



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 35-19

City Council

12/12/2019

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