



City of Pensacola

Zoning Board of Adjustments

Agenda

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

April 17, 2024, 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. 24-359 MINUTES FROM THE MARCH 20, 2024 MEETING

Recommendation:

Sponsors:

Attachments: 3.20.24 MINUTES

REQUESTS

**2. 24-357 ZBA 2024-009
301 S F STREET
R-1AA/CRAUDOD**

*Attachments: Variance_App_StadiumWay_Signed
Drawing - Revised Site Plan - 3-12-24
Proposed Project Overview
Site_ForVarianceApplication_StadiumWay
VarianceApp_Supplement*

**3. 24-358 ZBA 2024-010
701 SOUTH F STREET
R-1AA**

*Attachments: Application
RHD-217-VARIANCE SUBMITTAL ARCHITECTURALS*

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.



FLORIDA'S FIRST & FUTURE

Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

March 20, 2024

MEMBERS PRESENT:

Chairperson White, Vice Chairperson Weeks, Board Member Dittmar, Board Member Stepherson, Board Member Price, Board Member Jacquay, Board Member Williams

MEMBERS ABSENT:

Board Member Sebold, Board Member Shelley

STAFF PRESENT:

Planner Hargett, Assistant Planning & Zoning Division Manager Gregg Harding, Assistant City Attorney Lindsay, Network Engineer Russo

STAFF VIRTUAL:

OTHERS PRESENT:

1) CALL TO ORDER/QUORUM PRESENT

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

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

Chairperson White then motions to approve last month's meeting minutes.

2) APPROVAL OF MINUTES

The ZBA February 21, 2024, minutes were approved without objection by the Board.

Chairperson White

3) ZBA 2024-005

1739 E Blount Street

R-1AAA

Mr. Charles Butcher is requesting a variance to reduce the required rear yard setback of 5 FT to 3 FT. This request is to accommodate a second story addition to an existing garage.

The applicant, Mr. Butcher, stated his name and address for the record and explained his request to the Board. He clarified that the second story addition will be for storage purposes only and that the issue is the existing structure sits too close to the property lines. Mr. Butcher stated he is asking for a 2 foot variance, the minimum needed to add the addition.

Chairperson White asked the Board if they had any questions for the applicant. Vice Chairperson Weeks asked when the structure was built, Mr. Butcher responded probably in the early 90's. Vice Chairperson Weeks also asked if the carport was permitted. The applicant stated that a variance was granted last year for the carport and was going through the permit process. He further stated that there were some building and fire codes that were being addressed.

Board Member Jacquay commented to the applicant regarding aesthetic addition of a window. Mr. Butcher responded that he had thought of adding a window but decided against it. Chairperson White redirected that this was not part of the variance request and then passed out signed letter of support from the neighbors.

Chairperson White stated there was no speaker in the audience. He then asked if the Board had any questions for Staff, there were none. Chairperson White asked for a motion.

Vice Chairperson Weeks made a motion to approve the variance request; seconded by Board Member Williams and it carried unanimously.

Vice Chairperson Weeks explained the applicant was asking for the minimum required to add the second story. Board Member Williams also stated that he felt the applicant was asking for the minimum.

ZBA 2024-006

5325 Potosi Place

R-1AAA

Mr. Tim Gandy is requesting the following variances (1) to reduce the required front yard setback of 30 FT to 25 FT and (2) to reduce the required rear yard setback from 30 FT to 25 FT. This request is to accommodate a new single-family home.

Ms. Katherine Hendricks of Dreamcatcher Design on behalf of the applicant Mr. Tim

Gandy, stated her name and address for the record. Ms. Hendricks explained that the shape of the lot being unusual, the buildable area footprint would not be very deep. She also stated that originally Mr. Gandy was only proposing a variance to the rear yard setback, however he wanted a better curb appeal and a porch on the front, which would require a variance to the front yard setback as well.

Chairperson White explained to the applicant that the Board could hear the variances separately and treat them as two separate requests. Ms. Hendricks stated that Mr. Gandy would like to treat them together as one request.

Vice Chairperson Weeks commented that from the site plan if a variance was not granted then the house could only be 23 feet deep.

Chairperson White asked if there were any speakers in the audience, there were none. He then asked if the Board had any questions for Staff, there were none.

Board Member Jacquay made a motion to approve the variance request; seconded by Board Member Price and it carried unanimously.

Discussion from the Board, Vice Chairperson Weeks made a comment that there was a similar request on Farmington Road with odd an odd, shaped lot and depth restrictions and this proposed footprint would not be much of a house being only 23 feet deep.

ZBA 2024-007

222 Bayou Blvd

R-1AA

Property owners, Reginald and Kizzie King, are requesting the following variances: 1) to reduce the north side setback from the required 10 FT to 5 FT and 2) the south side setback from the required 10 FT to 5.2 FT. This request is to accommodate the construction of a new dock.

Mr. Keith Johnson with Wetland Sciences on behalf of the property owner Mr. Reginald King stated his name and address for the record.

Mr. Johnson explained the variance request was to be able to construct a 4 X 64 access pier with a topless boar lift. Mr. Johnson further explained that along with the site plan, this property has only 26 linear feet of shoreline which is the least amount of shoreline along Bayou Texar from Cervantes to the north to the trussell to the south.

Mr. Johnson further explained the request referencing the riparian rights of other properties along the bayou and the requirements of the Department of Environmental Protection.

Chairperson White then asked if the Board had any questions. Vice Chairperson Weeks asked how the riparian lines are determined. Mr. Johnson explained how the riparian lines are drawn from the intersection of the property lines out perpendicular to the line of navigability.

Board Member Dittmar confirmed that the State did approve for the construction, Mr.

Johnson indicated that both the agency's Florida Department of Environmental Protection and US Army Core of Engineers have approved this project.

Chairperson White then asked if there were any more questions from the Board, there were none. He then read into record a letter of support from Mr. Nicosia, owner of the property at 119 Bayou Blvd.

Chairperson White then asked Mr. Gerald McCormick if he still wanted to speak to the Board. Mr. McCormick stated his name and address for the record.

Mr. McCormick wanted clarification on what the riparian line is and that he owned the dock to the north.

Mr. Johnson explained to Mr. McCormick that the interpretation of what the riparian line is and that the Florida Department of Environmental Protection established this boundary. There was further discussion between Mr. Johnson and Mr. McCormick.

Chairperson White stated to Mr. McCormick after a long discussion with Mr. Johnson that if they wanted to continue this conversation, they would need to do this outside of the meeting. He also stated that it would be up to the applicant to postpone this item until next month. The applicant Mr. King stated for the record that he wanted to move forward with the item set forth for the meeting today.

Board Member Williams made a motion to approve the variance request; seconded by Board Member Dittmar and it carried unanimously.

ZBA 2024-008

3209 E Lloyd Street

R-1AA

Jordan Yee, the applicant is requesting the following variances: 1) reduction of the required front yard setback from 30 FT to 23 FT and 2) reduction of the secondary front yard from 15 FT to 8 FT. The request is to accommodate a new single-family residence with a porch.

Mr. Yee stated his name and address for the record and handed out updated survey of a lot split that was not included in the original packet. He then further explained the variance request and the nonconformity of the existing uses.

Mr. Yee stated after Planner Hargett explained that the two separate variance requests could be decided as one request, he wanted to have each request considered separately.

There was further discussion and clarification regarding the existing structures and the nonconformity.

Chairperson White asked if the Board had further questions for the applicant, there was none. He then asked if the Board had any questions for staff. Board member Williams asked Planner Hargett for clarification that this request was only for the approved 40-foot-wide lot and not the entire existing parcel. Planner Hargett stated that was correct.

Chairperson White then asked for a motion to the first variance request the reduction of the required front yard setback from 30 FT to 23 FT.

Board Member Price made a motion to approve the variance request; seconded by Vice Chairperson Weeks and it carried unanimously.

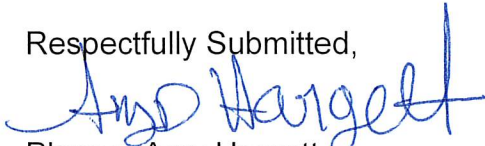
Chairperson White then asked for a motion to the second variance request the secondary front yard from 15 FT to 8 FT.

Vice Chairperson Weeks made a motion to approve the variance request; seconded by Board Member Jacquay and it carried unanimously.

ADJOURNMENT –

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully Submitted,



Planner Amy Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-357

Zoning Board of Adjustments

4/17/2024

ACTION ITEM

SUBJECT:

ZBA 2024-009
301 S F Street
R-1AA/CRAUDOD

SUMMARY:

Mr. Jeb Hunt with Tom Hunt Residential Designs Inc. is requesting a variance to reduce the required front yard setback of 20 feet to 8 feet for two vacant lots. This request is to accommodate only two of the vacant lots for the single-family development of the proposed project, Stadium Way, which will include a total of 32 single-family homes. If granted, the applicant would be able to place the two single family dwelling units on the 8-foot front setback matching the other 30 single family dwelling units.

Within the CRAUDOD the underlying zoning districts (R-1AAA – R-1A) front yard setbacks are 20 foot minimum; (R-1B – C-3) are 8 foot minimum / 20-foot max. The two vacant lots requesting the variance

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Variance_App_StadiumWay_Signed
2. Drawing - Revised Site Plan - 3-12-24
3. Proposed Project Overview
4. Site_ForVarianceApplication_StadiumWay
5. VarianceApp_Supplement

- ☐ **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: ID: 000S009080011111 (305 S F ST) & ID: 000S009080026111

Current use of property: Vacant Residential

1. **Describe the requested variance(s):** The applicant requests a variance to reduce the 20' minimum front setback required for proposed SFD of R-1AA lots in CRA Urban Overlay Area to an 8' minimum - 20' max. front setback, which is the same front setback required for SFD in R-1B through C-3.

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 required storm water area plans and preferred rear access of the CRA Urban overlay creates a

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

hardship for reasonable SFD development. Reducing the front setback from 20' min. to 8' min - 20' max.

alleviates hardship and makes the setback consistent with the neighboring proposed SFD on nearby lots

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 requested variance allows for reasonable single family dwelling development on the lots given the necessary aforementioned requirements and therefor affords the property owner 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:

The requested variance represents the minimum variance necessary for reasonable SFD development on the lot and therefore not detrimental to the general welfare or to the property rights of others in the vicinity

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

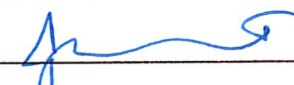
See additional responses to variance criteria on adjoining page.

Application Date: 03-27-2024

Applicant: Jeb Hunt, Tom Hunt Residential Designs, Inc.

Applicant's Address: 945 W Michigan Avenue Unit 3B, Pensacola, FL 32505

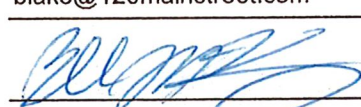
Email: jeb@tomhuntedesigns.com Phone: 850-438-2300

Applicant's Signature: 

Property Owner: FN Gov 2 LLC c/o Blake McKinney, PE

Property Owner's Address: 120 E Main Street, Suite A, Pensacola, FL 32502

Email: blake@120mainstreet.com Phone: 850-912-4439

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.

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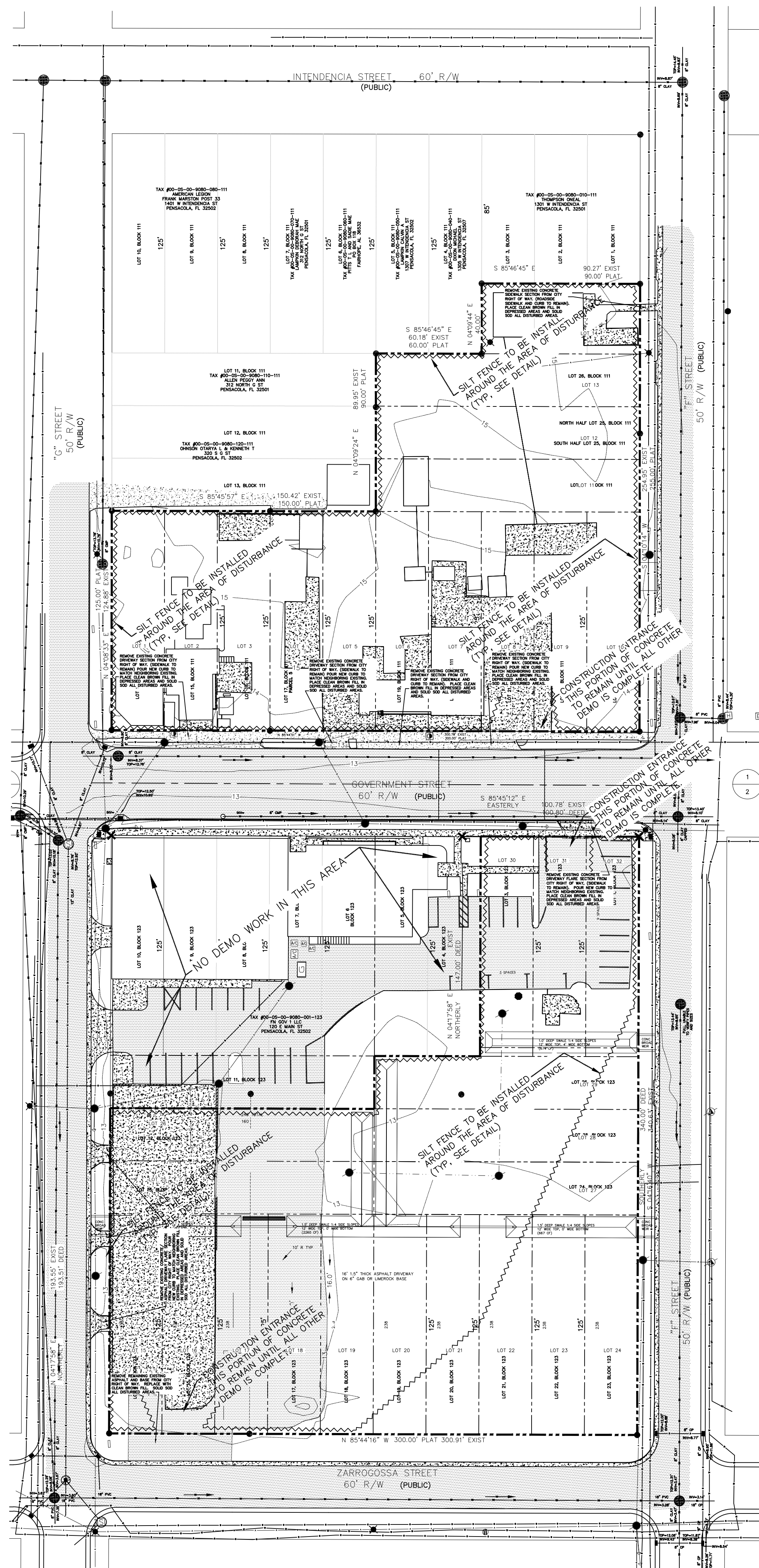
Variance Application

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.

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

NORTH
SCALE 1" = 40'



ECUA Engineering Manual Reference Note*

*note shall be inserted in the upper right corner of title sheet
*applicable only to ECUA infrastructure to be constructed in public ROW or in utility easement; not to be applied to private water/sewer facilities on private property (see Building Code)

A. ECUA Engineering Manual Incorporated by Reference

The ECUA Engineering Manual, dated December 18, 2014, along with Update # 1 dated September 1, 2016 (hereinafter "Manual"), located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and Plans, Contractor shall consult Engineer of Record for proper resolution.

B. Additional Documents (to be completed by the Engineer of Record)

Does this Project have additional technical specifications or construction details that supplement and/or supersede the Manual listed above? ☐ YES ☐ NO. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

Document Name	Document Type		Location	
	Speci- fication	Detail	Plans	Project Manual*
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

*Project Manuals used only with ECUA CIP Projects

C. Engineer of Record Responsibilities

The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portions of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on this Project.

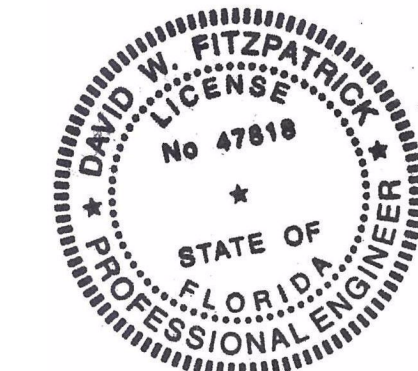
SHEET INDEX

- C1 EXISTING CONDITIONS
- C2 EROSION CONTROL
- C3 SOUTH SITE PLAN
- C4 SOUTH DRAINAGE PLAN
- C5 NORTH SITE PLAN
- C6 NORTH DRAINAGE PLAN
- C7 SITE DETAILS

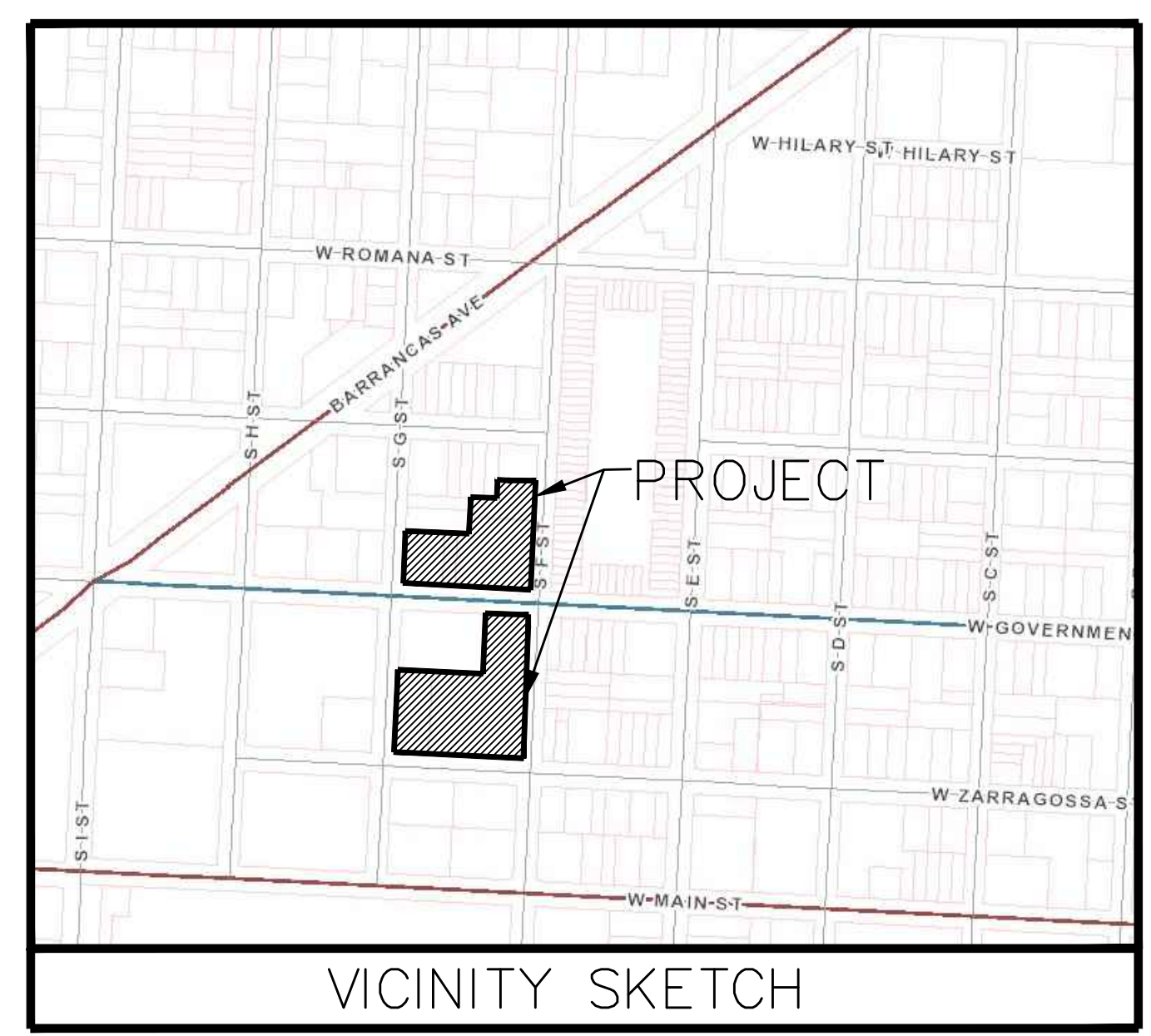
NOTES:

- ALL EROSION CONTROL MEASURES SUCH AS SILT FENCE, ETC. ARE TO BE INSTALLED BEFORE WORK IS TO PROCEED.
- ALL CITY REQUIRED PROTECTED TREES ARE TO BE PROTECTED IN ACCORDANCE WITH THIS PLAN. INSTALL PROTECTION PRIOR TO DEMO WORK.
- ALL EXISTING BUILDINGS AND IMPERVIOUS AREAS WITHIN THE BOUNDARY OF THE SILT FENCE SHOWN ARE TO BE REMOVED.
- ALL EXISTING ONSITE UTILITIES SHALL BE REMOVED WITH THE EXCEPTION OF EXISTING WATER METERS AND SEWER SERVICES. EXISTING WATER METERS AND SEWER SERVICES DISCOVERED DURING THE WORK ARE TO BE BROUGHT TO THE OF THE OWNER AND/ OR ENGINEER FOR REVIEW.
- ALL DISTURBED AREAS ARE TO BE GRADED SMOOTH AND GRASSED IN ACCORDANCE WITH THIS PLAN.

NOTE: ALL EXISTING IMPROVEMENTS WITHIN SILT FENCE ARE TO BE REMOVED



This item has been digitally signed and sealed by David W. Fitzpatrick, P.E.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digitally signed by David W Fitzpatrick, P.E.
Date: 2023.12.08 11:46:25 -06'00'

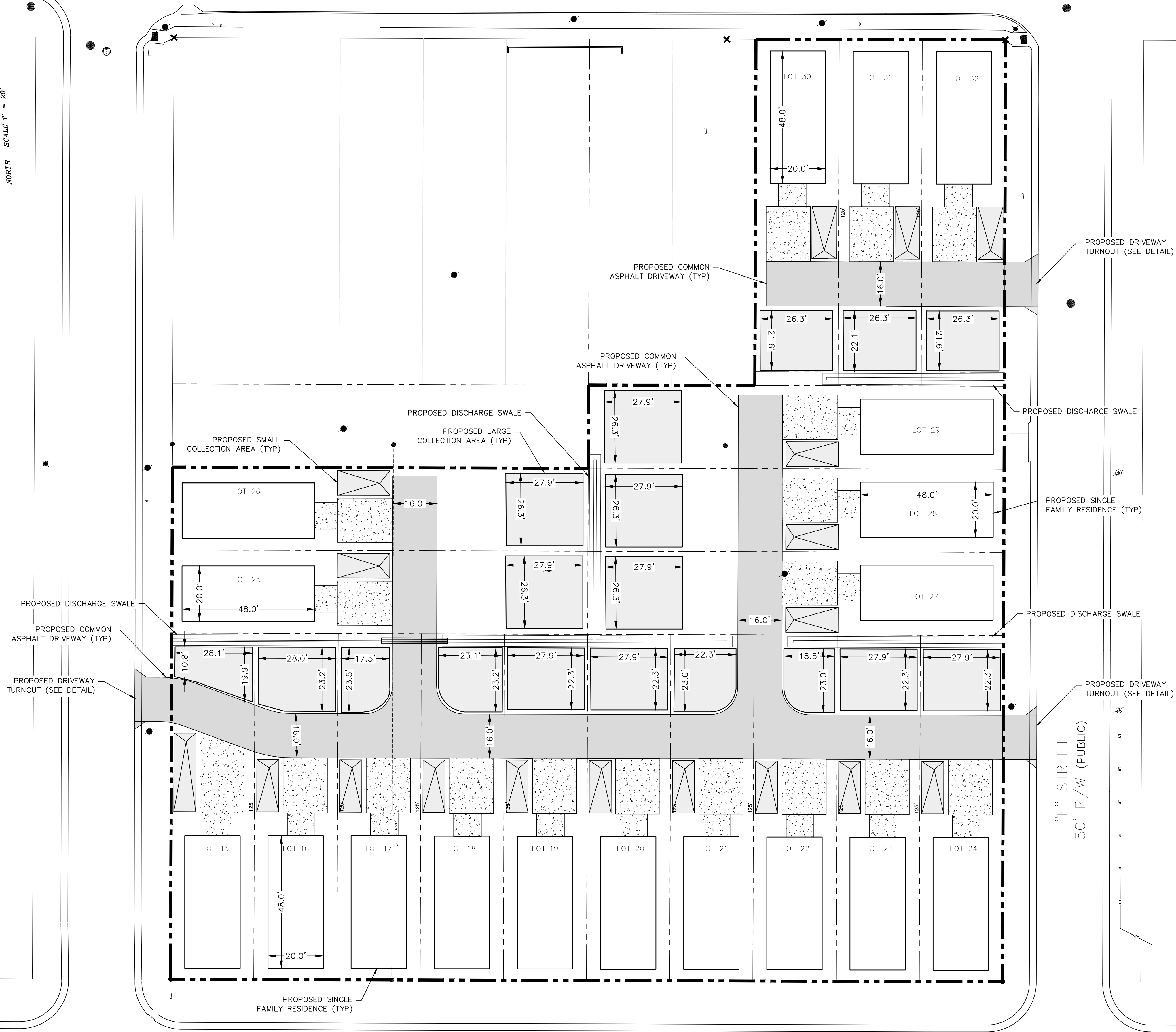
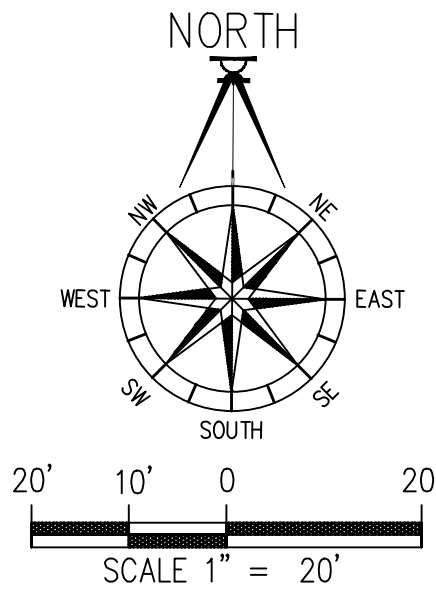


NORTH
SCALE 1" = 20'

1
2

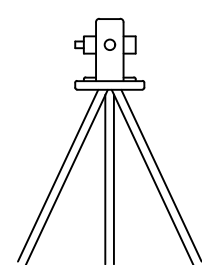
GOVERNMENT STREET
60' R/W (PUBLIC)

1
2



ZARROGOSSA STREET
60' R/W (PUBLIC)

F STREET
50' R/W (PUBLIC)



PITTMAN,
GLAZE AND
ASSOCIATES, INC.
LAND SURVEYORS
500 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pgasurvey@bellsouth.net



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALFOX STREET
PENSACOLA, FL 32534
PH: (850) 476-8677 FAX: (850) 476-7708

F AND GOVERNMENT RE-DIVISION

SOUTH SITE PLAN

NUMBER	REVISION	DATE

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL

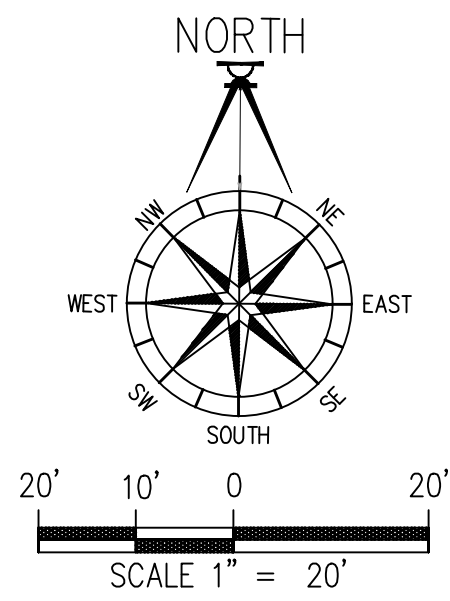
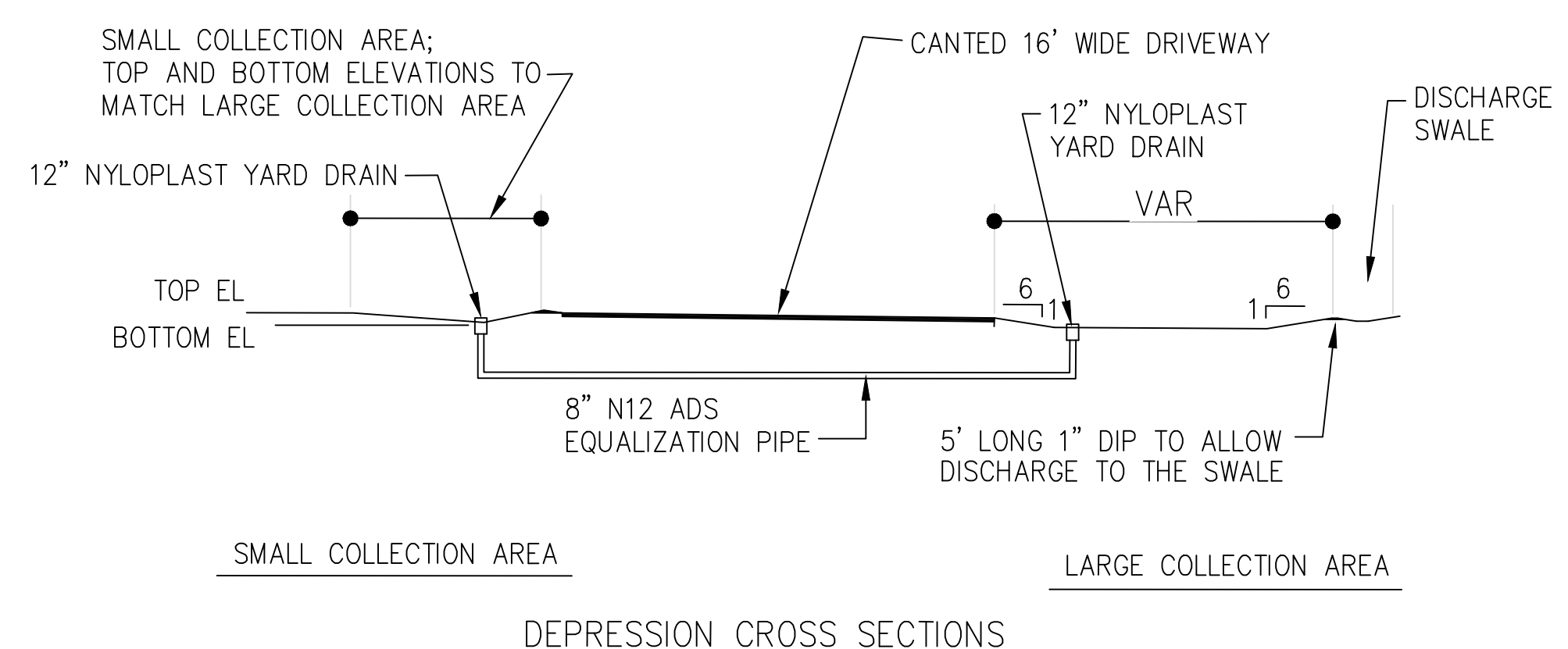
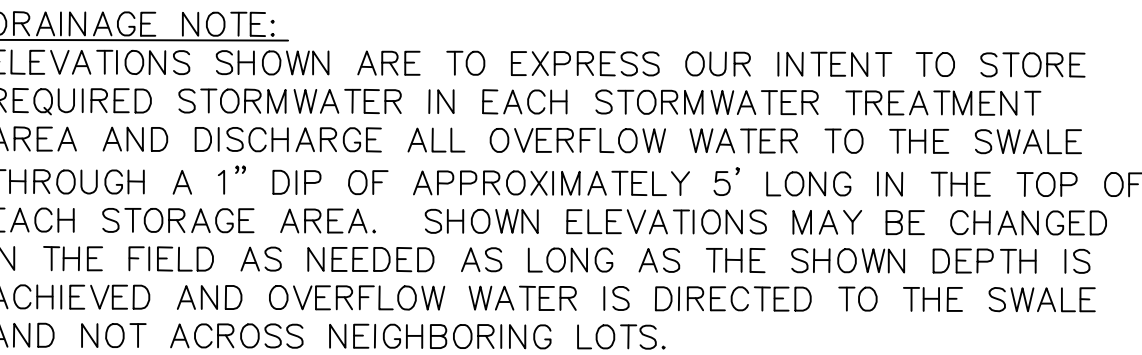
ADVANCE COPY

DATE:

PROJECT NUMBER: 23-020

PLOT DATE: 12/8/23

SHEET C3 OF C7



DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32334
PH: (850) 476-8677 FAX: (850) 776-7708

OFF AND GOVERNMENT RE-DIVISION

SOUTH DRAINAGE PLAN

[illegible]

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

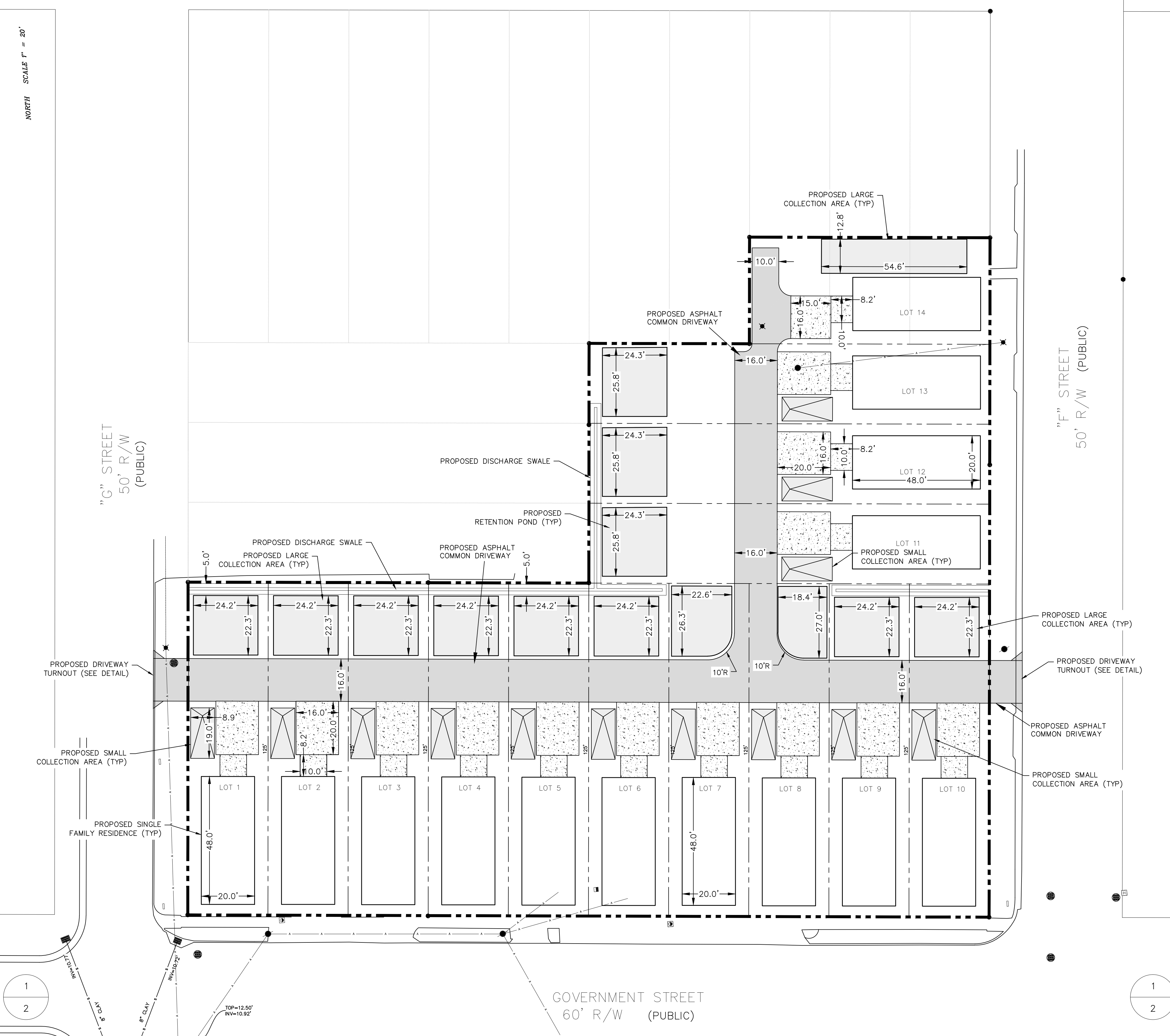
SIGNATURE & SEAL

ADVANCE COPY

DATE:	
PROJECT NUMBER	23-020
PLOT DATE	12/8/23
SHEET	C4 OF C7



**PITTMAN,
GLAZE AND
ASSOCIATES, INC.**
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32509
 Phone (850) 434-6666 Fax (850) 434-6661
 Email: pgsurvey@bellsouth.net

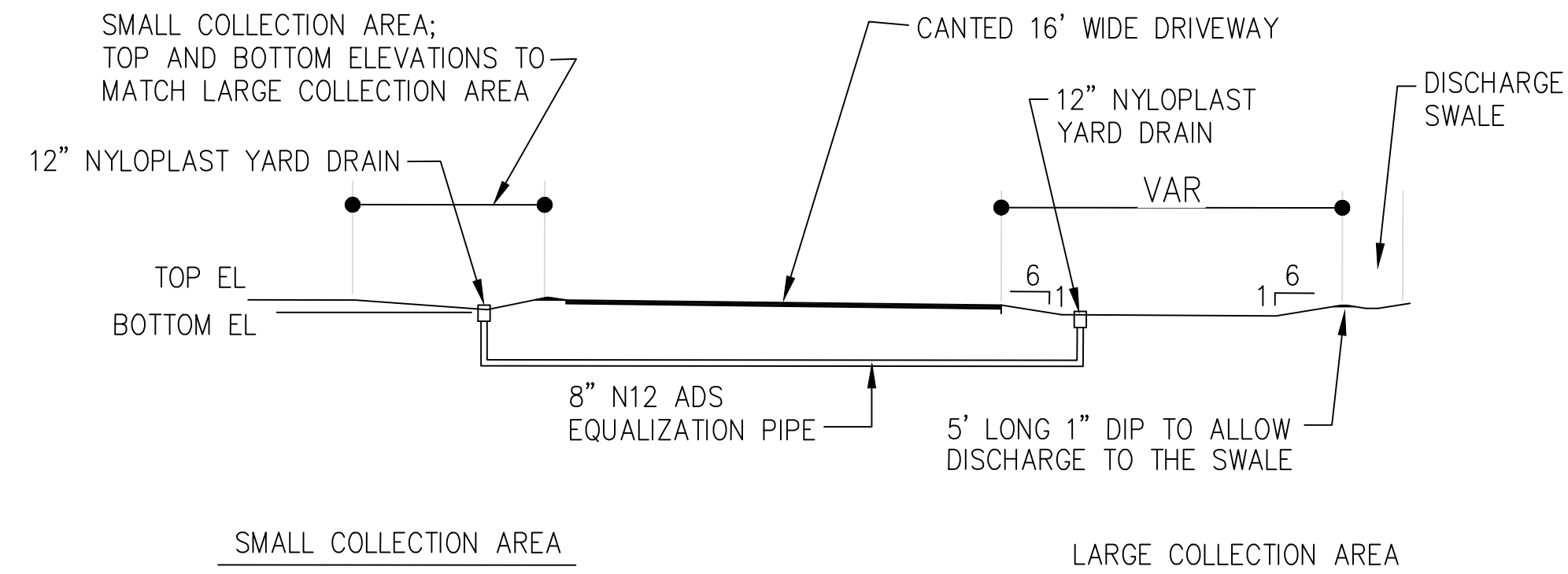
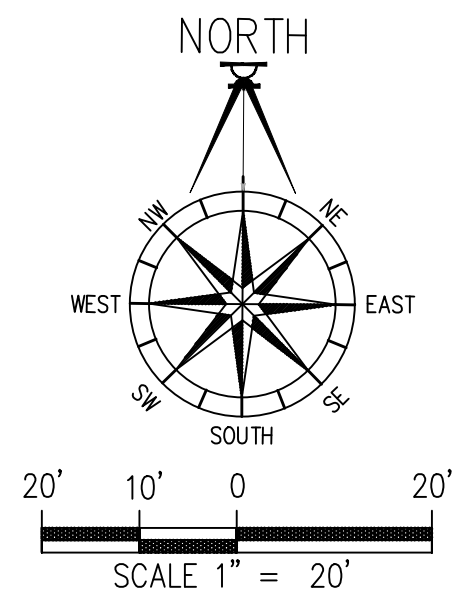
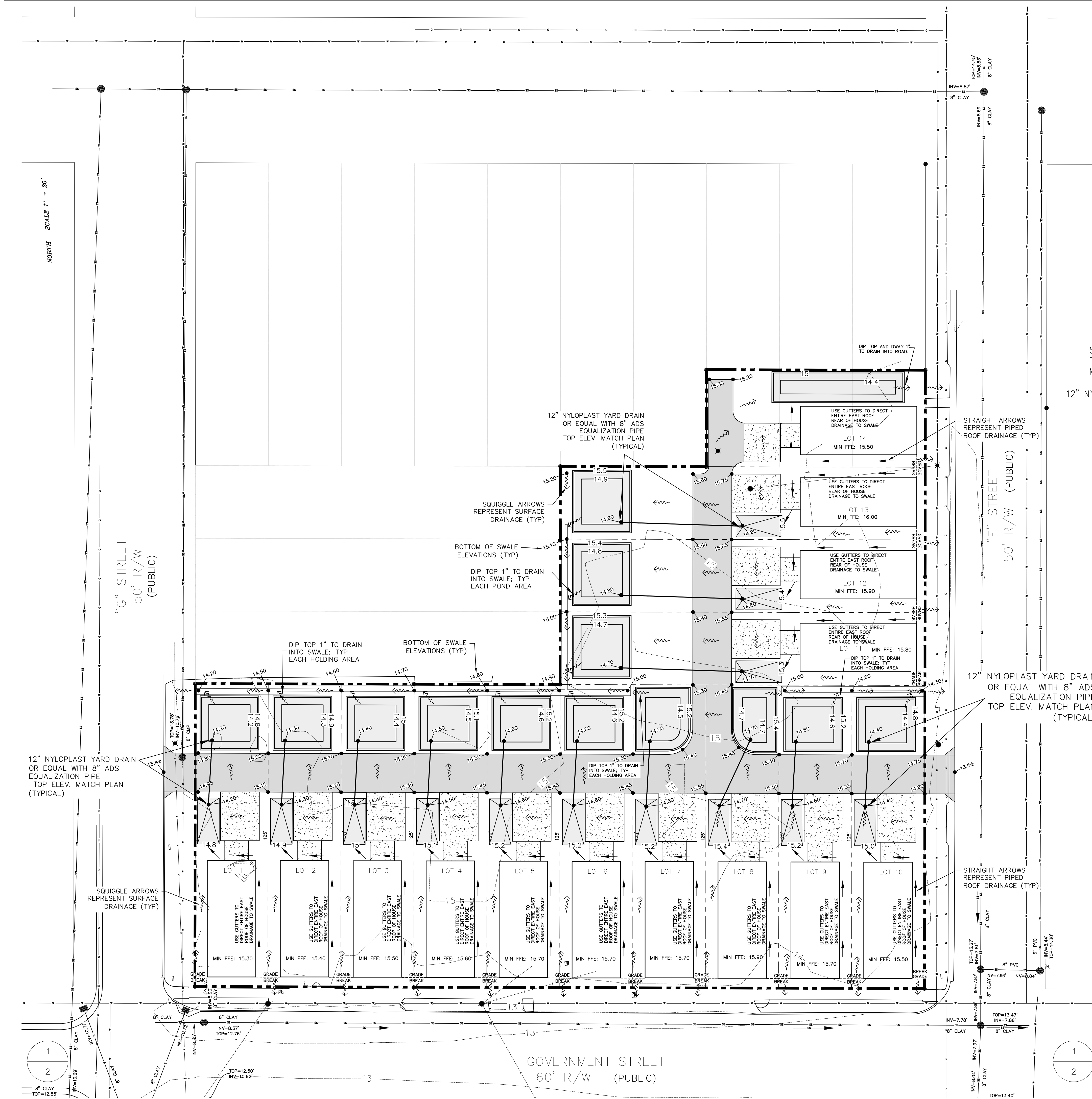


NORTH SITE PLAN

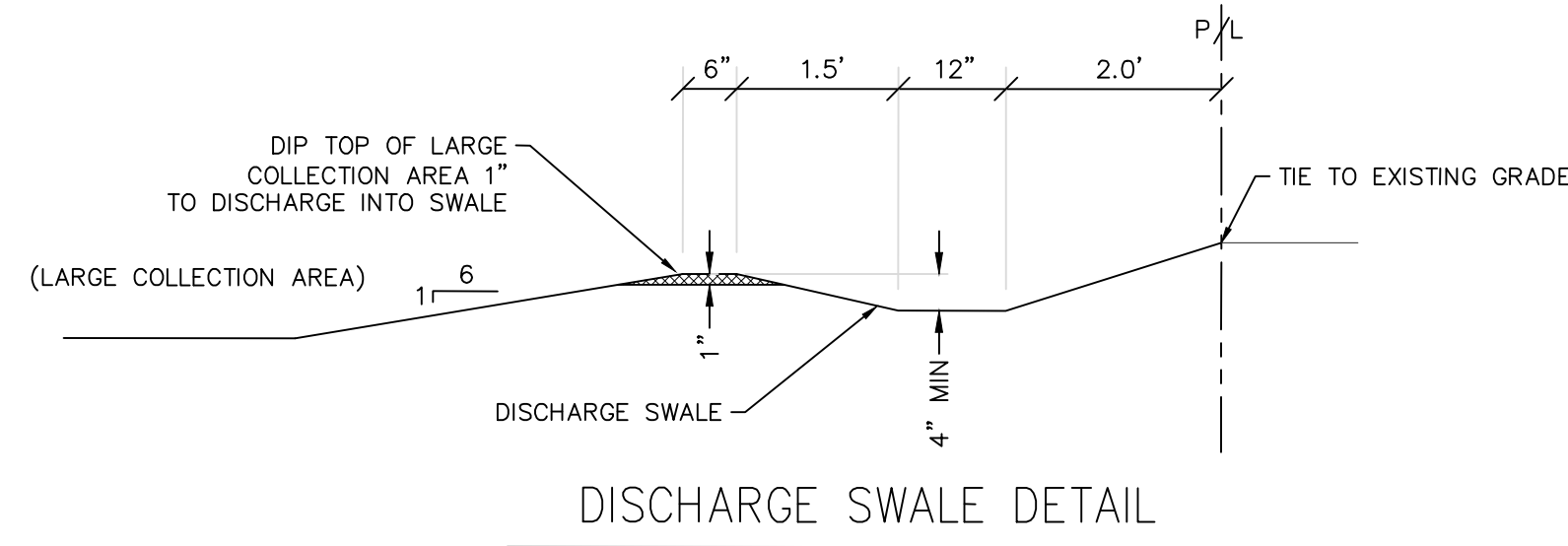
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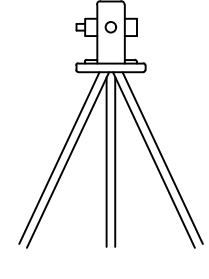
DATE:	
PROJECT NUMBER	23-020
PLOT DATE	12/8/23
SHEET	C5 OF C7

Page 16 of 33



DRAINAGE NOTE:
ELEVATIONS SHOWN ARE TO EXPRESS OUR INTENT TO STORE REQUIRED STORMWATER IN EACH STORMWATER TREATMENT AREA AND DISCHARGE ALL OVERFLOW WATER TO THE SWALE THROUGH A 1" DIP OF APPROXIMATELY 5' LONG IN THE TOP OF EACH STORAGE AREA. SHOWN ELEVATIONS MAY BE CHANGED IN THE FIELD AS NEEDED AS LONG AS THE SHOWN DEPTH IS ACHIEVED AND OVERFLOW WATER IS DIRECTED TO THE SWALE AND NOT ACROSS NEIGHBORING LOTS.





PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
500 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone (850) 434-6666 Fax (850) 434-6661
Email: pgsurvey@bellsouth.net



DATE: 23-020
PROJECT NUMBER: 12/8/23
PLOT DATE: C6 OF C7

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALM FOX STREET
PENSACOLA, FL 32534
PH: (850) 476-8677 FAX: (850) 476-7708

F AND GOVERNMENT RE-DIVISION

NORTH DRAINAGE PLAN

NUMBER	REVISION	DATE

DRAWN BY: A. BURKETT
DESIGNED BY: D. FITZPATRICK
SIGNATURE & SEAL

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

SITE DETAILS

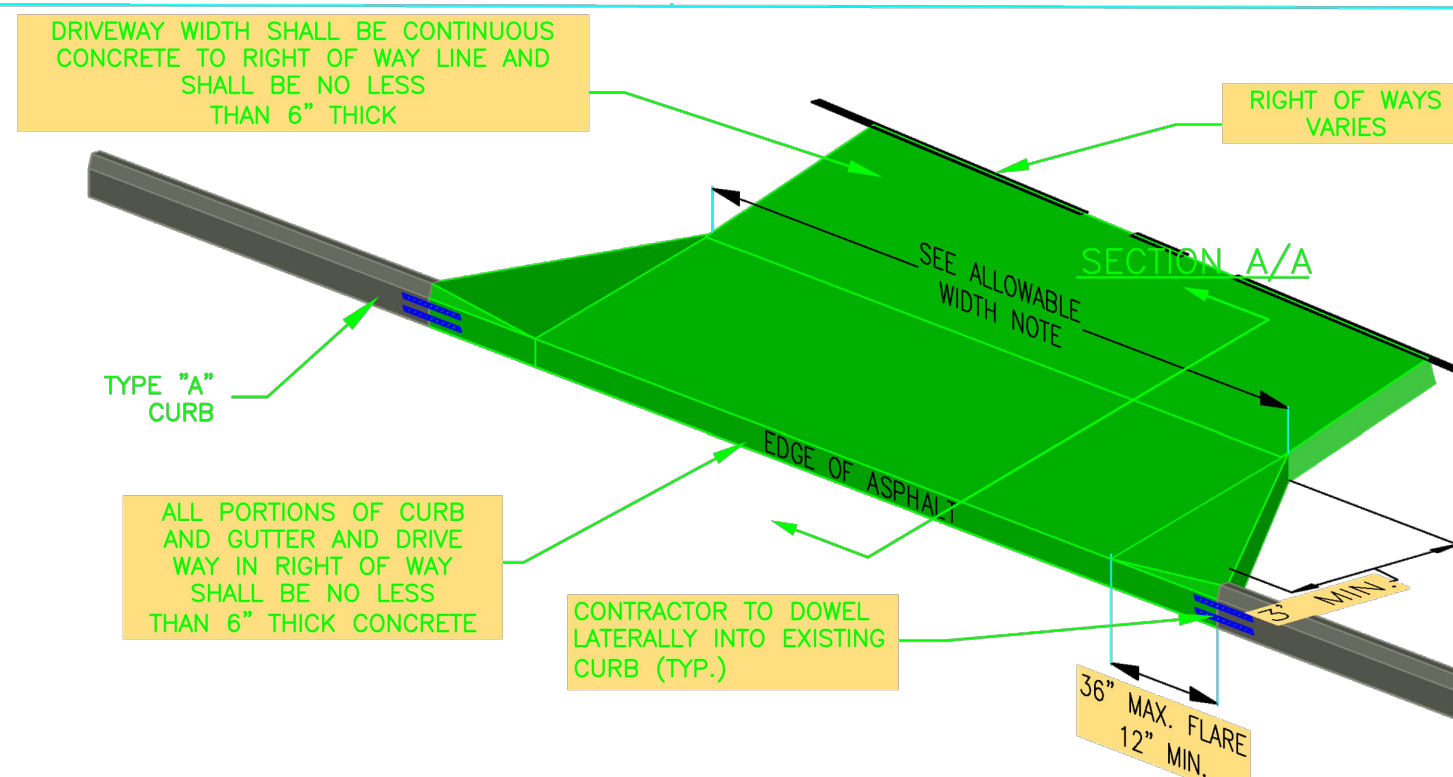
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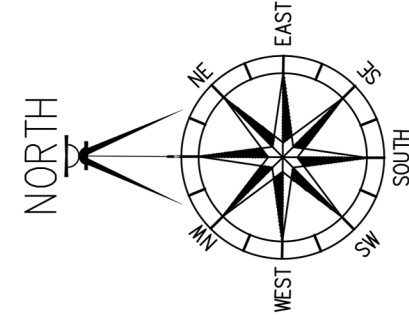
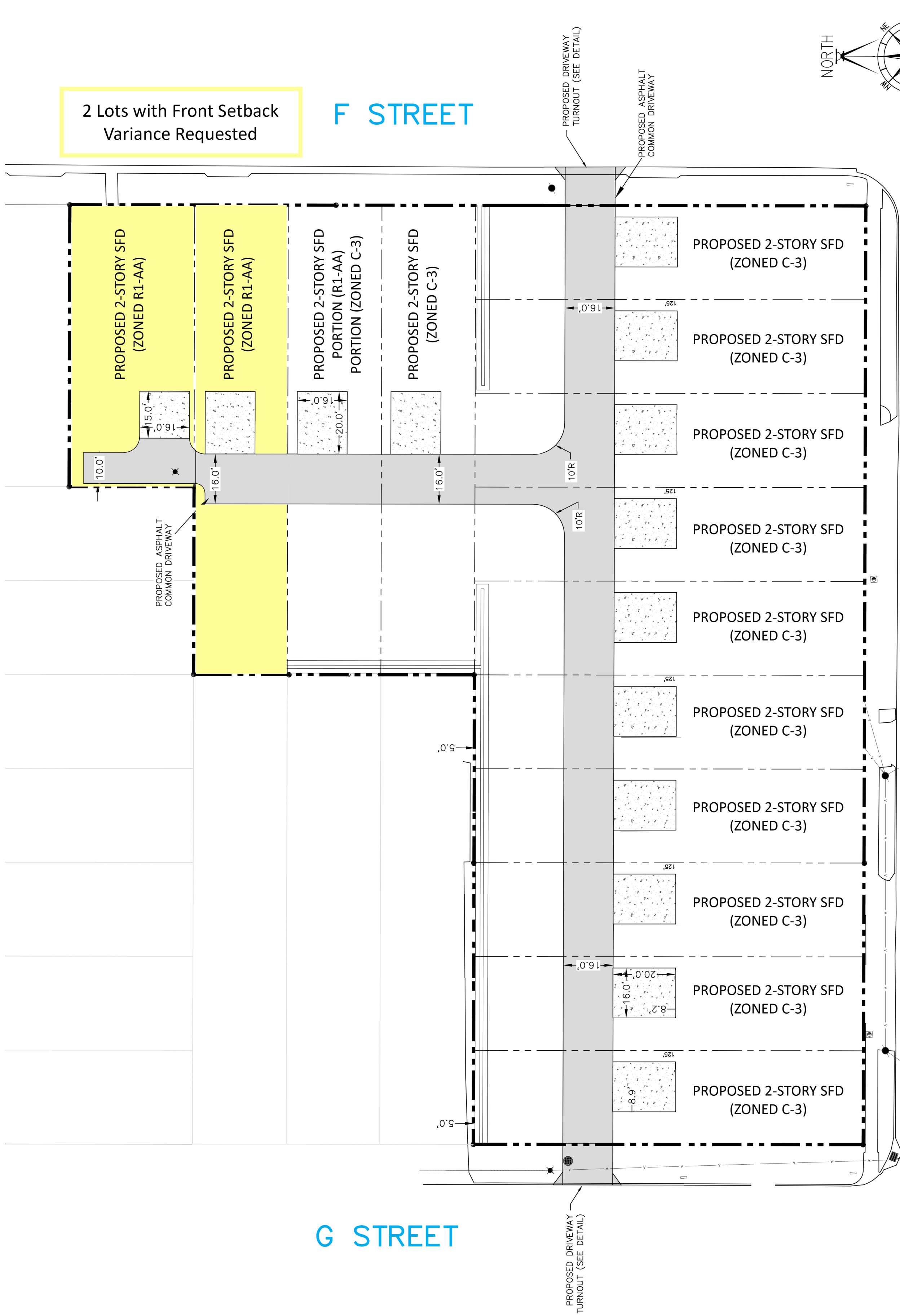
DESIGNED BY:
D. FITZPATRICK

DATE:	
PROJECT NUMBER	23-020
PLOT DATE	12/8/23
SHEET	C7 OF C7

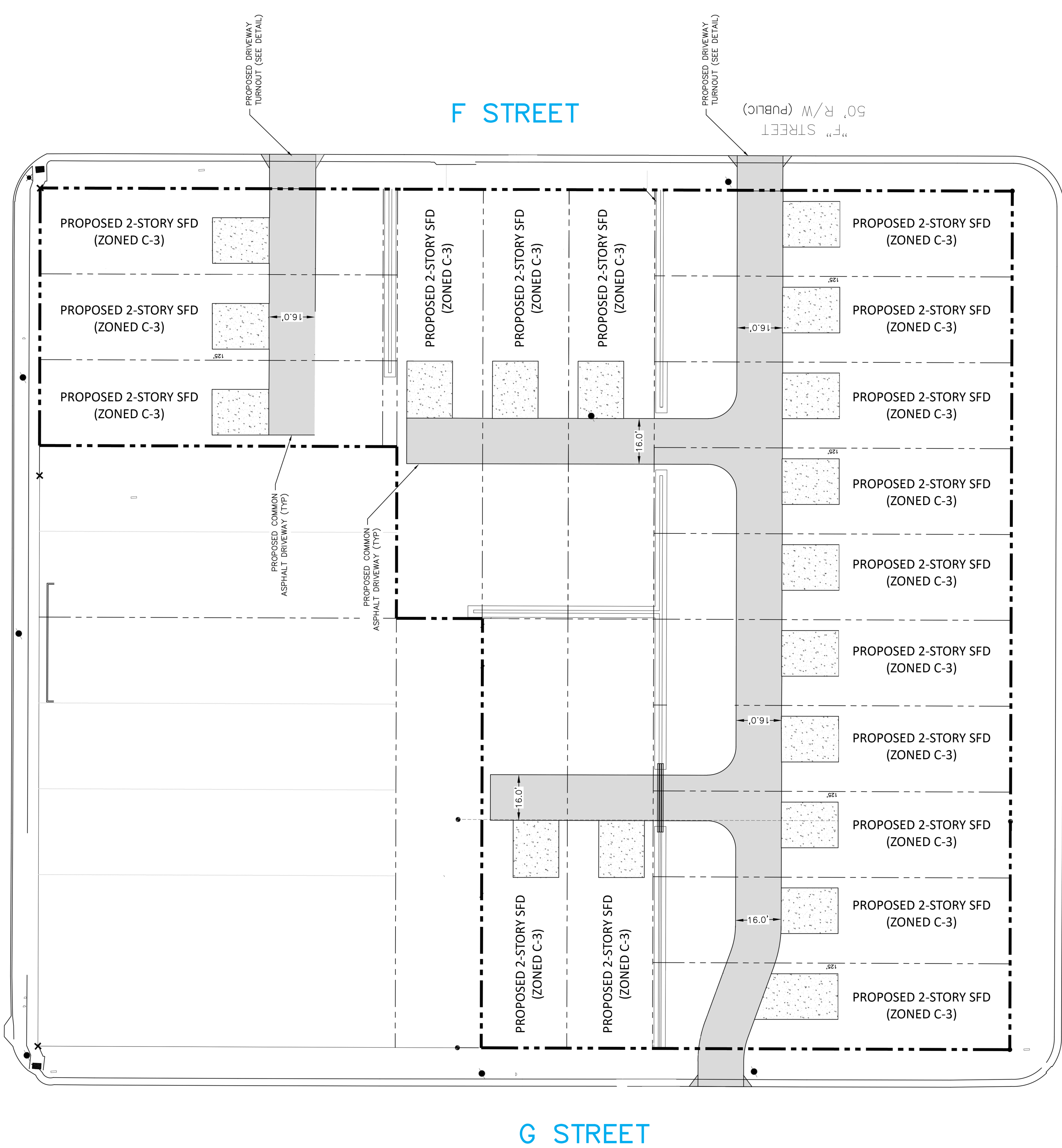
- * 3000 PSI CONCRETE AT 28 DAYS WITH 1LB. FIBER REINFORCEMENT PER CU. YD.
- * EDGE OF PAVEMENT SHALL BE SAWCUT AS NECESSARY TO PREVENT FAILURE/CRUMBLING AND TO PROVIDE SMOOTH EDGE/TRANSITION BETWEEN EXISTING AND CONCRETE.
- * EXPANSION JOINTS AS REQUIRED.
- * EDGED WITH $\frac{1}{2}$ " RADIUS AND BROOM FINISH.
- * SIDEWALK SHALL BE 6" THICK IN DRIVE WAY AREA.
- * IF THE OWNER ELECTS TO INSTALL A PAVEMENT DRIVEWAY, THE INSTALLATION OF THE PAVEMENT SHALL BE IN ACCORDANCE WITH THE PAVEMENT DRIVEWAY DETAIL.

FINAL INSPECTION IS CONDUCTED AFTER THE DRIVEWAY/CURB & GUTTER, OR OTHER WORK HAS BEEN COMPLETED (AFTER POURING). PLEASE CALL [436-5600](tel:436-5600) BETWEEN 7:30 A.M. - 4:30 P.M. TO SCHEDULE THE PRELIMINARY AND FINAL INSPECTIONS.

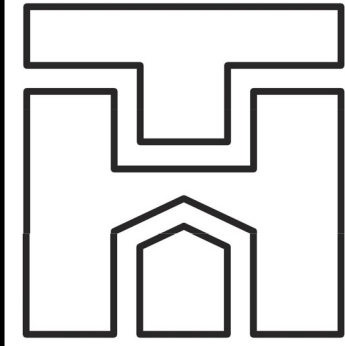




GOVERNMENT STREET



ZARROGOSSA STREET



TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 39
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PROPOSED PROJECT OVERVIEW

Stadium Way 32 SFD Project
City of Pensacola

OWNER/
BUILDER

LOCATION

SCALE 1" = 10'-0"

DRAWN BY

NOTES

DATE 2/3/2024

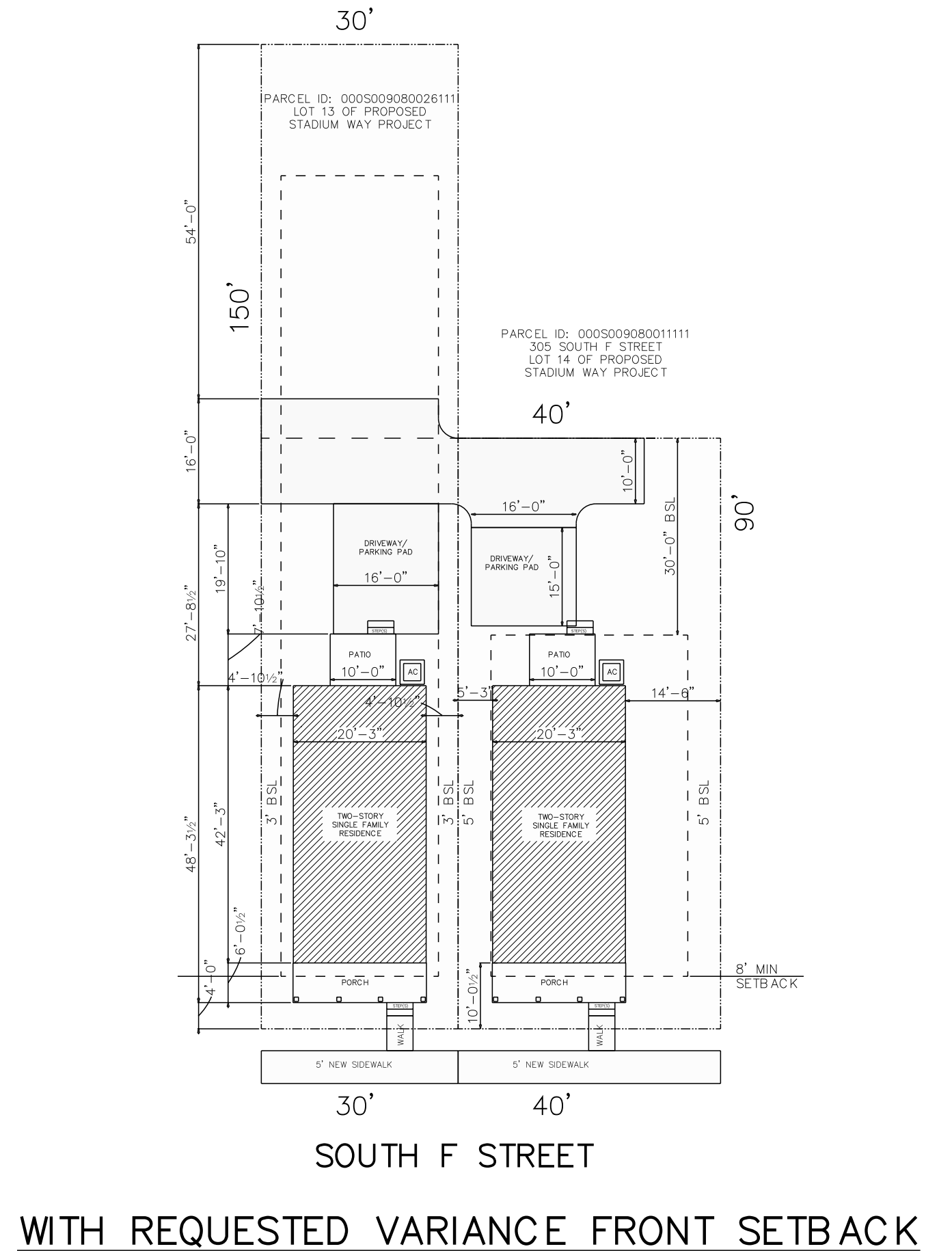
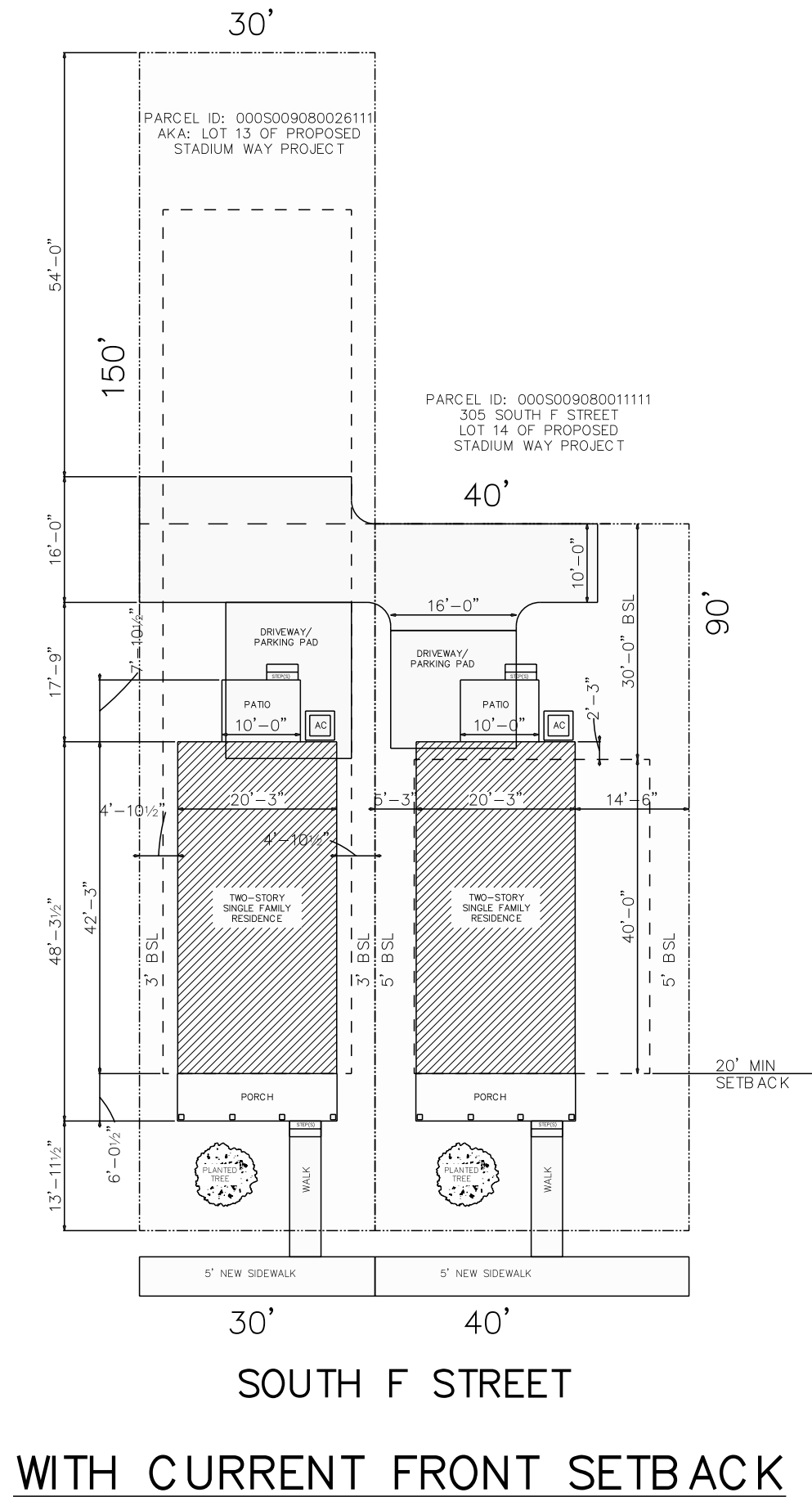
TIME 03:52 PM

DRAWING #

SHEET NUMBER

A2

SHEET NO. 2 OF 2



Variance Application Supplement Stadium Way Project

The applicant requests a variance to adjust the 20' minimum front setback required for proposed single-family residential building types for R-1AA lots in the Community Redevelopment Area Urban Design Overlay Area (TABLE 12-3-31.3) to an 8' minimum - 20' maximum front setback (TABLE 12-3-31.4), which is the same front setback required for single-family detached residential building types in R-1B through C-3.

If variance is received, it is the intention of the applicant to place the SFD on the 8' minimum front setback, matching the placement of the other 30 SFDs proposed as part of the project and therefore creating a sense of community.

**TABLE 12-3-31.3. SINGLE-FAMILY DETACHED AND
TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES - R-1AAA THROUGH R-1A**

Setbacks - Principle Building (feet)	
Front	20 min.
Front, Secondary(4)	5 min.
Side (Interior)(4)	5 min.
Rear	30 min./20 min. (30' lots)

**TABLE 12-3-31.4. SINGLE-FAMILY DETACHED AND
TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES- R-1B THROUGH C-3**

Setbacks - Principle Building (feet)	
Front	8 min./20 max.
Front, Secondary(4)	5 min.
Side (Interior)(4)	5 min.
Rear	25 min./20 min. (30' lots)

The Zoning Board Of Adjustments VARIANCE CRITERIA

In order to authorize any variance from the Land Development Code the board must find:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The updated 2022 requirement for Water Management District (WMD) Storm water Area plans and preferred rear access of the CRA Urban overlay creates a hardship for reasonable development of a single family dwelling on the specified R1-AA lots given the current 20' minimum front setback. Reducing the setback to 8' minimum/20' maximum (front setback requirements of R1-B through C-3 lots) would alleviate this hardship in addition to making the setback consistent with the other thirty (30) single family dwellings proposed on the surrounding lots.

2. That the specials condition and circumstances do not result from the actions of the applicant;

The fixed variables of required stormwater management and necessary design requirements are the conditions which create the hardship and are not the actions or decisions of the applicant.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, building, or structures in the same zoning district;

The proposed solution was chosen because it was the minimum necessary to relieve the hardship, considered reasonable, and the smallest in scope as to not create any special privilege in regards to use of the land.

4. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work unnecessary and undue hardship on the applicant;

Neighboring properties with single family dwellings are all placed close to, or on, the front setback, therefore keeping this variance request in concert with the surrounding existing structures.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

As mentioned above, requesting a variance for the front setback alone was seen as the proposed solution with the smallest scope and most reasonable request to alleviate the aforementioned hardship. The option of rezoning the two lots in question was considered, but deemed to be overly broad and beyond the scope needed to alleviate the hardship.

6. That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

Approval of the variance would allow a uniformity of structure placement amongst the 32 lot project spanning two city blocks, creating a greater sense of collective harmony amongst the structures, and establishing the needed placemaking necessary to turn 32 individual structures into a cohesive community.

7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, will not diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, and general welfare of the city.

The granting of this variance would not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, will not diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, and general welfare of the city.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-358

Zoning Board of Adjustments

4/17/2024

ACTION ITEM

SUBJECT:

ZBA 2024-010
701 South F Street
R-1AA

SUMMARY:

Mr. Tim Daniel, on behalf of the homeowner, is requesting four (4) variances.

1. Variance request to increase the allowed rear yard coverage from 25% to 38.7%
2. Variance request to reduce the required rear yard setback from 3 feet to 2 feet 7 inches
3. Variance request to reduce the required side yard setback from 6 feet to 4 feet 11 inches
4. Variance request to increase the allowed living area ratio of the accessory dwelling unit to primary dwelling unit from 60% to 61.85%

This request is to accommodate an existing ADU (Accessory Dwelling Unit) in the process of being renovated.

Supporting documentation has been provided for your review.

ATTACHMENTS:

1. Application
2. RHD-217-VARIANCE SUBMITTAL ARCHITECTURALS

☐ Gateway Review Board

VARIANCE APPLICATION

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

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



ZBA 2024010

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: 701 South F. Street, Pensacola FL. 32502

Current use of property: Single Family Residential

1. Describe the requested variance(s):

The client is requesting a total of (4) variances.

- Variance #1 is a rear yard coverage increase to 38.7%, a **13.7% increase** over the allowed 25%.
- Variance #2 is a rear yard setback reduction to 2'-7", a **0'-5" reduction** to the 3' rear yard setback.
- Variance #3 is a side yard setback reduction to 4'-11", a **1'-1" reduction** to the 6' side yard setback.
- Variance #4 is ADU to primary dwelling ratio increase to 61.85%, a **1.85% increase** to the 60% ratio requirement.

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 angle of the existing accessory structure is NOT parallel with the lot. The homeowner elected to have

the ADU renovated, and was given some bad advice, causing some of the additions to the structure constructed with very small sections of the additions exceeding the setback requirements. The homeowner trusted the advice given, and due to the angle of the lot, has caused minor overages to the setbacks. Due to the angle of the structure, and proximity of the main dwelling, the homeowner is somewhat restricted on where the addition can be placed.

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 client wishes to have a detached accessory dwelling, as allowed and enjoyed by many of their neighbors. A denial of these variances will cause a financial hardship by requiring the homeowner to demolish and reconstruct areas of the structure that extend over the required setbacks. See below for some example breakdowns of some of the variances actual square footage that is out of compliance with the required setbacks.

Variance #2: A total of 1 square foot extends over the 3' rear yard setback.

Variance #3: A total of 4.5 square feet extends over the 6' side yard setback.

Although this is not all the variances being requested, it is some of the variances that are minor when it comes to actual square footage affected.

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

As stated above, the actual square footage that is over the setbacks is minor, totaling 5.5 square feet. The remaining variance will be on the interior side of the lot, affecting the yard space between the ADU and the primary dwelling. This size of the ADU is only out of compliance due to the size of the yard.

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

The homeowner is not native to the Pensacola area. He is from Louisiana and recently purchased his property in Pensacola, setting some roots. Being that he is not from Pensacola, he admittedly failed to do his due diligence and instead relied on some bad advice given by a Louisiana Contractor friend. He's since hired Tim Daniel and an Engineer to help bring the structure into compliance with the Florida Building Code, and to address the out of compliance issues in hopes of getting variances to keep his financial burden at a minimum.

Application Date: 03/27/2024

Applicant: Tim Daniel (Tim Daniel's Reflection Home Designs & CAD Services) Representing Homeowner

Applicant's Address: 1721 Amanda Lane, Cantonment Florida 32533

Email: timdanieljr83@gmail.com

Phone: 850-417-5332

Applicant's Signature: _____



Property Owner: Dan Scagliarini

Property Owner's Address: 701 South F Street, Pensacola, FL 32502

Email: danscagliarini@gmail.com

Phone: 917-324-5890

Property Owner's Signature: _____

SIGNED FOR CLIENT



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

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.

Planning Services

222 W. Main Street * Pensacola, Florida

32502 (850) 435-1670

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

SCAGLIARINI ADU
ACCESSORY DWELLING UNIT
701 S. F Street, Pensacola FL. 32502

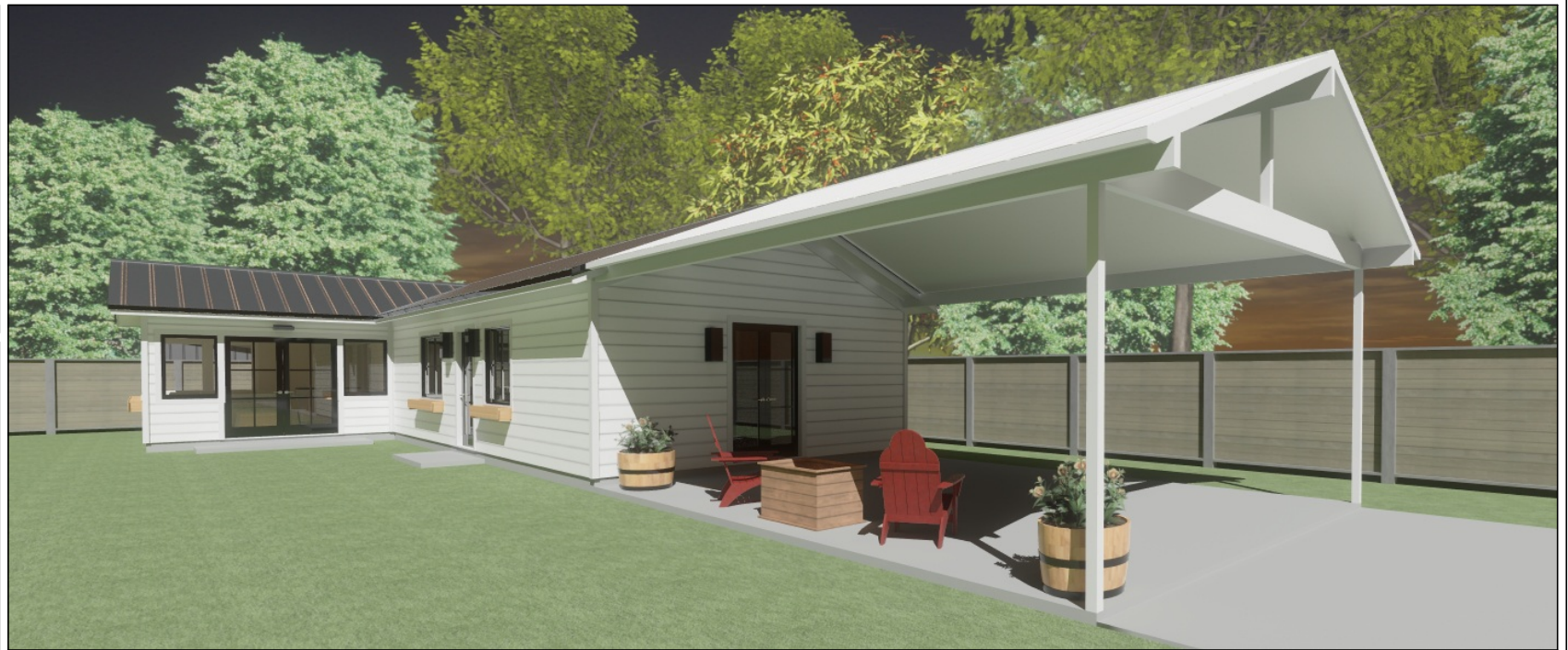
SQUARE FOOTAGE

PRIMARY STRUCTURE BREAK DOWN

BASE AREA - 1,176
UPPER STORY FINISHED - 552
OPEN PORCH FINISHED - 64
UTILITY FINISHED - 54
TOTAL HEATED & COOLED - 1,728
TOTAL UNDER ROOF - 1,856

PROPOSED ADU BREAK DOWN

PROPOSED HEATED & COOLED - 1,169
PROPOSED CARPORT - 414
TOTAL HEATED & COOLED - 1,169
TOTAL UNDER ROOF - 1,583



ADU RATIO REQUIREMENTS

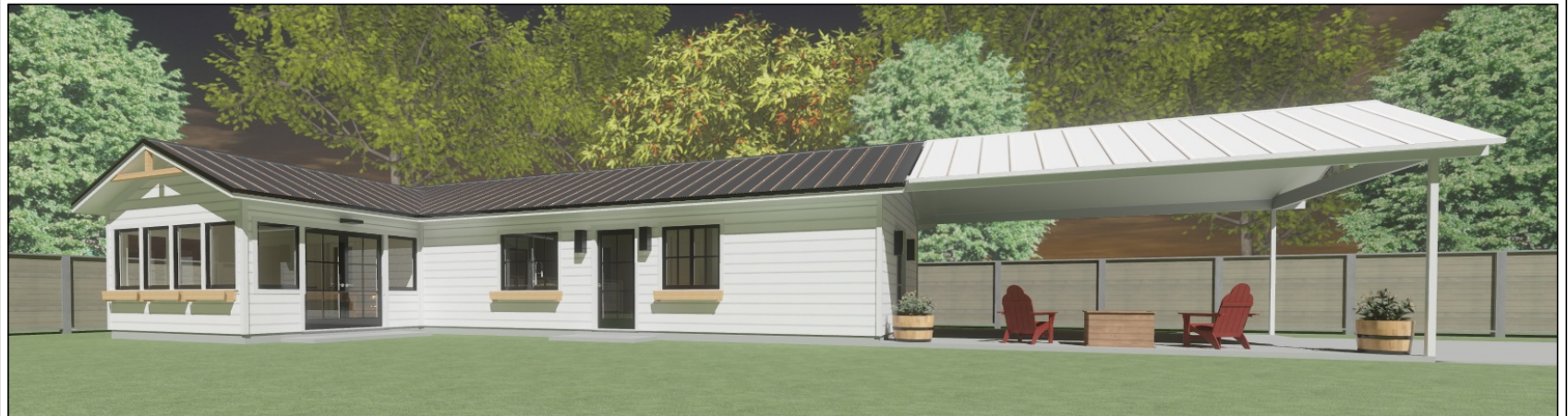
The living area of the accessory dwelling unit shall not exceed 60 percent of the living area of the principle dwelling unit, up to a maximum of 1,500 square feet.

PROPOSED ADU CALCULATION (60% LIVING)

PRINCIPLE STRUCTURE HEATED & COOLED - 1,728
PROPOSED ADU HEATED & COOLED - 1,169

MAXIMUM HEATED & COOLED ALLOWED - 1,036.80 (60%)

ACTUAL HEATED & COOLED PROPOSED - 1,169 (61.85%)



REAR YARD COVERAGE REQUIREMENTS

The accessory dwelling unit (or combination of structures) shall not occupy more than 25 percent of the required rear yard area.

TOTAL REAR YARD AREA - 3,750 (125' WIDTH X 30' REAR YARD SETBACK)
25% ALLOWANCE - 937.5 SQUARE FEET MAX
PROPOSED ADU STRUCTURE REAR YARD COVERAGE - 1,451 SQUARE FEET (38.7%)
PROPOSED ADU OUTSIDE OF REAR YARD - 132

IDENTIFICATION REQUIREMENTS

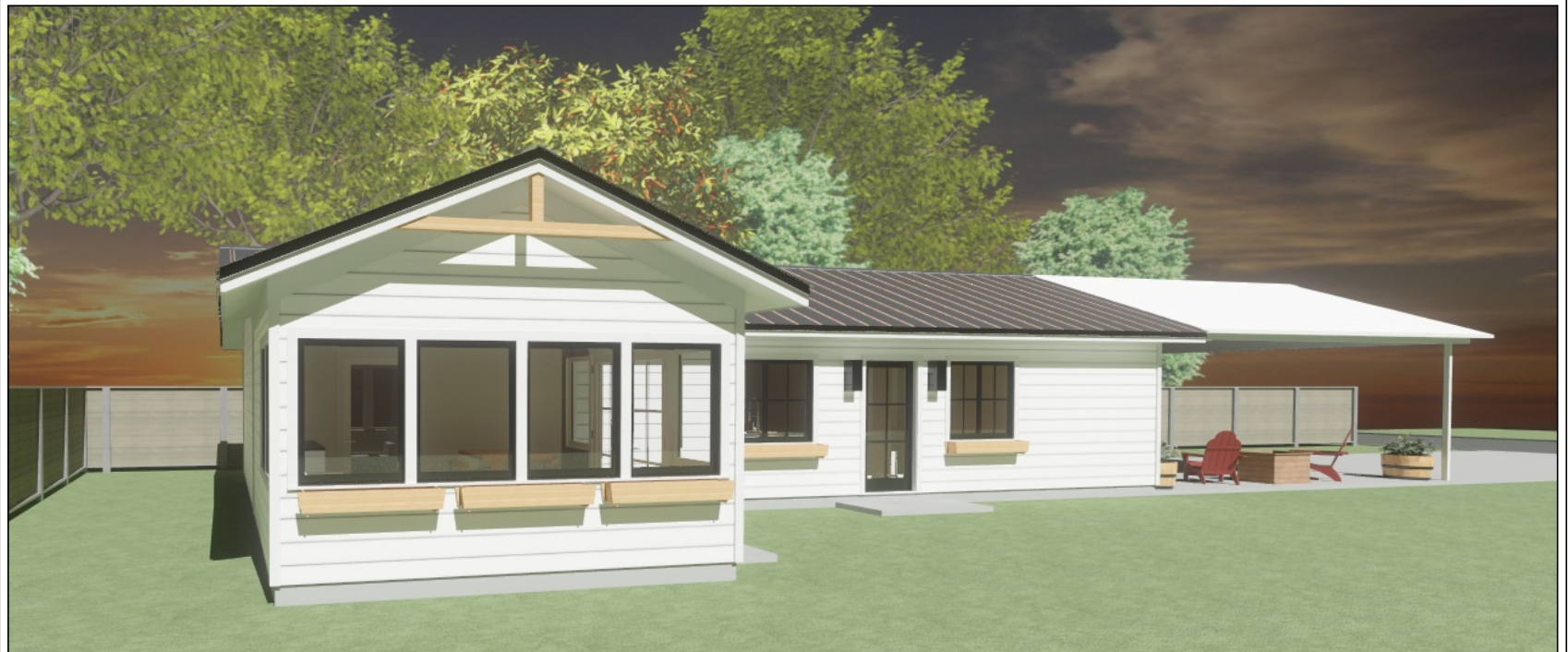
- The entrance to the accessory dwelling unit shall be identifiable and shall have its own address for purposes of emergency service and postal access.

PARKING REQUIREMENTS

- One additional off-street parking space shall be provided for the accessory dwelling unit.

SETBACKS

- PRIMARY STRUCTURE - 30' FRONT / 30' REAR / 6' SIDE 15' STREET SIDE
- ACCESSORY DWELLING UNIT
- **3' SIDE & REAR (UP TO 15' ROOF HEIGHT)**
- 5' SIDE & REAR (UP TO 20' ROOF HEIGHT)
- 6' SIDE YARD SETBACK WHEN EXCEEDING REAR YARD SETBACK



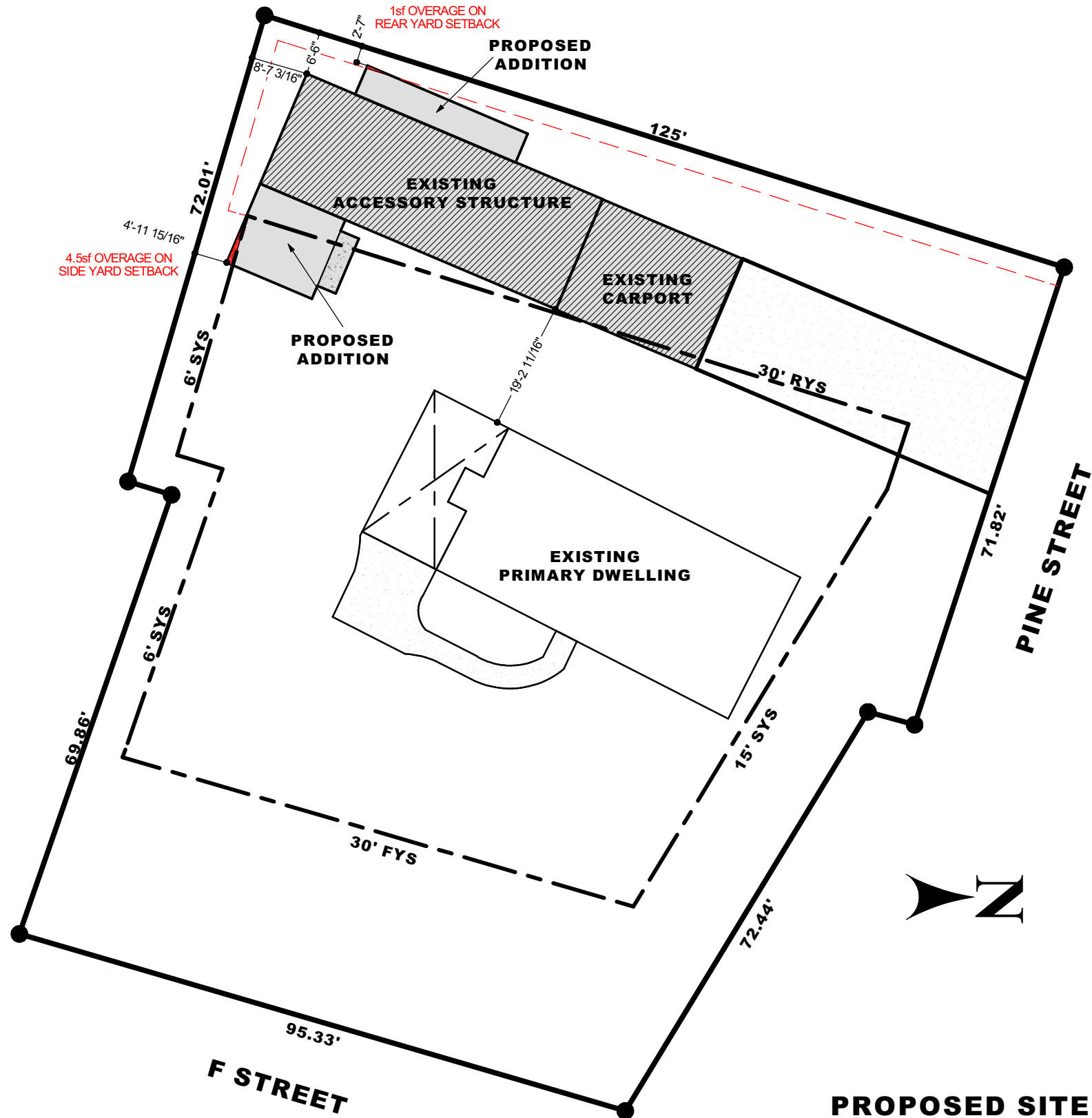
REQUESTED VARIANCES

VARIANCE REQUEST #1: Rear Yard Coverage Overage (13.7% Overage / Increase to 38.7%) (2.66% Overage / Increase to 27.66% with Demo of Carport) VARIANCE REQUEST #2: Rear Yard Setback (0'-5" Overage / Reduction to 2'-7")
VARIANCE REQUEST #3: Side Yard Setback (1'-1" Overage / Reduction to 4'-11") VARIANCE REQUEST #4: Ratio To Primary Structure Overage (01.85% Overage / Increase of 132.2 square feet)

REFLECTIONS Home Designs & CAD Services			
Email: timdanieljr83@gmail.com Phone: (850)-417-5332			
DATE:			
SCALE:	-		
SHEET:	1 OF 6		
PROJECT INFORMATION			
DESCRIPTIONS:			
NAME: Scagliarini Family			
PROJECT SCOPE Detached ADU			

SITE PLAN NOTES:

- 1. IT IS SUGGESTED THAT THE CONTRACTOR HAVE A SURVEYOR SET ALL CORNERS.
- 2. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.



PROPOSED SITE PLAN
Scale: 1" = 20'-0"

PROJECT INFORMATION	
DESCRIPTIONS:	
NAME: Scagliarini Family	
PROJECT SCOPE Detached ADU	

REFLECTIONS Home Designs & CAD Services	
Email: timdanieljr83@gmail.com Phone: (850)-417-5332	

DATE:	
SCALE:	-
SHEET:	2 OF 6

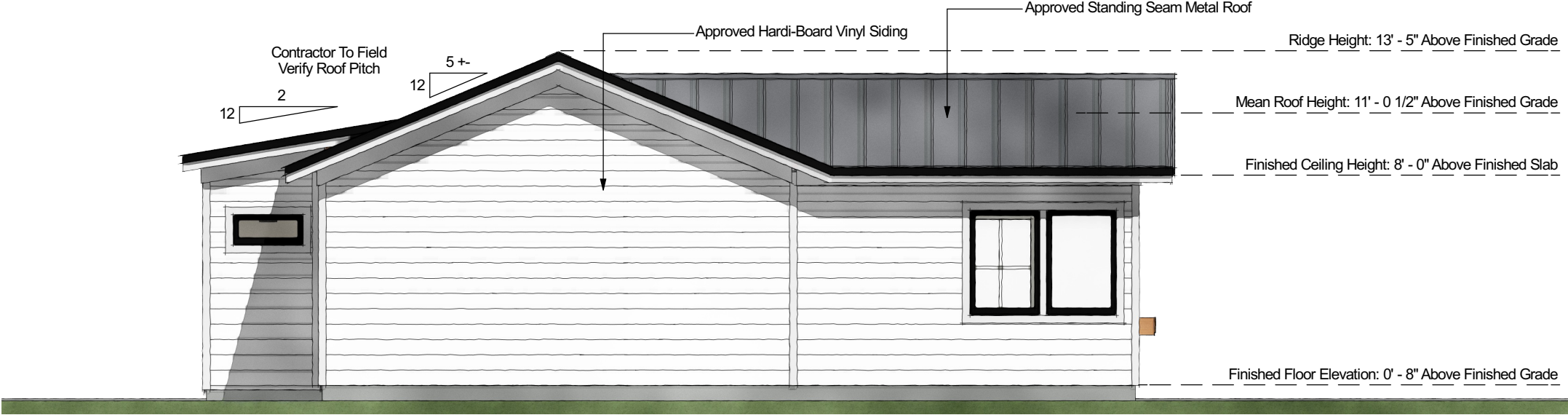


FRONT ELEVATION
Scale: 3/16" = 1'-0"



REAR ELEVATION
Scale: 3/16" = 1'-0"

PROJECT INFORMATION	
DESCRIPTIONS:	PROJECT SCOPE
NAME: Scagliarini Family	Detached ADU
REFLECTIONS Home Designs & CAD Services	
Email: timdanieljr83@gmail.com Phone: (850)-417-5332	
DATE:	
SCALE:	-
SHEET:	3 OF 6



LEFT ELEVATION
Scale: 3/16" = 1'-0"



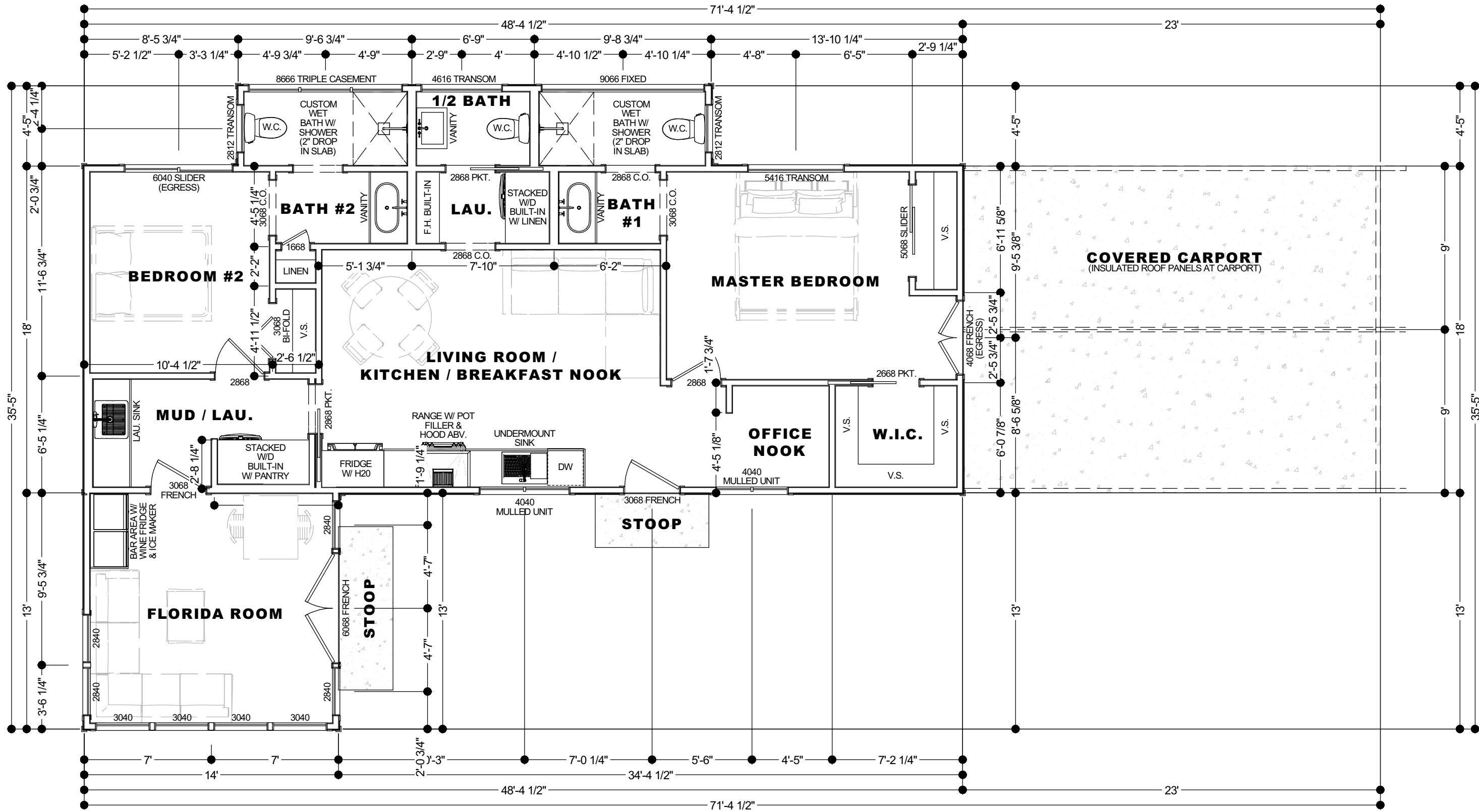
RIGHT ELEVATION
Scale: 3/16" = 1'-0"

PROJECT INFORMATION	
DESCRIPTIONS:	
NAME: Scagliarini Family	
PROJECT SCOPE	Detached ADU

REFLECTIONS Home Designs
& CAD Services

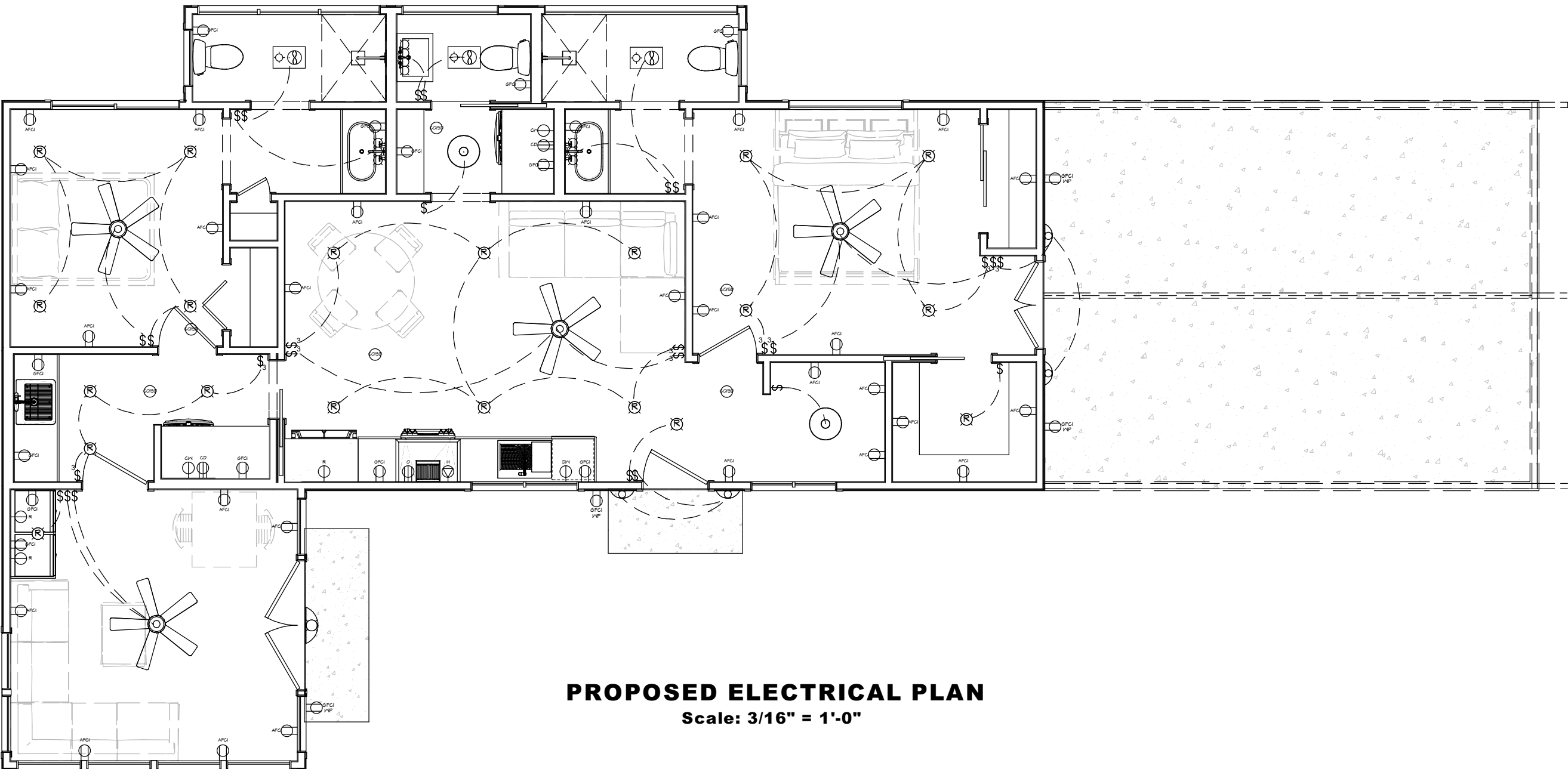
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	
SCALE:	-
SHEET:	4 OF 6



PROPOSED FLOOR PLAN
Scale: 3/16" = 1'-0"

PROJECT INFORMATION	
DESCRIPTIONS: NAME: Scagliarini Family	
PROJECT SCOPE Detached ADU	
REFLECTIONS Home Designs & CAD Services	
Email: timdanieljr83@gmail.com Phone: (850)-417-5332	
DATE:	
SCALE:	-
SHEET:	5 OF 6



PROPOSED ELECTRICAL PLAN
Scale: 3/16" = 1'-0"

GENERAL ELECTRICAL NOTES:

1. ALL KITCHEN, BATHROOM, LAUNDRY, AND WET AREA RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) BREAKERS.
2. ALL BEDROOM & LIVING AREA RECEPTACLES SHALL HAVE ARC FAULT CIRCUIT INTERRUPTER (AFCI) BREAKERS.
3. ALL EXTERIOR RECEPTACLES SHALL BE WATERPROOF WITH GFCI BREAKERS.
4. SMOKE / CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED, HARD WIRED & WITH BATTERY BACKUP.
5. CONTRACTOR TO VERIFY THE FINAL LAYOUT OF ALL RECEPTACLE AND LIGHTING FIXTURES W/ HOMEOWNER BEFORE INSTALLATION.
6. DUCT-LESS MINI-SPLIT MECHANICAL SYSTEMS SHALL BE INSTALLED. MULTI-ZONE SYSTEM IS SUGGESTED. SYSTEM SHALL BE INSTALLED PER MFGR. SPECIFICATIONS. CONTRACTOR TO VERIFY PLACEMENT OF SYSTEM. QUICK DISCONNECT SHALL BE LOCATED NEXT TO THE UNIT.
7. TANK-LESS WATER HEATER SHALL BE INSTALLED. CONTRACTOR TO VERIFY PLACEMENT OF UNIT. UNIT SHALL BE INSTALLED PER MFGR. SPECIFICATIONS.
8. CONTRACTOR SHALL INSTALL NEW ELECTRICAL SERVICE OR VERIFY THE EXISTING SERVICE CAN HANDLE THE ADDITIONAL LOAD.

PROJECT INFORMATION	
DESCRIPTIONS: NAME: Scagliarini Family	
PROJECT SCOPE Detached ADU	
REFLECTIONS Home Designs & CAD Services Email: timdanieljr83@gmail.com Phone: (850)-417-5332	
DATE:	
SCALE:	-
SHEET:	6 OF 6