

PROPOSED  
ORDINANCE NO. 03-23

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

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA; AMENDING THE ZONING MAP OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city adopted a comprehensive plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, a proposed amended zoning classification has been referred to the local planning agency pursuant to F.S. section 163.3174, and a proper public hearing was held on February 23, 2023, concerning the following proposed zoning classification affecting the property described therein; and

WHEREAS, after due deliberation, the city council has determined that the amended zoning classification set forth herein will affirmatively contribute to the health, safety, and general welfare of the citizens of the city; and

WHEREAS, said amended zoning classification is consistent with all applicable elements of the Comprehensive Plan as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the Zoning Map of the City of Pensacola and all notations, references and information shown thereon is hereby amended so that the following described real property located in the City of Pensacola, Florida, to-wit:

The North 225 feet of the West 108.33 feet of Lot 1, Block D, Abb Subdivision, Section 10, Township 1 South, Range 29 West, as per plat recorded in Plat 1, at Page 82 of the Public Records of Escambia County, Florida

The East 112.5 feet of the North 225 feet, of Lot 1, Block "D", ABB Subdivision, in Section 10, Township 1 South, Range 29 West, Escambia County, Florida according to Plat recorded in Plat Book 1 at Page 82 of the public records of said County.

The West 112.5 feet of the East 225 feet of the North 225 feet of Lot 1, Block "D", ABB Subdivision, in Section 10, Township 1 South, Range 29 West, in the City of Pensacola, Escambia County, Florida

The West 111 feet 1 3/8 inches of North 293 feet 9 inches of Lot 2, Block "D", ABB Subdivision, Section 10, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 1 at Page 82 of the public records of said County

The East 111 feet 1 & 3/8 inches of the West 222 feet 2 & 6/8 inches of the North 293 feet 9 inches of Lot 2, Block D, in Section 10, Township 1 South, Range 29 West, ABB Subdivision, according to the plat thereof, recorded in Plat Book 1, Page(s) 82, of the Public Records of Escambia County, Florida

A portion of Lot 2, Block "D", ABB Subdivision as recorded in Plat Book 1, Page 82, of the Public Records of Escambia County, Florida, more particularly described as follows: The East 111 feet 1 and 3/8 inches of the North 293 feet 9 inches of Lot 2, in Block "D", in Section 10, Township 1 South, Range 29 West per ABB Subdivision, a plat of which is recorded in Plat Book 1, and Page 82, of the Public Records of Escambia County, Florida

is hereby changed from R-2, Residential/Office Zoning District to C-1, Commercial Zoning District, and further that

The South 100.39 feet of the North 325.39 feet of Lot 1, Block "D", ABB SUBDIVISION, a subdivision of a portion of Section 10, Township 1 South, Range 29 West, according to plat filed in Plat Book 1, at Page 82 of the Public Records of Escambia County, Florida.

is hereby changed from R-1AAA, Single-Family Zoning District to C-1, Commercial Zoning District.

SECTION 2. 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 provisions or applications of the ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

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.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_

President of City Council

Attest:

\_\_\_\_\_  
City Clerk