

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-624**

5 AN ORDINANCE REZONING APPROXIMATELY 0.45± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 425 AND 431
7 STOCKTON STREET, BETWEEN EDISON AVENUE AND LEWIS
8 STREET (R.E. NO(S). 055840-0000 AND 055841-
9 0000), AS DESCRIBED HEREIN, OWNED BY FLORIDA LAND
10 HOLDERS, LLC AS TRUSTEE OF 425 STOCKTON STREET
11 LAND TRUST AND 431 STOCKTON STREET LAND TRUST,
12 FROM RESIDENTIAL MEDIUM DENSITY-A (RMD-A)
13 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO GENERALLY PERMIT COMMERCIAL AND
16 WAREHOUSE USES, AS DESCRIBED IN THE 425-431
17 STOCKTON ST PUD, PURSUANT TO FUTURE LAND USE MAP
18 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
19 NUMBER L-6049-25C; PROVIDING A DISCLAIMER THAT
20 THE REZONING GRANTED HEREIN SHALL NOT BE
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
25 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
26 portions of the Future Land Use Map series (FLUMs) in order to ensure
27 the accuracy and internal consistency of the plan, pursuant to the
28 companion land use application L-6049-25C; and

29 **WHEREAS,** in order to ensure consistency of zoning district
30 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
31 Amendment L-6049-25C, an application to rezone and reclassify from

1 Residential Medium Density-A (RMD-A) to Planned Unit Development
2 (PUD) District was filed by Muhammed Tuncer, on behalf of Florida
3 Land Holders, LLC as Trustee of 425 Stockton Street Land Trust and
4 431 Stockton Street Land Trust, owner of approximately 0.45± of an
5 acre of certain real property in Council District 7, as more
6 particularly described in Section 1 below; and

7 **WHEREAS,** the Planning and Development Department, in order to
8 ensure consistency of this zoning district with the *2045 Comprehensive*
9 *Plan*, has considered the rezoning and has rendered an advisory
10 opinion; and

11 **WHEREAS,** the Planning Commission has considered the
12 application and has rendered an advisory opinion; and

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

16 **WHEREAS,** the City Council, after due notice, held a public
17 hearing, and taking into consideration the above recommendations as
18 well as all oral and written comments received during the public
19 hearings, the Council finds that such rezoning is consistent with the
20 *2045 Comprehensive Plan* adopted under the comprehensive planning
21 ordinance for future development of the City of Jacksonville; and

22 **WHEREAS,** based on the staff report of the Planning and
23 Development Department and other competent and substantial evidence
24 received at the public hearings, the Council finds that the proposed
25 PUD does not affect adversely the orderly development of the City as
26 embodied in the *Zoning Code*; will not affect adversely the health and
27 safety of residents in the area; will not be detrimental to the
28 natural environment or to the use or development of the adjacent
29 properties in the general neighborhood; and the proposed PUD will
30 accomplish the objectives and meet the standards of Section 656.340
31 (Planned Unit Development) of the *Zoning Code* of the City of

Jacksonville; now therefore

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

Section 1. Subject Property Location and Description. The approximately 0.45± acres are located in Council District 7 at 425 and 431 Stockton Street, between Edison Avenue and Lewis Street (R.E. No(s). 055840-0000 and 055841-0000), as more particularly described in **Exhibit 1**, dated June 3, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by Florida Land Holders, LLC as Trustee of 425 Stockton Street Land Trust and 431 Stockton Street Land Trust. The applicant is Muhammed Tuncer, 7901 4th Street North, Suite 300, St. Petersburg, Florida, 33702; (904) 917-7017.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment L-6049-25C, is hereby rezoned and reclassified from Residential Medium Density-A (RMD-A) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit commercial and warehouse uses, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated June 3, 2025.

Exhibit 2 - Subject Property Map (prepared by P&DD).

Exhibit 3 - Written Description dated May 26, 2025.

Exhibit 4 - Site Plan dated June 3, 2025.

Section 4. Contingency. This rezoning shall not become effective until thirty-one (31) days after adoption of the companion Small-Scale Amendment; and further provided that if the companion Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order

determining the companion Small-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

Section 5. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use, and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 6. 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 the Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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