

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2025-758-W**

5 AN ORDINANCE REZONING APPROXIMATELY 4.94± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 819 FIELDS ROAD,
7 WEST OF TINY DRIVE (R.E. NO(S). 106812-0000), AS
8 DESCRIBED HEREIN, OWNED BY FREEDOM TRAXX HOMES,
9 LLC, FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)
10 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
12 ZONING CODE, TO PERMIT 34 MOBILE HOME LOTS, AS
13 DESCRIBED IN THE FIELDS ROAD PUD; PROVIDING A
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
15 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS,** Freedom Traxx Homes, LLC, the owner of approximately
19 4.94± acres located in Council District 8 at 819 Fields Road, west
20 of Tiny Drive (R.E. No(s). 106812-0000), as more particularly
21 described in **Exhibit 1**, dated August 25, 2025, and graphically
22 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
23 Property"), has applied for a rezoning and reclassification of the
24 Subject Property from Residential Low Density-60 (RLD-60) District
25 to Planned Unit Development (PUD) District, as described in Section
26 1 below; and

27 **WHEREAS,** the Planning Commission, acting as the local planning
28 agency, has reviewed the application and made an advisory
29 recommendation to the Council; and

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

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Low Density-60
17 (RLD-60) District to Planned Unit Development (PUD) District. This
18 new PUD district shall generally permit 34 mobile home lots, and is
19 described, shown and subject to the following documents, attached
20 hereto:

21 **Exhibit 1** - Legal Description dated August 25, 2025.

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

23 **Exhibit 3** - Written Description dated August 20, 2025.

24 **Exhibit 4** - Site Plan dated July 8, 2025.

25 **Section 2. Owner and Description.** The Subject Property is
26 owned by Freedom Traxx Homes, LLC, and is legally described in **Exhibit**
27 **1**, attached hereto. The applicant is Zach Miller, Esq., 3203 Old Barn
28 Court, Ponte Vedra Beach, Florida 32082; (904) 651-8958.

29 **Section 3. Disclaimer.** The rezoning granted herein shall
30 **not** be construed as an exemption from any other applicable local,
31 state, or federal laws, regulations, requirements, permits or

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

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

14
15 Form Approved:

16
17 /s/ Dylan Reingold

18 Office of General Counsel

19 Legislation Prepared By: Kaysie Cox

20 GC-#1713509-v1-2025-758_(Z-6486).docx