

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-724-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.04± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 6926 GARDEN
7 STREET, BETWEEN IOWA AVENUE AND OLD KINGS ROAD
8 (R.E. NO. 003968-0010), AS DESCRIBED HEREIN,
9 OWNED BY JOEL ARREGUIN-AGUILAR, FROM COMMERCIAL,
10 RESIDENTIAL AND OFFICE (CRO) DISTRICT TO
11 COMMERCIAL NEIGHBORHOOD (CN) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
13 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
14 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
15 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
16 EFFECTIVE DATE.
17

18 **WHEREAS,** Joel Arreguin-Aguilar, the owner of approximately
19 1.04± acres located in Council District 8 at 6926 Garden Street,
20 between Iowa Avenue and Old Kings Road (R.E. No. 003968-0010), as
21 more particularly described in **Exhibit 1**, dated August 6, 2025, and
22 graphically depicted in **Exhibit 2**, both of which are attached hereto
23 (the "Subject Property"), has applied for a rezoning and
24 reclassification of the Subject Property from Commercial, Residential
25 and Office (CRO) District to Commercial Neighborhood (CN) District;
26 and

27 **WHEREAS,** the Planning and Development Department has
28 considered the application and has rendered an advisory
29 recommendation; and

30 **WHEREAS,** the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by Joel Arreguin-Aguilar, and is legally described in **Exhibit**
20 **1**, attached hereto. The applicant is Joel Arreguin-Aguilar, 8505
21 Moncrief Road West, Jacksonville, Florida 32219; (904) 545-5680.

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

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared by: Kareena Mehta

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