

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-723-E

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; PUD SUBJECT
TO CONDITION; 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

1 Kings Road and 0 New Kings Road, between Woodley Road and Pitts Road
2 (a portion of R.E. No(s). 003811-0200 and 003826-0100 and R.E. No(s).
3 003811-0150, 003826-0150 and 003811-0100), as more particularly
4 described in **Exhibit 1**, dated May 21, 2025, and graphically depicted
5 in **Exhibit 2**, both of which are attached hereto (the "Subject
6 Property"), has applied for a rezoning and reclassification of the
7 Subject Property from Planned Unit Development (PUD) District (2005-
8 557-E) to Planned Unit Development (PUD) District, as described in
9 Section 1 below; and

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

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

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

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

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

28 **Section 1. Property Rezoned.** The Subject Property is
29 hereby rezoned and reclassified from Planned Unit Development (PUD)
30 District (2005-557-E) to Planned Unit Development (PUD) District.
31 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. Rezoning Approved Subject to Condition. This rezoning is approved subject to the following condition. Such condition controls over the Written Description and the Site Plan and may only be amended through a rezoning:

- (1) A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

Section 3. 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 4. 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.

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

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

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18 Form Approved:

19
20 _____/s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

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