Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-830-E

AN ORDINANCE REZONING APPROXIMATELY 1.38± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 5308 LAMBING ROAD, BETWEEN 103RD STREET AND FIRETOWER ROAD (R.E. NO. 013463-0000), AS DESCRIBED HEREIN, OWNED BY LAMBING ROAD TRUST, FROM COMMERCIAL OFFICE (CO) DISTRICT AND COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) 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, Lambing Road Trust, the owner of approximately 1.38± acres located in Council District 12 at 5308 Lambing Road, between 103rd Street and Firetower Road (R.E. No. 013463-0000), as more particularly described in **Exhibit 1**, dated August 18, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Commercial Office (CO) and Commercial Community/General-1 (CCG-1) 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 recommendation; and

WHEREAS, the Planning Commission, acting as the local planning agency, has reviewed the application and made an advisory

recommendation to the Council; and

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

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

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

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

Section 2. Owner and Description. The Subject Property is owned by Lambing Road Trust, and is described in **Exhibit 1**, attached hereto. The applicant is Muhammad Akhtar, PO Box 65301, Orange Park, Florida 32065; (904) 333-8467.

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

promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Stephen Nagbe

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