

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-592-W

AN ORDINANCE REZONING APPROXIMATELY 0.99± OF AN ACRE LOCATED IN COUNCIL DISTRICT 8 AT 7126 GARDEN STREET, BETWEEN MEDIA STREET AND OLD KINGS ROAD (R.E. NO. 004004-0000), AS DESCRIBED HEREIN, OWNED BY MARY AGNES VAN CLEVE MILLER, AS TRUSTEE OF THE MARY AGNES VAN CLEVE MILLER LIVING TRUST, FROM COMMERCIAL, RESIDENTIAL AND OFFICE (CRO) DISTRICT TO RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mary Agnes Van Cleve Miller, as trustee of the Mary Agnes Van Cleve Miller Living Trust, the owner of approximately 0.99± of an acre located in Council District 8 at 7126 Garden Street, between Media Street and Old Kings road (R.E. No. 004004-0000), as more particularly described in **Exhibit 1**, dated July 11, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Commercial, Residential and Office (CRO) District to Residential Low Density-60 (RLD-60) District; and

WHEREAS, the Planning and Development Department has considered the application and has rendered an advisory recommendation; and

WHEREAS, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

3 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
4 notice, held a public hearing and made its recommendation to the
5 Council; and

6 **WHEREAS**, taking into consideration the above recommendations and
7 all other evidence entered into the record and testimony taken at the
8 public hearings, the Council finds that such rezoning: (1) is
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
11 not in conflict with any portion of the City's land use regulations;
12 now, therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Commercial, Residential and
16 Office (CRO) District to Residential Low Density-60 (RLD-60)
17 District, as defined and classified under the Zoning Code, City of
18 Jacksonville, Florida.

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

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 **not** be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

5 **Section 4. Effective Date.** The enactment of this Ordinance
6 shall be deemed to constitute a quasi-judicial action of the City
7 Council and shall become effective upon signature by the Council
8 President and Council Secretary.

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10 Form Approved:

11
12 /s/ Dylan Reingold

13 Office of General Counsel

14 Legislation Prepared by: Erin Abney

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