

1 The Land Use and Zoning Committee offers the following Substitute to
2 File No. 2022-889:

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4 Introduced and substituted by the Land Use and Zoning Committee:
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7 **ORDINANCE 2022-889**

8 AN ORDINANCE REZONING APPROXIMATELY 12.95± ACRES
9 LOCATED IN COUNCIL DISTRICT 13 AT 4915 SAN PABLO
10 ROAD SOUTH, BETWEEN SAN PABLO ROAD AND DIXIE
11 LANDING DRIVE (R.E. NO. 181767-0060), AS
12 DESCRIBED HEREIN, OWNED BY STEINEMANN SAN PABLO,
13 LLC FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
14 (2008-653-E) TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
17 AND COMMERCIAL USES, AS DESCRIBED IN THE SAN
18 PABLO PLACE II PUD; PROVIDING A DISCLAIMER THAT
19 THE REZONING GRANTED HEREIN SHALL NOT BE
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

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

1 **WHEREAS**, the Planning and Development Department has
2 considered the application and has rendered an advisory
3 recommendation; and

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

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

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

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

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

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

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

26 **Exhibit 3** - Written Description dated December 17, 2024.

27 **Exhibit 4** - Site Plan dated May 18, 2023.

28 **Section 2. Owner and Applicant Description.** The Subject
29 Property is owned by Steinemann San Pablo, LLC. The applicant is
30 Steve Diebenow, Esq., One Independent Drive, Suite 1200,
31 Jacksonville, Florida 32202; (843) 301-1269.

1 **Section 3. 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 4. 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/ Mary Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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