



I. APPLICATION DATA

- A. **Case Number:** VAR-0326-00015
- B. **Location:** 6100 90th Avenue North
- C. **Request:** Variance to reduce the front yard setback from 50 feet to 26 feet for an accessory structure on a parcel in the Farm (F) zoning district.
- D. **Applicant:** Dennis and Ellen Hoffman
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Dennis and Ellen Hoffman
- G. **Legal Ad Text:** Variance to reduce the front yard setback from 50 feet to 26 feet for an accessory structure on a parcel in the Farm (F) zoning district.
- H. **PARC Meeting:** March 31, 2026
- I. **Public Hearings:**

Board of Adjustment Meeting Date: June 4, 2026.
Advertising Date: May 20, 2026

II. BACKGROUND INFORMATION

- A. **Case Summary:**
The applicant is requesting a reduction to the minimum front yard setback requirement from 50 feet to 26 feet in order to develop a 1,680 square foot accessory structure, a barn. The existing primary structure on the property is located 18 feet from the front property line; which was built in 1999 and is considered legal non-conforming.

The proposed accessory structure will be setback 26 feet from the property line and developed 8 feet behind the existing fence, which is setback 18 feet from the property line and even with the façade of the existing primary structure. It will be clearly subordinate to the existing primary structure, and set further back on the property. The permit associated with the new accessory structure is permit no. BLDR-0326-00632.
- B. **Site Area:** 175,468 square feet / 4.02 acres.
- C. **Property History:**
According to Pinellas County Property Appraiser, the lot was originally platted in 1914 as part of the Pinellas Farms Subdivision. In 1960, the 2,574 square foot primary structure was built and has permits on record for modifications and improvements such as heating/air, roof, and fencing. In 1999, the garage on the north side of the property was built.

In 2013, the property was rezoned from Single-Family Residential Estate (RE) to Farm (F) via case no. Z 2013-03 and Ordinance no. 3849.
- D. **Existing Use:** Single-Family Residential.

- E. **Proposed Uses:** Single-Family Residential (No Change).
- F. **Current Land Use:** Residential Suburban (RS)
- G. **Current Zoning District:** Farm (F)
- H. **Flood Zone:** The subject property is located in Flood Zone AE, which is a high-risk flood zone and Flood X-shaded, which is a moderate-risk flood zone.
- I. **Evacuation Zone:** This property is in Evacuation Zone B, which is the second level to evacuate in preparation for a storm. Zone B is evacuated when storm surge height is predicted to be up to 15 feet.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-E	RS	Single-Family Detached
South	R-E	P	Stormwater Channel
East	R-E	P	Stormwater Channel
West	R-E & F	RS	Single-Family Detached

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a suburban, low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

2. Key Standards:

Use Characteristics – Those uses appropriate to and consistent with this category include:

Primary Uses – Residential; Agricultural

Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Public Education Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics – This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are suburban residential in nature; and in areas serving as a transition between more rural and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

3. Relevant Policies:

POLICY LU.1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods

POLICY LU.1.13.1

The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.

POLICY LU.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses

POLICY LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

4. Staff Analysis:

Proposing the development of the accessory structure to be constructed 26 feet from the property line allows the applicant to develop away from the property's lowest-lying areas, the pond, and the adjacent channel. By positioning the structure in this manner, it will be protected from flooding, ensuring that all contents remain safe from future flood damage. Staff find the proposed use to be appropriate and consistent with the goals, objectives, and policies of the adopted comprehensive plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "F" Farm District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for development and maintenance of agricultural land, and in order to preserve the open character of certain environmentally sensitive lands, and to provide for very large single-family residential estates of at least two and one-half (2½) gross acres in a farm setting. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Suburban (RS) or Residential Low (RL).

2. Key Standards:

SECTION 18-1506. - "F" FARM DISTRICT

Sec. 18-1506.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Two and one-half (2.5) gross acres.
2. Lot Width: Two hundred (200) feet, except corner lots must be two hundred twenty-five (225) feet.
3. Lots not meeting the lot area or width requirements of this Section and having been of record prior to February 14, 1980 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Fifty (50) feet.
2. Secondary Front Yard Setback: Fifty (50) feet.
3. Side Yard Setback: Twenty-five (25) feet.
4. Rear Yard Setback: Fifty (50) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. Twelve hundred fifty (1,250) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet for the principal structure. A farm structure may exceed thirty-five (35) feet in height, provided that any structure exceeding fifty (50) feet is setback at least seventy-five (75) feet from the nearest residential zoning district. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MINIMUM OPEN SPACE. Thirty (30) percent for residential use.

(F) MAXIMUM LOT COVERAGE. Nonresidential, Uses: fifty-five (55) percent when assigned RS, RL, or RU land use; seventy-five (75) percent in CRD, provided that barns and other farm buildings may exceed the maximum lot coverage when the Zoning Director determines it is necessary for the establishment and operation of a permitted agricultural use.

(G) FLOOR AREA RATIO.

1. Nonresidential Uses:

- a) Thirty-hundredths (0.30) in RS or RL.

(H) MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.

SECTION 18-1537. – VARIANCES.

Sec. 18-1537.1. - BOARD OF ADJUSTMENT

- (A) *The Board of Adjustment is authorized to grant variances as provided herein.*
- (B) *The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property.*
- (C) *For the purpose of this Section, Variances, the Board of Adjustment and City Council shall all be referred to as "the City."*
- (D) *The City may grant variances from the following provisions of this Article:*
 - 1. *Height.*
 - 2. *Area requirements, including but not limited to those for open space, pervious area, lot coverage, and dwelling size. Variances may be granted for lot dimensions provided minimum area requirements are maintained.*
 - 3. *Required quantities, including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.*
 - 4. *Required (including minimum or maximum) dimensions, separations and locations.*

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

- (A) *A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:*
 - 1. *That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and*
 - 2. *That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and*
 - 3. *That the special conditions and circumstances do not result from the actions of the applicant; and*
 - 4. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and*
 - 5. *That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and*
 - 6. *That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

3. Staff Analysis:

The proposal allows the applicant to maximize the usage of their land while matching the character of the neighborhood. Per Sections 18-1537.1(D)4, the Board of Adjustment may approve variances to reduce required minimum setbacks. This request is the minimum variance needed and staff finds that the variance requested meets the review criteria set forth in Section 18-1537.2. of the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

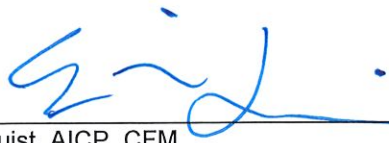
The application was discussed at the March 31, 2026 PARC meeting by all relevant departments/divisions. Concerns were raised with regard to survey provided. The Building Official met with applicant and reviewed the survey and accepted the original submission.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

- 1. The proposed variance will allow the applicants to utilize their property; and
- 2. The requested variance meets the criteria, per Section 18-1537.2 of the Land Development Code.
- 3. The proposed request is consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan, and the Land Development Code.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

5/5/26
Date



Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator

5/6/26
Date

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

- A. APPROVE**
- B. APPROVE WITH THE FOLLOWING CONDITION(S):**
- C. DENY**

...a variance to reduce the front yard setback from 50 feet to 26 feet for an accessory structure on a parcel in the Farm (F) zoning district.

VI. ATTACHMENTS

- Exhibit A:** Application
- Exhibit B:** Affidavit of Ownership
- Exhibit C:** Legal Description
- Exhibit D:** Survey
- Exhibit E:** Site Plan
- Exhibit F:** Aerial Map
- Exhibit G:** Land Use Map
- Exhibit H:** Zoning Map
- Exhibit I:** Flood Insurance Rate Map
- Exhibit J:** Site Photos

Exhibit A: Application

Plan Number: VAR-0326-00015

Plan Type: Variance

Work Class: Board Approval

Assigned To: Michael Ciarleglio

Apply Date: 3/13/2026

Expire Date: 9/9/2026

Parcel Number	Address Line1	Address Line2	Address Line3
203016698044005200	6100 90TH AVE	PINELLAS PARK, Florida 33782	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant		Hoffman	Dennis			esw.dlh@gmail.com

Specific Request:

To build a metal barn 38 feet from the property line. The front setback for farm zoning is 50 feet while neighboring properties are at 30 feet. I this would avoid removal of any trees including beautiful live oak tree to accommodate the barn I ordered.

General Location of Property:

6100 90th Ave N Pinellas Park

Property Size:

Square Feet: Acres: 4

Current Use (Number and Type of Buildings):

One Residential home

The Applicant believes that the Board of Adjustment should grant this request because:

To enable me to store my tractor mower and other maintenance equipment for the property and do away with temporary tents that have a limited life span and blow apart in storms.

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District:

The properties surrounding the subject property are zoned residential estates with a 30 ft setback. The structure I would build would be 38 feet off the property line. There are other metal buildings much closer to the property lines on 90th Ave just a short walk from my property. Also, the home is 30 feet from the front property line, eight feet closer than the planned barn/shed.

2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

By locating the building 100 feet from my home and 38 feet from the property line will allow close access to the barn and for security reason it is better to have it close to my home and in sight. It would fit in other areas of the property, but they are low lying and flooded during the past storms. This location is high and dry.

3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

If zone residential estates like the rest of the neighborhood I wouldn't need a variance as the setback is 30 feet around my property. I pulled a permit and was denied for setback reasons.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures of buildings in the same Zoning District?

No

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

Yes, as I only need to be 38 feet from the property line.

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

It would fit well for the equestrian nature of the neighborhood.

Submittal Requirements:

- Notarized Affidavit of Ownership
- Survey
- Legal Description
- Site Plan

Exhibit B

**CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Dennis and Ellen Hoffman

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

6100 90th Ave N. Pinellas Park, FL 33782

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

Sec 20, TWP 30 S Rg 16 E.

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Variance (Board Approval)

3. That the undersigned (has / have) appointed and (does / do) appoint _____ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

Dennis Hoffman
SIGNED (PROPERTY OWNER 1)

Ellen Hoffman
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization, this 13 day of March, 2026.

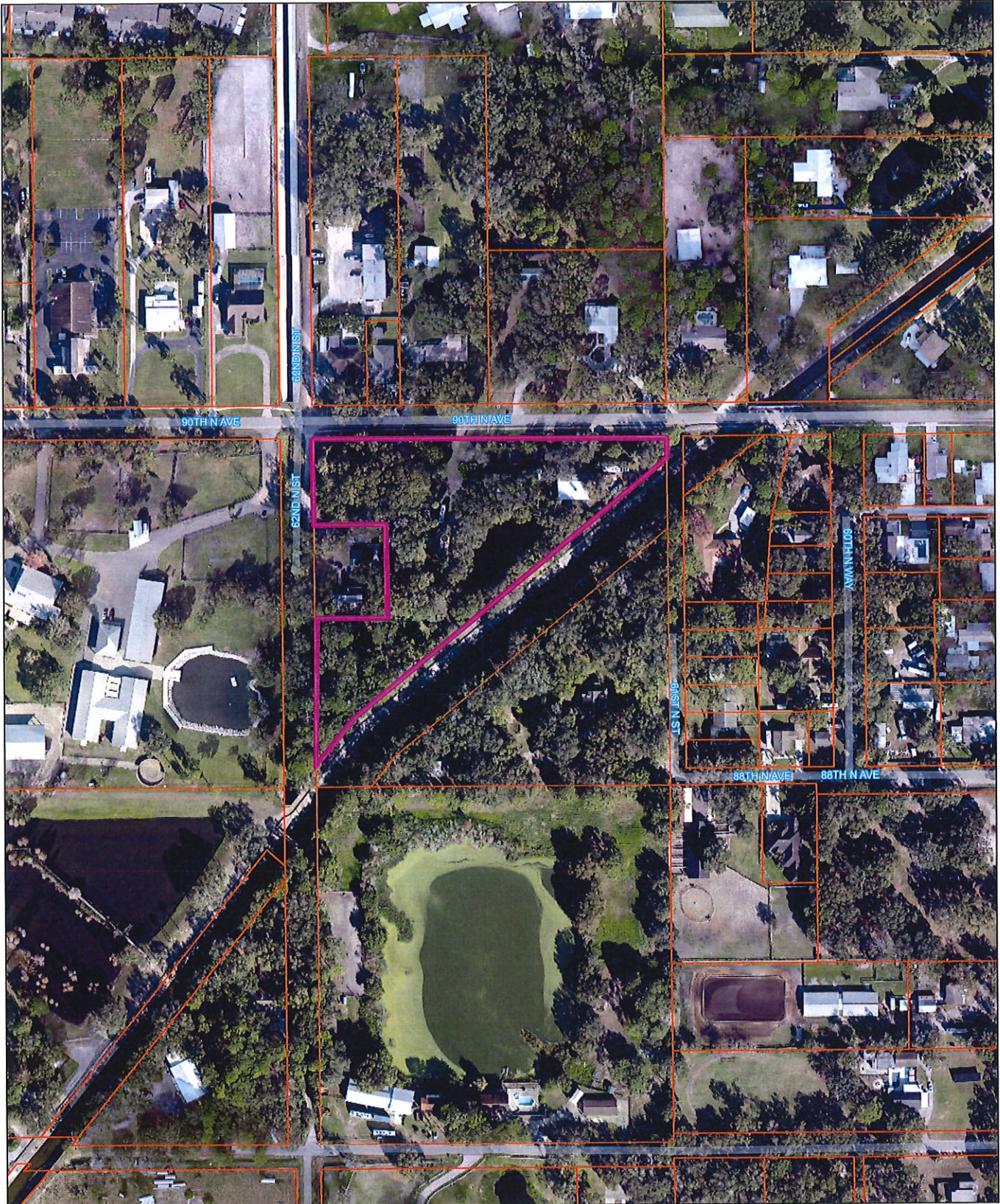
By Dennis and Ellen Hoffman, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced Driver license
(Type of Identification)




as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. HH 753374

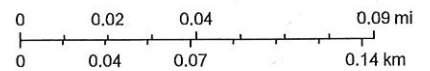
Exhibit E: Aerial Map



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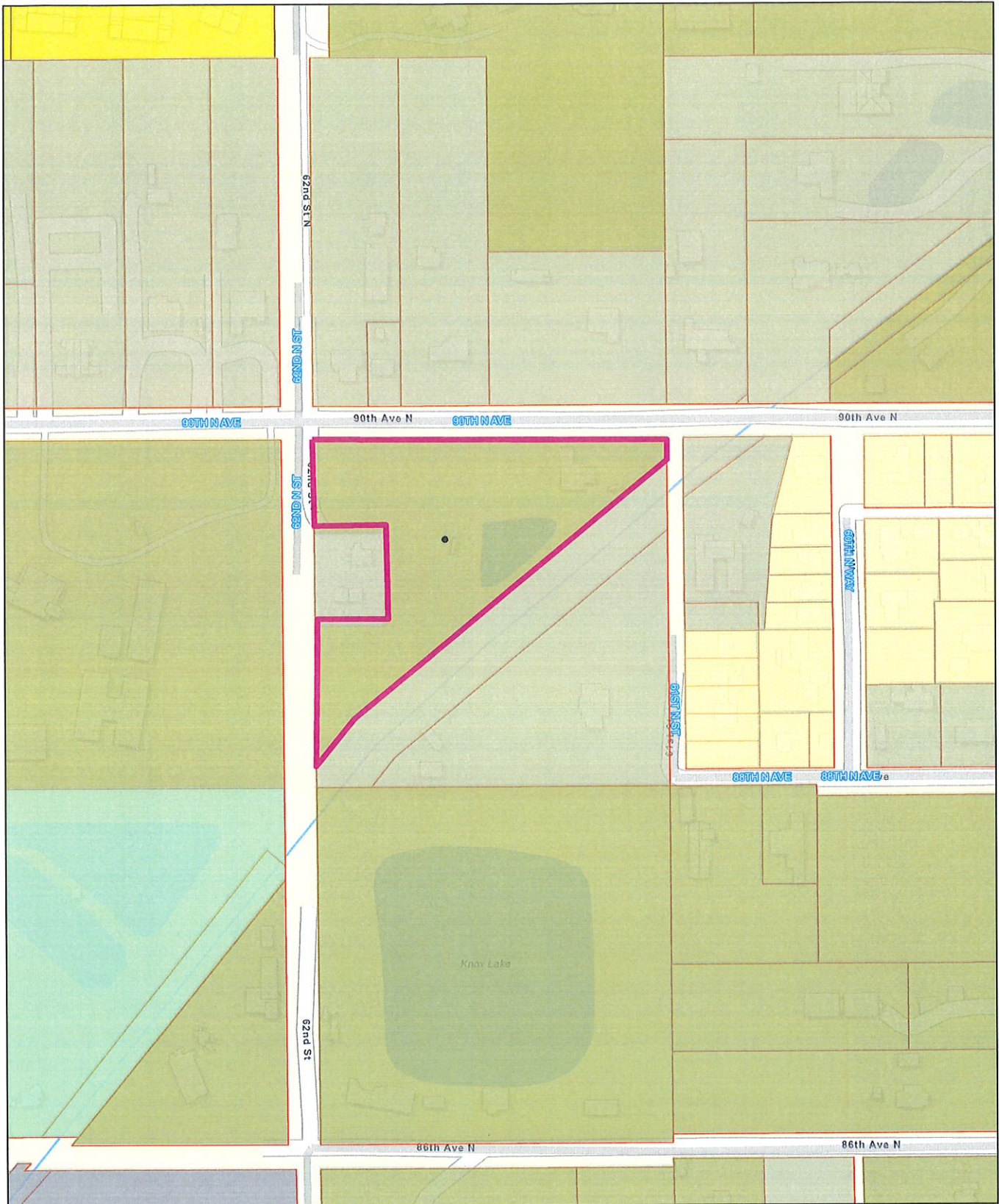
-  Centerlines
-  Parcels
-  Pinellas Park
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

1:2,257



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Exhibit F: Zoning Map

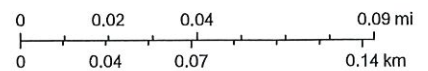


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Zoning (Pinellas Park)

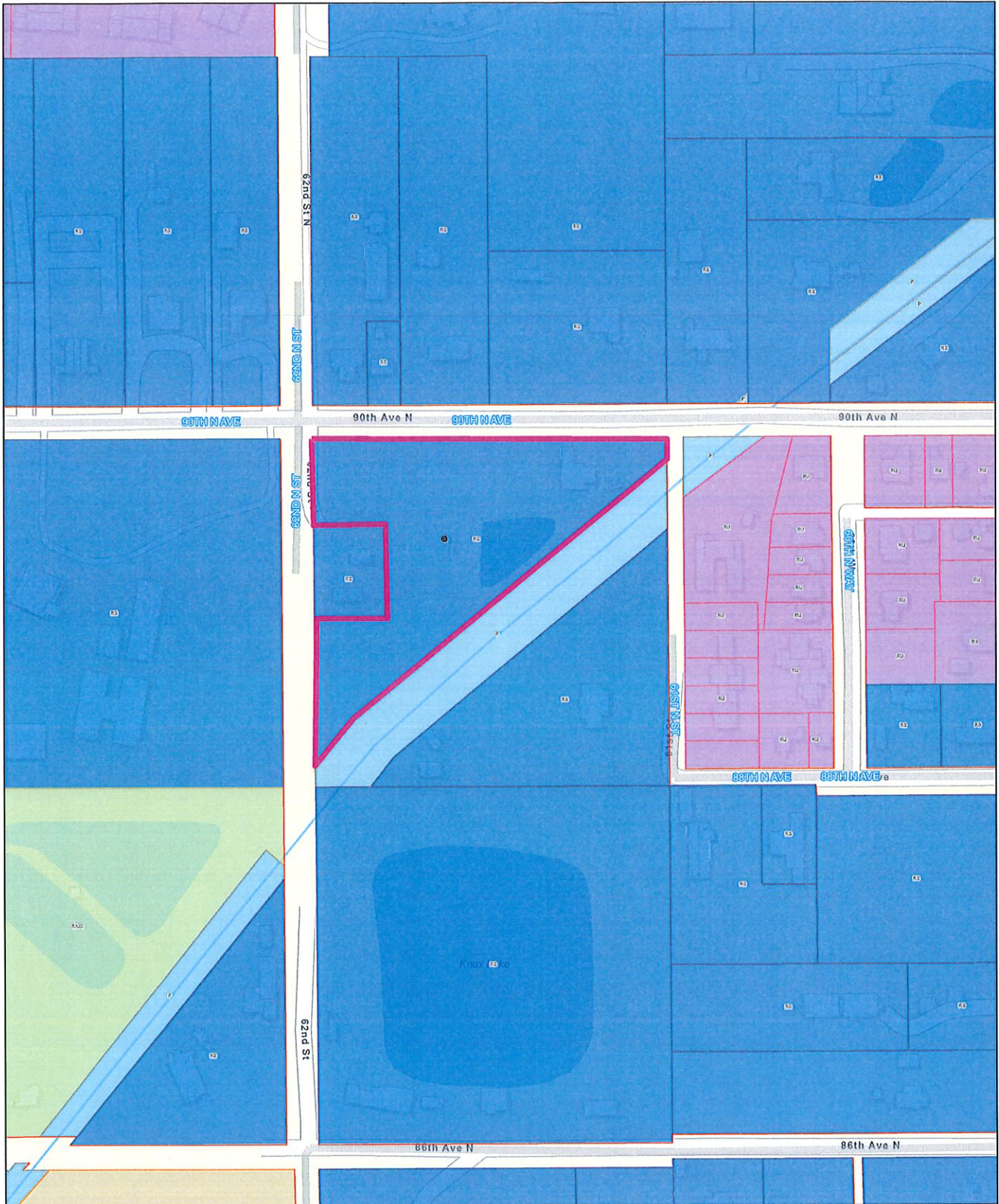
- Farm - F
- Light Industrial - M-1
- Open Space - O/S
- Single Family Residential - R-1
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RPUD
- Centerlines
- Parcels
- Pinellas Park

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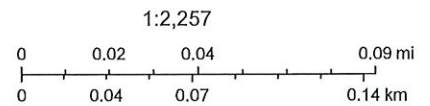
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Exhibit G: Land Use Map



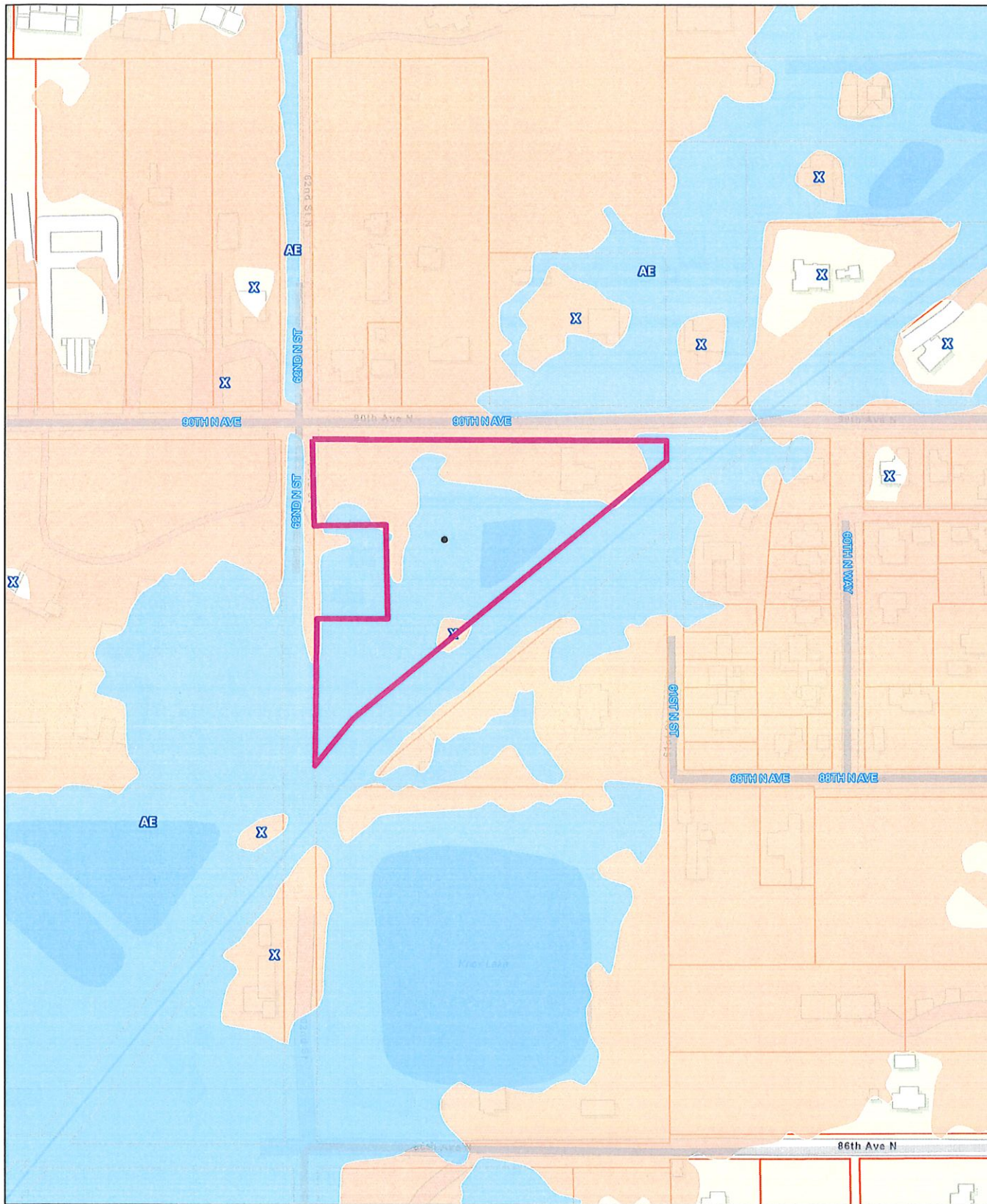
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- Centerlines
- Residential Suburban - RS
- Residential Urban - RU
- Industrial Limited - IL
- Parcels
- Pinellas Park
- Preservation - P
- Recreation/Open Space - R/OS



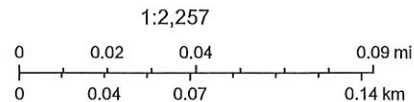
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Exhibit H: FIRM Map



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- Centerlines
- FEMA Flood Hazard Areas
 - 1% Annual Chance Flood Hazard (A, AE, AH, VE)
 - 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Parcels
- Pinellas Park



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Exhibit I: Site photos

