

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0724

October 23, 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 **2025-0724**.

<i>Location:</i>	6926 Garden Street, between Old Kings Road and Garden Street
<i>Real Estate Number(s):</i>	003968-0010
<i>Current Zoning District(s):</i>	Commercial Residential Office (CRO)
<i>Proposed Zoning District:</i>	Commercial Neighborhood (CN)
<i>Current Land Use Category:</i>	Residential Professional Institutional (RPI)
<i>Planning District:</i>	Northwest, District 5
<i>Council District:</i>	District 8
<i>Applicant/Owner</i>	Joel Arreguin-Aguilar 8505 Moncrief Road W Jacksonville FL 32219
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0724** seeks to rezone 1.04 acres of land from the Commercial Residential Office (CRO) Zoning District to Commercial Neighborhood (CN) Zoning District to build a convenience store. The CN zoning district is allowed as a secondary in the RPI land use category, and the site meets the secondary criteria, so therefore no land use amendment is required for this application.

The 1.04-acre site is located at 6926 Garden Street, abutting Iowa Ave to the west and Old Kings Road to the east. According to the City's Functional Highways Classification, Garden Street is a collector roadway, Iowa Ave is a local roadway, and Old Kings Road is a minor arterial roadway. Additionally, the site is located within the Suburban Area in Council District 8 and Planning

District 5 (Northwest), although it abuts Planning District 6 (North) to the north. The applicant seeks to rezone the subject site from CRO to CN in the RPI land use category.

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 and Development 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 Planning Department finds that the subject property is in the RPI functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, RPI is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. RPI is generally intended to provide transitional uses between commercial, office, and residential uses, although it may also provide a transition between industrial and residential uses when industrial pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

RPI in the Suburban Development Area is intended to provide low to medium density development. Development which includes medium density residential and professional office use is preferred. Limited neighborhoods commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged to reduce the number of Vehicle Miles Traveled. The maximum gross density within the Suburban Area shall be 20 units/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. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. This proposed rezoning to commercial neighborhood (CN) is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

- Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

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

No. The Planning Department finds that the proposed rezoning does not conflict with any portion of the City's land use regulations. The proposed rezoning will allow the continuance of commercial uses within the area

SURROUNDING LAND USE AND ZONING

The subject property is located on Garden Street with the surrounding uses, land use categories and zoning as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	NC	CN	Church
East	NC	CN	Single Family
South	LDR	RR-Acre	Mobile Home
West	RPI	CRO	5500 Timber SI 80-89

The proposed rezoning to CN will be consistent and compatible with the surrounding residential uses in the area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 26, 2025**, the required Notice of Public Hearing sign **was** posted:

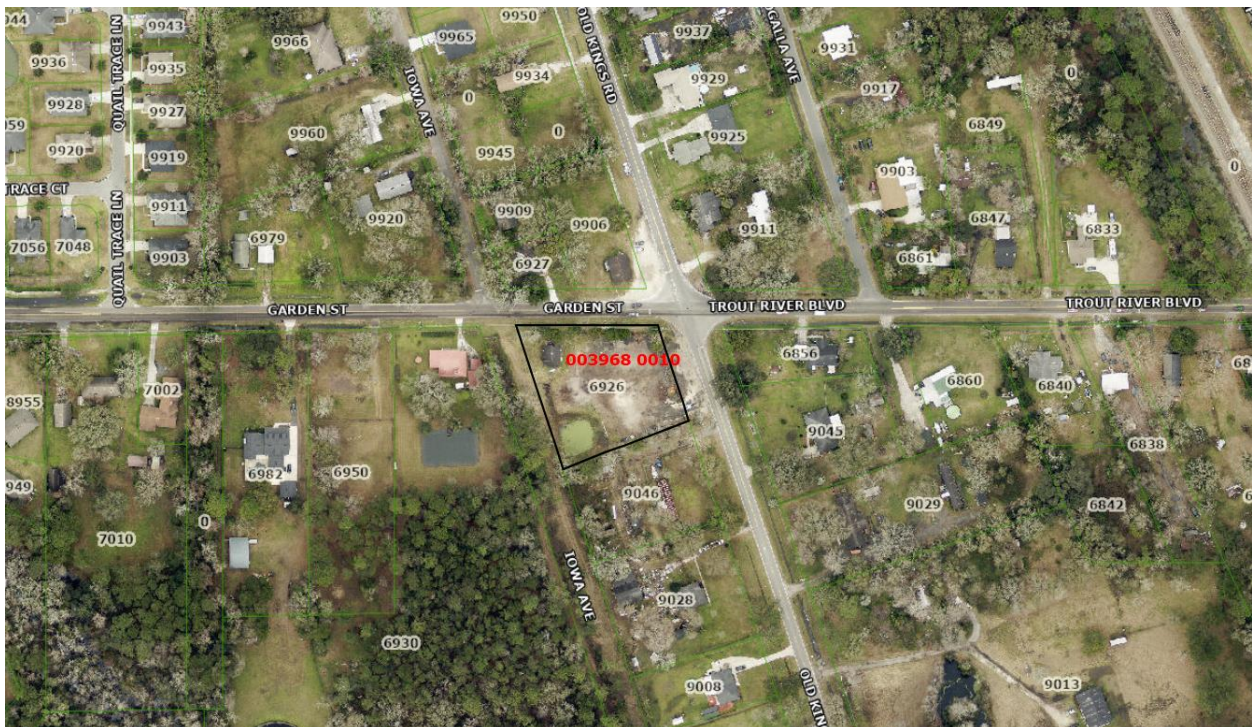
Figure A:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0724** be **APPROVED**.

Figure B:



Source: Planning Department, 2024

Aerial view of subject property, facing north

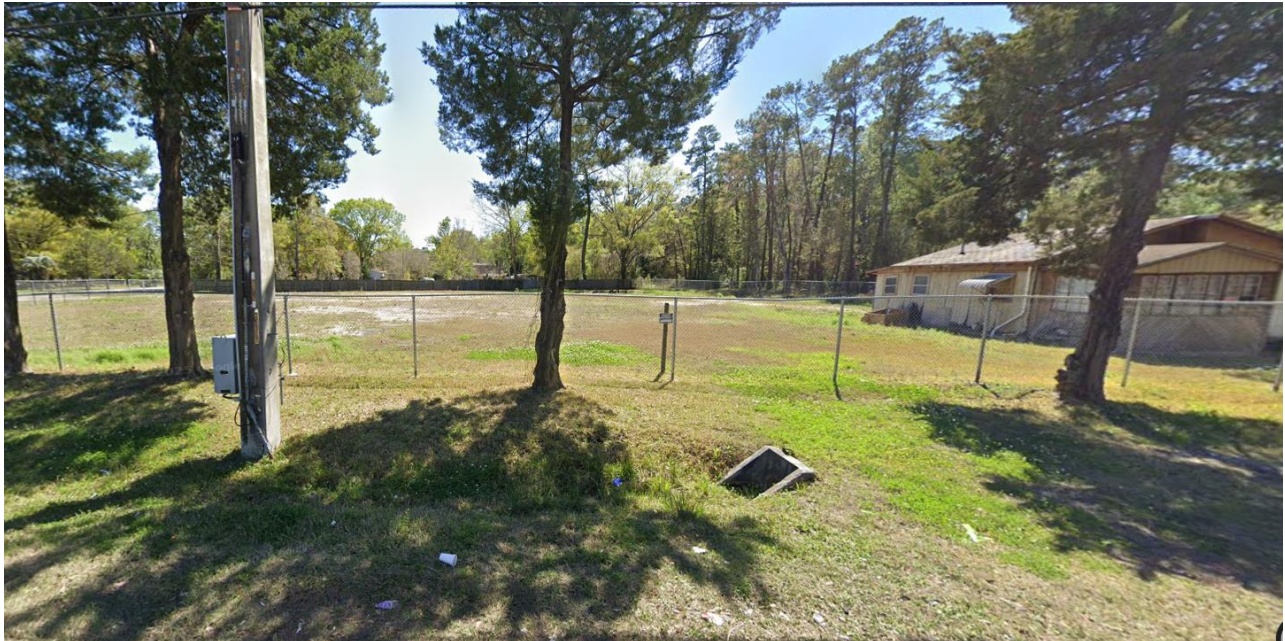
Figure C:



Source: Planning Department, 8/26/2025

View of subject property from Old Kings Road, facing west

Figure D:



Source: Planning Department, 3/2025

View of subject property from Garden Street (from Google Images) facing south

Figure E: Legal Map

