

PROPOSED
ORDINANCE NO. 25-20

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
AND FUTURE LAND USE MAP OF THE CITY OF
PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY;
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 effect 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

THAT PORTION OF LOT 3 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT A
CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3 AT THE
POINT OF INTERSECTION OF THE CENTER LINE OF TWO ROADS AT RIGHT

ANGLES TO EACH OTHER, THENCE NORTH 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A 100 FOOT WIDE ROAD; THENCE WEST 243 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST WITH SAID RIGHT-OF-WAY LINE 105 FEET; THENCE NORTH AT RIGHT ANGLES 301 FEET; THENCE EAST AT RIGHT ANGLES 105 FEET; THENCE SOUTH AT RIGHT ANGLES 301 FEET TO THE POINT OF BEGINNING, (BEING THE WEST 105 FEET OF THE EAST 348 FEET OF THE SOUTH 351 FEET OF AFORESAID LOT 3, SAVING AND RESERVING THE SOUTH 50 FEET, FOR A PUBLIC ROAD RIGHT-OF-WAY.)

ALSO DESCRIBED AS:

SOUTH 301 FEET OF WEST 105 FEET OF EAST 158 7/10 FEET OF LOT F, BLOCK 3, ABB S/D, PLAT BOOK 1, PAGE 82 AS DESCRIBED IN O.R. BOOK 260 AT PAGE 546, AND O.R. BOOK 274, PAGE 334, ESCAMBIA COUNTY, FLORIDA.

Parcel 2

THAT PORTION OF LOT 3, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3, AT THE POINT OF INTERSECTION OF THE CENTER LINE OF TWO ROADS AT RIGHT ANGLES TO EACH OTHER; THENCE NORTH 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A 100 FT. WIDE ROAD; THENCE WEST WITH SAID RIGHT-OF-WAY LINE 243 FEET; THENCE NORTH AT RIGHT ANGLES 301 FEET TO POINT OF BEGINNING; THENCE WEST AT RIGHT ANGLES 105 FEET; THENCE NORTH AT RIGHT ANGLES 301 FEET; THENCE EAST AT RIGHT ANGLES 105 FEET; THENCE SOUTH 301 FEET AT RIGHT ANGLES TO POINT OF BEGINNING, BEING THE NORTH 301 FEET OF THE WEST 105 FEET OF THE EAST 348 FEET OF THE SOUTH 652 FEET OF AFORESAID LOT 3.

Parcel "B"

THAT PORTION OF LOT 3, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3 AT THE POINT OF INTERSECTION OF THE CENTER LINES OF TWO ROADS AT RIGHT ANGLES TO EACH OTHER; THENCE NORTH 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A 100 FEET WIDE ROAD; THENCE WEST 138 FEET TO A POINT; THENCE CONTINUE WEST WITH SAID RIGHT-OF-WAY 105 FEET; THENCE NORTH AT RIGHT ANGLES 602 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST AT RIGHT ANGLES 105 FEET; THENCE SOUTH AT RIGHT ANGLES 300 FEET; THENCE WEST AT RIGHT ANGLES 105 FEET; THENCE NORTH AT RIGHT ANGLES 300 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THE SAME BEING THE NORTH 300 FEET OF THE WEST 105 FEET OF THE EAST 243 FEET OF THE SOUTH 652 FEET OF AFORESAID LOT 3.

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. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. 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.

Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk