

2nd County Dock

Rezoning Ord 2016-0805

PUBLIC MEETING

w/ Councilmember Matt Schellenberg

MONDAY, MAY 1

Mandarin Community Club

12447 Mandarin Road

Doors Open @ 6:30; Meeting 7-8:30 pm

- Proposal to re-zone a 9 acre parcel to a PUD allowing 21 lots on County Dock Road & Loretto Road, both part of the Scenic and Historic Corridor Ord enacted in 2001 to maintain the historic nature and low density character of Mandarin.
- **BE INFORMED...**add your voice with residents, historic /civic organizations (Scenic Jacksonville, City Beautiful Jax, RAP, Mandarin Museum and Historic Society, Mandarin Community Club and more) monitoring this rezoning impacting the **ONLY** Historic Corridor in Jacksonville.

The Issues:

Substandard Road: The actual pavement of County Dock Road measures approximately 16.5 feet in total width. This is already deemed inadequate for existing two-way traffic at specified road speeds. County Dock Road and Mandarin Road modifications are prohibited by City Ordinance 305, Part 2, which designates County Dock Road, Mandarin Road and the relevant portion of Loretto Road scenic and historic corridors. Specifically, section 305.203(g) of this ordinance states: “The paved portions of those streets designated in [Section 305.201](#) shall be maintained at the width existing as of the effective date of this Part.”

Traffic Increase and Dangerous Pattern: At an average of 2 cars per household the addition of 21 homes could add as much as 42 vehicles to the substandard road creating safety hazards.

Threat to Scenic and Historic Corridor: Rezoning these parcels is contrary to the public policy of preserving the existing historic and scenic character of this area as evidenced by the passing of City Ordinance 305, Part 2, which deems the roads abutting the subject parcels as “scenic and historic corridors” and subsequent zoning Overlay District Ordinances restricting increased development density.

Erodes Efforts to Preserve Historic and Scenic Character of Area: All properties fronting County Dock Road are zoned at lower densities than the density requested for this property. Approval of this zoning will contribute to the erosion of the current scenic and historic character of the area that has actively been promoted as worthy of preservation over many decades as evidenced by the passing of City Ordinance 305, Part 2, designating the abutting County Dock and Loretto Roads as “scenic and historic corridors,” the development of Walter Jones Historic Park, County Dock Park, and the Mandarin Museum, and the creation of the Mandarin Road Overlay, all are adjacent or near subject properties. Also note that according to City of Jacksonville property tax records, a home on one of the subject properties dates to 1905, further evidencing the historic character of the area.

Public Safety, Fire and Evacuation, Environmental Hazard: The Jacksonville Fire and Rescue Department has identified the Mandarin Road area as deficient for “average needed fire flow”, which is the estimate of how much water would be available to suppress fire occurring in a typical occupancy. Due to road width, access for responding emergency vehicles would be hindered, therefore adding additional homes to the area creates a public safety hazard. And, the application would increase density in the coastal high hazard area and would have a detrimental effect on hurricane evacuation timing additionally creating a public safety hazard. The subject property was also used as a bus depot with reported fuel contamination concerns.

Proximity to Historic Landmarks: The subject property is within 2,000 feet of an historic landmark or landmark site designated by the Council pursuant to Section 307.104 and must therefore be a factor in the approval consideration since both Walter Jones Historic Park and a residence on Loretto both have Historic status.

Negative Impact with Increase in Density: The City of Jacksonville has consistently enforced existing zoning regulations limiting density in order to protect the character of the Mandarin Road area, and specifically enforced limiting density to one unit per acre as successfully defended in [Hulsberg v. City of Jacksonville, et al](#), wherein the Court acknowledged the heavily wooded, estate type residential nature of the Mandarin Road area.