

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-593**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-25-33 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 8 AT 7126 GARDEN STREET,  
8 BETWEEN MEDIA STREET AND OLD KINGS ROAD (R.E.  
9 NO. 004004-0000), AS DESCRIBED HEREIN, OWNED BY  
10 MARY AGNES VAN CLEVE MILLER, AS TRUSTEE OF THE  
11 MARY AGNES VAN CLEVE MILLER LIVING TRUST,  
12 REQUESTING ANIMALS OTHER THAN HOUSEHOLD PETS,  
13 HORSES, MEETING THE PERFORMANCE STANDARDS AND  
14 DEVELOPMENT CRITERIA SET FORTH IN PART 4, IN THE  
15 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT, AS  
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
17 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF  
18 THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR  
19 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS,** an application for a zoning exception, **On File** with  
22 the City Council Legislative Services Division, was filed by Mary  
23 Agnes Van Cleve Miller, as trustee of the Mary Agnes Van Cleve Miller  
24 Living Trust, the owner of property located in Council District 8 at  
25 7126 Garden Street, between Media Street and Old Kings road (R.E. No.  
26 004004-0000) (the "Subject Property"), requesting animals other than  
27 household pets, horses, meeting the performance standards and  
28 development criteria set forth in Part 4, in the Residential Low  
29 Density-60 (RLD-60) District; and

30 **WHEREAS,** the Planning and Development Department has  
31 considered the application and all attachments thereto and has

1 rendered an advisory recommendation; and

2       **WHEREAS,** the Land Use and Zoning Committee, after due notice,  
3 held a public hearing and having duly considered both the testimonial  
4 and documentary evidence presented at the public hearing, has made  
5 its recommendation to the Council; now therefore

6       **BE IT ORDAINED** by the Council of the City of Jacksonville:

7       **Section 1. Adoption of Findings and Conclusions.** The  
8 Council has considered the recommendation of the Land Use and Zoning  
9 Committee and reviewed the Staff Report of the Planning and  
10 Development Department concerning application for zoning exception  
11 E-25-33. Based upon the competent, substantial evidence contained in  
12 the record, the Council hereby determines that the requested zoning  
13 exception meets each of the following criteria required to grant the  
14 request pursuant to Section 656.131(c), *Ordinance Code*, as  
15 specifically identified in the Staff Report of the Planning and  
16 Development Department:

17       (1) Will be consistent with the Comprehensive Plan, including  
18 any subsequent plan adopted by the Council pursuant thereto;

19       (2) Will be compatible with the existing contiguous uses or  
20 zoning and compatible with the general character of the area,  
21 considering population density, design, scale and orientation of  
22 structures to the area, property values, and existing similar uses  
23 or zoning;

24       (3) Will not have an environmental impact inconsistent with the  
25 health, safety and welfare of the community;

26       (4) Will not have a detrimental effect on vehicular or pedestrian  
27 traffic, or parking conditions, and will not result in the generation  
28 or creation of traffic inconsistent with the health, safety and  
29 welfare of the community;

30       (5) Will not have a detrimental effect on the future development  
31 of contiguous properties or the general area, according to the

1 Comprehensive Plan, including any subsequent amendment to the plan  
2 adopted by the Council;

3 (6) Will not result in the creation of objectionable or  
4 excessive noise, lights, vibrations, fumes, odors, dust or physical  
5 activities, taking into account existing uses or zoning in the  
6 vicinity;

7 (7) Will not overburden existing public services and facilities;

8 (8) Will be sufficiently accessible to permit entry onto the  
9 property by fire, police, rescue and other services; and

10 (9) Will be consistent with the definition of a zoning  
11 exception, and will meet the standards and criteria of the zoning  
12 classification in which such use is proposed to be located, and all  
13 other requirements for such particular use set forth elsewhere in the  
14 Zoning Code, or otherwise adopted by the Planning Commission or  
15 Council.

16 Therefore, zoning exception application E-25-33 is hereby  
17 approved.

18 **Section 2. Owner and Description.** The Subject Property is  
19 owned by Mary Agnes Van Cleve Miller, as trustee of the Mary Agnes  
20 Van Cleve Miller Living Trust, and is described in **Exhibit 1**, dated  
21 July 11, 2025, and graphically depicted in **Exhibit 2**, both attached  
22 hereto. The applicant is Mary Agnes Van Cleve Miller, 7125 Garden  
23 Street, Jacksonville, Florida 32219; (904) 866-5171.

24 **Section 3. Distribution by Legislative Services.**  
25 Legislative Services is hereby directed to mail a copy of this  
26 legislation, as enacted, to the applicant and any other parties to  
27 this matter who testified before the Land Use and Zoning Committee  
28 or otherwise filed a qualifying written statement as defined in  
29 Section 656.140(c), *Ordinance Code*.

30 **Section 4. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and Council Secretary. Failure to exercise the zoning  
3 exception, if herein granted, by the commencement of the use or action  
4 herein approved within one (1) year of the effective date of this  
5 legislation shall render this zoning exception invalid and all rights  
6 arising therefrom shall terminate.

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8 Form Approved:

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10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared By: Erin Abney

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