

## MEMORANDUM

**TO:** Planning Board Members

**FROM:** Elizabeth Schrey, Senior Planner

**DATE:** November 12, 2013

**SUBJECT:** Request for Future Land Use & Zoning Map Amendment – 3300 Block Summit Blvd

### **RECOMMENDATION:**

That the Planning Board considers the request to amend the City's future land use map from MDR (medium density residential) to C (commercial) and to amend the City's zoning map from R-1AA (retail commercial) to C-1 (retail commercial) for the property located in the 3300 Block of Summit Boulevard and forwards a recommendation to City Council for consideration.

### **BACKGROUND:**

The City has received a request from East Hill Baptist Church for approval to amend the City's future land use map from MDR (medium density residential) to C (commercial) and to amend the City's zoning map from R-1AA (retail commercial) to C-1 (retail commercial) for the property located in the 3300 Block of Summit Boulevard.

The Church has indicated that much of the surrounding property is commercial and that they would like to sell this property and believe the proposed zoning change would increase the value of the property and the number of perspective buyers.

The Land Development Code describes the C-1 district as follows:

#### **Sec. 12-2-8. - Commercial land use district.**

The regulations in this section shall be applicable to the retail and downtown commercial and wholesale and light industry zoning districts: C-1, C-2A, C-2, R-C and C-3.

- (A) *Purpose of district.* 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. New development and redevelopment projects are strongly encouraged to follow the city's design standards and guidelines contained in [section 12-2-82](#)

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.

(B) *Uses permitted.*

(1) *C-1, retail commercial zoning district.* Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:

- (a) Retail sales and services.
- (b) Motels/hotels.
- (c) Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.
- (d) Car washes.
- (e) Movie theaters, except drive-in theaters.
- (f) Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.
- (g) Pet shops with all uses inside the principal building.
- (h) Parking lots and parking garages.
- (i) Pest extermination services.
- (j) Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.
- (k) Accessory buildings and uses customarily incidental to the above uses.


Should the request be approved, any use in the C-1 District would be allowed subject to all applicable Land Development Code and Building Code requirements. **The Planning Board recommendation will be forwarded to City Council.**



N  
1 inch = 217 feet

LAND USE CHANGE  
REQUESTED BY MR SMITH

NOVEMBER 2013

 REQUEST TO CHANGE FROM MDR (MEDIUM DENSITY RESIDENTIAL) TO C (COMMERCIAL)

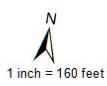


N  
1 inch = 217 feet

REZONING REQUEST  
REQUESTED BY MR SMITH


NOVEMBER 2013

 REQUEST TO REZONE FROM R-1AA ( ONE & TWO FAMILY) TO  
C -1 (COMMERCIAL)



REZONING REQUEST  
REQUESTED BY MR SMITH

NOVEMBER 2013

 REQUEST TO REZONE FROM R-1AA (ONE & TWO FAMILY) TO C-1 (COMMERCIAL)



## REZONING

Please check application type:

<input type="checkbox"/> Conventional Rezoning	<b>Comprehensive Plan / FLUM Amendment</b>	
	<input checked="" type="checkbox"/> (< 10 acres)	<input type="checkbox"/> (> 10 acres)
Application Fee: \$2,500.00	\$3,500.00	\$3,500.00
Rehearing/Rescheduling (Planning Board): \$250.00	\$250.00	\$250.00
Rehearing/Rescheduling (City Council): \$750.00	\$750.00	\$1,000.00

### Applicant Information:

Name: East Hill Baptist Church of Pensacola, Inc. represented by  
Tommy G. Smith of Shell Fleming, Davis and Menge Date: September 11, 2013  
 Address: 226 Palafox Place, Ninth Floor, Pensacola Florida 32502  
 Phone: 850-434-2411 Ext 159 Fax: 850-433-1074 Email: tsmith@shellfleming.com

### Property Information:

Owner Name: East Hill Baptist Church of Pensacola, Inc. Attention: Jim Burkhardt Phone: 850-433-0099  
 Location/Address: 3300 BLK. of Summit Boulevard, Pensacola, Florida 32504  
 Parcel ID: 16-1S-29-0802-001-004 Acres/Square Feet: Approximately 1.0  
 Zoning Classification: Existing R-1AA Proposed C-1  
 Future Land Use Classification: Existing MDR (Medium Density Residential) Proposed C (Commercial)

**Reason Rezoning Requested:** Much of the property in the area, including the property directly across the street, is zoned C-1. The Church would like to sell the property and believes that the proposed zoning change would increase the value of the property and the number of prospective buyers.

**Required Attachments:** (A) Full legal description of property (from deed or survey) See Attached  
 (B) General location map with property to be rezoned indicated thereon See Attached

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, are accurate and complete to the best of my (our) knowledge and belief as of this day 11 of September, 2013.

Applicant Signature: Tommy G. Smith East Hill Baptist Church of Pensacola, Inc.  
 Owner Signature: Phyllis S. Hinnant  
 Applicant Name (Print): Tommy G. Smith Owner Name/Title (Print): Phyllis S. Hinnant

Sworn to and subscribed to before me this 11<sup>th</sup> day of Sept., 2013  
 Name: Phyllis S. Hinnant Commission Expires: \_\_\_\_\_  
 Phyllis S. Hinnant



**FOR OFFICE USE ONLY**  
 Council District: 3 Date Received: 9/11/2013 Case Number: Z-2013-001  
 Date Postcards mailed: \_\_\_\_\_ Planning Board Date: 11/12/13 Recommendation: \_\_\_\_\_  
 Committee Date: \_\_\_\_\_ Council Date: \_\_\_\_\_ Council Action: \_\_\_\_\_  
 Second Reading: \_\_\_\_\_ Ordinance Number: \_\_\_\_\_

THIS IS A CERTIFICATE OF TITLE AND NOT A WARRANTY OF TITLE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY DESCRIBED HEREIN.



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DATE	10/10/2010
TIME	10:00 AM
LOCATION	10000 S.W. 10TH AVE, MIAMI, FL 33155
CLIENT	10000 S.W. 10TH AVE, MIAMI, FL 33155
PROJECT	10000 S.W. 10TH AVE, MIAMI, FL 33155
DESCRIPTION	10000 S.W. 10TH AVE, MIAMI, FL 33155
REMARKS	10000 S.W. 10TH AVE, MIAMI, FL 33155

BUTLER & ASSOCIATES OF PENNSACOLA, INC. Professional Surveyors and Mapmakers 10000 S.W. 10TH AVE, MIAMI, FL 33155 TEL: (305) 475-0000		DATE: 10/10/2010 TIME: 10:00 AM LOCATION: 10000 S.W. 10TH AVE, MIAMI, FL 33155 CLIENT: 10000 S.W. 10TH AVE, MIAMI, FL 33155 PROJECT: 10000 S.W. 10TH AVE, MIAMI, FL 33155 DESCRIPTION: 10000 S.W. 10TH AVE, MIAMI, FL 33155 REMARKS: 10000 S.W. 10TH AVE, MIAMI, FL 33155	DATE: 10/10/2010 TIME: 10:00 AM LOCATION: 10000 S.W. 10TH AVE, MIAMI, FL 33155 CLIENT: 10000 S.W. 10TH AVE, MIAMI, FL 33155 PROJECT: 10000 S.W. 10TH AVE, MIAMI, FL 33155 DESCRIPTION: 10000 S.W. 10TH AVE, MIAMI, FL 33155 REMARKS: 10000 S.W. 10TH AVE, MIAMI, FL 33155	DATE: 10/10/2010 TIME: 10:00 AM LOCATION: 10000 S.W. 10TH AVE, MIAMI, FL 33155 CLIENT: 10000 S.W. 10TH AVE, MIAMI, FL 33155 PROJECT: 10000 S.W. 10TH AVE, MIAMI, FL 33155 DESCRIPTION: 10000 S.W. 10TH AVE, MIAMI, FL 33155 REMARKS: 10000 S.W. 10TH AVE, MIAMI, FL 33155
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## REQUIRED ATTACHMENTS

### A. LEGAL DESCRIPTION (Revised 10/07/13)

(SEE O.R. BOOK 4590, PAGE 1825)

Commence at the southwest corner of Summit Park, Unit 1, as recorded in Plat Book 7, at Page 15, of the public records of Escambia County, Florida, said point also being on the intersection of the northerly right of way line of Summit Boulevard (100' R/W) and the westerly right of way line of Renoir Street (50' R/W), thence S81°14'20" W along the northerly right of way line of said Summit Boulevard (100' R/W) for a distance of 370.00 feet for the Point of Beginning; thence continue S 81°14'20" W along said right of way line for 263.66 feet to the intersection of the northerly right of way line of Summit Boulevard (100' R/W) and the easterly right of way line of Spanish Trail (70' R/W), said point also being a point on a curve concave to the east having a radius of 5679.58 feet (central angle of 02°59'58"); thence northeasterly along said curve and easterly right of way line of Spanish Trail (70' R/W) for an arc distance of 297.32 feet (chord distance of 297.29 feet; chord bearing: N 15°19'14" E); thence N 72°01'40" E for a distance of 144.21 feet; thence S 08°45'40" E for a distance of 294.50 feet to the Point of Beginning. Containing 1.30 acres, more or less. All lying and being in Section 16, Township 1 South, Range 29 West, Escambia County, Florida.

Survey by:

Butler & Associates of Pensacola, Inc.  
2420 East Olive Road, Suite A  
Pensacola, Florida 32514

Surveyor: James M. Major, Registered Land Surveyor No. 6650

Order No. 13-08-083

Field Date: 08/22/13

Issue Date 08/28/13

Field Book: 1505/44

Drawn By: JM

### B. GENERAL LOCATION MAP

Attached.

### C. DEED

Attached

### D. TITLE POLICY

Attached.

### E. SURVEY (Revised)

Attached.