



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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October 9, 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.: 2025-0624 Application for: 425 - 431 Stockton ST PUD

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**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated June 3, 2025.
2. The Revised Written Description dated September 10, 2025.
3. The Original Site Plan dated June 3, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye

Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0624 TO
PLANNED UNIT DEVELOPMENT

MAY 8, 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 Ordinance **2025-0248** to Planned Unit Development.

<i>Location:</i>	425 and 431 Stockton Street Between Edison Avenue and Lewis Street
<i>Real Estate Numbers:</i>	055841-0000; 055840-0000
<i>Current Zoning District:</i>	Residential Medium Density-A (RMD-A)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Medium Density Residential (MDR)
<i>Proposed Land Use Category:</i>	Community/ General Commercial (CGC)
<i>Planning District:</i>	5 – Northwest
<i>Council District:</i>	District 7
<i>Applicant/Agent:</i>	Muhammed Tuncer North Royal Construction 7901 4 th Street North, Suite 300 St. Petersburg, Florida. 33702
<i>Owners:</i>	425 and 431 Stockton Street Land Trust 1249 Windy Willows Drive Jacksonville, FL 32225
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0624** seeks to rezone approximately 0.45± acres of land from Residential Medium Density-A (RMD-A) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a master planned commercial development that would allow for a limited number of uses currently in the CCG-2 district.

The difference between the proposed PUD and the standard Zoning Codes by removing some of the heavier intensified commercial uses of the CCG-1 Zoning District including the off-site sale and service of all alcoholic beverages, night clubs, adult entertainment and other uses.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 0.45 of an acre subject site is located on the east side of Stockton Street, between Edison Avenue and Lewis Street. According to the City's Functional Highways Classification Map, both Stockton Street and Edison Avenue are classified as collector roadways, and Lewis Street is classified as a local roadway.

The applicant is proposing a PUD rezoning from RMD-A to allow for the development of flex warehouse space. The applicant has filed a companion land use amendment application, which seeks to change the land use designation from MDR to CGC. This application is pending concurrently with the rezoning, pursuant to Ordinance 2025-623.

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. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC allows for multi-family residential densities up to 60 units per acre in the Urban Priority Area, except as provided elsewhere in the Comprehensive Plan.

All permitted and permissible uses within the PUD are consistent with the allowed uses, density and intensity requirements of the proposed CGC categories.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

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.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property would be within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a commercial. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

Traffic pattern: Access to the site will be by Stockton Street, with two entrance and exit points located at the southern and northern ends of the site.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2045 Comprehensive Plan, the proposed development will provide the required pedestrian ways.

The variety and design of dwelling types: The development will consist of one singular structure with multiple units.

Compatible relationship between land uses in a mixed-use project: The proposed development on the site is depicted as entirely commercial, there will be no mixed uses allowed within the PUD.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located on the eastern side of Stockton Street, a collector roadway comprised of a mix of residential, commercial, and industrial uses. The property to the north of the subject site is a church, , east of the subject site are single family dwellings, south of the subject site is a restaurant and west of the subject site is a single family dwelling and construction office with outdoor storage in the CRO Zoning Category.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Church
South	CGC	CCG-2	Restaurant
East	MDR	RMD-A	Single Family Dwellings
West	MDR/RPI	CO/RMD-A	Single Family Dwelling / Office / Outdoor Storage

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use categories.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. According to submitted documents, services are available under Stockton Street.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Stockton Street is a 2 Lane Collector Roadway, with access routes to Interstate 10 to the South and US 90 (Beaver Street) to the North.

(7) Usable open spaces plazas, and recreation areas.

Active recreation on the property will be provided pursuant to the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

(8) Impact on wetlands

Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Parking will meet the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant submitted a completed sign posting affidavit on September 11, 2025. The Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0248** be **APPROVED** with the following exhibits:

1. The original legal description dated June 3, 2025.
2. The revised written description dated September 10, 2025.
3. The original site plan dated June 3, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0624** be **APPROVED**.



Aerial Photo



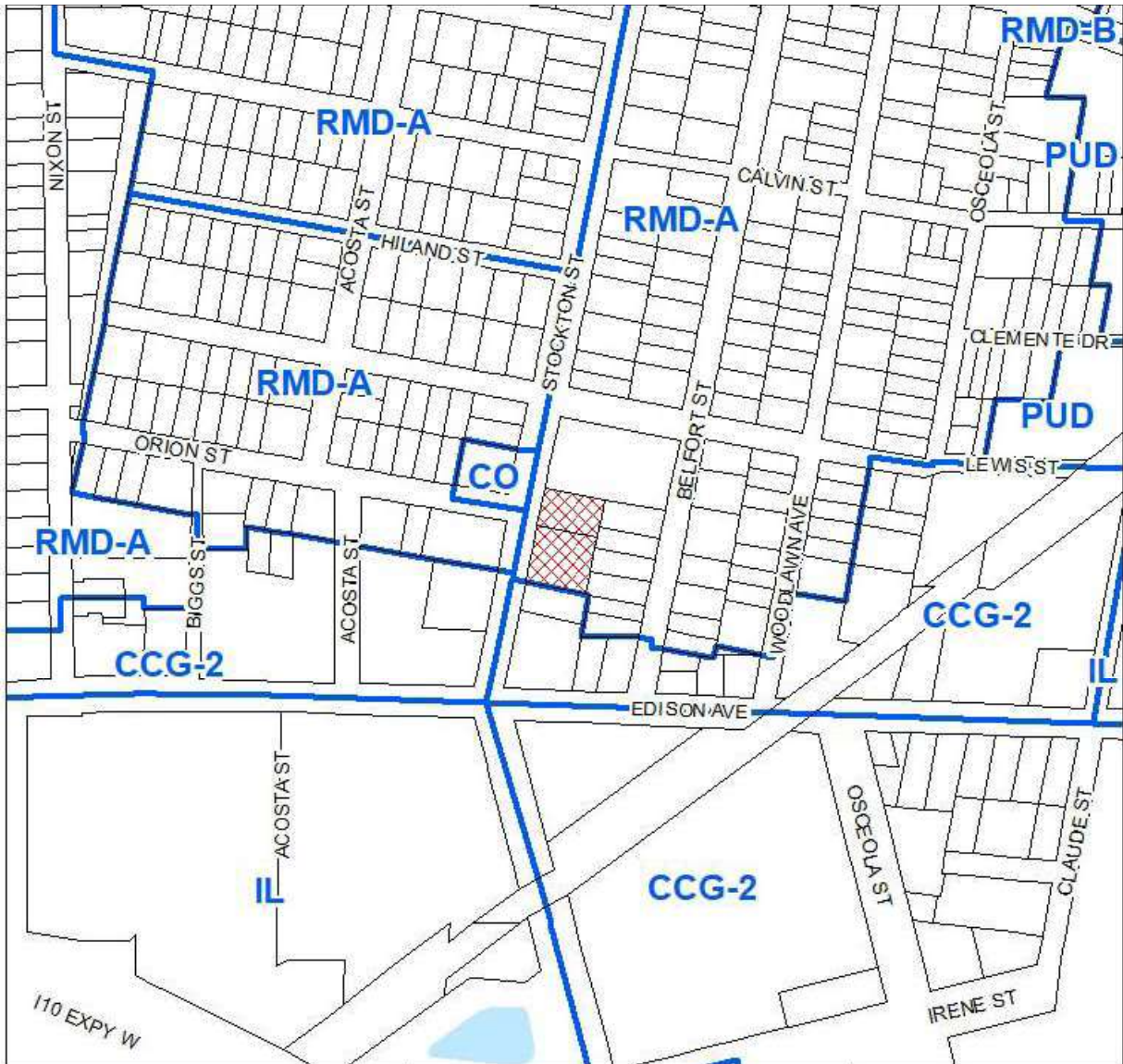
View of the Subject Site

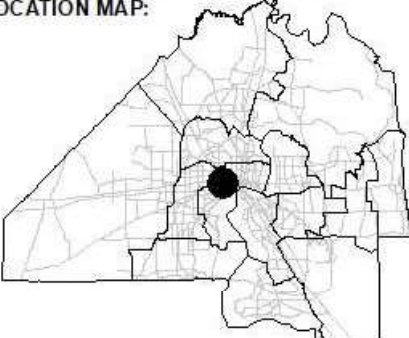
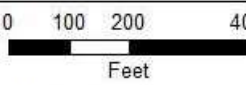


View of the neighboring church to the north



View of the neighboring restaurant to the south



REQUEST SOUGHT: FROM: RMD-A TO: PUD	LOCATION MAP: 	  COUNCIL DISTRICT: 7
ORDINANCE NUMBER ORD-2025-0624	TRACKING NUMBER T-2025-6326	EXHIBIT 2 PAGE 1 OF 1

Legal Map