

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-92-E**

AN ORDINANCE REZONING APPROXIMATELY 1.16± ACRES  
LOCATED IN COUNCIL DISTRICT 9 AT 8110 AND 8156  
103<sup>RD</sup> 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 103<sup>rd</sup> 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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