



Legislation Details (With Text)

**File #:** 07-17      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 1/31/2017      **In control:** City Council  
**On agenda:** 3/9/2017      **Final action:** 3/9/2017  
**Enactment date:** 3/15/2017      **Enactment #:** 07-17  
**Title:** PROPOSED ORDINANCE NO. 07-17 - PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE - SECTION 12-14-1 DEFINITIONS - BUILDING HEIGHT

**Sponsors:** Ashton J. Hayward, III

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Ordinance No. 07-17, 2. PROOF OF PUBLICATION - PNJ

Date	Ver.	Action By	Action	Result
3/9/2017	1	City Council	adopted	Pass
3/6/2017	1	Agenda Conference	Placed on Regular Agenda	Pass
2/9/2017	1	City Council	passed on first reading	Pass
2/6/2017	1	Agenda Conference	Placed on Regular Agenda	Pass

**LEGISLATIVE ACTION ITEM**

**SPONSOR:** Ashton J. Hayward, III, Mayor

**SUBJECT:**

PROPOSED ORDINANCE NO. 07-17 - PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE - SECTION 12-14-1 DEFINITIONS - BUILDING HEIGHT

**RECOMMENDATION:**

That City Council adopt Proposed Ordinance No. 07-17 on second reading.

AN ORDINANCE AMENDING SECTION 12-14-1 DEFINITIONS OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Public Hearing Required:      No Hearing Required

**SUMMARY:**

In an ongoing effort to improve our ability to provide flexible development options within the City of Pensacola, amendments to the Land Development Code are needed. For years, there have been concerns expressed regarding the aesthetic and environmental impacts of the proliferation of surface parking. The

“Pensacola Parking Syndrome” is a term that has been used to describe cities that construct parking lots in an effort to lure more people downtown, to the detriment of the aesthetic and historic value of the area. When dealing with private development, in recent years the City has approved amendments to the Land Development Code that reduced parking requirements and implemented parking “maximums”. Another step that may be taken to incentivize the reduction of surface parking lots in future development, would be to revise the definition of “building height” in Section 12-14-1 of the City’s Land Development Code, to allow for building height to be measured from the lowest habitable floor elevation instead of the current definition which measures it from the average elevation of the finished grade of the site.

On December 13, 2016, the City’s Planning Board unanimously recommended approval of the proposed amendment, but wished to exclude the City’s residential districts and the R-NC District from the amendment.

**PRIOR ACTION:**

February 9, 2017 - City Council adopt Proposed Ordinance No. 07-17 on first reading  
January 12, 2017 - City Council held first public hearing.

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**CITY ATTORNEY REVIEW:** Yes

12/30/2016

**STAFF CONTACT:**

Eric W. Olson, City Administrator  
Sherry H. Morris, AICP, Planning Services Administrator

**ATTACHMENTS:**

- 1) Proposed Ordinance No. 07-17

**PRESENTATION:** Yes