

REZONING

Please check application type:



Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment



(< 10 acres)

\$3,500.00

\$250.00

\$750.00



(≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00



Applicant Information:

Name: Andrea Turner Date: _____

Address: 4724 N. Davis Highway, Pensacola, FL 32503

Phone: (850) 696-4811 Fax: _____ Email: andrea.turner@woodlandsmed.com

Property Information:

Owner Name: Uroprops, LLC, a Florida limited liability company Phone: _____

Location/Address: 523 Hewitt Street, Pensacola, FL

Parcel ID: 48-1S-30-6101-001-115 Acres/Square Feet: 0.7237

Zoning Classification: Existing R-1AA (one and two family) Proposed C-1 (retail commercial)

Future Land Use Classification: Existing Residential Proposed Commercial

Reason Rezoning Requested: Owner desires to develop a commercial parking lot

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

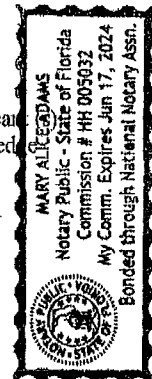
The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 20th day of April, 2022.

Andrea Turner
Applicant Signature

Andrea Turner
Applicant Name (Print)

JP Wolters
Owner Signature

Jeff Wolters, Manager of Uroprops, LLC
Owner Name (Print)



Sworn to and subscribed to before me this 20 day of April, 2022

Name: Mary Alice Adams

Commission Expires: Jun 17, 2024

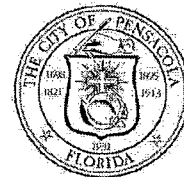
FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____



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Comprehensive Plan / FLUM Amendment



(< 10 acres)

\$3,500.00

\$250.00

\$750.00



(≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: Alex Stacy Date: _____

Address: 41 N. Jefferson Street, Pensacola, FL 32502

Phone: (850) 607-6069 Fax: _____ Email: astacy@catalysthre.com

Property Information:

Owner Name: 4624/511 Pensacola Stolley, LLC Phone: (850) 607-6069

Location/Address: 515 Hewitt Street, Pensacola, FL

Parcel ID: 48-1S-30-6101-001-113 - _____ - _____ Acres/Square Feet: 7292 ac

Zoning Classification: Existing R-1AA (one and two family) Proposed C-1 (retail commercial)

Future Land Use Classification: Existing Residential Proposed Commercial

Reason Rezoning Requested: Owner desires to develop a commercial parking lot

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this _____ day of _____, 2022.

Alex Stacy
Applicant Signature

Alex Stacy

Applicant Name (Print)

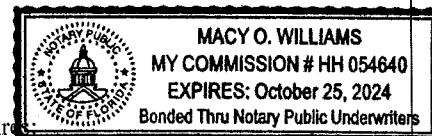
Alex Stacy
Owner Signature

Alex Stacy, Authorized Signatory for 4624/511 Pensacola Stolley, LLC

Owner Name (Print)

Sworn to and subscribed to before me this 6 day of May, 2022

Name: Macy O Williams Commission Expires



October 25, 2024

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____



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Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment



(< 10 acres)

\$3,500.00

\$250.00

\$750.00



(≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: Alex Stacy Date: _____

Address: 41 N. Jefferson Street, Pensacola, FL 32502

Phone: (850) 607-6069 Fax: _____ Email: astacy@catalysthre.com

Property Information:

Owner Name: 4624/511 Pensacola Stolley, LLC Phone: (850) 607-6069

Location/Address: 517 Hewitt Street, Pensacola, FL

Parcel ID: 48-1S-30-6101-001-114 - _____ - _____ Acres/Square Feet: 7182 ac

Zoning Classification: Existing R-1AA (one and two family) Proposed C-1 (retail commercial)

Future Land Use Classification: Existing Residential Proposed Commercial

Reason Rezoning Requested: Owner desires to develop a commercial parking lot

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this _____ day of _____, 2022.

Applicant Signature

Alex Stacy

Applicant Name (Print)

Owner Signature

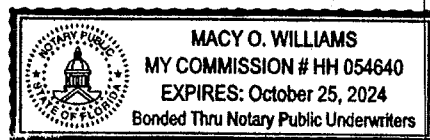
Alex Stacy, Authorized Signatory for 4624/511 Pensacola Stolley, LLC

Owner Name (Print)

Sworn to and subscribed to before me this 6 day of May, 2022

Name: Macy O Williams

Commission Expires:



October 25, 2024

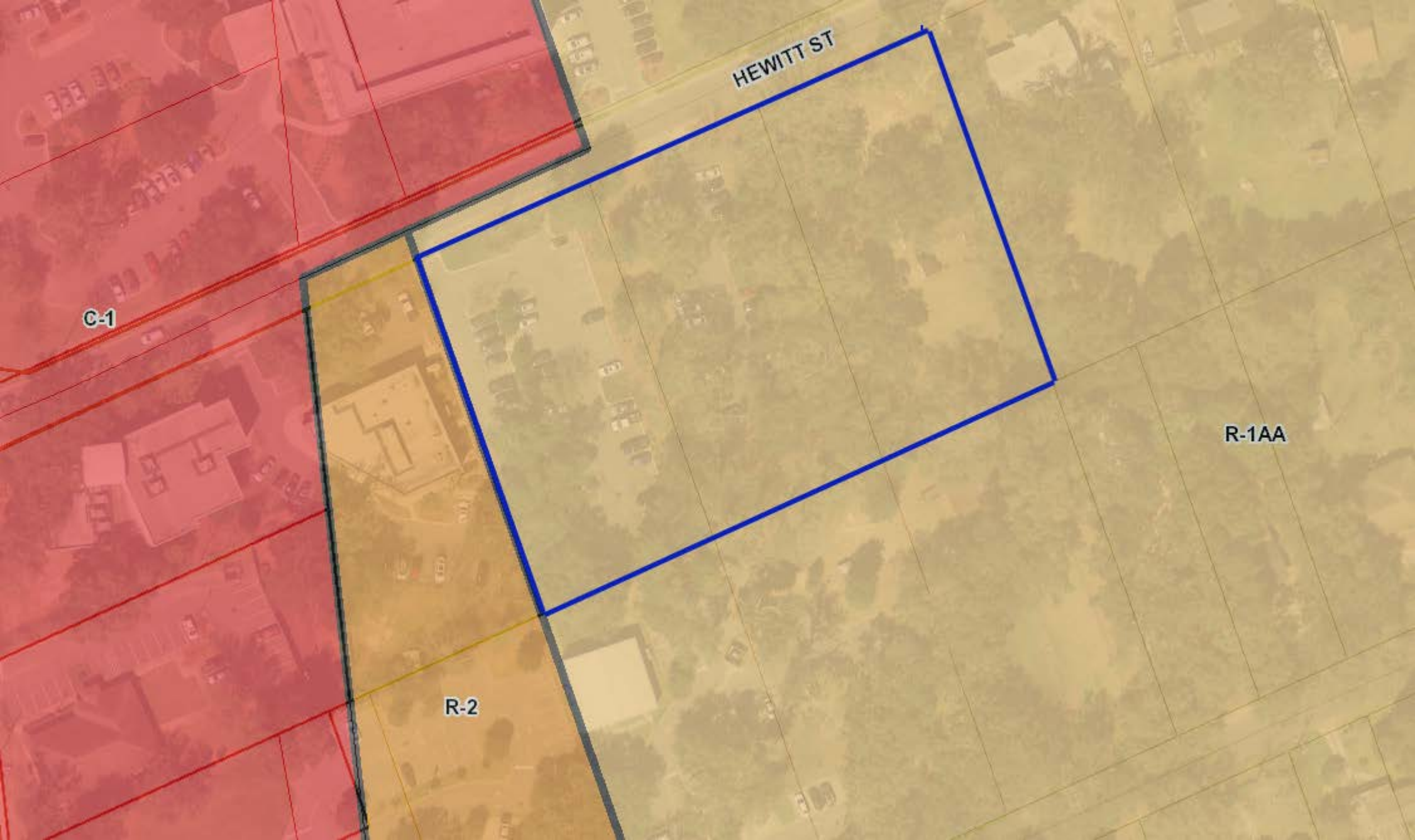
FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

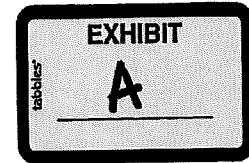


HEWITT ST

C-1

R-1AA

R-2



This Instrument Prepared By:
WILLIAM H. MITCHEM
Beggs & Lane, RLLP
Post Office Box 12950
501 Commendencia Street
Pensacola, Florida 32591
(850) 432-2451
Florida Bar No.: 187836
File No.: 19648-73250

Parcel ID#: 48-1S-30-6101-001-115

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Jacquelyn R. Tyler, a single woman and Joyce R. Edwards, an unmarried widow** (collectively referred to herein as "Grantor"), whose address is 4019 Cooper Lane, Holt, Florida 32564-9305, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Uroprops, LLC, a Florida limited liability company** (herein "Grantee"), whose address is 4724 N. Davis Highway, Pensacola, Florida 32503, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

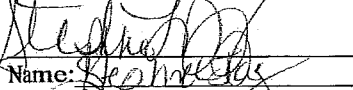
LOT 115, FONTANEL PLACE, BEING A PORTION OF SECTION 48, TOWNSHIP 1
SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT
RECORDED IN PLAT BOOK 1 AT PAGE 34 OF THE PUBLIC RECORDS OF SAID
COUNTY.

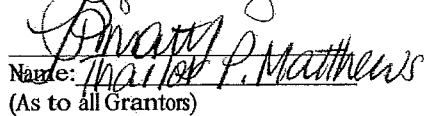
Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2018 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

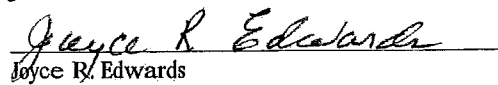
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of January, 2018.

Signed, sealed and delivered
in the presence of:


Name: Matthew P. Matthews


Name: Matthew P. Matthews
(As to all Grantors)


Jacquelyn R. Tyler


Joyce R. Edwards

STATE OF FLORIDA
COUNTY OF ESCAMBIA

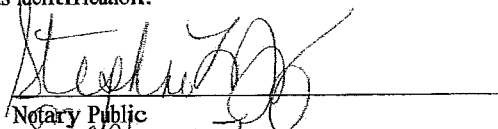
The foregoing instrument was acknowledged before me this 19th day of January, 2018, by Jacquelyn R. Tyler, a single woman, and Joyce R. Edwards, an unremarried widow, who did not take an oath and who:

 is/are personally known to me.
 produced current Florida driver's license as identification.
 produced _____ as identification.

(Notary Seal Must Be Affixed)

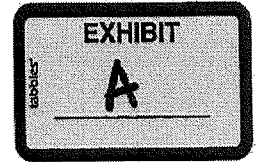


STEPHNEL JAY
Notary Public, State of Florida
My Comm. Expires April 22, 2021
Commission No. GG 74040


Notary Public

Name of Notary Printed Stephnel Jay
My Commission Expires: 4/22/21
Commission Number: GG 74040

*Prepared by and After
Recording Return to:
WILLIAM H. MITCHEM
Beggs & Lane
501 Commendancia Street
Pensacola, Florida 32502
(850) 432-2451
Fl. Bar No. 187836*



Parcel ID: 481S306101001110
481S306101001112
481S306101001113
481s306101001114

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED IS made this 1st day of December 2021 by
4624/511 PENSACOLA PROPERTIES, LLC, a Delaware limited liability company,
("Grantor") whose address is 41 N. Jefferson Street, 4th Floor, Pensacola, Florida 32502 to
4624/511 PENSACOLA STOLLEY, LLC, a Delaware limited liability company, ("Grantee"),
whose address is c/o Catalyst Healthcare Real Estate, 41 N. Jefferson Street, 4th Floor, Pensacola,
Florida 32502.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other
good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof
is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant,
bargain, sell and convey, to said Grantee and Grantee's heirs, successors and assigns, forever, the
following described land situate, lying and being in Escambia County, Florida, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to those items more particularly set forth on Exhibit "B" attached hereto and
incorporated herein by this reference (the "**Permitted Exceptions**"), which are not hereby
reimposed.

Together with all and singular the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee
simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee
simple in said property and has a good right to convey the same; that it is free of lien or
encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns,
will forever warrant and defend title to the above-described property against the lawful claims of
all persons claiming through Grantor, but against no others, subject only to the Permitted
Exceptions set forth herein.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument as of the day and year first above written.

Signed, sealed and delivered in our presence:

William H. Mitchem
Witness

Witness Printed Name

Susan J. Salamone
Witness

Susan J. Salamone
Witness Printed Name

4624/511 PENSACOLA PROPERTIES, LLC,
a Delaware limited liability company

By: Catalyst Southeast Holding Company, LLC,
a Delaware limited liability company,
its sole Member

By: Atlantic Catalyst Holdings, LLC,
a Delaware limited liability company,
its sole Member

By: Catalyst JV Manager, LLC,
a Delaware limited liability company,
its Manager

By: Chad C. Henderson
Name: Chad C. Henderson
Its: Manager

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 18 day of November, 2021 by CHAD C. HENDERSON, as Manager of Catalyst JV Manager, LLC, a Delaware limited liability company, the Manager of Atlantic Catalyst Holdings, LLC, a Delaware limited liability company, the sole Member of Catalyst Southeast Holding Company, LLC, a Delaware limited liability company, the sole Member of 4624/511 PENSACOLA PROPERTIES, LLC, a Delaware limited liability company, on behalf of said company, who ☒ is personally known to me or ☐ has produced _____, as identification.

[NOTARY SEAL]



SUSAN J. SALAMONE
Notary Public, State of Florida
My Comm. Expires October 16, 2025
Commission No. HH 174285

Susan J. Salamone
Print Name: Susan J. Salamone
Notary Public
My commission expires: 10/16/2025

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESCAMBIA,
STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOTS 110, 112, 113 AND 114 OF FONTANEL PLACE, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 1, PAGE 34 BEING A PORTION OF SECTION 48, TOWNSHIP 1
SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

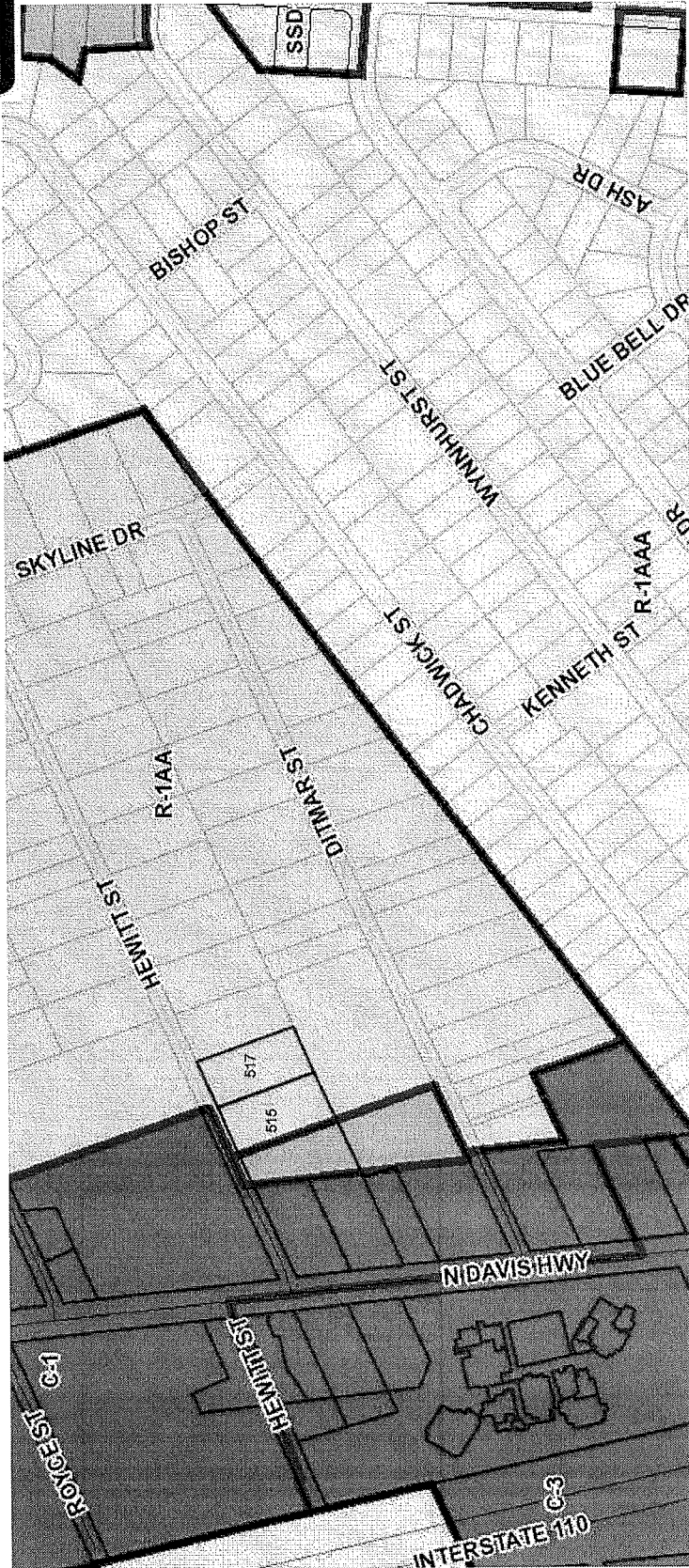
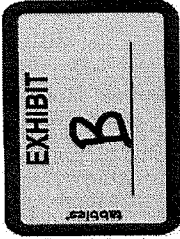
EXHIBIT "B"

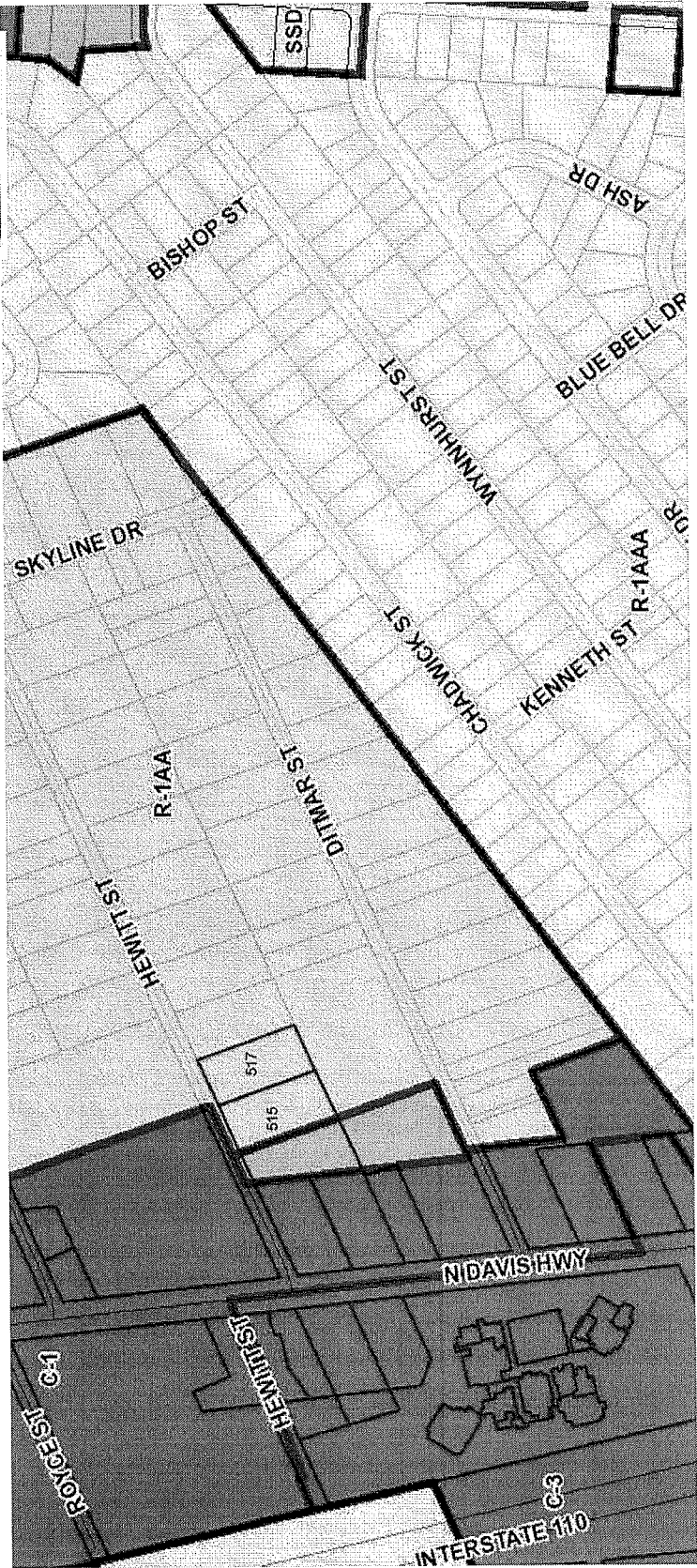
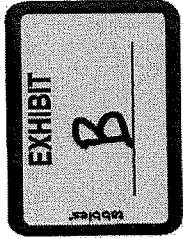
PERMITTED EXCEPTIONS

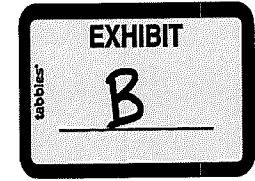
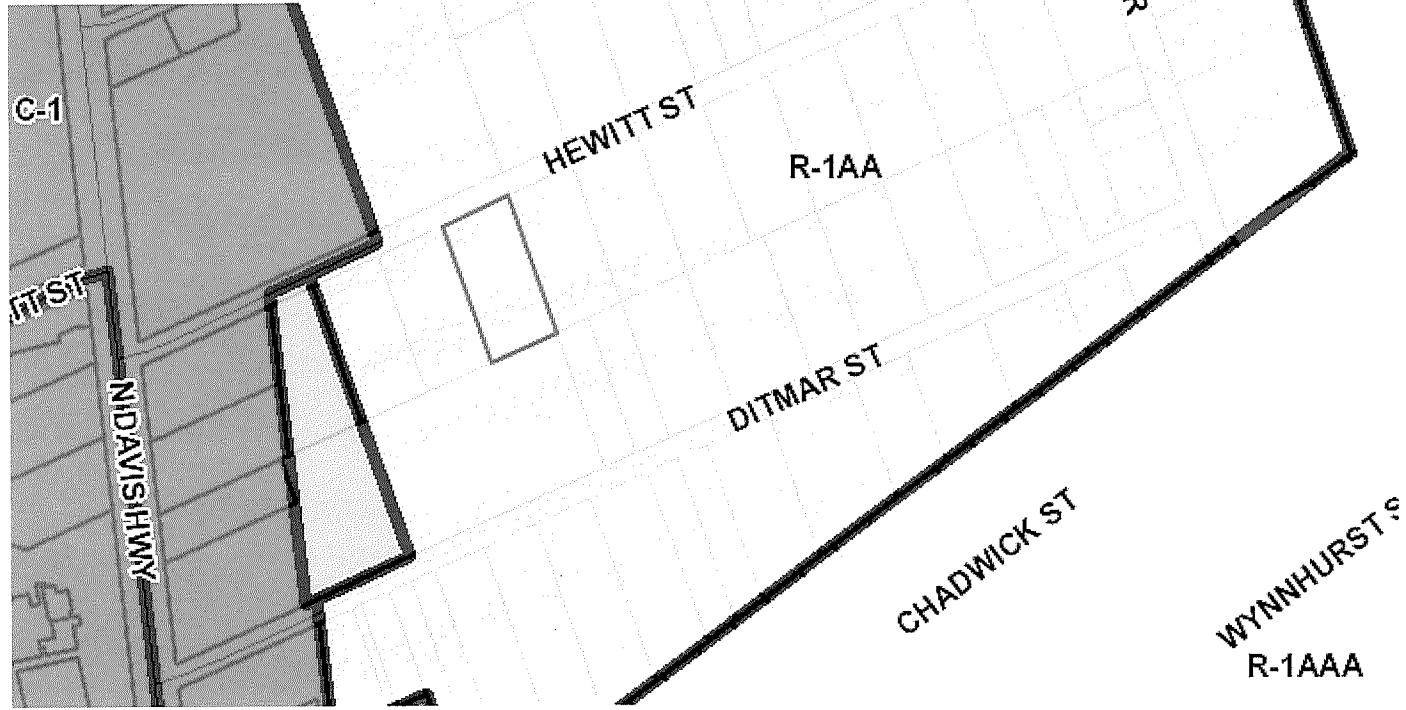
1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Easement to Gulf Power Company recorded in Official Records Book 6925, Page 850.
3. Rights of Claims of Parties in Possession as Tenants only under Unrecorded Leases, set forth on the rent roll provided by Grantor to Grantee at Closing, with no Rights of First Refusals and/or Options to Purchase.
4. Any matters shown on the survey prepared by Peter G. Johnson, PSM 5913 on behalf of Partner Engineering and Science, Inc., from Blew & Associates, dated August 25, 2021, under Job No. 21-6701, including without limitation:

Fence encroachment into subject property along the Western boundary line by +/- 4.7',

[PENSACOLA MOB PERMITTED EXCEPTIONS]







Sec. 12-12-3. Amendments

The city council may, from time to time on its own motion, or on petition, or on recommendation of the planning board or the zoning board of adjustment or any department or agency of the city, amend, supplement, or repeal the regulations and provisions of this title and the comprehensive plan.

(A) *Authorization and responsibility.* Every such proposed amendment or change, whether initiated by the city council or by petition, shall be referred to the planning board who shall study such proposals and make recommendation to the city council.

If a rezoning of a parcel of land is proposed by the owner of the parcel or another interested person, it shall be the responsibility of such owner or other interested person to comply with the provisions of this chapter. If such rezoning of a parcel or parcels of land is proposed by the city, its staff, or the planning board, it shall be the responsibility of the city planner to comply with the provisions of this section.

(B) *Initiation.* An amendment may be initiated by:

- (a) The city.
- (b) The owners of the area involved in a proposed zoning or future land use amendment.

(C) *Application.*

- (a) An application for zoning or comprehensive plan future land use amendment must be submitted to the community development department at least thirty (30) days prior to the regularly scheduled meeting of the planning board.
- (b) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (c) No application shall be considered complete until all of the following have been submitted:
 1. The application shall be submitted on a form provided by the board secretary.
 2. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 - (a) A legal description of the property proposed to be rezoned or its land use changed;
 - (b) Proof of ownership of the property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 - (c) Existing zoning and future land use classification;
 - (d) Desired zoning and future land use classification;
 - (e) Reason for the rezoning or comprehensive plan future land use amendment.
 3. The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
- (d) Any party may appear in person, by agent, or by attorney.
- (e) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(D) *Planning board review and recommendation.* The planning board shall review the proposed rezoning or comprehensive plan future land use amendment at the advertised public meeting and make a recommendation to the city council. Such recommendation:

1. Shall be for approval, approval with modification, or denial, including its reasons for any modifications or denial.
2. Shall include consideration of the following criteria:
 - a. Whether, and the extent to which, the proposal would result in incompatible land use considering the type and location of the proposed amendment and the surrounding land use.
 - b. Whether, and the extent to which, the proposed amendment would affect the carrying capacity of public facilities and services.
 - c. Whether the proposed amendment would be in conflict with the public interest and welfare.
 - d. Whether, and the extent to which, the proposed amendment would adversely affect the property values in the area.
 - e. Whether, and the extent to which, the proposed amendment would result in significant adverse impact on the natural environment.
 - f. The relationship of the proposed amendment to proposed public and private projects (i.e., street improvements, redevelopment projects, etc.).

(E) *City council review and action.*

- (a) *Public hearing.* The city council shall hold up to two public hearings, depending on the type of amendment, after 5:00 p.m. on a weekday to review the proposed zoning amendment. Public notice shall be provided, through applicable procedures as outlined in subsection (F) below.

- (b) *Action.* The city council shall review the proposed zoning amendment, and the recommendation of the planning board and the recommendation of the Department of Community Affairs, if applicable, and either approve, approve with modification or deny the proposed amendment at the city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing. For comprehensive plan amendments, the adopted ordinance will not become effective until the Department of Community Affairs has completed its 45-day compliance review.

(F) *Procedures.*

(1) *Zoning amendments*

- (a) Rezoning requests must be submitted to the community development department at least thirty (30) days prior to the planning board meeting.
- (b) The community development department shall publish a notice in the newspaper announcing the planning board meeting at least seven (7) days prior to the planning board meeting.
- (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board meeting.
- (d) Notice shall be published by public notice advertised in a newspaper of general daily circulation published in Escambia County at least seven (7) days prior to the scheduled board meeting at the expense of the applicant.
- (e) The planning department shall notify property owners within a five hundred (500) radius, as identified by the current Escambia County tax roll maps, of the property proposed for rezoning with a public notice by post card, at least seven (7) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.
- (f) The planning board shall review the proposed rezoning request and make a recommendation to the city council.
- (g) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
- (h) The community development department shall notify property owners within a five hundred (500) foot radius of the property proposed to be rezoned with a public notice (letter and a map) mailed certified with return receipt at least thirty (30) days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
- (i) The community development department shall place a sign on the property to be rezoned announcing date, time and location of the city council public hearing at least fifteen (15) days prior to the hearing.
- (j) A legal notice of the city council public hearing shall be published in the newspaper at least ten (10) days prior to the hearing.
- (k) The city council shall review the proposed amendment and take action as described in subsection (E) above.
- (l) In addition to subsections (a) through (f) the city strongly encourages that the applicant hold an informational meeting with any applicable neighborhood groups and/or property owners associations prior to proceeding with an application involving a zoning and/or comprehensive plan amendment.
- (m) For proposals initiated by the city to rezone ten or more contiguous acres, subsections (a) through (f) shall be applicable in addition to the following. The city shall hold two advertised public hearings on the proposed ordinance as follows:
 - 1. Public notice of actual zoning changes, including zoning district boundary changes; consolidation or division of existing zones involving substantive changes; and the addition of new zoning districts shall be mailed by first class mail at least thirty (30) days prior to the first city council public hearing to consider the change, to every owner of real property, as identified by the current tax roll, within five hundred (500) feet of the boundaries of the subject parcel(s) to be changed.
 - 2. The community development department shall place a sign on the property to be rezoned announcing date, time and location of the first city council public hearing at least fifteen (15) days prior to the hearing.
 - 3. The first public hearing shall be held at least 7 days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing. At least one hearing shall be held after 5 p.m. on a weekday.
 - 4. The required advertisements shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The city council shall review the proposed zoning amendment, and the recommendation of the planning board and either approve, approve with modification or deny the proposed amendment at the first city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing.

- (2) *Small scale development comprehensive plan future land use map amendments.* Future land use map amendments which comply with the small scale development criteria in section 163.3187, Florida Statutes, may be considered by the planning board and the city council at any time during the calendar year until the annual maximum acreage threshold is met. The petitioner shall be required to complete the steps

listed above in subsection 12-12-3(F)(1)(a) through (l).

- (3) *Comprehensive plan future land use map amendments for other than small scale development activities.* Comprehensive plan future land use map amendments for other than small scale development activities shall be considered twice a year by the planning board and the city council.
- (a) Comprehensive plan future land use map amendment requests must be submitted to the planning department at least thirty (30) days prior to the planning board public hearing.
 - (b) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper with type no smaller than eighteen (18) point in the headline announcing the planning board and city council public hearings at least seven (7) days prior to the planning board hearing. The advertisement shall be no less than two (2) columns wide by ten (10) inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.
 - (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board hearing.
 - (d) The planning board shall review the proposed future land use map amendment at the advertised public hearing and make a recommendation to the city council.
 - (e) The appropriate city council committee shall review the planning board recommendation and report to city council with recommendation for transmittal to the Florida Department of Community Affairs for review and action.
 - (f) The city council shall review the comprehensive plan future land use map amendment at the advertised public hearing and either approve the request for transmittal to the Department of Community Affairs or disapprove the request for transmittal and further consideration.
 - (g) The community development department shall transmit the future land use map amendment request to the Department of Community Affairs, the appropriate regional planning council and water management district, the Department of Environmental Protection and the Department of Transportation. The city shall also transmit a copy of the plan amendment to any other unit of local government or government agency in the state that has filed a written request with the city for the plan amendment.
 - (h) After a sixty-day review period, the Department of Community Affairs shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.
 - (i) The appropriate city council committee shall review the Department of Community Affairs comments and forward to city council for review and action.
 - (j) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
 - (k) The community development department shall notify property owners within a five hundred (500) foot radius of the property where the land use is to be changed with a public notice (letter and a map) mailed certified with return receipt at least thirty (30) days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
 - (l) The community development department shall place a sign on the property where the land use is to be changed announcing date, time and location of the city council public hearing at least fifteen (15) days prior to the hearing.
 - (m) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper, with type no smaller than eighteen (18) point in the headline. The advertisement shall be no less than two (2) columns wide by ten (10) inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published at least five (5) days prior to the final city council public hearing.
 - (n) Subsections (k) above shall not be applicable to proposals initiated by the city to change the future land use of ten (10) or more contiguous acres. In such cases, the procedure shall be as follows: Public notice of comprehensive plan future land use map, including future land use district boundary changes; consolidation or division of existing future land use districts involving substantive changes; and the addition of new future land use districts shall be mailed by first class mail at least thirty (30) days prior to the city council public hearing to consider the change to every owner of real property, as identified by the current tax roll, within five hundred (500) feet of the boundaries of the subject parcel to be changed.
 - (o) The city council shall review the proposed amendment and take action as described in subsection (E) above.