



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00098

Zoning Board of Adjustments

1/20/2021

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 1/13/2021

SUBJECT:

ZBA 2021-001
605 W. Garden Street
C-3

BACKGROUND:

J Holder Nevins, Kore, LLC is requesting two variances: 1) To increase the allowable parking space ratio from 1 space per unit to 1.55 spaces per unit; 2) To reduce the buffer yard from 10' to 5' adjacent to the property located at 701 W. Garden. These requests are to accommodate a new multi-family residential development.

The applicant's first request is to increase the required parking allowance to accommodate a mixture of apartment sizes ranging from studio apartments to 3-bedroom units. The proposed parking ratio will be provided by a combination of surface (on-grade) parking, in-building parking within the carriage house units, and a two-story parking garage.

Unlike other jurisdictions, the City's parking requirement is finite - there is not a minimum per se only the ratio cited for the proposed use. Additionally, the City disallows excessive parking spaces to be provided in an effort to minimize surface parking and encourage the use of transportation alternatives. While the City's Ordinance disallows excess parking, it is important to note all development is required to adhere to the open space and landscaping requirements.

The applicant's second request is to reduce the required buffer width adjacent to the property located at 701 W Garden Street. The request would reduce the buffer yard from 10 feet to 5 feet to accommodate a surface parking area. Although the current buffer yard is 4.5 feet in width, the City requires new development to comply with the Ordinance.