

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-53 **Staff Sign-Off/Date** STN / 10/10/2025
Filing Date 10/23/2025 **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought TRUCK STORAGE IN CCG-2
Applicable Section of Ordinance Code 656.313(I)(V)(C)(9)
Notice of Violation(s) N/A
Hearing Date 01/06/2026
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Overlay N/A

Application Info

Tracking # 6499 **Application Status** PAID
Date Started 08/28/2025 **Date Submitted** 08/29/2025

General Information On Applicant

Last Name AKHTAR **First Name** MUHAMMAD **Middle Name** ISMAEEL
Company Name LAMBING ROAD TRUST.
Mailing Address PO BOX 65301
City ORANGEPARK **State** FL **Zip Code** 32065
Phone 9043338467 **Fax** 904 **Email** MIAKHTARMD@YAHOO.COM

General Information On Owner(s)

Last Name AKHTAR **First Name** MUHAMMAD **Middle Name** ISMAEEL
Company/Trust Name LAMBING ROAD TRUST.
Mailing Address PO BOX 65301
City ORANGEPARK **State** FL **Zip Code** 32065
Phone 9043338467 **Fax** 904 **Email** MIAKHTARMD@YAHOO.COM

Property Information

Previous Zoning Application Filed? ☐

If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 013463 0000	12	4	CCG-1

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 0.00

Current Property Use**Exception Sought**

TRUCK STORAGE IN CCG-2

In Whose Name Will The Exception Be Granted

ONPOINT 2020 LLC

Location Of Property**General Location****House #**

5308

Street Name, Type and Direction

LAMBING RD

Zip Code

32210

Between Streets

103 RD STREET

and

FIRETOWER RD

Utility Services Provider☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well**Required Attachments**

The following items must be attached to the application.



Survey



Site Plan



Property Ownership Affidavit (Exhibit A)



Agent Authorization if application is made by any person other than the property owner (Exhibit B)



Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)



Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

Letter From DCFS, Department of Children and Family Services - day care uses only



Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

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(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

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(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

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(vii) Will not overburden existing public services and facilities.

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

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(ix) Will be consistent with the definition of an exception, 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 for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☒ Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee \$1,161.00

2) Plus Notification Costs Per Addressee
Notifications @ \$7.00/each:

3) Total Application Cost:

* Applications filed to correct existing zoning violations are subject to a double fee.

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

1

Creek.

109 ft

70 ft 43 ft

103 rd street

DT
DT
DT
DT
DT
DT
DT

DT
DT
DT
DT
DT
DT
DT

27 ft
Dirt Road

209 ft

Lambing Rd

Lambing Road Trust
5308 Lambing rd
Jacksonville fl 32210

08/26/2025

RE; Rezoning Application for 5308 Lambing rd Jacksonville fl 32210

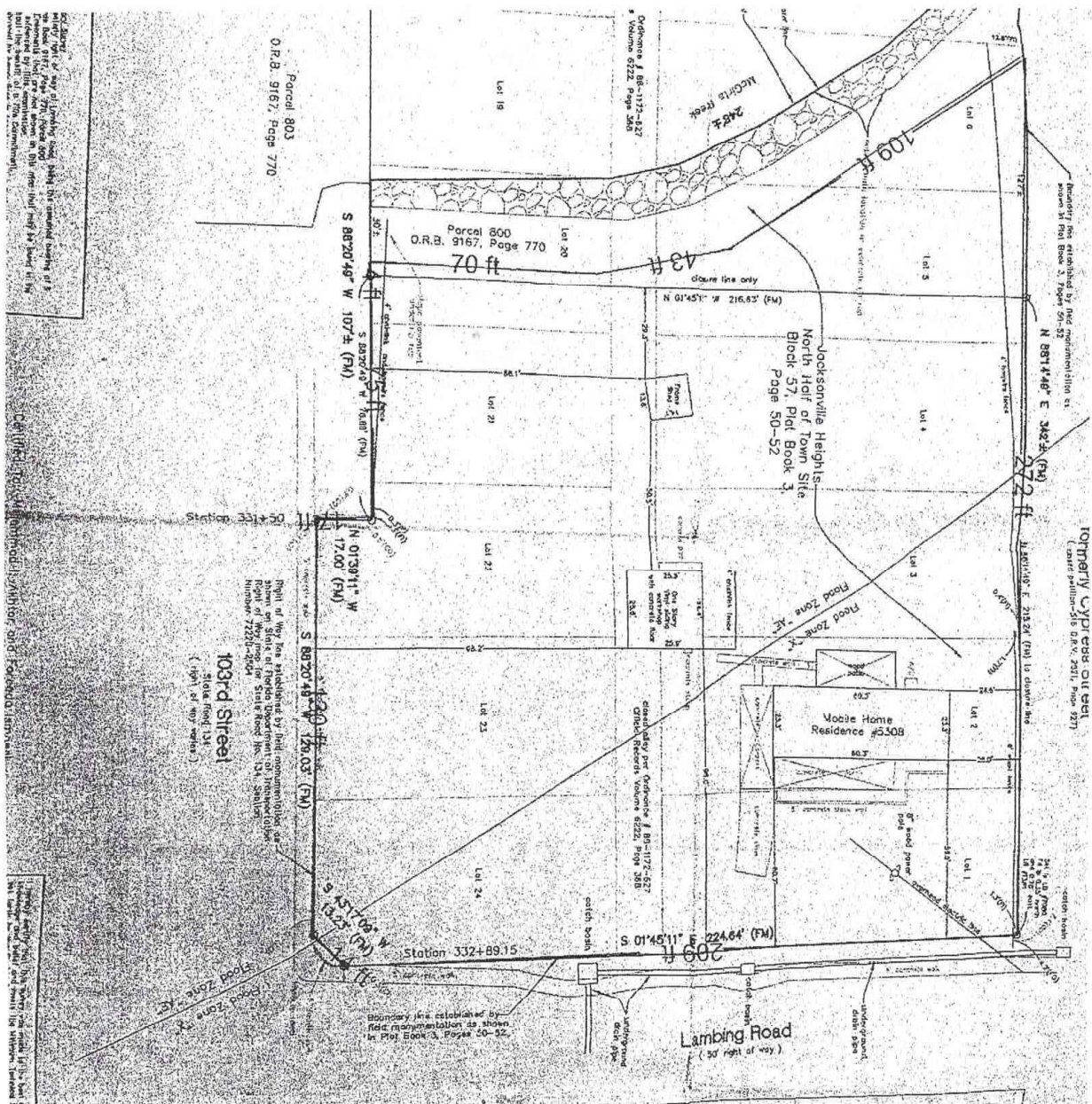
Dear member of the Zoning and Planning Board,

The rezoning of the property located at 5308 lambing rd Jacksonville fl 32210. The purpose of this request is to establish a Dump Truck facility at this location.

On this property to park a small fleet of dump trucks 15 Trucks.
The Purpose of this rezoning is to allow for the establishment of a professional and well-managed Dump Truck and hauling business.

Thank you for your time and
consideration.

Survey



LAMBING ROAD TRUST 
PO BOX 65301
ORANGE PARK, FL 32065

Primary Site Address
5308 LAMBING RD
Jacksonville FL 32210-

Official Record Book/Page
18194-01344

Tile #
5510

5308 LAMBING RD

Property Detail

RE #	013463-0000
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00173 JAX HEIGHTS TOWNSITE
Total Area	60021

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$7,851.00	\$7,598.00
Land Value (Market)	\$315,590.00	\$315,590.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$323,441.00	\$323,188.00
Assessed Value	\$189,830.00	\$208,813.00
Cap Diff/Portability Amt	\$133,611.00 / \$0.00	\$114,375.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$189,830.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#) . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

` School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18194-01344	10/24/2017	\$100.00	WD - Warranty Deed	Unqualified	Vacant
16593-00056	10/25/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
12967-01171	12/14/2005	\$170,000.00	WD - Warranty Deed	Qualified	Vacant
09167-00766	7/29/1998	\$100.00	MS - Miscellaneous	Unqualified	Vacant
05976-00653	6/13/1985	\$100.00	QC - Quit Claim	Unqualified	Improved
04484-00892	10/7/1977	\$30,000.00	WD - Warranty Deed	Unqualified	Improved
03426-00168	10/12/1972	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	0	0	0	335.00	\$7,598.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	36,975.00	Square Footage	\$240,338.00
2	1700	OFFICE	CO	0.00	0.00	Common	19,670.00	Square Footage	\$75,238.00
3	9601	MARSH	CCG-2	0.00	0.00	Common	0.08	Acreage	\$14.00

Legal

LN	Legal Description
1	3-50 10-3S-25E 1.38
2	JACKSONVILLE HEIGHTS TOWNSITE
3	LOTS 1 TO 5,PT LOTS 6,7,19 LYING E
4	OF MC GIRTS CREEK,LOTS 20 TO 24(EX
5	PT IN STATE RD),PT CLOSED ALLEY
6	ORD 86-1172-627 BLK 57

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$208,813.00	\$0.00	\$208,813.00	\$2,148.29	\$2,363.12	\$2,268.00
Public Schools: By State Law	\$323,188.00	\$0.00	\$323,188.00	\$1,000.08	\$1,000.27	\$967.85
By Local Board	\$323,188.00	\$0.00	\$323,188.00	\$727.10	\$726.53	\$693.50
School Board Voted	\$323,188.00	\$0.00	\$323,188.00	\$323.44	\$323.19	\$323.19
FL Inland Navigation Dist.	\$208,813.00	\$0.00	\$208,813.00	\$5.47	\$6.01	\$5.64
Water Mgmt Dist. SJRWMD	\$208,813.00	\$0.00	\$208,813.00	\$34.04	\$37.44	\$35.56
			Totals	\$4,238.42	\$4,456.56	\$4,293.74

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$323,441.00	\$189,830.00	\$0.00	\$189,830.00
Current Year	\$323,188.00	\$208,813.00	\$0.00	\$208,813.00

On File
Page 7 of 13

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

This instrument prepared by:

David M. Goldman, Attorney at Law
Law Office of David M. Goldman PLLC
3733 University Blvd. West, Suite 212B
Jacksonville, Florida 32217

Recording Fee:	\$18.50
Documentary Stamps:	\$0.70
Total Paid:	\$19.20

013463-0000

Parcel Identification Number(s)

(The space above is provided for recording information)

WARRANTY DEED

The Grantors, **Muhammad I. Akhtar and Fareeda Ismaeel, as Co-Trustees of the Akhtar Ismaeel Trust**, whose mailing address is 2307 Lakeshore Drive North, Fleming Island, Florida 32003, for and in consideration of Ten Dollars (\$10) and other valuable consideration, receipt of which is acknowledged, grant and convey to the Grantee, the **Lambing Road Trust dated October 24, 2017** (the "Trust"), whose mailing address is P.O. Box 65717, Orange Park, Florida 32065, the real property located in Duval County, Florida described as follows:

Lots 1, 2, 3, 4 & 5, along with that part of Lots 6, 7 & 19, lying East of McGirts Creek and Lots 20, 21, 22, 23 & 24, all in Block 57, and along with part of a closed alley in Ordinance #86-1172-627, recorded in Official Records Volume 6222, Page 368, of the public records of Duval County, Florida, excepting that part taken from road right-of-way purposes, in Jacksonville Heights North Half of Townsite, a subdivision, according to plat thereof as recorded in Plat Book 3, Pages 50 & 51 of the current public records of Duval County, Florida.

Subject to covenants, restrictions, and easements of record. Subject also to applicable real property taxes for the current and subsequent years.

Such real property or its street address is commonly known as 5308 Lambing Road, Jacksonville, Florida 32210.

Such real property is not the homestead of the Grantors.

Full power and authority are conferred upon the Grantees, as Trustees, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

The Grantors fully warrant the title to the property and will defend the same against the lawful claims of all persons.

This conveyance is being prepared without the benefit of a title search.

Signed by the Grantors, **Muhammad I. Akhtar and Fareeda Ismaeel**, as Co-Trustees of the Akhtar Ismaeel Trust, on October 24, 2017.

Signed in the presence of:

AKHTAR ISMAEEL TRUST



David Goldman



By: Muhammad I. Akhtar
Its: Co-Trustee



Markus Sermons



By: Fareeda Ismaeel
Its: Co-Trustee

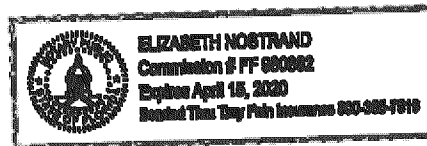
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by Muhammad I. Akhtar [] who is personally known to me or [] who has produced a valid Florida driver's license or _____ as identification, and Fareeda Ismaeel, [] who is personally known to me or [] who has produced a valid Florida driver's license or _____ as identification, and sworn to and subscribed before me by the witnesses, David Goldman and Markus Sermons, both of whom are personally known to me, on October 24, 2017.



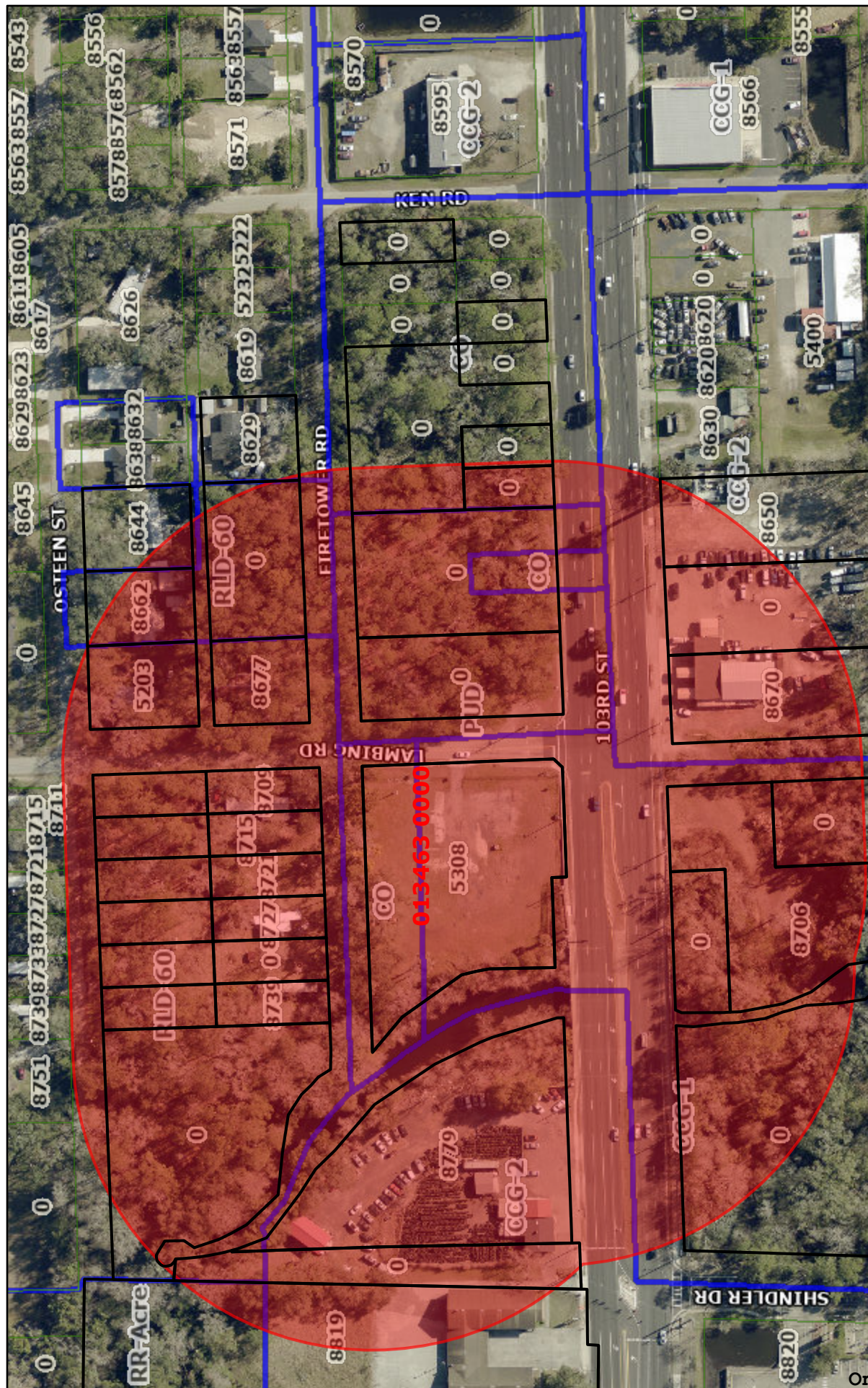
Notary Public--State of Florida

(Print or Stamp Name, Commission # and Expiration below)



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
013574 0000	8654 103RD STREET LLC		10053 103RD ST			JACKSONVILLE	FL	32210-8625
013575 0000	BUDGET AUTOMOTIVE REPAIR INC		8670 103RD ST			JACKSONVILLE	FL	32210
013465 0000	ABUAYYASH SAMER		8779 103RD ST			JACKSONVILLE	FL	32210
013456 0100	WATKINS ROBERT T		8662 OSTEEN ST			JACKSONVILLE	FL	32210-6446
013579 0000	RODRIGUEZ BENTON		1224 FOREST OAKS DR			NEPTUNE BEACH	FL	32266-3195
013578 0010	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		1901 S MARION ST	PO BOX 1089		LAKE CITY	FL	32056
013577 0000	MCLUCAS STEVEN ET AL		7151 WEST AVE L2			LANCASTER	CA	93536
013462 0000	AMIRCO INTERNATIONAL		8636 BEACH BLVD			JACKSONVILLE	FL	32216-4617
013456 0000	DELUCIA BARBARA ANN		6853 SE 12TH TER			OCALA	FL	34480
013461 0010	BILTOC PETRE		12911 RIVERMIST WAY			JACKSONVILLE	FL	32224-8706
013456 0006	ALVARADO CARLOS M		8629 FIRETOWER RD			JACKSONVILLE	FL	32210
013460 0000	ABUAYYASH AKHLAS		1717 REDWOOD LN			MIDDLEBERG	FL	32068
013463 0000	LAMBING ROAD TRUST		PO BOX 65301			ORANGE PARK	FL	32065
013580 0000	BYRD RANDY R JR		8215 VINING ST			JACKSONVILLE	FL	32210
013460 0250	AMIRCO HOLDINGS		8636 BEACH BLVD			JACKSONVILLE	FL	32216-4617
013456 0010	SPELL RUSSELL C		8644 OSTEEN ST			JACKSONVILLE	FL	32210-6446
013472 0000	MORTON GAIL ET AL		5321 EULACE RD			JACKSONVILLE	FL	32210-8026
013460 0270	AMIRCO INTERNATIONAL CORPORATION		8636 BEACH BLVD			JACKSONVILLE	FL	32216-4617
013456 0090	WATKINS BARBARA J ET AL		C/O WATKINS BARBARA	8662 OSTEEN ST		JACKSONVILLE	FL	32210-6446
013466 0000	7174 LAND TRUST		PO BOX 4240			TAMPA	FL	33677-4240
013457 0000	BRACERO JAMES JR ESTATE		C/O MYRTICE D BRACERO	5203 LAMBING RD		JACKSONVILLE	FL	32210-6429
013070 0000	ONE HUNDRED THIRD STREET BAPTIST CHURCH		PO BOX 45			BRYCEVILLE	FL	32009
013468 0080	HIERS CHARLES D		5303 WESCONNETT BLVD			JACKSONVILLE	FL	32210-7832
	SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL	32222
	WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W			JACKSONVILLE	FL	32221
	ARGYLE AREA CIVIC COUNCIL	BILL LEWIS	8852 SOUTH IVYMILL PL			JACKSONVILLE	FL	32244

Land Development Review



October 20, 2025

Parcels

Zoning

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR793519
User: Nagbe, Stephen - PDCU

Date: 10/10/2025
Email: SNagbe@coj.net

REZONING/VARIANCE/EXCEPTION

Name: MUHAMMAD AKHTAR
Address: 225 COLLEGE DRIVE, UNIT 65301
Description: Rezoning (Z-6466) and Exception (Z-6499) @ 5308 Lambing Road

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3580.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	3580.00

Control Number: 7899937 | Paid Date: 10/13/2025

Total Due: \$3,580.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR793519
REZONING/VARIANCE/EXCEPTION

Date: 10/10/2025

Name: MUHAMMAD AKHTAR
Address: 225 COLLEGE DRIVE, UNIT 65301
Description: Rezoning (Z-6466) and Exception (Z-6499) @ 5308 Lambing Road

Total Due: \$3,580.00