

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-152**

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 AND MULTI-FAMILY RESIDENTIAL USES, AS
19 DESCRIBED IN THE DOWNTOWN SOUTHBANK MULTI-FAMILY
20 MIXED-USE PUD; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS,** G.I.S. Holdings, Inc. and Karen R. Hirshberg,
26 individually and as Trustee of the A. Walter Hirshberg Family Trust,
27 the owners of approximately 1.01± acres located in Council District
28 5 at 1004 Hendricks Avenue, 0 Prudential Drive, 1454 Prudential Drive
29 and 0 Home Street, between Prudential Drive and Hendricks Avenue
30 (R.E. Nos. 080288-0000, 080289-0000, 080290-0000, and 080297-0000),
31 as more particularly described in **Exhibit 1**, dated December 27, 2023,

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

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

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

10 **WHEREAS**, the Council finds that such rezoning: (1) is consistent
11 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
12 and policies of the *2045 Comprehensive Plan*; and (3) is not in
13 conflict with any portion of the City's land use regulations; and

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

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

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

29 **Exhibit 1** - Legal Description dated December 27, 2023.

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

31 **Exhibit 3** - Written Description dated December 27, 2023.

1 **Exhibit 4** - Site Plan dated December 27, 2023.

2 **Section 2. Owner and Applicant Description.** The Subject
3 Property is owned by G.I.S. Holdings, Inc. and Karen R. Hirshberg,
4 individually and as Trustee of the A. Walter Hirshberg Family Trust,
5 and is legally described in **Exhibit 1**, attached hereto. The applicant
6 is Steve Diebenow, Esq., One Independent Drive, Suite 1200,
7 Jacksonville, Florida 32202; (904) 301-1269.

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

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

24
25 Form Approved:

26
27 /s/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Bruce Lewis

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