



City of Pensacola

Zoning Board of Adjustments

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

May 21, 2025, 3:00 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-665 ZBA MINUTES 4.16.25

Recommendation:

Sponsors:

Attachments: ZBA Minutes 4.16.25

REQUESTS

2. 25-664 ZBA 2025-009
1620 CYPRESS STREET
R-1AA

Attachments:

- Application*
- FYA*
- Site Photo 1*
- Site Photo 2*
- Site Photo 3*
- Survey 1620 Cypress St*

3. 25-666 ZBA 2025-010
2510 CELTIC CIRCLE
R-1AAAA

Attachments: 2510 Celtic Complete Application

4. 25-667 ZBA 2025-011
121 BAPTIST WAY
C-3

Attachments:

- 121 Baptist Way-Variance Application signed 25.04.29*
- 83920 Catalyst Health Care real Estate - Henderson Health Center*
- 04.28.25*
- PAM Pensacola - proposed sign*

PAM Pensacola - Topo Boundary Survey 24.11.08

5. 25-668 ZBA 2025-012
720 STANLEY AVENUE
R-1AA

*Attachments: 720 Stanley Application Signed
720 Stanley Site Plan
Stanley Variance Letter Signatures 04.28.25*

6. 25-669 ZBA 2025-013
850 N 10TH AVENUE
R-1AA

*Attachments: Application and Site Plan
Survey*

ADJOURNMENT

ADDITIONAL INFORMATION:

SUBSEQUENT APPLICATION(S): If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year.

JUDICIAL REVIEW OF DECISION OF BOARD OF ADJUSTMENT:

Per section 12-12-2 (D) of the City of Pensacola Land Development Code, any person or persons, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty {30} days after rendition of the decision by the board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

If a Notice of Appeal has not been received within thirty-five {35} days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Official that they have ten {10} days to remove or correct the violation.

ADA Statement:

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 850-435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

April 16, 2025

MEMBERS PRESENT: Chairperson White, Vice-Chairperson Weeks, Board Member Price, Board Member Williams, Board Member Stepherson, Board Member Dittmar, Board Member Steven Shelley, Board Member Nannette Chandler

MEMBERS ABSENT: Board Member Sebold

STAFF PRESENT: Planner Hargett, Assistant Planning & Zoning Division Manager Gregg Harding, Network Engineer Russo

STAFF VIRTUAL: Development Services Director Sherry Morris, Planning & Zoning Division Manager Cynthia Cannon, Development Services Coordinator Leslie Statler

OTHERS PRESENT: Chris McCammon, Mike Malozemoff, Nicholas Massa, Sterling Gillian, Todd Snigg, Carri Carlotta Snigg, Steve Mattutat

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:01 PM with a quorum present.

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting.

Robyn Tice, with the City Clerk's office proceeded to swear in new board member Nannette Chandler.

Chairperson White then motions to approve last month's meeting minutes without objection.

2) APPROVAL OF MINUTES

The ZBA March 19, 2025, minutes were approved without objection by the Board.

3) ZBA 2025-005 1800 E Blount Street R-1AAA

Applicant and homeowner, Jessica Lee, is requesting the following variances:

- 1) A variance to reduce the front yard setback from 30 FT to 21 FT 9 inches
- 2) A variance to reduce the rear yard setback from 30 FT to 1.9 FT
- 3) A variance to reduce the corner side yard (18th Ave) setback from 15 FT to 10 FT 1 inches

The requested variances are to accommodate an addition to the main house and a 2nd story addition over the existing garage. The addition to the existing garage is intended to be a guest suite.

For clarification, the code allows an accessory structure to be connected to the principal structure by an open covered walkway no more than six feet wide. However, since the proposed walkway is enclosed, the existing garage and new work is considered to be an addition and subject to principal structure setbacks.

Mr. Chris McCammon, representing the homeowner and applicant, stated his name and address for the record. He then explained the request.

Board member Dittmar ask the applicant for any clarification regarding the renderings and elevations. Board member Chandler also asked staff for clarification on the setbacks as an accessor dwelling unit, staff responded this project is treated as an addition and not an accessory dwelling unit.

After further discussion, Chairperson White asked if there was anyone in the audience that would like to speak, there was none.

Vice-Chair Weeks made a motion to approve for discussion seconded for discussion by Board Member Shelley. After further board discussion, the board finds there is no hardship, and the variance requests are too large. The motion to approve failed unanimously. The variance requests are denied.

ZBA 2025-006

6480 Hermitage Drive

R-1AAA

The applicant and homeowner, Stephen H. Mattutat, is requesting a variance to reduce the rear yard setback from 30 FT to 22 FT 3 inches to accommodate a bathroom addition.

Mr. Mattutat stated his name and address for the record and explained he reason for the variance request. He further stated he thought the setback was 20 feet and confirmed for the board that he did hire someone to do the work, however unlicensed. Mr. Mattutat also stated that the alleged contractor advised him that he did not need to acquire permits.

Board members ask staff to clarify if this was approved in the permitting phase and staff stated that no and there is an active code case.

The applicant and board members discuss the previous addition and also the bathroom addition. Board member Shelley further stated that even if zoning board approves the requested variance, the building department will still need to assess any structural codes.

After further discussion, Chairperson White asked for a motion.

Vice-Chair Weeks made a motion to approve for discussion seconded by Board Member Price. After further board discussion, the board was in support of the request. The motion to approve carried unanimously. The variance was granted.

ZBA 2025-007

4045 Renoir Street

R-1AA

Applicant and homeowner, Corri Carotti Snigg, is requesting a variance to reduce the rear yard setback from 30 FT to 17 FT to accommodate an addition for a proposed increase in living space for aging parents.

Mr. and Mrs. Snigg state their name and address for the record and continue to explain their request. Board Members further discussed and did not have any issues with this request.

Board Member Price made a motion to approve the variance, seconded by Board Member Williams. The motion then carried unanimously.

ZBA 2025-008

4011 Argenta Way

R-ZL

Applicant and homeowner, Mr. Nicholas Massa, is requesting a variance to reduce the rear yard setback from 20 FT to 13.37 FT to accommodate an addition of a patio cover.

Mr. Massa stated his name and address for the record and explained his reason for the variance request.

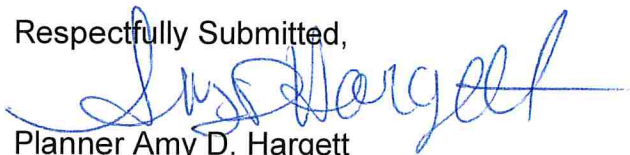
Board member Price stated for clarification that the request is just to cover the existing patio. Chairperson White then asked if there were any more questions for this applicant, there was none. He then asked if there were any questions for staff, Board member Shelley asked about buildable area and staff responded this is an addition and buildable area would not be a factor.

Board Member Shelley made a motion to approve the variance, seconded by Board Member Dittmar. The motion then carried unanimously.

ADJOURNMENT –

There being no further business, the meeting adjourned at 4:00 PM.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-664

Zoning Board of Adjustments

5/21/2025

ACTION ITEM

SUBJECT:

ZBA 2025-009
1620 Cypress Street
R-1AA

SUMMARY:

Applicant, Stephen Andrews is requesting to reduce the front yard setback from 21 feet 2 inches to 15 feet to accommodate enclosing an existing front porch for living space.

The results from a front yard averaging reduced the 30-foot required front yard setback to 21 feet 2 inches.

This is a remodel and interior renovations project, which through the Planning and Zoning review process, it was discovered that a variance was needed.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application
2. FYA
3. Site Photo 1
4. Site Photo 2
5. Site Photo 3
6. Survey 1620 Cypress St



City of
Pensacola
*America's First Settlement
And Most Historic City*



- ☐ **Zoning Board of Adjustment**
- ☐ **Architectural Review Board**
- ☐ **Planning Board**
- ☐ **Gateway Review Board**

ZBA-2025-009
May 21

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

** The Applicant must provide eleven (11) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-4 To 12-3-2 Zoning B1AA

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 1620 Cypress St.

Current use of property: Single Family Resident

1. Describe the requested variance(s): Change front yard set back to 15' from the average 22'
so we can enclose front porch and make it part of the living space

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:
na

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

We need to conform non living space into living space

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

We aren't changing the footprint of the property.

5. Explain what other condition(s) may justify the proposed variance(s):

You guys did it for 3 houses right down the road to 15'.

Application Date: 4/7/25

Applicant: Stephen Andrews

Applicant's Address: 4754 Autumndale Dr. Pace, FL 32571

Email: bnwconstructionnwfl@gmail.com

Phone: 850-696-9555

Applicant's Signature: Stephen Andrews

Property Owner: Bradley Capital LLC

Property Owner's Address: 6033 GRANDWOOD DR MILTON, FL 32570

Email: spencerbradley4479@gmail.com

Phone: 850-619-4479

Property Owner's Signature:

Spencer A. Bradley

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

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NORTHWEST FLORIDA LAND SURVEYING, INC.

479 N. Pace Boulevard
Pensacola, FL 32505
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: MOR BRADLEY CAPITAL, LLC

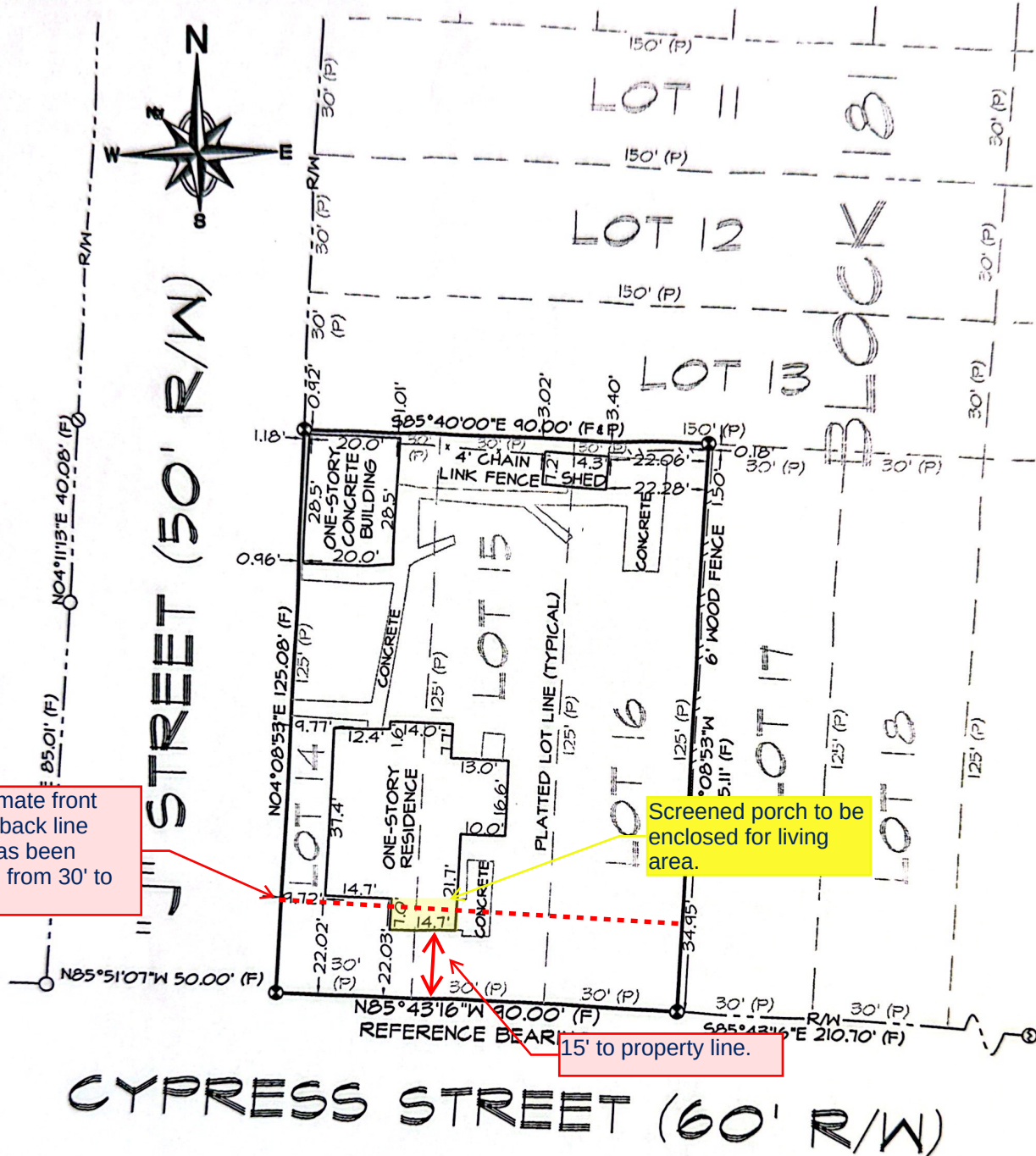
JOB NO.: 10-27140-25

REQUESTED BY: SPENCER BRADLEY

DATE: APRIL 02, 2025

PROPERTY ADDRESS: 1620 CYPRESS STREET

SCALE: 1" = 30'



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: MH DRAFTED: TCB TYPED: TCB CHECKED: JAS

DESCRIPTION: SEE SHEET 2 OF 2

SEC. 00, TWP. -0-S, RGE. -00-W, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED O.R. BOOK 9200, PAGE 671. *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 4/02/25, FIELD BOOK: MH-5, PG. 16

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

JEFF SIMMONS PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7354 STATE OF FLORIDA

REVISIONS:

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
PROFESSIONAL
LAND SURVEYOR



NORTHWEST FLORIDA LAND SURVEYING, INC.

479 N. Pace Boulevard
Pensacola, FL 32505
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: MOR BRADLEY CAPITAL, LLC

JOB NO.: 10-27140-25

REQUESTED BY: SPENCER BRADLEY

DATE: APRIL 02, 2025

PROPERTY ADDRESS: 1620 CYPRESS STREET

SCALE: 1" = 30'

DESCRIPTION AS FURNISHED (OFFICIAL RECORDS 9200, PAGE 671):
LOTS 14, 15 AND 16, BLOCK 181, MAXENT TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM 1983, STATE PLANE MAPPING ZONE FLORIDA NORTH 0903, LAMBERT PROJECTION AS ESTABLISHED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF NORTH 85 DEGREES 43 MINUTES 16 SECONDS WEST.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0390 G, REVISED SEPTEMBER 19, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, JEFF A. SIMMONS, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.
14. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE DEED OF RECORD ON THE GROUND AS WELL AS LOCATE ON SITE IMPROVEMENTS, EVIDENCE OF POSSESSION, AND ENCROACHMENTS TO BE SHOWN ON THE SURVEY TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY.

DENOTES:

- ① ~ 1/2" CAPPED IRON ROD, NUMBERED 1271 (PLACED)
- ② ~ 1/2" CAPPED IRON ROD, NUMBERED 5791 (FOUND)
- ③ ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- SEC. ~ SECTION
- TWP. ~ TOWNSHIP
- RGE. ~ RANGE
- O.R. ~ OFFICIAL RECORD
- PG. ~ PAGE

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: MH DRAFTED: TCB TYPED: TCB CHECKED: JAS

DESCRIPTION: SEE ABOVE

SEC. 00, TWP. -0-S, RGE. -00-W, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED O.R. BOOK 9200, PAGE 671. *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 4/02/25, FIELD BOOK: MH-5, PG. 16

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

REVISIONS:

JEFF SIMMONS PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7354 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
PROFESSIONAL
LAND SURVEYOR



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-666

Zoning Board of Adjustments

5/21/2025

ACTION ITEM

SUBJECT:

ZBA 2025-010
2510 Celtic Circle
R-1AAAA

SUMMARY:

Applicants and homeowners, Charles and Michelle Olliff are requesting to reduce the rear yard setback from 30 feet to 21 feet to accommodate an addition with a covered porch.

Staff determined both boundary lines affected by the proposed addition will be treated as rear yards with respect to setbacks.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 2510 Celtic Complete Application



City of
Pensacola
America's First Settlement
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2025-010
ZBA

- ☒ **Zoning Board of Adjustment**
☐ **Architectural Review Board**
☐ **Planning Board**
☐ **Gateway Review Board**

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) D-3.3 To D-3.1 Zoning R1A1AAA

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 2510 Celtic Circle, Pensacola, FL 32503
 Current use of property: Primary Residence

1. Describe the requested variance(s): We would like to add a bedroom/office with a bathroom and an exterior covered patio. The interior living space of the addition will be roughly 400 sq feet, and we request 5.8' variance from the 30-foot rear setback line for the addition. The patio will be open air and covered by extending our roof line, and we are requesting a 9.1' variance from the rear setback line for the patio. Architectural plans showing the addition, the variances, and rear setback line are attached.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

Our house is in a platted subdivision on a cul-de-sac. Due to the circular nature of the cul-de-sac and the

property lines of the surrounding houses, our property is more angular than the other lots, which are more traditional rectangles/squares. Due to the shape of our lot, the City's setback lines make it very difficult to add an addition to our house without a variance.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

Our house is currently only 3 bedrooms. A 4th will greatly help as we try to grow our family, and it will provide an additional office space as both my wife and I work from home 2 days a week. Due to the irregular shape of our property, there is no way to add a bedroom without infringing on the setback lines. Additionally, two of our neighbors behind us also built structures within the setback lines, presumably for similar reasons: the need to expand the house without an ability to do so within the current setback lines. An aerial view of our property and the surrounding houses is included for reference.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

The living space of the addition is not materially larger than the setback lines currently permit, and the few feet over the setback line would not be noticeable. There is no infringement on any of our neighbor's properties, nor would the addition block any views or light or feel intrusive. Also, our rear neighbors (the ones closest to where the variance would be) have a pre-existing structure within a couple feet of our fence. This structure blocks their ability to see into our yard, making it even less likely to affect them.

5. Explain what other condition(s) may justify the proposed variance(s):

Prior to submitting this application, we showed the plans to all 5 adjacent potentially affected neighbors, and they did not have any objections to the variance. Also, the addition of a 4th bedroom will increase the value of our property, which in turn will increase the values of the properties in the surrounding area.

Application Date: 4/30/25

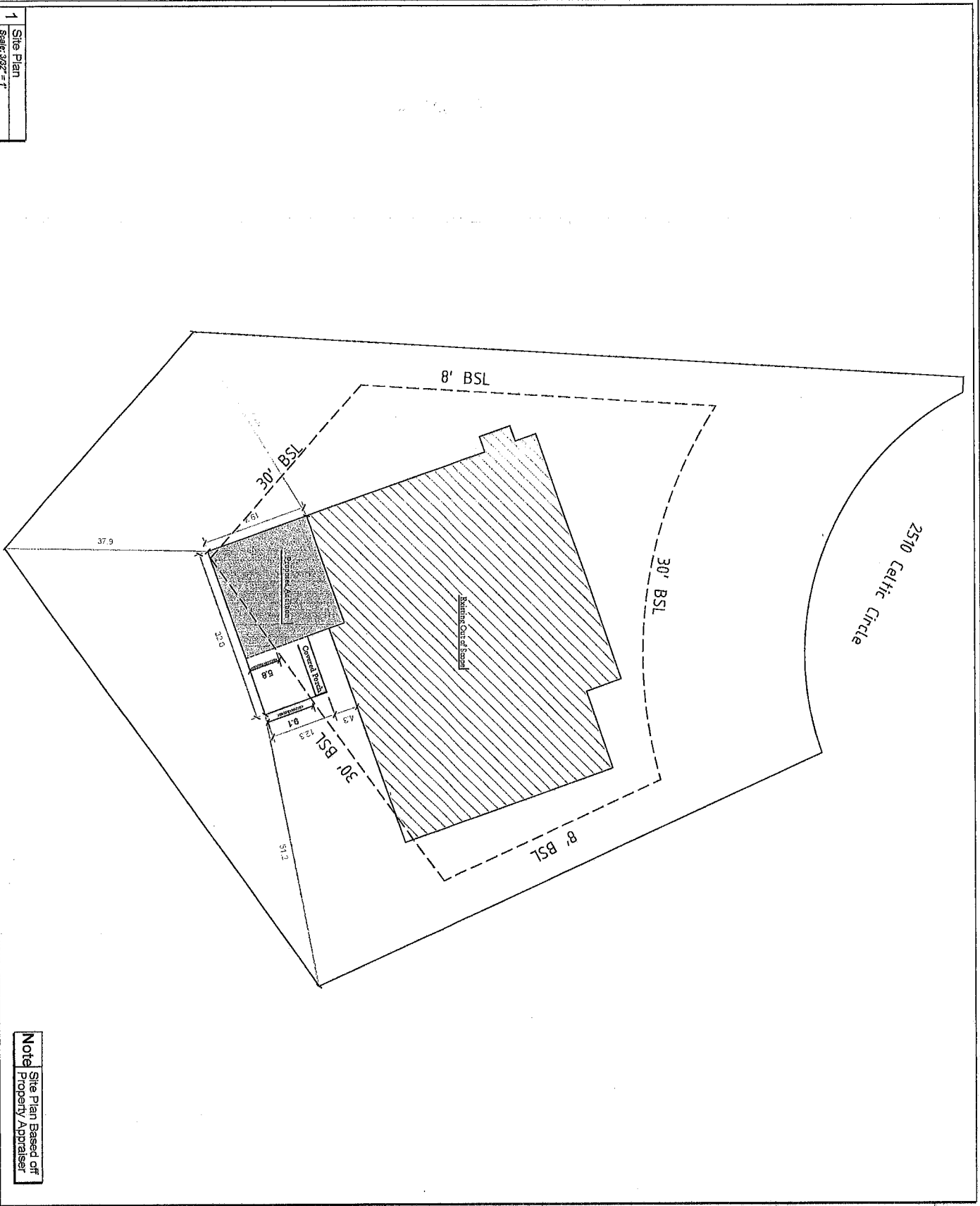
Applicant:	Charles and Michelle Olliff	
Applicant's Address:	2510 Celtic Circle, Pensacola, FL 32503	
Email:	brettandmich@gmail.com	Phone: (850)293-4691
Applicant's Signature:		
Property Owner:	Charles and Michelle Olliff	
Property Owner's Address:	2510 Celtic Circle, Pensacola, FL 32503	
Email:	brettandmich@gmail.com	Phone: (850)293-4691
Property Owner's Signature:		

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

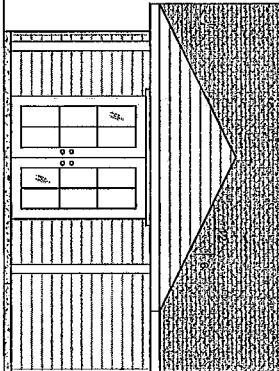
JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.



1 Site Plan
Scale: 3/16" = 1'-0"

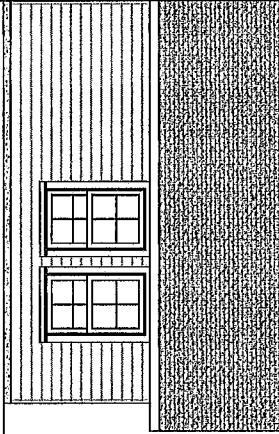
Note: Site Plan Based off Property Appraiser

DRAFT (FOR REVIEW ONLY)	PE NAME PE #	FOR REVIEW ONLY WITHOUT SIGNATURE AND SEAL	Draftsman: V Engineer: 2025-004 Project #: S1	Site Plan Scale: 3/16" = 1'-0"		Office: 850.262.8332		Project Name: 2510 Celtic Circle Addition Project Location: 2510 Celtic Circle Pensacola, FL
				Revision Date	Date			



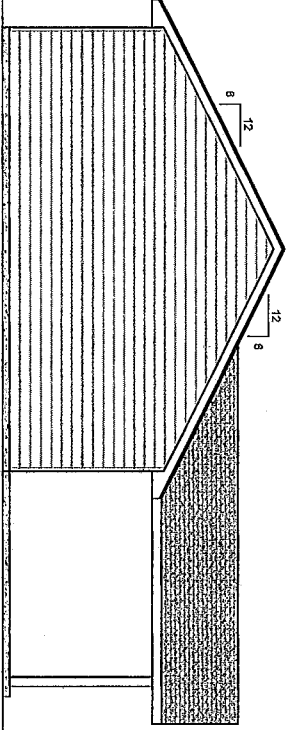
1 Front Elevation
Scale: 1/4" = 1'-0"

*Existing Structure Not Pictured



2 Rear Elevation
Scale: 1/4" = 1'-0"

*Existing Structure Not Pictured

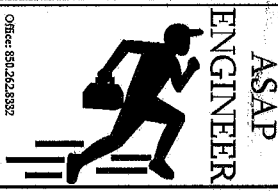


3 Side Elevation
Scale: 1/4" = 1'-0"

*Existing Structure Not Pictured

Project Name:
2510 Celtic Circle
Addition

Project Location:
2510 Celtic Circle
Pensacola, FL



Office: 850.362.8332

Elevations

Scale: 1/4" = 1'-0"

Revision	Date

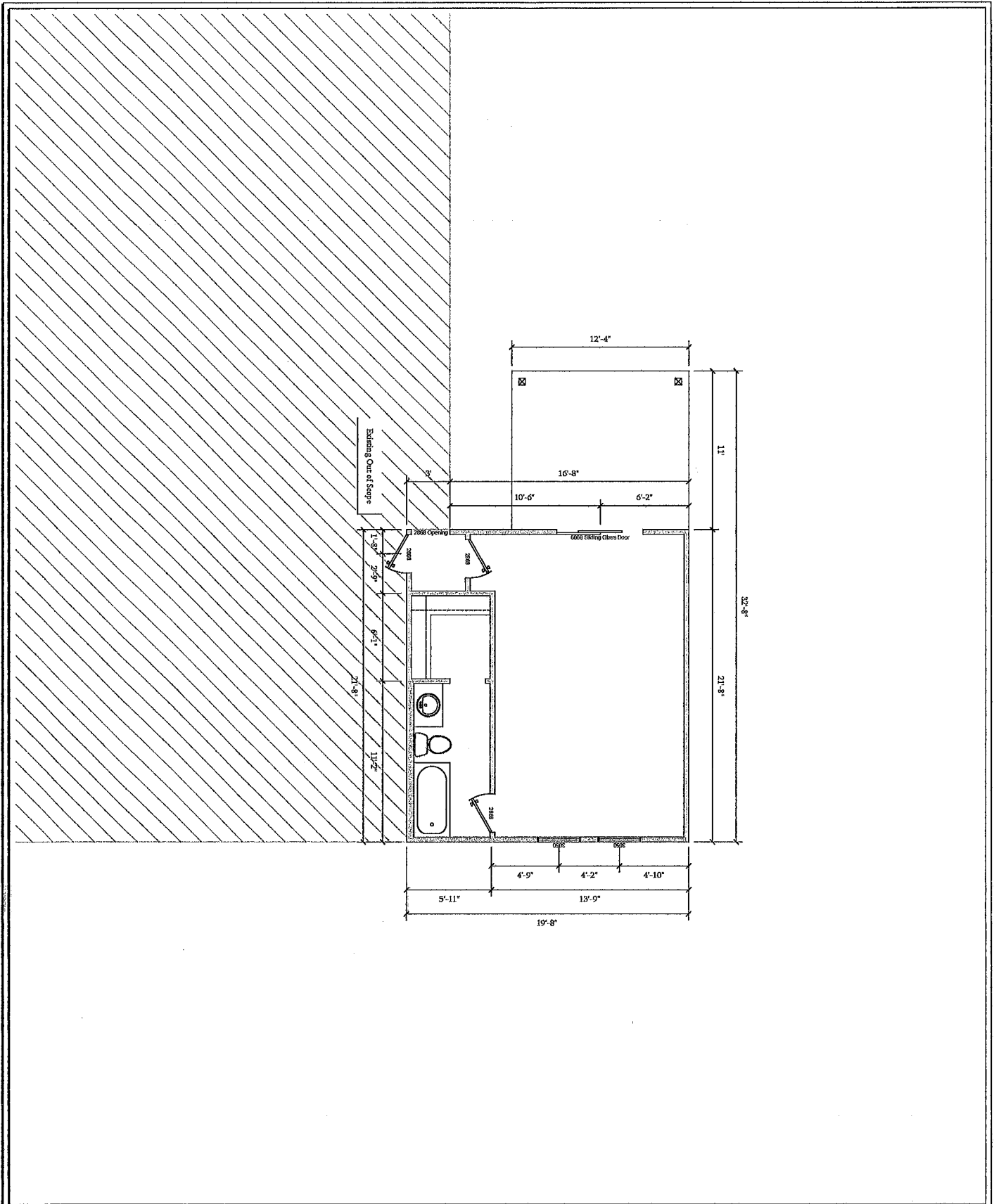
Draftsman: V
Engineer: —
Project #: 2025-004
Sheet: A1

FOR REVIEW ONLY
WITHOUT SIGNATURE AND SEAL

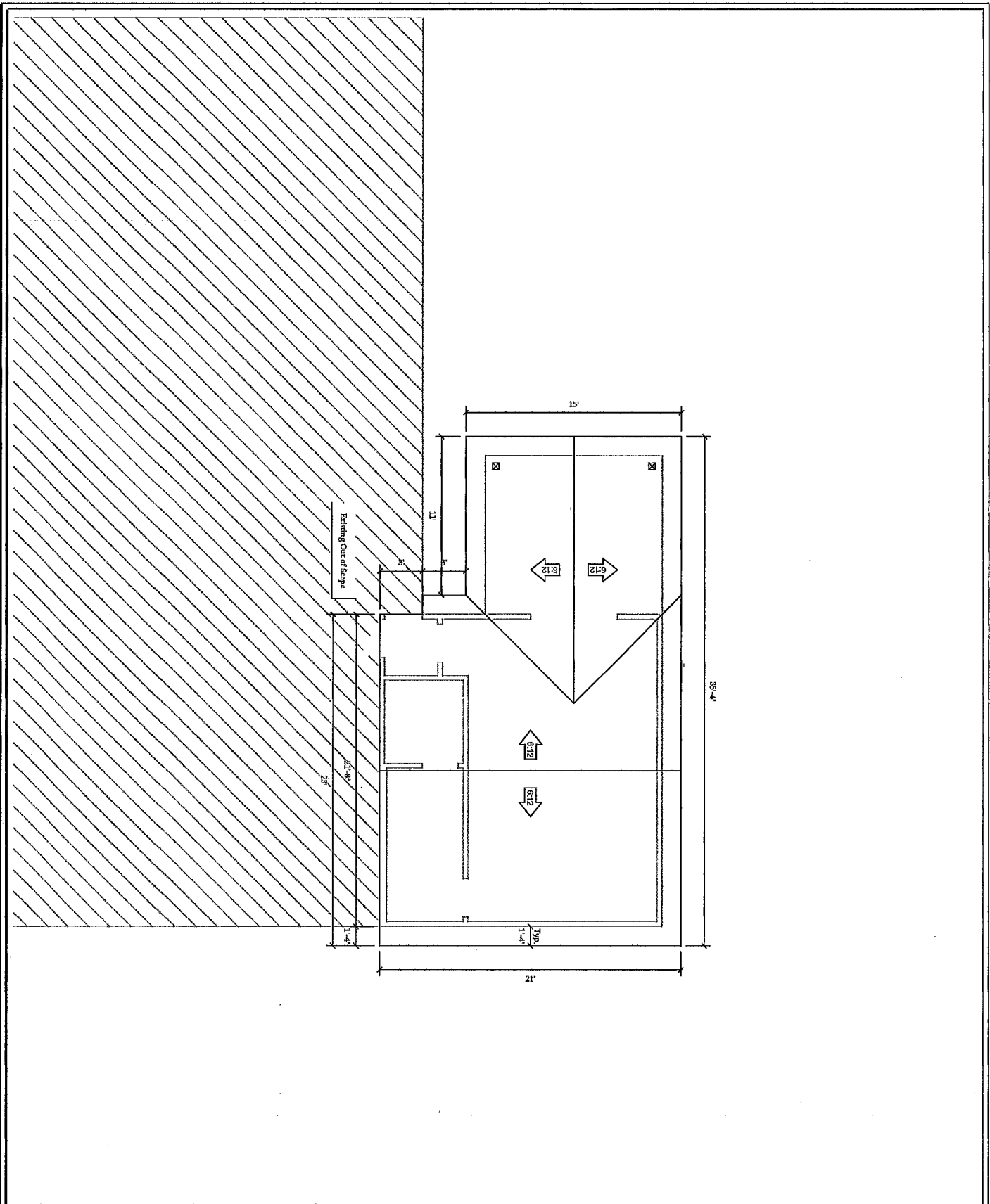
PE NAME

PE #

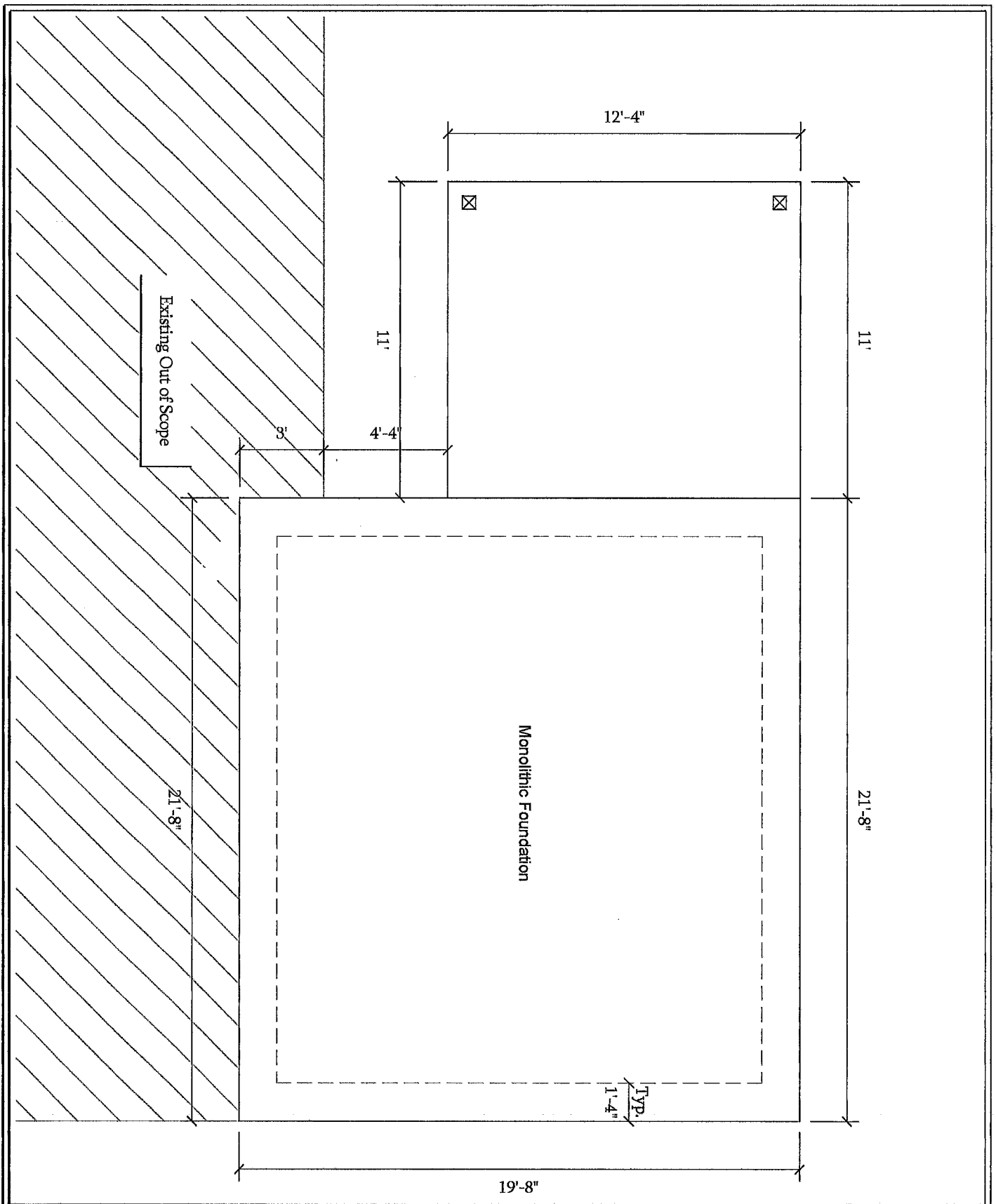
DRAFT
(FOR REVIEW ONLY)



DRAFT (FOR REVIEW ONLY)	PE NAME PE #	2025-004 A2	WITHOUT SIGNATURE AND SEAL	Floor Plan Scale: 1/4" = 1'-0"	Office: 850.262.8332		Project Name: 2510 Celtic Circle Addition	Project Location: 2510 Celtic Circle Pensacola, FL
	Draftsman: Engineer: Project #: Sheet:	Revision 	Date 	2025-004 A2	2025-004 A2	2025-004 A2	2025-004 A2	2025-004 A2



DRAFT (FOR REVIEW ONLY)	PROJECT NAME: 2510 Celtic Circle Addition	ASAP ENGINEER Office: 850.262.8332	Roof Plan Scale: 1/4" = 1'-0"	Project Location: 2510 Celtic Circle, Pensacola, FL	
	Revision		Date	Drawn by: V	FOR REVIEW ONLY WITHOUT SIGNATURE AND SEAL
	Engineer: —		Project #: 2025-004	Sheet: A3	Project Name: 2510 Celtic Circle Addition
	Revision		Date	Project Name: 2510 Celtic Circle Addition	Project Location: 2510 Celtic Circle, Pensacola, FL



DRAFT (FOR REVIEW ONLY)	PROJECT NAME PROJECT #	FOR REVIEW ONLY WITHOUT SIGNATURE AND SEAL	Department: V Engineer: -- Project #: 2023-004 Sheet: A4	Floor Plan Scale: 1/4" = 1'-0"	Office: 850.262.8332  ASAP ENGINEER	Project Name: 2510 Celtic Circle Addition Project Location: 2510 Celtic Circle Pensacola, FL
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Gary "Bubba" Peters - Escambia County Property Appraiser





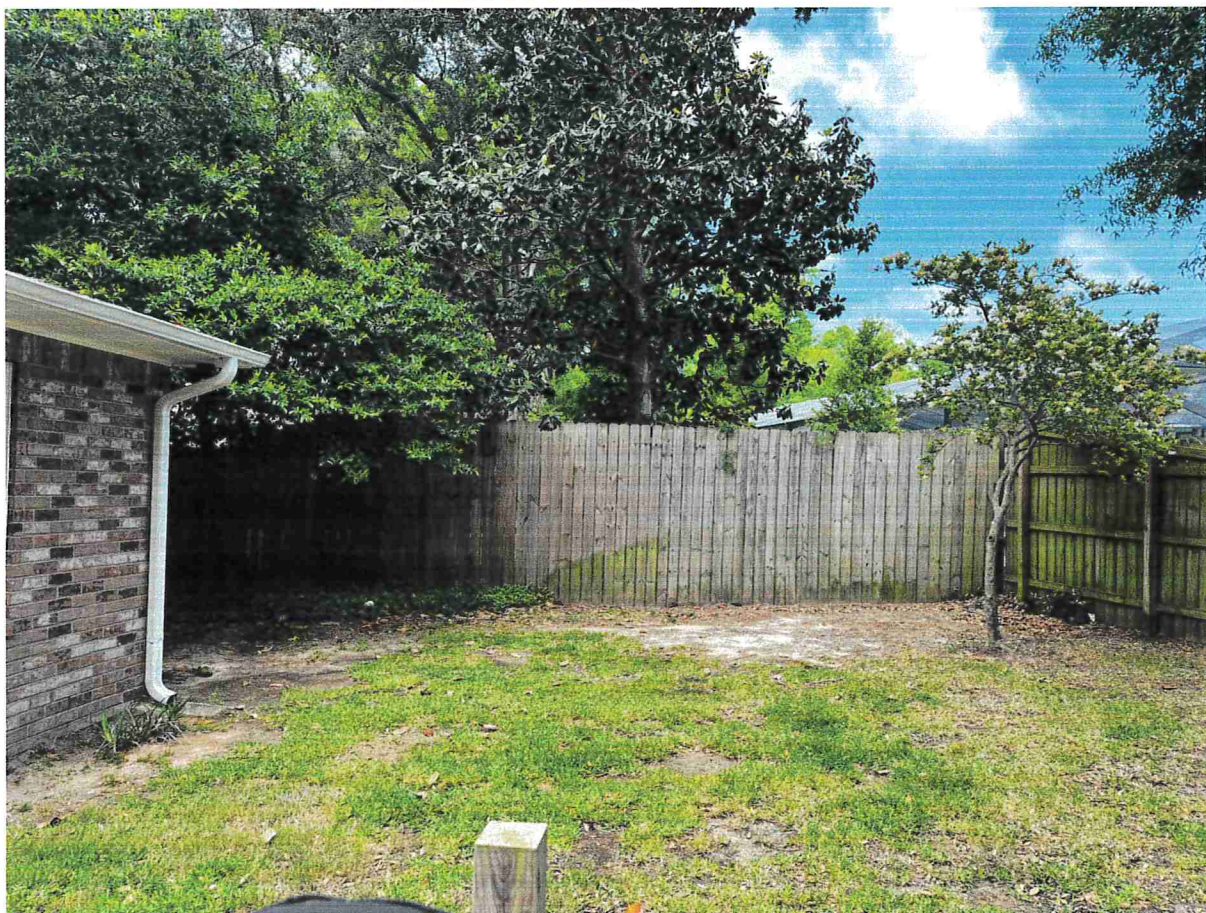
Gary "Bubba" Peters - Escambia County Property Appraiser

01-22

33-15-30-8

33-15-30-8







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-667

Zoning Board of Adjustments

5/21/2025

ACTION ITEM

SUBJECT:

ZBA 2025-011
121 Baptist Way
C-3

SUMMARY:

Mr. Brandon McFarren, Catalyst Healthcare Real Estate, is requesting a variance to accommodate attached wall signage for a future tenant on the new Baptist Brent Lane campus. The request is to increase previously approved tenant signage on the west elevation of the Henderson Health Center from 48 SF to 96 SF.

For clarification, the west elevation of the building totals 14,021.79 SF. In May 2024, a variance was approved to increase allowed signage on the west elevation from 200 SF to 455.37 SF, a total of 3.2% of the building elevation. The proposed application would further increase signage on the west elevation by 48 SF, bringing the new total sign area to 503.7 SF, or 3.5% of the building elevation.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 121 Baptist Way-Variance Application signed 25.04.29
2. 83920 Catalyst Health Care real Estate - Henderson Health Center 04.28.25
3. PAM Pensacola - proposed sign
4. PAM Pensacola - Topo Boundary Survey 24.11.08



- ☐ **Zoning Board of Adjustment**
- ☐ **Architectural Review Board**
- ☐ **Planning Board**
- ☐ **Gateway Review Board**

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

** The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) _____ **Zoning** _____

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 121 Baptist Way, Pensacola, FL

Current use of property: Medical Office Building

1. Describe the requested variance(s): Brandon McFarren (Catalyst Healthcare Real Estate) is requesting a variance to accommodate an increase in building signage for the proposed "Future Tenant" at the Henderson Health Center on Baptist Hospital's campus. The request is to increase this "Future Tenant" sign from the previously approved 48 SF to 96 SF.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

The overall hospital campus has already exceeded the allowable building signage. This "Future Tenant"

sign was approved as part of a 2024 sign variance, however due to a recent partnership between Baptist Hospital and PAM Health, the future tenant (PAM Health) will be occupying over 50% within the Henderson Health Center and is requesting a slightly larger sign as part of its wayfinding signage.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

This increase in building signage will improve the visibility of PAM Health's new location. Patients will be able to easily identify their new inpatient rehab provider with this signage along the west side of the building (facing the parking lot).

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

This sign has already been approved as part of the 2024 variance package. This request is to simply increase the sign from 48 SF to 96 SF to align with the newly formed partnership's interest in our building (occupying over 50% of the medical office building).

5. Explain what other condition(s) may justify the proposed variance(s):

This new tenant will be tremendous asset to the continuum of care that the Baptist Hospital campus provides. By slightly increasing the size of this Tenant sign on the Henderson Health Center building, it will signify this partnership and allow for patients to easily identify this new inpatient rehab provider.

Application Date: 4/28/2025

Applicant: Catalyst Healthcare Real Estate

Applicant's Address: 41 N. Jefferson St, 4th Floor, Pensacola, FL 32502

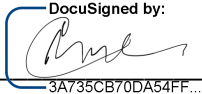
Email: bmcfarren@catalysthre.com Phone: 850-607-6069

Applicant's Signature: 

Property Owner: 121 Pensacola Stolley, LLC

Property Owner's Address: 41 N. Jefferson St, 4th Floor, Pensacola, FL 32502

Email: bmcfarren@catalysthre.com Phone: 850-607-6069

Property Owner's Signature: 

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.



245 Brent Lane
Pensacola FL 32501

Job Number: 83920

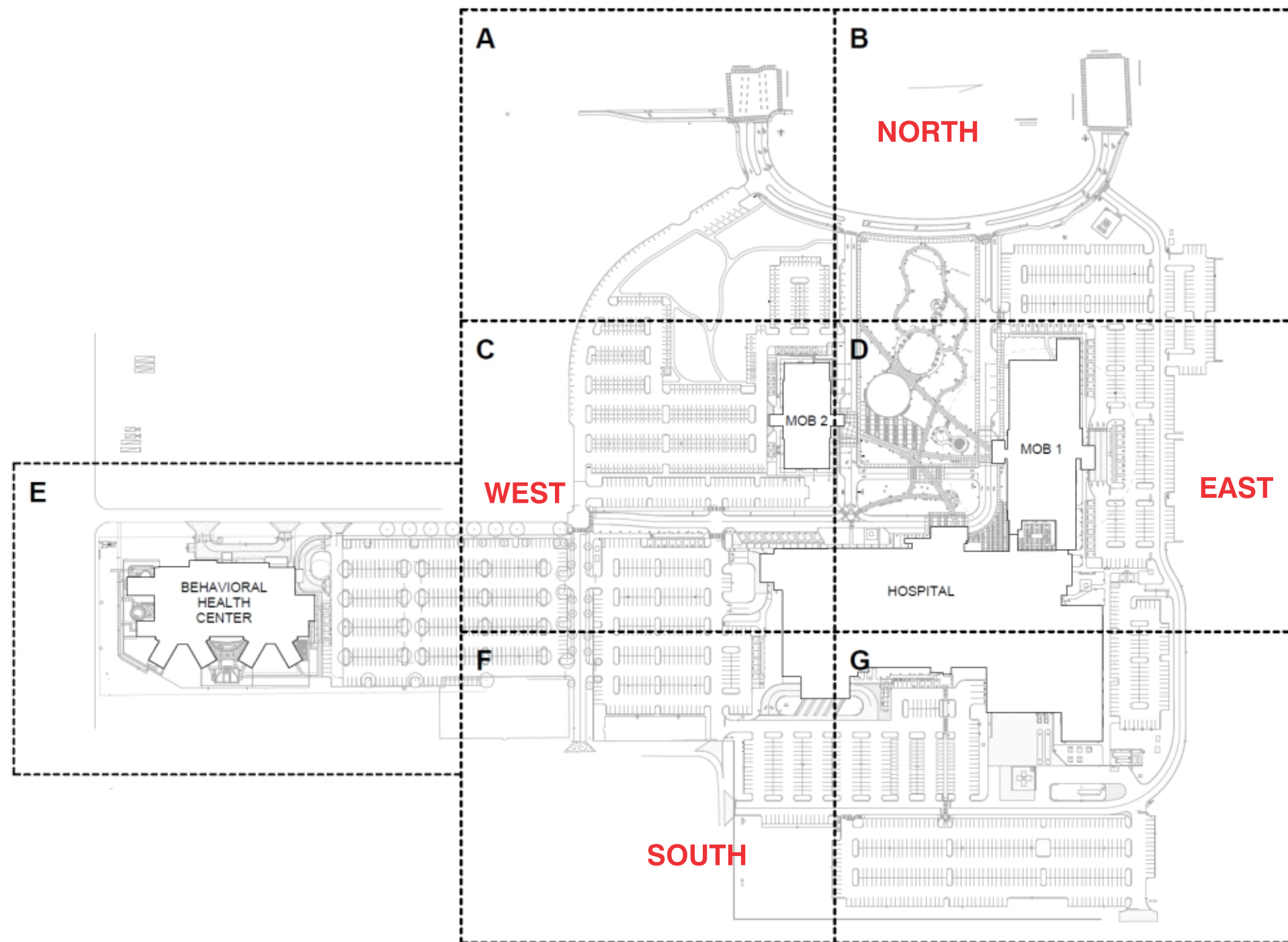
Sales Rep: TH

Designer: MH

April 28, 2025



Site Location Plan - Overall View



Scale: N.T.S.



130 Commerce Road, Boynton Beach FL 33426 | (561) 547-3760
1430 Church Street, Bohemia NY 11716 | (631) 273-4800
americansigncrafters.com

PROJECT



DATE	04.28.25
------	----------

ACCOUNT EXECUTIVE	TH
PROJECT MANAGER	TH
DESIGNER	MH

REVISIONS

PRODUCTION RELEASE

APPROVAL

☐ **Approved**
☐ **Approved as Noted**
☐ **Revise & Resubmit**

Approved: _____
 Date: _____

- ALL ELECTRICAL COMPONENTS ARE TO BE U.L. LISTED & APPROVED AS PER THE NEC 2017
 - ALL BALLAST, TRANSFORMERS, ELECTRONIC POWER SUPPLIES AND CLASS C POWER SOURCES TO COMPLY WITH NEC 600.21
 - BRANCH CIRCUIT DISCONNECTING SHALL BE LOCATED IN FRONT OF SIGN IF THE POWERED LIGHT BOX IS EXPOSED, WITHOUT INTERFERING THE STRUCTURE OF THE SIGN AS PER NEC 600.8 & NEC90.4
 - ALL PRIMARY WIRING TO BE #12 THWN AS PER NEC-605
 - GROUNDING & BONDING AS PER NEC 250
 - INSTALLATION WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE NEC 600 & FBC EC 405.2.4
 - SIGNS WILL BE CONTROLLED BY A PHOTOCELL OR ASTRONOMICAL TIME CLOCK
- 

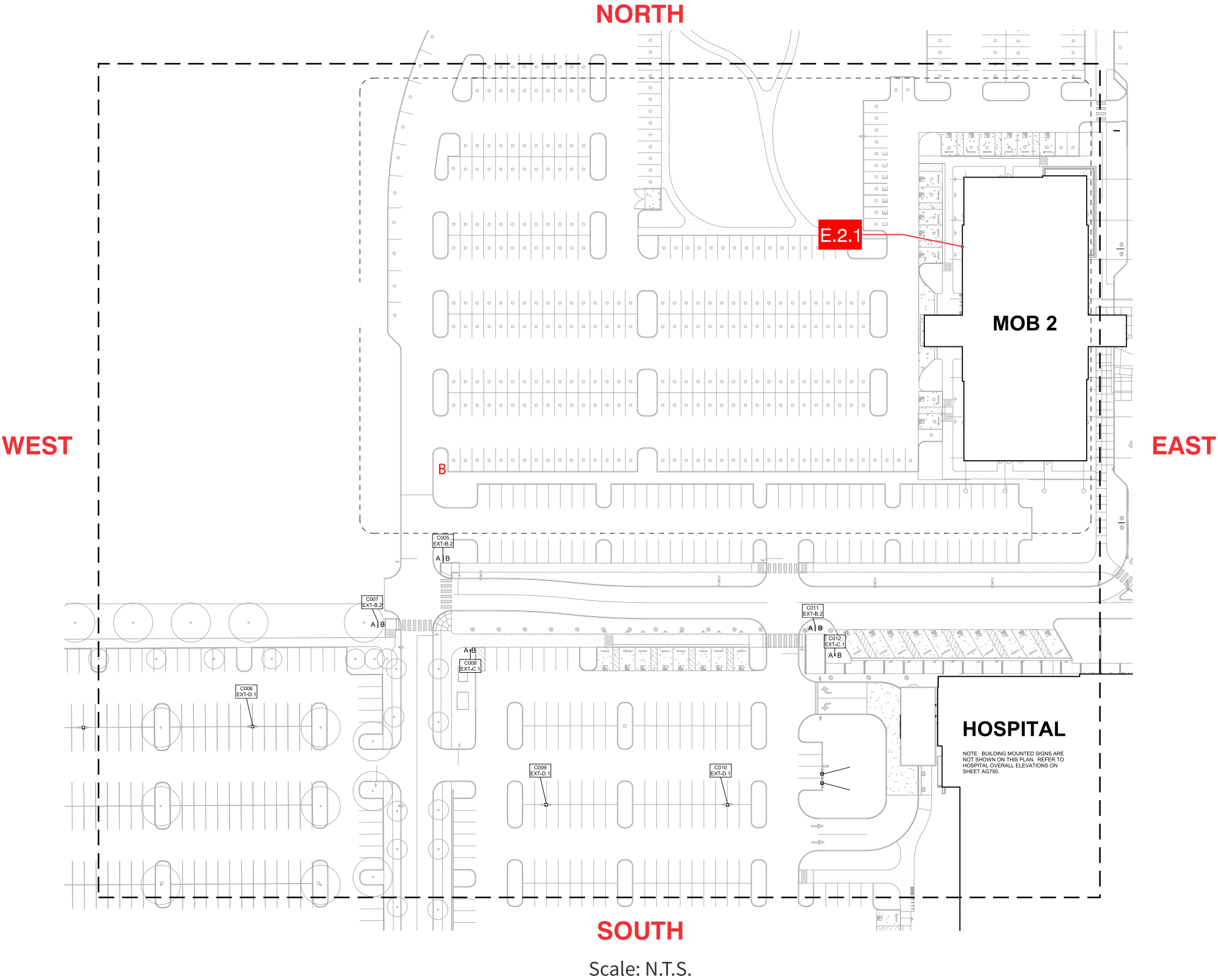
JOB #

83920

PAGE

2

OF 5





AMERICAN / INTERSTATE

SIGNCRAFTERS

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PROJECT



BAPTIST

HEALTH CARE

245 Brent Lane

Pensacola FL 32501

DATE	04.28.25
ACCOUNT EXECUTIVE	TH
PROJECT MANAGER	TH
DESIGNER	MH

REVISIONS

PRODUCTION RELEASE

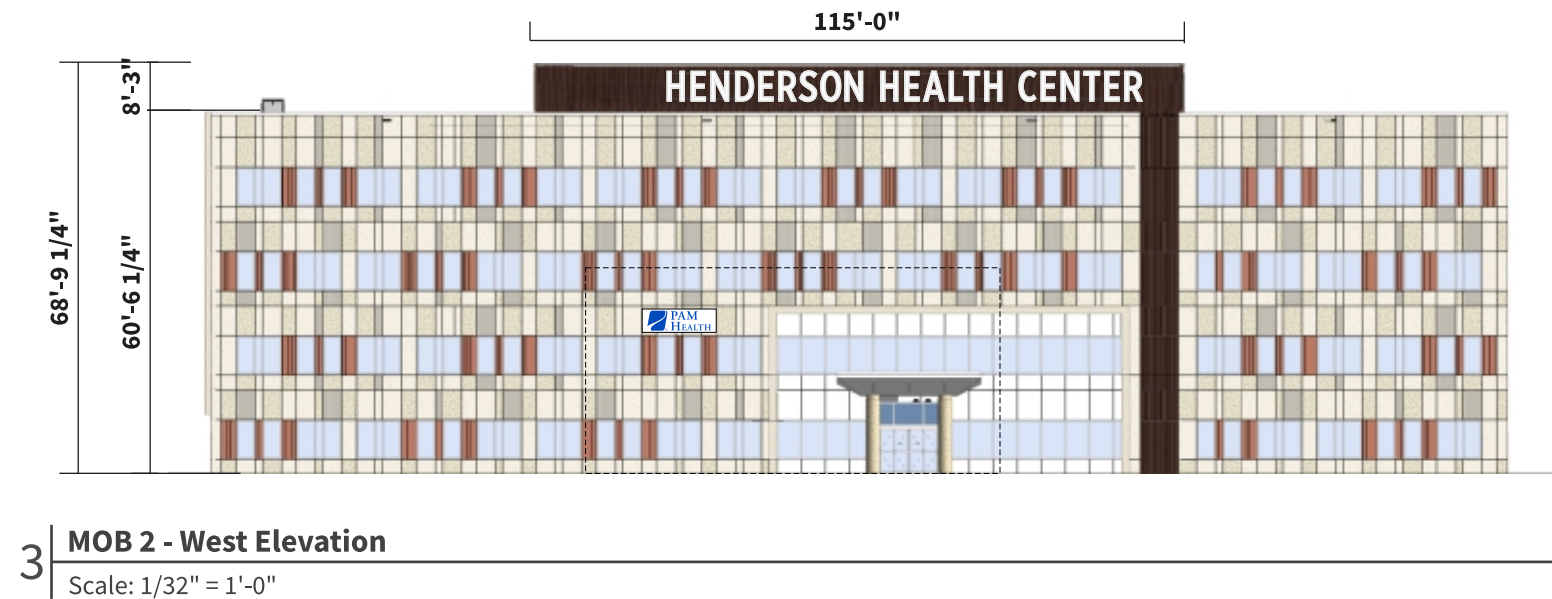
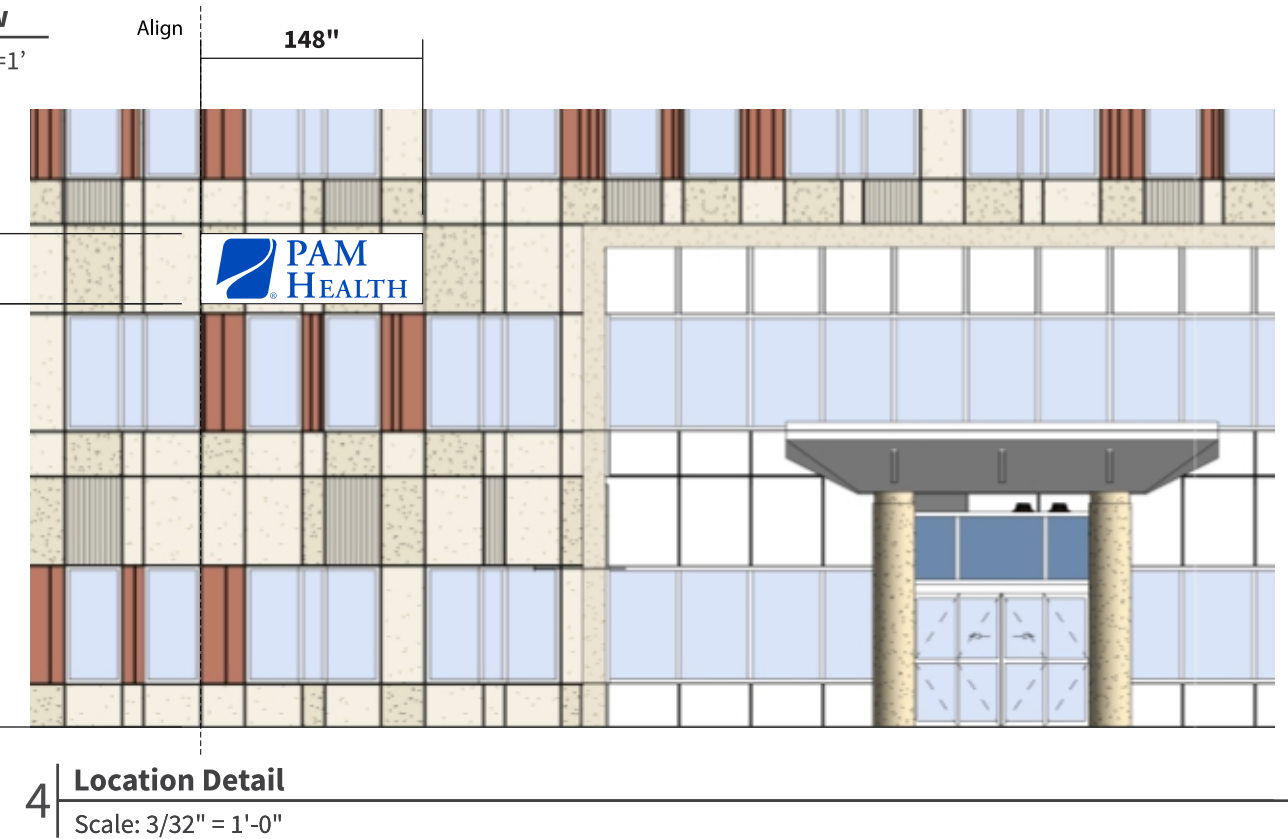
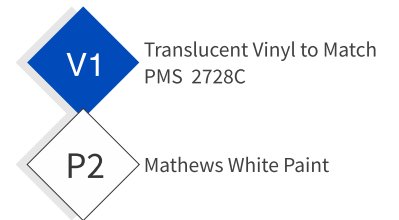
APPROVAL
☐ Approved
☐ Approved as Noted
☐ Revise & Resubmit
Approved: _____
Date: _____

- ALL ELECTRICAL COMPONENTS ARE TO BE U.L. LISTED & APPROVED AS PER THE NEC 2017
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- BRANCH CIRCUIT DISCONNECTING SHALL BE LOCATED IN FRONT OF SIGN IN APPROVED LISTED BOX & BEFORE ENTERING THE STRUCTURE OF THE SIGN AS PER NEC 600.8 & NEC200.4
- ALL PRIMARY WIRING TO BE #12 THWN AS PER NEC-400.5
- GROUNDING & BONDING AS PER NEC 250
- INSTALLATION WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE NEC 600 & FBC IC-405.2.4
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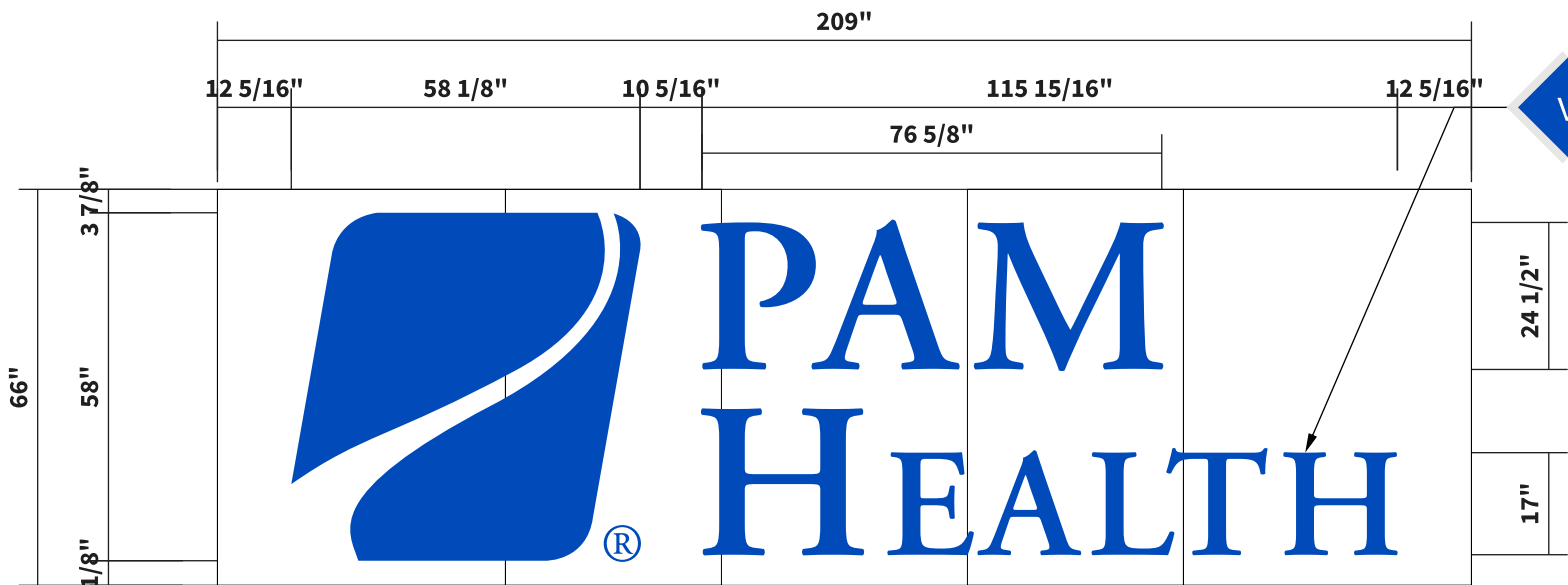


JOB #	83920
PAGE	3 OF 5

Color Reference Chart

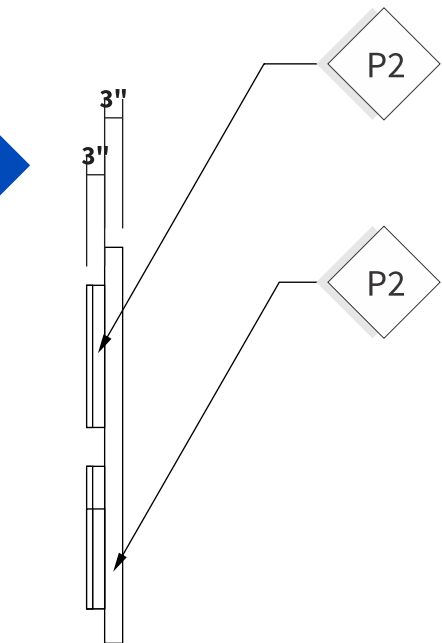


Scope of Work: Manufacture and install (1) - 3"Thk face lit channel letters mounted to 3"thk fabricated aluminum backer panel. Colors TBV

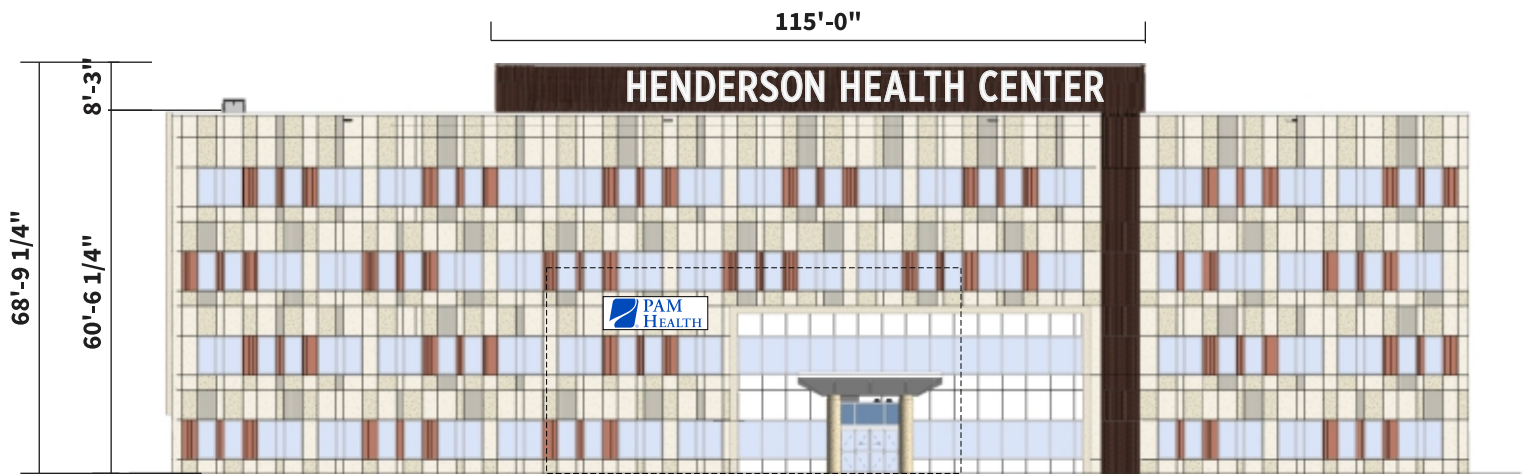
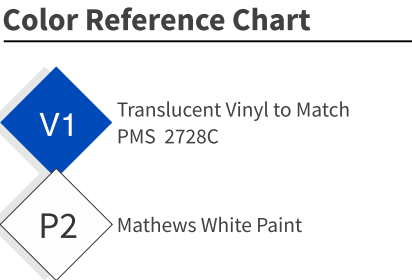


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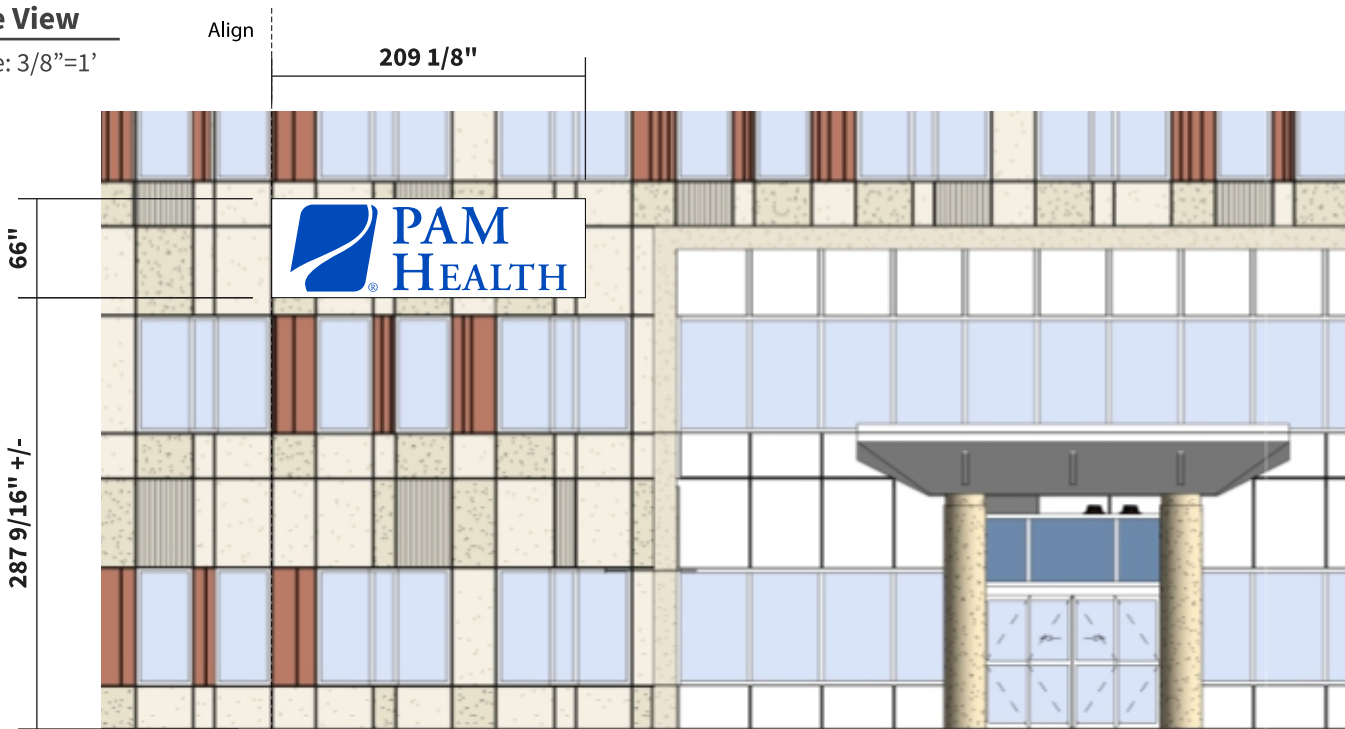
Sq Ft = 95.78



2 Side View
Scale: 3/8"=1'



3 MOB 2 - West Elevation
Scale: 1/32" = 1'-0"



4 Location Detail
Scale: 3/32" = 1'-0"



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1430 Church Street, Bohemia NY 11716 | (631) 273-4800
americansigncrafters.com

PROJECT



DATE

04.28.25

REVISIONS

ACCOUNT
EXECUTIVE
PROJECT
MANAGER
DESIGNER

TH
TH
MH

PRODUCTION RELEASE

APPROVAL

☐ Approved
☐ Approved as Noted
☐ Revise & Resubmit

Approved:
Date:

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JOB #

83920

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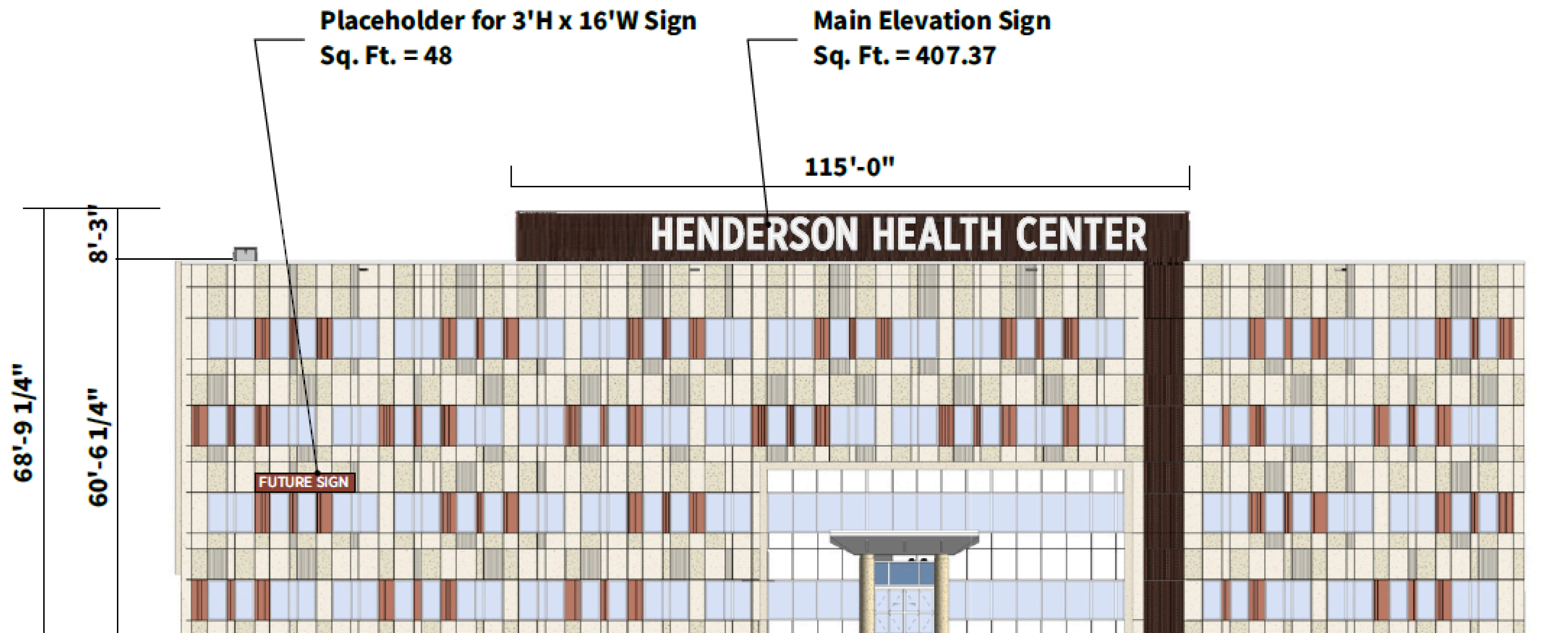
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OF 5

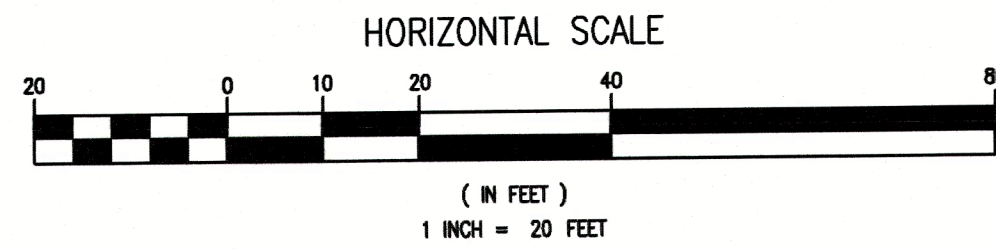
HENDERSON HEALTH CENTER



121



4 | **MOB 2 - West Elevation**
Scale: 1/32" = 1'-0"



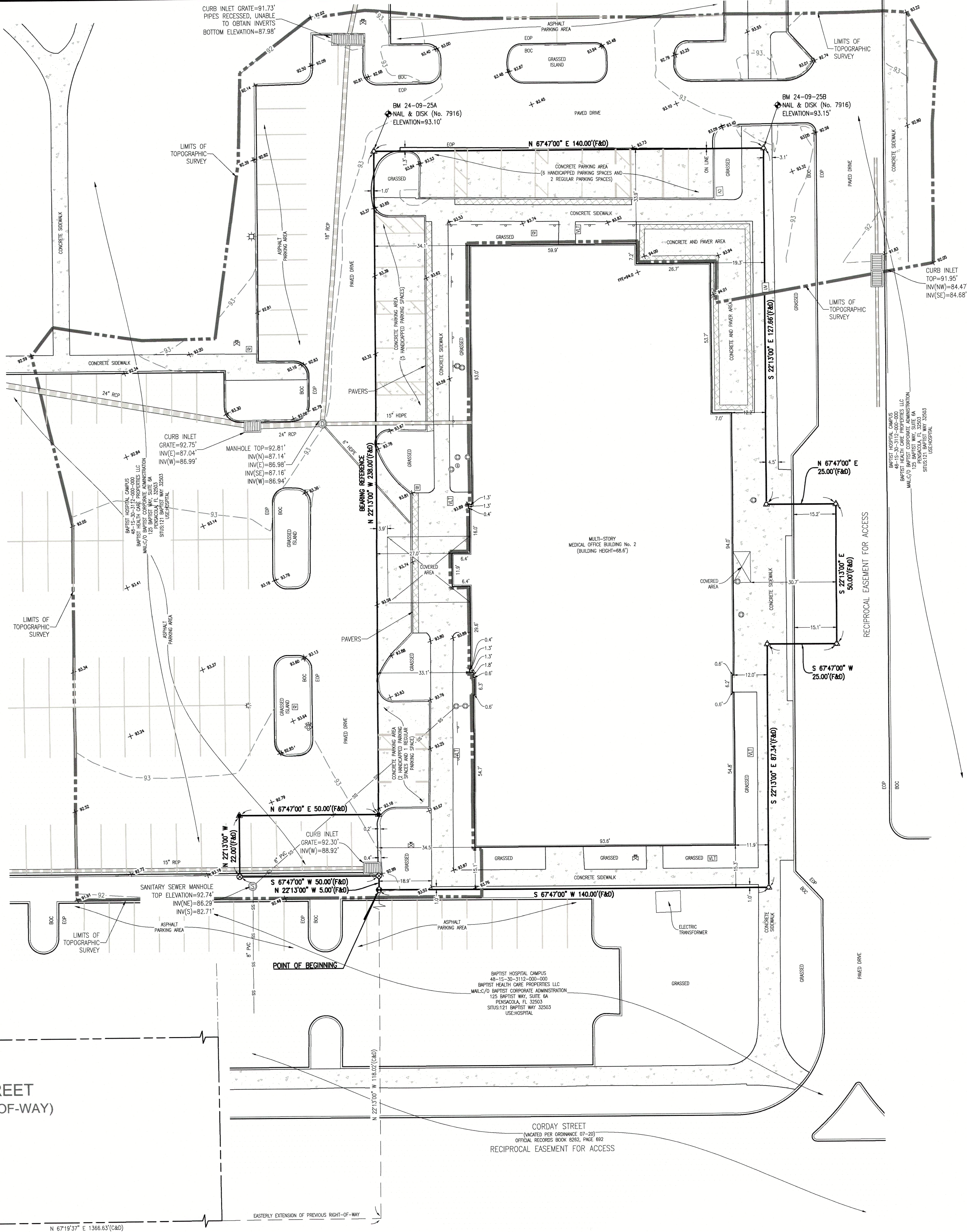
LEGEND:

- SET BENCHMARK
- SET 1/2" DIA CAPPED IRON ROD (No. 7916)
- SET NAIL & DISK (No. 7916)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 7916)
- FOUND NAIL & DISK (No. 7916)
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- DENOTES LINE SHOWN NOT TO SCALE
- DENOTES CONCRETE LIGHT POLE
- DENOTES CLEAN OUT
- DENOTES SINGLE SUPPORT SIGN
- DENOTES DROP INLET
- DENOTES COMMUNICATIONS VAULT
- DENOTES STORMWATER MANHOLE
- DENOTES ELECTRICAL VAULT
- DENOTES GREASE INTERCEPT
- DENOTES FIRE HYDRANT
- DENOTES IRRIGATION CONTROL VALVE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES UTILITY VAULT
- DENOTES GROUND VAULT
- DENOTES WATER VALVE
- DENOTES SPOT ELEVATION
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- DENOTES BURIED SANITARY SEWER PIPE
- DENOTES MORE OR LESS
- DENOTES BACK OF CURB
- DENOTES CALCULATED INFORMATION PER FIELD MONUMENTATION
- DENOTES DESCRIPTION INFORMATION
- DENOTES DIAMETER
- DENOTES EDGE OF PAVEMENT
- DENOTES FIELD INFORMATION
- DENOTES FINISHED FLOOR ELEVATION
- DENOTES HIGH DENSITY POLY ETHYLENE PIPE
- DENOTES INVERT ELEVATION
- DENOTES NUMBER
- DENOTES POLYVINYL CHLORIDE PIPE
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES RIGHT-OF-WAY
- DENOTES SQUARE FEET

SYCAMORE DRIVE
(50' PUBLIC RIGHT-OF-WAY)

CORDAY STREET
(66' PUBLIC RIGHT-OF-WAY)

POINT OF COMMENCEMENT
INTERSECTION OF THE EASTERLY
R/W LINE OF SYCAMORE DRIVE
(50' PUBLIC R/W) AND THE
SOUTHERLY R/W CORDAY
STREET (66' PUBLIC R/W)



DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

COMMENCING THE INTERSECTION OF EASTERLY RIGHT OF WAY (R/W) LINE OF SYCAMORE DRIVE (50' PUBLIC R/W) AND THE SOUTHERLY R/W LINE OF CORDAY STREET (66' PUBLIC R/W); THENCE PROCEED NORTH 67°19'37" EAST ALONG SAID SOUTHERLY R/W LINE AND THE EASTERLY EXTENSION THEREOF (PORTION OF CORDAY STREET NOW A PORTION OF BAPTIST HEALTH CARE PROPERTIES LLC) FOR A DISTANCE OF 1366.63 FEET; THENCE DEPARTING SAID LINE PROCEED NORTH 22°13'00" WEST FOR A DISTANCE OF 118.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE, PROCEED NORTH 22°13'00" WEST FOR A DISTANCE OF 5.00 FEET; THENCE PROCEED SOUTH 67°47'00" WEST FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED NORTH 22°13'00" WEST FOR A DISTANCE OF 22.00 FEET; THENCE PROCEED NORTH 67°47'00" EAST FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED NORTH 22°13'00" WEST FOR A DISTANCE OF 238.00 FEET; THENCE PROCEED NORTH 67°47'00" EAST FOR A DISTANCE OF 140.00 FEET; THENCE PROCEED SOUTH 22°13'00" EAST FOR A DISTANCE OF 127.66 FEET; THENCE PROCEED NORTH 67°47'00" EAST FOR A DISTANCE OF 25.00 FEET; THENCE PROCEED SOUTH 22°13'00" EAST FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED SOUTH 67°47'00" WEST FOR A DISTANCE OF 25.00 FEET; THENCE PROCEED SOUTH 22°13'00" EAST FOR A DISTANCE OF 87.34 FEET; THENCE PROCEED SOUTH 67°47'00" WEST FOR A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING A PORTION OF SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.88 ACRES MORE OR LESS.

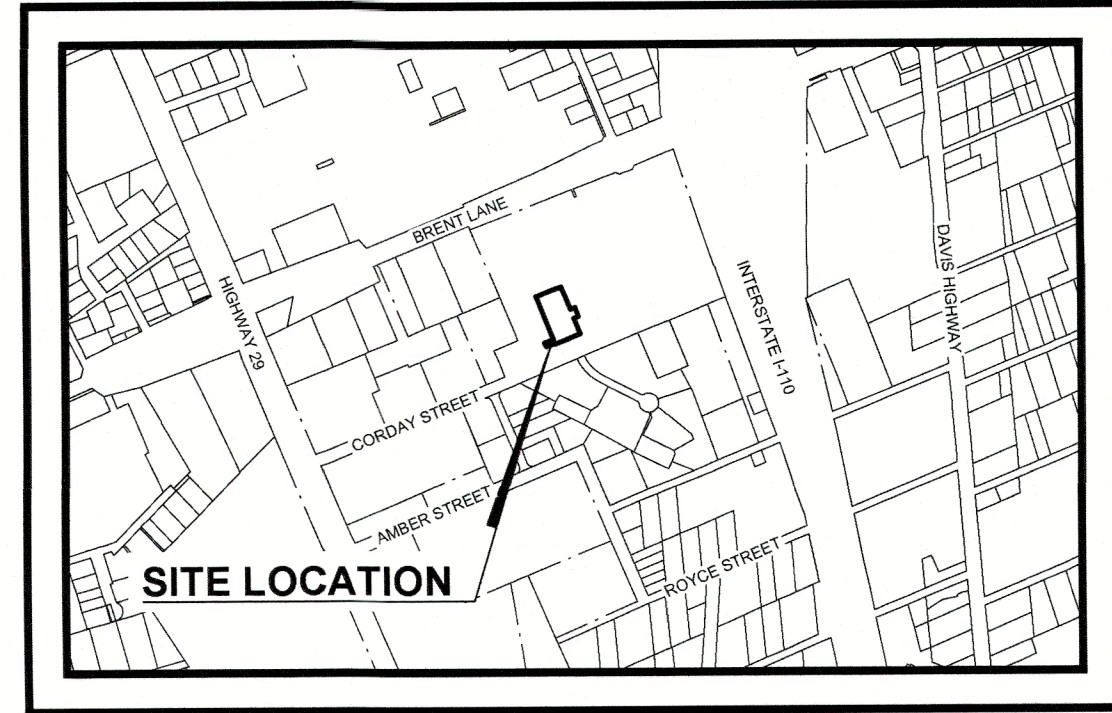
TOGETHER WITH RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8903, PAGE 1244, AND OFFICIAL RECORDS BOOK 9074, PAGE 1856, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

- GENERAL NOTES:**
- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF NORTH 22°13'00" WEST ALONG THE WEST LINE OF THE SUBJECT PROPERTY; AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER VR GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; DEEDS OF RECORD.
 - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 1203300380G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
 - ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-00-112V HAVING A PUBLISHED ELEVATION OF 82.14 FEET.
 - THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
 - MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.
 - THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
 - VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
 - VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
 - VISIBLE UTILITIES ARE AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Mark A. Norris DATE: 11/8/24
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 6211



VICINITY MAP
SCALE: 1" = 1000'

BOUNDARY AND
TOPOGRAPHIC SURVEY

BAPTIST BRENT LANE CAMPUS
MEDICAL OFFICE BUILDING 2

121 BAPTIST WAY
PENSACOLA, FLORIDA 32503

A PORTION OF
SECTION 48 TOWNSHIP 1 SOUTH RANGE 30 WEST
COUNTY: ESCAMBIA

NO	DATE	APPR.	REVISION/ACTION TAKEN

PROJECT NO:	2022 073
DRAWN BY:	ANC
CHECKED BY:	MAN
SCALE:	1" = 20'
F.B.:	22/08 24/06 24/09
P.B.:	11/08 25/27
DATE:	11/08/2024

PREPARED FOR:	BAPTIST HEALTH CARE PROPERTIES LLC
REQUESTED BY:	ALEX STACY
	CATALYST HIRE, LLC



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-668

Zoning Board of Adjustments

5/21/2025

ACTION ITEM

SUBJECT:

ZBA 2025-012
720 Stanley Avenue
R-1AA

SUMMARY:

Applicant Luke Schrimsher is requesting to reduce the side yard setback from 6 feet to 4.75 feet to accommodate an existing porch that encroaches into the side yard setback by 15 inches (1.25 feet).

The original site plan was approved and complied with the required side yard setback of 6 feet. However, the builder mistakenly constructed the porch and encroached 15 inches into the side yard setback as noted on the site plan.

This error was noticed during an inspection by the building department after framing had already begun.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 720 Stanley Application Signed
2. 720 Stanley Site Plan
3. Stanley Variance Letter Signatures 04.28.25



- ☒ **Zoning Board of Adjustment**
- ☐ **Architectural Review Board**
- ☐ **Planning Board**
- ☐ **Gateway Review Board**

ZBA-2025-012

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of \$500.00.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) B-3-4 T. B-3.2 Zoning B1A1A

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 720 Stanley Ave, Pensacola, FL 32503

Current use of property: Single Family Residence

1. Describe the requested variance(s): allow covered side porch built on south side of home to overlap the 6'-0" side building setback line by 15".

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

replacement side porch mistakenly over-built by contractor

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

side porch does not impede the use of or obstruct the adjacent alley way, nor impact the general welfare or property rights of others

5. Explain what other condition(s) may justify the proposed variance(s):

Application Date: 04/28/25

Applicant: Luke F Schrimsher

Applicant's Address: 2605 Tambridge Circle, Pensacola, FL 32503

Email: Lfschrim@gmail.com

Phone: 850-462-4011

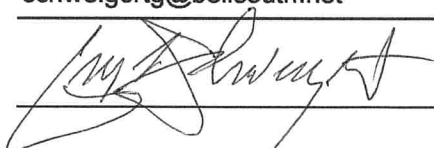
Applicant's Signature: 

Property Owner: Greg Schweigert

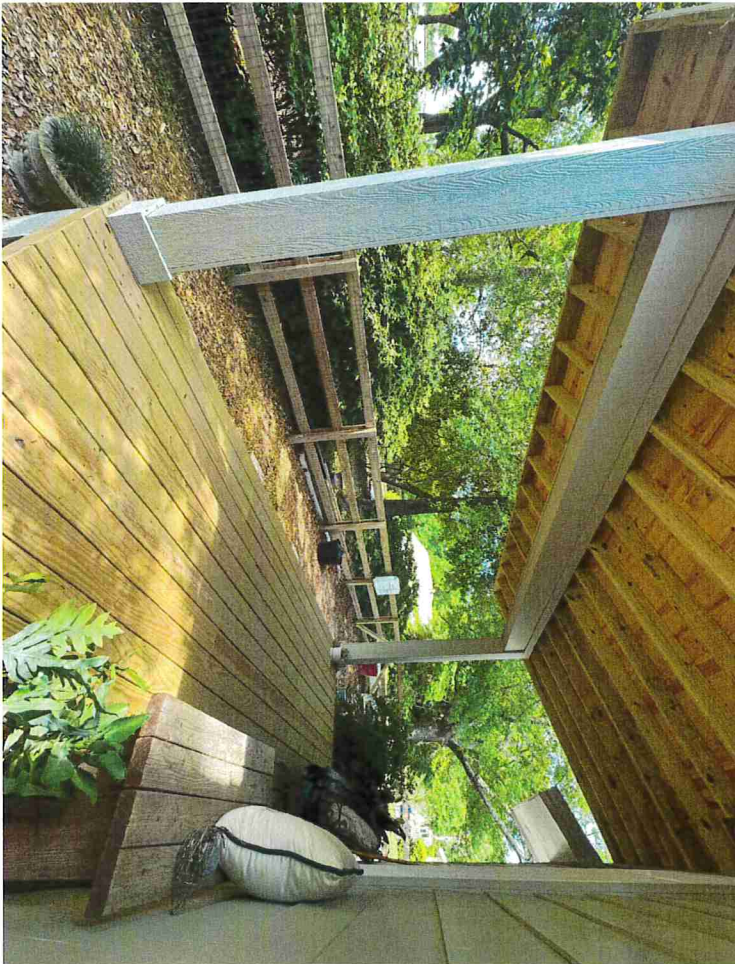
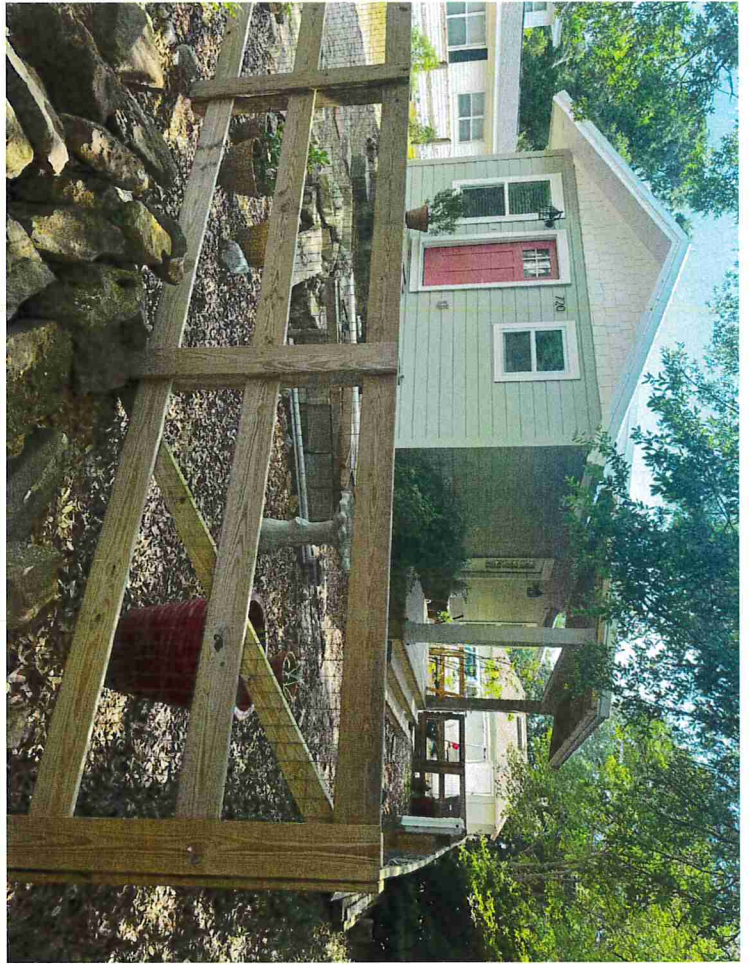
Property Owner's Address: 720 Stanely Ave, Pensacola, FL 32503

Email: schweigertg@bellsouth.net

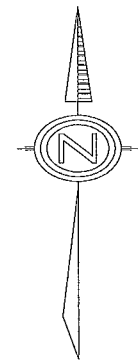
Phone: 850-324-8841

Property Owner's Signature: 

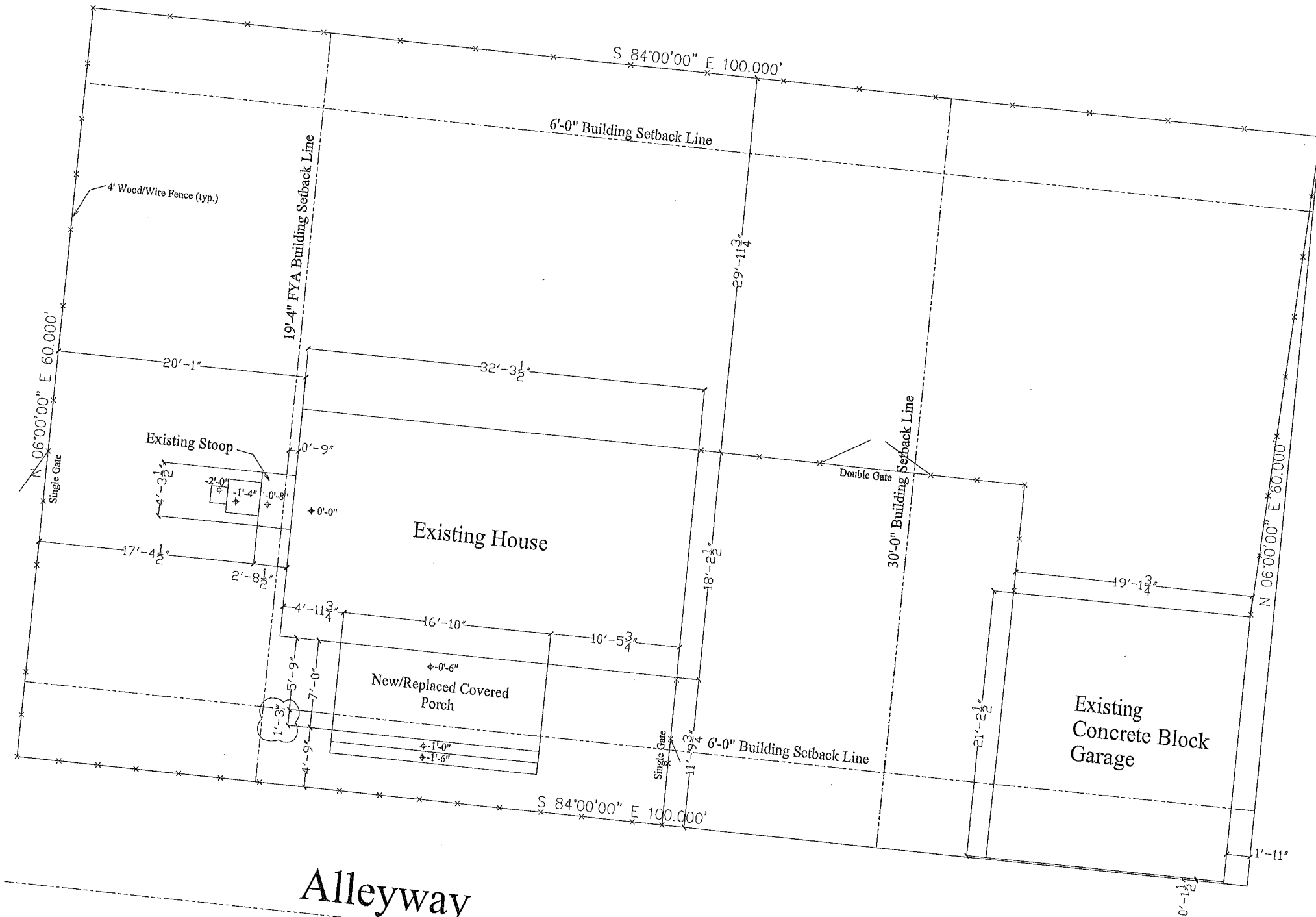
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



Stanley Avenue
60' R/W



Block 43, Section 5, Township 2-S,
Range 29-W
Escambia County, Florida



Alleyway
20' R/W

AREA CALCULATIONS

EXISTING LIVING	588 SF
EXISTING SIDE PORCH	118 SF
EXISTING DETACHED SHED	405 SF
EXISTING TOTAL UNDER ROOF	1,111 SF

Residence For:		Greg and Lynn Schweigert	
		720 Stanley Ave Pensacola, Florida	
Builder:			Drawn By:
Scale: 1" = 10'-0"			Drawing No:
Date: 04-28-2025			C-01
Title: Site Plan			

Greg Schweigert

720 Stanley Ave
Pensacola, FL 32503
(850) 324-8841
schweigertg@bellsouth.net

April 28, 2025

Dear Neighbor,

We recently replaced our old porch on the south side of our home at 720 Stanley Avenue, but the replacement porch sits 15 inches beyond the 6 foot side yard building setback and the City is requiring us to pursue a Variance to keep the new porch. (Details are attached to this letter.)

Will you please show your support for our Variance request by writing your name, address, and signature below? We are confident that this Variance will not negatively impact the general welfare or property rights of others and your support will make a big difference in gaining the City's approval of our request. Thank you so much for your consideration.

Sincerely,

Greg Schweigert

Name

Address

Signature

BRAD DYE 2828 E BRAINERD ST

TERESA CASSIDY 2803 E. BRAINERD ST

Tanner Morris 2801 E. Lloyd St.

Debra Boesch 803 Stanley Ave

CHAY ROSSCH

Sam Walters 902 Bayou Blvd

AUN BWE 2803 E Lloyd St

DANA JACKSON 2706 E. DE SOTO ST.

LUCAS FIELD 2807 E Brainerd St

It Had To Be You, LLC by DAWong 2905 E. Brainerd St.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-669

Zoning Board of Adjustments

5/21/2025

ACTION ITEM

SUBJECT:

ZBA 2025-013
850 N 10TH Avenue
R-1AA

SUMMARY:

Applicants and homeowners Dale and Sheila Moore are requesting a variance to reduce the side yard setback from 6 feet to 3 feet to accommodate a new single-family dwelling.

The results from a front yard average reduced the front yard to 11 feet 3 inches. The new construction is proposed at 12 feet 3 inches; therefore, a variance request to reduce the front yard setback is not needed.

The intent of the applicant is to demolish the existing structures and rebuild a new home. However, they wish to shift the house to the south boundary line to accommodate a driveway on the north side of the property.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application and Site Plan
2. Survey



- ☒ Zoning Board of Adjustment
- ☐ Architectural Review Board
- ☐ Planning Board
- ☐ Gateway Review Board

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
 Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) R34 T. R3.2 Zoning R1AA

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 850 N. 10th Ave. 32501

Current use of property: Residential Home

1. Describe the requested variance(s): at 11:30AM 4/30/25 we do not have results of our front yard ave. report

*Requesting - front yard set back of 46.6 ft. from road.
 - side set back of 3 feet.*

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions: using front yard averaging for variance request. Asking for a 3 ft. set back on S. side to accomodate driveway.

Planning Services
 222 W. Main Street * Pensacola, Florida 32502
 (850) 435-1670
 Mail to: P.O. Box 12910 * Pensacola, Florida 32521

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

The front set back request would be consistent with all neighbors near me.

The side request is simply moving closer to my own property.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

These requests will not affect anyone else's property. Will gain a much needed improvement on our property.

5. Explain what other condition(s) may justify the proposed variance(s):

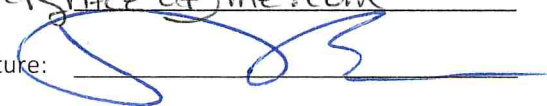
We are aging and want to keep our new house one story, not two story.

Application Date: _____

Applicant: Dale, Sheila Moore

Applicant's Address: 850 N. 10th Ave, Pensacola, FL 32501

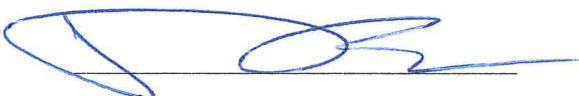
Email: feelgrace@me.com Phone: 850-206-8510

Applicant's Signature: 

Property Owner: Dale, Sheila Moore

Property Owner's Address: Same as above

Email: _____ Phone: _____

Property Owner's Signature: 

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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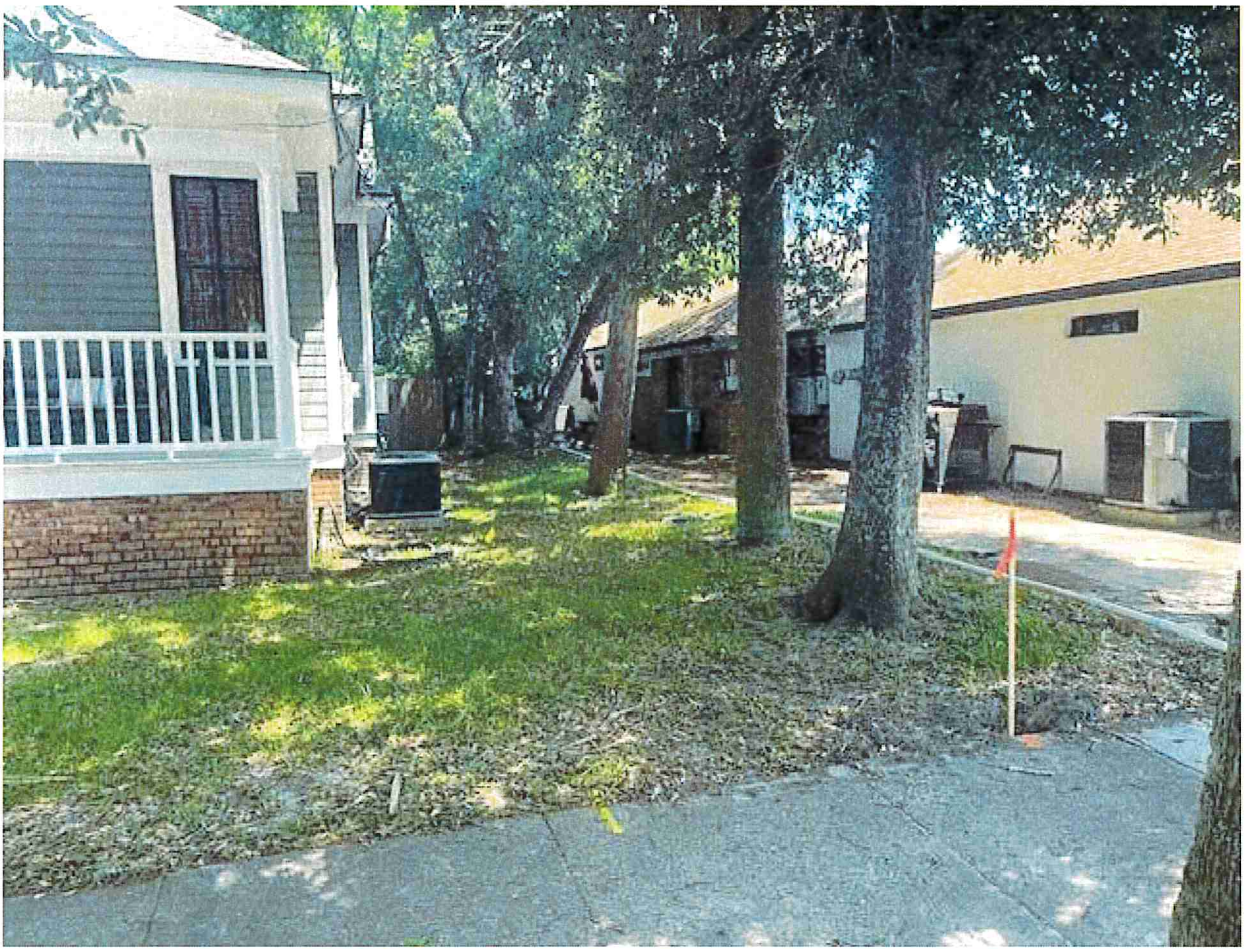
Site Plan



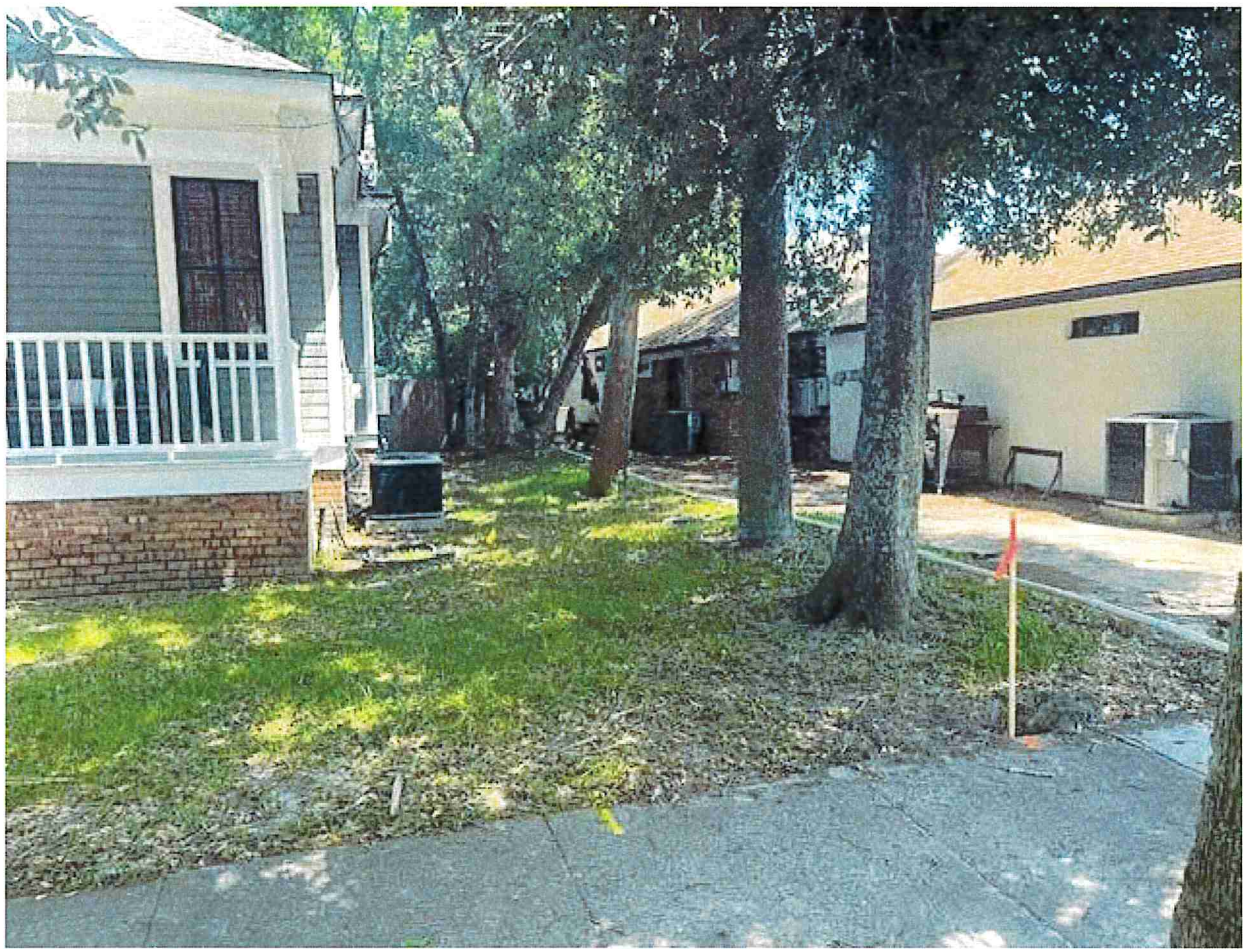
My House 850 N. 10th Ave.



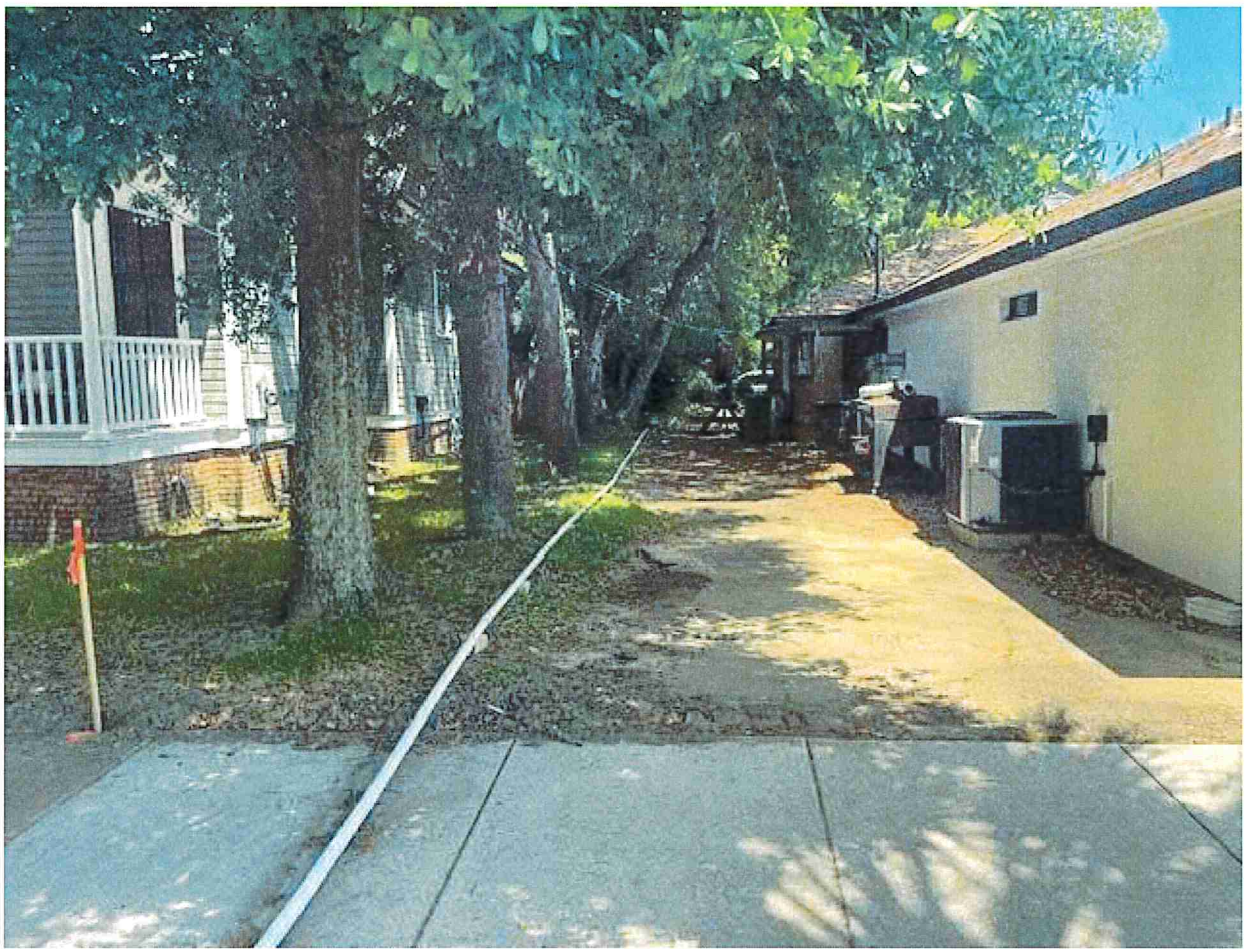
Across street diagonally from my house,
926 E. Cerrantes, but 'fronts' on 10th Avenue,
(43 feet from road to house)



we own both properties ...



Front set back on my house now is 51.8 feet from road.
 South side set back now is 7.6 feet. We are requesting
 a 3 foot south side set back. We own both properties.



2-story white house '891 N. 10th Ave.'
 Diagonally NW from my house.
 (50 ft. from road to house)

Next door - North side of my House.

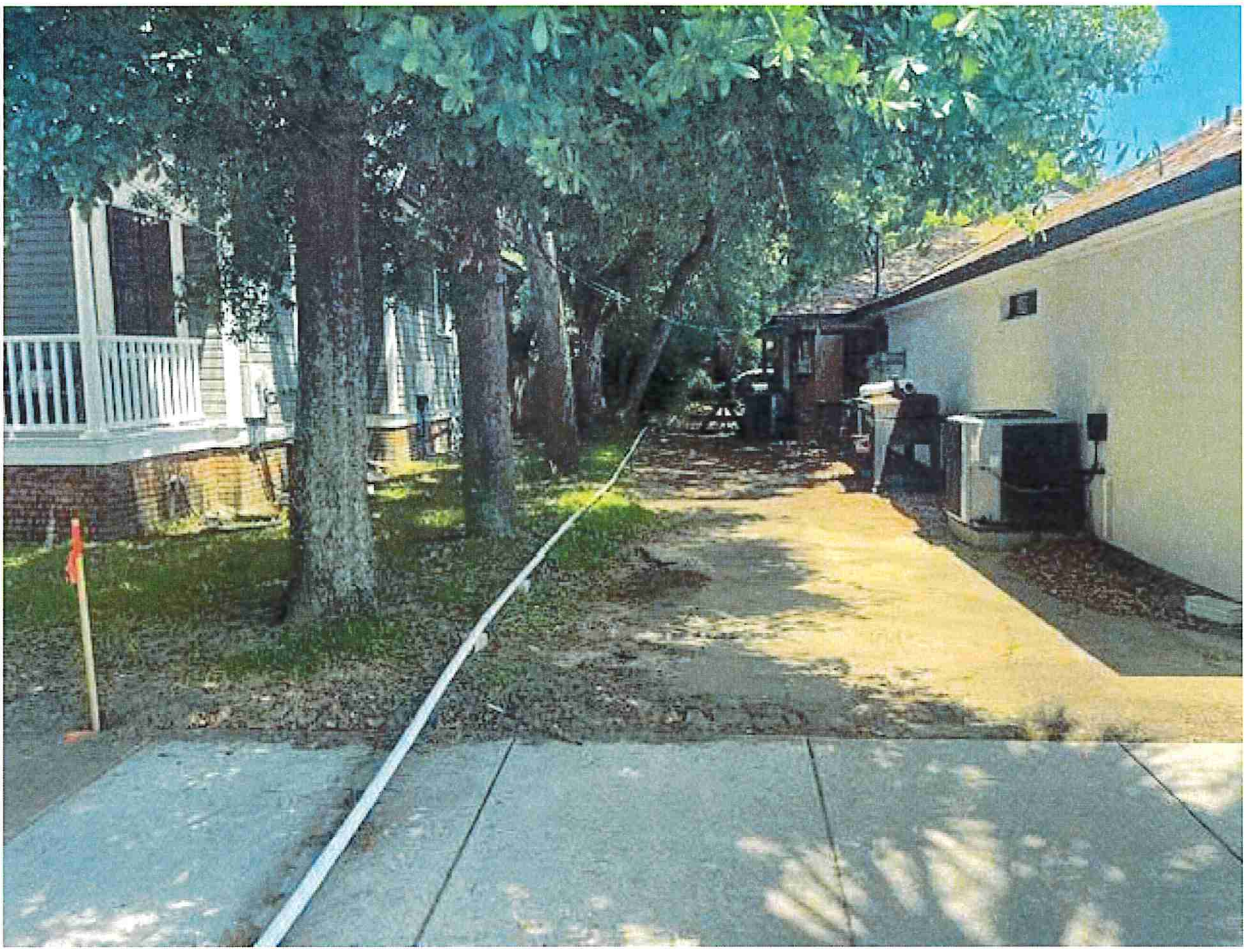


Next door- North side of my house.



(29.6 feet from road to house)

legally fronts on Strong St.



Straight across street from my house
(44 ft from road to house)

BOUNDARY SURVEY
850 N. 10th AVENUE
CITY OF PENSACOLA
ESCAMBIA COUNTY, FLORIDA

LEGEND

- R/W RIGHT OF WAY
CORP. CORPORATION
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
● FOUND 1/2" IRON ROD
⊙ FOUND 1/2" CAPPED IRON ROD - CORP. #0340
⊕ FOUND 5/8" CAPPED IRON ROD - PSM #5863
— X — WIRE FIELD FENCE
— ○ — 6" WOOD FENCE
▭ COVERED (ROOFED) AREA
▨ CONCRETE
▩ WOOD DECK

LEGAL DESCRIPTION: (O.R. BOOK 5239, PAGE 1648)

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 109, NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, BY THOMAS C. WATSON, COPYRIGHTED IN 1906; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF 10th AVENUE (100' R/W), A DISTANCE OF 69.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE, A DISTANCE OF 68.20 FEET; THENCE DEFLECT 90 DEGREES 00'00" LEFT, A DISTANCE OF 110.00 FEET; THENCE DEFLECT 90 DEGREES 00'00" LEFT, A DISTANCE OF 68.20 FEET; THENCE DEFLECT 90 DEGREES 00'00" LEFT, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING. BEING THE SOUTH 68.20 FEET OF LOTS 1, 2 AND 3 OF SAID BLOCK 109.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

Dale Moore

Sheila Moore

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

DALE AND SHEILA MOORE
CHICAGO TITLE INSURANCE COMPANY
CARVER, DARDEN, KORETZKY, TESSIER, FINN, BLOSSMAN & AREAUX, LLC
DALE AND SHEILA MOORE
BANK OF PENSACOLA

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

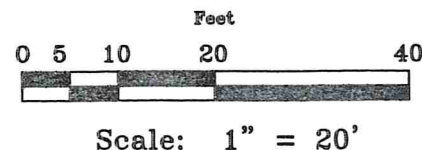
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER
NUMBER 5766, STATE OF FLORIDA

SEPTEMBER 11, 2015 LELAND M. EMPIE, P.S.M.
DATE

SCALE: 1" = 20'
FIELD DATE: 9/8/15
ORDER NO: 220-15
FIELD BOOK: 170/53



#850 N. 10th AVENUE (100' R/W)

POINT OF BEGINNING

SOUTHERLY 68.20' (D)
S 00°00'00" W 68.28' (F)
(BEARING BASIS)

137.5' (P)
S 00°00'49" W
132.45' (F)

POINT OF COMMENCEMENT
NORTHWEST CORNER OF LOT 1, BLOCK 109, NEW CITY TRACT,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA

EAST STRONG STREET (80' R/W)

LOT 1
(RESIDENTIAL)

LOT 2
(RESIDENTIAL)
NEW CITY TRACT
CITY ATLAS #48

LOT 3
(RESIDENTIAL)

LOT 4
(RESIDENTIAL)
NEW CITY TRACT
CITY ATLAS #48

ONE STORY
& WOOD EXTERIOR
RESIDENCE

SOUTH 68.20'
OF LOT 3
BLOCK 109

LOT 19
(COMMERCIAL)
NEW CITY TRACT
CITY ATLAS #48

LOT 18
(COMMERCIAL)

LOT 20
(COMMERCIAL)

SOUTHWEST CORNER
OF BLOCK 109

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745--FAX: 850-477-3705
LICENSED BUSINESS #6993 STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
POSSIBLE ENCROACHMENTS: FENCE		