

1 Introduced and substituted by the Land Use and Zoning Committee and
2 amended on the Floor by Council:

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4
5 **ORDINANCE 2022-889-E**

6 AN ORDINANCE REZONING APPROXIMATELY 12.95± ACRES
7 LOCATED IN COUNCIL DISTRICT 13 AT 4915 SAN PABLO
8 ROAD SOUTH, BETWEEN SAN PABLO ROAD AND DIXIE
9 LANDING DRIVE (R.E. NO. 181767-0060), AS
10 DESCRIBED HEREIN, OWNED BY STEINEMANN SAN PABLO,
11 LLC FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2008-653-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
15 AND COMMERCIAL USES, AS DESCRIBED IN THE SAN
16 PABLO PLACE II PUD; PUD SUBJECT TO CONDITIONS;
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.

21
22 **WHEREAS,** Steinemann San Pablo, LLC, the owner of approximately
23 12.95± acres located in Council District 13 at 4915 San Pablo Road,
24 between San Pablo Road and Dixie Landing Drive (R.E. No. 181767-
25 0060), as more particularly described in **Exhibit 1**, dated May 9,
26 2022, and graphically depicted in **Exhibit 2**, both of which are
27 attached hereto (the "Subject Property"), has applied for a rezoning
28 and reclassification of the Subject Property from Planned Unit
29 Development (PUD) District (2008-653-E) to Planned Unit Development
30 (PUD) District; and

31 **WHEREAS,** the Planning and Development Department has

1 considered the application and has rendered an advisory
2 recommendation; and

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

6 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
7 notice, held a public hearing and made its recommendation to the
8 Council; and

9 **WHEREAS**, taking into consideration the above recommendations
10 and all other evidence entered into the record and testimony taken
11 at the public hearings, the Council finds that such rezoning: (1) is
12 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
13 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
14 not in conflict with any portion of the City's land use regulations;
15 now therefore

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

17 **Section 1. Property Rezoned.** The Subject Property is hereby
18 rezoned and reclassified from Planned Unit Development (PUD) District
19 (2008-653-E) to Planned Unit Development (PUD) District. This new PUD
20 district shall generally permit multi-family residential and
21 commercial uses and is described, shown and subject to the following
22 documents, attached hereto:

23 **Exhibit 1** - Legal Description dated May 9, 2022.

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

25 **Revised Exhibit 3** - Revised Written Description dated January 9,
26 2025.

27 **Revised Exhibit 4** - Revised Site Plan dated February 11, 2025.

28 **Section 2. Rezoning Approved Subject to Conditions.** This
29 rezoning is approved subject to the following conditions. Such
30 conditions control over the Written Description and the Site Plan and
31 may only be amended through a rezoning:

1 (1) A traffic study shall be provided at Civil Site Plan
2 Review. The traffic study shall meet the requirements of the Land
3 Development Procedures Manual Section 1.1.11 (January 2024).

4 (2) Residential units offered for rent or for sale, shall be
5 restricted to "housing for older persons" (as defined in the Federal
6 Fair Housing Act), to the fullest extent permitted under the Federal
7 Fair Housing Act. This condition is for the benefit of and may be
8 enforced by Estuary Corporation who is adjoining landowner and seller
9 to applicant.

10 (3) Legal access from San Pablo Road shall be provided to the
11 adjacent property to the south, 0 San Pablo Road (R.E. No. 181767-
12 0000), at a location as conceptually depicted on the Revised Site
13 Plan, **Revised Exhibit 4**.

14 (4) The 60 foot wide building limitation zone depicted on the
15 Revised Site Plan, **Revised Exhibit 4**, shall be a 25 foot wide
16 limitation zone to 15 foot high garages tied to a residence.

17 (5) The 95 foot wide building limitation zone depicted on the
18 Revised Site Plan, **Revised Exhibit 4**, shall be 130 foot wide.

19 **Section 3. Owner and Applicant Description.** The Subject
20 Property is owned by Steinemann San Pablo, LLC. The applicant is
21 Steve Diebenow, Esq., One Independent Drive, Suite 1200,
22 Jacksonville, Florida 32202; (843) 301-1269.

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

1 compliance with all laws. Issuance of this rezoning does not approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

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9 Form Approved:

10
11 /s/ Dylan Reingold

12 Office of General Counsel

13 Legislation Prepared By: Bruce Lewis

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