



Memorandum

File #: 17-00620

City Council

11/9/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Jewel Cannada-Wynn

SUBJECT:

REFERRAL TO PLANNING BOARD - LAND DEVELOPMENT CODE AMENDMENT TO SECTION 12-2
-22 - GOVERNMENTAL CENTER DISTRICT

RECOMMENDATION:

That City Council approve the concept of a new redevelopment district which will replace the Governmental Center District. Further, that City Council refer to the Planning Board the redevelopment district concept for review and recommendation.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Land Development Code (LDC) is the principal means of planning and regulating the development and redevelopment of land in 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 Land Development Code is the Governmental Center District.

The Governmental Center District was created on February 22, 1979 upon the passage of Ordinance No. 04-79 by City Council. It was created as a special district intended to provide for the redevelopment of a centralized area for government related land use and to encourage a coordinated architectural character within the district. The district functions as an overlay district on top of underlying zoning requirements. The Pensacola-Escambia Governmental Center Authority was created as an agency of the City of Pensacola and Escambia County pursuant to Chapter 2001-328, Laws of Florida; with the purpose to acquire, construct, improve, operate, maintain and manage a governmental center complex for the use and occupancy by the City of Pensacola, Escambia County, their agencies and departments, and other governmental agencies and departments. Florida House Bill 0827, which went into effect on January 2, 2004, repealed Chapter 2001-328, Laws of Florida, and thereby abolished the Pensacola-Escambia Governmental Center Authority. Title to all assets and liabilities were transferred to the City of Pensacola and Escambia County. The Governmental Center complex has been constructed as planned and the Governmental Center Authority has been abolished by the State Legislature. This renders the Governmental Center District obsolete as its purpose of redeveloping a centralized area for government related land use has been fulfilled.

In recent months, concerns have been raised over the lack of clear, enforceable regulations in the Governmental Center District. At a Special Meeting of City Council held on May 11, 2017, a decision of the Architectural Review Board was overturned by Council due to this fact.

The new redevelopment district would replace the Governmental Center District providing for a process and oversight over residential and commercial development in order to provide for maintaining the architectural character of the district as development moves westward.

The use of the previously proposed Maritime Development District, with modifications, and including the UWF Historic Trust recommendations from the recently completed survey/assessment of the district, will provide for continued growth and development while maintaining the historic and architectural character of the area.

During Planning Board review and recommendation, consideration should be given to preserving the areas historic character, creating clear boundaries for the new district which are not inclusive of areas covered by other overlay districts and providing for a review process that is consistent with the current Land Development Code. The document should also include clear guidelines of acceptability within the district to allow for transparency to property owners as well as potential developers.

This item will refer this matter to the Planning Board for review and recommendation.

PRIOR ACTION:

October 13, 2016 - City Council referred to Planning Board for consideration and recommendation a proposed amendment to Section 12-2-22 of the Land Development Code removing the Government Center District.

July 14, 2016 - Item Pulled by Sponsor during discussion.

February 22, 1979 - Governmental Center Authority Created by Ordinance No. 04-79

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher - Council Executive

ATTACHMENTS:

- 1) Proposed Amendment- MRD Overlay-October 2017
- 2) Final GCD Presentation - August 10, 2017

PRESENTATION: No