

PROPOSED  
ORDINANCE NO. 26-20

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; FLORIDA; AMENDING THE ZONING MAP OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pensacola 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 §163.3174, Fla. Stat., and a proper public hearing was held on June 11, 2020 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 of Pensacola; 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:

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.

is hereby changed in its entirety to C-1 (Retail 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 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 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