



City of Pensacola

Zoning Board of Adjustments

Agenda

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

November 19, 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. 25-1533 MINUTES OCTOBER 15, 2025

Recommendation:

Sponsors:

Attachments: Minutes 10.15.25

REQUESTS

2. 25-1534 ZBA 2025-024
2001 E YONGE STREET
R-1AAA

Attachments: Full Application

3. 25-1535 ZBA 2025-025
890 SOUTH F STREET
R-1AA

*Attachments: 2025.10.17_890 S F St - Agenda Ready
Support Letters*

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

October 15, 2025

MEMBERS' PRESENT: Chairperson White, Vice-Chairperson Weeks, Board Member Price, Board Member Stepherson, Board Member Shelley, Board Member Dittmar, Board Member Chandler, Board Member Fortune

MEMBERS ABSENT: Board Member Sebold

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

STAFF VIRTUAL: Development Services Director Sherry Morris

OTHERS PRESENT: Robert (Sam) Kuhn

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:00 PM with a quorum present.

City Clerk Robyn Tice sworn in new board member Fortune.

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

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

2) APPROVAL OF MINUTES

The ZBA September 17, 2025, minutes were approved without objection by the Board.

ZBA 2025- 023

816 W. La Rua Street

R-1A/CRA

Applicant Sam Kuhn on behalf of the property owner is requesting a variance to reduce the rear yard setback from 30 feet to 20 feet to accommodate a new single-family dwelling unit.

Mr. Kuhn stated his name and address for the record and explained the request. Mr. Kuhn stated the clients came to him about 4 months ago and as they were going over the zoning requirements, it was discovered that this property was also within the CRA Urban Design Overlay. Mr. Kuhn then realized the rear yard setback was 30 feet and not 25 feet.

Mr. Kuhn also explained that in order to provide off-street parking, he could not adjust the plan and move the house forward. He also stated that going two stories would not be financially feasible for the homeowners.

Board member Fortune asked for clarification on the accuracy of the site plan. Mr. Kuhn stated it was very precise.

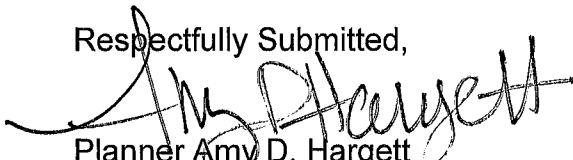
Board members further discussed setbacks for other developments and staff clarified within the CRA Urban Design Overlay for larger developments, could have been platted and received front yard averages.

Vice-Chairperson Weeks made the motion to approve, Board Member Dittmar seconded the motion, and it carried unanimously.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:17 PM.

Respectfully Submitted,



Planner Amy D. Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1534

Zoning Board of Adjustments

11/19/2025

ACTION ITEM

SUBJECT:

ZBA 2025-024
2001 E Yonge Street
R-1AAA

SUMMARY:

Applicant and property owner Jennifer Stadden is requesting a variance to reduce the side yard setback from 7.5 feet to 3 feet to accommodate the construction of a 10 x 16 shed.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Full Application



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

ZBA-2025-024

- ☒ **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) 12-3-3 Zoning B1AAA

(To be Completed by Applicant)

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

Property Address: 2001 E Yonge St Pensacola, FL 32503

Current use of property: Primary residence

1. Describe the requested variance(s): We are requesting to build our shed 3 feet off the property line rather than 7.5 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:

Building the shed 7.5 feet off the property line

would restrict egress from the side yard & would also place the shed very close to our house - blocking light coming in the children's window.

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:

Same as above. The existing shed in the back yard is 1438 structure that will need to be carefully dem'd as it is likely full of lead based paint. We also want to free up the back yard for play 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:

There will be no annoying lighting on or shed & it will be inside our privacy fence.

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

There will be no gas/water/electricity run to the shed but we still want a good quality shed built by T&A Sheds that will last.

Application Date: 10/2/05

Applicant:

Jennifer Stadden

Applicant's Address:

2001 E Yonge St Pensla FL 32503

Email:

jennbmd@gmail.com

Phone: (205) 413-8667

Applicant's Signature:

Jennifer Stadden

Property Owner:

Jennifer Stadden (ne Bryson)

Property Owner's Address:

2001 E Yonge St

Email:

Same

Phone: Same

Property Owner's Signature:

Jennifer Stadden

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Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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.

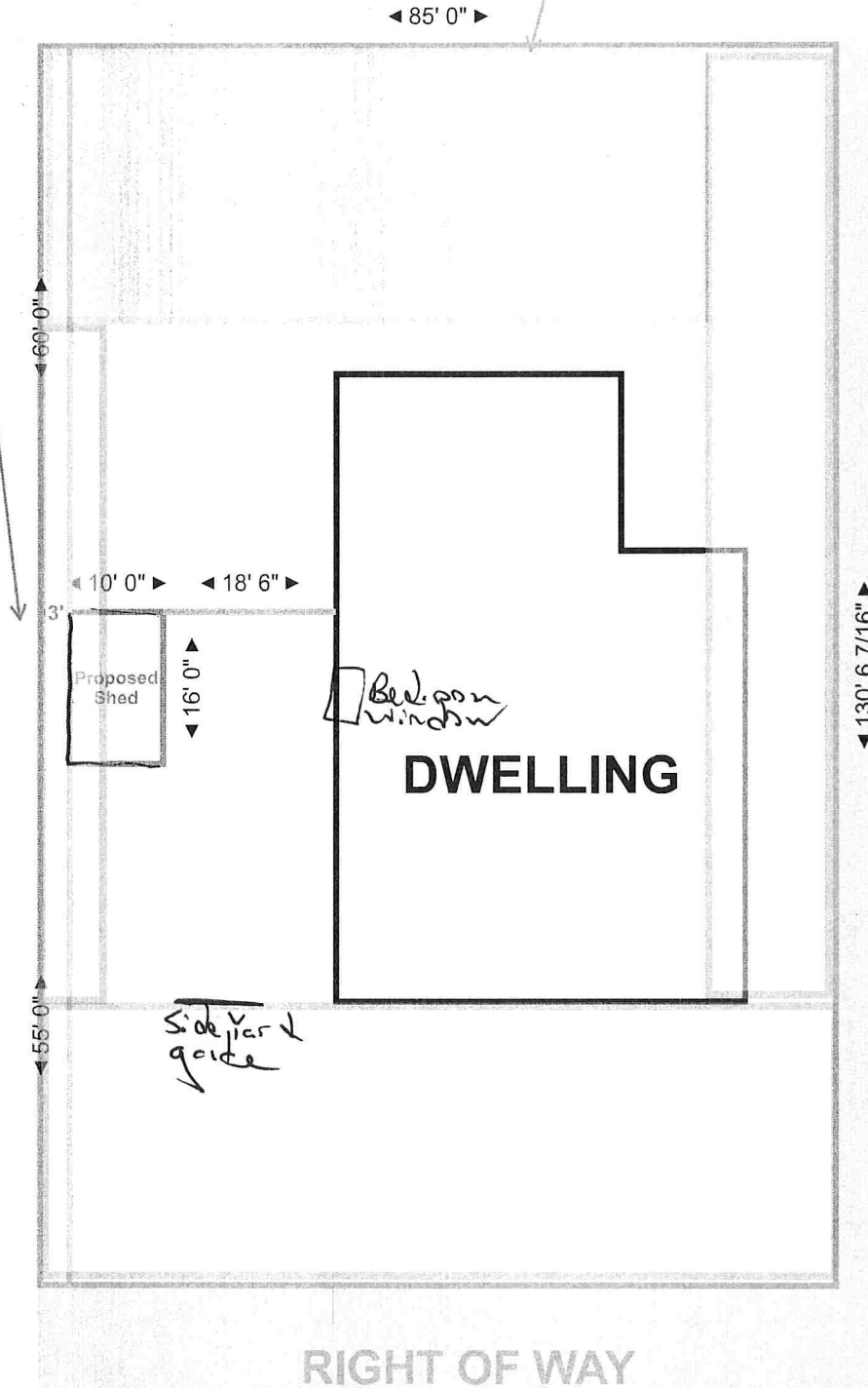
BUILDING DATA:

- | | |
|-----------------------|---------|
| 1. CONSTRUCTION TYPE: | VB |
| 2. OCCUPANCY GROUP: | U |
| 3. USE | STORAGE |
| 4. FIRE SPRINKLERS | NONE |

NO MEP UNDER THIS PERMIT

This is the 30' rear yard setback.

These is a 7.5' side yard setback that the shed must meet.



RIGHT OF WAY

N 20TH AVE

RIGHT OF WAY

E YONGE ST



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1535

Zoning Board of Adjustments

11/19/2025

ACTION ITEM

SUBJECT:

ZBA 2025-025
890 South F Street
R-1AA

SUMMARY:

Applicant and property owners Jamie and Leigh DeBole are requesting a variance to reduce the rear yard setback from 30 feet to 4 feet to accommodate the construction of an attached garage and children's bedrooms.

It should be noted that in keeping with the existing configuration, staff is treating Pensacola Bay as the primary front, which allows F Street to be considered as the secondary side yard (SSY).

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. 2025.10.17_890 S F St - Agenda Ready
2. Support Letters

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

ZBA 2025-025

VARIANCE APPLICATION

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- B. Site plan and/or survey showing the following details:
 - 1. Abutting street(s)
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 - 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) 12-3-4 **Zoning** R-1AA

(To be Completed by Applicant)

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

Property Address: _____

Current use of property: _____

1. Describe the requested variance(s): _____

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:

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:

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

Application Date: _____

Applicant: _____

Applicant's Address: _____

Email: _____ Phone: _____

Applicant's Signature: _____

Property Owner: _____

Property Owner's
Address: _____

Email: _____ Phone: _____

Property Owner's
Signature: _____

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Variance Application

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Variance Application Attachment

Property Address: 890 S F Street, Pensacola, FL 32502

Current Use of Property: Residential, Single-Family

1. Describe the requested variance:

We are requesting to encroach upon the 30ft rear setback to the north of our property to build an attached garage and our children's bedrooms. Our goal is to build a new primary residence for our family in a manner that protects our young children, the home, and the property from storm-related risks to the greatest extent possible.

Currently, Accessory Structures such as a detached garage, storm shelters and play sheds are already allowed within the setback. Our proposed attached garage and children's bedrooms are the only spaces that would encroach on the setback area.

We are not asking for an increase in the existing nonconformity as the current paved driveway and structures that currently encroach on this setback are in constant use. We are actually reducing the existing nonconformity by reducing the total square footage in this setback area that will be utilized. This plan ensures we are only requesting one variance and asking for the minimum concession.

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:

This property is unique because it sits at the end of South F street directly on the shoreline of Pensacola Bay and directly in the trajectory of most major storms and hurricanes that pass through Pensacola.

In addition, 32% of the property falls beyond the recently updated VE-14 flood zone boundary (effective 8/19/2025), considerably reducing the amount of buildable area on site. The property is susceptible to flooding and direct storm impact because there are no structures shielding it to the south. As a result, we believe siting the home as far north, away from the shoreline, will provide the best protection from storms.

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 desire the right to build and live in a primarily one-story residence on this property that is thoughtfully designed and inspired by Pensacola's historical architecture. As a young family, we strongly desire to site the home in a way that is safe from flooding and direct storm impact, especially for the children's bedrooms. Consequently, we feel it necessary to site the children's bedrooms in the northern, most well-protected part of the site. We also believe having an attached garage connection helps to manage our young family during bad weather.

In addition, many existing homes in the neighborhood are also built within a few feet of their property lines on all sides.

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

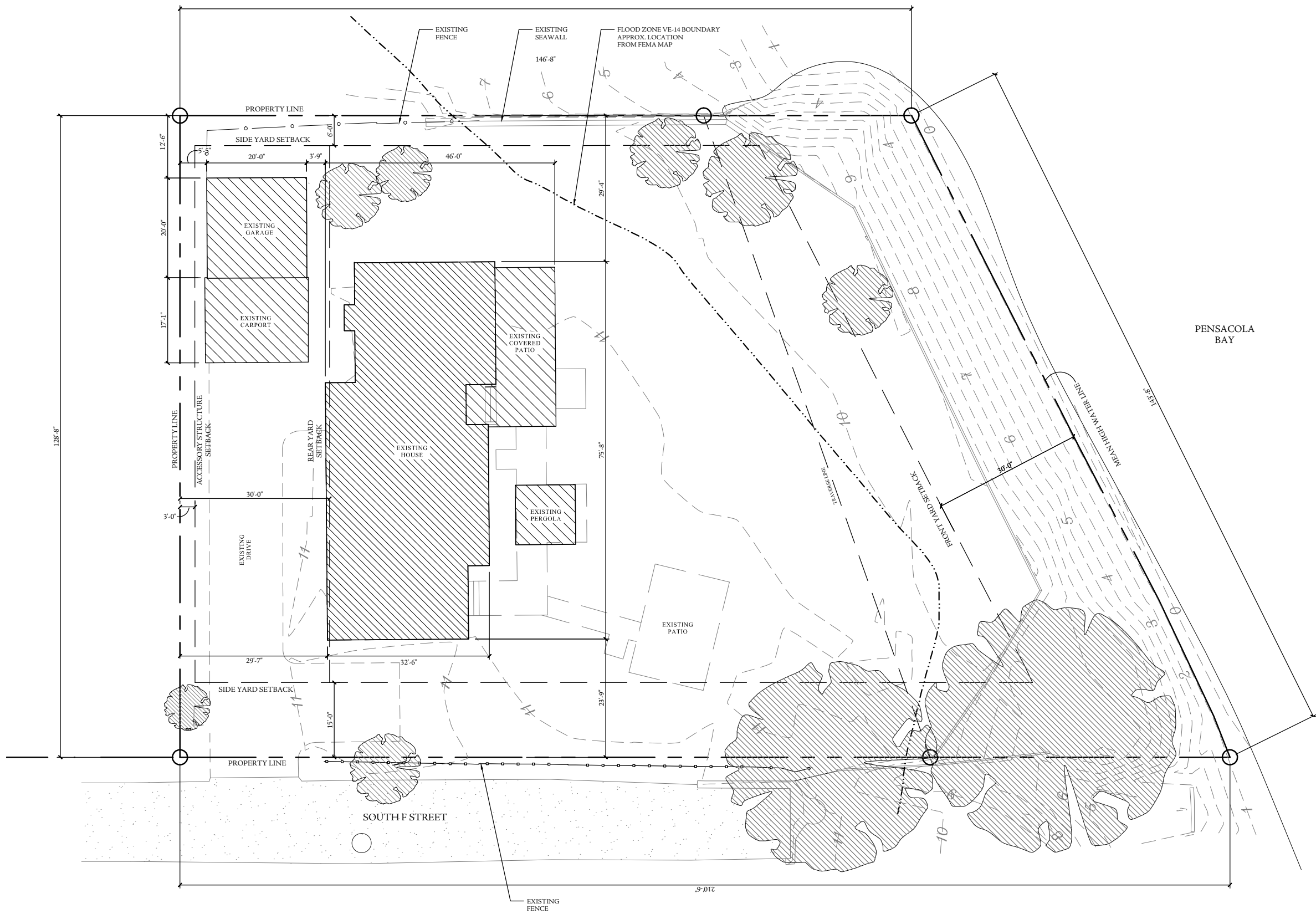
We have one neighbor to the north of the property. The proposed structures would not change the condition of our neighbor's property or views to any degree. The neighbor has reviewed this application and drawings and granted approval of this request.

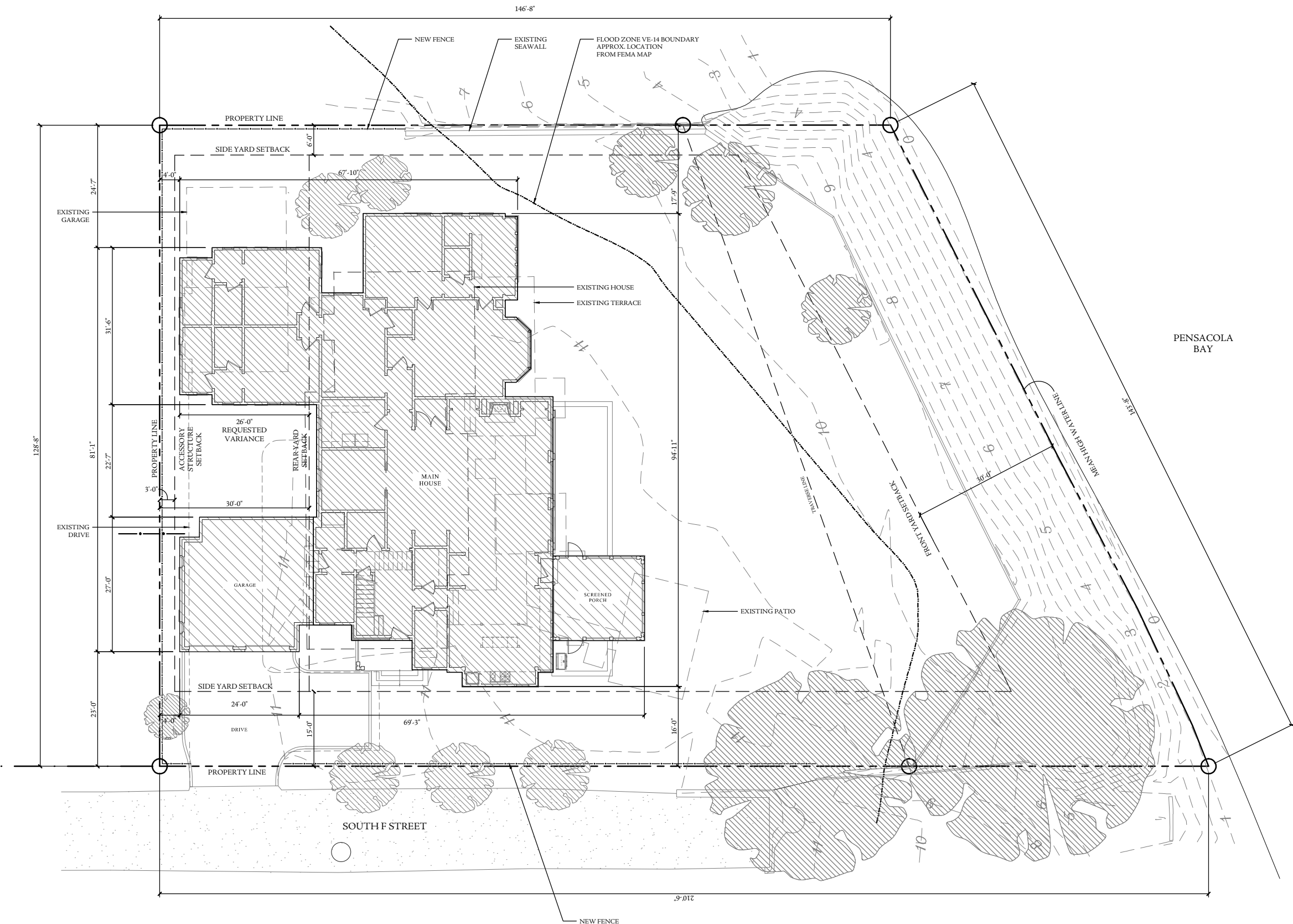
In addition, the current driveway, carport and garage, which are in constant use, already fall within this rear setback area. By proposing the new garage closer to the street, we would be reducing the amount of activity and disturbance to the neighbor along the north side of the property. Shortening the driveway significantly would actually improve the neighbor's day-to-day experience.

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

The new home will completely replace the old home, bringing a safer and more visually appealing residence to the historic neighborhood of Sanders Beach. This will be good for the neighborhood, safer for our family and does not impact any other property or change the existing use of the current conditions.

I, Leigh DeBole, grew up on Pensacola Bay and have firsthand experience of trees falling into my bedroom as a young child and the pain of losing my home in a severe storm. Ultimately, our goal for this property is to build a sustainable and resilient home that will be as safe as possible for our young family.





1 PROPOSED SITE PLAN w/EXISTING CONDITIONS
SCALE: 3/64" = 1'-0"



PFEFFER TORODE

a new home for the
The DeBole Family
890 S F Street, Pensacola, FL 32502

DATE
10 / 15 / 2025

TITLE
PROPOSED
SITE PLAN
W/ EXISTING
CONDITIONS

SHEET NO.
02-A



1 WEST ELEVATION
SCALE: 3/16" = 1'- 0"

a new home for the
The DeBole Family
890 S F Street, Pensacola, FL 32502

DATE

10 / 15 / 2025

TITLE

WEST
ELEVATION

SHEET NO.

04



① **SOUTH ELEVATION**
SCALE: 3/16" = 1'- 0"

PFEFFER TORODE

a new home for the

The DeBole Family

890 S F Street, Pensacola, FL 32502

DATE

10 / 15 / 2025

TITLE

SOUTH
ELEVATION

SHEET NO.

05



① **EAST ELEVATION**
SCALE: 3/16" = 1'- 0"

PFEFFER TORODE

a new home for the

The DeBole Family

890 S F Street, Pensacola, FL 32502

DATE

10 / 15 / 2025

TITLE

EAST
ELEVATION

SHEET NO.

06



① NORTH ELEVATION
SCALE: 3/16" = 1'- 0"

PFEFFER TORODE

a new home for the

The DeBole Family

890 S F Street, Pensacola, FL 32502

DATE

10 / 15 / 2025

TITLE

NORTH
ELEVATION

SHEET NO.

07

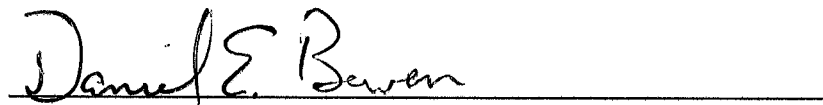
Zoning Board of Adjustment
City of Pensacola
Re: DeBole Residence 890 S F St Pensacola, FL 32502

To Whom It May Concern,

I have reviewed the draft variance application along with the plans in process for the proposed DeBole residence at 890 S F St Pensacola, FL 32502 and do not have any issues with the request.

Sincerely,

Dan Bowen
Owner 800 S F. St Pensacola, FL 32502

A handwritten signature in dark ink, reading "Daniel E. Bowen", is written over a solid horizontal line.

Dated: 17th day of October, 2025

Zoning Board of Adjustment
City of Pensacola
Re: DeBole Residence 890 S F St Pensacola, FL 32502

To Whom It May Concern,

I have reviewed the draft variance application along with the plans in process for the proposed DeBole residence at 890 S F St Pensacola, FL 32502 and do not have any issues with the request.

Sincerely,

Casey Bobe
Lessee 1305 Cypress St. Pensacola, FL 32502



Dated: 12th day of October, 2025

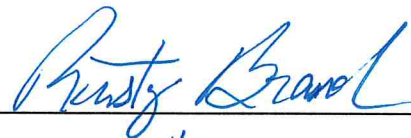
Zoning Board of Adjustment
City of Pensacola
Re: DeBole Residence 890 S F St Pensacola, FL 32502

To Whom It May Concern,

I have reviewed the draft variance application along with the plans in process for the proposed DeBole residence at 890 S F St Pensacola, FL 32502 and do not have any issues with the request.

Sincerely,

Rusty Branch
Vice President, Trans World Assurance Company
Owner 1201 Cypress St Pensacola, FL 32502



Dated: 14th day of October, 2025