

26-06VZ
1205 Tarpon Center Drive

General Information

Address:	1205 Tarpon Center Drive
Request:	Seeking variance from Sec. 89-2.11.4.A prohibiting construction seaward of the Gulf Beach Setback Line to allow construction of a fence
Owner:	Sea Villas, LLC
Agent:	Luke Beerman, Freedom Fence Builders LLC
Parcel ID:	0175042016 and 0175042021
Parcel Size:	±1.43 acres
Future Land Use:	High Density Residential
Zoning:	Residential, Multi-Family 4
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	February 5, 2026

Background & Project Description

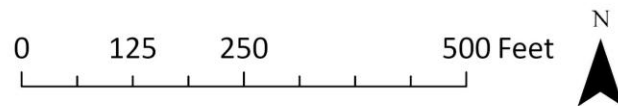
- Sea Villas Condos previously had a fence seaward of GBSL
 - Damaged in 2024 by hurricanes
- Owners prefer to replace in a different location (previous fence only surrounded the pool, leaving deck, units, and restroom building unsecured)
 - Intent is primarily to prevent trespassing into pool, deck, and shower building from other beachgoers
- Site plan provided by the agent is not drawn to scale but correct measurements are provided
 - Staff created an exhibit of approximate location using measurements provided



Aerial Map

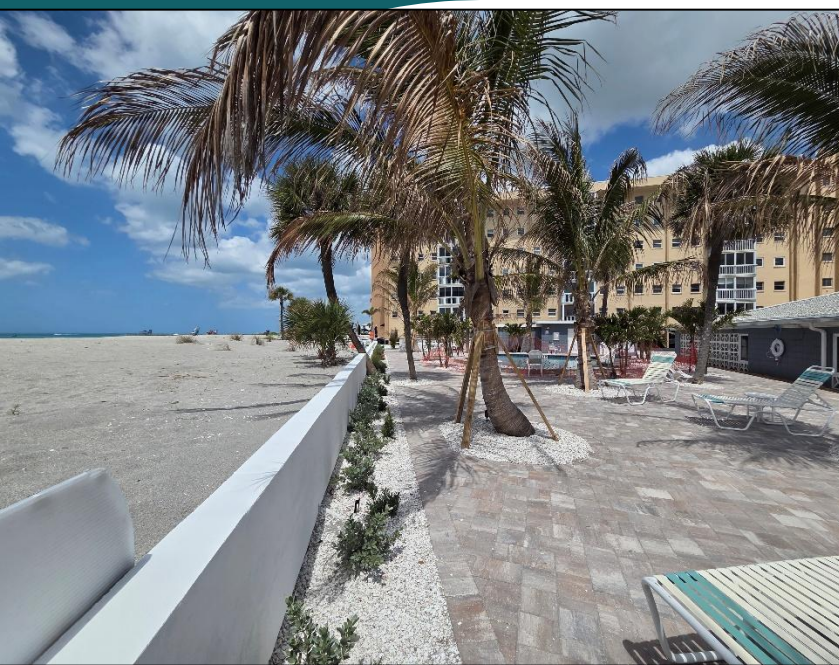


1205 Tarpon Center Dr
Aerial Map

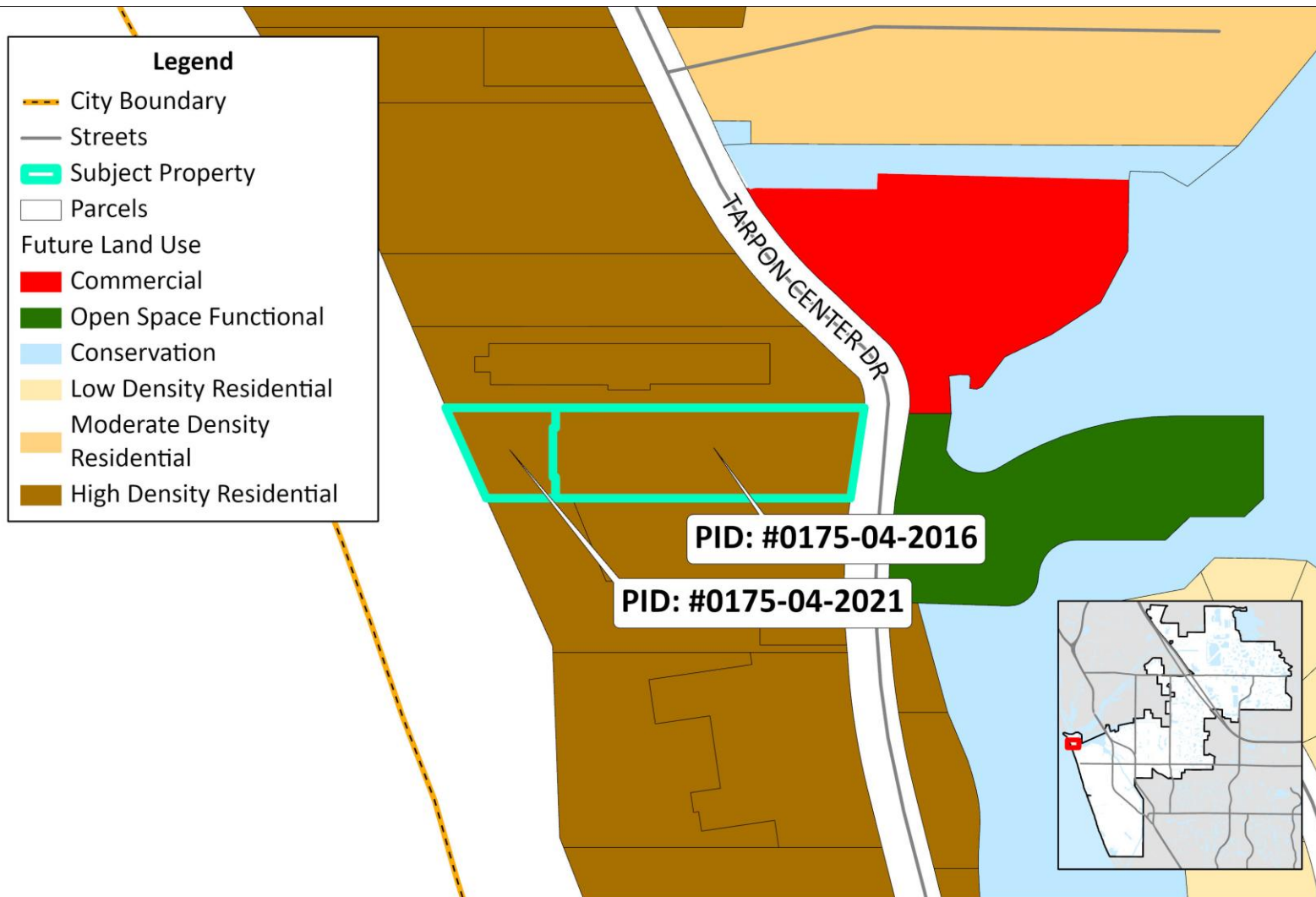


EXISTING CONDITIONS

SITE PHOTOGRAPHS, FUTURE LAND USE MAP, ZONING MAP



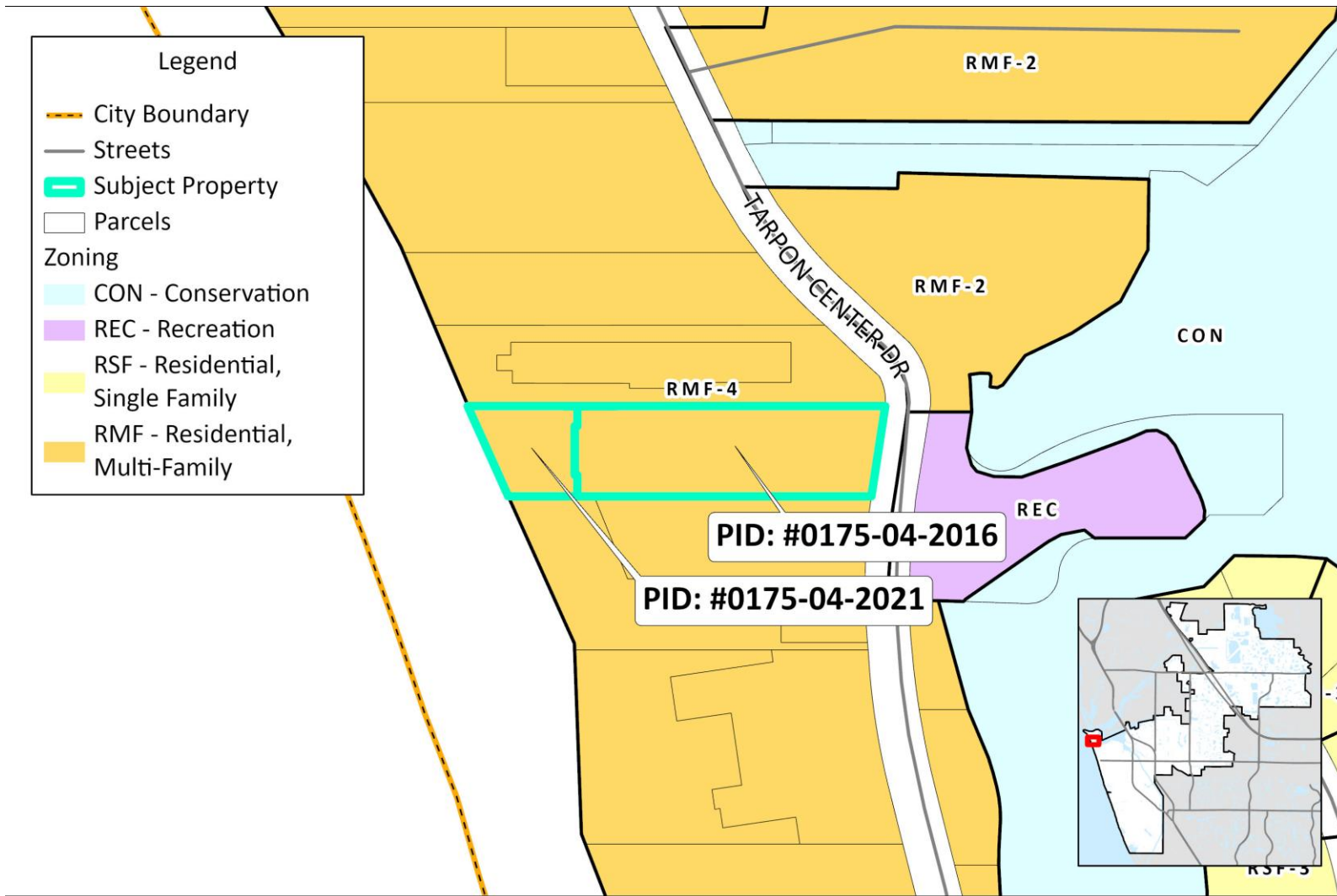
Site Photographs



Future Land Use Map



1205 Tarpon Center Dr
Future Land Use Map



Zoning Map



1205 Tarpon Center Dr
Zoning Map

0 125 250 500 Feet



PLANNING ANALYSIS

LAND DEVELOPMENT CODE DECISION CRITERIA

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.
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.
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.
4. The alleged hardship has not been created by any person presently having an interest in the property or, it was it was created as a result of a bona fide error.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.
6. The variance granted is the minimum variance that will make possible the reasonable use of the property.
7. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.

CONCLUSION

- Upon review of the petition and associated documents, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Variance Petition No. 26-06VZ.