

# WRITTEN DESCRIPTION

## Kings Trail PUD

May 19, 2026

**RE Number: 148000-0000**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 12.41 acres of property from PBF-1 to PUD. The parcel is located on the north side of Old Kings Road South, north of Powers Avenue.

The subject property is currently owned by the Duval County School Board 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: PBF/PBF-1. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application from PBF to MDR. Surrounding uses include: LDR/RR-Acre to the north (single family); MDR/RMD-A to the west (vacant YMCA); MDR/RMD-D to the north and east (multi-family); and LDR/RLD-70 to the south across Old Kings Rd (single family). The site will be developed as townhome and/or cottage use (as per the attached site plan).

**Project Name:** Kings Trail PUD

**Project Architect/Planner:** Live Oak Engineering

**Project Engineer:** Live Oak Engineering

**Project Developer:** Dream Finders Homes

### II. QUANTITATIVE DATA

**Total Acreage:** 12.41

**Total number of dwelling units:** up to 110

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

**Total amount of recreation area:** 16,544 sf

**Total amount of open space:** 0.74 acres

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all residential buildings and structures:** 70%

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

The construction schedule should commence October 2027 and end by October 2032.

**III. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Townhomes, both attached or detached in the form of cottages
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. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
5. 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 Townhomes/Cottages:**

- (1) Minimum lot width – 31 feet
  - (2) Minimum lot area – 2,300 square feet
  - (3) Maximum lot coverage – 70%
  - (4) Minimum yard requirements:
    - (a) Front – 20 feet
    - (b) Side – 3 feet
    - (c) Rear – 10 feet

- (5) Maximum height of structures – 35 feet

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

- (1) *Parking Requirements.*

The parking requirements shall be at a ratio of two parking spaces per unit. The garage and driveways are attributable to satisfying the parking requirement and guest parking is removed.

- (2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Old Kings Road South, 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 6 ft. sidewalk on at least one side of the roadway.

**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 non-illuminated or externally illuminated only. 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 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 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 conversion of a former school site to create needed housing in the vicinity. The PUD use allows for infill development consistent with existing 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 proposed 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 complementary 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.