



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-20

City Council

7/16/2020

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 24-20 - REQUEST FOR ZONING MAP AMENDMENT - 1421 SONIA STREET

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 24-20 on second reading:

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA; AMENDING THE ZONING MAP OF THE CITY OF PENSACOLA; REPEALING CLAUSE AND 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. 24-20 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, AICP, Planning Services Director

ATTACHMENTS:

- 1) Proposed Ordinance No. 24-20
- 2) Planning Board Rezoning Application
- 3) Planning Board Minutes May 12 2020 DRAFT
- 4) Zoning Map May 2020

PRESENTATION: No