



Legislation Details (With Text)

**File #:** 23-20      **Version:** 2      **Name:**

**Type:** Ordinance      **Status:** Passed

**File created:** 5/5/2020      **In control:** City Council

**On agenda:** 7/16/2020      **Final action:** 7/16/2020

**Enactment date:** 7/23/2020      **Enactment #:** 19-20

**Title:** PROPOSED ORDINANCE NO. 23-20 - REQUEST FOR FUTURE LAND USE AMENDMENT - 1421 SONIA STREET

**Sponsors:** Grover C. Robinson, IV

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Ordinance No. 23-20, 2. Planning Board Rezoning Application, 3. Planning Board Minutes May 12 2020 DRAFT, 4. Future Land Use Map May 2020, 5. PROOF OF PUBLICATION ORDINANCES

Date	Ver.	Action By	Action	Result
7/16/2020	2	City Council	Adopted	Pass
7/13/2020	2	Agenda Conference	Placed on Regular Agenda	Pass
6/11/2020	1	City Council	Passed on first reading	Pass
6/8/2020	1	Agenda Conference	Placed on Regular Agenda	Pass

**LEGISLATIVE ACTION ITEM**

**SPONSOR:** Grover C. Robinson, IV, Mayor

**SUBJECT:**

PROPOSED ORDINANCE NO. 23-20 - REQUEST FOR FUTURE LAND USE AMENDMENT - 1421 SONIA STREET

**RECOMMENDATION:**

That City Council adopt Proposed Ordinance No. 23-20 on second reading:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

**HEARING REQUIRED:** Public

**SUMMARY:**

The City has received a request from Joe Meeks to amend the City's Zoning Map and Future Land Use Map for the property located at 1421 Sonia Street. The property is currently split zoned with R2

-B, Multiple Family Zoning District, and CO, Conservation Zoning District. The existing Future Land Use Map (FLUM) designation is also split with HDR, High-Density Residential, and CO, Conservation. The applicant is proposing to amend the zoning district to R-1AA, Residential Zoning District, and the FLUM to MDR, Medium Density Residential.

The existing split zoning is the result of actions made by the current property owners in their efforts for post-Ivan redevelopment. The intent was to reestablish the non-conforming multi-family residential development destroyed by Hurricane Ivan. The owners requested a change from the previous R-1AA to the current R-2B. The Conservation zoning was established on the east side of the property to “cut off the eastern migration of the R-2B zoning” and ensure the R-2B would not extend beyond the subject property. City Council approved the requests in Ord 23-09 and Ord 22-09.

Mr. Meeks’ intent in seeking this request is to allow for the continued use of the property as a single-family residence without the potential restrictions of the Conservation Zoning District. The zoning district bisects the existing single-family residence. As such, questions arise as to the scope of work that can be performed on the portion of the residence located within the Conservation District. With this application, the original R-1AA would be re-instated across the entire subject area, as presented.

On May 12, 2020, the Planning Board recommended approval of the request with a 4:1 vote with board member Kurt Larsen dissenting.

**PRIOR ACTION:**

June 11, 2020 - The City Council conducted a public hearing and approved Proposed Ordinance No. 23-20 on first reading.

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**CITY ATTORNEY REVIEW:** Yes

5/18/2020

**STAFF CONTACT:**

Keith Wilkins, City Administrator  
Kerrith Fiddler, Deputy City Administrator  
Sherry H. Morris, Planning Services Director

**ATTACHMENTS:**

- 1) Proposed Ordinance No. 23-20
- 2) Planning Board Rezoning Application
- 3) Planning Board Minutes May 12 2020 DRAFT

4) Future Land Use Map May 2020

**PRESENTATION:** No