



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

**Notice of Public Meeting
Technical Review Committee**

Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, September 23, 2026
11:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Unnecessary & Undue Hardship Variance No. 26124: 8301 Blind Pass Rd
Gulfshore Enterprises for Huthayfa Abuhlimeh of ABUHALIMEH ENTERPRISES LLC requests installation of five elevated condensers in the northern required side yard at a setback of 3.5 feet from the property line where 10 feet is required, one unit in the eastern rear yard at a setback of 3.5 feet and two units at a setback of 8.5 feet from the property line where 20 feet is required, and four units in the southern secondary front setback at a distance of 8.8 feet from the property line where 10 feet is required. (LDC Sec. 13.7.(a))

2. Unnecessary & Undue Hardship Variance No. 26128: 1706 Pass A Grille Way

Paulette Bosela requests an after-the-fact variance to maintain two mini-split condensing units with a setback of 3.67 feet from the secondary front property line adjacent 18th Avenue where a setback of five feet is required (LDC Sec. 6.14.(b)).

Next Meeting: October 7, 2026

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Unnecessary & Undue Hardship Variance No. 26124:
8301 Blind Pass Rd

Action Request:

Strategic Objective:

Date: September 23, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Gulfshore Enterprises for Huthayfa Abuhlimeh of ABUHALIMEH ENTERPRISES LLC requests installation of five elevated condensers in the northern required side yard at a setback of 3.5 feet from the property line where 10 feet is required, one unit in the eastern rear yard at a setback of 3.5 feet and two units at a setback of 8.5 feet from the property line where 20 feet is required, and four units in the southern secondary front setback at a distance of 8.8 feet from the property line where 10 feet is required. (LDC Sec. 13.7.(a))

Funding:

Attachments:

1. Certificate of completeness with submittal documents



Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 9/1/2026
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **September 30, 2026**.

Variance Case Number: 26124

Application Type: Unnecessary & Undue Hardship Variance

Owner: Huthayfa Abuhalmeh of ABUHALIMEH ENTERPRISES LLC

Applicant/Agent: Gulfshore Enterprises

Parcel Number: 25-31-15-78102-098-0010

Address: 8301 Blind Pass Rd

Zone: ROR

Submittal Documents:

1. Completed practical difficulty variance application, consisting of seven sheets.
2. Supplemental explanation letter, consisting of two sheets.
3. Boundary survey, digitally signed by Robert W. Richmond, PLSM, dated September 4, 2025, consisting of two sheets.
4. Site plan survey overlay showing proposed condenser unit setbacks, consisting of one sheet.
5. Condenser unit specifications, consisting of two sheets.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|---------------------------------------|
| ☐ Board of Adjustment Attorney via email | ☐ City Manager |
| ☐ TRC Committee via email | |

Board Members:

- | | |
|---------------------------------------|-------------------------------------|
| ☐ Denise Chase | ☐ Joe Kunzer |
| ☐ Chris Core | ☐ Dan Small |
| ☐ Jim Schmidt | |

Cc: Eric Billington of Gulfshore Enterprises LLC, Agent, via email (eric@aevnw.com)
Huthayfa Abuhalmeh, Owner, via email (HA@intlhomedecor.com)

CASE #: Permit 2610310 PARCEL# 253115781020980010

SUBMITTAL DATE: 8/10/2026 AMOUNT DUE: 0 PAYMENT DATE: 7/27/2026

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning @stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)
-

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Huthayfa A b u h a l i m e h	8301 Blind Pass Rd, St. Pete Beach	813-248-5888
Applicant/ Agent	Gulfshore Enterprises	8436 Lopez Dr. Tampa, FL 33615	813-777-7945
Owner Email Address: HA@intlhomedecor.com		Applicant/Agent Email Address: gulfshoreenterprisesinfo@gmail.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
Legal Description: 3913 Hotels and Motels 49 units or less		
Address: 8301 Blind Pass Rd, St Pete Beach 33706		
Explanation of Request: "Request to install five condenser units along the northern side yard with a setback of 3'6" _____ feet where 10 feet is required, four condenser units along the eastern rear yard with a setback of 3'6" _____ and 8'6" _____ feet where 20 feet is required, and four condenser units along the southern secondary front yard with a setback of 8'6" _____ feet where 10 feet is required (LDC Sec. 13.7.(a))."		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The building was built 1952 and currently uses window units to cool the units. We desire to install a more efficient system. We would like to mount the units on the exterior of the building elevating them to be safe from storm water. The current setbacks do not allow for this installation plan which is why we need the variance.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

These special conditions are not caused by any person. Setback requirements are the reasons

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

There are several scopes of work we would like to start while work with the city on the HVAC plan

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

Not created and permit scope of work will stay the same

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

This variance is about the guest comfort not financial gain

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

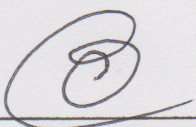
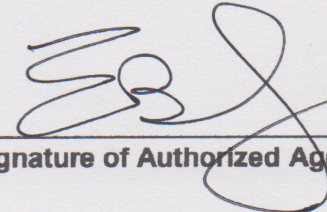
We realize this does not affect anything other than the HVAC

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

This is the minimum variance needed

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

Units to be mounted in the building and hold no detriment to the public safety

	7-30-26		7/30/26
Signature of Applicant	Date	Signature of Authorized Agent	Date

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- ☒ I understand that the City will not accept or process an incomplete application.
- ☒ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- ☒ On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- ☒ I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.
- ☒ I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.
- ☒ I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- ☒ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Huthayfa Abuhdimela
Signature of Applicant

07-28-2016
Date

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

Abuhalimeh Enterprise LLC
(print name of property owner)

hereby authorize

Huthayfa Abuhalimeh
(print name of agent)

to represent me/us in an application for

Variance
(type of application: variance, conditional use, zoning, etc.)

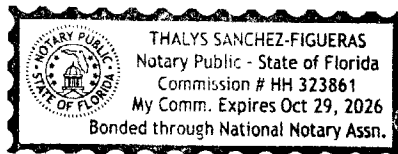
Huthayfa Abuhalimeh/mba
Signature of Owner

Huthayfa Abuhalimeh/mba
Signature of Owner

Abuhalimeh Enterprise LLC
Print Name of Owner

Abuhalimeh Enterprise LLC
Print Name of Owner

The forgoing instrument was acknowledged before me this 28 day of
July 2026 by Huthayfa A. Abuhalimeh or who is
personally known as _____ produced FL DL as
identification.



[Signature]
(Notary Signature)

07-28-2026
(Date)

My Commission Expires 10-29-2026

DEAR APPLICANT:

Staff will post signs in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship or practical difficulty variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good legible condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall notify city staff to obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Abuhameh Enterprise LLC, agrees to permit city staff to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Huthayfa Abuhameh
Address: 8301 Blind Pass Road St. Pete Beach, FL 33706

Huthayfa Abuhameh 07/28/26
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

Hillsborough
The foregoing instrument was acknowledged before me this 28 day of July, 2026 by:
Huthayfa A. Abuhameh who appeared before me, and is personally known to me, or has produced
FLDL as identification, and did take an oath.

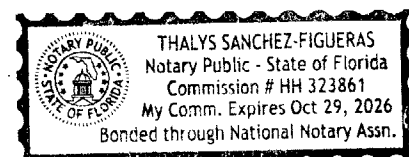
My commission Expires: 10-29-2026

NOTARY:

Print Name:

Public, State of Florida

(Notarial Seal)





When the job has to get done

Eric Billington
8436 Lopez Dr
Tampa, FL 33615

08 August, 2026

Dear Planning & Zoning.

I am writing this letter to help explain the request for a variance and why we decided not to use mini splits.

We would like to create a more energy efficient system that gives our guests the most comfort. We would also like to plan for the future. We would not want to add a system that may need to be replaced in five to ten years. We believe that central heat and air would give us the longevity we desire in this remodel.

Replacing the window units is less than desirable due to its inability to give an even temperature throughout the units.

Sincerely,

Eric Billington

6901 46th Ave. N.
St. Petersburg, FL 33709

813-765-6440

Contact@AEVNow.com

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

Lot 1, ST. PETERSBURG BEACH BLOCK 98 REPLAT,
according to the plat thereof, as recorded in Plat
Book 26, Pages 104, of the Public Records of Pinellas
County, Florida.

Property Address:

8301 Blind Pass Road
St. Pete Beach, Florida 33706

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EASEMENTS AND ENCUMBRANCES, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDINGS(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OR INTEREST OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. § 227.7642, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFUND PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.E.	MAINTENANCE EASEMENT
B.R.	BEARING	N/D	NORTH
C.M.	CONCRETE	N/R	NON RADIAL
C.M.	CONCRETE	O.H.L.	OVERHEAD LINES
CALC.	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
CH	CORNER	P.C.	POINT OF CURVATURE
CH	CHORD	P.C.P.	POINT OF COMPOUND CURVATURE
COR	CORNER	P.C.P.	PERMANENT CONTROL POINT
D	DESCRIPTION OR DEED	P.G.	PAGE
D.E.	DRAINAGE EASEMENT	P.L.	POINT OF INTERSECTION
ELEV.	ELEVATION	P.L.	POINT OF INTERSECTION
EMP.	ELECTRIC METER POST	P.O.L.	POINT OF LINE
E.O.P.	EDGE OF PAVEMENT	P.O.L.	POLYVINYL CHLORIDE
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
E.P.U.	ELECTRIC UTILITY	P.O.C.	POINT OF COMMENCEMENT
EASEM.	EASEMENT	P.O.C.	POINT OF COMMENCEMENT
ESMT.	EXISTING SURVEY METHOD	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY
F.D.	FOUND	R.	RADIUS
F.H.	FIRE HYDRANT	R.	RADIUS
I.P.	IRON PIPE	RAD. PT.	RADIUS POINT
I.R.	IRON ROD	R.W.	RIGHT OF WAY
L	LENGTH	S.	SOUTH
M.	FIELD MEASURED		

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client), IF APPLICABLE.

- RECIPIENTS OF THIS SURVEY REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
- 0' U.E./D.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
 - 0' U.E./D.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
 - 0' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
 - 0' U.E./D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.022 (2)(b)(4), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE".
PER F.I.R.M. COMMUNITY & PANEL NUMBER 125149-0257 H, LAST REVISION DATE 08/24/2021.
THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF
THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION
BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

CERTIFIED TO:

Abuhalimeh Enterprises LLC, a Florida
Limited Liability Company;
International Title Partners;
Chicago Title Insurance Company;

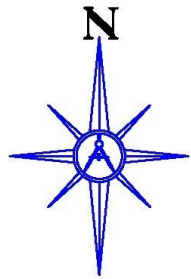
25-4391
PAGE 1 OF 2

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. © SHEET 1 OF 2

Section 25, Township 31 South, Range 15 East	
Drawn By: AV	Survey Number: 25-4391
4	
3	
2	
1	
NO.	
REVISIONS	BY DATE
Prepared By Lake Ridge Surveying & Mapping, LLC 17316 DEER ISLAND ROAD DEER ISLAND, FL 32778 PHONE 407-385-3151 407-385-3152 FAX 1-866-941-8789 CERTIFICATE OF AUTHORIZATION LB7723	

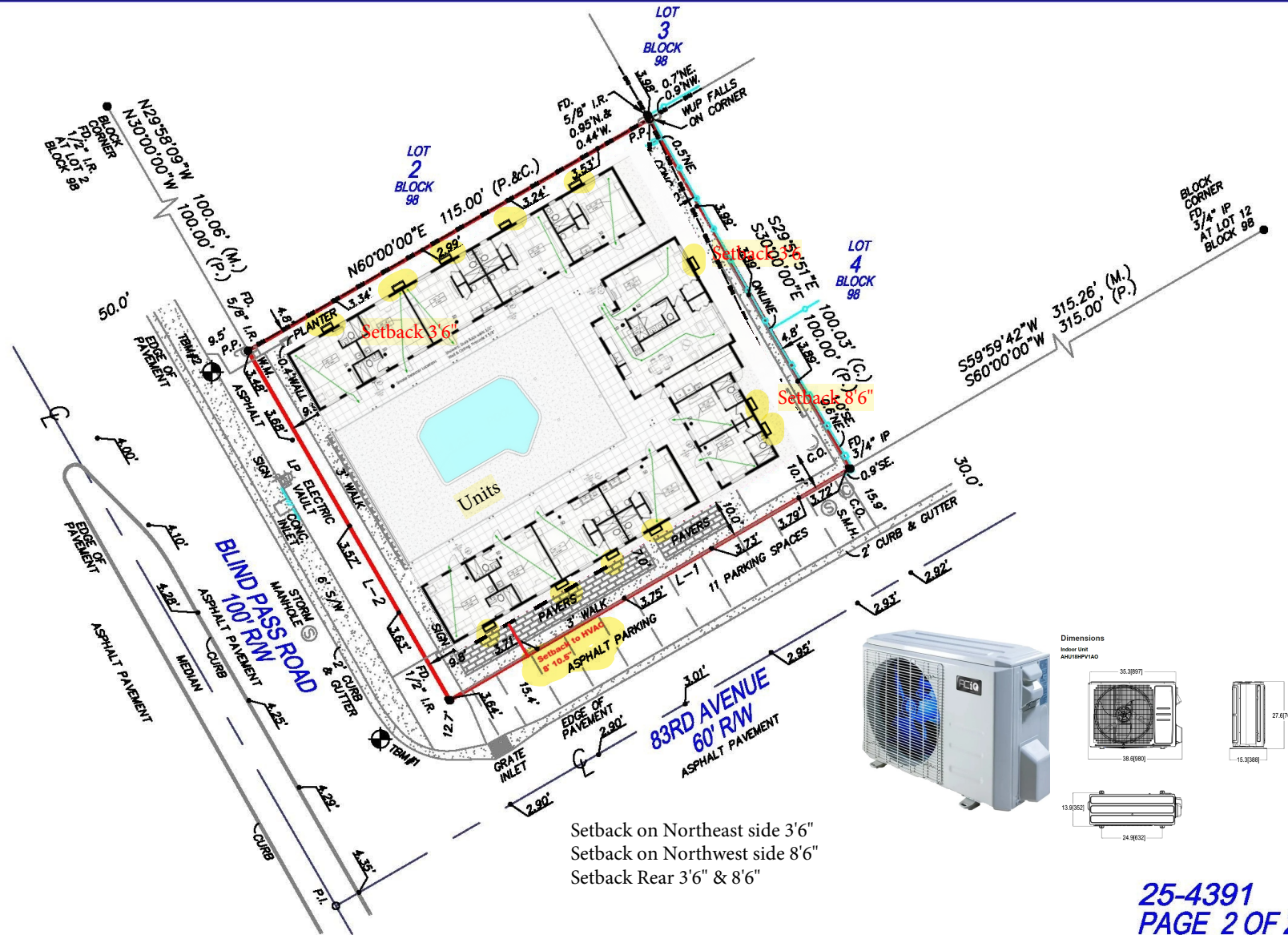
SURVEYOR'S CERTIFICATION	
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.	
LAST DATE OF FIELD SURVEY: 09-10-2025	
Robert w Richmond	Digitally signed by Robert w Richmond
Date: 2025.09.04 08:00:06	
ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.	

TYPE OF SURVEY: BOUNDARY



S.M.H. = SEWER MANHOLE
C.O. = CLEAN OUT

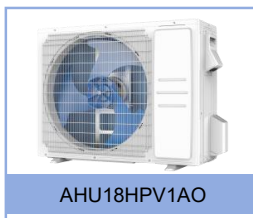
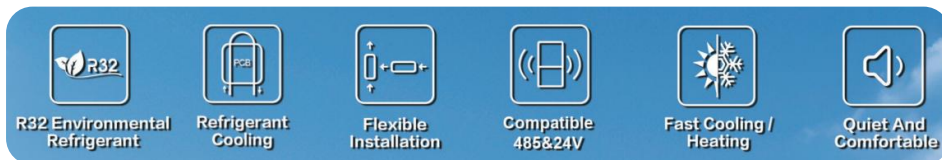
- TBM #2**
SET MAG NAIL & DISK
IN S/W OF BLIND PASS
ROAD, 5.25'S. & 9.03'W.
OF NW. CORNER OF
LOT 1 BLOCK 98,
ELEVATION = 3.68'



25-4391
PAGE 2 OF 2

AUX R32 - Inverter Ducted system Series - AHU18HPV1AO

Job Name _____	Location _____	Date _____
Purchaser _____	Engineer _____	
	For ☐ Reference ☐ Approval ☐	
Submitted to _____	Construction _____	
Unit Designation _____	Schedule # _____	


 AHRI No: **217729372**


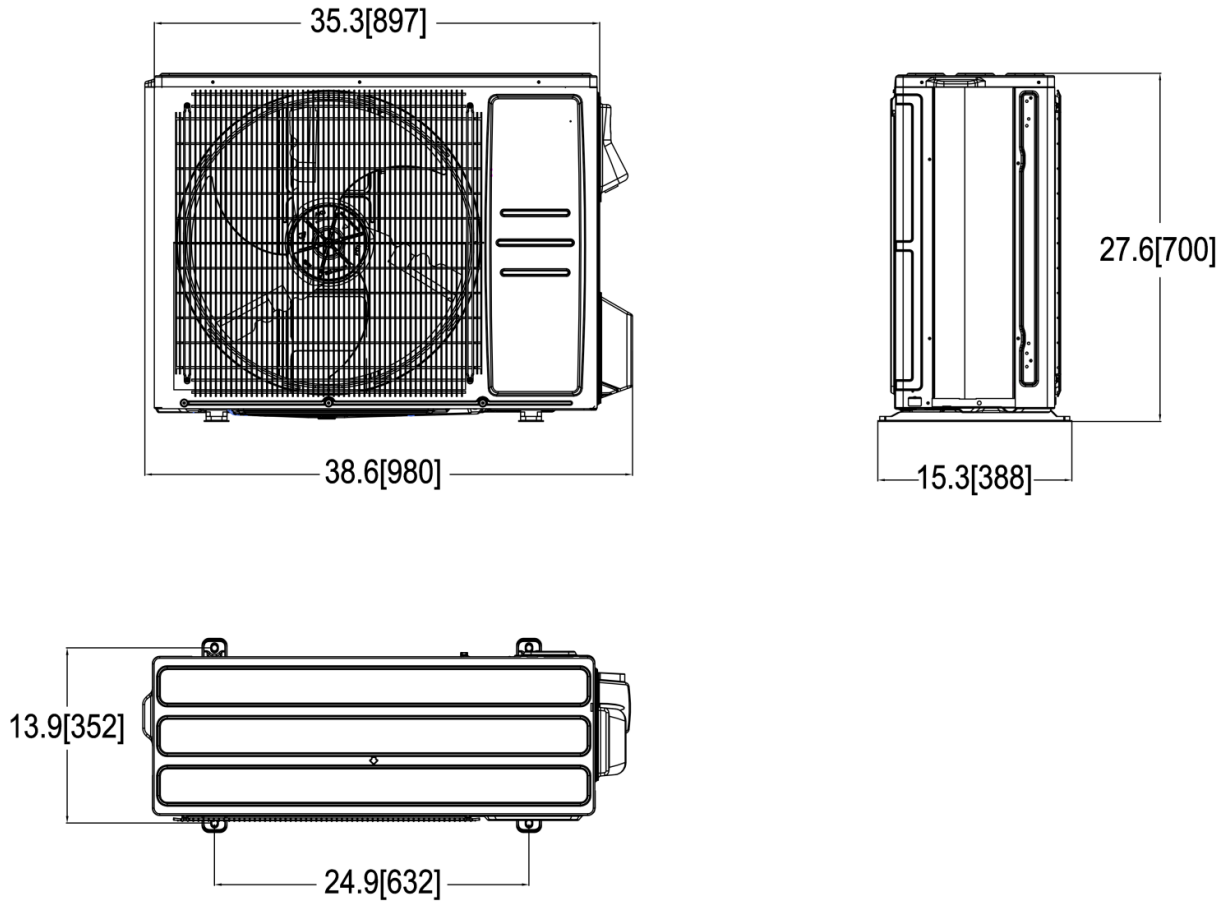
Specifications				
Model				AHU18HPV1AO
Electric Data	Power Supply		V~,Hz,Ph	208/230,60,1
	Max. Input Consumption		W	2800
	Max. Current		A	13
	MCA	outdoor unit	A	17
	MAX.Fuse	outdoor unit	A	25
	Recommended Breaker Size		A	20
Air Flow Volume			CFM	2059
Noise Level			dB(A)	56
Outdoor Unit	Net Dimensions	H	In.[mm]	27-9/16[700]
		W	In.[mm]	38-9/16[980]
		D	In.[mm]	15-1/4[388]
	Package Dimensions	H	In.[mm]	30-5/16 [770]
		W	In.[mm]	40-3/16[1020]
		D	In.[mm]	16-15/16[430]
	Weight	Net/Gross	lbs	95.874/102.486
Refrigerant	Charged Volume		OZ	42.33
Pipe	Liquid(O.D.)		In.[mm]	3/8[Φ9.52]
	Gas(O.D.)		In.[mm]	5/8[Φ15.88]
	Max. Length		ft[m]	98[30]
	Max. Height		ft[m]	49[15]
Ambient Temp Range		Cooling	°F (°C)	5~125(-15~52)
		Heating	°F (°C)	5~75(-15~24)
Connection Wiring		Power Wiring (Outdoor)	AWG	14
		Signal Wiring	AWG	22

Remarks:

- 1.All specifications are subject to change by the manufacturer without prior notice.
- 2.All units are being tested and comply to AHRI210/240.
- 3.Sound pressure levels are measured in anechoic chamber.
During actual operation, sound pressure level will be higher as a result of room specification condition.
- 4.Data from AUX lab,30/09/24, Data may change according to test surroundings, AUX reserves right of explanation on data.

Dimensions

Indoor Unit
AHU18HPV1AO



AUX-S-110624
Specifications are subject to change without notice.

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**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Unnecessary & Undue Hardship Variance No. 26128:
1706 Pass A Grille Way

Action Request:

Strategic Objective:

Date: September 23, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Paulette Bosela requests an after-the-fact variance to maintain two mini-split condensing units with a setback of 3.67 feet from the secondary front property line adjacent 18th Avenue where a setback of five feet is required (LDC Sec. 6.14.(b)).

Funding:

Attachments:

1. 26128 - certificate of completeness with submittal documents



Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 9/10/2026
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **September 30, 2026**.

Variance Case Number: 26128

Application Type: Unnecessary & Undue Hardship Variance

Owner: Paulette Bosela

Parcel Number: 18-32-16-68634-006-0170

Address: 1706 Pass A Grille Way

Zone: RLM-2/PAG

Submittal Documents:

1. Completed unnecessary and undue hardship application, consisting of four sheets.
2. Boundary survey, dated January 12, 2017, signed by David C. Harner, R.L.S., consisting of one sheet.
3. Site plan depicting mini-split location (survey overlay), consisting of one sheet.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|---|
| ☐ Board of Adjustment Attorney <i>via email</i> | ☐ Technical Review Committee |
| ☐ City Manager | |

Board Members:

- | | |
|---------------------------------------|-------------------------------------|
| ☐ Denise Chase | ☐ Joe Kunzer |
| ☐ Chris Core | ☐ Dan Small |
| ☐ Jim Schmidt | |

Cc: Paulette Bosela, Owner/Applicant, via email (saintpaulette@msn.com)

CITY OF ST. PETE BEACH

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

1706 Pass-a-Grille Way, St. Pete Beach, FL 33706

CASE #	CITY USE	PARCEL #	18-32-16-68634-006-0170
OWNER	Paulette Bosela	APPLICANT/AGENT	Paulette Bosela - Self Applicant
MAILING ADDRESS	1426 Skyline Rd	PHONE	612-729-9316
OWNER EMAIL	saintpaulette@msn.com	APPLICANT EMAIL	saintpaulette@msn.com
ZONING	RLM-2/PAG	FUTURE LAND USE	RLM - Residential Low Medium
LOT AREA	10,759 sq. ft. (0.25 ac.)	PROPERTY ADDRESS	1706 Pass-a-Grille Way, St. Pete Beach, FL 33706

LEGAL DESCRIPTION

Lots 17 and 18, Block F, and the north 1/2 of vacated alley lying south of Lot 17, Block F, Phillips Division of Pass-a-Grille City, as recorded in Plat Book 4, Page 26, Public Records of Pinellas County, Florida.

EXPLANATION OF REQUEST

Variance from the required five-foot setback to permit retention of the existing wall-mounted mini-split HVAC condenser equipment serving the historic building. The condenser units project **16 inches** from the building wall. The requested relief is limited to the minimum setback relief necessary to accommodate that 16-inch projection, as shown on the attached site-plan exhibit. The request does not enlarge the building footprint, add floor area, increase density, or change the use.

FINDINGS NECESSARY FOR GRANTING REQUEST

1. Special conditions and circumstances peculiar to the property

The property contains an existing historic building located approximately at the required five-foot setback along the affected side. Because of the existing location of the building, there is insufficient setback area to accommodate the wall-mounted mini-split condenser equipment without some projection into the required setback. The existing historic structure and its location create a physical constraint particular to this property.

2. Conditions not resulting from actions of applicant or prior owner

The hardship results from the pre-existing location and configuration of the historic building in relation to the property line and required setback. The location of the existing structure predates the mini-split installation and was not created for the purpose of obtaining this variance.

3. Literal interpretation creates unnecessary and undue hardship

Strict application of the five-foot setback would prevent placement of necessary exterior HVAC equipment along this portion of the existing building even though the building itself is already located approximately at the required setback. The variance allows reasonable HVAC service to the existing structure without enlarging the building or changing its use.

4. Hardship not deliberately created and no increase in density

The requested variance was not created to establish a new or inconsistent use and will not increase development density. The mini-split equipment serves the existing building and does not add dwelling units, floor area, building area, or occupancy.

5. Financial return is not the hardship

The variance is not requested for increased financial return or maximum economic use of the property. It is requested because of the physical relationship between the existing historic building, the property line, the required setback, and the limited 16-inch projection necessary for the HVAC equipment.

6. Same treatment as other property owners

Granting the variance would permit reasonable accommodation of necessary mechanical equipment serving an existing structure, subject to the same applicable review and conditions imposed upon comparable properties in the zoning district. The variance does not confer a special use or additional development right upon the property.

7. Minimum variance necessary

The requested relief is limited to the minimum setback variance necessary to accommodate the 16-inch projection of the affected wall-mounted mini-split condenser equipment. The request does not involve expansion of the existing building footprint or any increase in development density.

8. Harmony with the Comprehensive Plan/Land Development Code

The requested variance allows continued reasonable use of the existing historic structure while accommodating modern HVAC equipment. The equipment is limited in size and mounted adjacent to the existing building. The variance will not increase density or materially alter the existing use of the property and is not expected to adversely affect public safety, neighborhood character, or surrounding property values. The underlying project has also been reviewed by the Historic Preservation Board, subject to its conditions.



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, faullette bosela, agrees to permit city staff to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print):

FAULETTE BOSELA

Address:

1426 Skyline Rd ST Paul FL 33512

Signature

faullette bosela

Date

9/9/26

STATE OF FLORIDA

)

) SS:

PINELLAS COUNTY

)

The foregoing instrument was acknowledged before me this 9th day of September, 2026 by:

faullette bosela

Drivers Lic

who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires:

NOTARY:

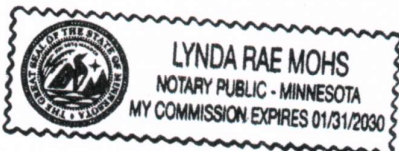
Lynda Rae Mohs

Print Name:

Lynda Rae Mohs Notary

Public, State of Florida

(Notarial Seal)



VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

PB I understand that the City will not accept or process an incomplete application.

PB I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

PB On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

PB I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

PB I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

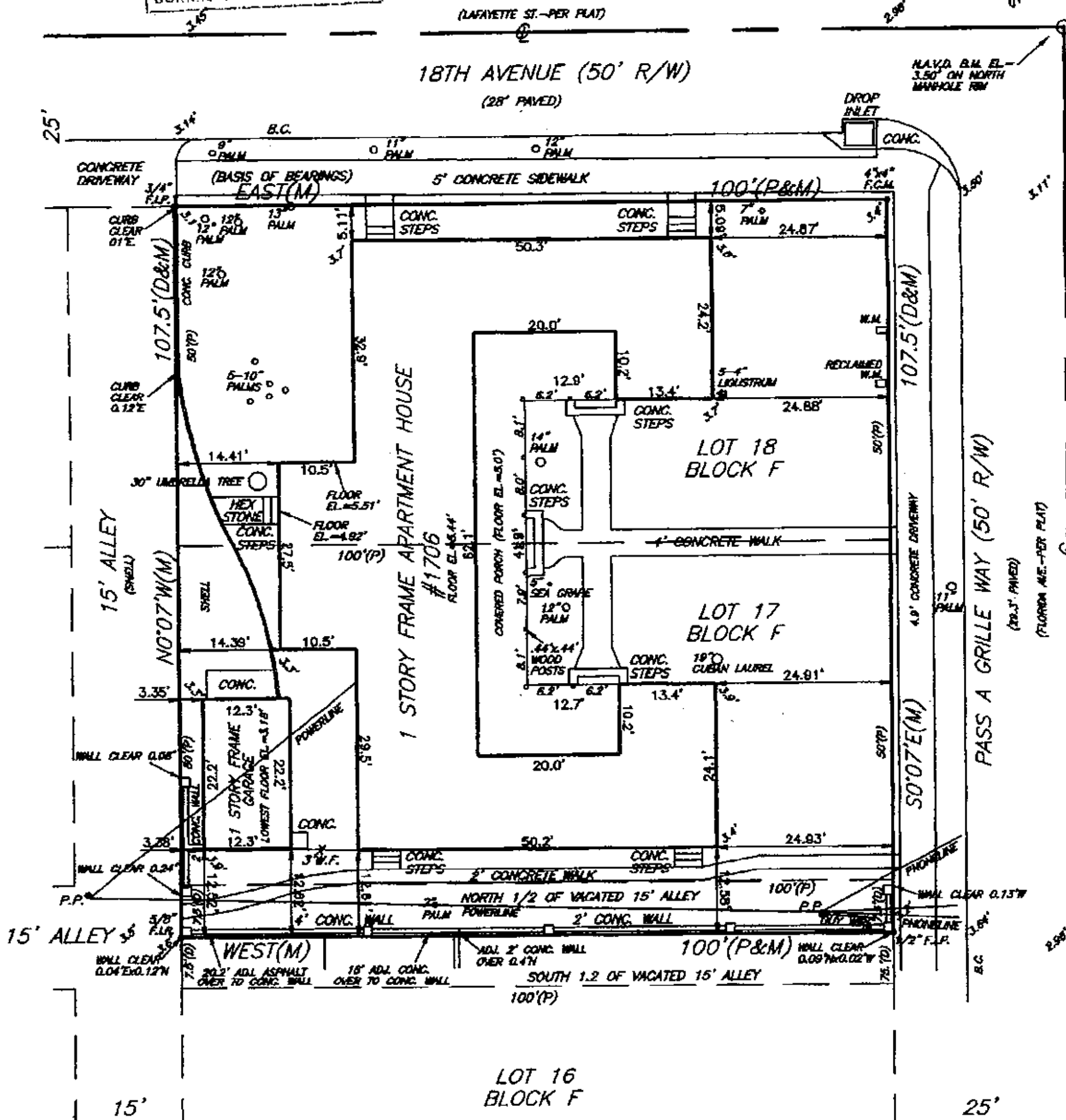
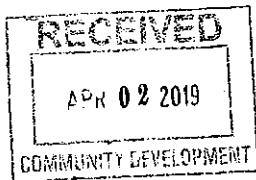
PB I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

PB I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Paula L. Rosales
Signature of Applicant

9/9/26
Date



A BOUNDARY SURVEY OF LOTS 17 AND 18, BLOCK F, AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF LOT 17, BLOCK F, PHILLIPS DIVISION OF PASS-A-GRIFFE CITY, AS RECORDED IN PLAT BOOK 4, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITH SPOT ELEVATION AS SHOWN.

CONTAINING 10747.85 SQUARE FEET, MORE OR LESS.

JOB NUMBER: MMXV1011
TELEPHONE: (727) 360-0636
DATE OF FIELD SURVEY: 1/11/17
SCALE: 1 INCH = 20 FEET
DRAWN BY: DCH

DAVID C. HARNER
PROFESSIONAL LAND SURVEYOR
9925 GULF BOULEVARD
TREASURE ISLAND, FL 33706
SECTION 18 TOWNSHIP 32 SOUTH RANGE 16 EAST

FLOOD ZONE: "AE"
FLOOD MAP DATE: 8/18/09
COMMUNITY NUMBER: 125149
PANEL NUMBER: 0278 G
CHECKED BY: DCH

CERTIFIED TO: PAULETTE BOSELA

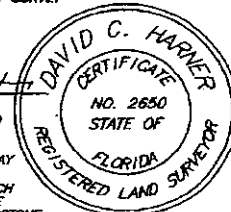
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

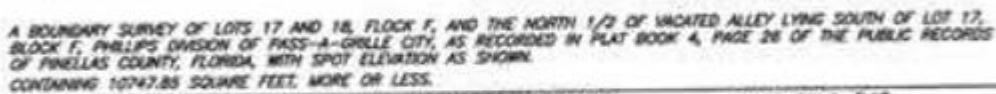
LEGEND:
N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY
CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
EL=ELEVATION F.F.=FINISHED FLOOR F.L.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH
P.L.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT W=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE
D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT.=UTILITY EASE=EASEMENT P/S=PAVERSTONE
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1/12/17 DCH
DAVID C. HARNER P.S.&M.
REGISTRATION NUMBER 2650



MS-2



FLOOD ZONE: 7A
FLOOD MAP DATE: 8/18/09
COMMUNITY NUMBER: 125149
PANEL NUMBER: 0278 G
ORDER BY: DON

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 46-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 473.017.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREIN NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

VENO

[illegible]

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND AN

