

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-536**

5 AN ORDINANCE REZONING APPROXIMATELY 10.00± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 AND 9423  
7 CRYSTAL SPRINGS ROAD, BETWEEN CRYSTAL CIRCLE AND  
8 CHANDLER OAKS DRIVE (R.E. NO(S). 008833-0050,  
9 008834-0000 AND 008835-0000), AS DESCRIBED  
10 HEREIN, OWNED BY DAO NGUYEN, FROM RESIDENTIAL  
11 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 SINGLE FAMILY DWELLINGS, AS DESCRIBED IN THE  
15 CRYSTAL SPRINGS 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**, Dao Nguyen, the owner of approximately 10.00± acres  
21 located in Council District 12 at 0 and 9423 Crystal Springs Road,  
22 between Crystal Circle and Chandler Oaks Drive (R.E. No(s). 008833-  
23 0050, 008834-0000 and 008835-0000), as more particularly described  
24 in **Exhibit 1**, dated May 9, 2024, and graphically depicted in **Exhibit**  
25 **2**, both of which are attached hereto (the "Subject Property"), has  
26 applied for a rezoning and reclassification of the Subject Property  
27 from Residential Rural-Acre (RR-Acre) District to Planned Unit  
28 Development (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 Residential Rural-Acre (RR-Acre)  
19 District to Planned Unit Development (PUD) District. This new PUD  
20 district shall generally permit single family dwellings, and is  
21 described, shown and subject to the following documents, attached  
22 hereto:

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

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

25           **Exhibit 3** - Written Description dated June 27, 2024.

26           **Exhibit 4** - Site Plan dated April 29, 2024.

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

31           **Section 3. Disclaimer.** The rezoning granted herein shall

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

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