

**Sarabs Walk Commercial PUD**  
**Written Description**  
**September 5, 2025**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE Nos. 003811-0100; 003826-0150; 003811-0150; 003811-0200; and a portion of 003826-0100
- B. Current Land Use Designation: CGC
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/PLAN CONSISTENCY**

**A. Summary of Proposed Development**

The Applicant proposes to rezone approximately 17.5 acres of property located on the west side of New Kings Road, near its intersection with Dunn Avenue from Planned Unit Development (“PUD”) to PUD. This new PUD rezoning is intended to modify the existing Sarah’s Walk PUD approved under Ordinance No. 2005-557-E (the “Original PUD”). The Original PUD included RE ## 003811-0250 and 003826-0100 (together, the “Additional Original PUD Outparcels”). These Additional Original PUD Outparcels will mostly remain under the Original PUD and are not fully incorporated into this new PUD rezoning—except for a small portion of RE #003826-0100. The new PUD includes RE ## 003811-0100; 003826-0150; 003811-0150; 003811-0200; a portion of 003826-0100; and the 60-foot vacated right-of-way as discussed below. The property included within this PUD application is more particularly described in Exhibit 1 attached hereto (the “Property”). Access to the Original PUD shall be maintained through “Outparcel 5” as depicted on the Site Plan (defined below).

As described below, this PUD zoning district is being sought to allow for the development of uses within the CCG-1 and CCG-2 zoning districts. The Original PUD permitted the Property to be developed as a mixed-use project with commercial uses allowed in the CN zoning district and single-family residential units. The Property is currently vacant and unimproved but is now planned for development. This PUD updates the permitted uses, adds new commercial uses permitted within the Property, and continues to allow for a diversity of commercial uses on the Property in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan dated September 9, 2025, and attached as Exhibit 4 to this Ordinance (the “Site Plan”).

The PUD removes the condition to close the unopened 60-foot right-of-way per the plat of Dinsmore Farms of the Original PUD Ordinance, which was closed per Ordinance No. 2005-861-E. Note the vacated right-of-way does not have a Duval County real estate identification number.

The Property is within the Community/General Commercial (CGC) land use category and Suburban Development Area. The permitted uses herein are consistent with the CGC land use category.

### **B. Surrounding Land Uses**

The Property is currently vacant. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Uses</u>
South	CGC, RPI	PUD, RLD-60, ROS	Little Trout River/Wetlands within Original PUD, Residential, Mobile Homes
East	LI, CGC, LDR	PUD, RR-Acre	Commercial, Emergency & Urgent Care, Residential
North	LI	IL	Industrial uses including ADESA Jacksonville
West	CGC, LI, LDR	PUD, IBP, RR-Acre	Wetlands and Residential within Original PUD, Church, Residential Uses

## **III. DESCRIPTION OF PERMITTED USES**

### **A. PUD Conceptual Site Plan**

The Site Plan is attached to this Ordinance as **Exhibit 4**. The parcel designations on the Site Plan are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including internal access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

## **B. Permitted Uses**

The uses listed below apply to all locations within the PUD, unless otherwise specified herein. Specifically, the uses listed below that are permitted by right and exception under the CCG-1 and CCG-2 Zoning Districts are new permitted uses by right in this PUD. All other permitted uses listed herein are enumerated simply to update verbiage to be consistent with language used in the current Zoning Code. The hours during which uses may be conducted shall be governed by current Zoning Code.

### *1. Permitted uses and structures.*

- a. Medical and dental or chiropractor offices and clinics, and like uses which may also consist of any of all of the following: freestanding emergency department/room, imaging services, ambulatory surgery center, urgent care facility, primary care, healthy living center, and other medical services.
- b. Professional and business offices, building trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- c. Neighborhood retail sales and service establishments including convenience store and retail sale and service of beer and wine for off-premises consumption.
- d. Service establishments such as barber or beauty shops, shoe repair shops.
- e. Restaurants with or without drive-in or drive-through facilities.
- f. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- g. Banks with or without drive-thru tellers, financial institutions (including savings and loan institutions), travel agencies and similar uses.
- h. Libraries, museums and community centers.
- i. An establishment or facility which includes the retail sale of beer or wine in sealed container for off-premise consumption.
- j. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- k. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- l. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- m. Art galleries, museums, community centers, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances.
- n. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- o. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- p. An establishment or facility that includes the retail sale and/or service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off-premises consumption or both
- q. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance and development criteria set forth in Part 4. T
- r. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- s. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- t. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- u. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
- v. Auto Laundry or manual car wash, meeting the performance standards and development criteria set forth in Part 4
- w. Commercial retail sales and service establishments
- x. Hotels and motels.
- y. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, meeting the performance standards and development criteria set forth in Part 4.
- z. Vocational, trade or business schools and similar uses

- aa. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- bb. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- cc. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- dd. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- ee. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- ff. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- gg. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- hh. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- ii. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- jj. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- kk. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- ll. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- mm. Service stations including major automotive repair meeting the performance standards and development criteria set forth in Part 4.
- nn. Schools meeting the performance standards and development criteria set forth in Part 4.
- oo. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.

- pp. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- 2. *Permissible uses by exception.* With the exception of those uses listed as prohibited uses below, uses permitted by right (and not otherwise listed as a permitted use herein) and permitted by exception in the CCG-1 and CCG-2 zoning districts are permissible uses by exception.
- 3. *Prohibited uses.*
  - a. Adult entertainment.
  - b. Residential treatment facilities and emergency shelters.
  - c. Multi-family residential integrated with a permitted use.
  - d. Crematories.
  - e. Pawn shops.
  - f. Billiard parlors.
  - g. Dancing entertainment establishments serving alcohol.
  - h. Nightclubs.
  - i. Indoor gun range.

### **C. Lot and Yard Requirements**

These requirements shall be applied to the entire PUD site as whole, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners.

- 1. *Minimum lot requirements (width and area).*
  - a) Width – None
  - b) Area – None
- 2. *Maximum lot coverage by all buildings and structures.* None.
- 3. Maximum Impervious Surface Ratio (ISR): 85%
- 4. *Minimum yard requirements.*
  - a) Front – None
  - b) Side – None

c) Rear – Ten (10) feet

5. *Maximum height of structures.* Sixty (60) feet.

Decorative rooftop structures, including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

#### **D. Accessory Uses and Structures for All Parcels**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

### **IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

#### **A. Access/Traffic Circulation**

Vehicular access to the PUD is anticipated to be provided via three (3) direct access entrances on New Kings Road, as generally depicted on the Site Plan. The final locations are subject to review and approval of the Florida Department of Transportation (FDOT). The entrance roads and other internal access roads and drives may be public or private. Internal access shall be provided by reciprocal easements among the driveways of the various parcels if ownership or occupancy is subdivided among more than one person or entity. Where possible, interconnectivity between the various parcels will be provided for both vehicular and pedestrian access. Access shall be provided through Outparcel 5 of the PUD to the Original PUD (Ord. No. 2005-557-E) through an easement in the general area depicted on the Site Plan to maintain access to New Kings Road.

#### **B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Land Development Procedures Manual.

#### **C. Open Space**

Open space shall be provided in compliance with the 2045 Comprehensive Plan considering the PUD property in its entirety.

#### **D. Landscaping**

Landscaping and buffering will be provided in accordance with Part 12 of the Zoning Code.

## **E. Signage**

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

Because all project signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

### *1. Development Identity Monument Signs*

- a. A maximum of two (2) project identity monument signs will be permitted along New Kings Road. The signs may be single or double sided, may be located on-site or “off-site” from the individual use and may be internally or externally illuminated or non-illuminated. The monument signs shall not exceed thirty-three (33) feet in height and two hundred (200) square feet (each side) in area. The development identity monument signs shall all contain the project name and/or logo, and may contain the names and logos of the tenants. All project identity monument signs shall be similar in design and appearance with each other in order to uniformly identify the overall development.
- b. *Individual Parcel/Use Identity Monument Signs:* Each parcel or use within the PUD shall be permitted one (1) single or double sided on-site or “off-site” Individual Parcel/Use Identity Monument Sign which may be externally or internally illuminated or non-illuminated. The Individual Parcel/Use Identity Monument Sign shall not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign, as provided below.

### *2. Other Signs*

- a. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD is to be



considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.

- b. Wall signs are permitted on any building face and shall not exceed ten (10) percent, cumulatively, of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-ways, private street, or parking lot. Such signs may be internally or externally illuminated.
- c. Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
- d. One (1) awning sign per occupancy is permitted within the PUD. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.
- e. Under canopy, wall blade, and projecting signs are permitted within the PUD. Two (2) under canopy/wall blade signs per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question, unless such sign is erected perpendicular to the building facades – blade sign.
- f. Up to a maximum of four (4) menu boards shall be allowed per street address/suite number; provided that restaurant businesses utilizing multiple menu boards shall be those that provide a double drive-thru configuration requiring two (2) main menu boards (not to exceed twenty (20) square feet in area per menu board) and up two (2) pre-browse menu boards (not to exceed ten (10) square feet in area per menu board), sign and canopy area calculated on one side per menu board only. Each menu board shall be positioned so as to be adjacent to that restaurant or business listed on the board and information on that board shall advertise exclusively the goods and services of that business and be placed in a manner which is clearly visible to pedestrian traffic.

- g. Temporary signs such as real estate signs, leasing signs, and construction signs are permitted in accordance with Part 13 of the City of Jacksonville Zoning Code as applicable.
- h. Temporary banner signs are permitted. Banner signs may not exceed fifty (50) square feet in area and may display logos and/or the name of the project and/or owner or developer and identify sales activities.
- i. Signs required by environmental permitting to be posted in common areas such as stormwater facilities are permitted.

#### **F. Architectural Guidelines**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD, as determined by the Applicant.

#### **G. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

#### **H. Waiver**

Request for a waiver of Section 656.805(b), (c), and (d): A waiver of minimum distance for on and off-premises consumption of alcohol, beer and/or wine, as detailed in Section 656.805 of the Zoning Code, will not be required. The Property is less than 1,500 feet from a church and related facilities located across the wetlands and railroad tracks to the west of the PUD; however, the proposed alcoholic beverage uses are designed to be an integral part of a planned unit development; the PUD is within the commercial corridor and thriving commercial areas at the intersection of New Kings Road and Dunn Avenue; and the uses will not be directly visible along the line of measurement defined in Section 656.806 due to the fact that the railroad tracks, existing wetlands, and other conservation areas are located in between the proposed site and the church.

#### **I. Phasing**

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed.

#### **J. Parking, Loading & Bicycle Requirements**

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the Property, such alterations or improvements shall be provided in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions.

1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses, which may or may not own their sites in fee simple, required parking, including bicycle parking, may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient parking for all proposed uses. Parking standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses.
2. The minimum and maximum number of parking spaces requirements in Part 6 of the Zoning Code are hereby waived.
3. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking.
4. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.
5. Loading and trash removal will generally take place off-street at locations designated by the property owner(s) for such activities.
6. There shall be a minimum of two (2) bicycle parking spaces for each commercial use within the PUD. For multi-tenant buildings with multiple uses, there shall be one (1) space per 5,000 square feet of floor area, with a minimum of two (2) spaces.

**K. Lighting**

Lighting within the PUD shall be designed and arranged such that light shall be directed away from Eunice Road and toward/into the PUD.

**L. Stormwater Retention**

Stormwater facilities will be maintained to serve the PUD in accordance with applicable regulations.

**M. Utilities**

The Property is served by JEA.

**V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on November 20, 2024.

**VI. JUSTIFICATION FOR THE PUD REZONING**

The proposed PUD will provide for the development of the Property with a robust commercial development with proposed various uses. The PUD will allow the Applicant to

maximize the potential of the Property in order to continue positive growth in this area and take advantage of an underutilized site in a prime location. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

## **VII. PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successor(s) to this Written Description and the PUD Site Plan, unless modified;
2. It provides for site-specific access requirements;
3. It provides for site-specific lot and yard requirements;
4. It provides for site-specific landscaping and buffering requirements;
5. It provides for site-specific parking requirements;
6. It provides for site-specific performance standards and development criteria;
7. It provides for a waiver of minimum distance for on and off-premises consumption of alcohol; and
8. It limits permitted uses on the property, as compared to those uses permitted in conventional commercial zoning districts.

## **VIII. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit “F.”**

## **IX. PUD REVIEW CRITERIA**

- A. **Consistency with the Comprehensive Plan:** As described above, uses proposed herein are consistent with the CGC Suburban Area land use category of the 2045 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System regulations.
- C. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.
- D. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

- E. Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or an owners' association.
- F. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- G. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

### **FLUE Objective 1.1**

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

### **FLUE Objective 1.3**

Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.

### **FLUE Policy 1.1.9**

Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

### **FLUE Policy 1.1.24**

The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown;
6. Use of site design features that engage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
7. Create walkable neighborhoods.

### **FLUE Objective 3.2**

Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**FLUE Policy 3.2.2**

The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**FLUE Policy 3.2.6**

The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

**FLUE Policy 3.2.14**

The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).

# EXHIBIT F

PUD Name

**Sarabs Walk Commercial PUD**

## Land Use Table

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Total gross acreage	<b>17.5</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	<b>16.61</b>	Acres	%
Industrial		Acres	%
Other land use	<b>0.89</b>	Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures		Sq. Ft.	%