City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 34-22 City Council 9/15/2022

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 34-22 - REQUEST FOR ZONING MAP AMENDMENT - 411 N. BAYLEN STREET

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 34-22 on second reading.

AN ORDINANCE AMENDING THE ZONING CLASIFICATION FOR CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE ZONING MAP OF THE CITY OF PENSACOLA; REPEALING CLAUSE AND EFFECTIVE DATE.

HEARING REQUIRED: Public

SUMMARY:

Buddy Page Professional Growth Management Services, LLC is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 411 N. Baylen Street. This parcel is split zoned between the PR-2 and the R-NC (Residential/Neighborhood Commercial) zoning districts. It is solely the R-NC portion of this parcel that is proposed to be amended to the C-1, Commercial Zoning District and the FLUM to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Approx. Lot Size
R-NC	C-1	RNC	C	1.1

- R-NC (*existing* zoning) The residential/neighborhood commercial land use district is established for the purpose of providing for a mixture of residential housing types and densities, professional uses and certain types of neighborhood convenience-shopping-retail sales and service uses. Residential and office or commercial uses shall be allowed within the same structure. When the R-NC/R-NCB zone is established in older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, the zoning regulations are intended to provide for infill development

at a density, character and scale compatible with the surrounding area. When the R-NC/R-NCB zoning district is located in newer developing areas where it is necessary and desirable to create a transition zone between a residential and a commercial district, the zoning regulations are intended to provide for mixed office, commercial and residential development.

- 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.

- RNC (*existing* FLUM) The Residential/ Neighborhood Commercial Land Use District is established for the purpose of providing for a mixture of residential, professional and certain types of neighborhood convenience-shopping-retail sales and service uses. Residential and office or commercial uses shall be allowed within the same structure. When located in older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, the districts intended to provide for infill development at a density, character and scale compatible with the surrounding area. When located in newer developing areas where it is necessary and desirable to create a transition zone between a residential and a commercial district, the district is intended to provide for mixed office, commercial and residential development.

- Commercial (*proposed* FLUM) The Commercial Future 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.

On July 12, 2022, the Planning Board recommended approval of the request with a 5:0 vote.

PRIOR ACTION:

August 18, 2022 - City Council voted to approve Proposed Ordinance No. 34-22 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/12/2022

STAFF CONTACT:

Kerrith Fiddler, City Administrator
David Forte, Deputy City Administrator - Community Development
Cynthia Cannon, AICP, Assistant Planning and Zoning Manager

ATTACHMENTS:

1) Proposed Ordinance No. 34-22
2) Planning Board Rezoning Application
3) Planning Board Minutes July 12, 2022 - DRAFT
4) Zoning Map 2022

PRESENTATION: No