

Variance Petition 26-20VZ 201 The Esplanade S

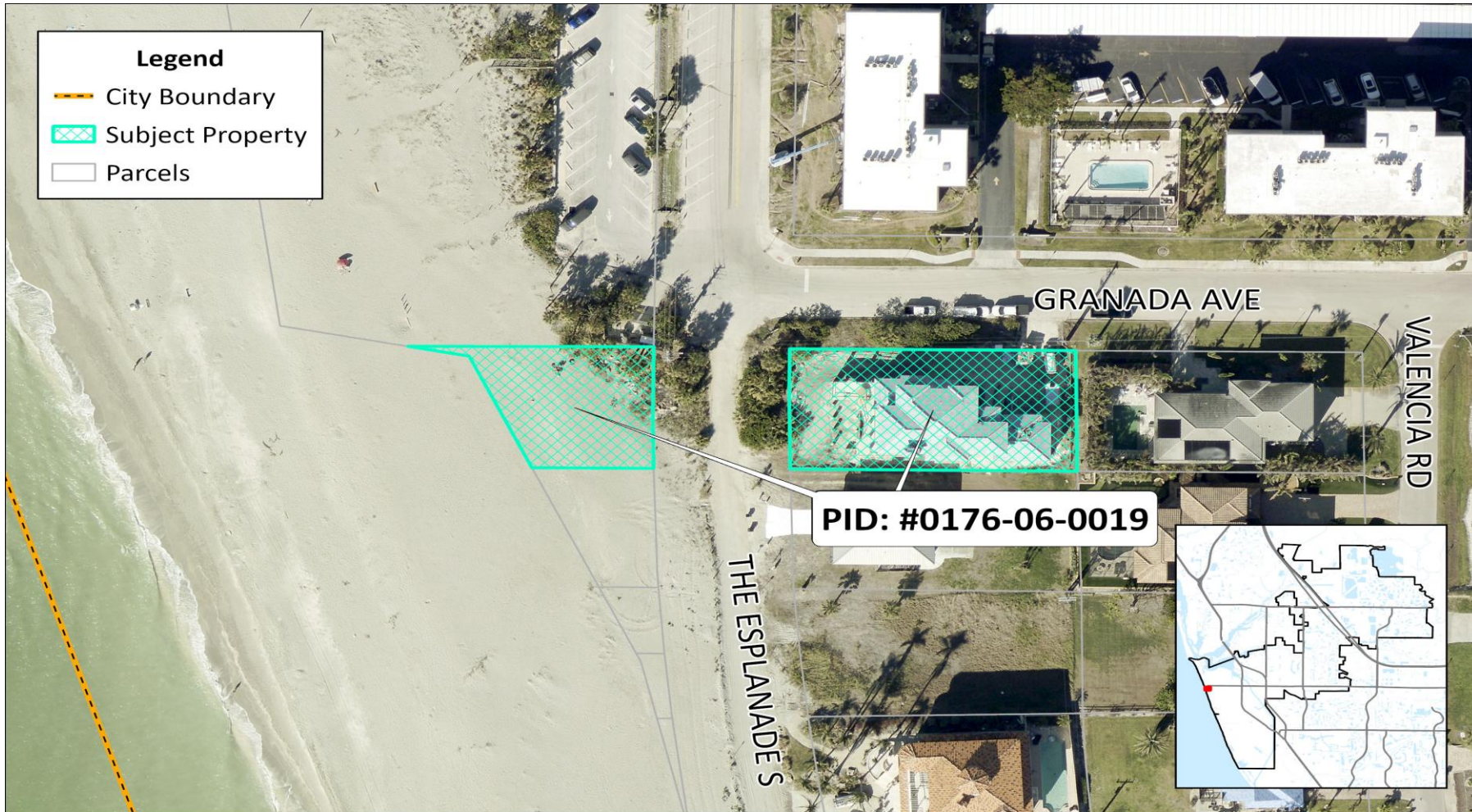
Owner: Mr. Edward W. Hinz

Agent: Jackson R. Boone, Esq., Boone Law Firm

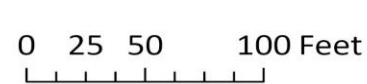
Address:	201 The Esplanade S
Request:	Variance to Chapter 89-Sec 2.11.4 Construction or Excavation Seward of the Gulf Beach Setback Line, and Chapter 87 Section 3.1.8.F.2-Visibility Triangle for the construction of a perimeter wall.
Owner:	Mr. Edward W. Hinz
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0176-06-0019
Parcel Size:	±.558 acres
Future Land Use:	Low Density Residential
Zoning:	Residential Single Family-2 (RSF-2) and Conservation (CON)
Address:	201 The Esplanade S
Code Variance Requested:	Chapter 89 Section 2.11.4.A and Chapter 87 Section 3.1.8.F.2

GENERAL INFORMATION

AERIAL VIEW



201 The Esplanade S
Aerial Map



PROJECT DESCRIPTION



Applicant is requesting relief from Chapter 89 Section 2.11.4.4.A. to allow for the construction of privacy wall along the North and West property lines.



Applicant is requesting a variance from Chapter 87, Section 3.1.8.F.2 – Visibility Triangle regulations, to reduce the required 20-foot leg length at the property’s corner to 10 feet. This reduction is necessary to accommodate placement of the proposed privacy wall near the northwest corner of the property.



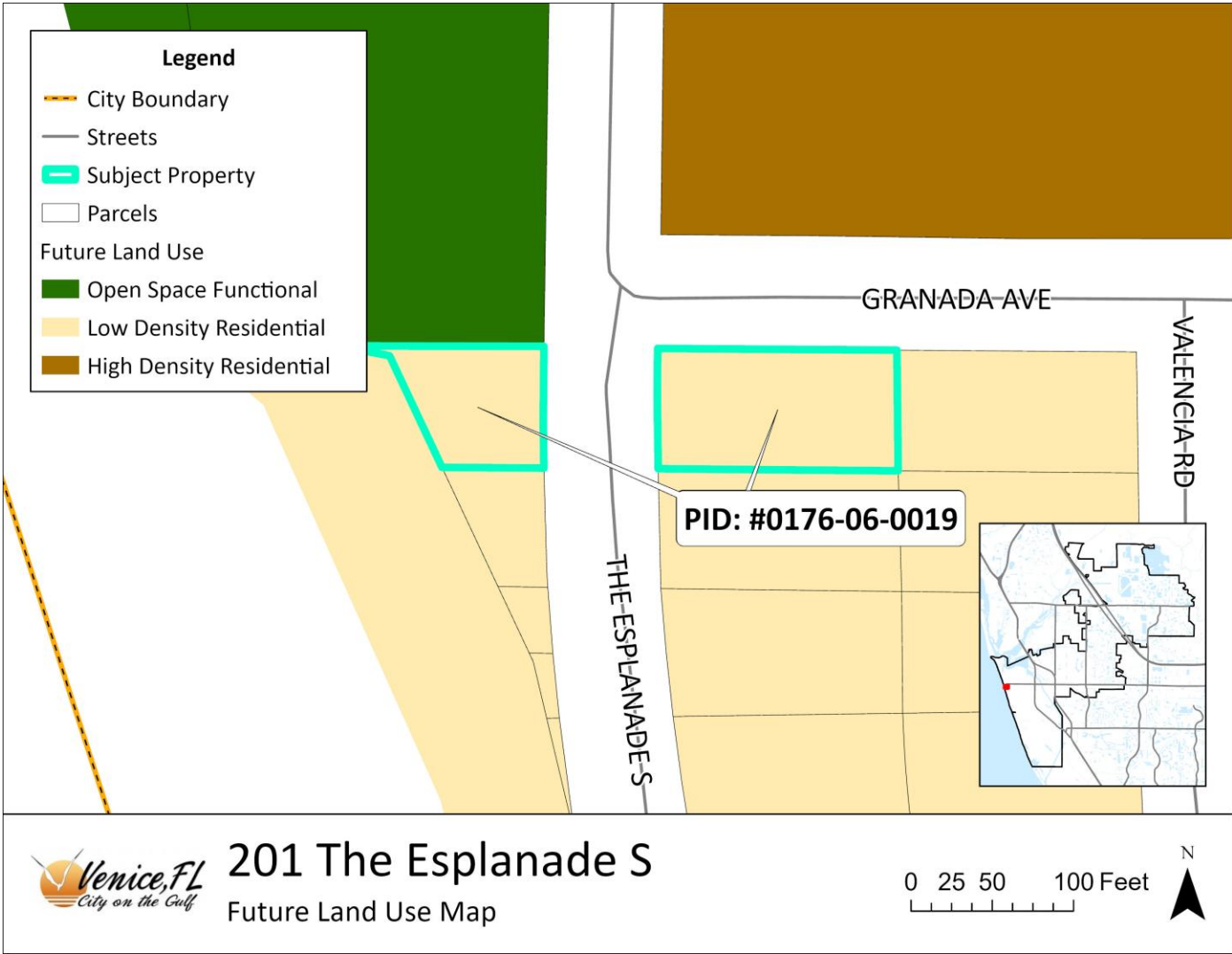
The property owner previously sought similar relief at the November 4, 2025, Planning Commission meeting. At that time, the request was denied, with the Planning Commission finding that the variance was not the minimum necessary to allow reasonable use of the property.



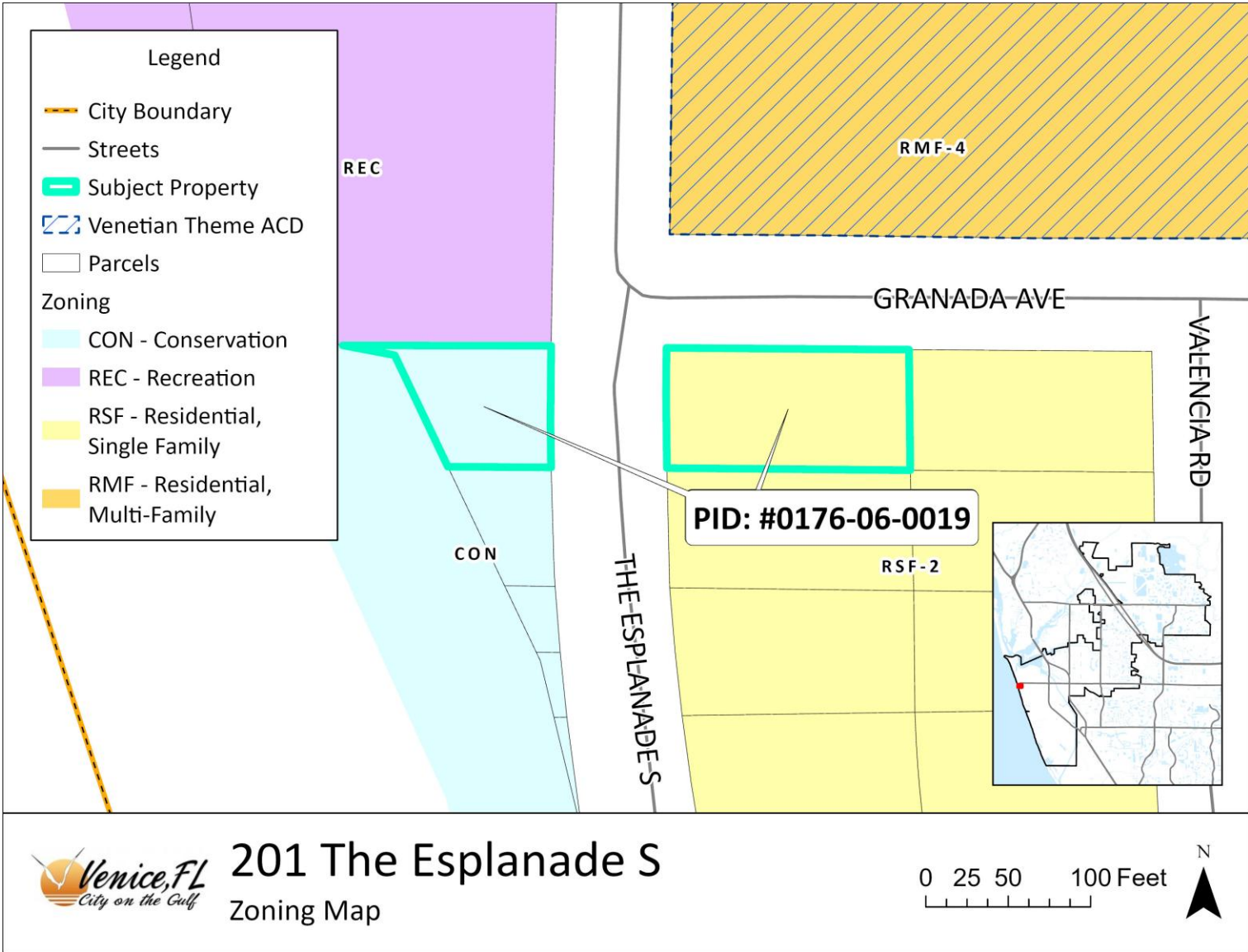
Following the denial, the property owner worked with project consultants to evaluate alternative design options for the privacy wall. This effort resulted in a revised proposal and the current variance application.



SITE PHOTOS

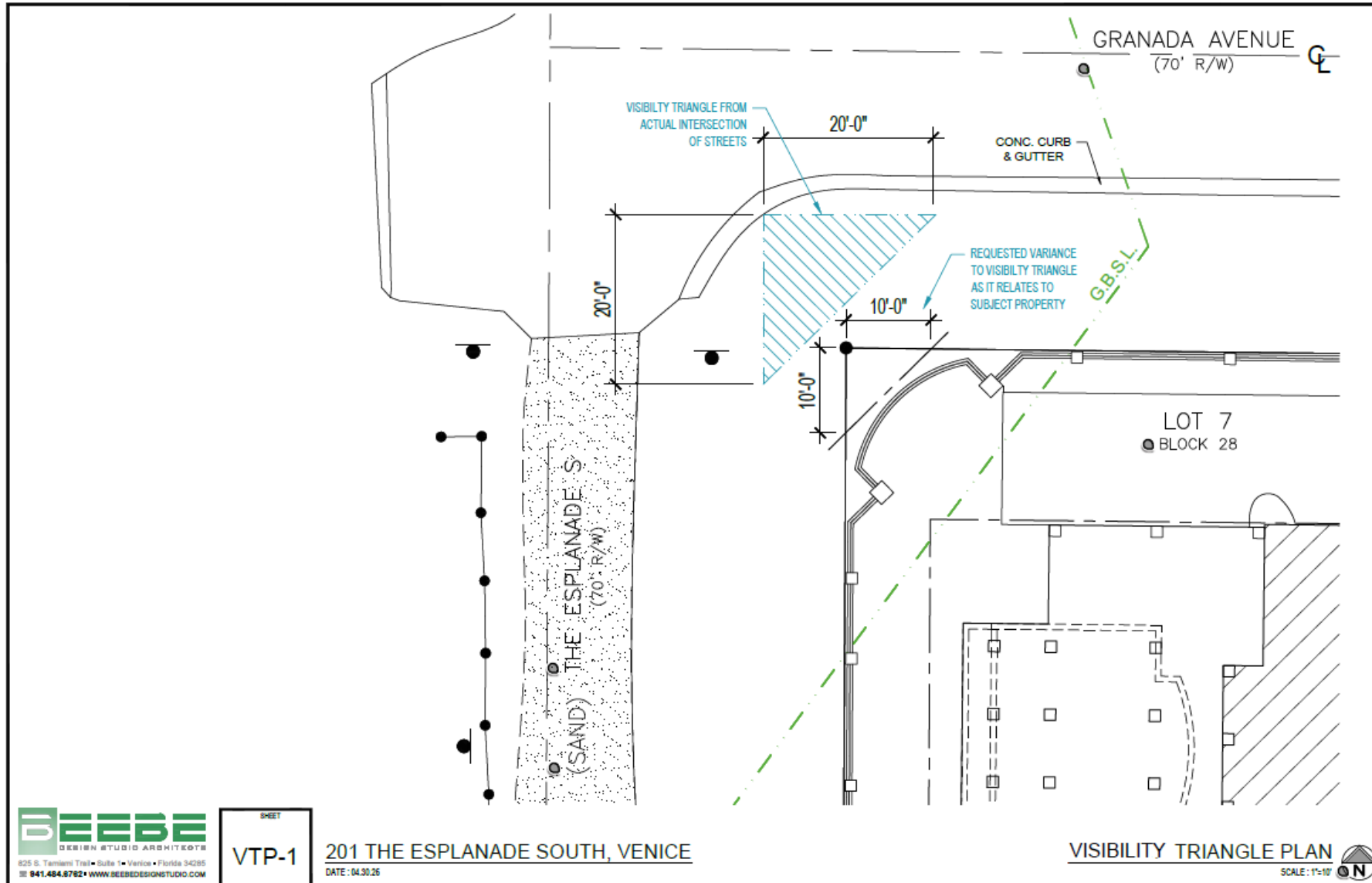


FUTURE LAND USE MAP



ZONING MAP

VISIBILITY TRIANGLE REQUEST



DECISION CRITERIA FOR VARIANCE

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, if 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; and
7. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.



PLANNING COMMISSION ACTION

Based on the information submitted by the applicant, the staff report, and testimony provided during the public hearing, staff believes there is sufficient information on the record to allow the Planning Commission to take action on Petition 26-20VZ.