



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

October 3, 2024

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.: 2024-536**                      **Application for: Crystal Springs 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:

- The original legal description dated May 9, 2024
- The revised written description dated September 16, 2024
- The revised site plan dated September 11, 2024
- The revised Exhibit F Land Use Table

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

# REVISED WRITTEN DESCRIPTION

## CRYSTAL SPRINGS PUD

September 16, 2024

RE #008833-0050, 008834-0000, 008835-0000

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 10.00 acres of property from RR-Acre to PUD. The parcels are located south of I-10 and along Crystal Spring Road.

The subject property is currently owned by Dao Nguyen and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: LDR/RR-Acre. Surrounding uses include: LDR/RLD-100 to the north (single family); LDR/RLD-100 to the east (single family); LDR/RLD-60 to the south across Crystal Springs Road (single-family); and LDR/RR-Acre to the west (single family). The site will be developed as a low-density single-family use (as per the attached site plan).

**Project Name:** Crystal Springs PUD

**Project Architect/Planner:** DEG

**Project Engineer:** DEG

**Project Developer:** Corner Lot Development

### II. QUANTITATIVE DATA

**Total Acreage:** 10.00

**Total number of dwelling units:** up to 30

**Total amount of non-residential floor area:** N/A

**Total amount of recreation area:** N/A

**Total amount of open space:** 1.40 acres

**Total amount of public/private rights of way:** 1.10 acres

**Total amount of land coverage of all residential buildings and structures:**

Single family: 70%

**Phase schedule of construction (include initiation dates and completion dates)**

Project to be completed in one phase. The construction schedule should commence 01/30/23 and end 01/30/27.

**III. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Single-family dwellings
2. Housing for the elderly
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
4. Golf courses meeting the performance standards and development criteria set forth in Part 4.
5. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

**IV. DESIGN GUIDELINES**

**A. Lot Requirements:** Single family Lot Requirements

**A.1. 60' Single Family:**

- (1) Minimum lot width – 60 feet
- (2) Minimum lot area – 6,000 square feet
- (3) Maximum lot coverage – 50%
- (4) Minimum yard requirements:
  - (a) Front – 20 feet

(b) Side – 5 feet

(c) Rear – 10 feet

(5) Maximum height of structures – 35 feet

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Crystal Springs Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. The site shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.

**C. Signs.**

One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height is permitted at each entrance to the site. Signs may be externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet the requirements of Part 13 of the Zoning Code.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

## **G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

## **VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **VII. STATEMENTS**

### **A. How does the proposed PUD differ from the usual application of the Zoning Code?**

The proposed PUD allows for needed housing in the vicinity. The PUD use allows for transition between the agricultural and residential uses surrounding the site.

### **B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

All areas will be maintained by the owner.

## **VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for housing.



## EXHIBIT F

### PUD Name: Crystal Springs PUD

#### Land Use Table

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Total gross acreage	10.0 Acres	100%
Amount of each different land use by acreage		
Single family	7.8 Acres	78%
Total number of dwelling units	Up to 30 D.U.	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	N/A	
Passive open space	1.40	15%
Public and private right-of-way	1.10	11%
Maximum coverage of buildings and structures	s.f	50%



**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0536 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 22, 2024**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-0536** to Planned Unit Development.

***Location:*** 0 & 9423 Crystal Springs Road, between Crystal Circle and Chandler Oaks Drive

***Real Estate Numbers:*** 008833 0050; 008834 0000; 008835 0000

***Current Zoning District:*** Residential Rural-Acre (RR-Acre)

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

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** 5 – Northwest

***Council District:*** District 12

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, Florida 32207

***Owner:*** Dao Nguyen  
512 Brockham Drive  
Jacksonville, FL 32221

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2024-0536** seeks to rezone approximately 10.00± acres of land from Residential Rural Acre (RR-Acre) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a residential subdivision with a maximum of 45 single-family dwelling units. The proposed lots will range in size from 4,000 square feet and 40

feet of width to 5,000 square feet with 50 feet of width. The PUD differs from a conventional rezoning by increasing the maximum lot coverage for the 40-foot wide lots from 50% to 55%.

Located within the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan, the proposed density of the project will not exceed the land use category's seven units per acre.

### **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?***

Yes. Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Travelled, and cul-de-sacs should be avoided. LDR in the Urban and Suburban areas is intended to provide for low density residential development.

Density: LDR in the Suburban Area

The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as otherwise provided. According to the JEA letter provided by the applicant, dated March 1, 2024, there is a 12-inch water main and a 12-inch force main along Crystal Springs Road. Connection to the JEA-owned sewer system for the project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (minimum 4 inches in diameter).

Single-family dwellings are a primary use under the LDR land use category and up to 45 dwelling units are within the allowed density for LDR land use in the Suburban Development Area with full urban services. All other uses detailed in the PUD application support residential development and are also allowed in the LDR land use category.

#### ***(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:

**Future Land Use Element (FLUE):**

**Policy 1.2.8**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Development Area and the proposed development shall connect to City water and sewer.

**Policy 3.1.5**

The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

**Wetlands (Please see attached map)**

Review of City data and the applicant's PUD site plan indicates the potential existence of wetlands on the subject site and as such the location, size, quality, and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 2.09 acres

General Location(s): The wetland is classified as a Bay Swamp located in the northern portion of the application site. It is a portion of a larger wetland system located to the north, west and east of the application site. The wetland is also located in a floodplain associated with Wills Branch, an excavated drainage ditch that drains to the south and southeast. The ditch eventually empties in a larger wetland system that is not associated with a downstream waterway.

Quality/Functional Value:

The wetland has a high functional value for water filtration attenuation and flood water capacity and is in the AE flood zone. However, the wetland has an indirect impact on the City's waterways.

Soil Types/  
Characteristics:

(49) Pamlico muck, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in decomposed organic material underlain by thick

loamy and sandy marine and fluvial sediments. They are on flood plains and depressions. The soil is moderately permeable. The high-water table generally is at or near the surface

Wetland Category:

Category III

Consistency of  
Permitted Uses:

Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.



### **Airport Environment Zone – Height Restriction Zone**

The site is located within the 150-foot Height and Hazard Zone for the Herlong Recreational Airport and the 300-foot Height and Hazard Zone for OLF Whitehouse. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### **Flood Zones (Please see attached map)**

Approximately 2.14 acres are within the AE Flood zone that are associated with Wills Branch, and excavated drainage ditch. Flood zone designations are assigned by the Federal Emergency

Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE Flood Zone are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.



***(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 and furthers their intent by providing specific development standards.

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 currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit

Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

***(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.

The following has been found in the concurrency system for this project:

**Mobility # 124032.0 / CRC # 124032.1 / City Dev # 10826.000: Crystal Springs Subdivision: 43 homes / \$108,937 Mobility Fee / either pay in full or on a lot by lot, permit by permit basis.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize the subject parcels for a single-family dwelling 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 variety and design of dwelling types:** The proposed development will consist of only single-family dwellings; however lots sizes will vary between 4,000 square feet and 5,000 square feet. Per the submitted site plan, 22 of the proposed lots will be 5,000 square feet in size and 50 feet wide, and the remaining 21 lots will be 4,000 square feet in size and 40 feet wide.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation standards shall be in accordance with Section 656.420(b) of the Zoning Code.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code; however, landscaping may be rearranged to meet development requirements.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Crystal Springs Road.

***(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 on the north side of Crystal Springs Road, between Hammond Boulevard and Blair Road, where single-family dwellings are the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, 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	RLD100A	Single-family dwellings
South	LDR	RLD-60/PUD 2008-0969-E	Single-family dwellings
East	LDR	RR-Acre/RLD100A	Single-family dwellings
West	LDR	RR-Acre	Single-family dwellings

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

The proposed development is consistent with the LDR functional land use category.

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer.

**School Capacity:** Based on the Development Standards for impact assessment, the 10.00± acre proposed PUD rezoning has a development potential of 45 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis  
PUD 2024-0536**

**Development Potential: 45 Residential Dwellings**

<b>School Type</b>	<b>CSA<sup>1</sup></b>	<b>2023-24 Enrollment/CSA</b>	<b>Current Utilization (%)</b>	<b>New Student/Development<sup>3</sup></b>	<b>5-Year Utilization (%)</b>	<b>Available Seats – CSA<sup>3</sup></b>	<b>Available Seats - Adjacent CSA 1&amp;2</b>
Elementary	8	5659	75%	5	83%	8811	2378

Middle	7	1109	71%	2	79%	1214	1239
High	8	2633	89%	3	64%	328	1016
<b>Total New Students</b>				<b>10</b>			

*NOTES:*

<sup>1</sup> Proposed Development's Concurrency Service Area (CSA)

<sup>2</sup> Available CSA seats include current reservations

<sup>3</sup> Student Distribution Rate

ES-.125

MS-.051

HS-.074

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0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing



school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL <sup>1</sup>	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) <sup>3</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Chaffee Trail ES #142	8	5	808	724	90%	92%
Westview K-8 #140	7	2	375	409	109%	84%
Ed White HS #248	8	3	1786	1587	89%	67%
		<b>10</b>				

*NOTES:*

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate  
 ES-.125  
 MS-.051  
 HS-.074

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0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject site is approximately 10.00 acres and is accessible by Crystal Springs Road, a collector facility. Crystal Springs Road between Blair Road and Hammond Boulevard is currently operating at 55% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 12,267 vpd.

The applicant requests 43 units of residential (ITE Code 210) which could produce 405 daily trips. The application was forwarded to the Transportation Planning Division and the following are comments provided:

- This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

Below are the peak AM and PM traffic capacities for this portion of Crystal Springs Road (Blair

Road to Hammond Boulevard)

- Eastbound
  - AM peak: 720 vehicles
  - PM peak: 437 vehicles
- Westbound
  - AM peak: 359 vehicles
  - PM peak: 767 vehicles

Furthermore, the following comments were issued from the Traffic Engineer. Staff supports the Engineer's findings and forwards to you the following:

- The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.

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

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

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

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

***(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 parking requirements will be consistent with the requirements of Part 6 of the Zoning Code.

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

The development will be required to install sidewalks in accordance with the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **August 14, 2024** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.

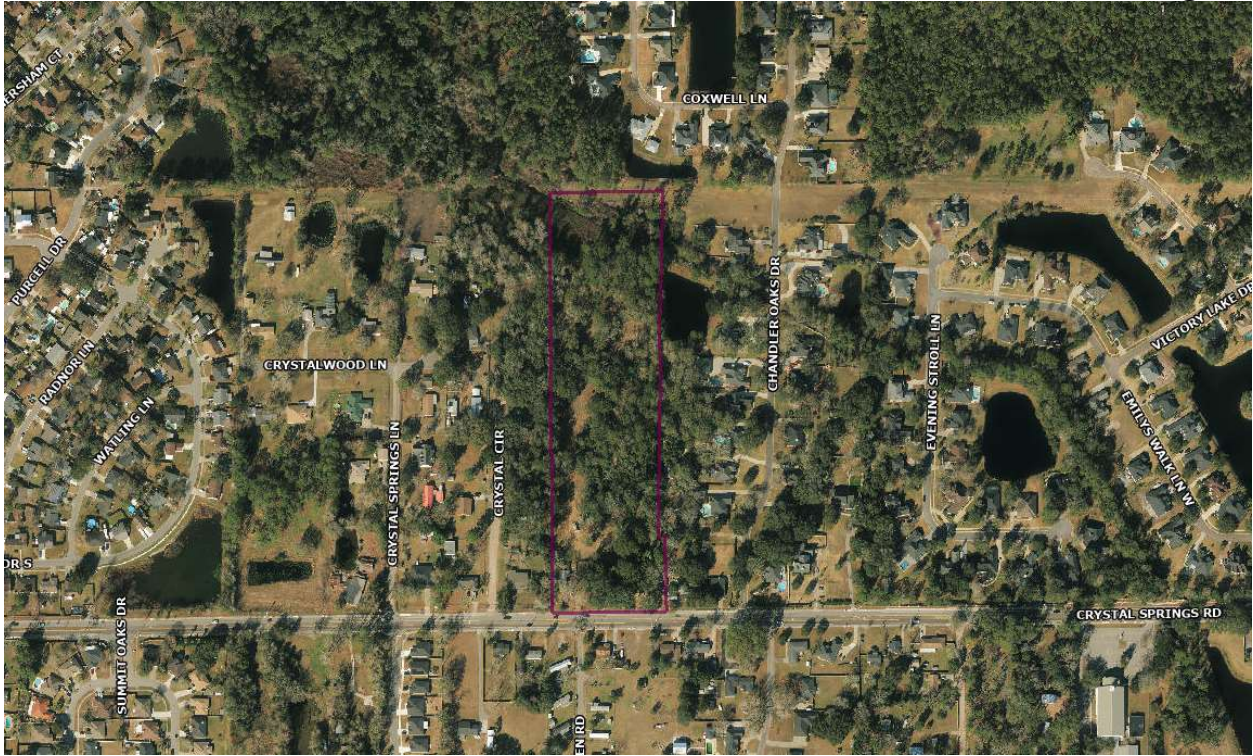


### RECOMMENDATION

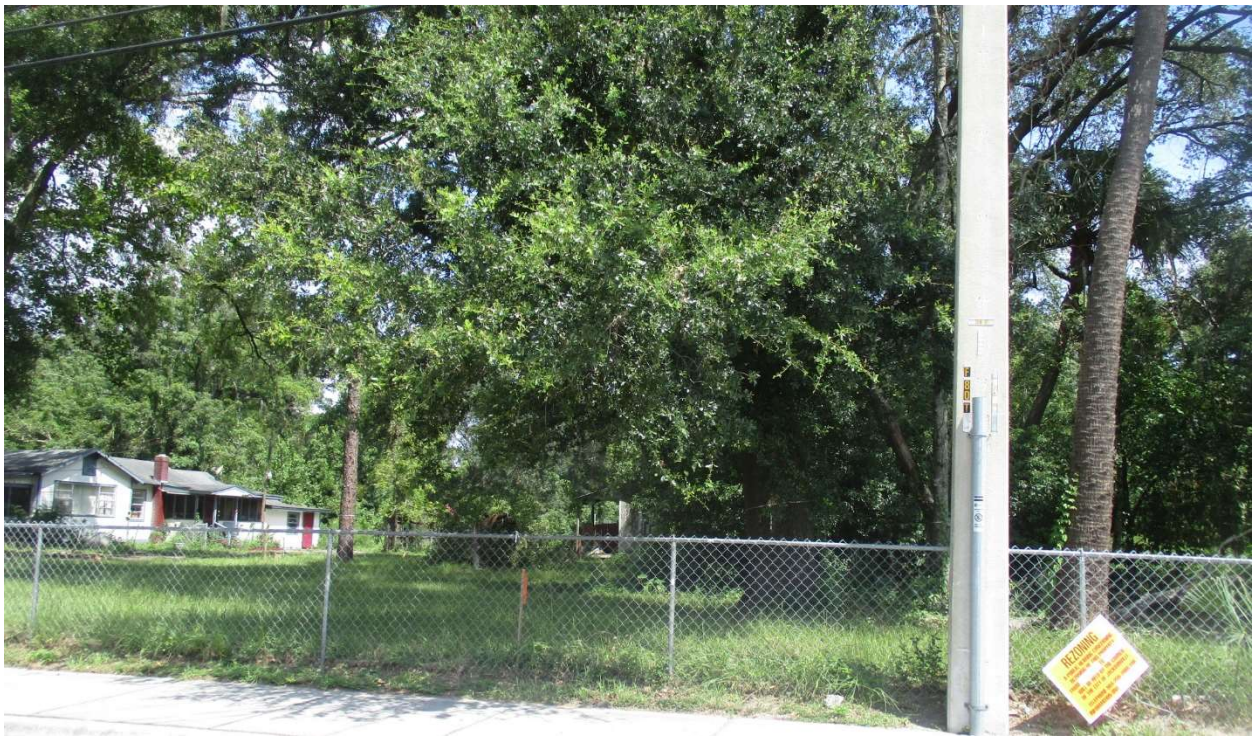
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0536** be **APPROVED with the following exhibits:**

- The original legal description dated May 9, 2024
- The revised written description dated July 19, 2024
- The original site plan dated April 29, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0536** be **APPROVED.**



*Source: Planning & Development Department, 8/15/24*  
**Aerial view of the subject property facing North.**



*Source: Planning & Development Department, 8/14/24*  
**View of the subject property from Crystal Springs Road.**



*Source: Planning & Development Department, 8/14/2024*  
**View of neighboring residential, located south of the subject property, along Crystal Springs Road.**



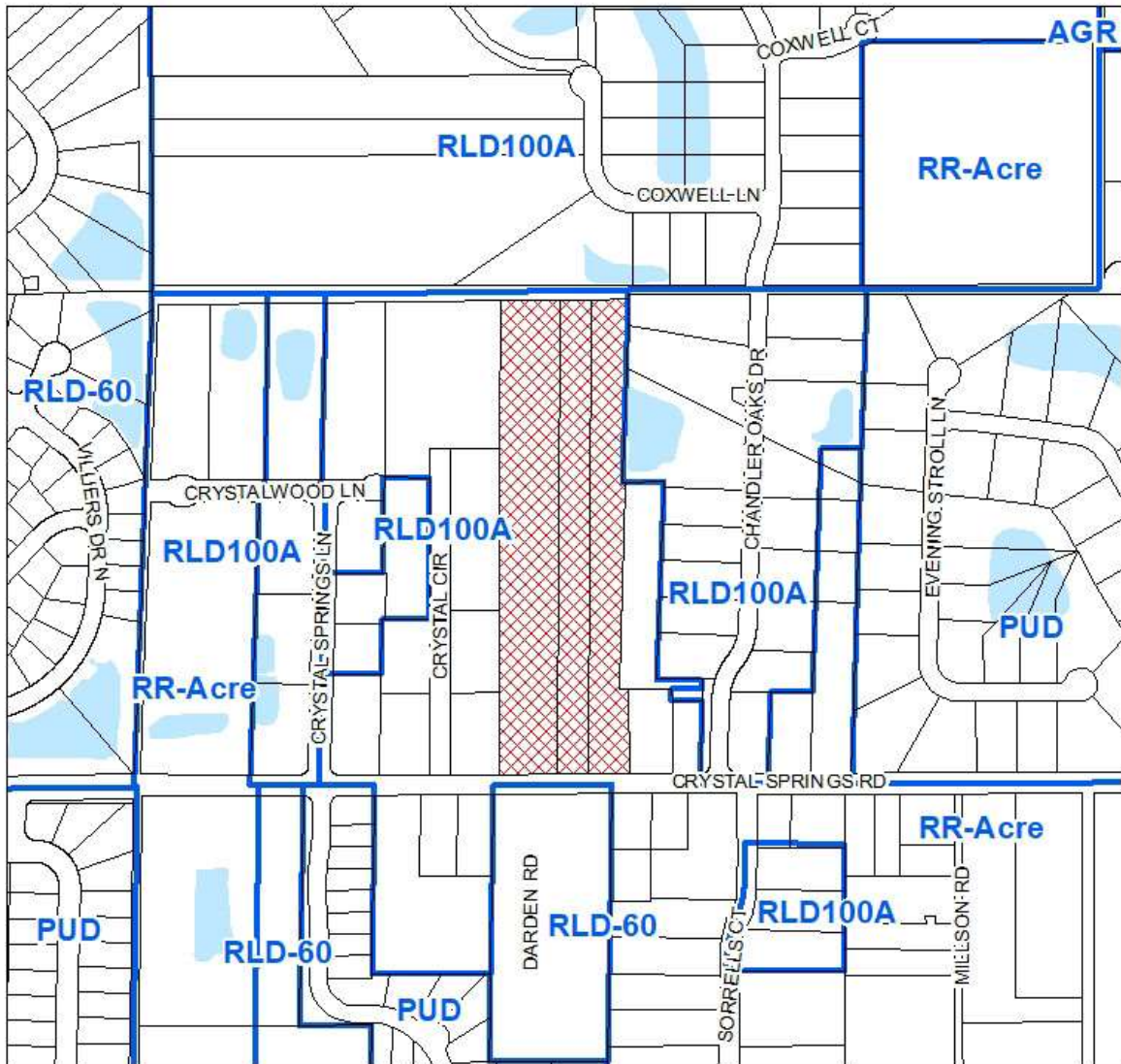
*Source: Planning & Development Department, 8/14/2024*  
**View of neighboring residential, located south of the subject property, along Crystal Springs Road.**

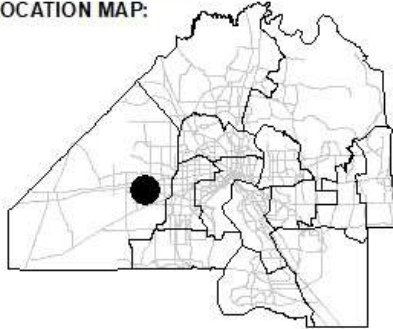
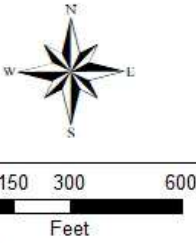


*Source: Planning & Development Department, 8/14/2024*  
**View of neighboring residential, located south of the subject property, along Crystal Springs Road.**



*Source: Planning & Development Department, 8/14/2024*  
**View of neighboring residential subdivision, located south of the subject property, along Crystal Springs Road.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>0 150 300 600 Feet</p> <p>COUNCIL DISTRICT: <b>12</b></p>
<p>ORDINANCE NUMBER <b>ORD-2024-0536</b></p>	<p>TRACKING NUMBER <b>T-2024-5622</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>