

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2019-607-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5.66± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 PRITCHARD  
7 ROAD AND 6590 PRITCHARD ROAD, BETWEEN INTERSTATE  
8 295 AND PERIMETER INDUSTRIAL PARKWAY WEST (R.E.  
9 NOS. 003461-0050 AND 003461-0105 (PORTION)),  
10 OWNED BY PRITCHARD PARTNERS, LTD, AND CROSSJAX  
11 DISTRIBUTION, LLC, AS DESCRIBED HEREIN, FROM  
12 INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO  
13 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
15 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
16 AMENDMENT APPLICATION NUMBER L-5376-19C;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale Amendment  
23 to the *2030 Comprehensive Plan* for the purpose of revising portions of  
24 the Future Land Use Map series (FLUMs) in order to ensure the accuracy  
25 and internal consistency of the plan, pursuant to application L-5376-  
26 19C and companion land use Ordinance 2019-606; and

27 **WHEREAS**, in order to ensure consistency of zoning district with  
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5376-19C, an application to rezone and reclassify from  
30 Industrial Business Park (IBP) District to Industrial Light (IL)  
31 District was filed by Tracie Tripp, on behalf of Pritchard Partners,

1 LTD, and Crossjax Distribution, LLC, the owners of approximately 5.66±  
2 acres of certain real property in Council District 10, as more  
3 particularly described in Section 1; and

4 **WHEREAS**, the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the *2030 Comprehensive*  
6 *Plan*, has considered the rezoning and has rendered an advisory opinion;  
7 and

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

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

13 **WHEREAS**, the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 *2030 Comprehensive Plan* adopted under the comprehensive planning  
18 ordinance for future development of the City of Jacksonville; now,  
19 therefore

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

21 **Section 1. Subject Property Location and Description.** The  
22 approximately 5.66± acres (R.E. Nos. 003461-0050 and 003461-0105  
23 (portion)) is located in Council District 10, at 0 Pritchard Road and  
24 6590 Pritchard Road, between Interstate 295 and Perimeter Industrial  
25 Parkway West, as more particularly described in **Exhibit 1**, dated August  
26 8, 2019, and graphically depicted in **Exhibit 2**, both of which are  
27 **attached hereto** and incorporated herein by this reference (Subject  
28 Property).

29 **Section 2. Owner and Applicant Description.** The Subject  
30 Property is owned by Pritchard Partners, LTD, and Crossjax  
31 Distribution, LLC. The applicant is Tracie Tripp, 500 Graves Boulevard,

1 Salina, Kansas 67401; (785) 825-2221.

2           **Section 3.           Property Rezoned.** The Subject Property, pursuant  
3 to adopted companion Small-Scale Amendment Application L-5376-19C, is  
4 hereby rezoned and reclassified from Industrial Business Park (IBP)  
5 District to Industrial Light (IL) District.

6           **Section 4.           Contingency.** This rezoning shall not become  
7 effective until 31 days after adoption of the companion Small-Scale  
8 Amendment; and further provided that if the companion Small-Scale  
9 Amendment is challenged by the state land planning agency, this  
10 rezoning shall not become effective until the state land planning  
11 agency or the Administration Commission issues a final order  
12 determining the companion Small-Scale Amendment is in compliance with  
13 Chapter 163, *Florida Statutes*.

14           **Section 5.           Disclaimer.** The rezoning granted herein shall  
15 **not** be construed as an exemption from any other applicable local,  
16 state, or federal laws, regulations, requirements, permits or  
17 approvals. All other applicable local, state or federal permits or  
18 approvals shall be obtained before commencement of the development or  
19 use and issuance of this rezoning is based upon acknowledgement,  
20 representation and confirmation made by the applicant(s), owner(s),  
21 developer(s) and/or any authorized agent(s) or designee(s) that the  
22 subject business, development and/or use will be operated in strict  
23 compliance with all laws. Issuance of this rezoning does **not** approve,  
24 promote or condone any practice or act that is prohibited or restricted  
25 by any federal, state or local laws.

26           **Section 6.           Effective Date.** The enactment of this Ordinance  
27 shall be deemed to constitute a quasi-judicial action of the City  
28 Council and shall become effective upon signature by the Council  
29 President and the Council Secretary.

1 Form Approved:

2

3           /s/ Shannon K. Eller          

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

6 GC-#1300599-v1-z-2298\_SS\_LU\_COMP\_REZ