



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.: 2025-0831**

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
Planning Department
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2025-0831 (E-25-53)
STN

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION 2025-0831 (E-25-53)

DECEMBER 4TH, 2025

Location: 5308 Lambing Road, between 103rd Street and Firetower Road

Real Estate Numbers: 013463-0000

Current Zoning: CommercialCommunity/General-1 (CCG-1)/ Commercial Office (CO)

Proposed Zoning: Commercial Community/General-2 (CCG-2)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: Southwest, District 4

Council District: District 12

Applicant / Owner: Muhammad Akhtar
Lambing Road Trust
PO Box 65301
Orange Park, FL 32065

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Zoning Exception **2025-0831 (E-25-53)** seeks to establish truck parking and/or storage on a 1.38-acre parcel along 103rd Street. The property owner was impermissibly utilizing the parcel as a truck parking lot which services their business but was stopped by Municipal Code Compliance. Application for Conventional Rezoning **2025-0830** seeks to rezone the property from its current CCG-1/CO split zoning to CCG-2 which allows truck parking and/or storage as a permitted use by exception.

The subject site is located within a commercial corridor with many automobile based commercial uses, both zoned CCG-1 and CCG-2.

DEFINITION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(i) *Will the proposed use be consistent with the 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.

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Flood Zones

Approximately 1.35 acres of the subject site are within the AE Flood Zone, and less than 0.01 of an acre is in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory. The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

Adaptation Action Area (AAA)

The subject site is within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

- (ii) *Will the proposed use 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 structures to the area, property values, and existing similar uses or zoning?*

Yes. The subject property is currently vacant and is surrounded by the following uses:

Adjacent Category	Land Use District	Zoning Property	Current Use
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

The subject site is located north of 103rd St and 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. Staff finds that the surrounding uses are compatible with the requested use.

- (iii) *Will the proposed use have an environmental impact inconsistent with the health, safety and welfare of the community?*

No. This exception is for truck parking/storage which would not have an environmental impact inconsistent with the health, safety and welfare of the community. The surrounding area is primarily a commercial corridor with many other automobile based commercial uses.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?*

No. The proposed use will not generate more than a few trips and is not expected to have a detrimental effect on vehicular or pedestrian traffic, or parking conditions. The proposed exception will be consistent with the health, safety and welfare of the community.

- (v) *Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?*

No. The proposed exception will not have a detrimental effect on the future development of contiguous properties or the general area since the majority of the surrounding parcels are either vacant, or are automobile based commercial uses.

- (vi) *Will the proposed use 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?*

No. The proposed exception for truck parking/storage on the subject property will not create objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities inconsistent with the surrounding uses.

- (vii) *Will the proposed use overburden existing public services and facilities?*

No. The proposed exception would be a complimentary use to the general area and not overburden existing public services and facilities.

- (viii) *Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?*

Yes. The subject property has sufficient frontage along Lambing Road to allow entry onto the property for fire, police, rescue, and other service vehicles.

- (ix) *Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?*

Yes. The granting of this exception is consistent with the 2045 Comprehensive Plan, and the proposed use is in keeping with the character of the surrounding area.

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

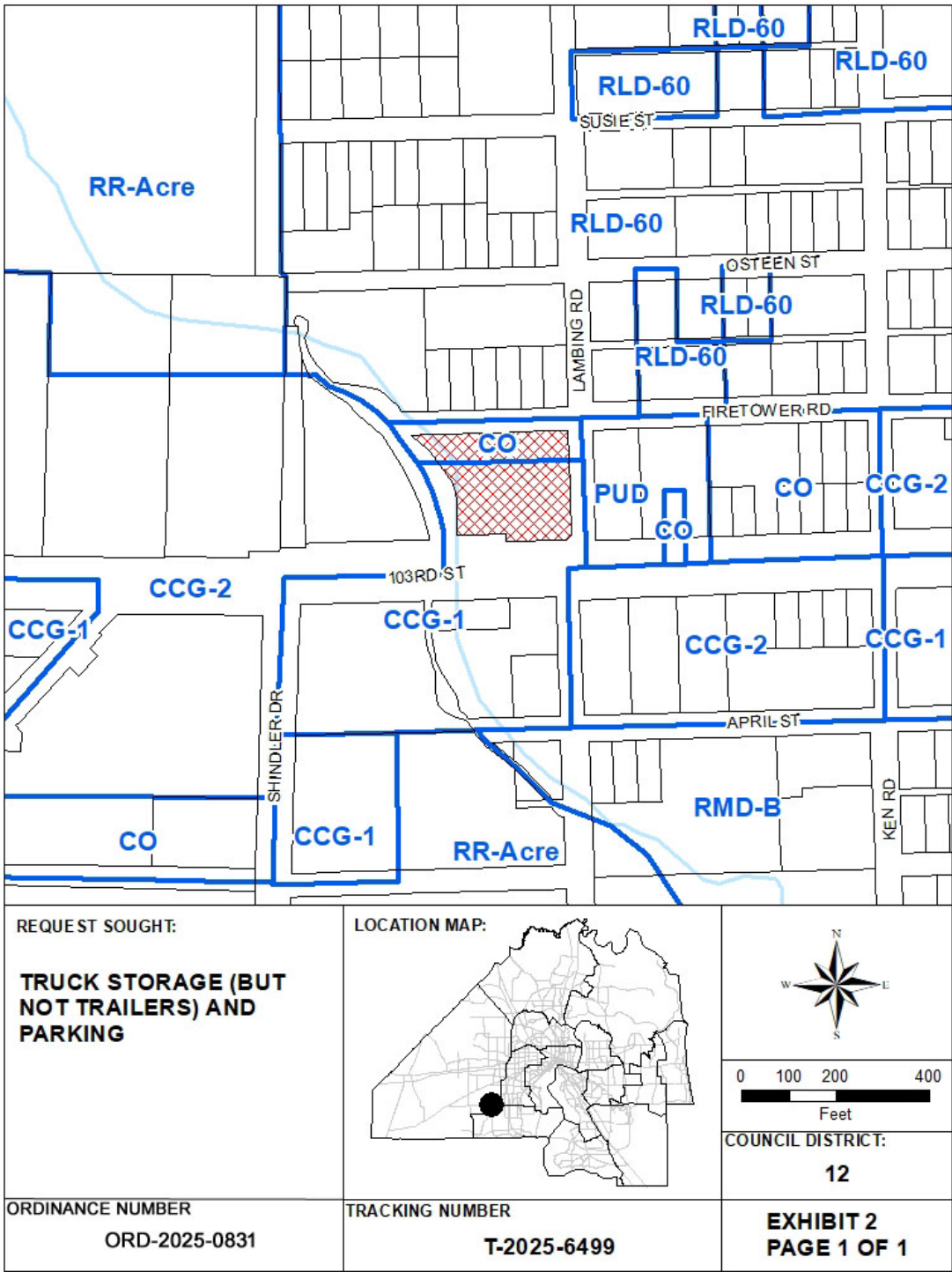
Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **2025-0831 (E-25-53)** be **APPROVED**.



Aerial View



View from 103rd Street



Legal Map