

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-132-E

AN ORDINANCE REZONING APPROXIMATELY 1.80± ACRES
LOCATED IN COUNCIL DISTRICT 4 AT 6426 BOWDEN
ROAD, BETWEEN VICTORIA PARK ROAD AND SALISBURY
ROAD (R.E. NO(S). 152571-0000), AS DESCRIBED
HEREIN, OWNED BY 6426 BOWDEN ZCG, LLC, 6426
BOWDEN OE, LLC AND 6426 BOWDEN MH, LLC, FROM
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2007-
1084-E) TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT A RESTAURANT WITH ON-SITE
CONSUMPTION OF ALL ALCOHOL AND OUTSIDE SALES AND
SERVICE, AS DESCRIBED IN THE SOUTHPOINT PLAZA AT
BOWDEN ROAD PUD; 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, 6426 Bowden ZCG, LLC, 6426 Bowden OE, LLC and 6426
Bowden MH, LLC, the owners of approximately 1.80± acres located in
Council District 4 at 6426 Bowden Road, between Victoria Park Road
and Salisbury Road (R.E. No(s). 152571-0000), as more particularly
described in **Exhibit 1**, dated October 29, 2024, and graphically
depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
Property"), has applied for a rezoning and reclassification of the
Subject Property from Planned Unit Development (PUD) District (2007-
1084-E) to Planned Unit Development (PUD) District, as described in
Section 1 below; and

1 **WHEREAS,** the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

4 **WHEREAS,** the Land Use and Zoning Committee, after due notice
5 and public hearing, has made its recommendation to the Council; and

6 **WHEREAS,** the Council finds that such rezoning is: (1)
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 and

11 **WHEREAS,** the Council finds the proposed rezoning does not
12 adversely affect the orderly development of the City as embodied in
13 the Zoning Code; will not adversely affect the health and safety of
14 residents in the area; will not be detrimental to the natural
15 environment or to the use or development of the adjacent properties
16 in the general neighborhood; and will accomplish the objectives and
17 meet the standards of Section 656.340 (Planned Unit Development) of
18 the Zoning Code; now therefore

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Planned Unit Development (PUD)
22 District (2005-120-E) to Planned Unit Development (PUD) District.
23 This new PUD district shall generally permit a restaurant with on-
24 site consumption of all alcohol and outside sales and service, and
25 is described, shown and subject to the following documents, attached
26 hereto:

27 **Exhibit 1** - Legal Description dated October 29, 2024.

28 **Exhibit 2** - Subject Property per P&DD.

29 **Exhibit 3** - Written Description dated October 29, 2024.

30 **Exhibit 4** - Site Plan dated September 20, 2007.

31 **Section 2. Owner and Description.** The Subject Property is

owned by 6426 Bowden ZCG, LLC, 6426 Bowden OE, LLC and 6426 Bowden MH, LLC and is legally described in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

Section 3. 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), owners(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 4. 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 Council Secretary.

Form Approved:

 /s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Stephen Nagbe

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