

26-23VZ
412 Hunter Drive

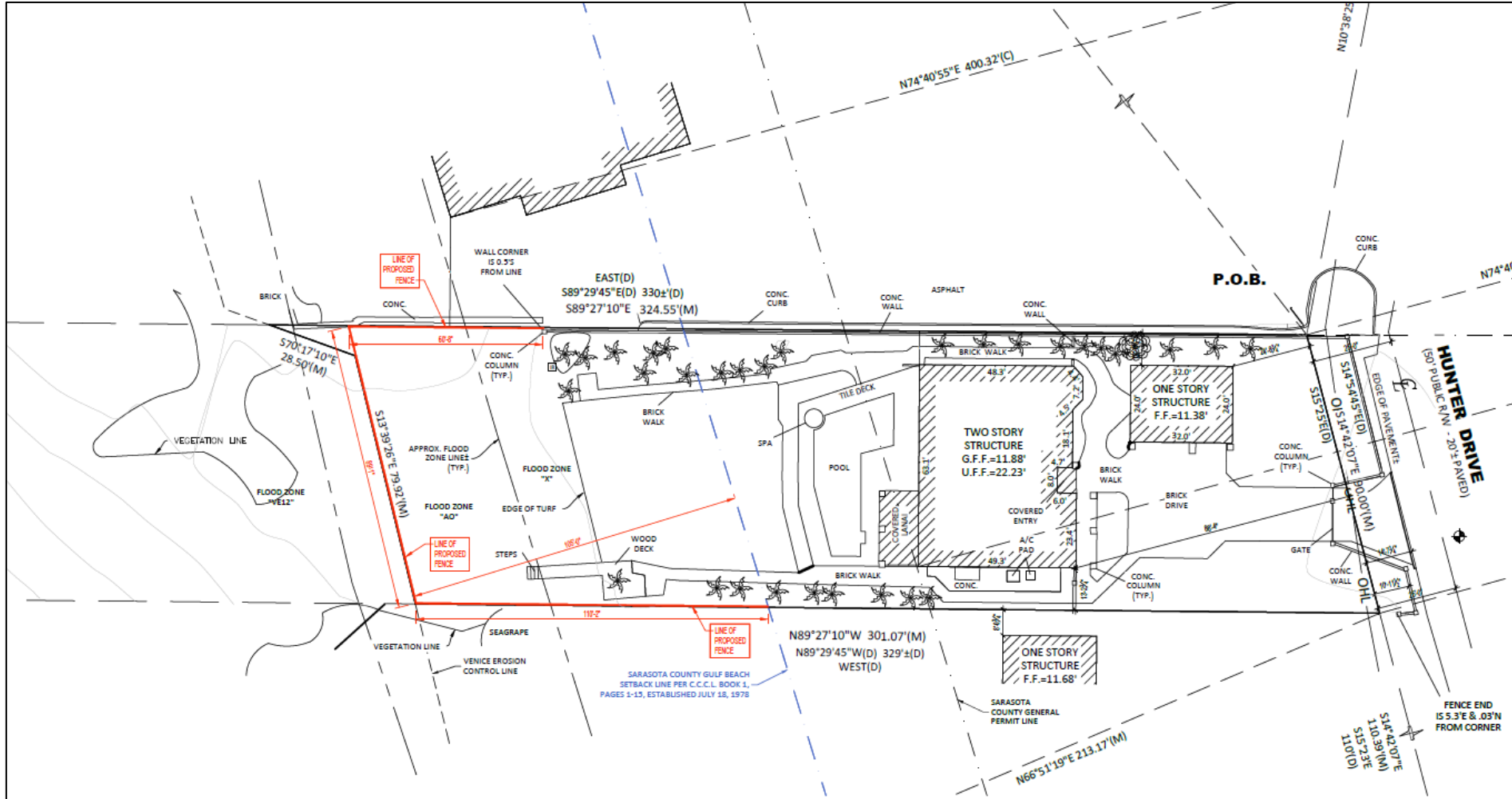
General Information

Address:	412 Hunter 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:	Justin Junda
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0177020051
Parcel Size:	0.60± acres
Future Land Use:	Low Density Residential
Zoning:	Residential, Single-Family 1
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	May 18, 2026

Background & Project Description

- Single-family lot
- Request to fence the western side of the property beyond the Gulf Beach Setback Line (GBSL) by up to 110'
- Replaces a previous fence beyond the current property line
 - Recent change in the property boundary caused the fence to be off the owner's property
 - Proposed fence would be entirely on subject property
- Fence would be composed of 4' black aluminum

Proposed Plan

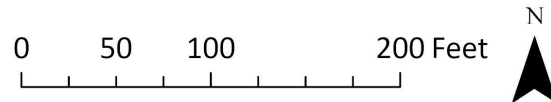




Aerial Map



412 Hunter Drive
Aerial Map



Aerial Comparisons



2025 Parcel Line, Current Aerial



2026 Parcel Line, Current Aerial



2025 Aerial



2024 Aerial





EXISTING CONDITIONS

SITE PHOTOGRAPHS, FUTURE LAND USE MAP, ZONING MAP





Site Photographs

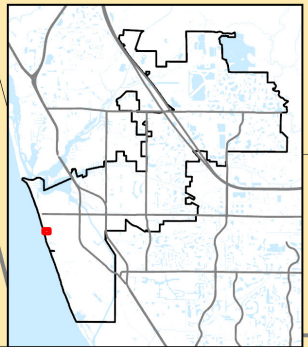
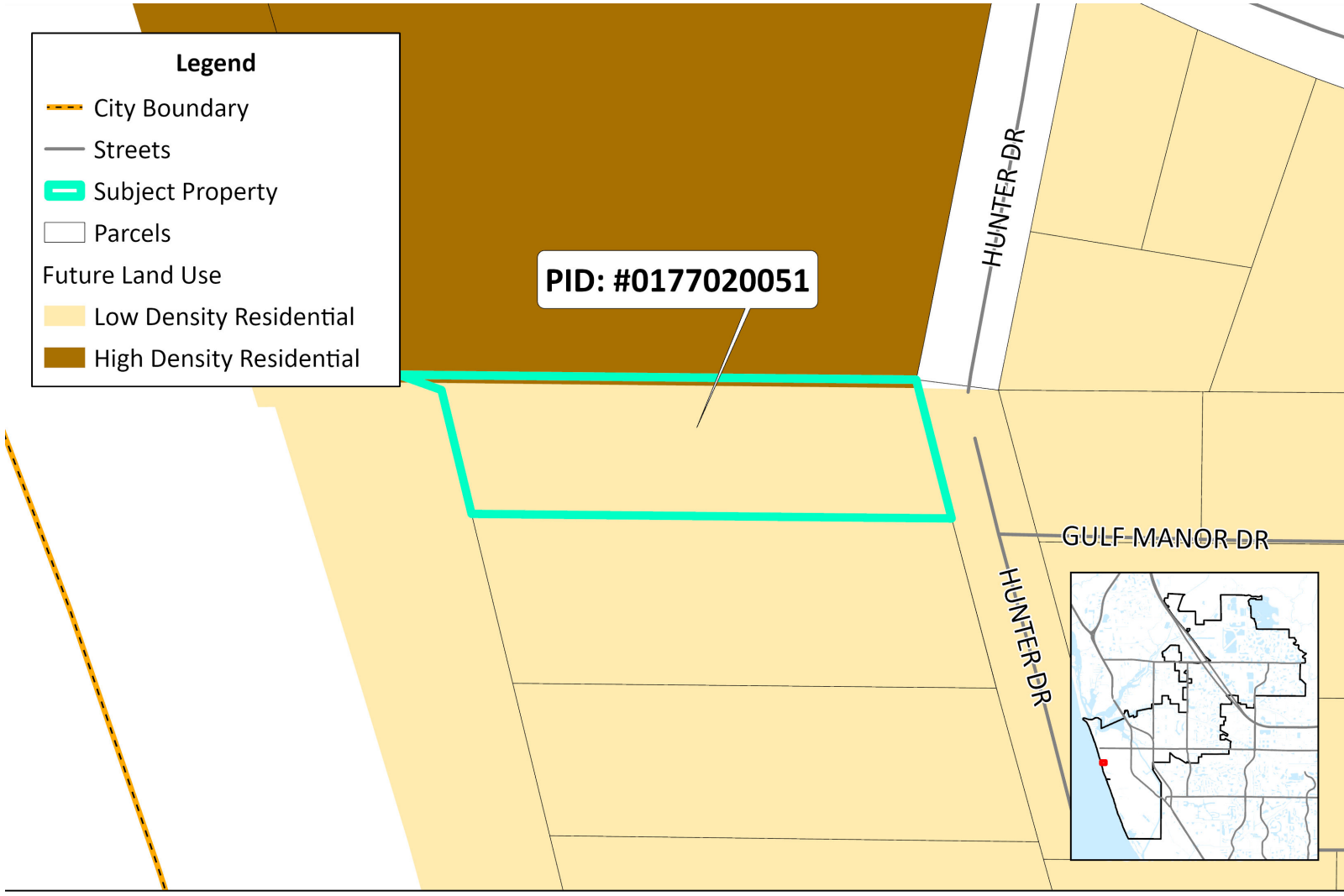
Legend

-  City Boundary
-  Streets
-  Subject Property
-  Parcels

Future Land Use

-  Low Density Residential
-  High Density Residential

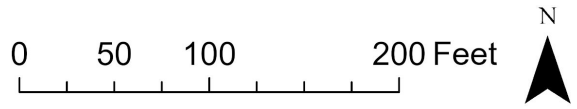
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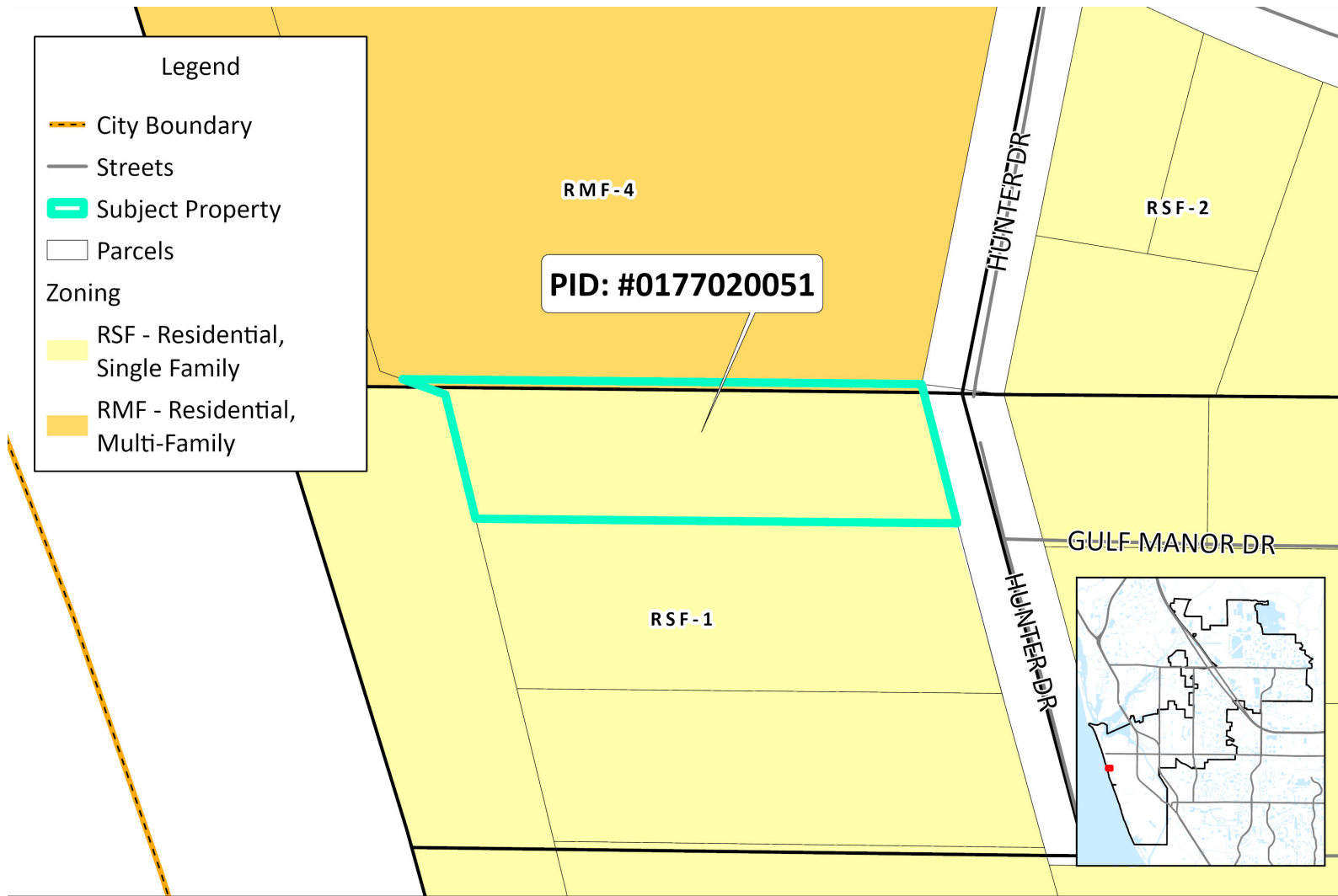


Future Land Use Map



412 Hunter Drive
Future Land Use Map





Zoning Map



412 Hunter Drive
Zoning Map

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. 26-23VZ.