public Buildings and Facilities
- Regional Commercial
- Recreation and Open Space
- Residential - Professional - Institutional
- Rural Residential
- Water
- Water Dependent/Water Related
- Milk Use
- Major Highways
- River
- Duval County

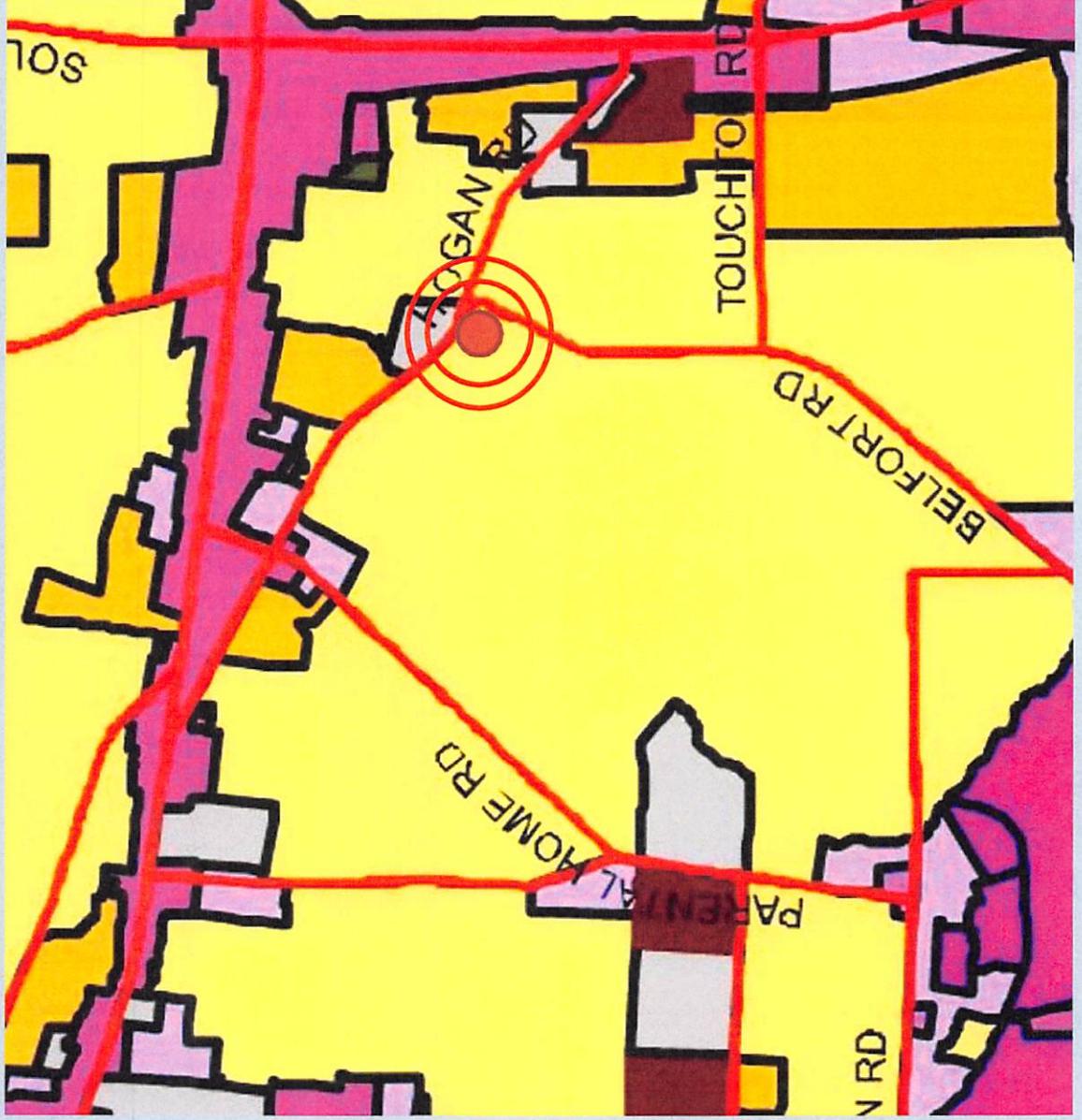


* 2030 Comprehensive Plan, Future Land Use Element Map L-19
 Data provided by Planning and Development Department
 Developed by James M. Reed, AICP - jreed@coj.net
 January 28, 2020
 Content intended for illustrative purposes only.



IMPACTS: COMPREHENSIVE PLAN AND FLUM

THE FLUM BLOW-UP OF OUR NEIGHBORHOOD SHOWS YELLOW EVERYWHERE WHICH IS LOW DENSITY RESIDENTIAL



IMPACTS: NEIGHBORHOOD COMPATIBILITY!

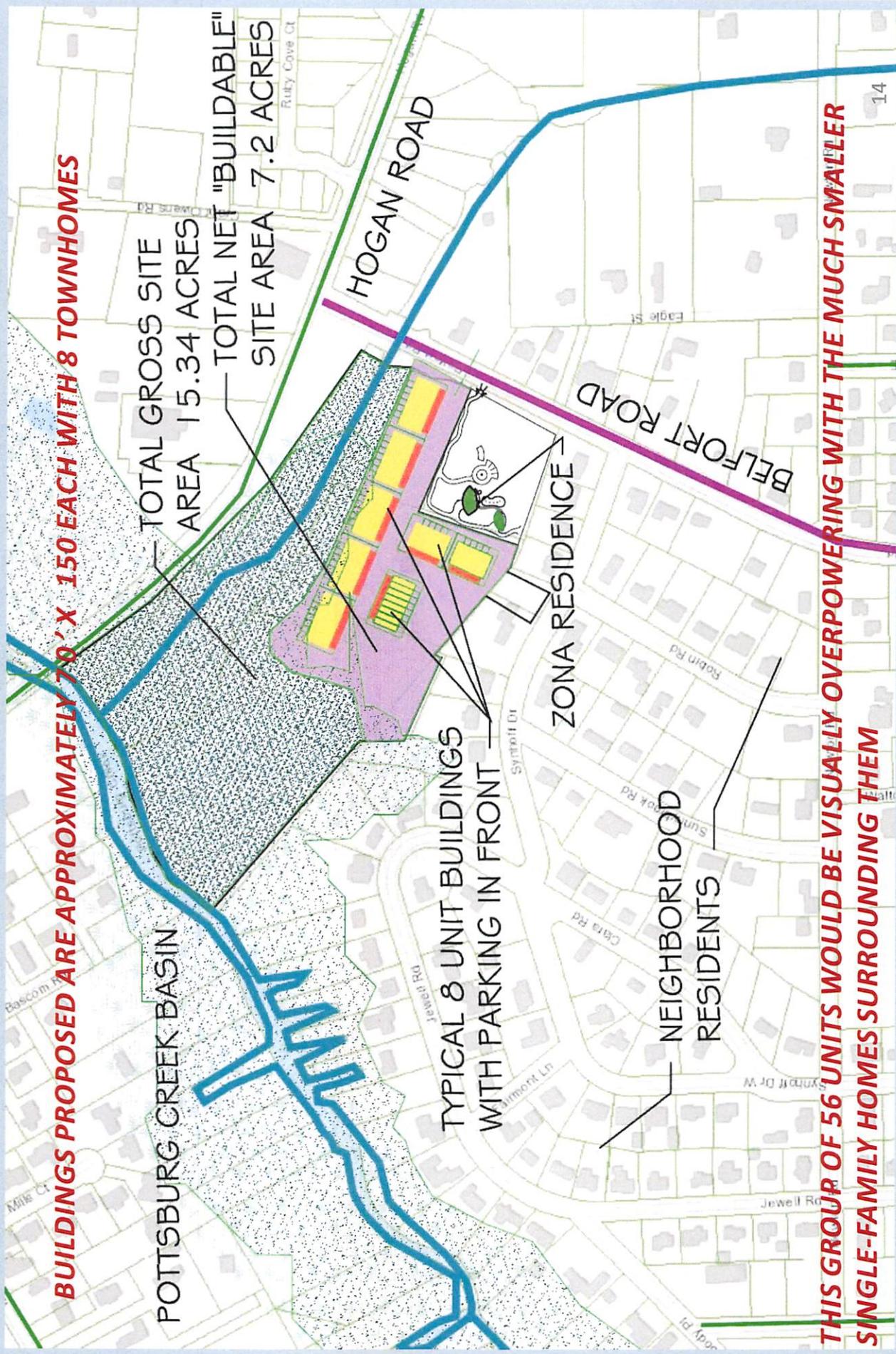
WHAT WE HAVE AND WHY WE BOUGHT HOMES IN THIS AREA.



WHAT WE DON'T WANT:

- Large buildings not compatible with scale, character or ambiance of our neighborhood
- Parking overflow with vehicles on sidewalks and streets.

IMPACTS: SITE DESIGN AND SITE LIMITS



BUILDINGS PROPOSED ARE APPROXIMATELY 70' X 150' EACH WITH 8 TOWNHOMES

TOTAL GROSS SITE AREA 15.34 ACRES

TOTAL NET "BUILDABLE" SITE AREA 7.2 ACRES

HOGAN ROAD

BELFORT ROAD

ZONA RESIDENCE

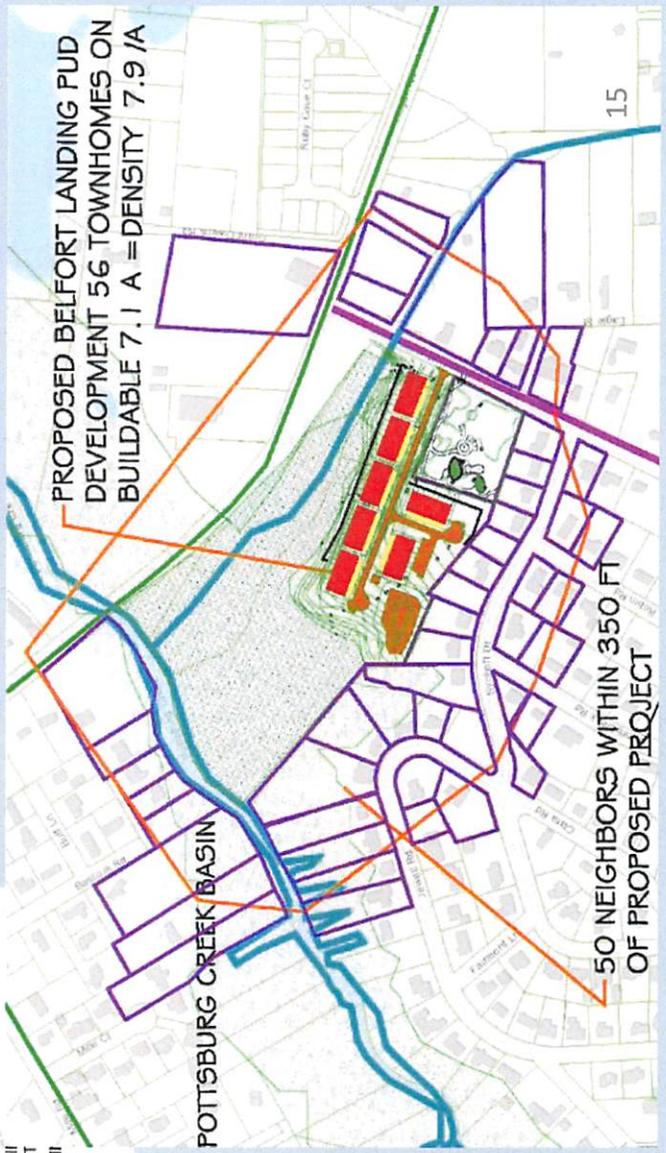
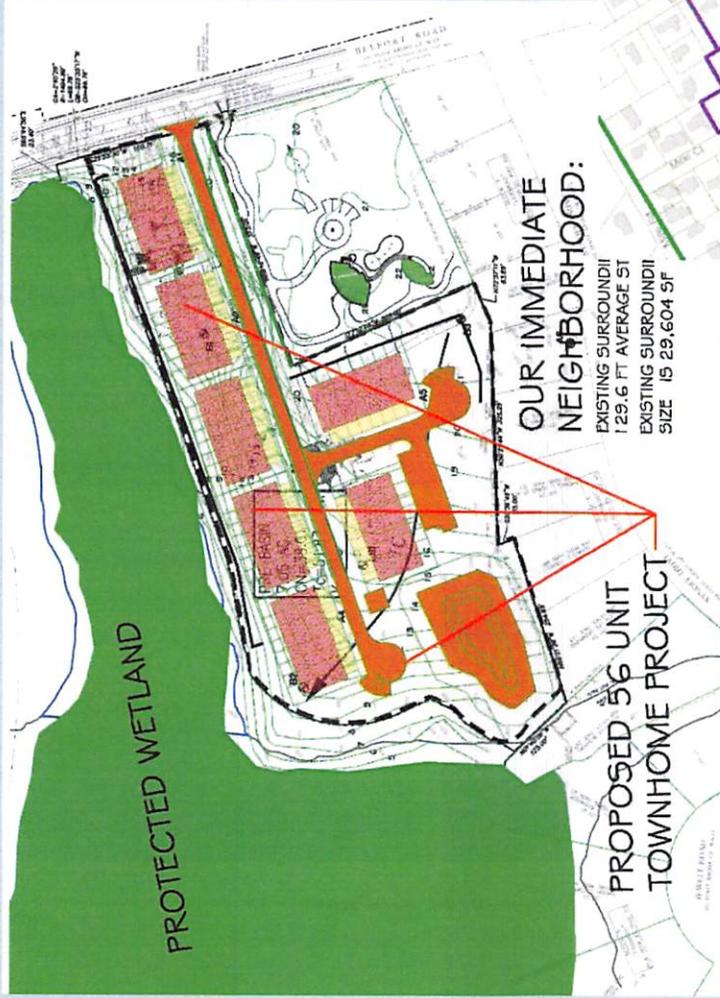
TYPICAL 8 UNIT BUILDINGS WITH PARKING IN FRONT

NEIGHBORHOOD RESIDENTS

THIS GROUP OF 56 UNITS WOULD BE VISUALLY OVERPOWERING WITH THE MUCH SMALLER SINGLE-FAMILY HOMES SURROUNDING THEM

IMPACTS: SITE DESIGN AND SITE LIMITS

THIS PROPOSED PROJECT DOES NOT FIT COMFORTABLY ON THE SITE AND IT OVERPOWERS THE NEIGHBORHOOD



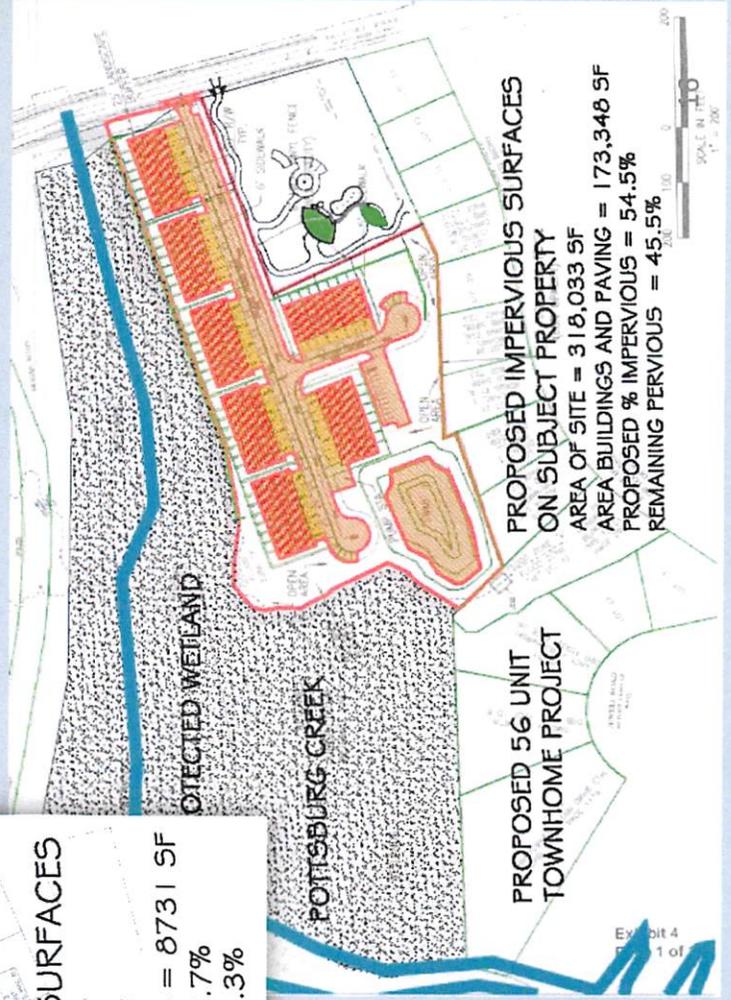
THE SITE AND BUILDINGS ARE OUT OF SCALE WITH THE LOTS AND SINGLE-FAMILY HOMES AROUND IT

IMPACTS: SITE DRAINAGE CHANGES



EXISTING IMPERVIOUS AREAS ARE
MINISCULE AT **2.7%** OF THE SITE

ALSO NOTE THE STEEP CONTOURS
THROUGHOUT (LARGE RETAINING
WALLS WILL BE NEEDED)

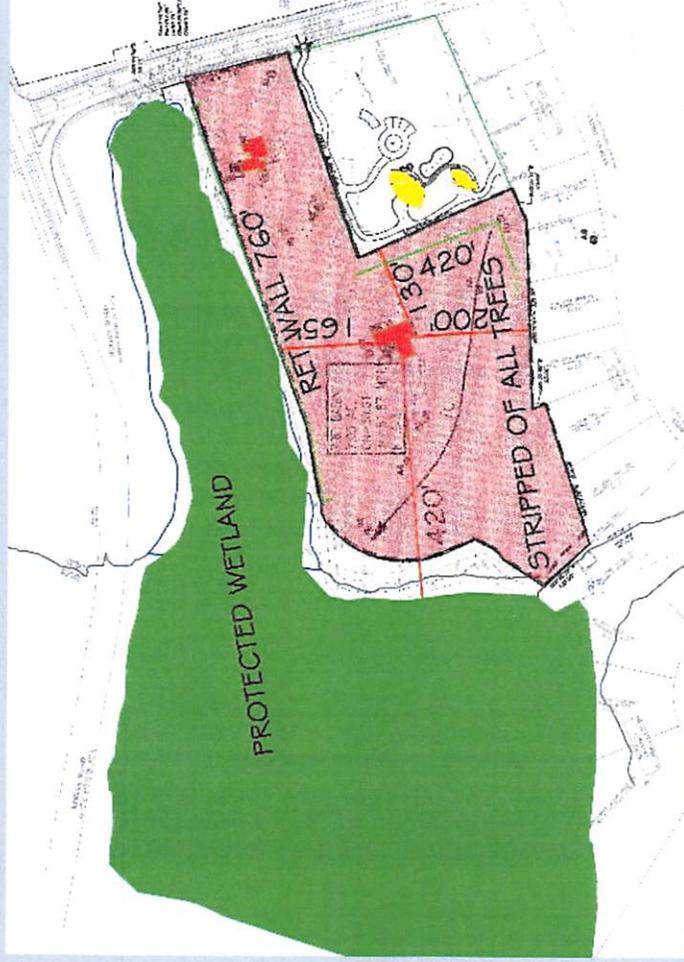


THE PROPOSED SITE PLAN IS
CURRENTLY SHOWN AT **54.5%**
COVERAGE AND GROWING

**THIS FACT WILL NEGATIVELY IMPACT
THE WATER SHED**

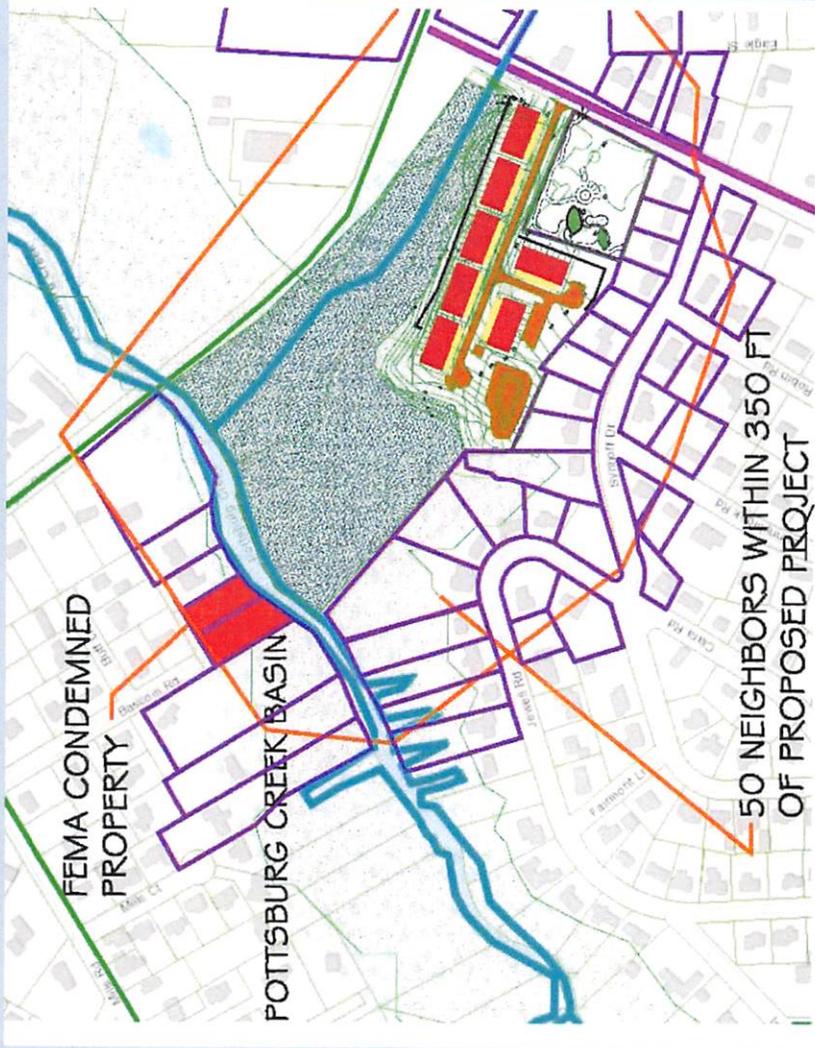
IMPACTS: POTTSBURG CREEK WATER SHED & ECO SYSTEM

“STRIP MINING” IS REQUIRED FOR THIS KIND OF INTENSIVE DEVELOPMENT



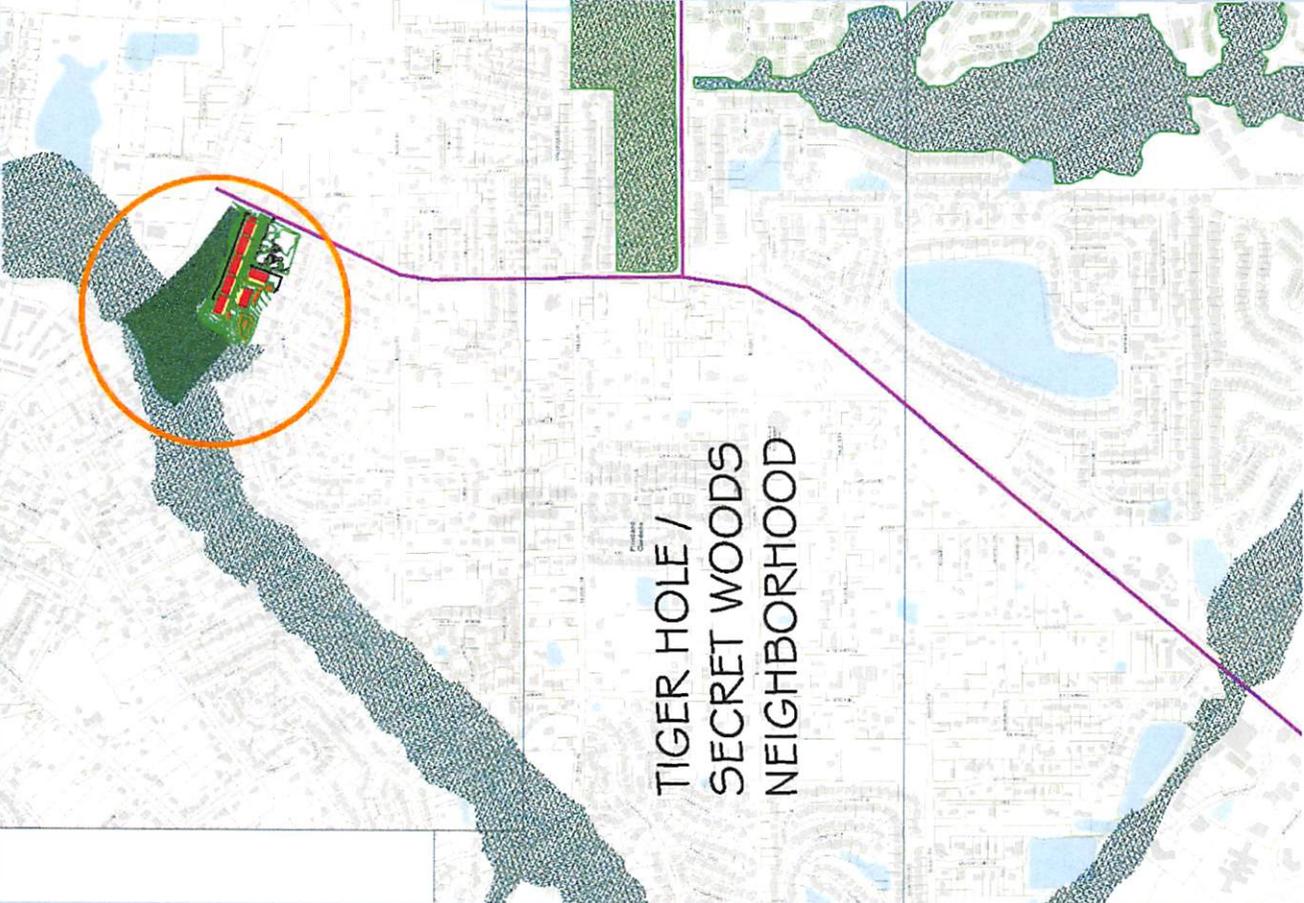
RETAINING WALLS AND RETENTION POND WILL ALSO BE REQUIRED – ALL OF THESE WILL IMPACT THE WATER SHED AND ITS UNIQUE ECOLOGY

**IMPACTS: POTTSBURG CREEK WATER SHED & ECO SYSTEM
FEMA AND FLOODING IMPACT MATTERS – THESE PROPERTIES ACROSS THE
POTTSBURG CREEK WERE CONDEMNED BY FEMA**



**THIS SITUATION DEMONSTRATES JUST
HOW SENSITIVE THIS WATERSHED IS TO
THE FREQUENT FLOODING IN THE AREA**

IMPACTS: POTTSBURG CREEK WATER SHED & ECO SYSTEM



IMPACTS: POTTSBURG CREEK WATER SHED & ECO SYSTEM

National Wetlands Inventory
surface waters, and wetlands

BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
 - Source Type
 - Image Scale
 - Image /sar
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data

MEASURE

Measurement Result

LEGEND

GENERAL | **DESCRIPTION** | **REPORTS** | **ABOUT**

This 17.94 acre **Freshwater Forested/Shrub Wetland** habitat is classified as a **PFO12C**. For a complete code description, click [here](#).

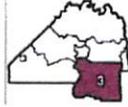
The wetlands and deepwater habitats in this area were photo interpreted using 1:50,000 scale **color infrared** imagery from 1983.

[Zoom to wetland](#)
[Zoom to project area](#)

119,028
30,285 | -81,584

esri

IMPACTS: CITY AND STATE AGENCY REACTIONS



Southeast Citizens Planning Advisory Committee
Chair: Carol D'Onofrio Vice Chair: Joanne Parker Griffin

October 26, 2021

To: David Hacker, Chair, Planning Commission
Rory Diamond, Chair, LUZ
Sam Newby, City Council President

RE: 2021-0650 PUD located at 2522/2630 Belfort Road, 0 Belfort Rd, 0 Synhoff Dr (RE# 154196-0000, 154197-0000, 154198-000 and 154542-0010) seeks to rezone 15.45+- acres of land from RLD-60 to PUD in order to permit for 60/56 townhomes.

At the October 25, 2021, meeting the Southeast CPAC voted to request DENIAL of 2021-0650 in light of new environmental issues, such as flooding and the destruction of natural wild animal and bird habitats that will be a direct result of the current site plan for 60/56 townhome units. This site plans does not conform to the physical type of home, frontage, and layout of the surrounding area.

This project is also inconsistent with the current single family residential communities currently in this area.

Reference is made to Zoning Code Section 656-125 - Limitations on rezoning of land, Item C-3 states Uses permitted under the proposed reasoning will not be consistent or compatible with the existing and proposed land uses and zoning of adjacent and nearby properties or the general area or will deviate from an established or developing logical and orderly development pattern. Currently the 15.45+- acres is surrounded by numerous single-family home communities and is also an active area for wildlife including several species of turtles and birds. It is also currently the home of an active Bald Eagle nest. The wetlands adjacent become at risk due to the drastic change in landmass that would become home to these townhouses.

My understanding from the neighborhood representatives attending the CPAC meeting was that the city's staff report to the Planning Commission was to recommend denial as well as the report from the Planning Commission that also recommended denial. The residents felt that their concerns were heard as denial was in place by this commission. For some reason that recommendation for denial was set aside and the decision to reinstate the applicants request was initiated. How did that happen, how was this explained to the current neighborhood representatives?

The surrounding neighborhood community realizes that building will occur on this land but not to the magnitude of 60/56 townhomes on this site. The original planned permit identified 21 single family homes to be built. This is acceptable and is in concert with the surrounding areas.

City of Jacksonville, Neighborhoods Department 214 N. Hogan Street, 5th Floor Jacksonville, Florida 32202
Rosemary.Wesolowski@cityofjacksonville.com District 2 & 3 Coordinator
(904) 255-8261

These townhomes even reduced by four is not compatible with the surrounding area and just builds on density for this area. Within the last five years two other subdivisions were built but keeping with the zoning code. Town homes are not of this areas character. This change appears to be spot zoning for no other good reason other than to get a better return on the developer's part.

The Southeast CPAC- District 3 requests that this application be denied due to non-compatibility with the current homes and communities surrounding this area. Just because a developer can build and make 60 homes fit on a plot, doesn't make it right and especially right for the community.

Please Consider DENIAL with regard to the recent decision by the Planning Commission.

Respectfully,

Carol D'Onofrio, Chair
Southeast CPAC

cc: Kevin Carrico, City Council, District 4
William Killingsworth, Director of Planning and Development
Folks Huxford, Chief of Current Planning Division
Kristen Reed, Chief of Community Planning
Paige Johnston, Attorney IV
Mary Staffopoulos, Attorney III
Arimus Wells, City Planner
Patricia Sales, Clerical Support Aide
Rosemary Wesolowski, Neighborhood Services Coordinator Senior
Gary Weise, Secret Cove Civic Association
Brian Corrigan, Secret Cove Civic Association
Nancy Wilson
James Stevenson
John Zona

**THE SE CPAC WROTE THIS LETTER
RECOMMENDING DENIAL CITING
THE ADVERSE IMPACT THIS PROJECT
WOULD HAVE ON THE ST. JOHNS
RIVER WATERWAYS ECO SYSTEM**

IMPACTS: CITY AND STATE AGENCY REACTIONS



November 1, 2021

TO: City of Jacksonville Council Land Use & Zoning Committee (LUZ)
FROM: Lisa Rinaman, St. Johns Riverkeeper

RE: Opposition to Bill 2021-0650

On behalf of our members, I am writing in opposition to Bill 2021-0650 that rezones approximately 15.33 acres of land located at the southwest corner of Hogan Road and Belfort Road in the Pottsborg Creek Watershed. Pottsborg Creek, a tributary to the St. Johns River, is impaired for nutrients and fecal coliform that is worsening.

We are concerned that this rezoning will exacerbate existing water quality degradation, damage valuable wetlands and leave the surrounding communities more vulnerable to future storms and flooding.

It is troubling that Bill 2021-0650 was not considered by the Jacksonville Waterways Commission, denied by the Citizen Planning Advisory Committee (CPAC) and denied by the Planning Department.

Unfortunately, the Planning Commission turned a blind eye to the opposition and to Bill 2021-0650's inconsistency with the 2030 Comprehensive Plan and its conflicts with the City's land use regulations.

We ask LUZ to seek consul from the Jacksonville Waterways Commission prior to a vote and to fully resolve the following:

- The proposed site plan overlaps with the Coastal High Hazard Zone (CHHZ.) To build as currently proposed would require significant site work that would negatively impact Category II wetlands in the CHHZ. A plan should be required before approval of how CHHZ requirements will be met by the applicant.
- The Planning Department states that the wetlands located within the site should be reevaluated. This information is critical before a decision is made.
- The Planning Department also state that "the development may be consistent" with the Conservation Coastal Management Element (CCME) Wetlands Policies.
 - The purpose of CCME is to provide direction for protection, preservation and enhancements of the City's natural and coastal resources which are vital for the community's long-term economic, environmental, social and aesthetic values.

RIVER KEEPER WROTE THIS LETTER RECOMMENDING DENIAL CITING THE ADVERSE IMPACT THIS PROJECT WOULD HAVE ON THE ST. JOHNS RIVER WATERWAYS ECO SYSTEM

As stewards of Jacksonville's future, we ask that you ensure that existing protections are fully enforced to fortify Jacksonville's waters and Jacksonville's neighborhoods. Wetland loss continues to be a top concern for water quality as has been documented in the Lower St. Johns River Report Card which consistently ranks wetlands loss as a major factor in the River's health.

We ask that you fully investigate and resolve all issues fueling significant opposition to Bill 2021-0650 or simply vote "no" to protect our waters and to protect our neighborhoods.

Thank you for your consideration. Please contact me at 904-509-3260 for additional information.

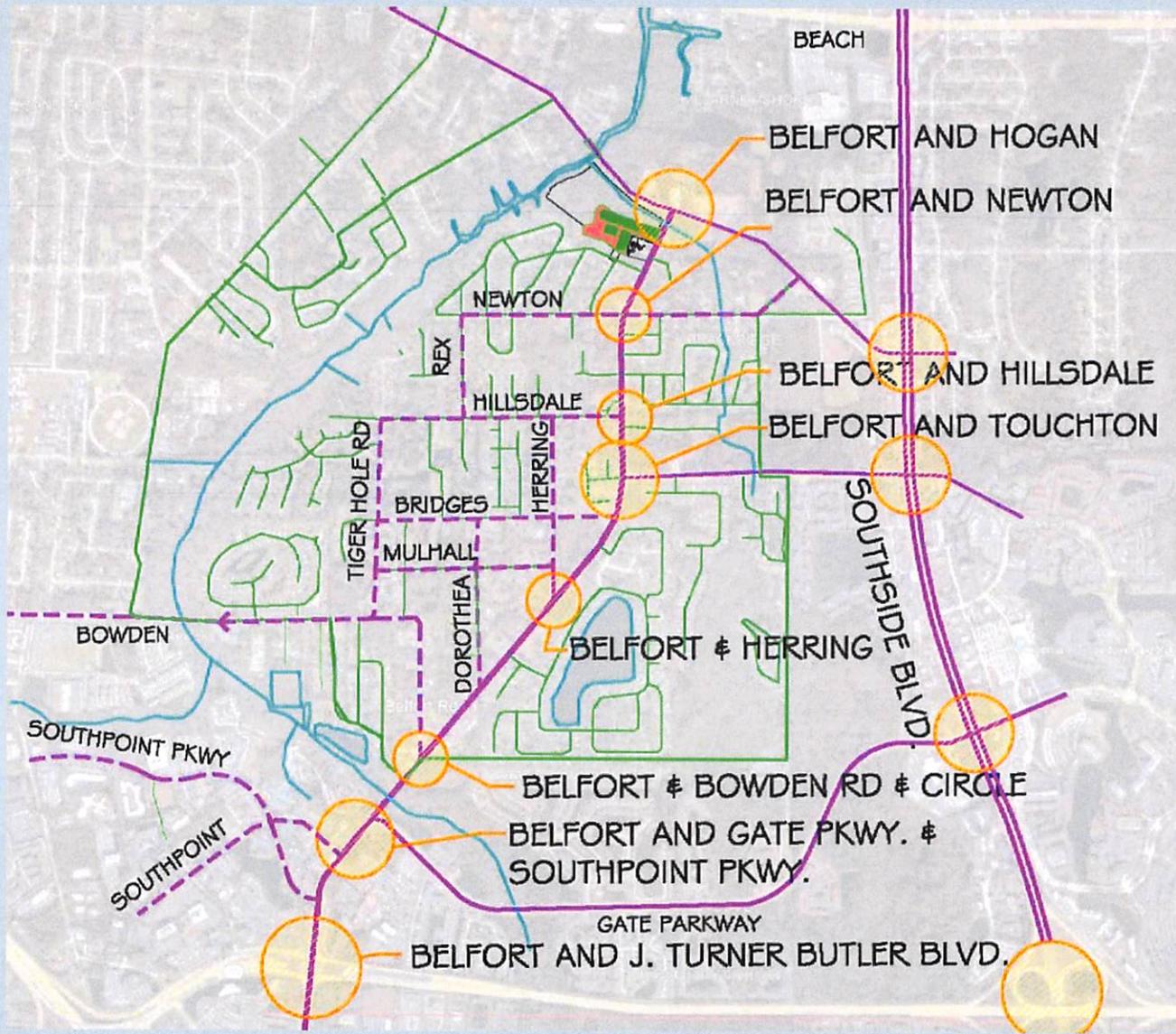
For the River!

Lisa Rinaman

lisa@stjohnsriverkeeper.org

(904)509-3260

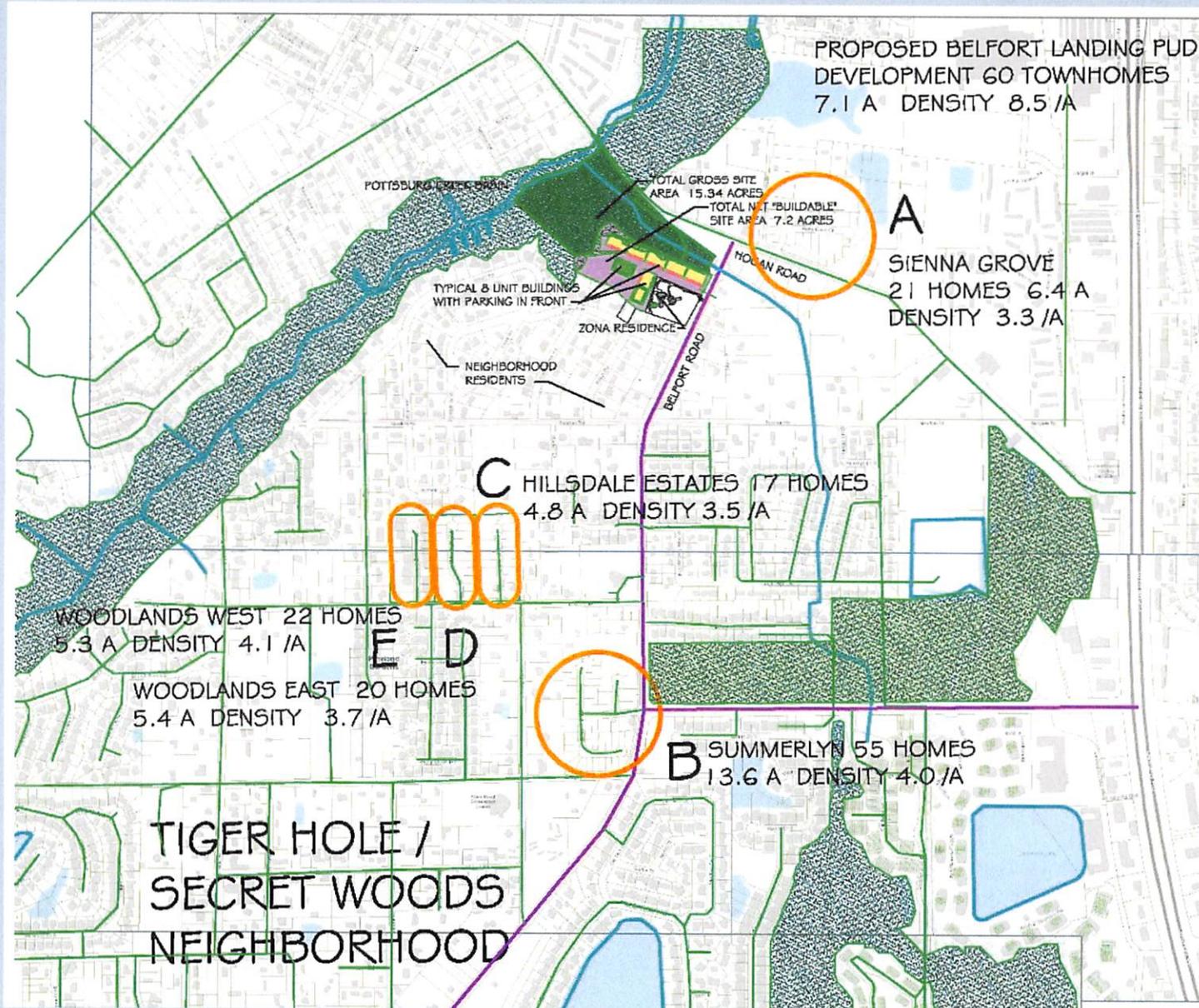
IMPACTS: TRAFFIC BOTTLENECK LOCATIONS



IMPACT ON TRAFFIC ON OUR ALREADY OVERLOADED BELFORT ROAD INTERSECTIONS FROM JTB NORTH

- *As traffic builds on the two lanes of Belfort, vehicles find their way through our neighborhood to avoid the congestion on Belfort*
- *Newton Rd. through Rex Dr. to Hillsdale to Tiger Hole to Bowden*
- *Hillsdale to Tiger Hole to Bowden*
- *Bridges Rd, through Herring to Tiger Hole Rd to Bowden*
- *Belfort through Herring to Hillsdale to Rex to get to Newton to get to the traffic light at Newton and Belfort*
- *Herring to Mullhall to Tiger Hole to Bowden*
- *Increase in noise and safety of our community with cars traveling over the residential speed limit to get where they need to go.*

IMPACTS: PRECEDENTS: RECENT PAST & FUTURE



OUR ENTIRE COMMUNITY, INCLUDING THE 5 MOST RECENT INFILL PROJECTS REMAIN **RLD-60 ZONING –**

THIS ESTABLISHES THE CHARACTER AND FIBER OF OUR NEIGHBORHOOD

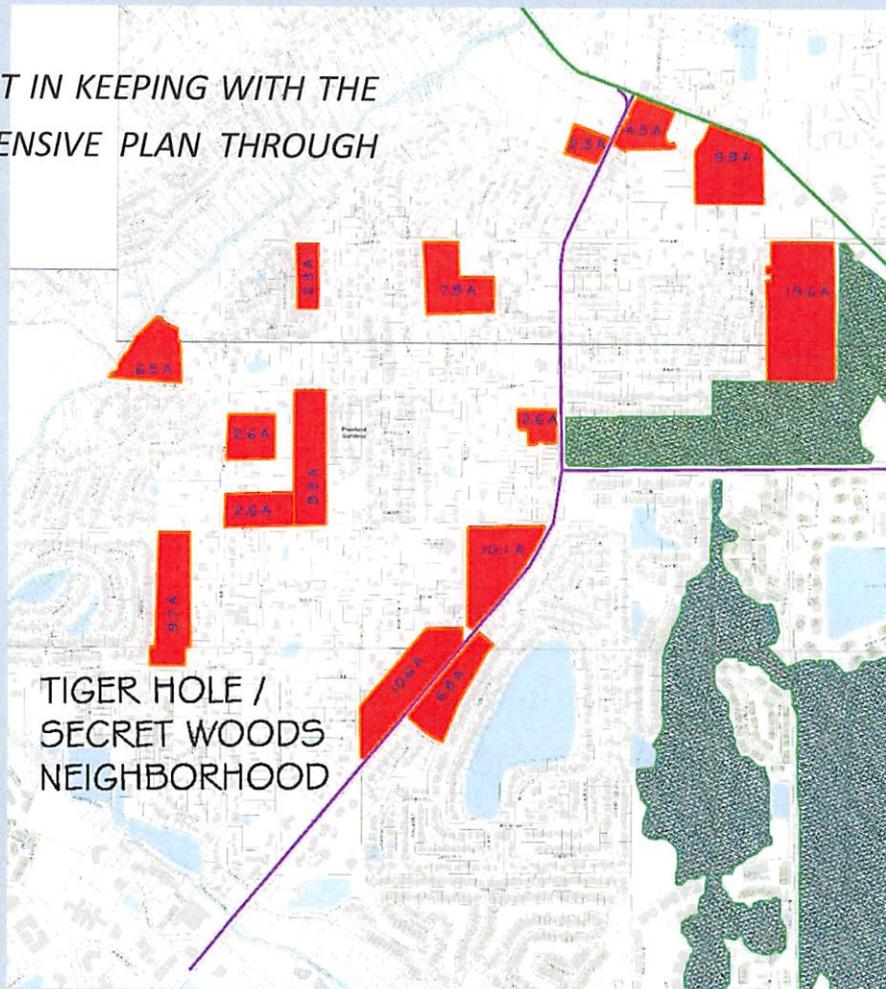
**A – SIENNA GROBE
C, E, AND D
HILLSDALE ESTATES |
RENTAL HOMES
WOODLANDS EAST &
WEST – OWNED**

B SUMMERLYN

IMPACTS: PRECEDENTS: RECENT PAST & FUTURE

THESE ARE 15 PLUS FUTURE AREAS FROM 2.5 – 12 ACRES THAT WOULD BE CONSIDERED FOR REZONING IF YOU ALLOW THIS PROJECT.

THIS IS NOT IN KEEPING WITH THE COMPREHENSIVE PLAN THROUGH 2030



These are 15 plus future areas from 2.5 – 12 acres that would be considered for rezoning if you allow this project .

*This is **NOT** in keeping to the Comprehensive Plan through 2030*

*We will **CONTINUE** to work as a community to prevent a new zoning precedent that increases our FLUM from single-family to multi-family.*

*The Comprehensive plan has mid to high density areas just outside our neighborhood that allows for this type of project, **move it there.***

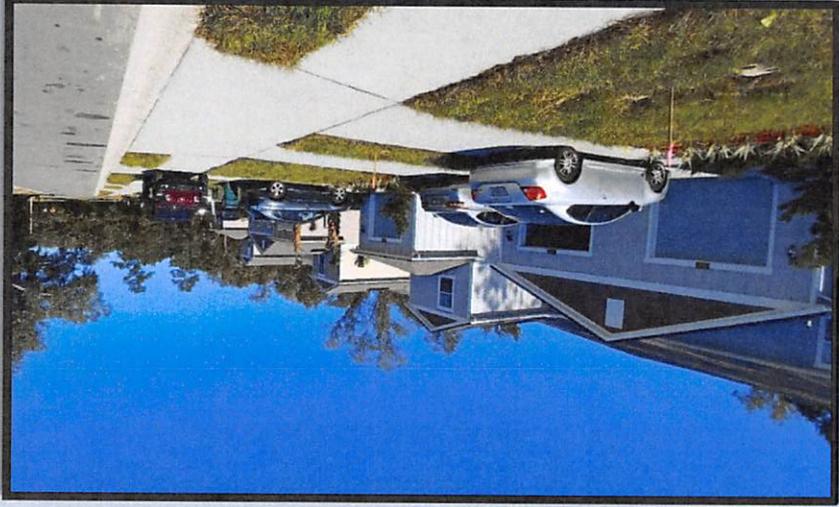
IMPACT ON ZONA HOMESTEAD:

THESE PHOTOS DEAL WITH INTENSITY, CHARACTER AND THE OBVIOUS COMPARISONS OF THE TWO ZONING EXAMPLES:



THIS IS US...

We built here because of the character of the area, the natural habitat of the creek and a place to live out the rest of our lives ALONE WILL BE DEVASTATING!



THIS IS THEM...



OPTIONS: OPTIONS AND ALTERNATIVES

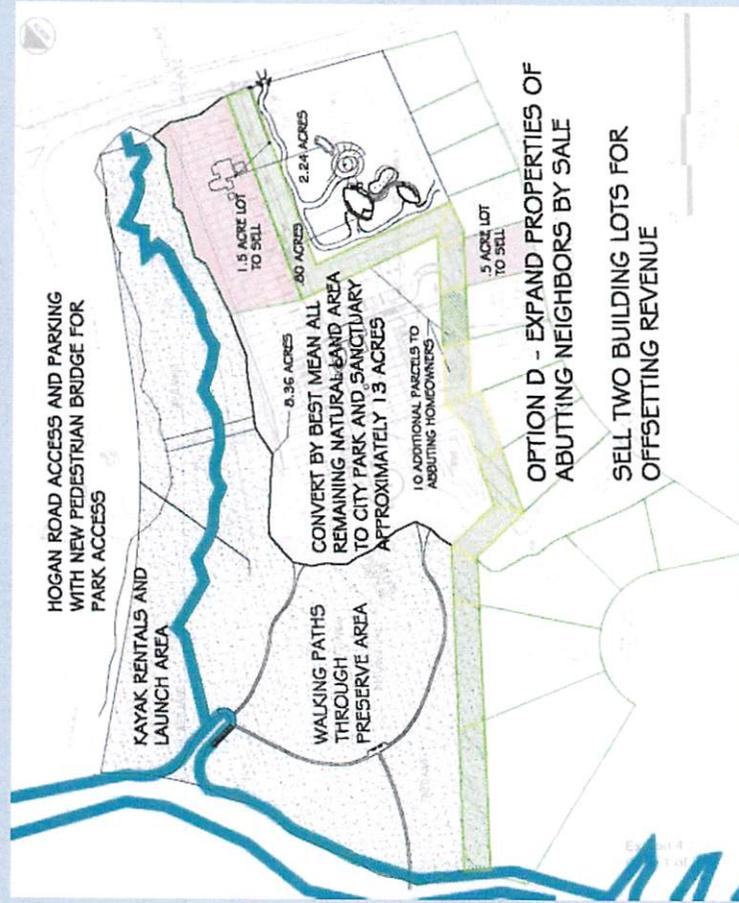
THERE ARE MUCH BETTER DESIGN OPTIONS THAT WILL ACCOMMODATE TOWNHOMES WITHOUT DESTROYING THE CHARACTER OF OUR COMMUNITY



WE WILL WORK AS A COMMUNITY TO PREVENT A NEW ZONING PRECEDENT THAT INCREASES OUR FUTURE LAND USE MAP FROM SINGLE FAMILY TO MULTIFAMILY

OPTIONS: OPTIONS AND ALTERNATIVES

ONE MORE OPTION IS TO CREATE A 20 ACRE NATURAL ECO-PARK



WE PROPOSE TO BUY THIS LOT FROM DEVELOPER, SELL ABOUT 3 ACRES BACK TO COMMUNITY AND CREATE THE OPPORTUNITY FOR AN ECO BASED CITY PARK WITH WALKING ACCESS TO THE POTTSBURG CREEK AND WETLANDS

Request of you:

IF THIS WERE YOUR HOMESTEAD, WOULD YOU VOTE YES?

The Choice is Yours

*You can do the **WRONG THING** and change the zoning , setting precedence's that would **FOREVER CHANGE** our neighborhood; or you can **PRESERVE** what we, your **CONSTITUENTS** want and that is to **PROTECT** the character, beauty and uniqueness of this area.*

*The request before you is to do the **RIGHT THING!***

NO ZONING CHANGE!