

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-92

AN ORDINANCE REZONING APPROXIMATELY 1.16± ACRES
LOCATED IN COUNCIL DISTRICT 9 AT 8110 AND 8156
103RD STREET, BETWEEN VALDURA AVENUE AND
CALIFORNIA AVENUE (PORTIONS OF R.E. NO(S).
013526-0000 AND 013529-0020), AS DESCRIBED
HEREIN, OWNED BY SERRANO COMMERCIAL PROPERTIES,
INC. AND SERRANO FAMILY PROPERTIES, LLC, FROM
COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL
COMMUNITY/GENERAL-2 (CCG-2) 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, Serrano Commercial Properties, Inc. and Serrano Family
Properties, LLC, the owners of approximately 1.16± acres located in
Council District 9 at 8110 and 8156 103rd Street, between Valdura
Avenue and California Avenue (portions of R.E. No(s). 013526-0000 and
013529-0020), as more particularly described in **Exhibit 1**, dated
January 13, 2025, and graphically depicted in **Exhibit 2**, both of
which are attached hereto (the "Subject Property"), have applied for
a rezoning and reclassification of the Subject Property from
Commercial Office (CO) District to Commercial Community/General-2
(CCG-2) District; and

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

1 recommendation; and

2 **WHEREAS,** the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Commercial Office (CO) District
18 to Commercial Community/General-2 (CCG-2) District, as defined and
19 classified under the Zoning Code, City of Jacksonville, Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by Serrano Commercial Properties, Inc. and Serrano Family
22 Properties, LLC. The applicant is Folks Huxford, 10230 Manorville
23 Drive, Jacksonville, Florida, 32221; (904) 707-2571.

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.

9
10 Form Approved:

11
12 /s/ Dylan Reingold

13 Office of General Counsel

14 Legislation Prepared By: Erin Abney

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