



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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December 4, 2025

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.: 2025-0830

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: **8-0**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Absent
Michael McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Ali Marar	Aye
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,



Erin L. Abney, MPA

Chief, Current Planning Division
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING 2025-0830

DECEMBER 4TH, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2025-0830**.

<i>Location:</i>	5308 Lambing Road, between 103 rd Street and Firetower Road
<i>Real Estate Numbers:</i>	013463-0000
<i>Current Zoning:</i>	CommercialCommunity/General-1 (CCG-1)/ Commercial Office (CO)
<i>Proposed Zoning:</i>	Commercial Community/General-2 (CCG-2)
<i>Current Land Use Category:</i>	Community/General Commercial (CGC)
<i>Planning District:</i>	Southwest, District 4
<i>Council District:</i>	District 12
<i>Applicant / Owner:</i>	Muhammad Akhtar Lambing Road Trust PO Box 65301 Orange Park, FL 32065
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning **2025-0830** seeks to rezone approximately 1.38 acres of land currently zoned Commercial Community/General-1 (CCG-1) and Commercial Office (CO) to Commercial Community/General-2 (CCG-2) to allow for truck parking. Application for Zoning Exception **2025-0831** is the companion application which seeks to establish the use of truck parking on the lot. The subject site was being impermissibly utilized as truck parking but was stopped by Municipal Code Compliance. The applicant owns a business which uses large trucks and purchased this property to be utilized as a lot in which the trucks can be stored. The proposed use and CCG-2 Zoning District is compatible with the surrounding area given the widespread CCG-2 zoning which already exists along this portion of 103rd St, as well as two lots in the direct vicinity in which truck storage is the primary use.

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 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 1.38-acre subject site is located at 5308 Lambing Road, between Firetower Road and 103rd Street. According to the City's Functional Highway Classification Map, Lambing Road and Firetower Road are local roadways, and 103rd Street is a minor arterial roadway. The site is within the Community / General Commercial (CGC) land use category, the Suburban Development Area, Council District 12, and Planning District 4 (Southwest). Abutting the site to the east is Council District 9, and abutting the site to the south is Council District 14.

According to the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan. 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.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. This rezoning is supported by the following Objectives and Policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

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.

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 1.1.22 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.

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.

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The Planning Department finds that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed zoning district would be compatible with the commercial properties located on all sides of the subject site.

SURROUNDING LAND USE AND ZONING

The subject site is located north of the Arlington Expressway, west of the I-295. The surrounding site is a commercial corridor where many automobile based commercial uses can be found. Single family zoning exists to the north of the property, however, between the subject site and the single-family dwellings exists a 50' wide unopened ROW, which acts as a buffer. Approval of the rezoning would be expanding the CCG-2 District along the 103rd Street. The surrounding uses, land uses, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RLD-60	Single-Family Dwellings
East	CGC	PUD(2003-1153)	Vacant Commercial
South	CGC	CCG-1	Vacant Commercial
West	CGC	CCG-1	Tire Store

SUPPLEMENTARY INFORMATION

Upon visual inspection by the assigned City Planner on November 24th, 2025 that the required Notice of Public Hearings signs were NOT posted.



RECOMMENDATION

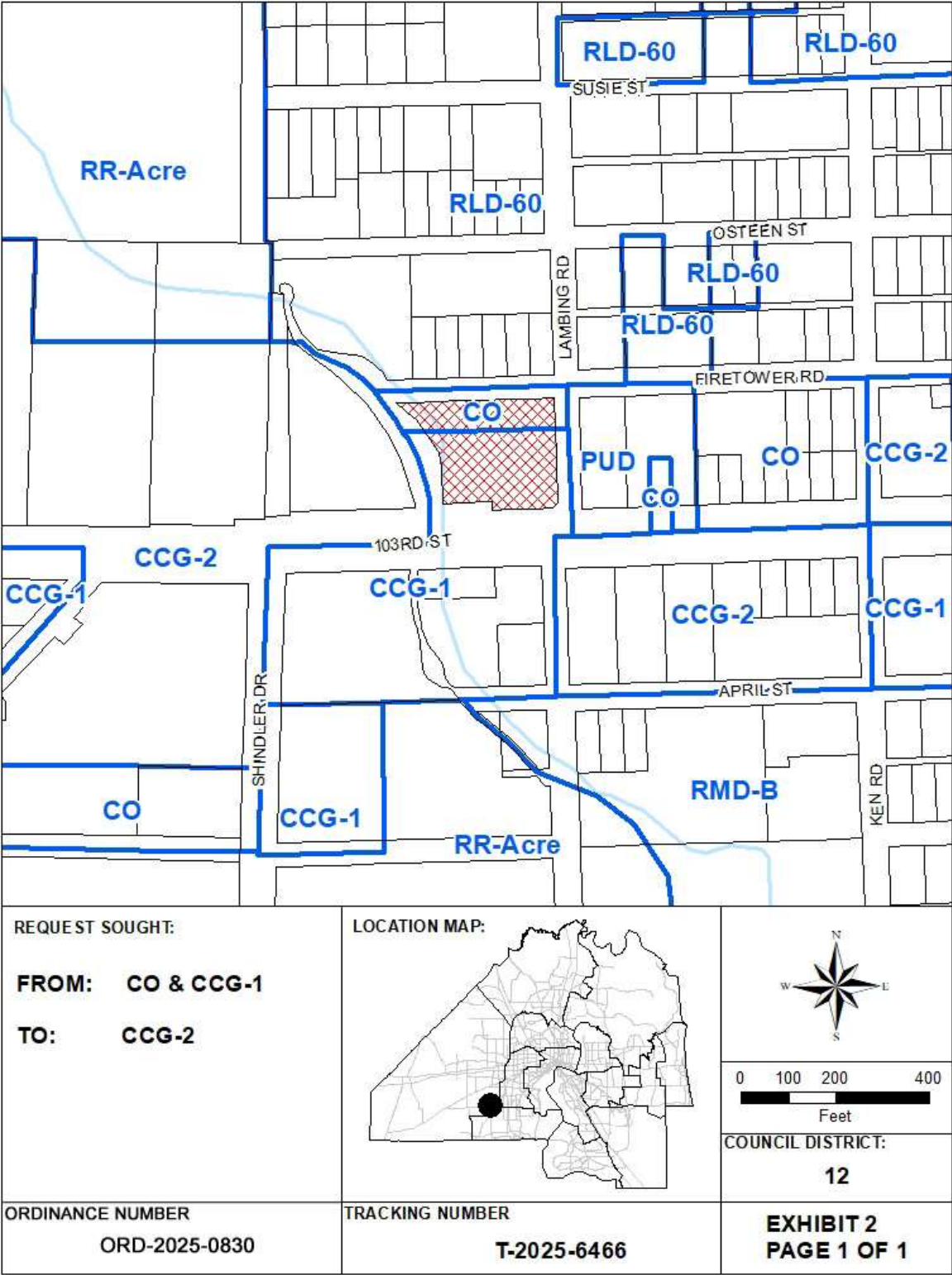
Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0830** be **APPROVED**.



Aerial View



View from 103rd Street



Aerial View