



I. APPLICATION DATA

- A. **Case Number:** VAR-0526-00026
- B. **Location:** 8110 61st Street North
- C. **Request:** Variance to increase the maximum fence height in the front yard from 4 feet to 6 feet for a property located in the Manufactured Home Subdivision (T-1) Zoning District.
- D. **Applicant:** Christian Bruno
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Christian M. Bruno & Stephanie Bruno
- G. **Legal Ad Text:** Variance to increase the maximum fence height in the front yard from 4 feet to 6 feet for a property located in the Manufactured Home Subdivision (T-1) Zoning District.
- H. **PARC Meeting:** June 23, 2026
- I. **Public Hearings:**

Board of Adjustment Meeting Date: August 6, 2026
Advertising Date: July 22, 2026

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting an increase in maximum fence height from 4 feet to 6 feet in the front yard. The property is zoned Manufactured Home Subdivision (T-1), and code allows a maximum of 4 feet. The applicant has noise and privacy concerns and the 6-foot fence will provide privacy and greater security.

The applicant plans to install a 6-foot fence in the side yards, secondary front yard, and a small portion of the front yard located only on the south side of the driveway. The proposed fence in the front yard will not block any visibility triangles.

Additionally, the applicant is planning to install a pool in the northwest corner of the property, and due to existing site constraints, they intend to utilize the front yard as an additional leisure area.

B. **Site Area:** 7,074 square feet / 0.16 acres.

C. **Property History:**

According to the Pinellas County Property Appraiser, the lot was platted in 1955 as Lot 7 of the Second Addition of Ford's Subdivision, recorded in plat book 35, page 75. The property now includes the North 15 feet of Lot 28. The parcel was developed in 2022 with a 3,574 square foot structure. The property has prior permits on record for a demolition and the new structure.

D. **Existing Use:** Single-Family Residential

E. **Proposed Use:** Single-Family Residential (No change)

F. **Current Land Use:** Residential Low Medium (RLM)

G. **Current Zoning District:** Manufactured Home Subdivision (T-1)

H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.

I. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	T-1	RLM	Single-Family Detached
South	T-1	RLM	Single-Family Detached
East	T-1	RLM	Single-Family Detached
West	T-1	RLM	Single-Family Detached

III. APPLIABLE 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 low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities 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

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

Location Characteristics - This category is generally appropriate to locations in close proximity to urban activity centers; in areas where use and development characteristics are low medium residential in nature; and in areas serving as a transition between low density and high density residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

Residential Use - Shall not exceed ten (10) dwelling units per acre.

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 1.13.6

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

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.

4. Staff Analysis:

The proposed 6-foot fence in the front yard would not impact any visibility triangles. The proposed variance would increase privacy and allow for more private leisure space for the applicant.

Staff finds that the request is consistent with the goals and objectives of the Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "T-1" Manufactured Home Subdivision District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are presently platted or developed as manufactured home subdivisions. The district is intended to be used primarily for manufactured home dwellings for residential occupancy upon lots owned by the resident or designated tenant, but conversion of these sites to standard single-family detached dwellings is encouraged as a means of improving these areas over time. It is the intent of the City to strictly limit further rezonings of land into this zoning category. Criteria for acceptance of rezoning petitions are stated in Section 18-1515.6, "Criteria for Acceptance of Rezoning Petitions to "T-1", below. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), Transportation/Utility (T/U) and Community Redevelopment District (CRD).

2. Key Standards:

SECTION 18-1530. – ACCESSORY USE AND SUPPLEMENTARY DISTRICT REGULATIONS

Sec. 18-1530.10. – FENCES, WALLS AND HEDGES.

(A) GENERAL REGULATIONS.

1. These regulations shall apply to all fences, walls and hedges, unless otherwise specified in Section 18-1531, "Conditional Use Regulations".
2. Permit requirements for fences, walls, and hedges:
 - (a) No permit is required for a fence or wall (with the exception of pool enclosures) when the primary use of the property is a single-family detached or duplex dwelling and the height requirements in Table 18-1530-1 are met.
 - (b) Permits are required for all properties for swimming pool enclosures as described in Section 18-1530.4(B).
 - (c) Permits are required for fences and walls constructed on any property other than those described in 18-1530.10(A)(2)(a) above.
3. No fence, wall or hedge shall be permitted within any City, State or County right-of-way without issuance of a Minor Easement affidavit/agreement from the City and any other applicable jurisdiction (see Section 14-501, "Minor Encroachments," of the Code of Ordinances). Where fences, walls or hedges are permitted adjacent to a property line or adjacent to a street line in this Section, the permitted locations shall be on private property only. A fence, wall or hedge may be erected (or planted) upon a lot line or street line provided that no part of the fence, wall or hedge—including underground footers—projects onto abutting property or right-of-way.
4. All new fences and walls shall comply with the requirements for visibility triangles as set forth in Section 18-1503.11.
5. Dangerous Materials.
 - (a) Walls, fences or similar structures shall not contain any substance such as broken glass, spikes, nails, razor wire, barbed wire, or similar materials designed to inflict pain or injury to any person or animal, except as provided in this Section.
 - (b) Electrified fences are only permitted in the "F" Farm and "RE" Residential Estates Districts, and in the "M-1" Light Industrial and "IH" Heavy Industrial Districts.
6. Utility Easements. See Section 18-1530.5.
 - (a) Fences, walls and hedges are not permitted in utility easements except by conditional approval from the Public Works Department that the fence, wall or hedge will not interfere with existing or proposed utilities.
 - (b) Any damage to City-owned utilities caused by the installation of a fence, wall or landscaping by a property owner or their agent shall be repaired by the City at the expense of the property owner.
 - (c) Any fence, wall or hedge placed within a utility or drainage easement is subject to removal at the property owner's expense should such removal be required in order for a utility to

install, repair or maintain facilities within the easement. A utility shall not be responsible for repairing incidental damage to a fence, wall or hedge located in a utility or drainage easement resulting from the above-listed activities.

7. Height.

- (a) The City Manager may approve fences, walls or hedges up to three (3) feet higher than permitted herein in secondary front, side and rear yards only on lots where there are substantial grade differences between the structure and the common property line or elevation differences between the lot and the adjacent street in order to correct inequities caused by such grade differential. The City Manager shall base any such approval on the following criteria:
 1. Whether the additional height is necessary or appropriate to afford privacy; and
 2. Whether the additional height is necessary or appropriate aesthetically; and
 3. Whether the additional height will be consistent with the character of the neighborhood and not adversely affect any abutting property.
 - (b) The City Manager may approve fences, walls, or hedges that exceed the height requirements in Table 18-1530-1 only in secondary front, side, and rear yards when the primary use of the property is a single-family detached or duplex dwelling.
 - (c) Fences facing public rights-of-way shall be placed with the smooth (finished) side facing the exterior of the lot. The side without the horizontal supports and or posts is considered the smooth (finished) side.
 - (d) All fences and walls will be well maintained and in good repair at all times.
 - (e) Chain link fences with any form of shielding inserts (plastic, wood, fiberglass or metal) are prohibited. A variance to allow such shielding inserts shall not be permitted under any circumstance.
 - (f) Fence or wall posts/columns may exceed the maximum height permitted for a fence or wall by no more than one (1) foot, provided that said posts/columns are separated by a minimum of six (6) feet. (Exception: Fence sections abutting a gate or the structure).
 - (g) City Council may approve additional height for a fence, wall or hedge to provide additional buffering to adjacent properties during quasi-judicial proceedings.
8. All fences with rear alleys, rights-of-way, or easements not being enclosed must have a gate installed to allow the property owner access for maintenance.

(B) FENCES, WALLS AND HEDGES.

TABLE 18-1530-1 HEIGHT AND TYPE REQUIREMENTS BY ZONING DISTRICT

Zoning District	Front Yard	Secondary Front Yard	Side and Rear Yard	Electrified?	Barbed?
F	6	7	7	Yes (1)	— —
RE	4	7	7	Yes (1)	— —
RES, Other	4	7	7	— —	— —
MXD, TC	Not allowed	6	6	— —	— —
CH, B-1	4	6	6	— —	Yes (2)
M-1, IH	8	8	8	Yes (3)	Yes (2)
Public	4	6	6	— —	— —

1. When abutting a residential, mixed use or public/semipublic district other than "F" and "RE", such fences or walls shall only be permitted on electric insulators located inside a fence or wall, at least four (4) feet in height and being a minimum of twelve (12) inches below the top of the fence or wall.
2. Fences or walls in the "CH" District may be topped with barbed wire of not more than three (3) strands, provided the lower strand of wire is not less than six and one-half (6½) feet above grade. Further, such wire shall not overhang adjacent property or right-of-way.
3. An electrified fence must be completely surrounded with a second, non-electrified fence or wall having as its minimum height at least six (6) feet at its lowest point. The surrounding, non-electrified fence or wall shall be separated from the electrified fence by at least six (6) inches at the closest point between the electrified and non-electrified fence or wall. Any electric fence must also comply with State Statute 553.793 or the most recently adopted Florida State Statute regulating electrified fencing.

SECTION 18-1537. – VARIANCES.

Sec. 18-1537.1. - BOARD OF ADJUSTMENT.

(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:

Per Section 18-1537.1 of the Land Development Code, a variance to fence height can be approved per the Board of Adjustment. The request to increase the maximum fence height from 4 feet to 6 feet in the front yard is due to the applicants concerns for privacy and security.

Staff finds the layout of the house on the parcel and the parcel having frontages on three sides prohibits the applicant from maintain a traditional backyard is a special condition that is peculiar to the land. Additionally, a Building Permit will be required if the variance is approved

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the June 23, 2026 PARC meeting by all relevant departments/ divisions. Concerns were raised regarding the visibility triangle. The applicant submitted an updated site plan to show that the requirements are proposed to be met.

IV. SUMMARY

A. Findings:

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

1. The proposed variance will ensure privacy for the applicant.
2. The proposed variance meets the review criteria set forth in section 18-1537.2(A) of the Land Development Code; and
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

7/2/26
Date



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

7/8/2026
Date

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a Variance to increase the maximum fence height on the front yard from 4 feet to 6 feet for a property located in the Manufactured Home Subdivision (T-1) Zoning District.

VI. ATTACHMENTS

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

Exhibit A

Plan Number: VAR-0526-00026

Plan Type: Variance

Work Class: Board Approval

Assigned To: Michael Ciarleglio

Apply Date: 5/10/2026

Expire Date: 11/6/2026

Parcel Number	Address Line1	Address Line2	Address Line3
293016287820000290	8110 61ST ST N	PINELLAS PARK, Florida 33781	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant		Bruno	Christian		(484) 686-9827	cmbruno16@gmail.com

Specific Request:

6 foot vinyl fence construction

General Location of Property:

South and west lawn of 8110 61st St

Property Size:

Square Feet: 3000 Acres: 0.16

Current Use (Number and Type of Buildings):

Residential

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

This request aims to ensure the safety and security of our home and neighborhood without compromising the public's access.

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..

This corner property's meter is positioned on a narrow side of our property where an unusable sidewalk crosses on west lawn of our private property.

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?

There's a code requirement to have sidewalks on all road facing portions of your property, and a restriction on fence heights just past the threshold of a home.

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

We purchased our home from a builder who pre-designed the property. (greater detail in original description)

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 (greater detail in original description)

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

Yes, no other variance should be necessary that I'm currently aware of.

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?

This variance does not obstruct the general public's ability to walk in our neighborhood. It also will not impede any driver's ability to view oncoming traffic while approaching or driving through the intersections. (see original description for more detail)

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:

Christian Bruno, Stephanie Bruno

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:

8110 61st Street N Pinellas Park, FL 33781

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

Lot 29 and North 15 feet of Lot 28, Second Addition to Ford's Subdivision, According to the Plat Thereof, Recorded in Plat Book 35, Page 75, Public Records of Pinellas County, Florida.

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 for a home fence construction.

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.

[Signature]

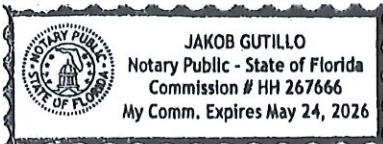
SIGNED (PROPERTY OWNER 1)

[Signature]

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 17th day of Sept., 2025.

By Christian Bruno, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced FLPL
(Type of identification)
as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. [Signature]

(Name of Notary- typed, printed or stamped)

Exhibit C

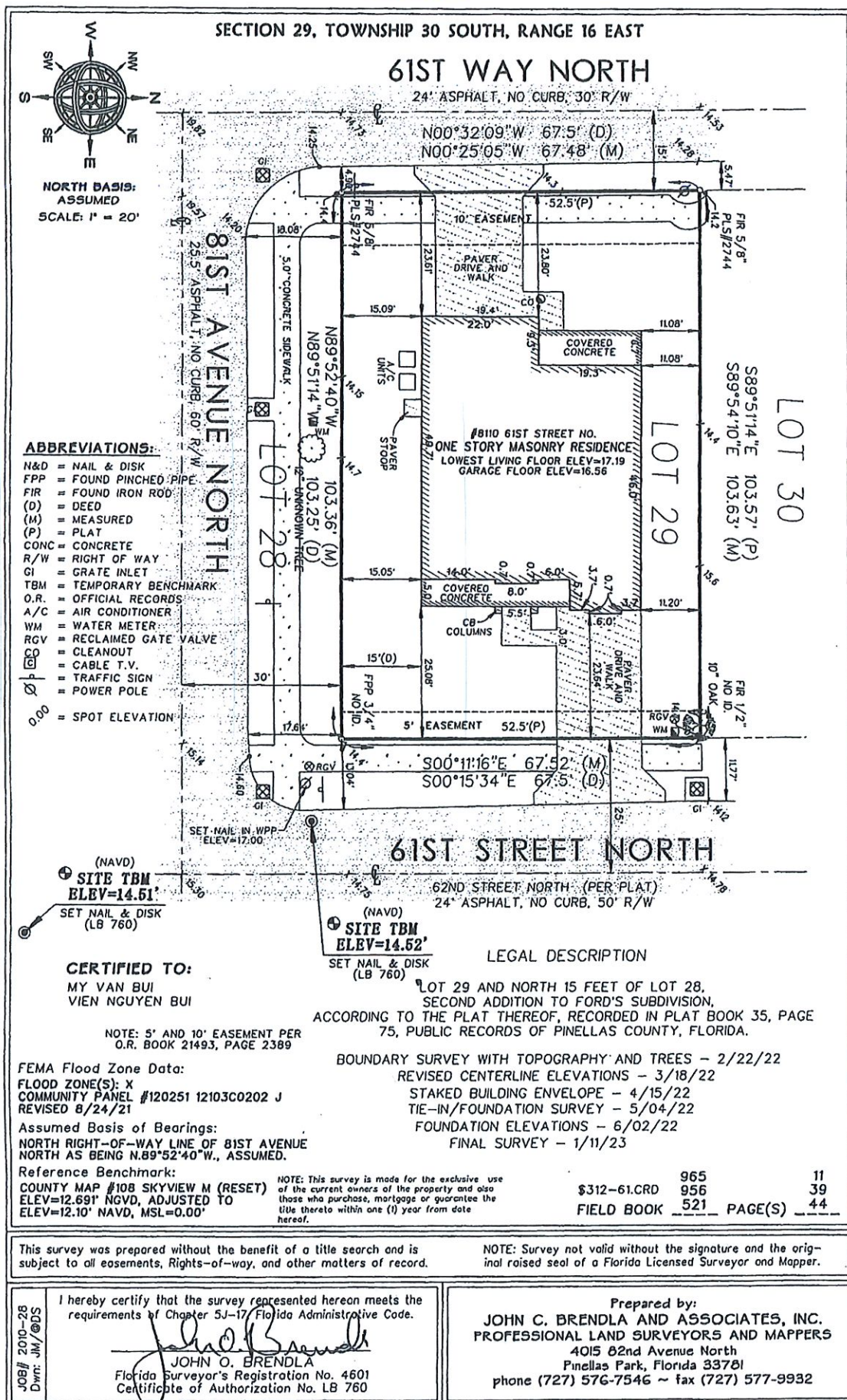


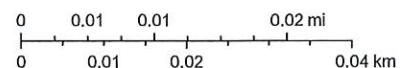
Exhibit E: Aerial Map



6/15/2026, 11:31:20 AM

- ArcGIS World Geocoding Service
- Parcel (Polygon)
- Road Centerlines
- Public
- PP City Boundary
- World_Hillshade

1:664



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrelen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit F: Zoning Map



6/15/2026, 11:33:21 AM

- ArcGIS World Geocoding Service
- IN REVIEW IN REVIEW
- Zoning (Pinellas Park)
- Parcel (Polygon)
- PUBLIC P
- World_Hillshade
- MOBILE HOME SUBDIVISION T-1

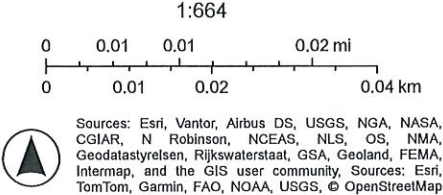


Exhibit G: Land Use Map



6/15/2026, 11:34:10 AM

- ArcGIS World Geocoding Service
- TRANSPORTATION/UTILITY
- INSTITUTIONAL
- RESIDENTIAL LOW MEDIUM
- Parcel (Polygon)
- World_Hillshade

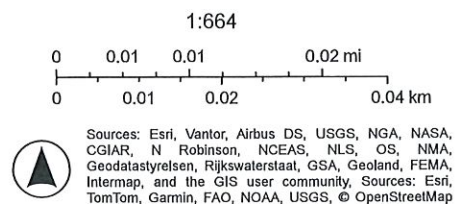


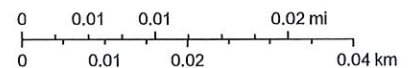
Exhibit H: Flood Insurance Rate Map



6/15/2026, 11:35:19 AM

- ArcGIS World Geocoding Service
- Flood Insurance Rate Map (FIRM) Panel
- Parcel (Polygon)
- World_Hillshade

1:664



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastylelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit I: Site Photos

