



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

September 4, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2025-0594 (AD-25-49)**

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve**

Planning Commission Recommendation: **Deny**

Planning Commission Commentary: There were two neighboring property owners from 7100 Garden Street who spoke in opposition to the request. Their concerns centered on the adequacy of the property size for keeping horses and the potential for odors associated with horses being located in close proximity to their residence. After further discussion, the commission expressed concerns regarding the reduction in lot size for the number of proposed horses on the property.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye

D.R. Repass

Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized flourish at the end.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

2025-0594 (AD-25-49)

LOCATION: 7126 Garden Street
Between Media Street and Old Kings Road

REAL ESTATE NUMBER: 004004-0000

DEVIATION SOUGHT:

1. Reduce the required lot area for horses from 1.5 acres to 1.00 acres.

PRESENT ZONING: RLD-60

CURRENT LAND USE: RPI

PLANNING DISTRICT: 5

COUNCIL DISTRICT: 8

SIGNS POSTED: 1

APPLICANT/OWNER:

Mary Van Cleve Miller
7126 Garden Street
Jacksonville, FL 32219

STANDARDS, CRITERIA AND FINDINGS

1. Is this situation unique or similar to other properties in the neighborhood? -	<p><u>Recommendation:</u> Similar. The subject property is located on the south side of Garden Street with the primary use of the surrounding neighborhood is single family residential on larger lots, rural in natural. The subject property is currently developed with a single family dwelling and zoned Commercial Residential and Office (CRO) but is proposed for rezoning to Residential Low Density-60 (RLD-60) under companion Ord. 2025-0592. The existing CRO zoning district does not permit animals either by right or by exception; therefore, a rezoning is necessary to allow the proposed use including the companion Zoning Exception (Ord.2025-0593, E-25-33) requesting to allowed horses on the subject site. The applicant is seeking to allow a maximum of 3 horses on the property.</p> <p>Per Sec.656.401(a) (1): Horses and ponies are kept for private riding use only and the minimum lot area shall be not less than one and one-half acres. The same shall be kept inside a fenced enclosure. The subject</p>
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	property is approximately 1.00 acre in size and would need to seek this Administrative Deviation in order to reduce the required lot area from 1.5 acres to 1 acre.
2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...	<u>Recommendation:</u> Yes. There are practical and economic difficulties in carrying out the strict letter of the regulation because the current minimum lot size of 1.5 acres would prevent the property owner from keeping horses, a use that is compatible in this rural area. Reducing the lot size to 1 acre allows the owner to utilize the property for equestrian purposes without requiring the purchase of additional land, which may not be feasible due to availability or cost. The site has been in its current configuration and lot size since 1989. The proposed reduction still provides sufficient space for pasture, shelter, and setbacks, ensuring that the intended use can be accommodated safely and responsibly while maintaining the character of the surrounding area.
3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.	<u>Recommendation:</u> Yes. The request to reduce the lot size is not based solely on a desire to reduce development costs but serves a broader public interest. Allowing horses on the property promotes the rural character of the area, supports outdoor recreation and wellness, and aligns with existing equestrian uses in the vicinity. The reduction enables the property to be used in a manner consistent with the surrounding community while preserving open space and minimizing potential impacts on neighboring properties, thereby achieving a result that benefits both the property owner and the public.

4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...	<u>Recommendation:</u> The proposed deviation will not diminish property values or alter the essential character of the area. As previously mentioned, the surrounding area is predominantly rural and low-density in nature, with single-family dwellings situated on larger lots and open space common throughout. Allowing horses is consistent with this development pattern, as equestrian uses are typical in rural and semi-rural settings.
5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...	<u>Recommendation:</u> Yes. The proposed deviations will not be detrimental to the public's health safety or welfare, nor result in additional public expenses.
6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.	<u>Recommendation:</u> Yes. The request to reduce the required lot area for horses is in harmony with the spirit and intent of the Zoning Code, which seeks to promote the health, safety, morals, and general welfare of the public.
7. The City landscape architect (has/has not) recommended the proposed deviation.	N/A
8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.	N/A

PLANNER RECOMMENDATION: APPROVE

DATE OF REPORT: September 4, 2025



Aerial View

Source: JaxGIS Maps

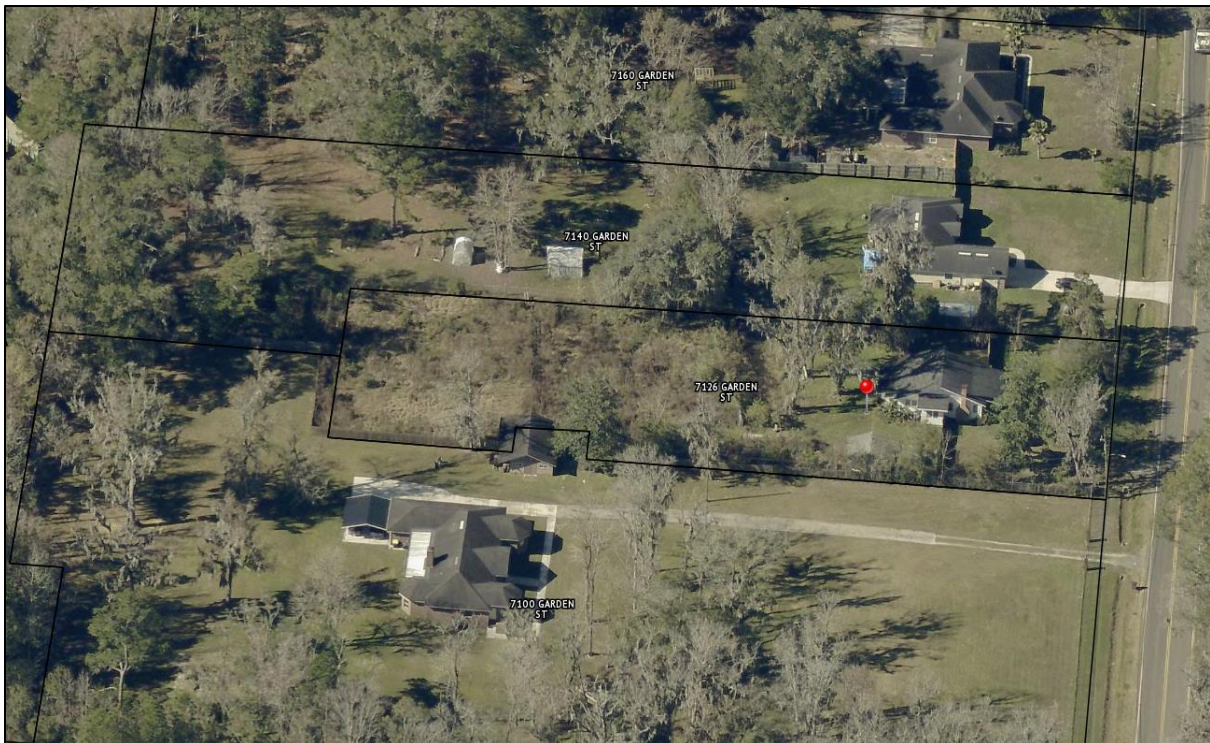


Applicant provided photo evidence of Notice Sign posting and sign affidavit on **July 17, 2025** to the Planning Department.



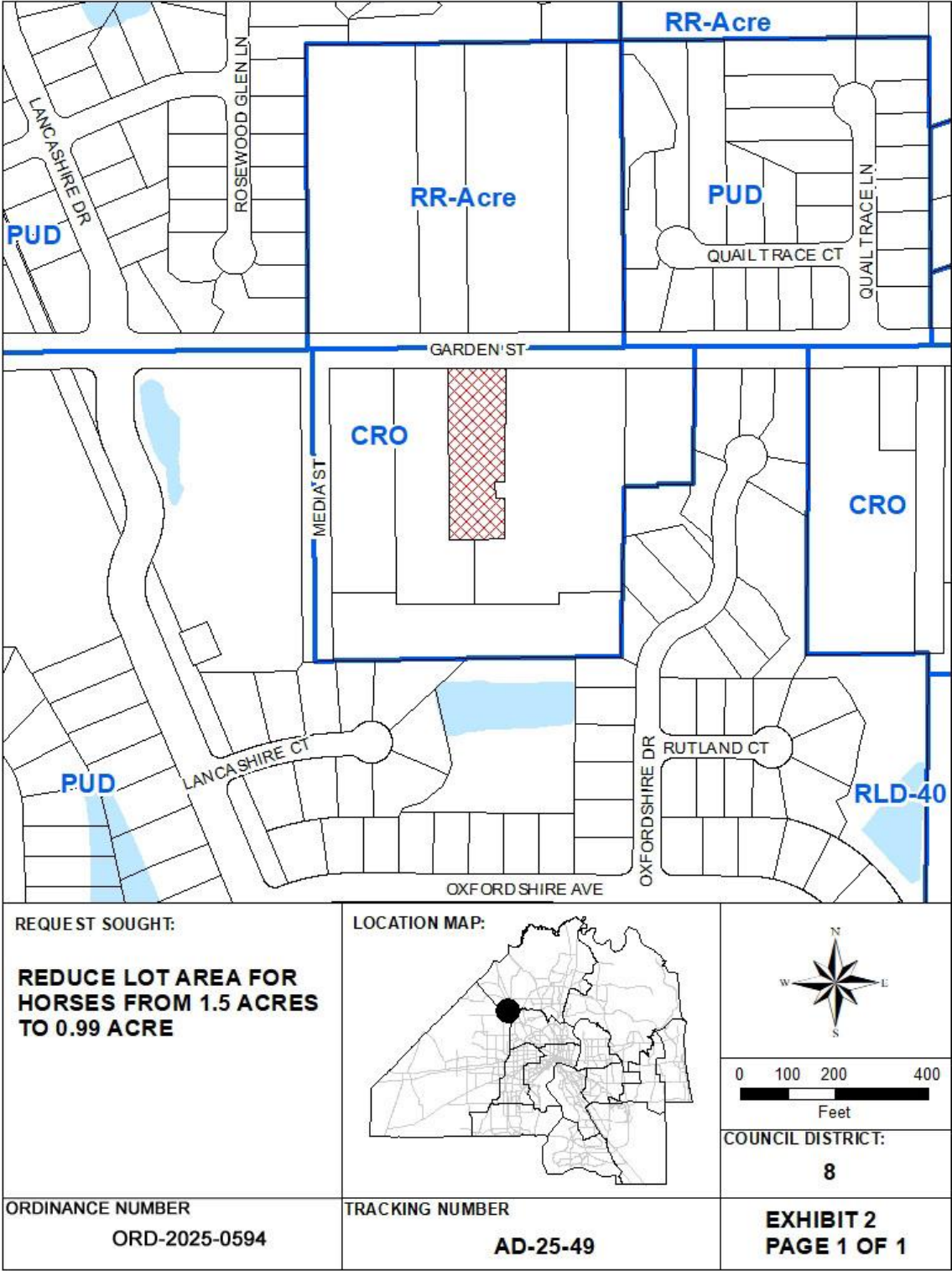
View of Subject Property

Source: Google Street View (March 2025)



View of Subject Property and Adjacent Neighbors

Source: JaxGIS Maps (January 2025)



Legal Map