



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
214 N. Hogan St., Suite 300  
Jacksonville, FL 32202  
(904) 630-CITY  
Jacksonville.gov

March 20, 2025

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**

**Ordinance No.: 2025-0132**

**Application for: The Southpoint Plaza at Bowden Road PUD**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico 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 and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated October 29, 2024
2. The Original Written Description dated October 29, 2024
3. The Original Site Plan dated September 20, 2027

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Aye

Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	Absent

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 flourish at the end.

**Erin L. Abney, MPA**

Chief, Current Planning Division  
Planning & Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0132 TO**  
**PLANNED UNIT DEVELOPMENT**

**MARCH 20<sup>TH</sup>, 2025**

***Location:*** 6426 Bowden Rd  
Between Bowden Road and Salisbury Road

***Real Estate Numbers:*** 152571-0000

***Current Zoning Districts:*** Planner Unit Development (PUD 2007-1084)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Categories:*** Neighborhood Commercial (NC)

***Planning District:*** 3-Southeast

***Council District:*** District 4

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, FL 32202

***Owner:*** 6425 Bowden ZCG LLC  
589 5<sup>th</sup> Avenue  
New York City, NY 10017

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2025-0132** seeks to rezone approximately a 1.80± acres sized property from PUD to PUD. The rezoning to PUD is being sought in order to add restaurants that serve alcohol to a development that is approved for a mixed-use/multi-building neighborhood commercial plaza. The 2007-1084 PUD rezoning added the uses of automotive car rental, day-care centers, nursery uses in conjunction with the other restraint, commercial, retail, office, service and related uses. 2025-0132 PUD rezoning seeks to accommodate a new restaurant tenant allowing on-site consumption of all alcohol and permanent outside sales and service of food and alcohol.

The current PUD (2007-1084) allows for a mixed use / multi-building neighborhood commercial plaza, with the addition of a neighborhood scale automotive car rental and day-care center uses, in conjunction with other restaurant, commercial, retail, office, service and related uses.

2007-1084 was approved with the following conditions:

- Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated October 8, 2007, and the Transportation Planning Division Memorandum dated November 13, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- There shall be no sales of automobiles on the subject property.
- There shall be no more than six rental vehicles and associated with any automotive rental merchant parked on the subject property.

Condition 2 and Condition 3 are incorporated in 2025-0132's written description. For the first condition, however, the Planning Department does not recommend forwarding for **2025-0132**.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 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 of an application for rezoning to Planned Unit Development.

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

The 1.80-acre subject site is located along the south side of Bowden Road, which is classified as a collector roadway at this location, and between Salisbury Road and Victoria Park Road which are both unclassified roadways. The site is designated Neighborhood Commercial (NC) and is located in the Urban Development Area, in Council District 4 and Planning District 3 (Southeast).

According to the Category Descriptions within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, NC is intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. 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 principal uses allowed under NC sites within all development areas include offices, multifamily dwellings, microbreweries as defined and limited in the RPI category, financial institutions, restaurants, filling stations, uses associated with and developed as an integral component of TOD, single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive

Plan, and neighborhood commercial retail and service establishments, except for new or used automobile sales, funeral homes, and broadcasting offices and studios.

The proposed PUD would allow for the onsite consumption and permanent outside sales and service of food and alcohol. Restaurants and alcohol sales/service establishments are a primary use under the NC category.

The written description of the proposed PUD district includes only a provision for alcohol sales and service, and all uses permitted and permissible within the written description are consistent with the current land use designation.

***(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:

**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 1.1.9**

Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries

- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food.

### **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.

### **INDUSTRIAL SITUATIONAL COMPATIBILITY OVERLAY**

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

#### ***(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.

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 is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Neighborhood Commercial (NC).

#### ***(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 parcel for a mixed-use development. 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:

The use of existing and proposed landscaping: The subject site's existing landscaping is developed in accordance with Part 12.

The treatment of pedestrian ways: The subject site will have pedestrian means via an existing sidewalk along Bowden Rd.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system would be serviced using one (1) access point at the intersection of Bowden Rd and Salisbury Rd.

The use and variety of building setback lines, separations, and buffering: Given the current configuration of the site and orientation of the split land use categories, a variety of setbacks will be provided in an effort to accommodate the redevelopment of the property.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed site plan indicates the property will be developed in a conventional manner. The vehicular uses area (VUA) will be screened with landscaping which will meet Code and/or Overlay requirements.

***(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 in a mixed-use area with commercial properties as the predominate use along the Bowden Road corridor and residential use on the periphery. Allowing for the redevelopment of the subject site

will complement the neighboring commercial uses by providing a mixed-variety of land uses and promote residential infill within the area.

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

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Property Use</b>
North	LDR	RLD-60	Single-Family Dwellings
South	RPI	RMD-D	Multi-Family Dwellings
East	RPI	CRO	Office Buildings
West	RPI	RMD-D	Multi-Family Dwellings

***(6) Intensity of Development***

The proposed development is consistent with the NC functional land use categories and is a mixed-use, commercial and multi-family development, which is not to exceed a combined 30 dwelling units. The PUD is appropriate at this location because it will support the existing offices, service establishments and contribute to the variety of housing products within the area.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The mixed, integrative nature of the project will bolster the surrounding community by attracting new urban infill and redevelopment to the area.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for electric and the City of Jacksonville for water and sewer.

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

The project will be developed with the required amount of open space. Given the small-scale nature of the 30 unit residential development, no active recreation area is required.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(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.***

The site will be developed in accordance with Part 6.

***(11) Sidewalks, trails, and bikeways***



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

### **SUPPLEMENTARY INFORMATION**

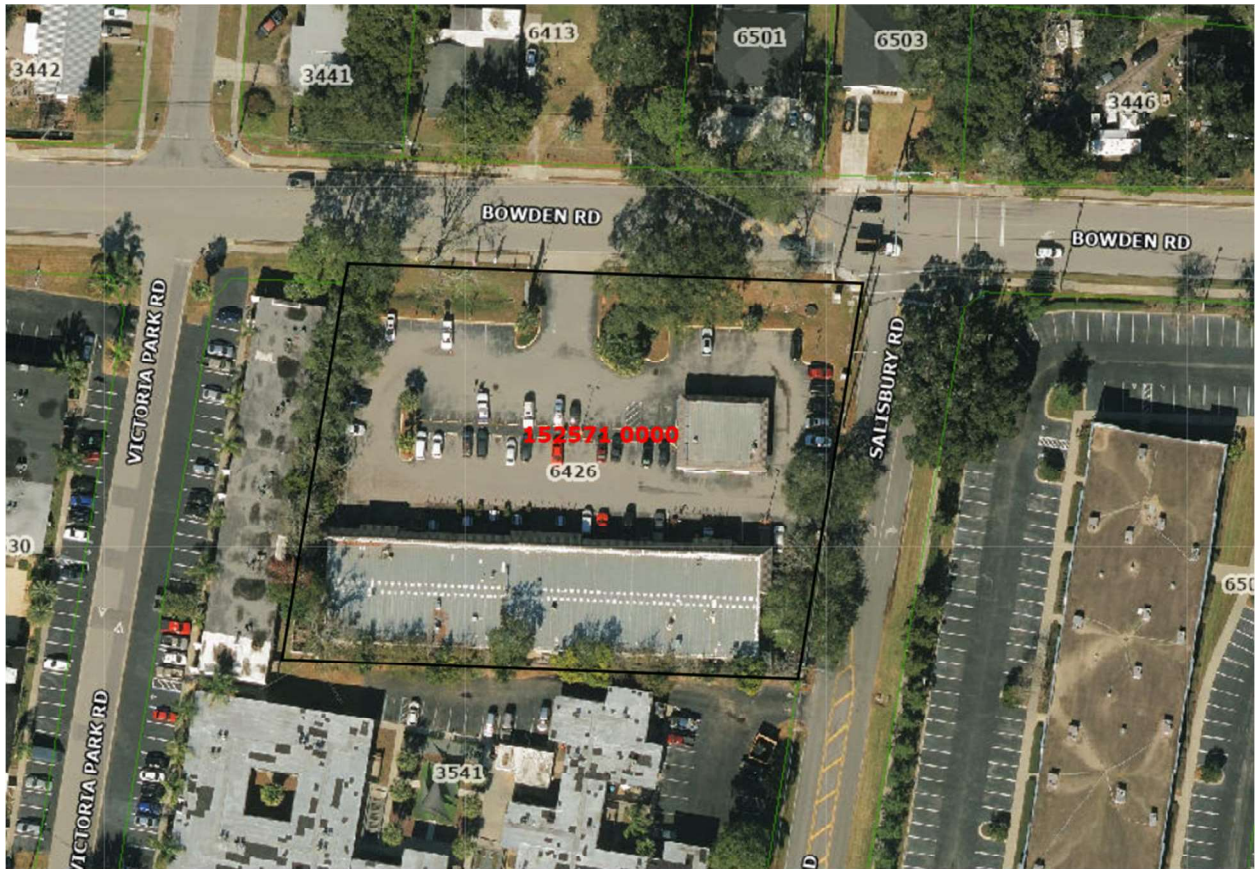
Upon visual inspection of the subject property on **March 3<sup>rd</sup>, 2025**, by the Planning and Development Department, the Notice of Public Hearing sign **was** posted.



### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the Application for Rezoning Ordinance **2025-0132** be **APPROVED**, with the following exhibits:

1. The original legal description dated October 29, 2024.
2. The original written description dated October 29, 2024.
3. The original site plan dated September 20, 2007.



Aerial View

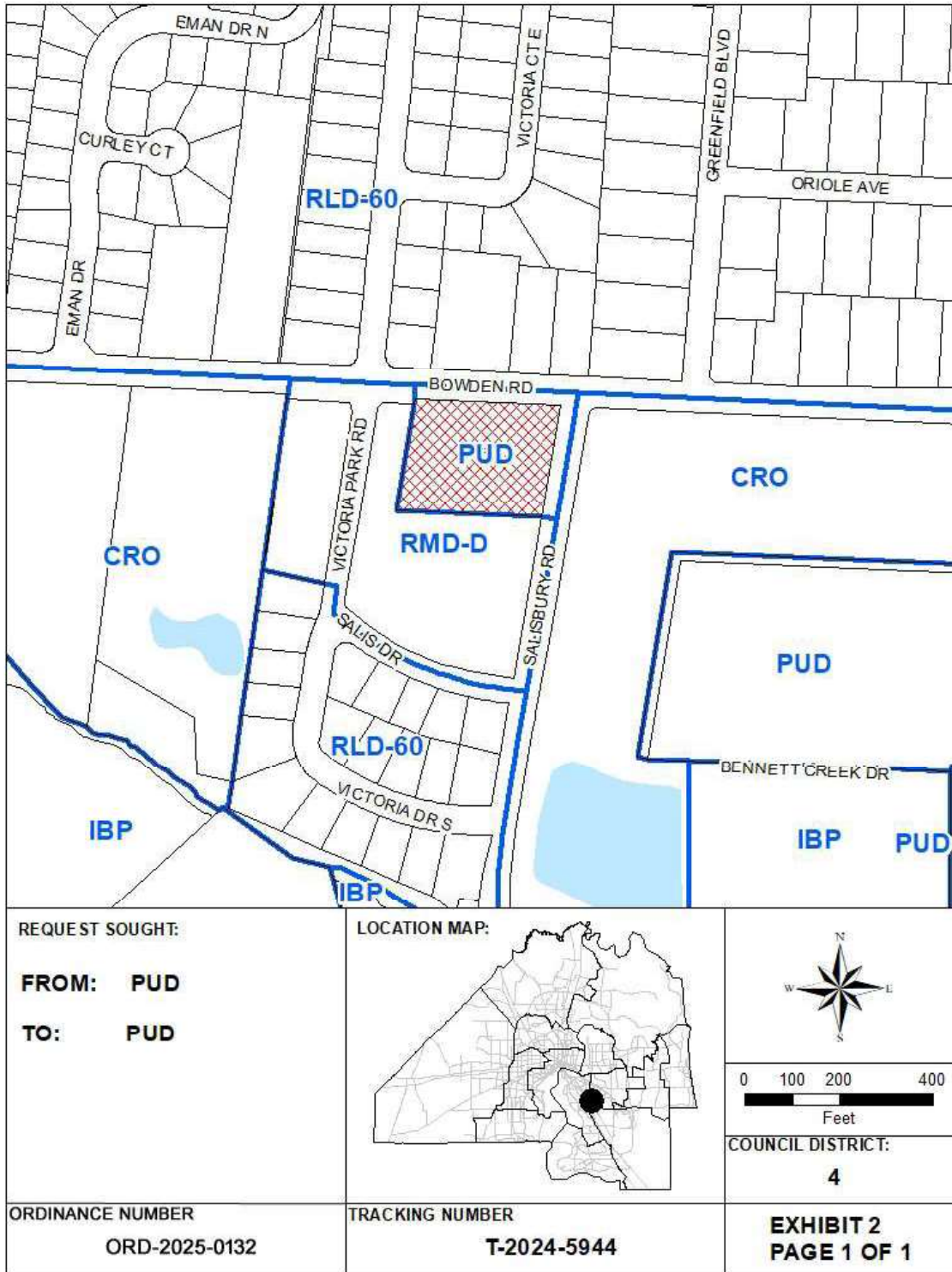




**View of the Subject Site**



**View of second building within the shopping center.**



Legal Map