

Adams Homes of NW Florida, Inc.
Rezoning Request
(P23-028)

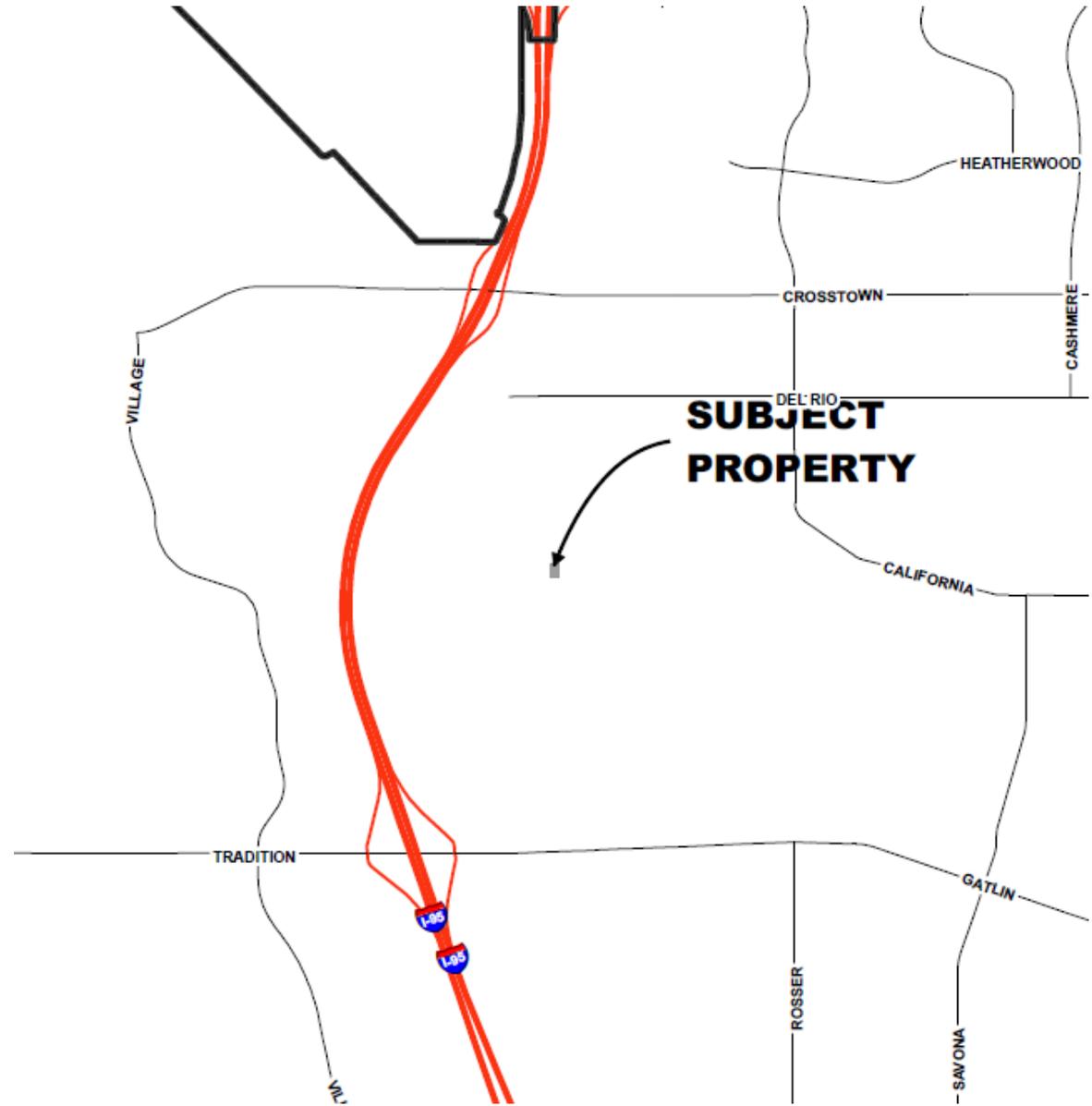
May 2, 2023 Planning and Zoning Board Meeting



Request:

The Applicant, Adams Homes of NW Florida (owner), is requesting rezoning of a 0.46-acre property, from Residential Single Family (RS-1) to Residential Single Family (RS-2). The property addresses are 2136 and 2142 SW Madrugá Street. The property is currently vacant. The property has a future land use designation of Residential, Low Density (RL).

Location Map



Aerial



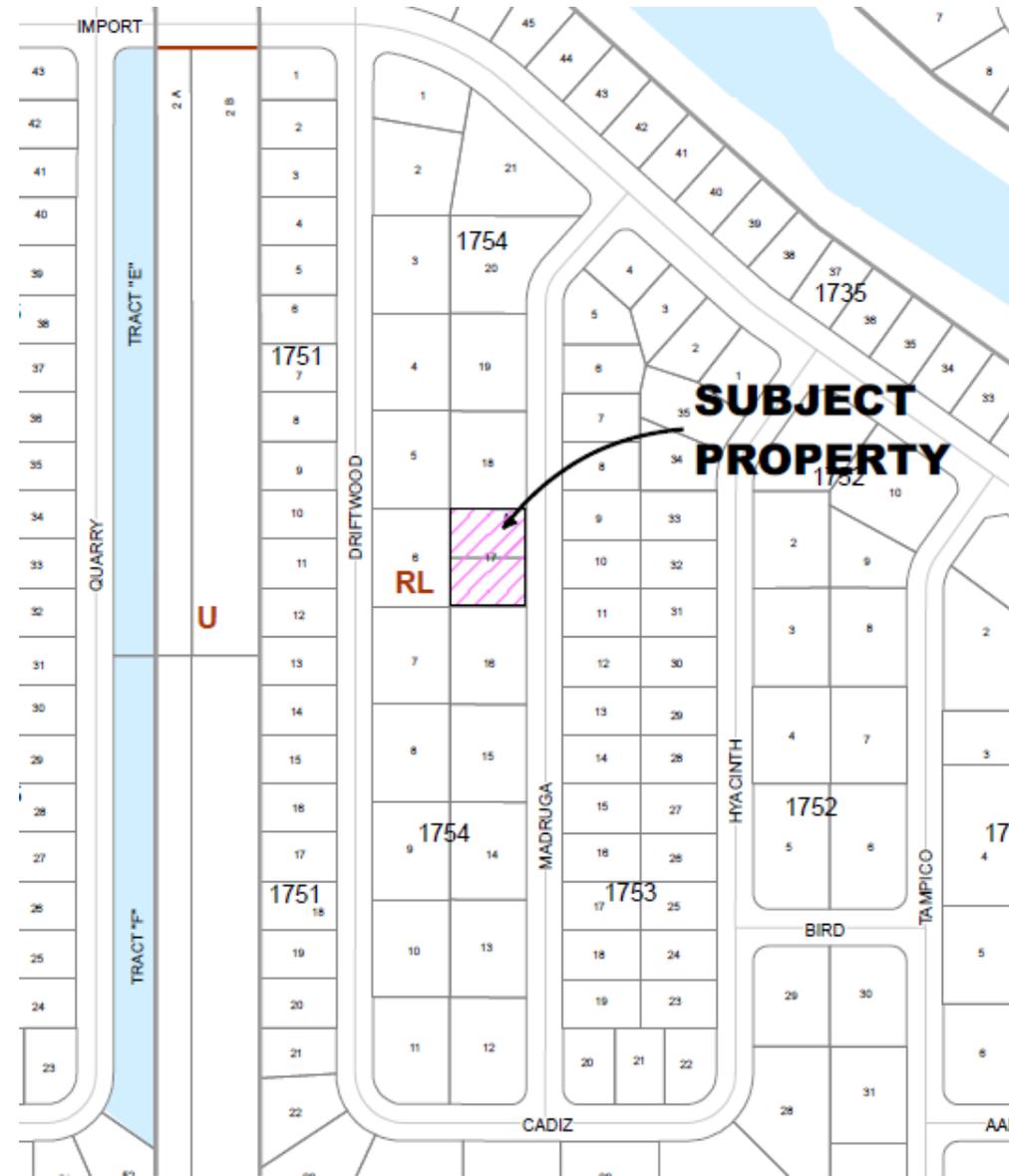
Background:

- The applicant did not submit a subdivision plat application to divide Lot 17 into two 10,000 square foot lots.
- The minimum lot size in the RS-1 zoning district is 15,000 square feet.
- All of the lots to the sides and rear are zoned RS-1 and are 20,000 square feet in size.

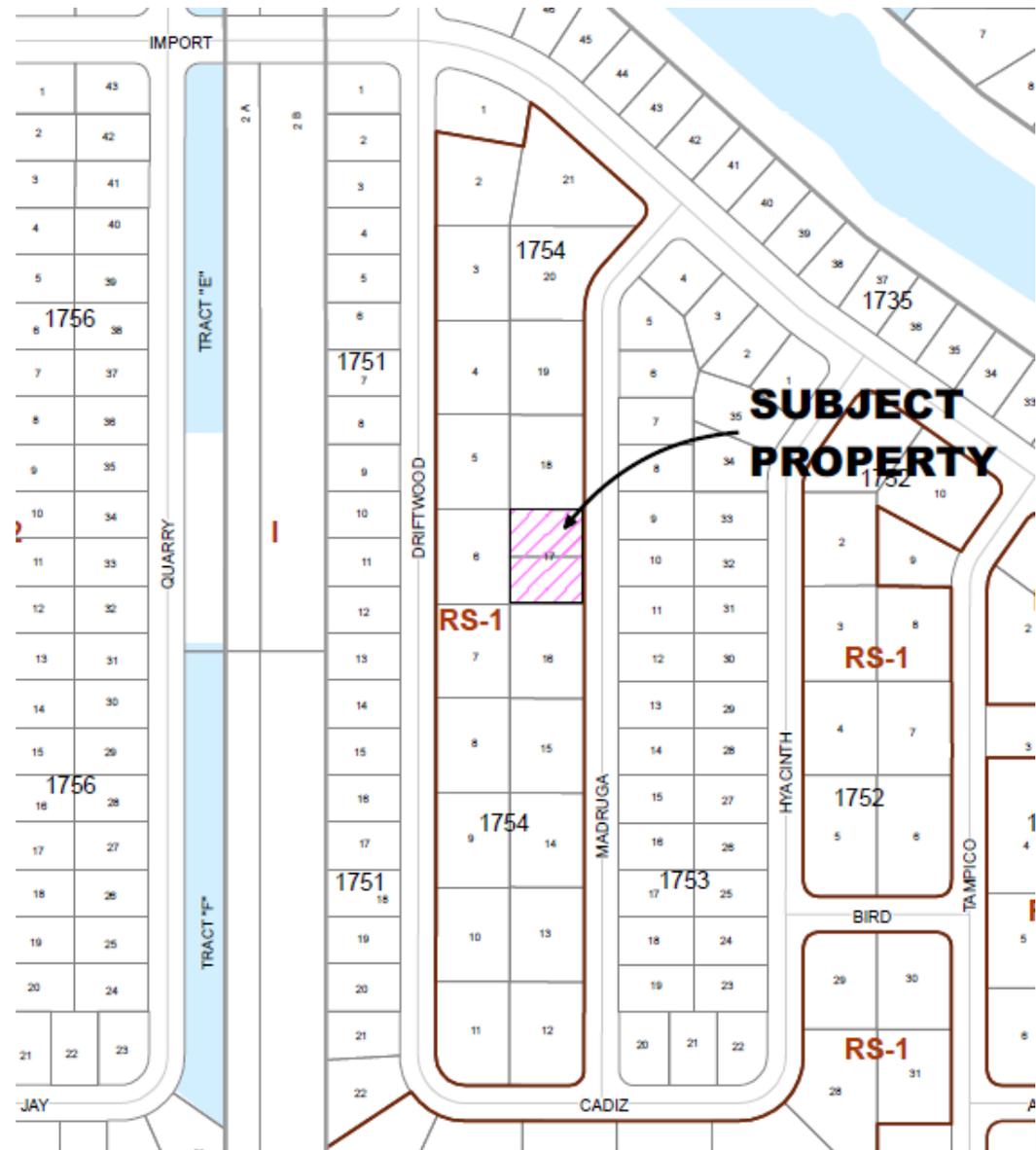
Existing
Future Land Use
Residential Low Density (RL)



Direction	Future Land Use	Zoning	Existing Use
North	<i>Residential Low Density (RL)</i>	RS-1	Single Family Residence
South	Residential Low Density (RL)	RS-1	Single Family Residence
East	<i>Residential Low Density (RL)</i>	RS-2	Single Family Residential
West	<i>Residential Low Density (RL)</i>	RS-1	Single Family Residence



Existing Zoning
Professional Office (P)



Direction	Future Land Use	Zoning	Existing Use
North	Residential Low Density (RL)	RS-1	Single Family Residence
South	Residential Low Density (RL)	RS-2	Single Family Residence
East	Residential Low Density (RL)	RS-1	Single Family Residential
West	Residential Low Density (RL)	RS-1	Single Family Residence



Applicant's Justification Statement: Requesting a rezoning of lot 17 to address non-conforming lots that were unofficially split in order to have the right to build two single family structures.



Staff Analysis:

- Objective 1.1.4 of the Future Land Use Element states That “Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.”
- RS-2 Zoning and 10,000 square foot lots would not be consistent with the desired community character since the adjacent lots to the sides and rear are zoned RS-1 and are 20,000 square feet in size.

Please note that the applicant will be required to apply for a subdivision plat per Chapter 156, Subdivision Regulations of the City Code if the rezoning application is approved.

Planning and Zoning Staff Recommendation:

The Planning and Zoning Department staff finds the request to be inconsistent with the direction and intent of the City's Comprehensive Plan and recommends denial.

Planning and Zoning Board Action Options:

- Motion to recommend denial to the City Council
- Motion to recommend approval to the City Council

