

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-7**

5 AN ORDINANCE REZONING APPROXIMATELY 1.01± ACRES,
6 LOCATED IN COUNCIL DISTRICT 5 AT 1004 HENDRICKS
7 AVENUE, 0 PRUDENTIAL DRIVE, 1454 PRUDENTIAL
8 DRIVE AND 0 HOME STREET, BETWEEN PRUDENTIAL
9 DRIVE AND HENDRICKS AVENUE (R.E. NOS. 080288-
10 0000, 080289-0000, 080290-0000 AND 080297-
11 0000), AS DESCRIBED HEREIN, OWNED BY G.I.S.
12 HOLDINGS, INC. AND KAREN R. HIRSHBERG,
13 INDIVIDUALLY AND AS TRUSTEE OF THE A. WALTER
14 HIRSHBERG FAMILY TRUST, FROM COMMERCIAL CENTRAL
15 BUSINESS DISTRICT (CCBD) TO PLANNED UNIT
16 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
17 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
18 COMMERCIAL USES, AS DESCRIBED IN THE DOWNTOWN
19 SOUTHBANK MIXED-USE 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,** G.I.S. Holdings, Inc. and Karen R. Hirshberg,
25 individually and as Trustee of the A. Walter Hirshberg Family Trust,
26 the owners of approximately 1.01± acres located in Council District
27 5 at 1004 Hendricks Avenue, 0 Prudential Drive, 1454 Prudential Drive
28 and 0 Home Street, between Prudential Drive and Hendricks Avenue
29 (R.E. Nos. 080288-0000, 080289-0000, 080290-0000, and 080297-0000),
30 as more particularly described in **Exhibit 1**, dated October 18, 2022,
31 and graphically depicted in **Exhibit 2**, both of which are attached

1 hereto (the "Subject Property"), have applied for a rezoning and
2 reclassification of the Subject Property from Commercial Central
3 Business District (CCBD) to Planned Unit Development (PUD) District,
4 as described in Section 1 below; and

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

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

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

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Commercial Central Business
24 District (CCBD) to Planned Unit Development (PUD) District. This new
25 PUD district shall generally permit commercial uses, and is described,
26 shown and subject to the following documents, attached hereto:

27 **Exhibit 1** - Legal Description dated October 18, 2022.

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

29 **Exhibit 3** - Written Description dated October 18, 2022.

30 **Exhibit 4** - Site Plan dated October 10, 2022.

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

1 Property is owned by G.I.S. Holdings, Inc. and Karen R. Hirshberg,
2 individually and as Trustee of the A. Walter Hirshberg Family Trust,
3 and is legally described in **Exhibit 1**, attached hereto. The applicant
4 is Steve Diebenow, Esq., One Independent Drive, Suite 1200,
5 Jacksonville, Florida 32202; (904) 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:

24
25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation Prepared By: Bruce Lewis

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