

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2025-0092**

**MARCH 6, 2025**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0092**.

***Location:*** 8110 & 8156 103rd Street  
Between Valdura Avenue and California Avenue

***Real Estate Number:*** 013526-0000 & 013529-0020 (Portions)

***Current Zoning District:*** Commercial Office (CO)

***Proposed Zoning District:*** Community Commercial General-2 (CCG-2)

***Current Land Use Category:*** Community General Commercial (CGC)

***Applicant/Agent:*** Folks Huxford  
Folks M. Huxford LLC  
10230 Manorville Drive  
Jacksonville, Florida 32221

***Owners:*** Leo Serrano  
Serrano Commerical Properties, Inc.  
Serrano Family Properties, LLC  
8110 103<sup>rd</sup> Street  
Jacksonville, Florida 32210

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0092** seeks to rezone 1.16± acres of property from Commercial Office (CO) to Community Commercial General-2 (CCG-2). The property is located in the Community General Commercial (CGC) land use category within the Suburban Development Area of the Future Land Use Element of the 2045 Comprehensive Plan. The request is being sought to unify the properties under a single zoning district as currently they are split zoned with the northern portion along 103<sup>rd</sup> being zoned CCG-2 and the southern portion with frontage along April Street being zoned CO. Adjacent properties to the west were rezoned from CO to CCG-2 through Ordinance #2020-0099.

## **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.

The property is located in an identified septic tank failure area. The City shall continue the effort to phase out septic tanks in defined failure areas in order to comply with Chapter 751, Jacksonville Ordinance Code.

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the city and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled.

**The proposed rezoning is consistent with the Community General Commercial land use category and the goals and objectives of 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:

**Policy 1.1.11** Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

*The proposed rezoning will facilitate commercial development within an existing commercial corridor and is appropriate for commercial infill, and is therefore compatible with the above policy.*

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

*The proposed rezoning will enhance the viability of an existing commercial area without negatively affecting the fabric and character of the City's neighborhoods, and is therefore compatible with the above goal.*

**Objective 3.2** Continue to 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.

*The proposed rezoning will enhance the viability of the existing commercial corridor in which it is located, and is therefore consistent with the above objective.*

### **Airport Environment Zone**

The site is located within the 150-foot Height and Hazard Zone for Herlong Airport and Cecil Field. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### **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 and Development Department, the subject property will be rezoned from CO to CCG-2.

### **SURROUNDING LAND USE AND ZONING**

The subject property is located on the south side of 103<sup>rd</sup> Street, between Valdura Avenue and California Avenue. Between those two roads, 103<sup>rd</sup> Street has largely been developed with intense commercial uses including automobile lots and building trades contractors. Abutting the south portion of the property, along April Street, is single family dwellings zoned as RMD-B.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Service Garage
South	MDR	RMD-B	Single Family Dwellings
East	MDR	<i>RMD-D</i>	Multi-Family Residential
West	CGC	CCG-2	Service Garage

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-2 will be consistent and compatible with the surrounding uses.

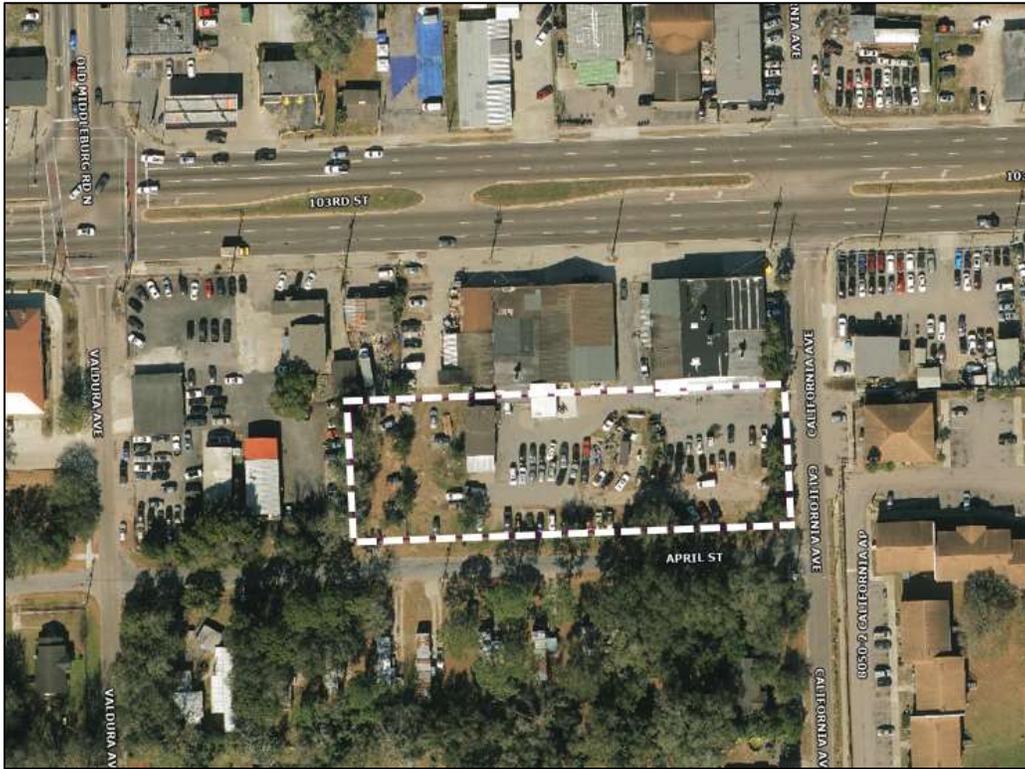
### SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on February 13, 2025 to the Planning and Development Department, that the Notice of Public Hearing signs were posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0092** be **APPROVED**.



Aerial View

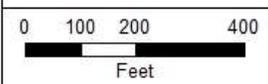
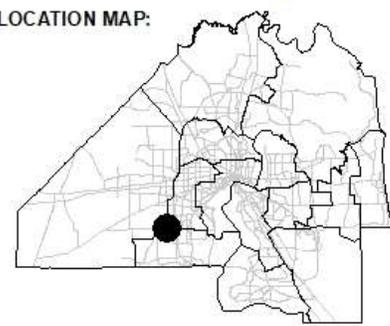
Source: JaxGIS Maps



REQUEST SOUGHT:

FROM: CO  
TO: CCG-2

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2025-6035

EXHIBIT 2  
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