



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.*

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(To be Completed by Staff)

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

Section(s)/ Tables(s) TABLE 12-3.10 Zoning OEHC-1

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(To be Completed by Applicant)

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

Property Address: 513 N Davis Highway Pensacola, FL 32501  
Current use of property: Vacant

1. Describe the requested variance(s): We are requesting to reduce the setback to the south side of the house from 5 ft. to 3 ft. This will allow room for a shared easement (driveway)

between this house and 515 N-Davis Highway. Both are proposed new construction.

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:

See Attached

Planning Services

222 W. Main Street \* Pensacola, Florida 32502  
(850) 435-1670

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

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**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:**

See Attached

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

See Attached

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

See Attached

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Application Date: 10-27-2021

Applicant: Brad & Summer Carter-West Florida Construction Group

Applicant's Address: 3006 Harlington Place Cantonment, FL 32533

Email: westfloridaconstructiongroup@gmail.co Phone: 850-723-5500

Applicant's Signature: \_\_\_\_\_

Property Owner: Northwest Florida Investment Group LLC

Property Owner's Address: 366 Fort Pickens Rd Pensacola Beach, FL 32561

Email: bradcarter@bellsouth.net Phone: 850-261-9042

Property Owner's Signature: \_\_\_\_\_

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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***

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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.

## **513 North Davis Highway-Variance Application**

### **1: Describe the requested variance**

The variance requested is to reduce the setback to the south side of the proposed residence from 5' to 3'. This will allow room for a shared easement (driveway) between this house and 515 N Davis Highway. Both are proposed new construction.

### **2: Special Conditions existing on the property:**

Currently the only available parking would be on the opposite side of Davis Highway. As suggested by the board members in the conceptual review meeting, the best option for safe parking is a shared driveway with parking located behind house.

### **3: Necessary to obtain common right:**

The current parking option requires crossing a major highway, which poses a safety hazard. The requested variance will allow space for a shared driveway allowing the homeowner safe, off-street parking. The shared driveway enables parking behind the house which helps to maintain the integrity of the Historical District.

### **4: Reasons the variance is not detrimental to general welfare or rights of others:**

The requested variance will allow for safe access to vehicles and will also help minimize pedestrian crossings on Davis Highway. The requested set back is still within that required by fire code and does not intrude on the adjacent properties. This variance will also allow a better sight line for drivers, since their view will not be impeded by cars parked in front of the house.

### **5. Other conditions to justify the proposed variance:**

This variance will help create a safer environment for vehicles parked at the residence and driving along Davis Highway. The variance creates space necessary for a shared driveway, which allows for the front of the house to be unobstructed. This is more aesthetically pleasing adds to the charm of the Historical District.

# EAST JACKSON STREET (50' RIGHT-OF-WAY)

BASIS OF BEARINGS  
(N90°00'00"E)

SOUTH R/W LINE  
P-134.01' F-135.18'  
P-83.01' F-83.86'  
P-51.00' F-51.32'

## LEGEND:

- - FOUND PLAIN 1/2" IRON ROD
- ⊙ - FOUND 1/2" CAPPED IRON ROD #8578
- ⊙ - FOUND PLAIN 1/2" IRON PIPE
- ⊙ - FOUND 1/2" CAPPED IRON ROD #3576
- ⊙ - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
- ⊙ - FOUND 1/2" RED CAPPED IRON ROD #4277
- ⊙ - SET 1/2" CAPPED IRON ROD LB #8298
- ⊙ - WATER METER
- ⊙ - POWER POLE

## ABBREVIATIONS:

- LS - LICENSED SURVEYOR
- PSM - PROFESSIONAL SURVEYOR
- AND MAPPER
- LB - LICENSED BUSINESS
- BSL - BUILDING SETBACK LINE
- R/W - RIGHT-OF-WAY
- PI - POINT OF INTERSECTION
- P - PLAT
- F - FIELD
- NFIP - NATIONAL FLOOD INSURANCE PROGRAM
- N/A - NOT APPLICABLE
- ± - PLUS OR MINUS
- BOC - BACK OF CURB

## PARENT PARCEL DESCRIPTION: (OFFICIAL RECORDS BOOK 5237 PAGE 0863)

LOTS 16 AND 17, BLOCK 23, EAST KING TRACT, EAST OF TARRAGONA STREET, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

## NEW PARCEL DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS' REQUEST)

LOT 17, BLOCK 23, EAST KING TRACT, EAST OF TARRAGONA STREET, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

## SURVEYORS NOTES:

- THE MAP OF SURVEY AS SHOWN HEREON IS A BOUNDARY SURVEY FOR WHICH PURPOSE IS TO DEFINE THE NEW PARCEL BOUNDARY ON THE GROUND BY RETRACEMENT OF THE PARENT PARCEL RECORD DEED, AND/OR RECOVERY, AND/OR PLACEMENT OF MONUMENTATION FOR NEW PARCEL BOUNDARY, PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- BASIS OF BEARINGS: NORTH AND THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N90°00'00"W ALONG THE SOUTH R/W LINE OF EAST JACKSON STREET AS MONUMENTED.
- REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF CITY ATLAS CAD068, SHEET 1 OF 1, BY THE OFFICE OF COUNTY APPRAISER OF ESCAMBIA COUNTY, FLORIDA AS DATED 9/19/2019. COPY OF BOUNDARY SURVEY DRAWING NUMBER 20-19587 AS DATED 12/11/20 BY THIS FIRM.
- NO BUILDING SETBACK LINES ARE SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VERIFY ALL SETBACK REQUIREMENTS WITH AUTHORITY GOVERNING BODIES PRIOR TO CONSTRUCTION.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WAS KJM LAND SURVEYING, LLC PROVIDED WITH SAME.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR; EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED; EXCEPT AS SHOWN.
- UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.
- ENCROACHMENTS ARE AS SHOWN.
- FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC, IS LB 8298.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR AND ANY ENTITIES AS DECLARED TO HEREON ONLY AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.
- IT IS OF THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:

NFIP COMMUNITY NAME:  
CITY OF PENSACOLA  
ZONE: "X"  
ELEVATION: N/A

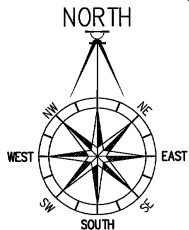
NFIP COMMUNITY NUMBER:  
120082  
PANEL NUMBER: 12033C 0390 G  
AS DATED: 9/29/2006

ADDRESS: NORTH DAVIS HIGHWAY					
REQUESTED BY: SUMMER CARTER					
TYPE: BOUNDARY SURVEY					
SECTION 46, TOWNSHIP - 2 - SOUTH, RANGE - 30 - WEST, ESCAMBIA COUNTY, FLORIDA					
SCALE: 1" = 20'	FIELD BOOK	PAGE	CREW	FIELD DATE	DRAWN BY:
	704	7	JC/JT KM/JT	12/07/20 12/10/20	JCS
DATE: 12/11/20	REVISIONS:				CHECKED BY:
NO.:	DATE:	ADDED IMPROVEMENTS IN R/W - F.B. #729, PG. #57, NS, 07/12/21, JCS			APPROVED BY:
1	07/25/21				<i>[Signature]</i>
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.					DRAWING NUMBER
MICHAEL WATTS AUSTIN, PSM #5458 CORPORATE NO. LB 0008298 STATE OF FLORIDA					20-19653

PARENT

PARCEL

NORTH DAVIS HIGHWAY  
(51' RIGHT-OF-WAY)



20' 10' 0' 20'  
SCALE 1" = 20'

EAST LA RUA STREET  
(50' RIGHT-OF-WAY)



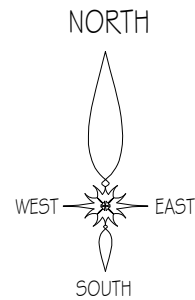
**KJM**  
Land Surveying, LLC.  
1616 W. Avery St.  
Pensacola, FL 32501  
(O) 850-438-0202  
(F) 850-438-1307

20-1-74918

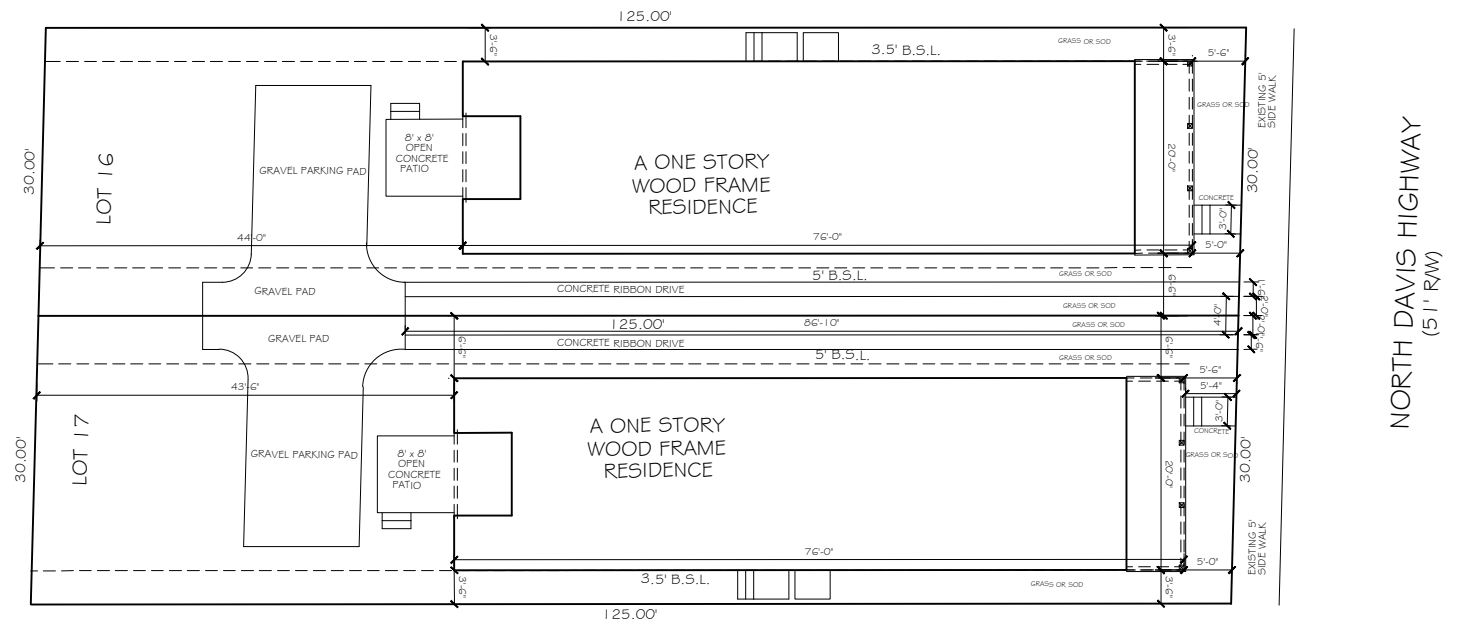
# WEST FLORIDA CONSTRUCTION GROUP

513 N. DAVIS HIGHWAY  
PENSACOLA, FL

515 N. DAVIS HIGHWAY  
PENSACOLA, FL



\*\*ARROWS REPRESENT GRADING  
FOR DRAINAGE



LOT FOOTAGE: 3750 S.F. TOTAL - (MINUS) 1869 S.F.  
HOUSE & PATIO = 1881 S.F.



DREAMCATCHER DESIGNS, INC.

Phone/Fax: (850) 968-0053

Job#: WFCG-001-515-513-ND

Page: Site Plan

Date: 04-27-21

Scale: 1"=20'-0"

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**DRIVEWAY CONNECTION PERMIT  
 FOR ALL CATEGORIES**

**PART 1: PERMIT INFORMATION**

APPLICATION NUMBER: 2021-A-395-00086

Permit Category: A - less than 20 VTPD Access Classification: \_\_\_\_\_

Project: Bradford Carter Res. Driveway (Northwest FL. Investment)

Permittee: BRADFORD CARTER

Section/Mile Post: / State Road: \_\_\_\_\_

Section/Mile Post: / State Road: \_\_\_\_\_

**PART 2: PERMITTEE INFORMATION**

Permittee Name: BRADFORD CARTER

Permittee Mailing Address: 366 Ft Pickens Rd

City, State, Zip: Pensacola Beach, Florida 32561

Telephone: (850) 723-5500 ext. \_\_\_\_\_

Engineer/Consultant/or Project Manager: \_\_\_\_\_

Engineer responsible for construction inspection: \_\_\_\_\_  
NAME P.E. #

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX, Mobile Phone, etc. Fax: / Mobile: \_\_\_\_\_

**PART 3: PERMIT APPROVAL**

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2021-A-395-00086  
Department of Transportation

Signature: Heidi Taylor Title: MAINTENANCE MANAGER/PERMITS

Department Representative's Printed Name Heidi Taylor

Temporary Permit ☐ YES ☒ NO (If temporary, this permit is only valid for 6 months)

Special provisions attached ☐ YES ☒ NO

Date of Issuance: 9/23/2021

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

**See following pages for General and Special Provisions**

Approved  
 2021-A-395-00086  
 Heidi Taylor  
 9/23/2021

**PART 4: GENERAL PROVISIONS**

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.  
Phone: 8509812818 , Attention: Maria Townsend
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

Approved  
2021-A-395-00086  
Heidi Taylor  
9/23/2021



**PART 5: SPECIAL PROVISIONS**

NON-CONFORMING CONNECTIONS: ☒ YES ☐ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.
2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

See attached special conditions

**PART 6: APPEAL PROCEDURES**

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings  
Department of Transportation  
Haydon Burns Building  
605 Suwannee Street, M.S. 58  
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved  
00086  
Heidi Taylor  
9/23/2021

Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information						Assessments				
<b>Parcel ID:</b> 000S009020170023						<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b><a href="#">Cap Val</a></b>
<b>Account:</b> 132857550						2021	\$51,188	\$0	\$51,188	\$51,188
<b>Owners:</b> NORTHWEST FLORIDA INVESTMENT GROUP LLC						<a href="#">Disclaimer</a>				
<b>Mail:</b> 366 FORT PICKENS RD PENSACOLA BEACH, FL 32561						<a href="#">Market Value Breakdown Letter</a>				
<b>Situs:</b> 513 N DAVIS HWY 32501						<a href="#">Tax Estimator</a>				
<b>Use Code:</b> VACANT COMMERCIAL						<a href="#">File for New Homestead Exemption Online</a>				
<b>Taxing Authority:</b> PENSACOLA CITY LIMITS										
<b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>										
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2021 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
None						<b>Legal Description</b>				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						LT 17 BLK 23 EAST KING TRACT OR 8428 P 1058 CA 68				
						Extra Features				
						None				

**Parcel Information**  
**Section Map Id:**  
[CA068](#)  
**Approx. Acreage:**  
0.0861  
**Zoned:**  
OEHC-1  
**Evacuation & Flood Information**  
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

[Launch Interactive Map](#)



Chris Jones - Escambia County Property Appraiser

62.5

E JACKSON ST

82

Parcel ID: 000S009020170023  
Account: 132857550  
Section Map: CA068  
Situation: 513 N DAVIS HWY  
Complex: EAST KING TRACT  
Owner: NORTHWEST FLORIDA INVESTMENT GROUP LLC  
Mailing Address:  
366 FORT PICKENS RD  
PENSACOLA BEACH, FL 32561  
Last Sale: n/a  
Property Use: VACANT COMMERCIAL  
Approx. Acreage: 0.0861 ac  
Bldg. Count: 0  
Total Heated Area: 0 sf  
Zoned: OEH-1  
Taxing Auth: PENSACOLA CITY LIMITS  
Schools:  
Elem: GLOBAL LEARNING ACADEMY  
Int: WORKMAN  
High: PENSACOLA

