



SAN MARCO PRESERVATION SOCIETY

1468 Hendricks Avenue
Jacksonville Florida, 32207

November 20, 2023

Land Use and Zoning Committee
City of Jacksonville
214 North Hogan Street
Jacksonville, FL 32202

Dear Chairman and Committee:

On behalf of the San Marco Preservation Society in its capacity as a City of Jacksonville registered neighborhood organization, please accept this letter in opposition to 2023-704, 2023-705, and 2023-706 (AD-23-84).

The rezoning of this property from Residential Low Density-60 (RLD-60) to Industrial Business Park (IBP) and land use from Low Density Residential (LDR) to Business Park (BP) will facilitate an inappropriate and dangerous lack of transition in zoning in an important transition corridor.

Up-zoning this property from residential to industrial would reclassify this property from one of the lowest density uses to one of the highest; this change would be inconsistent with the spirit of transition of density encouraged by urban planning and our City's Comprehensive Plan. With LDR currently classified on the properties to the west, east, and south of this site and CCG-2 to its north, the SMPS does not see the reclassification of this site to BP as an appropriate transition between current uses—from industrial to single family homes, many of which were built close to 100 years ago—and is not a satisfactory segue into the residential South Riverside and Craig Creek neighborhoods.

Additionally, the use of this land for a proposed industrial dumpster company raises significant concerns about contamination and drainage into the abutting historic Philips Craig Swamp Cemetery as well as Craig Creek, which lies less than 500 feet from this site and continues to the St. Johns River. The property itself dips noticeably in topography—almost 10 feet lower than the adjacent cemetery (source: JaxGIS). Because “swamp” has been in the name of the cemetery since the 1800s, indicating a longstanding connection to our city's important wetlands, drainage and site contamination concerns are of great importance, especially located so closely to residential homes.

The Philips Craig Swamp Cemetery dates to the 1840s, used by the community that existed in this portion of the Old Kings Road. The rural 19th century community was named after Albert Gallatin Philips, owner of nearby Red Bank Plantation. He and his wife, Martha Ann Hendricks, donated the land as a Methodist church, school, and cemetery. Many of South Jacksonville's earliest pioneer families are buried in this cemetery, along with graves of Civil War veterans. Managed by

the Veterans of Foreign Wars Post 1689, more than 130 burial sites of veterans as well as notable Jacksonville pioneers are located here, and deserve to be neighbored by an appropriate land use.

For close to 50 years, the SMPS has advocated for smart planning and growth not only of the San Marco neighborhood, but of the adjacent neighborhoods, with which San Marco connects and relates. The intentional zoning of properties and transition of uses is vital to the fabric of our area, spanning from the Southbank to San Marco East and even Lakewood. Due to the lack of transition in zoning designations from residential to industrial, the property's proximity to historic Philips Craig Swamp Cemetery, and environmental concerns relating to the proposed use of the property as an industrial dumpster facility, the San Marco Preservation Society requests denial of 2023-704, 2023-705, and 2023-706 (AD-23-84).

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "David Paulk", written in a cursive style.

David Paulk
President, Board of Directors
San Marco Preservation Society, Inc.