



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

January 8, 2026

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0862

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Mon'e Holder, Vice Chair	Aye
Michael McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
D.R. Repass	Aye
Joshua Garrison	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0862

JANUARY 08, 2026

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0862**.

<i>Location:</i>	2078 Rogero Road, between Pine Summit Drive and Sprinkle Drive North
<i>Real Estate Number:</i>	118185-0000
<i>Current Zoning District:</i>	Commercial Office (CO)
<i>Proposed Zoning District:</i>	Residential Office (RO)
<i>Current Land Use Category:</i>	Residential Professional and Institutional (RPI)
<i>Planning District:</i>	District 2—Greater Arlington and Beaches
<i>Council District:</i>	District-1
<i>Applicant/Agent:</i>	Ruth A Valazquez Master Builder LLC 4113 Bender Road Jacksonville, FL 32207
<i>Owner:</i>	Lazaro Luis Garcia Master Builder LLC 4113 Bender Road Jacksonville, FL 32207
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0862** seeks to rezone 0.35± acres of a property from Commercial Office (CO) to Residential Office (RO). The request is to be sought to remove the commercial classification and utilize the property as a single-family residential home. The lot was originally recorded as Lot #1 Block #14 on the map of Arlington Hills No. 3 (Plat Book 24, Pages 89 and 89A) in 1954.

The subject site is located at Rogero Road, between Pine Summit Drive and Sprinkle Drive North. The site is neighbored by Single Family lots to the west, and Single-Family lots east of Rogero Road. According to the City's Functional Highway Classification Map, Rogero Road is a collector roadway, and Pine Summit Drive is a local roadway. The site is within the Residential-Professional-Institutional (RPI) land use category, the Urban Development Area, Council District 1, and Planning District 2 (Greater Arlington and Beaches).

The site is identified as being located within the bounds of the Old Arlington Neighborhood Action Plan (2007). Per the Plan's future land use map, the site is located at the northern end of a commercial corridor running along Rogero Road. While it is a part of a commercial corridor, the Plan recognizes that there are a mix of commercial, office, and residential uses, and as such, recommends RPI designation to discourage intensifying commercial and retail uses. Recommendation 5 (b) of the Plan states that the Rogero Road Corridor is most appropriate for office and residential uses. The Plan encourages redevelopment of designated commercial properties and commercial uses that support the neighboring residences rather than expanding or intensifying commercial uses that detract from the residential character of the area. Recommendation 5(a) of the Plan explicitly states that appropriate buffering between residential uses and commercial uses should be considered, with special attention to the commercial corridor along Rogero Road and University Boulevard that abut single-family residences.

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.

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

Yes. The 0.35 of an acre subject site is located at 2078 Rogero Road, at the southwest intersection of Pine Summit Drive and Rogero Road. According to the City's Functional Highway Classification Map, Rogero Road is a collector roadway, and Pine Summit Drive is a local roadway. The site is within the Residential-Professional-Institutional (RPI) land use category, the Urban Development Area, Council District 1, and Planning District 2 (Greater Arlington and Beaches).

RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service

establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

Generally, the maximum gross density in RPI within the Urban Area shall be 30 units/acre and there shall be no minimum density, however development on a site that abuts LDR may cluster density away from the LDR and shall not exceed 20 units/acre within 20 feet of the abutting property line. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

RO is a primary zoning district in the RPI land use category; therefore, the proposed rezoning is consistent with 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.

Future Land Use Element (FLUE):

Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed rezoning is to support the subject property to be used as a single family home. The applicant has not proposed that additional development or renovations be made.

Policy 1.1.7

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The RO zoning district is a transitional zoning district, which supports the development of single and multi-family homes as well as professional and business offices.

Old Arlington Neighborhood Action Plan (2007)

The site is identified as being located within the bounds of the Old Arlington Neighborhood Action Plan (2007). Per the Plan's future land use map, the site is located at the northern end of a commercial corridor running along Rogero Road. While it is a part of a commercial corridor, the Plan recognizes that there are a mix of commercial, office, and residential

uses, and as such, recommends RPI designation to discourage intensifying commercial and retail uses. Recommendation 5 (b) of the Plan states that the Rogero Road Corridor is most appropriate for office and residential uses. The Plan encourages redevelopment of designated commercial properties and commercial uses that support the neighboring residences rather than expanding or intensifying commercial uses that detract from the residential character of the area. The proposed rezoning to RO will decrease the intensity of permissible commercial uses and allow for residential and office uses along the Rogero Road Corridor. Therefore, the proposed rezoning is consistent with the Old Arlington Neighborhood Action Plan.

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 Department, the subject property will be rezoned from CO to RO and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivision regulations and Florida Building Code Regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located at the southwest corner of the Rogero Road and Pine Summit Drive intersection and currently developed with a medical office building. Rogero Road is classified as a collector roadway and is primarily zoned Commercial Office (CO) extending south from Merrill Road, which then transitions to CCG-1 just south of the property. Surrounding uses include office space, commercial retail, and single family dwellings.

The adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CO	Office Medical
South	RPI	CO	Store/Retail
East	CGC	CCG-1	Restaurant
West	LDR	RLD-60	Single Family Dwelling

The Planning Department finds that the requested rezoning to RO is consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

On **November 6, 2025**, the applicant provided evidence that the required Notice of Public Hearing signs **were** posted on the subject property.

Figure A:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0862** be **APPROVED**.

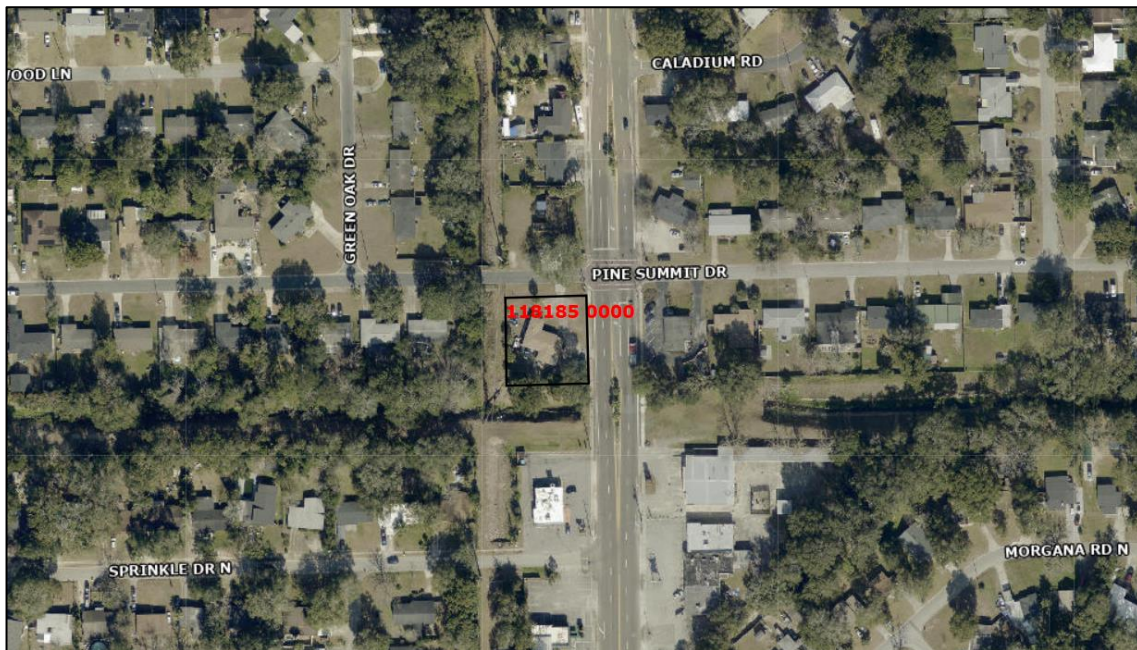
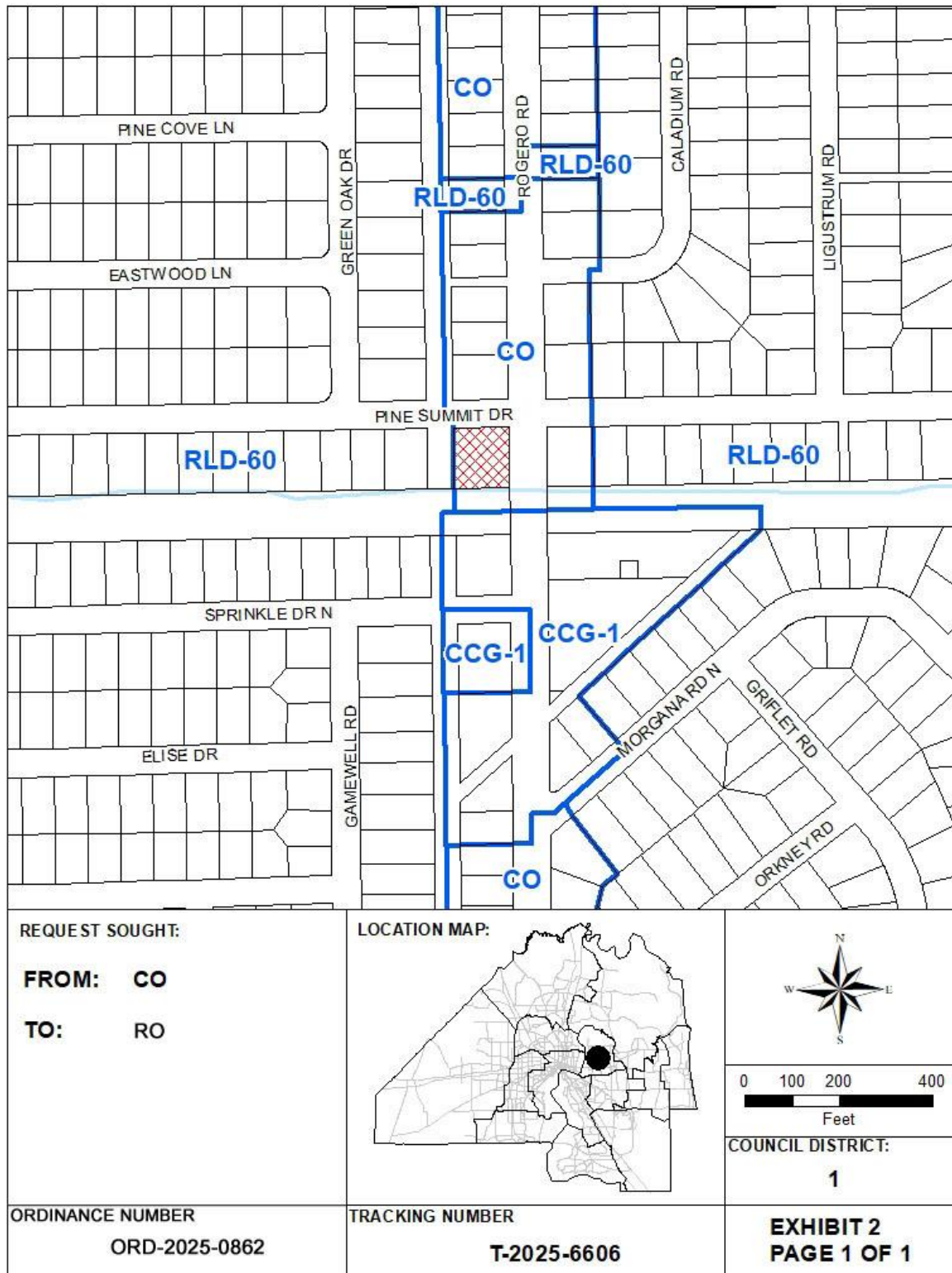
Figure B:*Source: JAXGIS***Aerial View of Subject Property, Facing North****Figure C:***Source: Planning Department, 11/6/2025***View of Subject Property from Pine Summit Drive, Facing South**

Figure D: Legal Map





Planning Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Kareena Mehta
Current Planning Division

FROM: Maddie Read
Community Planning Division

RE: 2025-862

DATE: November 13, 2025

The following review is based on the information provided by the Current Planning Division staff.

Description of Proposed Exception Application

Current Land Use	Residential-Professional-Institutional (RPI)
LU Companion Application	Not Applicable
Current Zoning	Commercial Office (CO)
Proposed Zoning	Residential Office (RO)
Land Development Area	Urban Development Area
Acres	0.35 of an acre

Comprehensive Land Use Policy Analysis

Is the proposed rezoning consistent with the functional land use category identified in the 2045 Comprehensive Plan?

YES ☒ NO ☐

ZONING REQUEST:

Rezoned from CO to RO to allow for residential uses.

LAND USE CATEGORY CONSISTENCY REVIEW:

The 0.35 of an acre subject site is located at 2078 Rogero Road, at the southwest intersection of Pine Summit Drive and Rogero Road. According to the City's Functional Highway Classification Map, Rogero Road is a collector roadway, and Pine Summit Drive is a local roadway. The site is within the Residential-Professional-Institutional (RPI) land use category, the Urban Development Area, Council District 1, and Planning District 2 (Greater Arlington and Beaches).

RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

Generally, the maximum gross density in RPI within the Urban Area shall be 30 units/acre and there shall be no minimum density, however development on a site that abuts LDR may cluster density away from the LDR and shall not exceed 20 units/acre within 20 feet of the abutting property line. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

RO is a primary zoning district in the RPI land use category, therefore, the proposed rezoning is consistent with the 2045 Comprehensive Plan.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element (FLUE):

- | | |
|---------------|---|
| Goal 1 | To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| Policy 1.1.7 | Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process. |
| Policy 1.1.21 | Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall: <ul style="list-style-type: none">A. Foster vibrant, viable communities and economic development opportunities;B. Address outdated development patterns; and/orC. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population. |

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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.

Property Rights Element (PRE)

Goal 1 The City will recognize, and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

The proposed zoning application has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Old Arlington Neighborhood Action Plan (2007)

The site is identified as being located within the bounds of the Old Arlington Neighborhood Action Plan (2007). Per the Plan's future land use map, the site is located at the northern end of a commercial corridor running along Rogero Road. While it is a part of a commercial corridor, the Plan recognizes that there are a mix of commercial, office, and residential uses, and as such, recommends RPI designation to discourage intensifying commercial and retail uses. Recommendation 5 (b) of the Plan states that the Rogero Road Corridor is most appropriate for office and residential uses. The Plan encourages redevelopment of designated commercial properties and commercial uses that support the neighboring residences rather than expanding or intensifying commercial uses that detract from the residential character of the area. The proposed rezoning to RO will decrease the intensity of permissible commercial uses and allow for residential and office uses along the Rogero Road Corridor. Therefore, the proposed rezoning is consistent with the Old Arlington Neighborhood Action Plan.