

**WRITTEN DESCRIPTION
FIELDS ROAD PUD
AUGUST 20, 2025**

I. PROJECT DESCRIPTION

- A. The owner of the property proposes to rezone approximately +/-4.94 acres from RLD-60 to a Planned Unit Development (“PUD”) to permit development of the subject property as a 34-lot home rental community in addition to the existing uses allowed by the RLD-60 zoning. This property is currently owned by Freedom Traxx, LLC. The subject property is located north of Fields Road north of I-295. The surrounding properties are zoned RLD60 and PUD.
- B. Project Engineer: Solid Rock Engineering
- C. Project Developer: Current owner
- D. Current Land Use Category: Low Density Residential (LDR)
- E. Current Zoning District: RLD-60
- F. Requested Land Use Category: N/A (no change requested)
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Real Estate Number(s): 106812 0000
- I. Existing Uses: In the event the community is developed as set forth herein, then the development shall be governed by the site plan. Otherwise, the development criteria for the RLD-60 zoning category shall govern.

II. QUANTITATIVE DATA

Total Gross Acreage	4.94	Acres	100	%
Amount of each different land use by acreage				
Single family, detached (lots)	1.38	Acres	28.00	%
Total number of units	34	d.u.		
Commercial	0	Acres	0	%
Industrial	0	Acres	0	%

Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation	0.34	Acres	7.0	%
Passive open space, wetlands, ponds, Landscape buffer	2.14	Acres	43.00	%
Public and private right-of-way	1.05	Acres	22.00	%
Maximum coverage of buildings and structures on the entire Property	21,520	sq. ft.	10	%

III. STATEMENTS

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

This proposed PUD differs from the usual application of the Zoning Code because it allows for unique dwelling designs that would not be allowed through a strict application of the existing zoning code.

The maximum coverage of all buildings and structures would only be ten (10) percent of the entire site of the Property. This will preserve most of the existing pervious surface and allow the majority of the existing pond on the site to be maintained. This will maintain the open character of the area consistent with the predominant type of housing (mobile homes and manufactured homes) while allowing for development of housing that is affordable to area workers at the nearby industrial and commercial centers.

Pictures of the type of dwellings proposed for this location are attached to this PUD.

The PUD specifically deletes the following requirements in the Zoning Code:

Chapter 656, Part 4, Subpart C – Architectural and Aesthetic Regulations for Single Family Dwellings. Given the PUD’s location provides limited exposure to existing homes, the intent to preserve existing open space on the Property and the intent to create affordable housing with unique architectural character, this Subpart is not being applied to the PUD.

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.

The proposed development will be privately owned and the entire site will be operated and maintained by the owner. The proposal is for the dwellings to be sold and the location sites to be leased. If individual lots are sold, a homeowner’s association will be formed, and the common areas will be maintained by said association.

C. Justification for the rezoning.

The project offers units that are the size of apartments but with yards, outdoor active recreation and other benefits of single-family suburban style development with a size that is affordable and similar to the manufactured and mobile homes which are predominate in the area. The total number of units proposed is only slightly more than could be developed under the current zoning designation but within the density limitations of the LDR land use category. The current zoning designation allows for fifty (50) percent lot coverage. The PUD as proposed is significantly less. The Property may be platted with individual lots or may be considered one lot with up to thirty-four (34) units.

D. Phase schedule of construction (include initiation dates and completion dates).

The proposed PUD is expected to begin development within one (1) year of the approval of the PUD.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Detached mobile dwellings with a minimum size of 399 square feet.
- (2) Essential services, including water, sewer, gas, telephone, radio, television, and electric and home occupations.

B. Permitted Accessory Uses and Structures: Laundromats and other vending machine facilities, management offices, a community center, community garden, and other recreation and service facilities exclusively for the use of the residents of the community and their guests.

C. In the event that the PUD is developed in accordance with the RLD-60 zoning and not as provided herein and the site plan, the uses and restrictions provided by the Zoning Code for the RLD-60 zoning category shall govern.

V. DESIGN GUIDELINES

A. **Lot Requirements:**

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Minimum lot width:* 25 feet
- (3) *Maximum lot coverage for each lot:* Thirty-three (33) percent with a maximum impervious surface ratio of seventy-five (75) percent on each lot. If property is not subdivided into individual lots, then maximum total lot coverage over the entire property shall be ten (10) percent and the maximum impervious surface ratio (buildings, roads and similar surfaces) over the entire property shall be forty (40) percent.

- (4) *Minimum front yard:* Twenty (20') feet
- (5) *Minimum side yard:* Ten (10') feet
- (6) *Minimum rear yard:* Ten (10') feet
- (7) *Maximum height of structures:* Thirty-five feet (35')

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

Two (2) parking spaces for each unit.

Up to eight (8) perpendicular guest parking spaces and up to (10) parallel parking spaces in the internal private roadway will be provided.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Fields Road as shown by the Site Plan.
- b. Within the Property, internal access to the homes will be provided by the internal right-of-way.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed within the internal right-of-way.

C. Signs:

Signage shall be allowed pursuant to Section 13 of the Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

A minimum of 0.34 acres of active recreation area shall be provided.

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 the existing and proposed uses within the Property and showing the general layout of the overall Property.

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