

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

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

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

29 **WHEREAS,** the Planning and Development Department has  
30 considered the application and has rendered an advisory  
31 recommendation; and

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

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

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

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

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

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

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

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

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

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

29           **Section 3. Disclaimer.** The rezoning granted herein shall  
30 **not** be construed as an exemption from any other applicable local,  
31 state, or federal laws, regulations, requirements, permits or

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

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

14  
15 Form Approved:

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17           /s/ Dylan Reingold          

18 Office of General Counsel

19 Legislation Prepared By: Bruce Lewis

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