



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 20-00334

City Council

7/16/2020

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### **LEGISLATIVE ACTION ITEM**

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

**SUBJECT:**

PUBLIC HEARING - ADOPTION OF AMENDMENTS TO THE COMPREHENSIVE PLAN AND ADOPTION OF THE CURRENT FUTURE LAND USE MAP

**RECOMMENDATION:**

That City Council conduct a public hearing on July 16, 2020, to consider the adoption of Amendments to the Comprehensive Plan and adopt the Current Future Land Use Map as an exhibit to the Comprehensive Plan.

**HEARING REQUIRED:** Public

**SUMMARY:**

As provided in Florida Statutes Chapter 163, Section 1391, Florida Statutes, the City of Pensacola previously transmitted to the Florida Department of Economic Opportunity (DEO) proposed Evaluation and Appraisal-based amendments to the City's Comprehensive Plan for review and comment.

All local governments within the state of Florida are required to participate in a state coordinated review for a Comprehensive Plan Update. The proposed amendments within this update reflect changes in state requirements and local conditions. Attached, you will find all changes submitted by the various subject matter experts in strike-through and underline format.

DEO identified two objections, one related to Peril of Flood, and one related to the Future Land Use Element, and provided recommendations as to how to address them. As a result, revisions were made to the Future Land Use Element language establishing the ability for the City to allow density transfers. Based on DEO's review and recommendation, additional language was included that will serve to create "meaningful and predictable standards" for the content of future land development regulations pertaining to density transfers.

An additional amendment will be brought forward creating goals, objectives, and policies pertaining to "Peril of Flood," which will address an additional DEO recommendation and achieve compliance with Section 163.3178(2)(f), Florida Statutes, adopted in 2015. Staff is currently coordinating the development of the proposed language through a FDEP Resiliency Grant.

This Public Hearing is to consider adopting the proposed Comprehensive Plan amendment, as amended per our response to the Department of Economic Opportunity's review.

All applicable City Departments have reviewed their relevant Comprehensive Plan areas and made recommended changes as needed. The appropriate staff will be available to answer questions specific to those individual recommendations.

The Planning Board unanimously recommended approval of the proposed amendments at the regular meetings in April and July of 2019.

**PRIOR ACTION:**

December 16, 2010 - City Council approved Evaluation and Appraisal Report (E.A.R.) - Based Amendments to the Comprehensive Plan and Future Land Use Map

July 21, 2011 - City Council adopted the current Comprehensive Plan and Future Land Use Map

September 26, 2019, and October 10, 2019 - City Council conducted public hearings to approve the transmittal of the proposed amendment package to DEO for review.

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**CITY ATTORNEY REVIEW:** Yes

6/23/2020

**STAFF CONTACT:**

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

**ATTACHMENTS:**

- 1) Proposed Ordinance No. 35-20
- 2) Exhibit A - Proposed Comprehensive Plan
- 3) Exhibit B - Current Future Land Use Map
- 4) 2011 Comprehensive Plan for the City of Pensacola
- 5) April 9, 2019 Planning Board Minutes
- 6) July 9, 2019 Planning Board Minutes

**PRESENTATION:** Yes