

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2024-152-E

AN ORDINANCE REZONING APPROXIMATELY 1.01± ACRES,
LOCATED IN COUNCIL DISTRICT 5 AT 1004 HENDRICKS
AVENUE, 0 PRUDENTIAL DRIVE, 1454 PRUDENTIAL
DRIVE AND 0 HOME STREET, BETWEEN PRUDENTIAL
DRIVE AND HENDRICKS AVENUE (R.E. NOS.
080288-0000, 080289-0000, 080290-0000 AND
080297-0000), AS DESCRIBED HEREIN, OWNED BY
G.I.S. HOLDINGS, INC. AND KAREN R. HIRSHBERG,
INDIVIDUALLY AND AS TRUSTEE OF THE A. WALTER
HIRSHBERG FAMILY TRUST, FROM COMMERCIAL CENTRAL
BUSINESS DISTRICT (CCBD) TO PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USES, AS
DESCRIBED IN THE DOWNTOWN SOUTHBANK MULTI-FAMILY
MIXED-USE PUD; PUD SUBJECT TO CONDITIONS;
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, G.I.S. Holdings, Inc. and Karen R. Hirshberg,
individually and as Trustee of the A. Walter Hirshberg Family Trust,
the owners of approximately 1.01± acres located in Council District
5 at 1004 Hendricks Avenue, 0 Prudential Drive, 1454 Prudential Drive
and 0 Home Street, between Prudential Drive and Hendricks Avenue
(R.E. Nos. 080288-0000, 080289-0000, 080290-0000, and 080297-0000),

1 as more particularly described in **Exhibit 1**, dated December 27, 2023,
2 and graphically depicted in **Exhibit 2**, both of which are attached
3 hereto (the "Subject Property"), have applied for a rezoning and
4 reclassification of the Subject Property from Commercial Central
5 Business District (CCBD) to Planned Unit Development (PUD) District,
6 as described in Section 1 below; and

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

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

11 **WHEREAS**, 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 and

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

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

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

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

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

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

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

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

8 (1) A minimum of 8,500 square feet of the ground floor space
9 must be dedicated for retail use unrelated to self-storage or
10 residential leasing activities.

11 (2) In order to promote a mixture of retail uses and hours of
12 operation, of the ground floor retail square footage not related to
13 self-storage or residential leasing activities, part must be
14 dedicated to restaurant uses and part must be dedicated to retail
15 use.

16 (3) The self-storage access and hours of operation shall be
17 limited daily beginning at 6:00 a.m. and ending at 10:00 p.m.

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

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

subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

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

Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Bruce Lewis

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