

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-723**

AN ORDINANCE REZONING APPROXIMATELY 17.50± ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 OLD KINGS ROAD AND 0 NEW KINGS ROAD, BETWEEN WOODLEY ROAD AND PITTS ROAD (A PORTION OF R.E. NO(S). 003811-0200 AND 003826-0100 AND R.E. No(s). 003811-0150, 003826-0150 AND 003811-0100), AS DESCRIBED HEREIN, OWNED BY SARAH'S WALK, LLC AND STEPHEN EDMONDS, FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2005-557-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT COMMERCIAL USES, INCLUDING THE SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES, INCLUDING LIQUOR, BEER AND WINE, FOR ON-PREMISES CONSUMPTION AND OFF-PREMISES CONSUMPTION ON PROPERTY LOCATED LESS THAN 1,500 FEET FROM A CHURCH WITHOUT THE REQUIREMENT TO OBTAIN A WAIVER OF MINIMUM DISTANCE FOR A LIQUOR LICENSE LOCATION PURSUANT TO SECTION 656.805, *ORDINANCE CODE*, AS DESCRIBED IN THE SARAH'S WALK COMMERCIAL PUD; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Sarah's Walk, LLC and Stephen Edmonds, the owners of approximately **17.50±** acres located in Council District 8 at 0 Old Kings Road and 0 New Kings Road, between Woodley Road and Pitts Road

(a portion of R.E. No(s). 003811-0200 and 003826-0100 and R.E. No(s). 003811-0150, 003826-0150 and 003811-0100), as more particularly described in **Exhibit 1**, dated May 21, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Planned Unit Development (PUD) District (2005-557-E) to Planned Unit Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

**Section 1. Property Rezoned.** The Subject Property is hereby rezoned and reclassified from Planned Unit Development (PUD) District (2005-557-E) to Planned Unit Development (PUD) District. This new PUD district shall generally permit commercial uses, and is described, shown and subject to the following documents, attached

hereto:

**Exhibit 1** - Legal Description dated May 21, 2025.

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

**Exhibit 3** - Written Description dated September 5, 2025.

**Exhibit 4** - Site Plan dated September 4, 2025.

**Section 2. Owner and Description.** The Subject Property is owned by Sarah's Walk, LLC and Stephen Edmonds, and is legally described in **Exhibit 1**, attached hereto. The applicant is Courtney Gaver, Esq., 100 Whetstone Place, Suite 200, Saint Augustine, Florida 32086; (904) 473-1388.

**Section 3. Findings Regarding Deviation from Waiver of Minimum Distance for Liquor License Location.** Pursuant to Section 656.341(c)(2)(ii)(B), *Ordinance Code*, when a PUD Written Description includes a request for a deviation or waiver from various Zoning Code 8 requirements, including waivers of liquor distances from churches and schools, the Council is required to determine that the requested deviation or waiver is necessary. The Council hereby finds that there is competent and substantial evidence in the record to support the need for relief from the requirement for a waiver of minimum distance for liquor license location as requested in **Exhibit 3** for the reasons articulated by the Land Use and Zoning Committee.

**Section 4. Disclaimer.** The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve,

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

3       **Section 5.       Effective Date.** The enactment of this Ordinance  
4 shall be deemed to constitute a quasi-judicial action of the City  
5 Council and shall become effective upon signature by the Council  
6 President and Council Secretary.

7  
8 Form Approved:

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10             /s/ Dylan Reingold      

11 Office of General Counsel

12 Legislation Prepared By: Kaysie Cox

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