

**REPORT OF CITY COUNCIL ACTION
OFFICE OF THE CITY CLERK**

Classification ZONING
 Subject NON CONFORMING
 Location FD
 Date 07/26/2007

Agenda Item: 5-F

SUBJECT: RECONSTRUCTION OF NONCONFORMING STRUCTURE – 1812 & 1814 EAST LAKEVIEW AVENUE

ORDINANCE #: _____

ACTION TAKEN: APPROVED BY COUNCIL MOTION FAILED FIRST READING SECOND READING
 REFERRED TO: STAFF OTHER
 COMMITTEE

COUNCIL MEMBER	ACTION				COMMITTEE			
	MOT	SEC	YES	NO		Enterprise	Neighborhood	Economic & Community
					Finance	Oper	Services	Development
JEWEL CANNADA-WYNN			✓		*			*
MIKE DESORBO			✓			VC	VC	
MARTY DONOVAN			<i>Absent</i>			*		VC
JOHN FOGG			✓		VC			
SAM HALL			✓				*	*
JOHN JERRALDS			<i>Absent</i>		C		*	
JOHN NOBLES		✓	✓		*	C		*
RONALD P. TOWNSEND			✓		*		C	
MICHAEL WIGGINS	✓		✓		*	*		C
P. C. WU			✓			*	*	


C = CHAIRMAN
COPIES:

VC = VICE CHAIRMAN
COUNCIL FILE

* = MEMBER
MUNICIPAL CODE

CITY COUNCIL MEMORANDUM

TO: Mayor and City Council

FROM: Thomas J. Bonfield, City Manager 

DATE: July 26, 2007

SUBJECT: Reconstruction of Nonconforming Structure-1812 and 1814 East Lakeview Avenue.

RECOMMENDATION: That City Council conduct a public hearing to consider the request to reconstruct the nonconforming structures located at 1812 and 1814 East Lakeview Avenue.

SUMMARY: On June 28, 2007, City Council continued the scheduled public hearing on this request to July 26, 2007 to allow the applicant, adjacent property owners, and neighborhood residents to further discuss the details of the proposed project. At the time of this report, that discussion has not occurred, however, the applicant has indicated that they intend to meet with neighbors to discuss the project prior to the public hearing on July 26, 2007. Section 12-1-6(F) of the Land Development Code provides for the reconstruction of nonconforming structures that have been destroyed to the extent of more than seventy-five (75) percent of their value by fire, explosion, or other casualty, or act of God or the public enemy, with approval by City Council. The four existing multi-family residential structures located at 1812 and 1814 East Lakeview Avenue were heavily damaged by Hurricane Ivan. The buildings are considered to be a nonconforming land use because the R-1AAA zoning district in which the property is located is a single-family zoning district which does not allow multi-family development. According to the applicant, the intent is to demolish the damaged structures, and reconstruct a two story multi-family residence containing eight residential units. Public notice was provided to property owners within 500 feet of the subject property. No comments were received from nearby property owners at the time of this report. Any comments received prior to the public hearing will be provided to City Council.

City of
Pensacola



Mayor and City Council
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PRIOR ACTION: On June 28, 2007, City Council continued the scheduled public hearing to July 26, 2007 to allow the applicant, adjacent property owners, and neighborhood residents to further discuss the details of the proposed project.

CURRENT ACTION:

FUNDING: None required.

ATTACHMENTS: **PREVIOUSLY PROVIDED AND ON FILE IN THE CITY CLERK'S OFFICE**

STAFF CONTACT: Kevin A. Cowper, Community Development Director; Sherry H. Morris, Planning Services Administrator.

PRESENTATION: Yes.