



Legislation Details (With Text)

**File #:** 25-19      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/24/2019      **In control:** City Council  
**On agenda:** 9/26/2019      **Final action:** 9/26/2019  
**Enactment date:** 10/3/2019      **Enactment #:** 20-19

**Title:** PROPOSED ORDINANCE NO. 25-19, REPEALING SECTION 12-13-4 OF THE LAND DEVELOPMENT CODE; ABOLISHING THE GATEWAY REVIEW BOARD; AMENDING SECTION 12-13-2, TRANSFERRING FUNCTIONS TO THE PLANNING BOARD AND CONFORMING REFERENCES WITHIN THE CODE.

**Sponsors:** Andy Terhaar

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Ord 25-19 - Gateway Review District (Revised), 2. PROOF OF PUBLICATION - ORDINANCE 2ND READING

Date	Ver.	Action By	Action	Result
9/26/2019	2	City Council	Adopted	Pass
9/23/2019	2	Agenda Conference	Placed on Regular Agenda	Pass
9/12/2019	1	City Council	Passed on first reading	Pass
9/9/2019	1	Agenda Conference	Placed on Regular Agenda	Pass

**LEGISLATIVE ACTION ITEM**

**SPONSOR:** City Council President Andy Terhaar

**SUBJECT:**

PROPOSED ORDINANCE NO. 25-19, REPEALING SECTION 12-13-4 OF THE LAND DEVELOPMENT CODE; ABOLISHING THE GATEWAY REVIEW BOARD; AMENDING SECTION 12-13-2, TRANSFERRING FUNCTIONS TO THE PLANNING BOARD AND CONFORMING REFERENCES WITHIN THE CODE.

**RECOMMENDATION:**

That City Council adopt Proposed Ordinance No. 25-19 on second reading:

AN ORDINANCE REPEALING SECTION 12-13-4, OF THE CODE OF THE CITY OF PENSACOLA,FLORIDA; ABOLISHING THE GATEWAY REVIEW BOARD; AMENDING SECTION 12-13-2, TRANSFERRING FUNCTIONS OF THE GATEWAY REVIEW BOARD TO THE PLANNING BOARD; CONFORMING REFERENCES WITHIN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

In September of 1998, Ordinance No. 33-98 was adopted and codified within City Code Section 12-2-12, creating the Gateway Redevelopment District and Section 12-13-4 providing for the Gateway Review Board.

The Land Development Code (LDC) is the principal means of planning and regulating the development and redevelopment of land within the City. The LDC was adopted by City Council in its present form in 1991 pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act. From time to time, it is necessary to amend the LDC to provide consistency with the Comprehensive Plan and to respond to community concerns, legal considerations, and changes in development patterns and planning techniques. One of the overlay districts currently contained in the LDC is the Gateway Redevelopment District.

The Gateway Redevelopment District was created in September of 1998 upon the passage of Ordinance No. 33-98 by the City Council. It was established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the Gateway Redevelopment District is intended to ensure that the scenic orientation and open space image of Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.

This item was referred to the Planning Board by City Council in May of 2019; in July of 2019 the Planning Board considered the item, making the recommendation to repeal Section 12-13-4 (Gateway Review Board) of the Land Development Code as well as making any other relevant and necessary changes within the Code.

Currently, the Planning Board has aesthetic review over other development districts, such as the Waterfront Redevelopment District, therefore providing this oversight to the Planning Board is in line with their current responsibilities.

**PRIOR ACTION:**

September 12, 2019 - City Council voted to approve Ordinance No. 25-19 on first reading.  
August 8, 2019 - City Council held a Public Hearing  
July 9, 2019 - Item considered by the Planning Board  
May 30, 2019 - City Council referred to Planning Board for review and recommendation  
September 1998 - Ordinance No. 33-98 passed by City Council

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**STAFF CONTACT:**

Don Kraher, Council Executive

**ATTACHMENTS:**

- 1) Proposed Ordinance No. 25-19

**PRESENTATION:** No