



Legislation Details (With Text)

**File #:** 35-19      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Agenda Ready  
**File created:** 10/14/2019      **In control:** City Council  
**On agenda:** 12/12/2019      **Final action:**  
**Enactment date:** 12/19/2019      **Enactment #:** 28-19  
**Title:** PROPOSED ORDINANCE NO. 35-19 - REQUEST FOR ZONING MAP AMENDMENT - 14 WEST JORDAN STREET  
**Sponsors:** Grover C. Robinson, IV

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Ordinance No. 35-19, 2. 14 W. Jordan St. Planning Board Zoning Map Amendment Application - 08/10/19, 3. Planning Board Minutes - 10/08/19 (DRAFT), 4. Zoning Map dated October 2019, 5. PROOF OF PUBLICATION ORDS ON 2ND READING

Date	Ver.	Action By	Action	Result
12/12/2019	2	City Council	Adopted	Pass
12/9/2019	2	Agenda Conference	Placed on Regular Agenda	Pass
11/14/2019	1	City Council	Passed on first reading	Pass
11/12/2019	1	Agenda Conference	Placed on Regular Agenda	Pass

**LEGISLATIVE ACTION ITEM**

**SPONSOR:** Grover C. Robinson, IV, Mayor

**SUBJECT:**

PROPOSED ORDINANCE NO. 35-19 - REQUEST FOR ZONING MAP AMENDMENT - 14 WEST JORDAN STREET

**RECOMMENDATION:**

That City Council adopt Proposed Ordinance No. 35-19 on second reading:

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; REPEALING CLAUSE AND EFFECTIVE DATE.

**HEARING REQUIRED:** Public

**SUMMARY:**

The City has received a request from Millwood Terrace, Inc. to amend the City's Future Land Use Map from Office (O) to Commercial (C), and the City's Zoning Map from R-2 (Residential Office) and C-2 (Commercial) to C-1 (Retail Commercial).

The property currently has split zoning with a more intense commercial zoning designation of C-2 on the southeastern portion and R-2 on the western portion; the Future Land Use Map (FLUM) is consistent with Commercial and Office designations. This request will provide the parcel with a singular zoning district category of C-1 and a singular FLUM designation of Commercial.

Although the C-1 zoning district currently does not lie within the immediate area, the proposed district will appropriately serve as a transition area between the more-intensive C-2 zoning abutting the subject property to the east and the more-restrictive R-1AAA zoning district directly across North Baylen Street to the west. Additionally, it will serve as a transition to the properties located directly to the south across W. Jordan and north across W. Maxwell Streets which are located within the R-2 zoning district.

On October 10, 2019, the Planning Board unanimously recommended approval of the request.

**PRIOR ACTION:**

November 14, 2019 - City Council voted to approve Ordinance No. 35-19 on first reading.

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**CITY ATTORNEY REVIEW:** Yes

10/24/2019

**STAFF CONTACT:**

Keith Wilkins, City Administrator  
Kerrith Fiddler, Deputy City Administrator - Community Development  
Sherry H. Morris, Planning Services Administrator

**ATTACHMENTS:**

- 1) Proposed Ordinance No. 35-19
- 2) 14 W. Jordan St. Planning Board Zoning Map Amendment Application - 08/10/19
- 3) Planning Board Minutes - 08/10/19
- 4) Zoning Map dated October 2019

**PRESENTATION:** No