

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-416**

5 AN ORDINANCE REZONING APPROXIMATELY 0.88± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 11 AT 0 BONNEVAL  
7 ROAD, AT THE INTERSECTION OF BENTLEY ROAD AND  
8 PHILIPS HIGHWAY (R.E. NO(S). 152594-8150), AS  
9 DESCRIBED HEREIN, OWNED BY CVP PHILLIPS, LLC,  
10 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
11 (1998-819-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO GENERALLY ALLOW FOR A SERVICE  
14 GARAGE FOR MINOR REPAIRS, AS DESCRIBED IN THE  
15 BONNEVAL ROAD PUD; PROVIDING A DISCLAIMER THAT  
16 THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS,** CVP Phillips, LLC, the owner of approximately 0.88±  
21 of an acre located in Council District 11 at 0 Bonneval Road, at the  
22 intersection of Bentley Road and Philips Highway (R.E. No(s). 152594-  
23 8150), as more particularly described in **Exhibit 1**, dated April 21,  
24 2025, and graphically depicted in **Exhibit 2**, both of which are  
25 attached hereto (the "Subject Property"), has applied for a rezoning  
26 and reclassification of the Subject Property from Planned Unit  
27 Development (PUD) District (1998-819-E) to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS,** the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

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

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

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

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

17       **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Planned Unit Development (PUD)  
19 District (1998-819-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally allow for a service garage for  
21 minor repairs, and is described, shown and subject to the following  
22 documents, attached hereto:

23       **Exhibit 1** - Legal Description dated April 21, 2025.

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

25       **Exhibit 3** - Written Description dated May 6, 2025.

26       **Exhibit 4** - Site Plan dated April 18, 2025.

27       **Section 2. Owner and Description.** The Subject Property is  
28 owned by CVP Phillips, LLC and is legally described in **Exhibit 1**,  
29 attached hereto. The applicant is Hayden Phillips, Esq., 1301  
30 Riverplace Boulevard, Suite 1500, Jacksonville, Florida, 32207; (904)  
31 346-5535.

1           **Section 3.       Disclaimer.** The rezoning granted herein shall  
2 **not** be construed as an exemption from any other applicable local,  
3 state, or federal laws, regulations, requirements, permits or  
4 approvals. All other applicable local, state or federal permits or  
5 approvals shall be obtained before commencement of the development  
6 or use and issuance of this rezoning is based upon acknowledgement,  
7 representation and confirmation made by the applicant(s), owners(s),  
8 developer(s) and/or any authorized agent(s) or designee(s) that the  
9 subject business, development and/or use will be operated in strict  
10 compliance with all laws. Issuance of this rezoning does **not** approve,  
11 promote or condone any practice or act that is prohibited or  
12 restricted by any federal, state or local laws.

13           **Section 4.       Effective Date.** The enactment of this Ordinance  
14 shall be deemed to constitute a quasi-judicial action of the City  
15 Council and shall become effective upon signature by the Council  
16 President and the Council Secretary.

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18 Form Approved:

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20           /s/ Dylan Reingold          

21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

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