

**TOWN OF REDINGTON BEACH, FLORIDA**  
**Board of Adjustment Application**

JUN 14 2021

(Please type or print clearly)

**Property Owner(s)**

|                            |             |                                      |  |
|----------------------------|-------------|--------------------------------------|--|
| Name<br>Jared Meyers       |             | Email<br>jared.meyers@lvcresorts.com |  |
| Address<br>9231 Foxhall Ct |             |                                      |  |
| City<br>Orlando            | State<br>FL | Zip<br>32819                         |  |
| Phone<br>(407) 697-0388    | Fax         | Cellular                             |  |

**Applicant**

|                       |       |          |  |
|-----------------------|-------|----------|--|
| Name<br>Same as above |       | Email    |  |
| Address               |       |          |  |
| City                  | State | Zip      |  |
| Phone                 | Fax   | Cellular |  |

**Agent (if applicable)**

|                             |             |                                 |  |
|-----------------------------|-------------|---------------------------------|--|
| Name<br>Andrew Deslandes    |             | Email<br>Andrew@deslandes.build |  |
| Address<br>3446 1st Ave. N. |             |                                 |  |
| City<br>St. Petersburg      | State<br>FL | Zip<br>33713                    |  |
| Phone<br>727-456-4673       | Fax         | Cellular<br>727-709-2289        |  |

**General Information**

|                                                                                                              |                               |
|--------------------------------------------------------------------------------------------------------------|-------------------------------|
| Property Location or Address<br>15630 Gulf Blvd, Redington Beach, FL                                         |                               |
| Legal Description (attach additional sheets as necessary)<br>LONE PALM BEACH 1ST ADD BLK 7, LOT 6 LESS RD RW |                               |
| Tax Parcel Number(s)<br>09-31-15-52542-007-0060                                                              | Zoning District<br>District 3 |

**Requested Action:** [please check all that apply]

- ☒ Setback variance      ☐ Fence height variance      ☐ Sidewalk waiver      ☐ Other \_\_\_\_\_  
☐ Parking variance      ☐ Dock variance

**Describe Request:** (attach additional sheets as necessary)

Reduce the south side yard setback from 7.5ft to 7.2ft to allow for a new 2nd Floor addition to align with existing 1st Floor walls below.

0.3ft reduction request. Overall footprint of setback encroachment is 12 sq. ft. The footprint of the addition will not increase the impervious surface area.

**Required LDC Regulation(s):** [list all that apply]

**TOWN OF REDINGTON BEACH, FLORIDA**  
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1. What special conditions or circumstances exist which are peculiar to the lands, structures or dwellings involved, and which are not applicable to other lands, structures or dwellings in the same district?

The existing structure sits 7.2ft from the property where the required setback is 7.5ft. Due to multiple zoning codes changes throughout the years, a once conforming home is now non-conforming due to current setback regulations.

2. What strict interpretation of the provisions of the subject ordinance would deprive the Applicant(s) of rights commonly enjoyed by other properties in the same district causing undue hardship on the Applicant?

Administrative approval for the minor setback reduction was not granted. Therefore, requiring a variance application to be submitted for further review and consideration. requiring the building to be located at the current setback will result in major structural challenges as the 2nd Floor will not align with the existing block wall below. There will be an offset requiring structure disturbance on the 1st floor below

3. What special conditions or circumstances entitles the Applicant to a variance or special exception that are NOT the result of actions of the Applicant?

The existing building was constructed in 1974, assuming it was built to meet current zoning codes at that time.

The zoning department was gone through multiple code changes since then resulting in the allowable building setbacks to alter over time.

Due to the current zoning codes in affect at this time, the current building does not comply to current setback regulations.

4. Explain how the granting of the variance or special exception will not confer on the Applicant any special privilege that is denied other lands, structures or dwellings in the same district.

In our case, we are not requesting the expansion of the original footprint of the building. We wish to place a 2nd Floor addition

directly on top of the existing exterior walls of the building, therefore, we will not be increasing the footprint of the non-conforming

building in any way.

5. Explain how the variance requested is the minimum variance that will make possible the reasonable use of the lands, structures or dwelling, will be in harmony with the general purpose and intent of the zoning ordinances, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The majority of the lots on Gulf Blvd are 50ft. (same as the subject property) and are 2 story structures. The subject property is an existing 2 story residence, therefore, we are maintaining that character by adding a 2nd Floor addition that matches the existing architectural style, rather than expanding the footprint on the 1st floor. Additionally, the proposed construction will align with the existing walls to not increase the impervious surfaces.

**Note: No nonconforming use of neighboring lands, structures or dwellings in the same district, and no permitted use of lands, structures or dwellings in other districts shall be considered grounds for the issuance of a variance or special exception. Under NO circumstances shall a variance be granted to permit use not generally, or by special exception, permitted in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance.**

**TOWN OF REDINGTON BEACH, FLORIDA**

**Board of Adjustment Application**

**AFFIDAVIT**

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Andrew Deslandes is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 6/14/21 Title Holder: Jared Meyers  
Date: \_\_\_\_\_ Title Holder: \_\_\_\_\_  
Date: \_\_\_\_\_ Title Holder: \_\_\_\_\_  
Date: \_\_\_\_\_ Title Holder: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or ✓ online notarization this 14th day of June, A.D., 20 21 by Jared Meyers, who is ~~personally known to me~~ or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



KIMBERLY BARNES  
Commission # GG 213195  
Expires May 1, 2022  
Bonded Thru Budget Notary Services

**NOTARY PUBLIC**

Name: Kimberly Barnes  
Signature: Kimberly Barnes  
Stamp: \_\_\_\_\_



Town Hall  
105-164th AVENUE  
REDINGTON BEACH, FL 33708  
PHONE: 727-391-3875  
FAX: 727-397-6911  
Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING  
VARIANCE APPLICATION**

**Property located at 15630 Gulf Blvd, LONE PALM BEACH 1ST ADD BLK 7, LOT 6 LESS RD R/W of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a new second floor addition which will encroach into the side setback area 0.3 feet. Section 6-65(b) of the Town's Code of Ordinances states "**All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) is prohibited except for air conditioning condensing units, power generation systems and similar mechanical equipment, and fuel tanks required for same..**"**

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **July 15, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164<sup>th</sup> Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Clerk stating your reasons for your opinion. This letter should be mailed or emailed to the Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves  
Deputy Town Clerk, CMC, CFM

Date of Notice: June 15, 2021

VOLLE, VICTOR CHARLES  
MARTYN, CATHRYN  
15613 GULF BLVD  
ST PETERSBURG FL 33708

PINIELLA IRREVOCABLE TRUST  
PINIELLA, LOUIS V JR TRE  
705 BERROCALES DE AVILA  
TAMPA FL 33613-1099

FANNING, JAMES J  
FANNING, SHELLI D  
15635 GULF BLVD  
REDINGTON BEACH FL 33708-1729

EID, DALAL J  
23350 BONAIR ST  
DEARBORN HEIGHTS MI 48127-2379

ARMSTRONG, MARTIN  
15600 GULF BLVD  
REDINGTON BEACH FL 33708-1730

MANGINELLI, FRANCIS M  
MANGINELLI, VITUS W JR  
15639 GULF BLVD  
REDINGTON BEACH FL 33708-1729

KENNY, DOUGLAS R BEACH RESIDENCE  
REVOCABLE TRUST  
11414 RUSTIC PINE CT  
RIVERVIEW FL 33569-4651

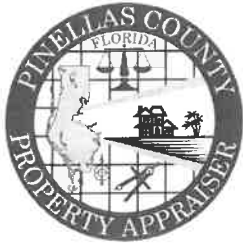
HAGSTROM, STEPHEN R  
15612 GULF BLVD  
REDINGTON BEACH FL 33708-1730

SIMON, JOHN V JR  
SIMON, KRISTY S  
2614 W PARKLAND BLVD  
TAMPA FL 33609-5314

KENNY, DOUGLAS R TRE  
11414 RUSTIC PINE CT  
RIVERVIEW FL 33569-4651

B 2 PROPERTIES LLC  
24116 YOAKUM ST  
HUFFMAN TX 77336-2405

KENNY, DOUGLAS R BEACH RESIDENCE  
REVOCABLE TRUST  
11414 RUSTIC PINE CT  
RIVERVIEW FL 33569-4651



**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**  
[www.pcpao.org](http://www.pcpao.org)      [mike@pcpao.org](mailto:mike@pcpao.org)

Run Date: 15 Jun 2021

Subject Parcel: 09-31-15-52542-007-0060

Radius: 150 feet

Parcel Count: 12

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

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COUNTY COURTHOUSE  
315 Court Street - 2nd Floor  
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY  
29269 US Highway 19 N  
Clearwater, FL 33761

FAX: (727) 464-3448    TTY/TDD: (727) 464-3370

MID COUNTY  
13025 Starkey Road  
Largo, FL 33773

SOUTH COUNTY  
2500 34th Street N - 2nd Floor  
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**09-31-15-52542-007-0060**[Compact Property Record Card](#)[Tax Estimator](#)**Updated July 9, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

| Ownership/Mailing Address <a href="#">Change Mailing Address</a>            | Site Address                       |
|-----------------------------------------------------------------------------|------------------------------------|
| MEYERS, JARED<br>MEYERS, KRISTI<br>9231 FOXHALL CT<br>ORLANDO FL 32819-4065 | 15630 GULF BLVD<br>REDINGTON BEACH |

[Property Use:](#) 0110 (Single Family Home)

Current Tax District: REDINGTON BEACH (RB)

Total Living: SF: 3,158 Total Gross SF: 4,284 Total Living Units: 1

[\[click here to hide\] Legal Description](#)

LONE PALM BEACH 1ST ADD BLK 7, LOT 6 LESS RD R/W

| <a href="#">Tax Estimator</a> <a href="#">File for Homestead Exemption</a> |      |      | 2021 Parcel Use                       |
|----------------------------------------------------------------------------|------|------|---------------------------------------|
| Exemption                                                                  | 2021 | 2022 |                                       |
| Homestead:                                                                 | No   | No   | Homestead Use Percentage: 0.00%       |
| Government:                                                                | No   | No   | Non-Homestead Use Percentage: 100.00% |
| Institutional:                                                             | No   | No   | Classified Agricultural: No           |
| Historic:                                                                  | No   | No   |                                       |

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

| Most Recent Recording | <a href="#">Sales Comparison</a>        | <a href="#">Census Tract</a> | Evacuation Zone<br>(NOT the same as a FEMA Flood Zone) | Flood Zone<br>(NOT the same as your evacuation zone)     | Plat Book/Page |
|-----------------------|-----------------------------------------|------------------------------|--------------------------------------------------------|----------------------------------------------------------|----------------|
| 18279/1336            | \$2,581,100 <a href="#">Sales Query</a> | 121030277011                 | A                                                      | <a href="#">Compare Preliminary to Current FEMA Maps</a> | 20/67          |

**2020 Final Value Information**

| Year | <a href="#">Just/Market Value</a> | <a href="#">Assessed Value / Non-HX Cap</a> | <a href="#">County Taxable Value</a> | <a href="#">School Taxable Value</a> | <a href="#">Municipal Taxable Value</a> |
|------|-----------------------------------|---------------------------------------------|--------------------------------------|--------------------------------------|-----------------------------------------|
| 2020 | \$2,142,343                       | \$1,875,804                                 | \$1,875,804                          | \$2,142,343                          | \$1,875,804                             |

[\[click here to show\] Value History as Certified \(yellow indicates correction on file\)](#)**2020 Tax Information**[2020 Tax Bill](#)

Tax District: RB

2020 Final Millage Rate 16.4467

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

**Ranked Sales** [\(What are Ranked Sales?\)](#) [See all transactions](#)

| Sale Date   | Book/Page    | Price       | Q/U | V/I |
|-------------|--------------|-------------|-----|-----|
| 07 Jan 2014 | 18279 / 1336 | \$1,150,000 | Q   | I   |
| 1972        | 03889 / 0218 | \$20,000    | Q   |     |

**2020 Land Information**

Seawall: Yes

Frontage: Gulf of Mexico

View: None

| <a href="#">Land Use</a> | Land Size | Unit Value | Units   | <a href="#">Total Adjustments</a> | <a href="#">Adjusted Value</a> | <a href="#">Method</a> |
|--------------------------|-----------|------------|---------|-----------------------------------|--------------------------------|------------------------|
| Single Family (01)       | 50x173    | 40000.00   | 50.0000 | 1.0000                            | \$2,000,000                    | FF                     |

[\[click here to hide\] 2021 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 15630 GULF BLVD

Building Type: Single Family

Quality: Above Average

Foundation: Continuous Footing Poured

Floor System: Slab Above Grade Low

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 2

Living units: 1

Floor Finish: Hard Tile/Wood/Marble

Interior Finish: Custom

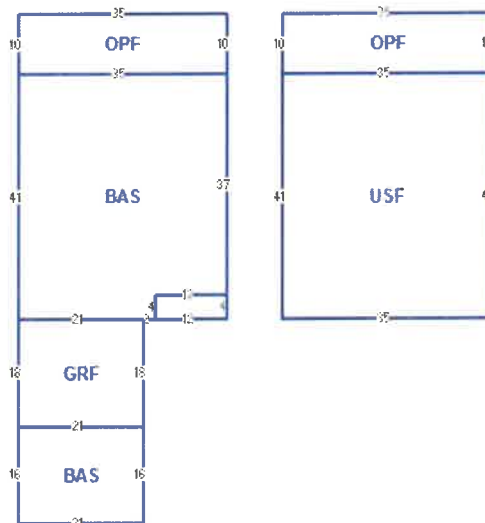
Fixtures: 11

Year Built: 1974

Effective Age: 20

Heating: Central Duct

Cooling: Cooling (Central)

[Compact Property Record Card](#)[Open plot in New Window](#)

## Building 1 Sub Area Information

| Description                       | Living Area SF | Gross Area SF         |
|-----------------------------------|----------------|-----------------------|
| <a href="#">Base (BAS)</a>        | 1,723          | 1,723                 |
| <a href="#">Garage (GRF)</a>      | 0              | 378                   |
| <a href="#">Open Porch (OPF)</a>  | 0              | 748                   |
| <a href="#">Upper Story (USE)</a> | 1,435          | 1,435                 |
| Total Living SF: 3,158            |                | Total Gross SF: 4,284 |

## [click here to hide] 2021 Extra Features

| Description | Value/Unit  | Units     | Total Value as New | Depreciated Value | Year |
|-------------|-------------|-----------|--------------------|-------------------|------|
| SPA/JAC/HT  | \$12,000.00 | 1.00      | \$12,000.00        | \$10,320.00       | 2015 |
| POOL        | \$33,000.00 | 1.00      | \$33,000.00        | \$19,800.00       | 1974 |
| SOLAR       | \$0.00      | 10,800.00 | \$0.00             | \$0.00            | 2019 |
| STM/SEC SH  | \$0.00      | 5.00      | \$0.00             | \$0.00            | 1990 |
| PATIO/DECK  | \$15.00     | 917.00    | \$13,755.00        | \$8,253.00        | 1974 |
| FIREPLACE   | \$8,000.00  | 1.00      | \$8,000.00         | \$5,280.00        | 1974 |

## [click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

| Permit Number                    | Description                 | Issue Date  | Estimated Value |
|----------------------------------|-----------------------------|-------------|-----------------|
| 19RED-00094                      | ELECTRICAL                  | 21 Mar 2019 | \$7,200         |
| <a href="#">PER-H-CB14-04921</a> | SPA/JAC/HT                  | 08 Jul 2014 | \$36,925        |
| <a href="#">PER-H-CB14-04909</a> | PATIO/DECK                  | 08 Jul 2014 | \$27,500        |
| <a href="#">PER-H-CW14-04642</a> | ROOF                        | 16 May 2014 | \$6,000         |
| <a href="#">PER-H-CB14-02416</a> | ADDITION/REMODEL/RENOVATION | 29 Apr 2014 | \$214,461       |
| <a href="#">PER-H-CB243073</a>   | MISCELLANEOUS               | 03 Oct 2001 | \$326           |



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)
[Map Legend](#)
[Sales Query](#)
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[Contact Us](#)



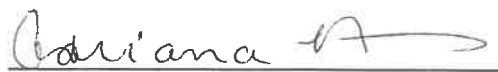
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Adriana Nieves  
Deputy Town Clerk, CMC, CFM

*owner of property 15632*  
*Gulf Blvd. Approve*  
*Variance To Build Second*  
Date of Notice: June 15, 2021

*2nd floor Addition*

*James D. Fenech*