

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-830

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

1 recommendation to the Council; and

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

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

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

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

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

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

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

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

7
8 Form Approved:

9
10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared By: Stephen Nagbe

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