

PROPOSED  
ORDINANCE NO. 03-20

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN  
AND FUTURE LAND USE MAP OF THE CITY OF  
PENSACOLA, FLORIDA; REPEALING CLAUSE;  
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pensacola adopted a Comprehensive Plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, the City Council desires to affect an amendment to a portion of the Future Land Use element of the Comprehensive Plan; and

WHEREAS, said amendment is consistent with the other portions of the Future Land Use Element and all other applicable elements of the Comprehensive Plan, as amended; and

WHEREAS, said amendment will affirmatively contribute to the health, safety and general welfare of the citizens of the City of Pensacola; and

WHEREAS, the City Council has followed all of the procedures set forth in §§163.3184 and 163.3187, Fla. Stat., and all other applicable provisions of law and local procedures with relation to amendment to the Future Land Use Element of the Comprehensive Plan; and

WHEREAS, proper public notice was provided and appropriate public hearing was held pursuant to the provisions referred to hereinabove as to the following amendment to the Comprehensive Plan and Future Land Use map of the City of Pensacola; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the Comprehensive Plan and Future Land Use Map of the City of Pensacola, and all notations, references and information shown thereon as it relates to the following described real property in the City of Pensacola, Florida, to-wit:

PARCEL 1:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BRENT LANE (S.R. #296, R/W VARIES) AND THE EASTERLY RIGHT OF WAY (R/W) LINE OF

LOUISVILLE AND NASHVILLE RAILROAD (100' R/W), SAID POINT ALSO KNOWN AS THE J.E. SPOON'S NORTHWEST CORNER; THENCE PROCEED SOUTH 22°53'30" EAST ALONG SAID EASTERLY R/W LINE FOR A DISTANCE OF 627.69 FEET; THENCE DEPARTING SAID EASTERLY R/W LINE, PROCEED NORTH 67°03'42" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAOF STERLY R/W LINE OF SYCAMORE STREET (50' PUBLIC R/W); THENCE PROCEED SOUTH 22°53'30" EAST ALONG SAID EASTERLY R/W LINE FOR A DISTANCE OF 261.02 FEET TO THE INTERSECTION OF SAID EASTERLY R/W LINE AND THE SOUTHERLY R/W LINE OF CORDAY STREET (66' PUBLIC R/W) FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY R/W LINE PROCEED NORTH 67°19'37" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 960.37 FEET TO THE EXTENSION OF THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 7653 AT PAGE 674 OF THE PUBLIC RECORDS OF THE AFORESAID ESCAMBIA COUNTY; THENCE DEPARTING SAID SOUTHERLY R/W LINE, PROCEED NORTH 23°03'24" WEST ALONG SAID EXTENSION AND WESTERLY LINE FOR A DISTANCE OF 460.54 FEET TO THE NORTHERLY LINE OF SAID O.R. BOOK 7653 PAGE 674; THENCE DEPARTING SAID EXTENSION AND WESTERLY LINE, PROCEED NORTH 67°04'47" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 33.56 FEET TO THE WESTERLY LINE OF SAID O.R. BOOK 7653, PAGE 674; THENCE DEPARTING SAID NORTHERLY LINE, PROCEED NORTH 23°04'55" WEST ALOING SAID WESTERLY LINE FOR A DISTANCE OF 395.34 FEET TO THE SOUTHERLY R/W LINE OF BRENT LANE (STATE ROAD No. 296 - PUBLIC R/W VAIRES); THENCE DEPARTING SAID WESTERLY LINE, PROCEED NORTH 66°54'12" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 208.38 FEET; THENCE PROCEED SOUTH 23°02'21" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 21.03 FEET; THENCE PROCEED NORTH 68°40'34" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 711.08 FEET; THENCE PROCEED NORTH 66°39'56" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 22.10 FEET; THENCE PROCEED NORTH 66°55'52" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 79.63 FEET; THENCE PROCEED NORTH 71°47'52" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 110.56 FEET; THENCE PROCEED NORTH 66°55'52" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 218.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-110 (STATE ROAD 8A - PUBLIC R/W VARIES); THENCE DEPARTING SAID SOUTHERLY R/W LINE PROCEED SOUTH 19°18'50" EAST ALONG SAID WESTERLY R/W LINE FOR A DISTANCE OF 1589.52 FEET TO THE NORTHERLY R/W LINE OF SELINA STREET (40' PUBLIC R/W); THENCE DEPARTING SAID WESTERLY R/W, PROCEED SOUTH 67°05'49" WEST ALONG SAID NORTHERLY R/W LINE FOR DISTANCE OF 944.63 FEET TO THE EASTERLY R/W LINE OF CHANEY STREET (66' PUBLIC R/W); THENCE DEPARTING SAID NORTHERLY R/W LINE, PROCEED NORTH 22°55'14" WEST ALONG SAID EASTERLY R/W LINE FOR A DISTANCE OF 354.55 FEET TO THE NORTHERLY R/W LINE OF AMBER STREET (66' PUBLIC R/W); THENCE DEPARTING SAID EASTERLY R/W PROCEED SOUTH 67°04'53" WEST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 506.47 FEET TO THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 8072 AT PAGE 158 OF THE PUBLIC RECORDS OF THE AFORESAID ESCAMBIA COUNTY, FLORIDA;

THENCE DEPARTING SAID NORTHERLY R/W LINE PROCEED NORTH 22°54'01" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 104.93 FEET TO THE SOUTHERLY LINE OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 8029 AT PAGE 812 OF THE PUBLIC RECORDS OF THE AFORESAID ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY LINE, PROCEED SOUTH 67°03'22" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 790.16 FEET TO THE AFORESAID EASTERLY R/W LINE OF SYCAMORE STREET; THENCE DEPARTING SAID SOUTHERLY LINE, PROCEED NORTH 22°53'30" WEST ALONG SAID EASTERLY R/W LINE FOR A DISTANCE OF 323.54 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING A PORTION OF SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 53.52 ACRES MORE OR LESS.

the same is hereby changed to C (commercial) Future Land Use District, fully as if all of the said real property had been originally included in City of Pensacola C (commercial) Future Land Use District.

SECTION 2. The City Council shall by subsequently adopted ordinance change the zoning classification and zoning map for the subject property to a permissible zoning classification, as determined by the discretion of the City Council, which is consistent with the future land use classification adopted by this ordinance. Pending the adoption of such a rezoning ordinance, no development of the subject property shall be permitted which is inconsistent with the future land use classification adopted by this ordinance.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_  
President of City Council

Attest:

City Clerk

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