



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 41-21

City Council

10/28/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 41-21 - AMENDMENT TO THE LAND DEVELOPMENT CODE - TABLE 12-3.9 - REGULATIONS FOR THE NORTH HILL PRESERVATION DISTRICTS - PR-2 MINIMUM LOT SIZE REQUIREMENTS

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 41-21 on second reading:

AN ORDINANCE AMENDING TABLE 12-3.9 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, REGULATIONS FOR THE NORTH HILL PRESERVATION ZONING DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

On June 8, 2021 and August 12, 2021 the Planning Board and City Council respectively discussed the possibility of amending the PR-2, North Hill Preservation multiple-family zoning district to better align with criteria designed for transitional zoning districts. Subsequently the Mayor directed staff to initiate the process for approval of the amendment.

Currently the PR-1AAA, single family district, and PR-2, multiple-family district contain similar building standards, and the same minimum lot size requirements. At present the main differences between these zoning districts are the types of uses that are allowed by right and the minimum building setbacks for the front and side yards. In order to allow for the PR-2 district to function as a transitional zoning district between the North Hill single family and commercial districts, the proposed amendment will allow for a smaller minimum lot width and lot area. Table 12-3.9 *Regulations For The North Hill Preservation Zoning Districts* (attached) contains the current applicable lot and building standards.

The proposed amendment would be limited to Table 12-3.9 and do not include any changes to the types of allowed uses or to the required setbacks in the PR-2 zoning district.

The following changes are proposed:

- Minimum Lot Area for Residential Uses: Currently - 9,000 SF
 Proposed - 5,000 SF
- Minimum Lot Width at Building Setback Line: Currently - 75 feet
 Proposed - 50 feet

On September 14, 2021 the Planning Board voted 6 - 0 to recommend approval of the proposed amendment to the PR-2 zoning district.

PRIOR ACTION:

On October 14, 2021 the City Council conducted a public hearing and voted to approve Proposed Ordinance No. 41-21 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

[Click here to enter a date.](#)

STAFF CONTACT:

Kerrith Fiddler, City Administrator
David Forte, Deputy City Administrator - Community Development
Sherry Morris, AICP, Planning Services Director

ATTACHMENTS:

- 1) Proposed Ordinance No. 41-21
- 2) Planning Board Minutes September 14, 2021 - DRAFT

PRESENTATION: No