

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-606-E**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2030
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND USE
8 DESIGNATION FROM BUSINESS PARK (BP) TO LIGHT
9 INDUSTRIAL (LI) ON APPROXIMATELY 5.66± ACRES
10 LOCATED IN COUNCIL DISTRICT 10 AT 0 PRITCHARD ROAD
11 AND 6590 PRITCHARD ROAD, BETWEEN INTERSTATE 295
12 AND PERIMETER INDUSTRIAL PARKWAY WEST, OWNED BY
13 PRITCHARD PARTNERS, LTD, AND CROSSJAX
14 DISTRIBUTION, LLC, AS MORE PARTICULARLY DESCRIBED
15 HEREIN, PURSUANT TO APPLICATION NUMBER L-5376-19C;
16 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
22 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an
23 application for a proposed Small-Scale Amendment to the Future Land Use
24 Map series (FLUMs) of the *2030 Comprehensive Plan* to change the Future
25 Land Use designation from Business Park (BP) to Light Industrial (LI)
26 on 5.66± acres of certain real property in Council District 10, was
27 filed by Tracie Tripp, on behalf of the owners, Pritchard Partners,
28 LTD, and Crossjax Distribution, LLC; and

29 **WHEREAS**, the Planning and Development Department reviewed the
30 proposed revision and application and has prepared a written report and

1 rendered an advisory recommendation to the City Council with respect to
2 the proposed amendment; and

3 **WHEREAS**, the Planning Commission, acting as the Local Planning
4 Agency (LPA), held a public hearing on this proposed amendment, with
5 due public notice having been provided, reviewed and considered
6 comments received during the public hearing and made its recommendation
7 to the City Council; and

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City
9 Council held a public hearing on this proposed amendment to the *2030*
10 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
11 considered all written and oral comments received during the public
12 hearing, and has made its recommendation to the City Council; and

13 **WHEREAS**, the City Council held a public hearing on this proposed
14 amendment, with public notice having been provided, pursuant to Section
15 163.3187, *Florida Statutes* and Chapter 650, Part 4, *Ordinance Code*, and
16 considered all oral and written comments received during public
17 hearings, including the data and analysis portions of this proposed
18 amendment to the *2030 Comprehensive Plan* and the recommendations of the
19 Planning and Development Department, the Planning Commission and the
20 LUZ Committee; and

21 **WHEREAS**, in the exercise of its authority, the City Council has
22 determined it necessary and desirable to adopt this proposed amendment
23 to the *2030 Comprehensive Plan* to preserve and enhance present
24 advantages, encourage the most appropriate use of land, water, and
25 resources consistent with the public interest, overcome present
26 deficiencies, and deal effectively with future problems which may
27 result from the use and development of land within the City of
28 Jacksonville; now, therefore

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

30 **Section 1. Purpose and Intent.** This Ordinance is adopted to
31 carry out the purpose and intent of, and exercise the authority set out

1 in, the Community Planning Act, Sections 163.3161 through 163.3248,
2 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.

3 **Section 2. Subject Property Location and Description.** The
4 approximately 5.66± acres (R.E. Nos. 003461-0050 and 003461-0105
5 (portion)) is located in Council District 10 at 0 Pritchard Road and
6 6590 Pritchard Road, between Interstate 295 and Perimeter Industrial
7 Parkway West, as more particularly described in **Exhibit 1**, dated August
8 8, 2019, and graphically depicted in **Exhibit 2**, both **attached hereto**
9 and incorporated herein by this reference (Subject Property).

10 **Section 3. Owner and Applicant Description.** The subject
11 property is owned by Pritchard Partners, LTD, and Crossjax
12 Distribution, LLC. The applicant is Tracie Tripp, 500 Graves Boulevard,
13 Salina, Kansas 67401; (785) 825-2221.

14 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
15 City Council hereby adopts a proposed Small-Scale revision to the
16 Future Land Use Map series of the *2030 Comprehensive Plan* by changing
17 the Future Land Use Map designation from Business Park (BP) to Light
18 Industrial (LI), pursuant to Application Number L-5376-19C.

19 **Section 5. Applicability, Effect and Legal Status.** The
20 applicability and effect of the *2030 Comprehensive Plan*, as herein
21 amended, shall be as provided in the Community Planning Act, Sections
22 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
23 development undertaken by, and all actions taken in regard to
24 development orders by governmental agencies in regard to land which is
25 subject to the *2030 Comprehensive Plan*, as herein amended, shall be
26 consistent therewith as of the effective date of this amendment to the
27 plan.

28 **Section 6. Effective date of this Plan Amendment.**

29 (a) If the amendment meets the criteria of Section 163.3187,
30 *Florida Statutes*, as amended, and is not challenged, the effective date
31 of this plan amendment shall be thirty-one (31) days after adoption.

1 (b) If challenged within thirty (30) days after adoption, the
2 plan amendment shall not become effective until the state land planning
3 agency or the Administration Commission, respectively, issues a final
4 order determining the adopted Small-Scale Amendment to be in
5 compliance.

6 **Section 7. Disclaimer.** The amendment granted herein shall **not**
7 be construed as an exemption from any other applicable local, state, or
8 federal laws, regulations, requirements, permits or approvals. All
9 other applicable local, state or federal permits or approvals shall be
10 obtained before commencement of the development or use and issuance of
11 this amendment is based upon acknowledgement, representation and
12 confirmation made by the applicant(s), owner(s), developer(s) and/or
13 any authorized agent(s) or designee(s) that the subject business,
14 development and/or use will be operated in strict compliance with all
15 laws. Issuance of this amendment does **not** approve, promote or condone
16 any practice or act that is prohibited or restricted by any federal,
17 state or local laws.

18 **Section 8. Effective Date.** This Ordinance shall become
19 effective upon signature by the Mayor or upon becoming effective
20 without the Mayor's signature.

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22 Form Approved:

23
24 /s/ Shannon K. Eller

25 Office of General Counsel

26 Legislation Prepared By: Jody McDaniel

27 GC-#1300583-v1-L-5376_SS_LU