



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, March 16, 2022, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

Members of the public may attend the meeting in person.

QUORUM / CALL TO ORDER

1. [22-00295](#) SWEARING IN NEW APPOINTMENT

APPROVAL OF MINUTES

2. [22-00280](#) ZONING BOARD OF ADJUSTMENTS 2/16/2022 MEETING MINUTES

Attachments: [Minutes 2.16.22](#)

REQUESTS

3. [22-00279](#) ZBA 2022-004
406 LA RUA LANDING
R-1AAA

Attachments: [Complete Package](#)

4. [22-00278](#) ZBA 2022-005
BAPTIST SIGNAGE
C-3

Attachments: [Application Signed](#)
[Baptist Map](#)
[BAPTIST SIGNAGE VARIANCE](#)

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 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 435-1606 (or TDD 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.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00295

Zoning Board of Adjustments

3/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 3/16/2022

SUBJECT:

Swearing in New Appointment

BACKGROUND:

Mr. Jarah Jacquay has been appointed by City Council to serve on the Zoning Board of Adjustments. This term will expire on September 30, 2025.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00280

Zoning Board of Adjustments

3/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: Click or tap to enter a date.

SUBJECT:

Zoning Board of Adjustments 2/16/2022 Meeting Minutes

BACKGROUND:

Click or tap here to enter text.

2) Request a reduction to the 30' front setback of 4' 0" for a cantilever deck

Mr. Drew Dittmar is requesting a variance to reduce the front setback. The applicant is proposing the addition to an existing duplex currently situated past the required 30' setback.

A Front Yard Averaging to potentially reduce the front yard setback would not be beneficial as the other houses within the block appear to be positioned further from the required 30'.

Mr. Dittmar presented to the Board and stated they were proposing an addition to the downstairs and adding a master room upstairs for his mother. The first request was adding 1' 7" for the structure. Currently, the setback was 11' into the property; the second story for the bedroom was sitting in the front setback. He explained the house was built in 1913 and one of the first homes built on that street. The second request was for a second-story deck with nothing under it except supporting beams. Originally, they wanted a cantilevered deck, but the structural engineer advised using posts since they were requesting a variance.

Board Member Lonergan asked for the distance from the current structure and the rear setback, and Mr. Dittmar advised it was more than 30'. Board Member Shelley indicated if the home was built in 1913, the front porch looked new. Mr. Dittmar explained the home was originally a single shotgun two-story converted to a duplex in the 60s-70s, but the footprint remained the same as the original. The previous owner upgraded the plumbing and electrical adding a concrete pad on the side. He added the rear addition in 2016.

Board Member Shelley notice the front of the house was on grade which was not typical of older homes, and the construction was not from 1913. Mr. Dittmar stated the siding matched on the sides and front, and he stated from what he knew, the siding had not been replaced. He also explained the Merritt family owned the home and might have updated the porch; he was also not sure what he might find when opening up the structure since he did not know where the first set of stairs were located. He also clarified it would remain a duplex.

Board Member Weeks referred to the neighbor support letter which stated the current structure was already 1' 7" past the required setback, but when he referred to the site plan, it looked to be 11' 7" and the neighbors might not have been as supportive knowing that. Mr. Dittmar explained he meant to type 11' 7" but he had shared those plans with the neighbors.

Board Member Shelley understood that the architectural drawings were made prior to obtaining a survey and before knowing what the setbacks were; Mr. Dittmar stated the original plans from 2016 used the same setbacks. Staff noticed the 25' and corrected it to 30'. Had he known this, he would have proceeded in a different direction.

Board Member Sebold inquired about front yard averaging, and Mr. Dittmar advised Inspections advised the front yard averaging would not help given the front yards on the block were on the rear yard setback. Staff clarified there were no other variances granted. The Board proceeded to consider the requested variances separately.

1) Request a reduction to the 30' front setback of 1' 7" for an addition to an existing duplex -

Board Member Lonergan made a motion to approve, and Board Member Williams seconded the request. Board Member Lonergan stated with the addition being in line with the front of the house aesthetically, it made sense, and the 1' 7" was a minimum request. **The motion carried 6 to 1 with Board Member Shelley dissenting.**

2) Request a reduction to the 30' front setback of 4' 0" for a cantilever deck - **Board Member Lonergan made a motion to approve,** citing the aesthetic of the property with 4' matching the front of the property; there had been different conversations about different configurations, to a point it was a self-created issue since they were asking for a deck in front of the property, but it was a minimum request compared to having enough overhead for parking and was the minimum to get something done. **The motion failed for lack of a second.** The applicant was informed of the appeal process. Assistant City Attorney Lindsay asked that the Board articulate why the second request was not approved and what part of the variance criteria was not met so the applicant would know his basis for appeal.

Acting Chairperson Taylor explained to obtain a variance from the Board, there would need to be a motion to approve a variance, and there would need to be a majority of the Board to affirm that the 7 criteria read at the beginning had been met. At this point, there was a motion from one Board member that the 7 criteria were met, however no one else agreed with that motion which meant the additional members did not find that the 7 criteria had been met, therefore a variance was not warranted. Chairperson White explained without a second, the Board needed to ask for a second motion. He explained the Board consisted of 9 members, but a minimum of 5 were required for a variance approval. He apologized for being late but explained he could sit in on the discussion. Acting Chairperson Taylor did not feel Chairperson White would make a difference in the opinion of the Board at this point.

Assistant City Attorney Lindsay stated it might be helpful to the applicant in consideration of what was said about a motion to deny. If the Board did not present a motion to deny, could each member be polled on why they did not second the motion so there was some articulation for the record on the reasoning why the motion was not seconded. That way, there would be an indication in the record to know why the Board did not approve the variance. However, the Board could entertain a motion to deny for a specific reason which would accomplish the same purpose.

Acting Chairperson Taylor made a motion to deny citing criteria No. 5 "That the variance granted is the minimum variance that will make possible the reasonable uses of the land, building, or structure." The fact that the variance would be a strictly aesthetic addition and not necessarily for the reasonable use of the property was a reason to deny, and therefore, the 7 criteria were not met. **Board Member Shelley seconded the motion to deny** because it would set a precedent and he thought there were many historic houses in East Hill, and if you

could not get what you wanted with the setbacks given, then you would do front yard averaging; if every time the front yard averaging did not work out, then we would allow everyone to come to the ZBA; then front yard averaging becomes a step to get to the next one, and it really would not matter. Most of the houses built in East Hill around the time period this house was built fell under that unless it was new construction. Board Member Weeks concurred with Acting Chairperson Taylor that it was not a minimum request with a 42' wide deck which would span 2/3 of the front of the house which was more than what was probably necessary. Mr. Dittmar explained this was the conversation he had with Planning that would be the best suggestion for reducing that. Regarding front yard averaging, if you did it by block, it would not be fair to him since two of his neighbors had yards almost half an acre in size in front of their houses. Board Member Weeks understood but did not care if the house was 200' back from the street since when you do front yard averaging, it was only 30' maximum and not 200' allowed.

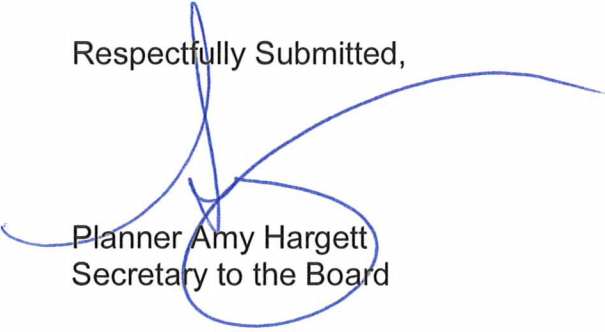
The motion to deny then carried 6 to 1 to 1 with Board Member Lonergan dissenting and Chairperson White abstaining since he arrived late for the discussion.

DISCUSSION – None.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:35 p.m.

Respectfully Submitted,



Planner Amy Hargett
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00279

Zoning Board of Adjustments

3/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: Click or tap to enter a date.

SUBJECT:

ZBA 2022-004
406 La Rua Landing
R-1AAA

BACKGROUND:

The applicant Rami Mosbat is requesting a variance to reduce the rear building setback from 30 feet to 27.75 feet to accommodate a cantilevered balcony. The property lies within the Bayou Texar Shoreline Protection District, in which the setbacks along the Bayou are measured from the Mean High Water Line (MHWL) as opposed to the property line. In this case, the proposed location of the addition is at least 120 feet from the rear property line. The subject property is unique in shape and contains a substantial amount of wetlands. Due to the wetlands, the MHWL is further into the parcel than would typical of other parcels along the Bayou.

- 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-3-43 (e) (1)(b) Zoning R100A

(To be Completed by Applicant)

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

Property Address: 406 La Rua Landing, Pensacola FL 32501

Current use of property: Single Family home

Reduce from 30' to 27.75' (4' encroachment)

1. Describe the requested variance(s): Adding an addition, and one balcony off the addition will overhang the MHWL setback of 30' by a small distance on two ends due to the angle of the surveyed MHWL. Over hang is only 18 sq. ft. and does not obstruct neighbors view.

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:

Proximity to the water when home was originally built and standards were less stringent.

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:

They are adding a media room and entertainment space above existing garage, and would like to have small balcony for guest to be able to view the bayou from a higher vantage point.

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 balcony is cantilevered off second floor and will not touch ground. The balcony will not obstruct anyone else's view of the bayou.

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

Typically it is allowed in other local jurisdictions for a cantilevered balcony or platform to encroach on set backs as long as it is not detrimental to neighbors.

Application Date: _____

Applicant: Rami Mosbat

Applicant's Address: 406 La Rua Landing

Email: mosbatrami@gmail.com Phone: (412) 620 3630

Applicant's Signature: _____

Property Owner: Rami Mosbat

Property Owner's Address: 406 La Rua Landing, Pensacola FL 32502

Email: mosbatrami@gmail.com Phone: (412) 620 3630

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

Variance Application

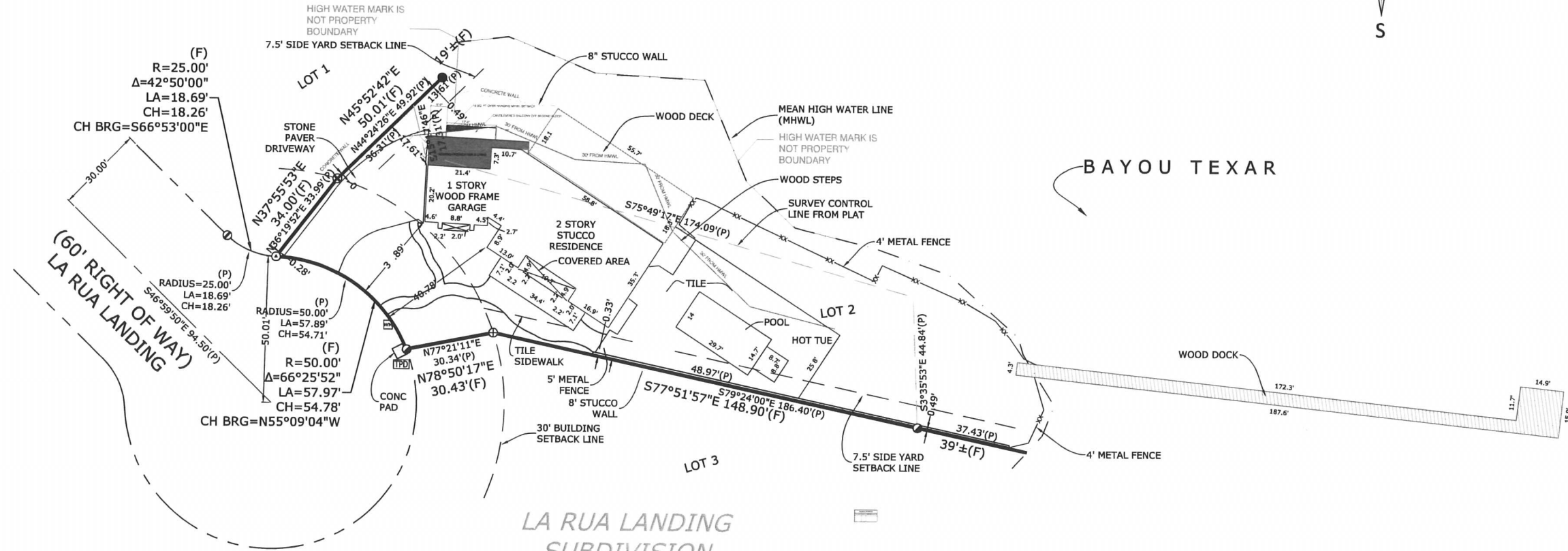
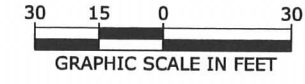
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

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.









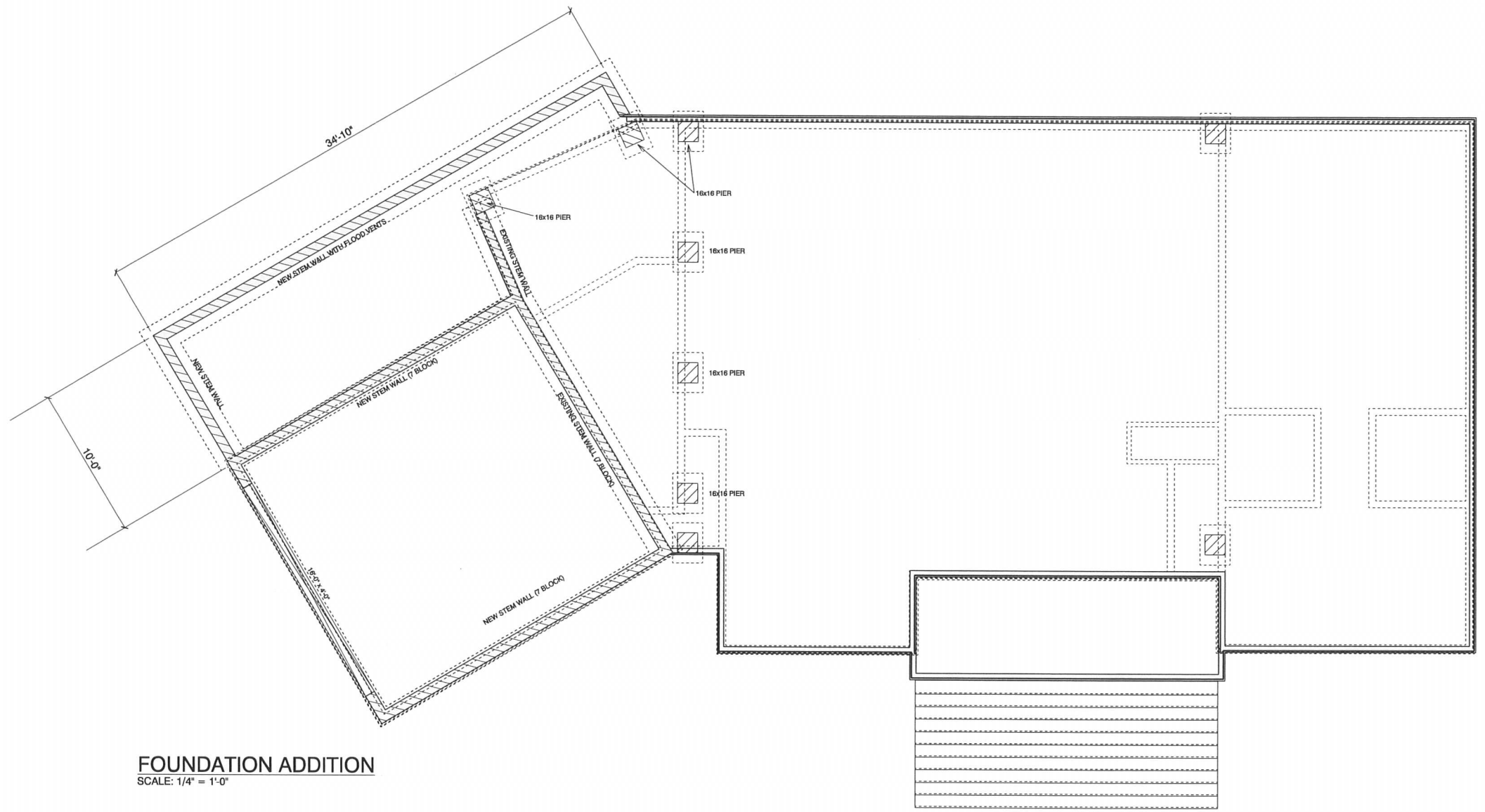
**LA RUA LANDING
SUBDIVISION
PLAT BOOK 14, PAGE 69**

- LEGEND**
- ⊕ 1/2" CAPPED IRON ROD #6679 SET
 - ⊙ MAG NAIL W/ DISK #6679 SET
 - ⊗ 'X' IN CONCRETE SET
 - 1/2" IRON ROD FOUND
 - ⊙ 1/2" CAPPED IRON ROD #0340 FOUND
 - ⊕ 1/2" CAPPED IRON ROD #7073 FOUND

 - R/W RIGHT OF WAY
 - AC AIR CONDITIONING
 - CONC CONCRETE
 - P PLAT
 - F FIELD
 - LA LENGTH OF ARC
 - CH CHORD
 - R RADIUS
 - W/ WITH
 - PC POINT OF CURVATURE
 - PRC POINT OF REVERSE CURVE

Legal Description
(OR BOOK 6976, PAGE 30)

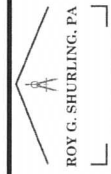
LOT2, LA RUA LANDING, A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED PLAT BOOK 14, PAGE 69, OF THE PUBLIC RECORDS



FOUNDATION ADDITION
SCALE: 1/4" = 1'-0"

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406 La Rua Landing Addition
PHONE: (XXX) XXX-XXXX
FAX: (850) XXX-XXXX
Pensacola
Florida

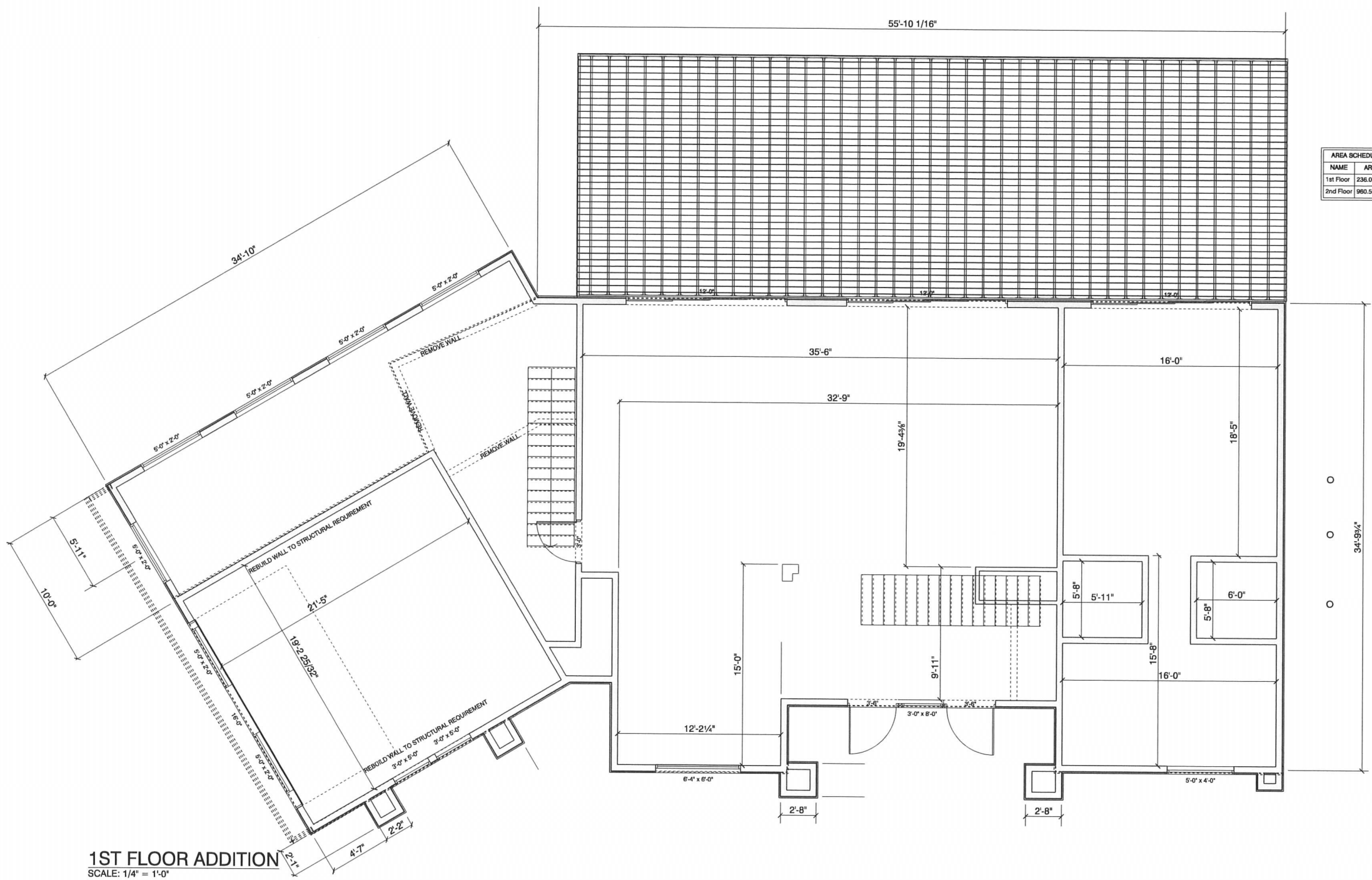


ROY G. SHURLING, P.A.
PHONE: (850) 281-1254
royshurling@gmail.com
Pensacola
Florida
32504

SCALE: 1" = 10'
DRAWN BY: ROY SHURLING
DATE: Thursday, February 24, 2022

FOUNDATION

PAGE:
2 / 8

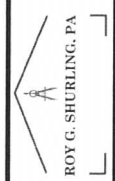


AREA SCHEDULE	
NAME	AREA
1st Floor	236.0 sq ft.
2nd Floor	980.5 sq ft.

1ST FLOOR ADDITION
SCALE: 1/4" = 1'-0"

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FAX: (850) XXX-XXXX
Pensacola
Florida

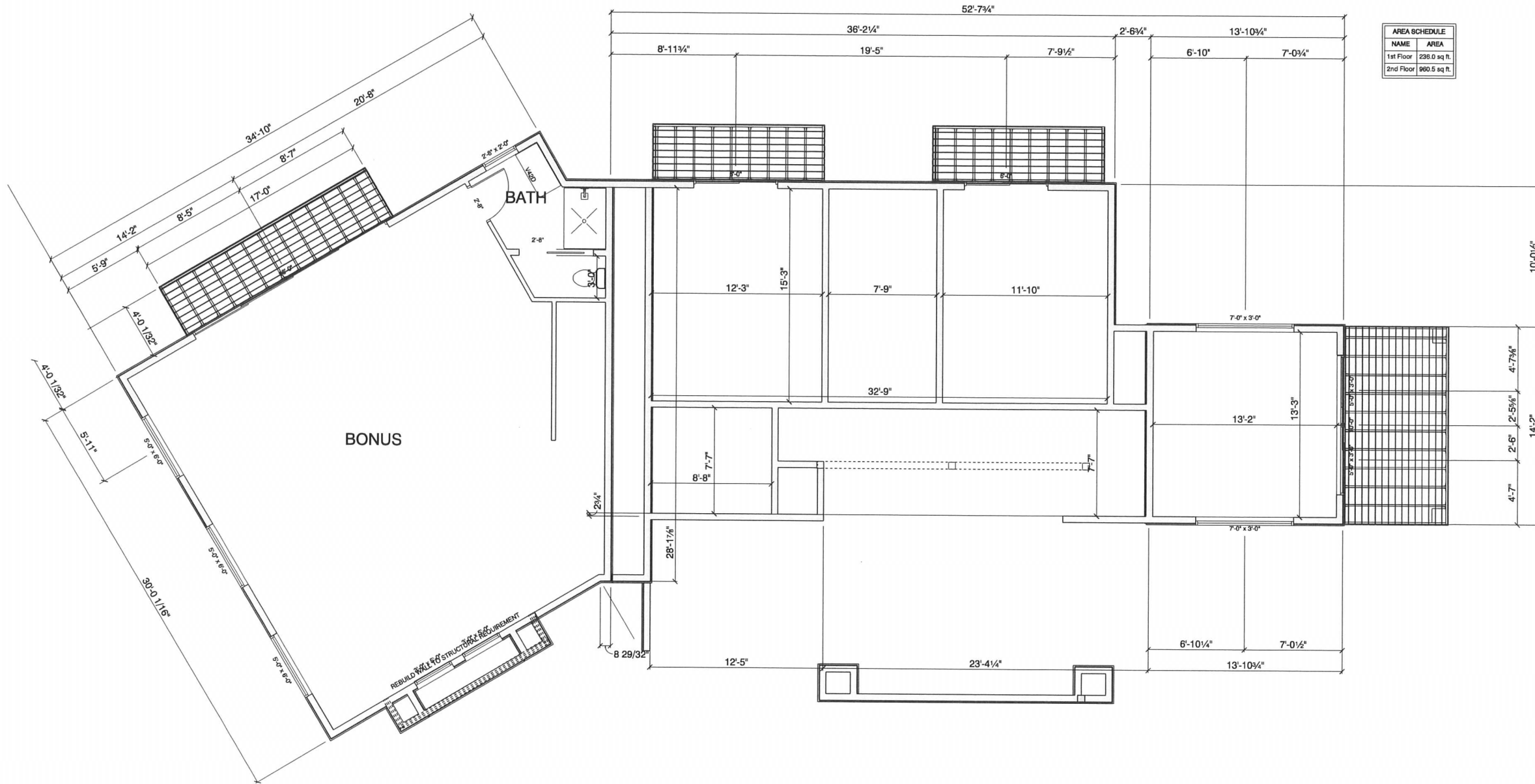


ROY G. SHURLING, P.A.
PHONE: (850) 281-1254
royshurling@gmail.com
1887 N Endeavor Dr.
Pensacola
Florida
32504

SCALE: 1" = 10'
DRAWN BY: ROY SHURLING
DATE: Thursday, February 24, 2022

FLOOR 1

PAGE: 3 / 8



2ND FLOOR ADDITION
SCALE: 1/4" = 1'-0"

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SCALE: 1" = 10'

DRAWN BY: ROY SHURLING

DATE: Thursday, February 24, 2022

ROY G. SHURLING, P.A.

1667 N. Encino Dr.
Pensacola, Florida 32504

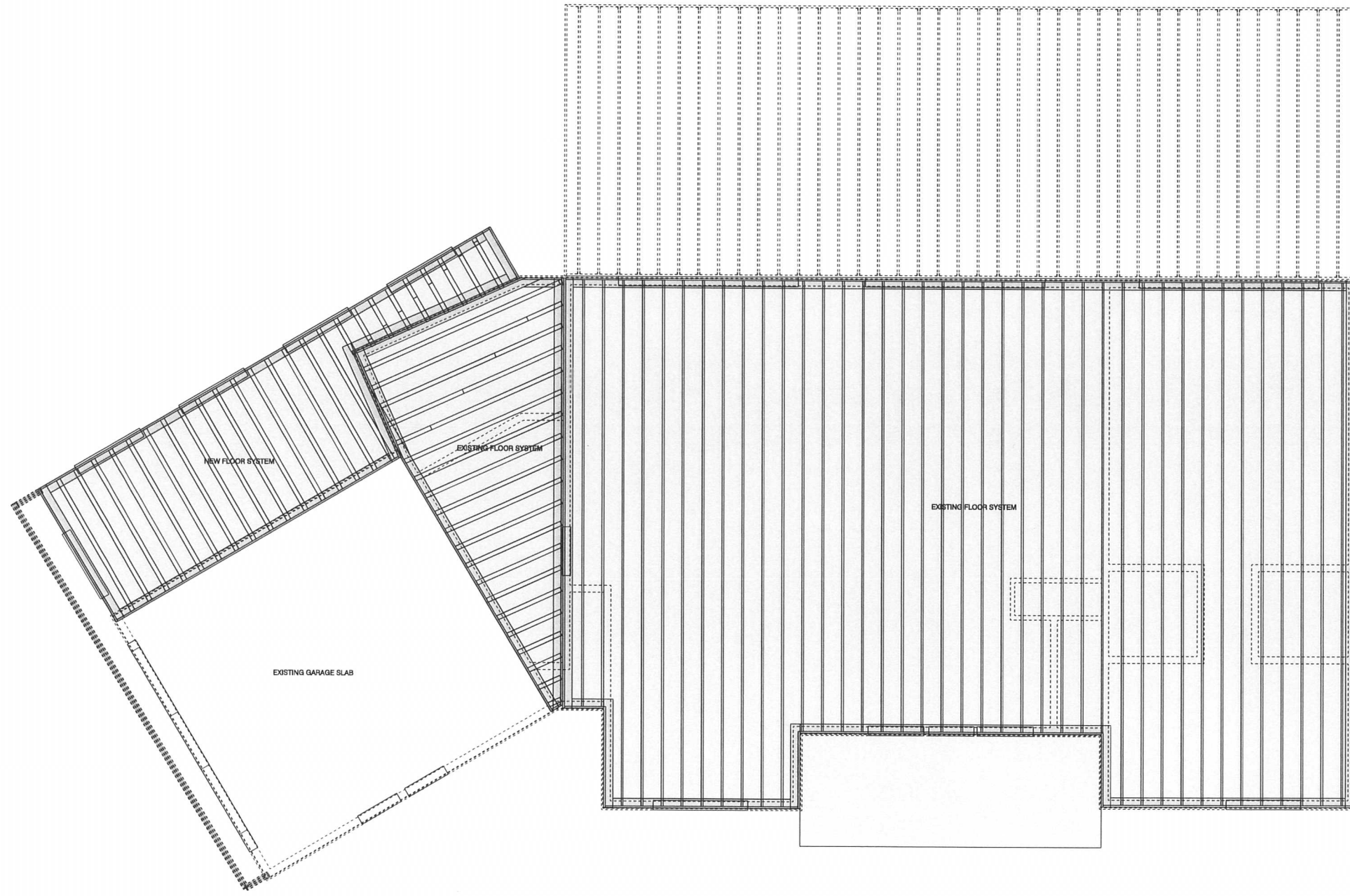
PHONE: (850) 281-1254
royshurling@gmail.com



406 La Rua Landing Addition

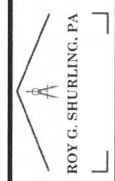
Pensacola, Florida

PHONE: (850) XXX-XXXX
FAX: (850) XXX-XXXX



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406 La Rua Landing Addition
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 FAX: (850) XXX-XXXX
 Pensacola
 Florida

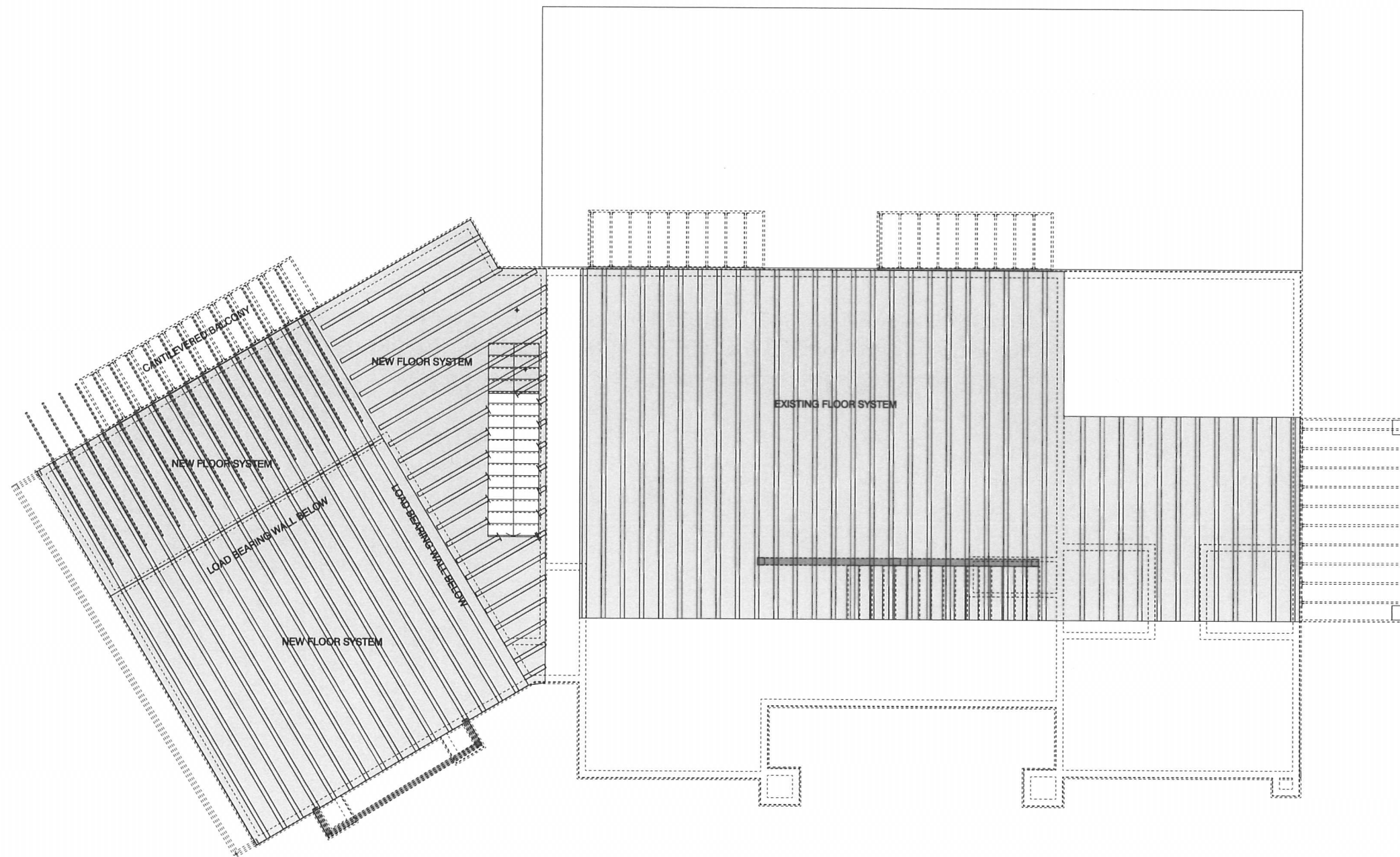


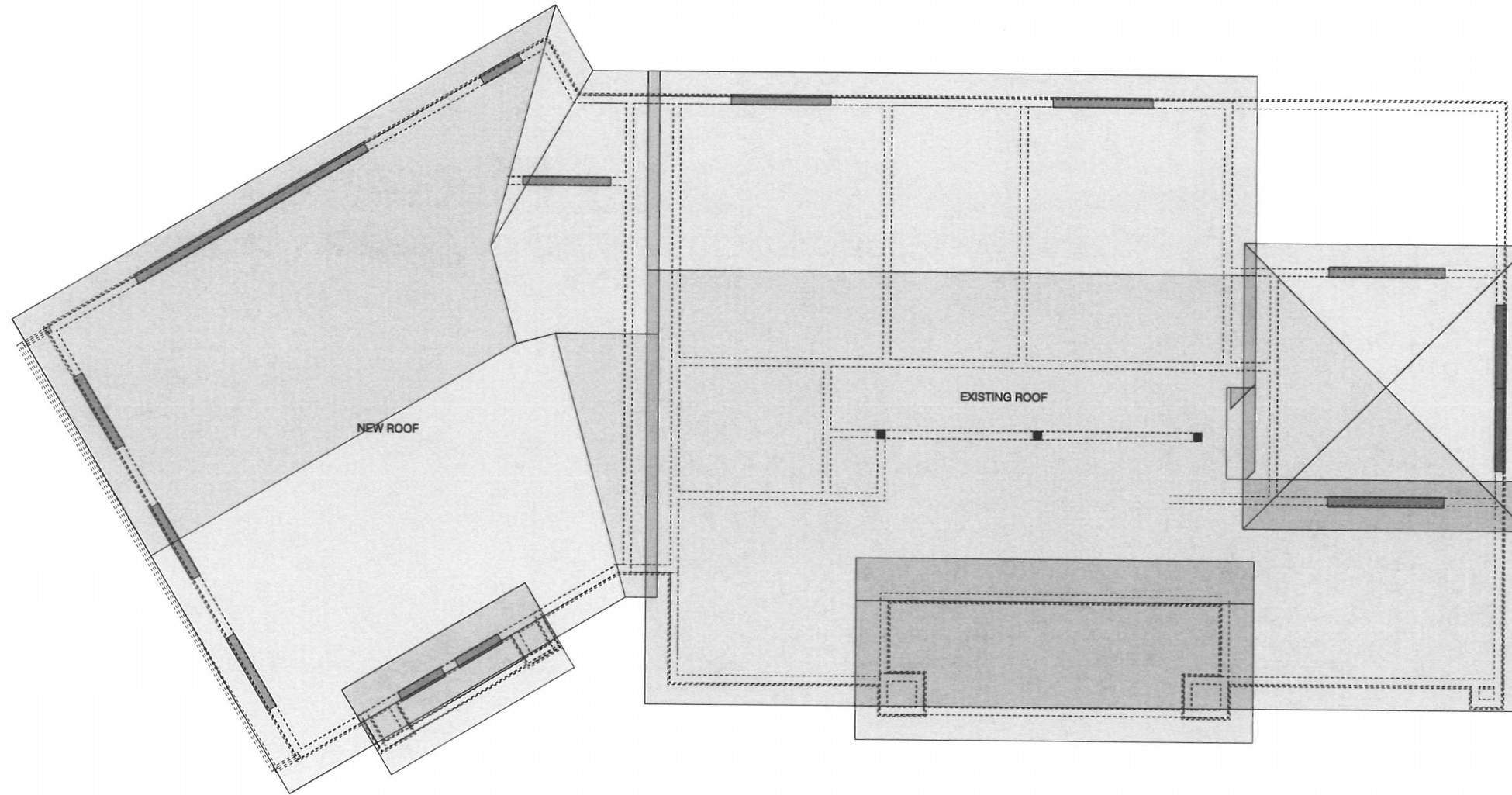
ROY G. SHURLING, P.A.
 PHONE: (850) 281-1254
 royshurling@gmail.com
 1667 N. Encino Dr.
 Pensacola
 Florida
 32504

SCALE: 1" = 10'
 DRAWN BY: ROY SHURLING
 DATE: Thursday, February 24, 2022

1 ST Floor Truss System

PAGE:
5 / 8





2ND FLOOR ADDITION - ROOF
SCALE: 1/4" = 1'-0"

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406 La Rua Landing Addition
PHONE: (850) XXX-XXXX
FAX: (850) XXX-XXXX
Pensacola
Florida



ROY G. SHURLING, P.A.
PHONE: (850) 281-1254
royshurling@gmail.com
1667 N Enclave Dr.
Pensacola
Florida
32504

SCALE: 1" = 10'
DRAWN BY: ROY SHURLING
DATE: Thursday, February 24, 2022

ROOF PLAN

PAGE:
7 / 8



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00278

Zoning Board of Adjustments

3/16/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 3/10/2022

SUBJECT:

ZBA 2022-005
Baptist Signage
C-3

BACKGROUND:

John Porter, Baptist Health Care, is requesting a variance to accommodate attached wall signage for the Baptist Brent Lane Campus. The request is to increase the combined amount of signage from 400 SF to 3,453 SF. The maximum allowed per the Code would limit the signage to 0.17% of the combined street front elevations. The proposed signage equates to 1.5% of the overall street front elevations.

There is a special circumstance inherent with the use as an emergency medical facility serving multiple communities. As this property is located along an interstate with limited access, increased visibility along the interstate corridor increases the response time for individuals seeking medical attention.

Additional consideration should be given to the distance the medical campus buildings are located from the arterial and interstate roadways. The Code allows for properties within Industrial districts located along a major arterial roadway to increase the attached wall signage based upon the distance the building is set back from the roadway. Although this property is not located within the industrial district, the use (hospital campus) consists of large buildings to encompass the needs of the facility.

It might appear as though the amount of signage being proposed seems to be excessive; however, the size of the sign face area is proportionate with the building façade. The signage proposed is also consistent with the signage regulations within Escambia County, from which Baptist requested a voluntary annexation.

For comparison:

Total building Street Front Elevations = 237,000 SF

Proposed 1.5% = 3,453 SF

Hypothetical 20% = 47,400 SF

Amount Allowed by Escambia County = 5,918 SF

ZBA-2022-005



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

- 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) 2-5-4(b)(2)(b) Zoning C-3

(To be Completed by Applicant)

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

Property Address: 245 BRENT LANE

Current use of property: HOSPITAL & HEALTH CARE CAMPUS

1. Describe the requested variance(s): TO INCREASE THE MAXIMUM ALLOWED ATTACHED WALL SIGNAGE FROM 400 SF (0.17%) OF THE COMBINED STREET FROM ELEVATIONS TO 3,453 SF (1.5%).

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 is a large healthcare campus with multiple large buildings serving numerous healthcare needs.

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

Critical information must be presented at decision nodes with sufficient legibility to foster quick decision-making in potentially "life or death" situations. Legibility from Brent Lane and the Interstate are driving the size of the attached wall 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:

With the buildings located further from the roadways, the need for clearly legible signage becomes significant. Particularly with our patients who are accessing our facility from the interstate and may need advanced warning.

The percentage of signage proposed is consistent with the existing developments within the area.

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

Signage which is not legible could be detrimental to the general welfare of the community. It could be a life-saving detail in a traumatic situation.

The signs are scaled appropriately to the size of the buildings and the site. The overall attached wall signage is 1.5% of the total building elevations. Whereas the maximum allowed within the Code would equate to 0.17% of the building elevations.

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

If this property was located within an industrial zoning district, more signage would be allowed by right since the building is located further away from the roadways.

Application Date: _____

Applicant:

JOHN T. PORTER

Applicant's Address:

1717 N. E Street Suite 320 Pensacola, FL 32501

Email:

jporter@bhcpns.org

Phone: 850.982.2647
CELL

Applicant's Signature:

John T. Porter

Property Owner:

Baptist Brent Lane Properties, LLC

Property Owner's

Address:

1717 N. E Street Suite 320 Pensacola, FL 32501

Email:

jporter@bhcpns.org

Phone: 850.982.2647
CELL

Property Owner's

Signature:

John T. Porter

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.





BRENT LANE CAMPUS HOSPITAL

245 Brent Lane, Pensacola, Florida 32501

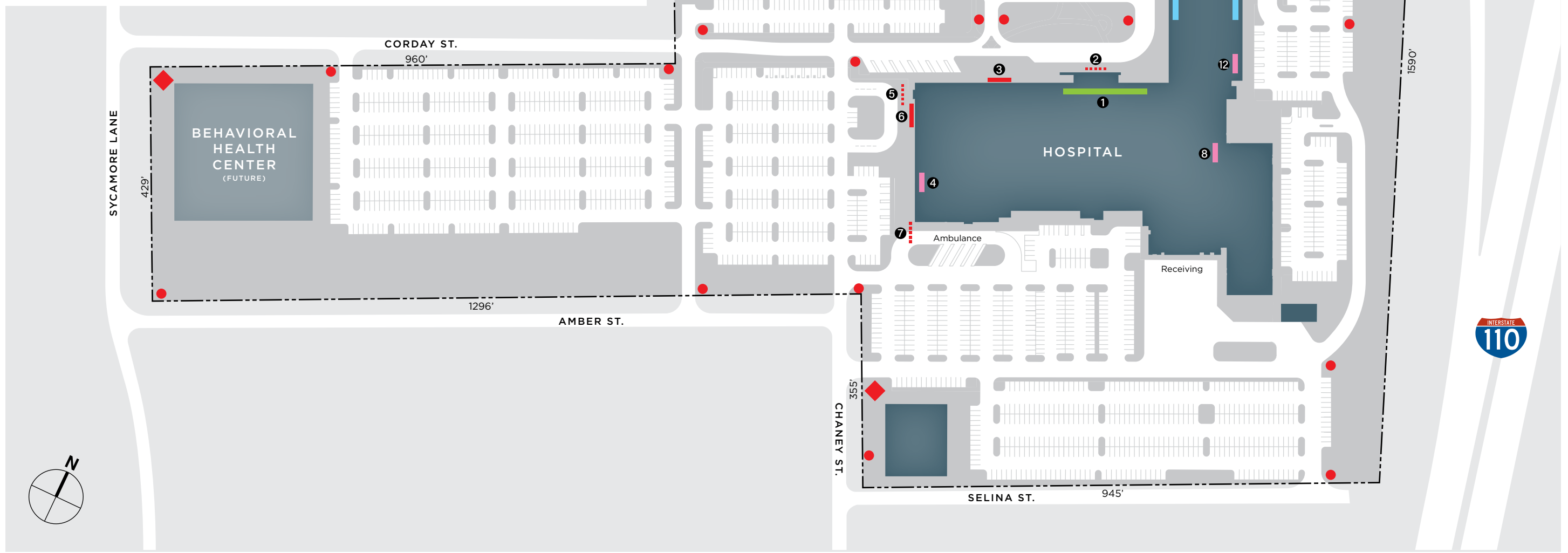
CITY OF PENSACOLA SITE SIGNAGE VARIANCE APPLICATION

December 20, 2021



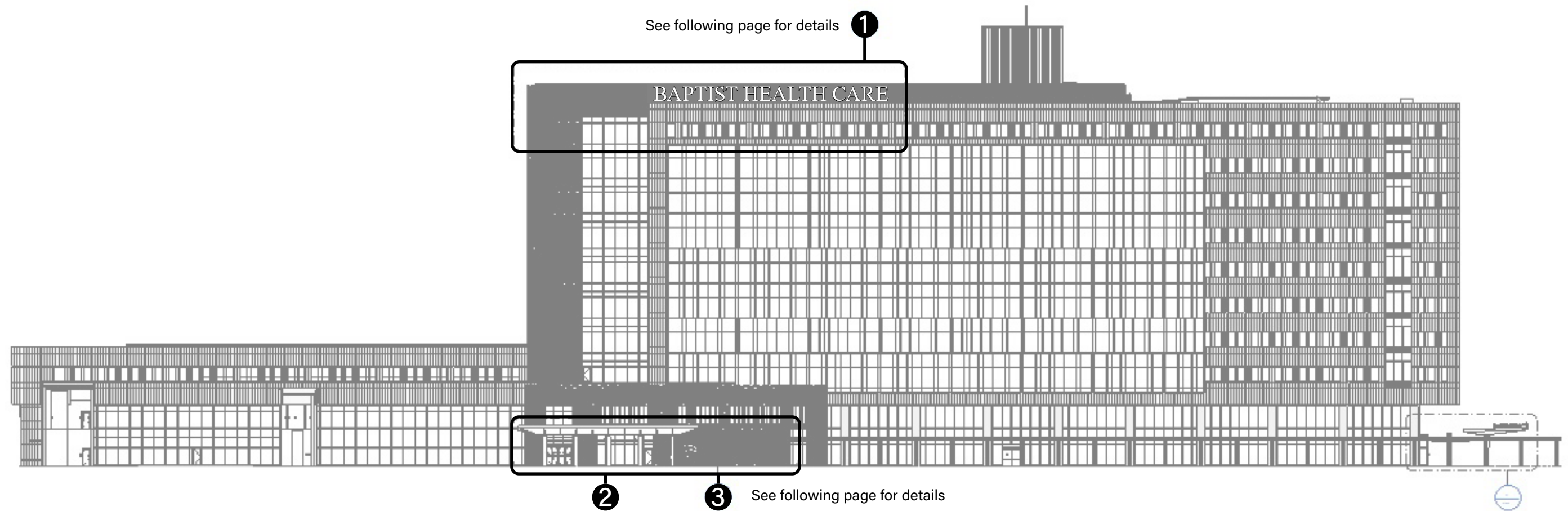
SITE PLAN

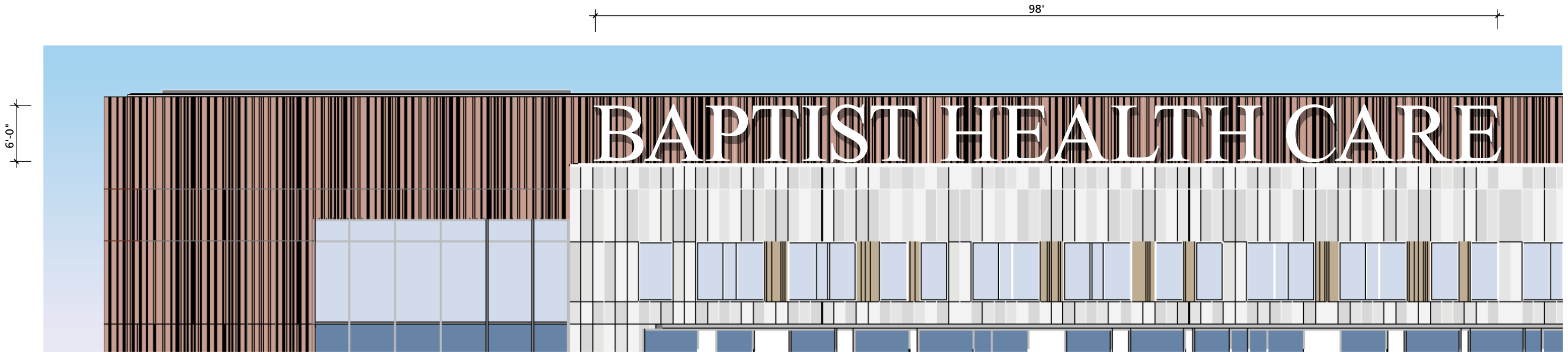
		Primary Campus ID
		Primary Vehicular Directional
		Secondary Vehicular Directional
		Building Monument ID
	MAIN ENTRANCE	Canopy Letters (<i>text varies</i>)
		Building-Mounted Full Logo
		Building-Mounted Hospital ID
		Building-Mounted Logomark
	BEAR FAMILY FOUNDATION HEALTH CENTER	Building-Mounted MOB Logo
		Property Line



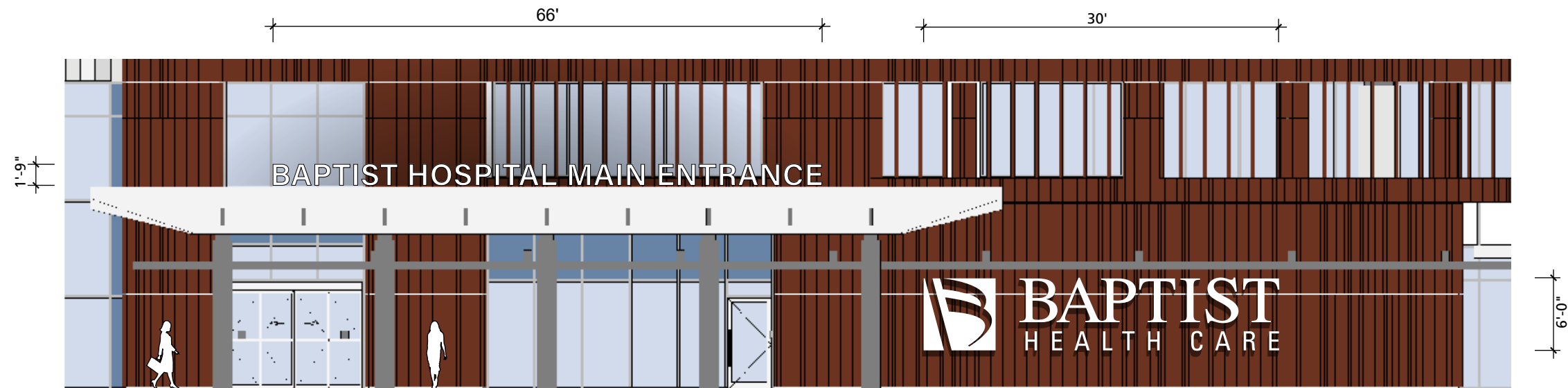
BUILDING SIGNS - HOSPITAL NORTH ELEVATION

PARAMETER	PENSACOLA SIGNAGE CODE	PROPOSED	JUSTIFICATION FOR VARIANCE										
Area	10% of the street front elevation, not to exceed 200 ft ²	<table border="0"> <tr> <td>① North Hospital Building ID</td> <td>588 ft²</td> </tr> <tr> <td>② "MAIN ENTRANCE"</td> <td>116 ft²</td> </tr> <tr> <td>③ Logo</td> <td>180 ft²</td> </tr> <tr> <td>TOTAL</td> <td>884 ft²</td> </tr> <tr> <td colspan="2">Percent coverage = 884/74,000 = 1%</td> </tr> </table>	① North Hospital Building ID	588 ft ²	② "MAIN ENTRANCE"	116 ft ²	③ Logo	180 ft ²	TOTAL	884 ft²	Percent coverage = 884/74,000 = 1%		Code limitation of 200 ft ² is not sufficient for legibility on buildings of this scale. Although the square footage exceeds the code allowance, the percent coverage with respect to the building facade is only 1/10 of the code allowance.
① North Hospital Building ID	588 ft ²												
② "MAIN ENTRANCE"	116 ft ²												
③ Logo	180 ft ²												
TOTAL	884 ft²												
Percent coverage = 884/74,000 = 1%													





1 North Hospital Building ID
Sign Area = 98 ft x 6 ft = 588 ft²

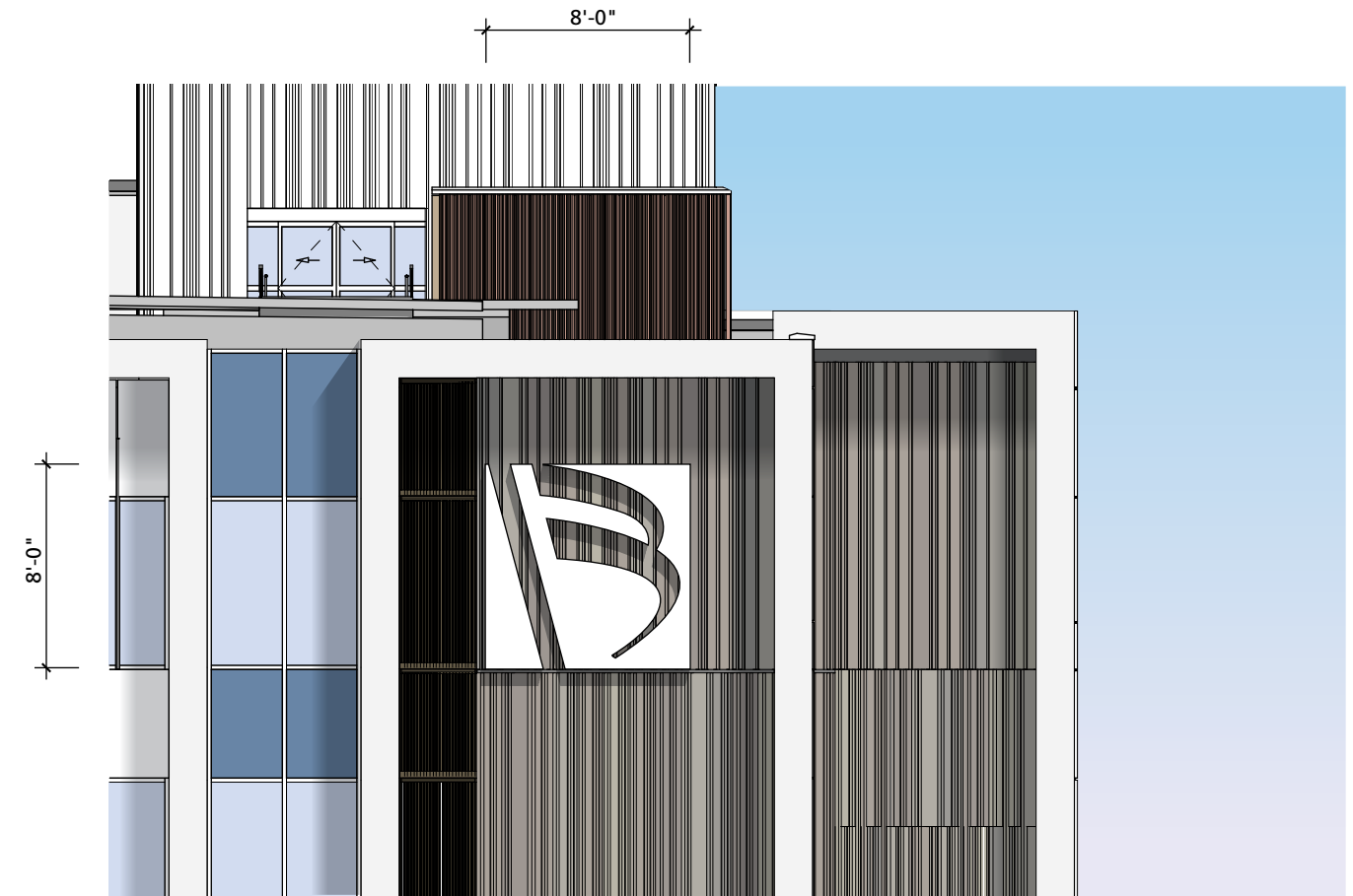
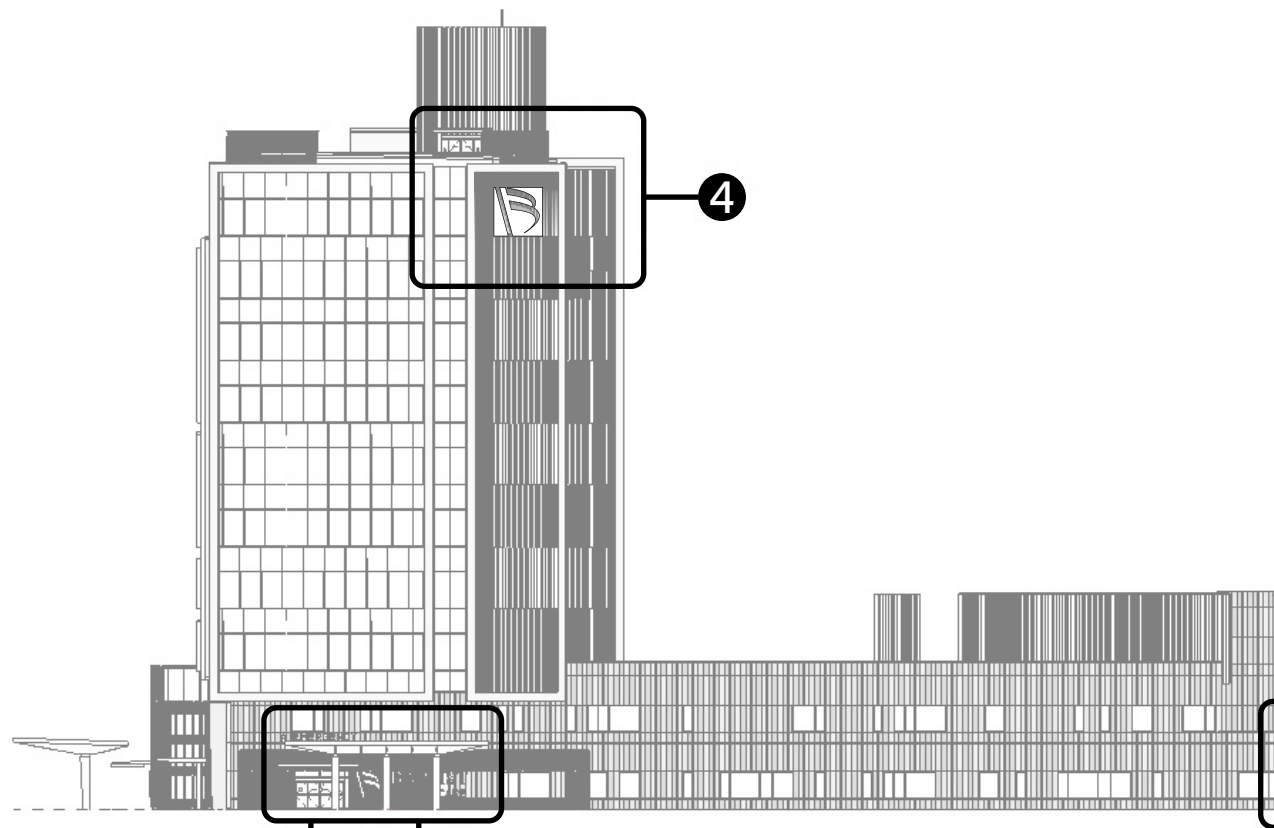


2 Canopy Letters
Sign Area = 21 ft x 1.75 ft = 37 ft²

3 Logo
Sign Area = 30 ft x 6 ft = 180 ft²

BUILDING SIGNS - HOSPITAL WEST ELEVATION

PARAMETER	PENSACOLA SIGNAGE CODE	PROPOSED	JUSTIFICATION FOR VARIANCE
Area	10% of the street front elevation, not to exceed 200 ft ² Building Area = 24,000 ft ²	④ Logomark 64 ft ²	No variance required.
		⑤ "EMERGENCY" 36 ft ²	
		⑥ Logo 61 ft ²	
		⑦ "AMBULANCE" 37 ft ²	
		TOTAL 198 ft ²	
		Percent coverage = 198/24,000 = 0.8%	

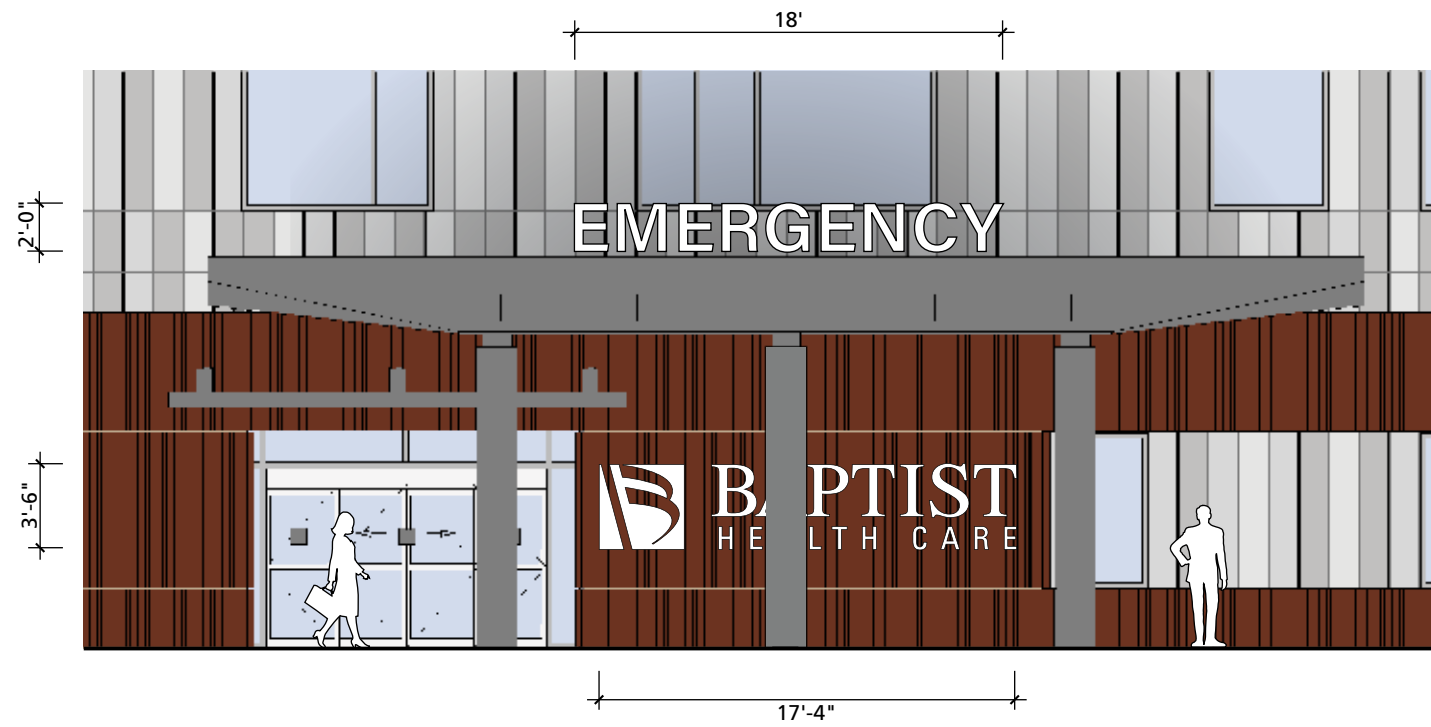


④ Logomark
Sign Area = 8.5 ft x 8.5 ft = 72 ft²

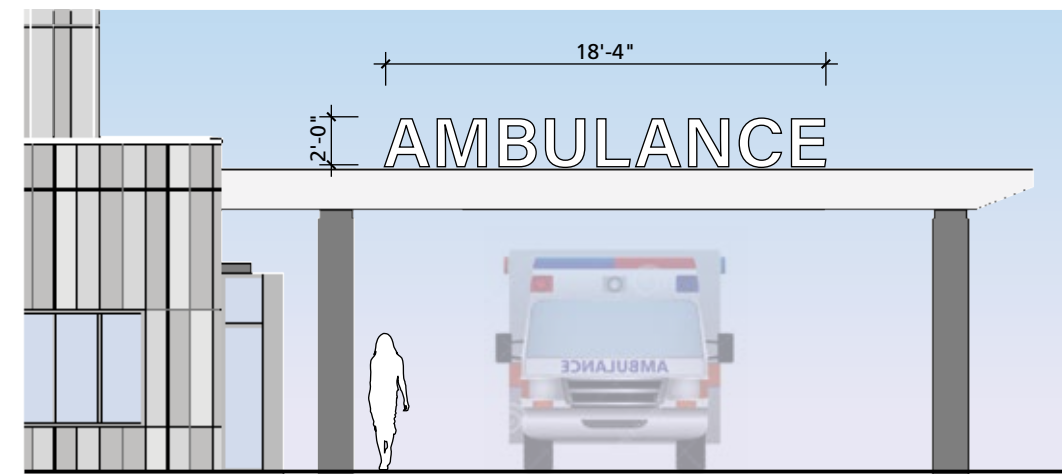
⑤ ⑥ See following page for details

⑦ See following page for details

5 Canopy Letters
Sign Area = 18 ft x 2 ft = 36 ft²



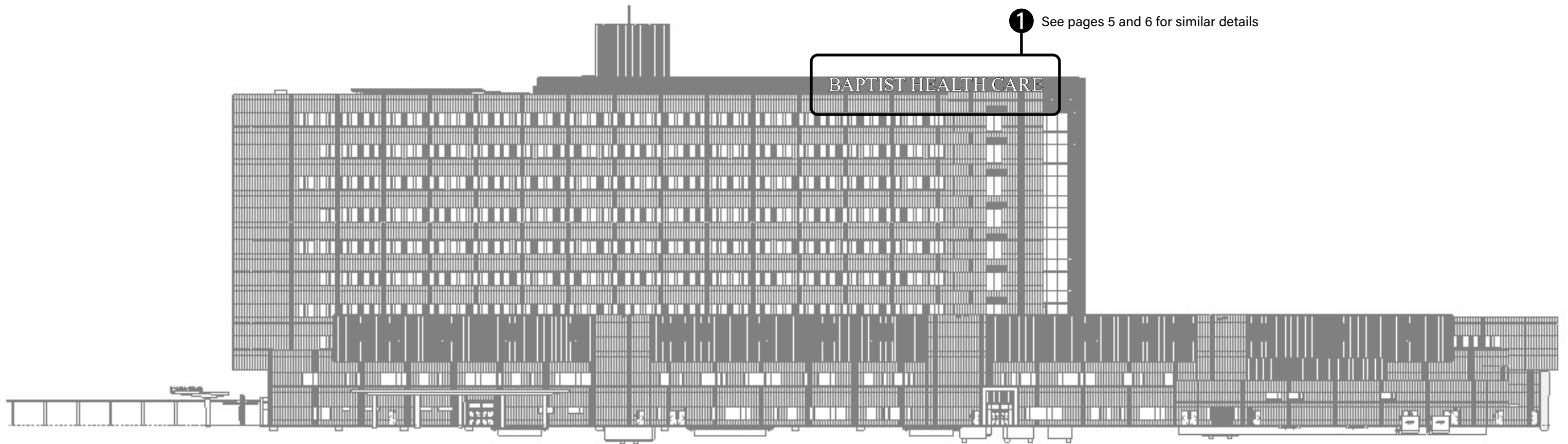
6 Logo
Sign Area = 17.3 ft x 3.5 ft = 61 ft²



7 Canopy Letters
Sign Area = 18.3 ft x 2 ft = 37 ft²

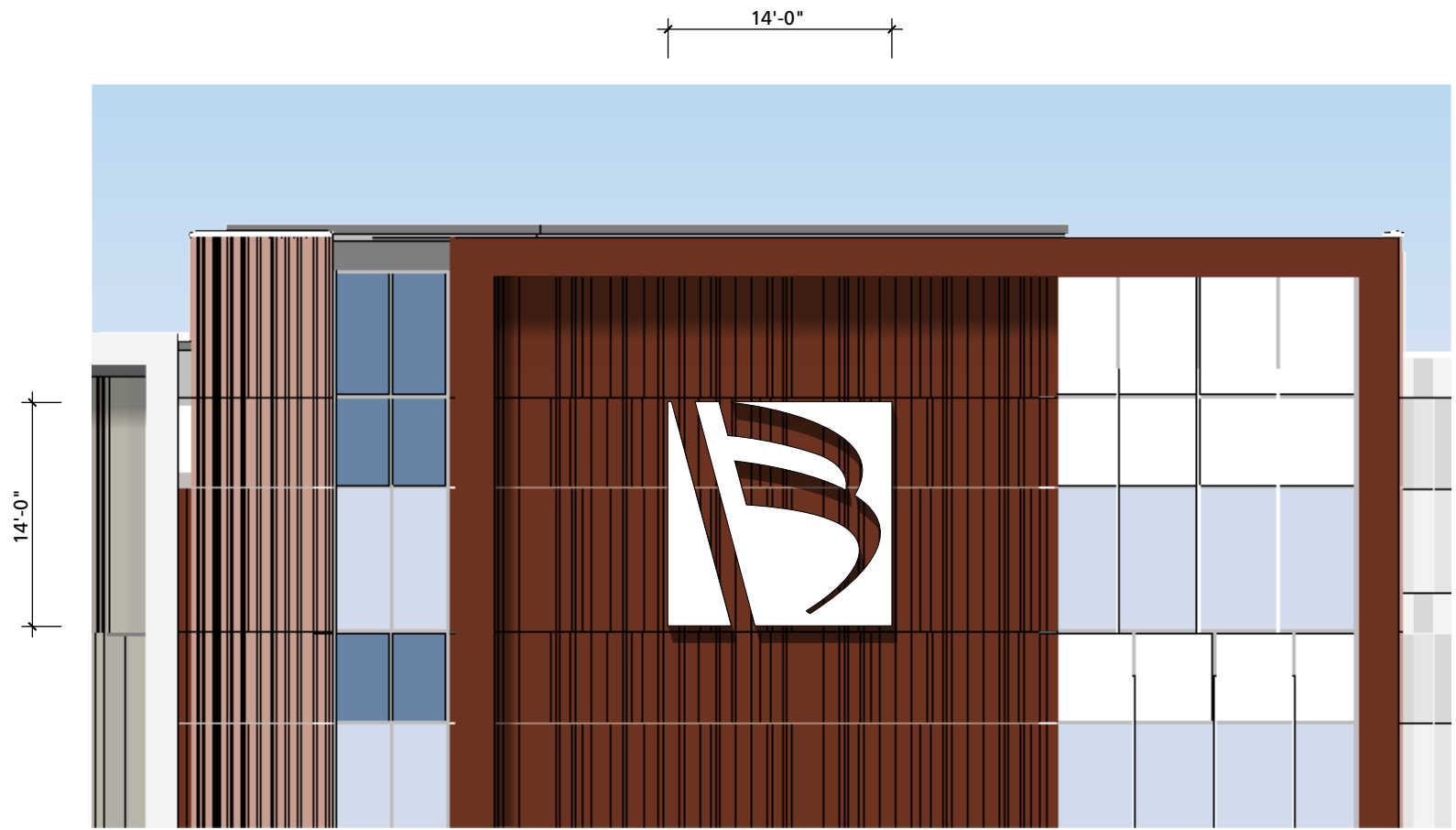
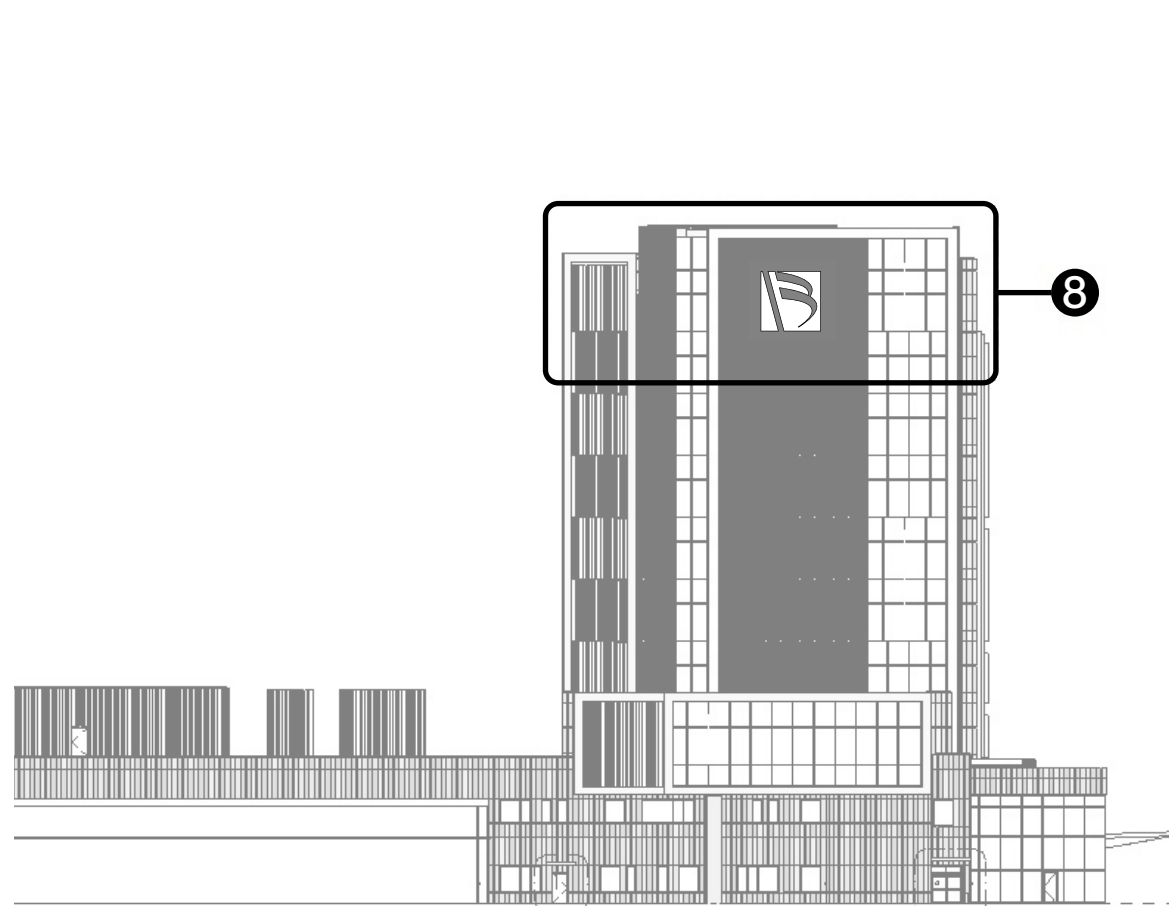
BUILDING SIGNS - HOSPITAL SOUTH ELEVATION

PARAMETER	PENSACOLA SIGNAGE CODE	PROPOSED	JUSTIFICATION FOR VARIANCE
Area	10% of the street front elevation, not to exceed 200 ft ² Building Area = 74,000 ft ²	1 South Hospital Building ID 588 ft ² TOTAL 588 ft² Percent coverage = 588/74,000 = 0.8%	Code limitation of 200 ft ² is not sufficient for legibility on buildings of this scale. Although the square footage exceeds the code allowance, the percent coverage with respect to the building facade is less than 1/10 of the code allowance.



BUILDING SIGNS - HOSPITAL EAST ELEVATION

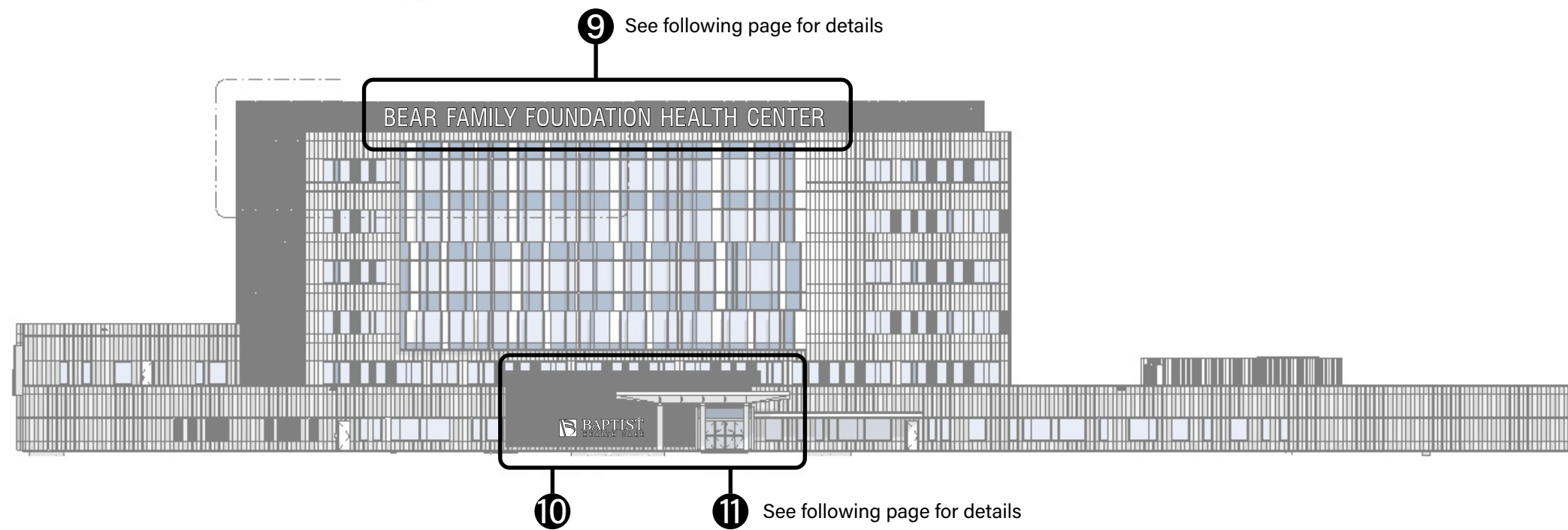
PARAMETER	PENSACOLA SIGNAGE CODE	PROPOSED	JUSTIFICATION FOR VARIANCE
Area	10% of the street front elevation, not to exceed 200 ft ² Building Area = 24,000 ft ²	8 Logomark 196 ft ² Percent coverage = 196/24,000 = 0.8%	No variance required.

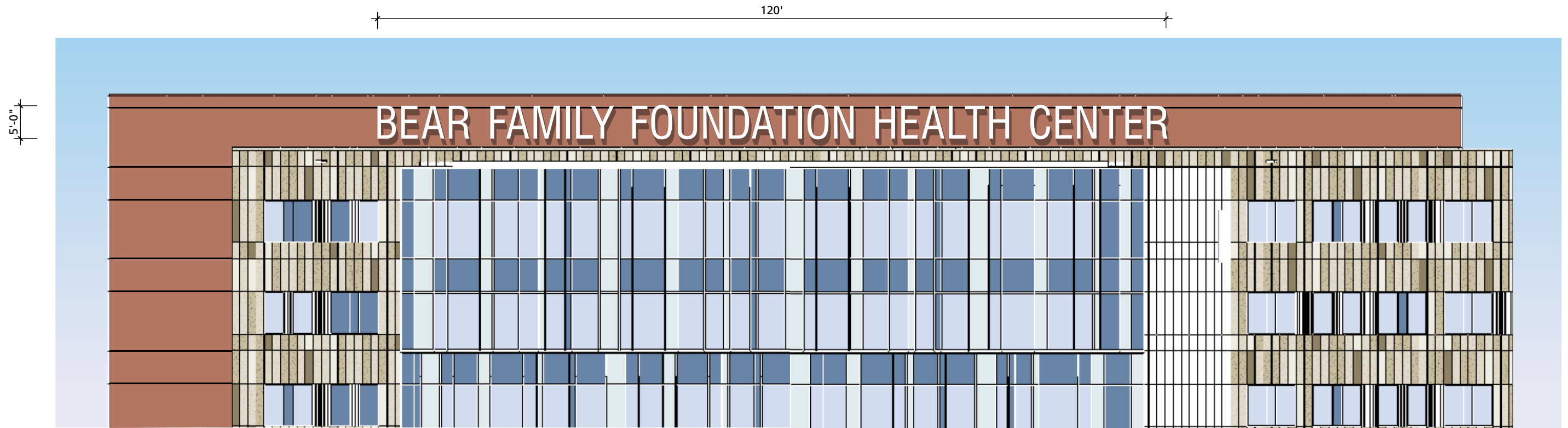


8 Logomark
Sign Area = 14 ft x 14 ft = 196 ft²

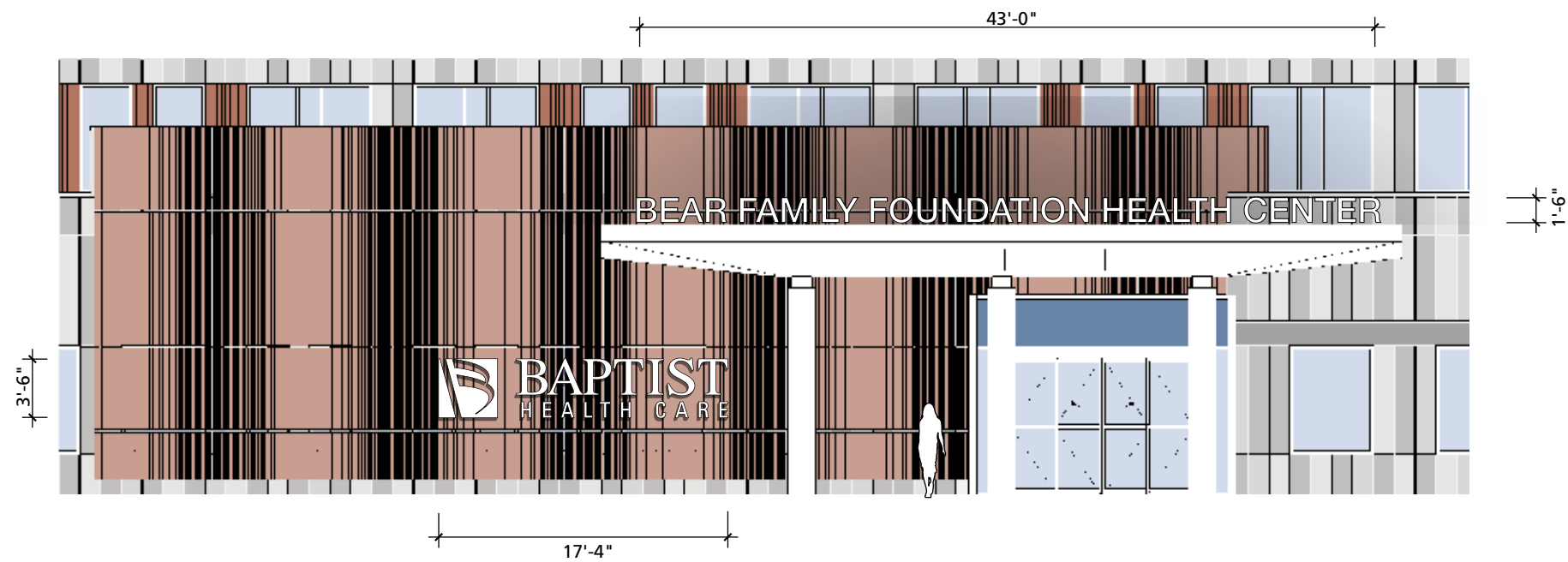
BUILDING SIGNS - M.O.B. WEST ELEVATION

PARAMETER	PENSACOLA SIGNAGE CODE	PROPOSED	JUSTIFICATION FOR VARIANCE
Area	10% of the street front elevation, not to exceed 200 ft ² Building Area = 20,750 ft ²	⑨ West MOB Building ID 600 ft ²	Code limitation of 200 ft ² is not sufficient for legibility on buildings of this scale. Although the square footage exceeds the code allowance, the percent coverage with respect to the building facade is only 1/3 of the code allowance.
		⑩ Logo 61 ft ²	
		⑪ Canopy Letters 65 ft ²	
		TOTAL 726 ft ²	
		Percent coverage = 726/20,750 = 3.5%	





9 West MOB Building ID
Sign Area = 120 ft x 5 ft = 600 ft²

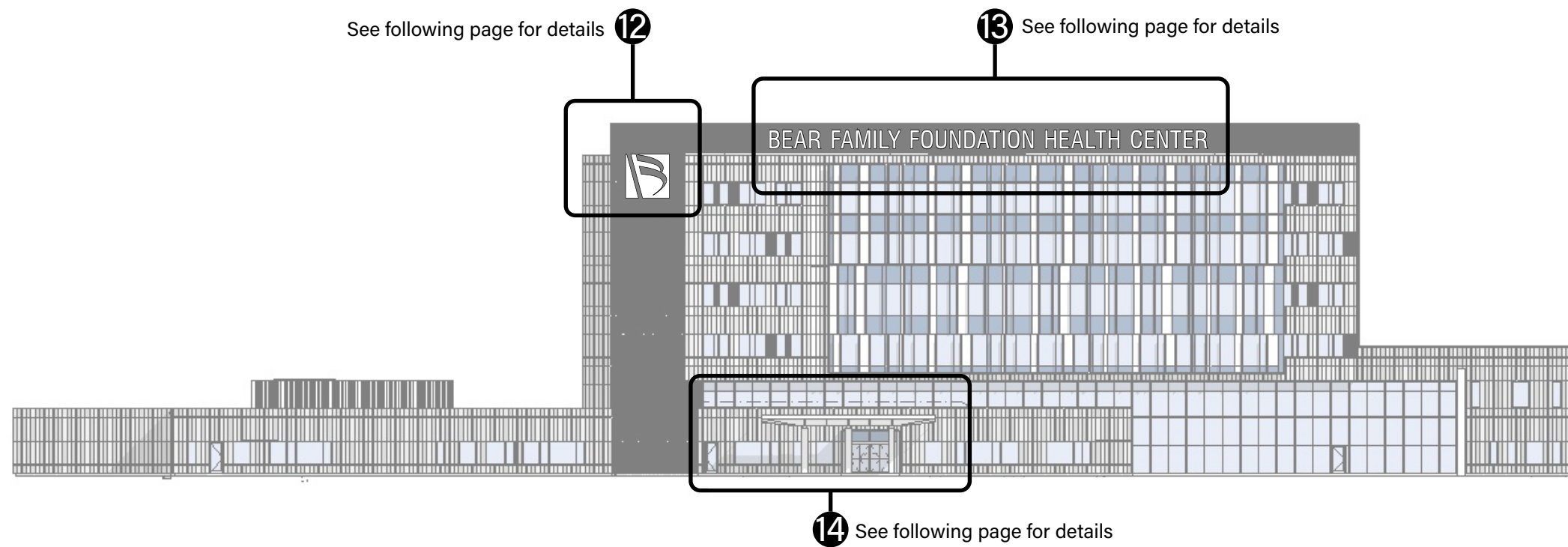


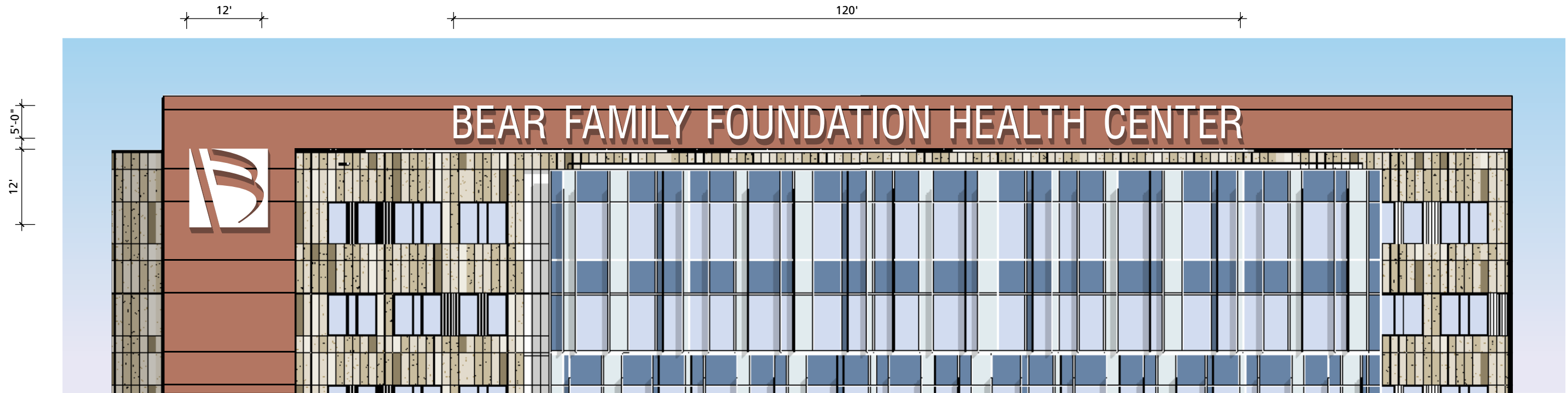
10 Logo
Sign Area = 17.3 ft x 3.5 ft = 61 ft²

11 Canopy Letters
Sign Area = 43 ft x 1.5 ft = 65 ft²

BUILDING SIGNS - M.O.B. EAST ELEVATION

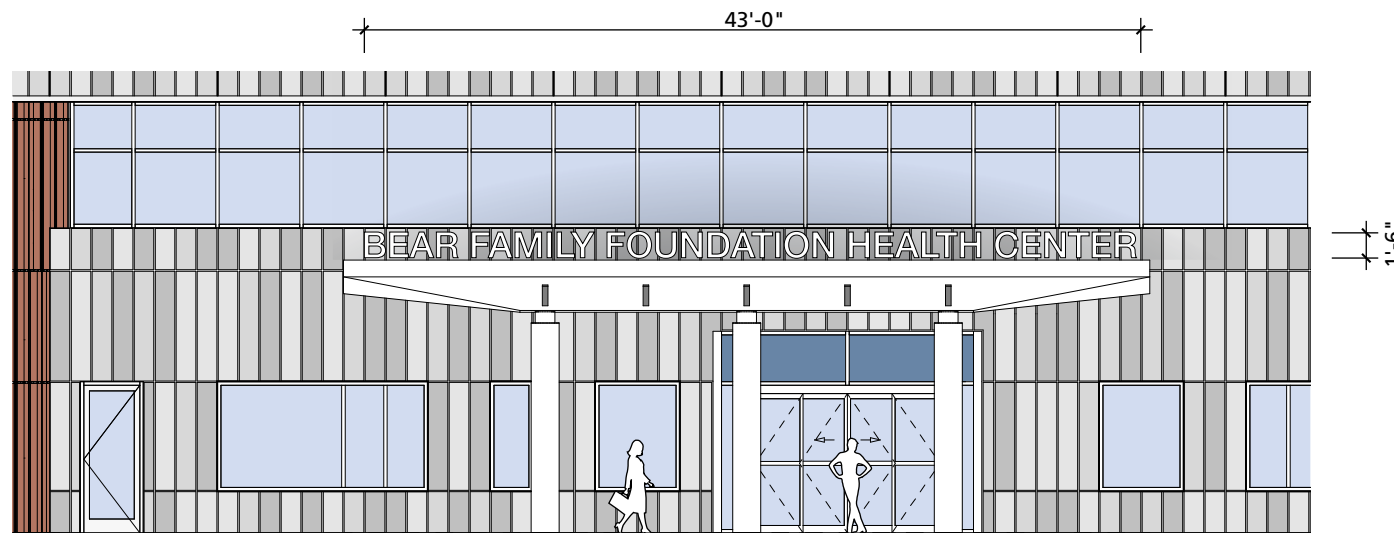
PARAMETER	PENSACOLA SIGNAGE CODE	PROPOSED	JUSTIFICATION FOR VARIANCE
Area	10% of the street front elevation, not to exceed 200 ft ² Building Area = 20,750 ft ²	⑫ Logomark 144 ft ²	Code limitation of 200 ft ² is not sufficient for legibility on buildings of this scale. Although the square footage exceeds the code allowance, the percent coverage with respect to the building facade is only 1/3 of the code allowance.
		⑬ East MOB Building ID 600 ft ²	
		⑭ Canopy Letters 65 ft ²	
		TOTAL 809 ft ²	
		Percent coverage = 809/20,750 = 3.9%	





12 Logomark
Sign Area = 12 ft x 12 ft = 144 ft²

13 East MOB Building ID
Sign Area = 120 ft x 5 ft = 600 ft²



14 Canopy Letters
Sign Area = 43 ft x 1.5 ft = 65 ft²