

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-607**

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:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

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