

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-273**

5 AN ORDINANCE REZONING APPROXIMATELY 19.45±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 3 AT 0 SUTTON  
7 PARK DRIVE SOUTH AND 13901 SUTTON PARK DRIVE  
8 SOUTH, BETWEEN SUTTON PARK DRIVE NORTH AND  
9 SUTTON PARK DRIVE SOUTH (R.E. NOS. 167733-0810,  
10 167733-0820, 167773-1000, 167733-1110 AND  
11 167733-1120), AS DESCRIBED HEREIN, OWNED BY  
12 FRANK C. STEINEMANN, JR., STEINEMANN WINDSOR  
13 PARK I, LLC, AND STEINEMANN WINDSOR PARKE II,  
14 LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
15 DISTRICT (94-842-738) TO PLANNED UNIT  
16 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
17 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
18 MIXED USE DEVELOPMENT, AS DESCRIBED IN THE  
19 SUTTON PARK DRIVE PUD; PROVIDING A DISCLAIMER  
20 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

23  
24 **WHEREAS**, Frank C. Steinemann, Jr., Steinemann Windsor Park I,  
25 LLC, and Steinemann Windsor Parke II, LLC, the owners of approximately  
26 19.45± acres, located in Council District 3 at 0 Sutton Park Drive  
27 South and 13901 Sutton Park Drive South, between Sutton Park Drive  
28 North and Sutton Park Drive South (R.E. Nos. 167733-0810, 167733-  
29 0820, 167773-1000, 167733-1110 and 167733-1120), as more particularly  
30 described in **Exhibit 1**, dated March 16, 2021, and graphically depicted  
31 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),

1 have applied for a rezoning and reclassification of that property  
2 from Planned Unit Development (PUD) District (94-842-738) to Planned  
3 Unit Development (PUD) District, as described in Section 1 below; and

4 **WHEREAS**, the Planning Commission has considered the application  
5 and has rendered an advisory opinion; and

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

8 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
9 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
10 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
11 conflict with any portion of the City's land use regulations; and

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

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

21 **Section 1. Property Rezoned.** The Subject Property is  
22 hereby rezoned and reclassified from Planned Unit Development (PUD)  
23 District (94-842-738) to Planned Unit Development (PUD) District.  
24 This new PUD district shall generally permit mixed use development,  
25 and is described, shown and subject to the following documents,  
26 **attached hereto:**

27 **Exhibit 1** - Legal Description dated March 16, 2021.

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

29 **Exhibit 3** - Written Description dated April 28, 2021.

30 **Exhibit 4** - Site Plan dated March 12, 2021.

31 **Section 2. Owner and Description.** The Subject Property

1 is owned by Frank C. Steinemann, Jr., Steinemann Windsor Park I, LLC,  
2 and Steinemann Windsor Parke II, LLC, and is legally described in  
3 **Exhibit 1, attached hereto.** The agent is Steve Diebenow, Esq., One  
4 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
5 301-1269.

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

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

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23 Form Approved:

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25           /s/ Shannon K. Eller          

26 Office of General Counsel

27 Legislation Prepared By: Erin Abney

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