

1 Introduced by the Land Use and Zoning Committee and amended on the
2 Floor by Council:

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5 **ORDINANCE 2024-536-E**

6 AN ORDINANCE REZONING APPROXIMATELY 10.00± ACRES
7 LOCATED IN COUNCIL DISTRICT 12 AT 0 AND 9423
8 CRYSTAL SPRINGS ROAD, BETWEEN CRYSTAL CIRCLE AND
9 CHANDLER OAKS DRIVE (R.E. NO(S). 008833-0050,
10 008834-0000 AND 008835-0000), AS DESCRIBED
11 HEREIN, OWNED BY DAO NGUYEN, FROM RESIDENTIAL
12 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 SINGLE FAMILY DWELLINGS; AS DESCRIBED IN THE
16 CRYSTAL SPRINGS PUD; PROVIDING A DISCLAIMER THAT
17 THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

20
21 **WHEREAS**, Dao Nguyen, the owner of approximately 10.00± acres
22 located in Council District 12 at 0 and 9423 Crystal Springs Road,
23 between Crystal Circle and Chandler Oaks Drive (R.E. No(s). 008833-
24 0050, 008834-0000 and 008835-0000), as more particularly described
25 in **Exhibit 1**, dated May 9, 2024, and graphically depicted in **Exhibit**
26 **2**, both of which are attached hereto (the "Subject Property"), has
27 applied for a rezoning and reclassification of the Subject Property
28 from Residential Rural-Acre (RR-Acre) District to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

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

1 recommendation to the Council; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
20 District to Planned Unit Development (PUD) District. This new PUD
21 district shall generally permit single family dwellings, and is
22 described, shown and subject to the following documents, attached
23 hereto:

24 **Exhibit 1** - Legal Description dated May 9, 2024.

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

26 **Revised Exhibit 3** - Written Description dated September 16, 2024.

27 **Revised Exhibit 4** - Site Plan dated September 11, 2024.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Dao Nguyen, and is legally described in **Exhibit 1**, attached
30 hereto. The applicant is Paul M. Harden, Esq., 1431 Riverplace
31 Boulevard, Suite 901, Jacksonville, Florida, 32207; (904) 396-5731.

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 Council Secretary.

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19 Form Approved:

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21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Kaysie Cox

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