



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00785

Planning Board

8/9/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 8/2/2022

SUBJECT:

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for Baptist Hospital

BACKGROUND:

Rebol-Battle & Associates is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for approximately 9.93 acres on the Baptist Hospital Campus. These parcels are currently zoned R-2, Residential/Office Zoning District and the existing Future Land Use (FLU) designation is Office. The applicant is proposing to amend the zoning district to C-1 (attached), Commercial Zoning District and the FLUM to Commercial in order to redevelop the existing hospital into a mixed-use development.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Approx. Lot Size (3 lots)
R-2	C-1	O	C	9.93

- R-2 (existing zoning). The residential/office land use district is established for the purpose of providing for a mixture of residential housing types and densities and office uses. Residential and office uses shall be allowed within the same structure. When the R-2 zoning district is located in older, developed areas of the city, the zoning regulations are intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. In some cases the R-2 district is also intended as a transition area between commercial and residential uses.
- 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.

- Office (existing FLU). The Office Land Use District is established for the purpose of providing for a mixture of residential and office uses, developed separately or within the same structure. When located in older, developed areas of the city, the district is intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. In newer, vacant areas of the city the district is also intended as a transition area between residential and commercial uses. Residential and office uses are allowed at the following maximum densities and intensities:
 - * Residential - density not to exceed 35 dwelling units per acre.
 - * Office - the maximum combined area occupied by all principal and accessory buildings on a lot shall be 30% for a one- to four-story building, 25% for a five- to seven-story building and 20% for any building over eight stories. No building shall exceed a height of 100'.
- 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.