

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2025-624-E**

AN ORDINANCE REZONING APPROXIMATELY 0.45± OF AN ACRE 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 DESCRIBED HEREIN, OWNED BY FLORIDA LAND HOLDERS, LLC AS TRUSTEE OF 425 STOCKTON STREET LAND TRUST AND 431 STOCKTON STREET LAND TRUST, FROM RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO GENERALLY PERMIT COMMERCIAL AND WAREHOUSE USES, AS DESCRIBED IN THE 425-431 STOCKTON ST PUD, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6049-25C; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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

**WHEREAS,** in order to ensure consistency of zoning district with the *2045 Comprehensive Plan* and the adopted companion Small-Scale 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 4<sup>th</sup> 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).

**Revised Exhibit 3** - Revised Written Description dated September 10, 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

1 agency or the Administration Commission issues a final order  
2 determining the companion Small-Scale Amendment is in compliance with  
3 Chapter 163, *Florida Statutes*.

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

16       **Section 6.       Effective Date.** The enactment of this Ordinance  
17 shall be deemed to constitute a quasi-judicial action of the City  
18 Council and shall become effective upon signature by the Council  
19 President and the Council Secretary.

20  
21 Form Approved:

22  
23           /s/ Dylan Reingold          

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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