



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00704

Planning Board

8/9/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 7/12/2022

SUBJECT:

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 515, 517, and 523 Hewitt Street

BACKGROUND:

Alex Stacy, the applicant for 515 and 517 Hewitt Street, and Andrea Turner, the applicant for 523 Hewitt Street are requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for their subject properties on Hewitt Street. These parcels are currently zoned R-1AA, Medium Density Zoning District and the existing Future Land Use (FLU) designation is Medium Density Residential. The applicant is proposing to amend the zoning district to C-1, Commercial Zoning District and the FLUM to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Approx. Lot Size (3 lots)
R-1AA	C-1	MDR	C	2.2

- R-1AA (existing zoning) The medium-density residential land use district is established for the purpose of providing a mixture of one- and two-family dwellings with a maximum density of 17.4 dwelling units per acre. Recognizing that, for the most part, these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development, which is in character with the density, intensity and scale of the existing neighborhoods.
- C-1 (proposed zoning). The C-1 zoning district's regulations are intended to provide for conveniently supplying the immediate needs of the community where the types of services rendered and the commodities sold are those which are needed frequently. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning. The downtown and retail commercial

(C-2A and C-2) zoning districts' regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.

- MDR (existing FLU) 18 or fewer residential dwelling units per acre.
- Commercial (proposed FLU) The Commercial Land Use District is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.