



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
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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.: 2025-0592

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, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0592

SEPTEMBER 4, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0592**.

<i>Location:</i>	7126 Garden Street Between Media Street and Old Kings Road
<i>Real Estate Number:</i>	004004-0000
<i>Current Zoning District:</i>	Commercial Residential and Office (CRO)
<i>Proposed Zoning District:</i>	Residential Low Density-60 (RLD-60)
<i>Current Land Use Category:</i>	Residential Professional Institutional (RPI)
<i>Planning District:</i>	5-Northwest
<i>Council District:</i>	District-8
<i>Applicant/Owner:</i>	Mary Van Cleve Miller 7126 Garden Street Jacksonville, FL 32219
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0592** seeks to rezone 1.00± acres of property from Commercial Residential and Office (CRO) to Residential Low Density-60 (RLD-60). The conventional rezoning is being sought to allow the property owner to have horses on the property. Within the Zoning District of RLD-60 animals, other than household pets, are allowed by a Zoning Exception, therefore there is a companion Exception (**Ord.2025-0593, E-25-33**) requesting to allowed horses on the subject site.

Additionally, animals have Part 4 development criteria which for horses include:

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 property is approximately 1.00 acre in size and would need to seek an Administrative Deviation to reduce the required lot area from 1.5 acres to 1 acre. There is a companion Administrative Deviation (**Ord.2025-0593, AD-25-49**) seeking this deviation.

The existing Land-Use Category is Residential Professional Institutional (RPI) where RLD-60 is a secondary zoning district and must meet the supplementary criteria and standards for secondary zoning district as listed in Sec.656.350 (c) which includes:

(c) RLD-60 District: There are no additional criteria for these districts.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. The 1 acre subject site is located on Garden Street, a collector roadway, between Media Street and Iowa Avenue which are both classified as local roadways. The site is in Planning District 5 (Northwest), Council District 8, and is located in the Suburban Development Area. The subject site also borders Planning District 6 (North) across Garden Street. The site is located in the RPI land use category. The applicant seeks to rezone the subject site from CRO to RLD-60. The applicant also seeks a companion zoning exception (Ordinance 2025-0593) and an administrative deviation for the keeping of horses.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Residential-Professional-Institutional (RPI) in the Suburban Development Area is a category intended to provide low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. The density of RPI in the Suburban Area shall be 20 units per acre and there shall be no minimum density. However, in the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. According to the JEA Availability

Letter provided, the subject site has access to potable water and a potential connection to sewer services at the intersection of Garden Street and Lancaster Drive.

RLD-60 is a secondary zoning district in the RPI land use category, and therefore the proposed rezoning is consistent with the 2045 Comprehensive Plan.

2. *Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?*

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan.

Development Area: Suburban Area (SA):

The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The proposed rezoning to RLD-60 to allow the property owner to keep horses supports the Comp Plan goal by reinforcing rural character, promoting wellness and economic activity, preserving open space, and ensuring compatibility through appropriate safeguards so that health, safety, and welfare are not compromised.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

Rezoning from CRO to RLD-60 is considered a downzoning, as it changes a parcel designated for commercial use to a residential district in an area where the primary development pattern is single-family dwellings.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning Department, the subject property will be rezoned from CRO to RLD-60 and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivision regulations and Florida Building Code Regulations. The subject property is currently developed with a single family dwelling, and any future development would need to meet the requirements of RLD-60.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Garden Street, west of Old Kings Road. The surrounding area is developed primarily with single-family residential uses. While the adjacent properties to the west and east are also zoned CRO, they are developed with single-family dwellings. Properties to the north are zoned Residential Rural, and to the west are several subdivisions zoned RLD-60 and PUDs that allow 60- to 75-foot-wide lots. Rezoning from the commercial district of CRO to the residential district of RLD-60 is more appropriate and compatible with the existing development patterns along this portion of Garden Street and would be classified as a downzoning, thereby removing the potential for negative commercial uses within the area.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwellings
South	LDR	PUD 1999-0146	Single Family Dwellings
East	RPI	CRO	Single Family Dwellings
West	RPI	CRO	Single Family Dwellings

The Planning Department finds that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **July 17, 2025** to the Planning Department, that the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0592** be **APPROVED**.



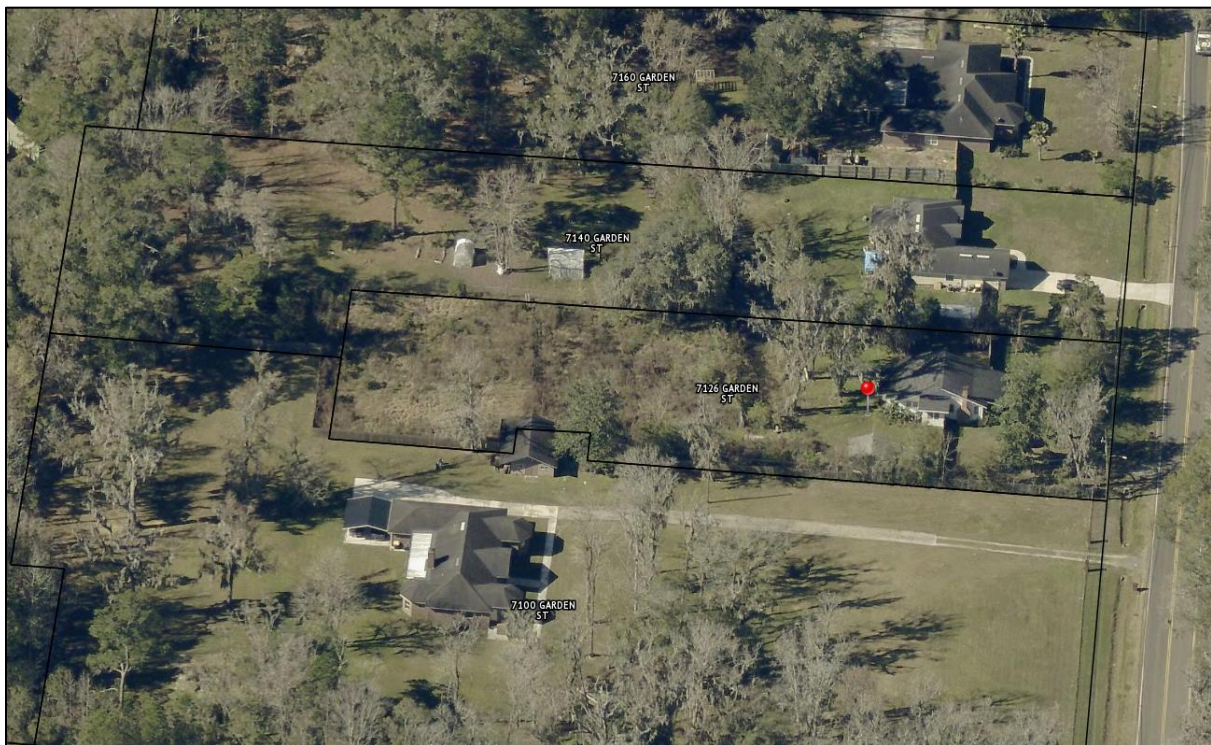
Aerial View

Source: JaxGIS Maps



View of Subject Property

Source: Google Street View (March 2025)



View of Subject Property and Adjacent Neighbors

Source: JaxGIS Maps (January 2025)

