



RE: Sea Villas Apartments Fence Variance

Address: 1205 Tarpon Center Drive, Venice FL 34285

Date: February 2, 2026

Contractor: Luke Beerman, Freedom Fence Builders LLC

License: CBC1263682

1.13.3 Decision Criteria

1. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

Westward building encroaches on gulf beach set back line. Existing (storm ruined) fence was already entirely in the gulf beach set back. We want to re secure the pool safety fence in a new location within the same gulf beach set back due to sand excavation, paver work and total reconstruction of the pool area that was needed to be done due to the 2024 storms and the existing sea wall that was installed 40+ years ago.

2. The conditions upon which the request for a variance is based are unique to the parcel and would not be applicable, generally, to other property within the vicinity;

This is a unique parcel that has occupied buildings within the gulf beach set back. The entire pool area is in the gulf beach set back. Any change to the pool fence layout due to the massive reconstruction needed from the 2024 storms would require a variance.

3. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application.

This is a correct statement.

4. The alleged hardship has not been created by any person presently having an interest in the property or, if it was, it was created as a result of a bona fide error.

This is a correct statement. The hardship is due to the massive amount of damage from the 2024 storms and necessary reconstruction activities.

5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

This is a correct statement. This will be positive to public welfare to the the pool being appropriately secured with a safety barrier.

6. The variance granted is the minimum variance that will make possible the full reasonable use of the property.

This is a correct statement.

7. The property cannot be put to a reasonable use which complies fully with the requirement of the Code unless the variance is granted.

This is a correct statement. The pre-existing layout of the fence is no longer possible. The pre-existing layout of the fence was entirely in the gulf beach set back. The new fence will be in the gulf beach set back as well with a more appropriate layout due to the change of conditions for reconstruction due to the storms.

Luke Beerman, owner

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