

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-831**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING
6 EXCEPTION E-25-53 FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 12 AT 5308 LAMBING ROAD,
8 BETWEEN 103RD STREET AND FIRETOWER ROAD (R.E. NO.
9 013463-0000), AS DESCRIBED HEREIN, OWNED BY
10 LAMBING ROAD TRUST, REQUESTING TRUCK STORAGE,
11 FOR ON POINT 2020, LLC, INC., IN THE COMMERCIAL
12 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
14 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF
15 THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR
16 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.
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18 **WHEREAS,** an application for a zoning exception, **On File** with
19 the City Council Legislative Services Division, was filed by Muhammad
20 Akhtar, on behalf of the owner of property located in Council District
21 12 at 5308 Lambing Road, between 103rd Street and Firetower Road (R.E.
22 No. 013463-0000) (the "Subject Property"), requesting truck storage,
23 for On Point 2020, LLC, in the Commercial Community/General-2 (CCG-
24 2) District; and

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

28 **WHEREAS,** the Land Use and Zoning Committee, after due notice,
29 held a public hearing and having duly considered both the testimonial
30 and documentary evidence presented at the public hearing, has made
31 its recommendation to the Council; now therefore

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

2 **Section 1. Adoption of Findings and Conclusions.** The

3 Council has considered the recommendation of the Land Use and Zoning
4 Committee and reviewed the Staff Report of the Planning and
5 Development Department concerning application for zoning exception
6 E-25-53. Based upon the competent, substantial evidence contained in
7 the record, the Council hereby determines that the requested zoning
8 exception meets each of the following criteria required to grant the
9 request pursuant to Section 656.131(c), *Ordinance Code*, as
10 specifically identified in the Staff Report of the Planning and
11 Development Department:

12 (1) Will be consistent with the Comprehensive Plan, including
13 any subsequent plan adopted by the Council pursuant thereto;

14 (2) Will be compatible with the existing contiguous uses or
15 zoning and compatible with the general character of the area,
16 considering population density, design, scale and orientation of
17 structures to the area, property values, and existing similar uses
18 or zoning;

19 (3) Will not have an environmental impact inconsistent with the
20 health, safety and welfare of the community;

21 (4) Will not have a detrimental effect on vehicular or pedestrian
22 traffic, or parking conditions, and will not result in the generation
23 or creation of traffic inconsistent with the health, safety and
24 welfare of the community;

25 (5) Will not have a detrimental effect on the future development
26 of contiguous properties or the general area, according to the
27 Comprehensive Plan, including any subsequent amendment to the plan
28 adopted by the Council;

29 (6) Will not result in the creation of objectionable or
30 excessive noise, lights, vibrations, fumes, odors, dust or physical
31 activities, taking into account existing uses or zoning in the

vicinity;

(7) Will not overburden existing public services and facilities;

(8) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services; and

(9) Will be consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission or Council.

Therefore, zoning exception application E-25-53 is hereby approved.

Section 2. Owner and Description. The Subject Property is owned by Lambing Road Trust, and is described in **Exhibit 1**, dated August 18, 2025, and graphically depicted in **Exhibit 2**, both attached hereto. The applicant is Muhammad Akhtar, PO Box 65301, Orange Park, Florida, 32065; (904) 333-8467.

Section 3. Distribution by Legislative Services. Legislative Services is hereby directed to mail a copy of this legislation, as enacted, to the applicant and any other parties to this matter who testified before the Land Use and Zoning Committee or otherwise filed a qualifying written statement as defined in Section 656.140(c), *Ordinance Code*.

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. Failure to exercise the zoning exception, if herein granted, by the commencement of the use or action herein approved within one (1) year of the effective date of this legislation shall render this zoning exception invalid and all rights arising therefrom shall terminate.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Stephen Nagbe

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