

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2025-416-E**

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:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

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