



Memorandum

File #: 19-00359

City Council

8/8/2019

LEGISLATIVE ACTION ITEM

SPONSOR: City Council President Andy Terhaar

SUBJECT:

PUBLIC HEARING: PROPOSED AMENDMENT TO THE CODE OF THE CITY OF PENSACOLA - LAND DEVELOPMENT CODE SECTION 12-13-2 (PLANNING BOARD) ADDING PROCEDURE FOR SUBMISSION AND REVIEW OF PLANS WITHIN THE GATEWAY REDEVELOPMENT DISTRICT; AND REPEALING SECTION 12-13-4 - (GATEWAY REVIEW BOARD); ALONG WITH OTHER RELATED REFERENCES IN SECTIONS 12-2-12 (REDEVELOPMENT LAND USE DISTRICT), 12-2-45 (ROOFTOP ANTENNAS) AND 12-2-81 (DEVELOPMENT PLAN GUIDELINES)

RECOMMENDATION:

That City Council conduct a Public Hearing on August 8, 2019 to consider a proposed amendment to the Land Development Code Section 12-13-2 (Planning Board) adding procedure for submission and review of plans within the Gateway Redevelopment District; and repealing Section 12-13-4 - (Gateway Review Board); along with other related references in Sections 12-2-12 (Redevelopment Land Use District), 12-2-45 (Rooftop Antennas) and 12-2-81 (Development Plan Guidelines).

HEARING REQUIRED: Public

SUMMARY:

In September of 1998, Ordinance No. 33-98 as 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:

July 9, 2019 - Item considered by the Planning Board
May 30, 2019 - 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) Sec. 12-2-12_Proposed Revisions
- 2) Sec. 12-13-2_Proposed Revisions
- 3) Sec. 12-13-4 - Proposed Revisions
- 4) Sec. 12-2-45 - Proposed Revisions
- 5) Sec. 12-2-81 - Proposed Revisions

PRESENTATION: No