

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2025-862-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.35± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 1 AT 2078 ROGERO  
7 ROAD, BETWEEN ROGERO ROAD AND PINE SUMMIT DRIVE  
8 (R.E. NO. 118185-0000), AS DESCRIBED HEREIN,  
9 OWNED BY MASTER BUILDER LLC, FROM COMMERCIAL  
10 OFFICE (CO) DISTRICT TO RESIDENTIAL OFFICE (RO)  
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
12 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
13 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
14 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
15 PROVIDING AN EFFECTIVE DATE.  
16

17 **WHEREAS,** Master Builder, LLC, the owner of approximately 0.35±  
18 of an acre located in Council District 1 at 2078 Rogero Road, between  
19 Rogero Road and Pine Summit Drive (R.E. No. 118158-0000), as more  
20 particularly described in **Exhibit 1**, dated October 13, 2025, and  
21 graphically depicted in **Exhibit 2**, both of which are attached hereto  
22 (the "Subject Property"), has applied for a rezoning and  
23 reclassification of the Subject Property from Commercial Office (CO)  
24 District to Residential Office (RO) District; and

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

28 **WHEREAS,** the Planning Commission, acting as the local planning  
29 agency, has reviewed the application and made an advisory  
30 recommendation to the Council; and

31 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the  
2 Council; and

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

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

11 **Section 1. Property Rezoned.** The Subject Property is  
12 hereby rezoned and reclassified from Commercial Office (CO) District  
13 to Residential Office (RO) District, as defined and classified under  
14 the Zoning Code, City of Jacksonville, Florida.

15 **Section 2. Owner and Description.** The Subject Property is  
16 owned by Master Builder, LLC, and is legally described in **Exhibit 1**,  
17 attached hereto. The applicants are Lazaro L. Garcia and Ruth A.  
18 Velazque, 4113 Bender Road, Jacksonville, Florida 32207; (904) 309-  
19 3968.

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

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

5  
6 Form Approved:

7  
8                     /s/ Dylan Reingold          

9 Office of General Counsel

10 Legislation Prepared By: Kareena Mehta

11 GC-#1720365-v1-2025-862\_(Z-6606).docx