



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Thursday, September 16, 2021**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting at 7:00pm, on Thursday, September 16, 2021, in the Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida to consider the items of business listed below:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- 3. ROLL CALL**
- 4. Approval of Agenda of September 16, 2021**
- 5. Approval of Minutes of August 19, 2021**
- 6. New Business**
 - a. Property located at 16120 4th St E., REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 11 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance to install a generator which will encroach into the side setback area. Section 6-208(d)(3) of the Town's Code of Ordinances states "**Location and installation of permanently installed generators:... The generator shall be located in the side or rear yards within appropriate setbacks.**"**
- 7. Other business**
- 8. Adjournment**

One or more elected or appointed officials may be in attendance.

Please Note: If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at the above cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The Town maintains an audio recording of all public hearings. In the event that you wish to appeal a decision, the recording may or may not adequately ensure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section F 286.0105, Florida Statutes).

In accordance with the Americans with Disability Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in the proceedings should contact the Town Clerk's Office with your request. Phone (727) 391-3875 or Fax (727) 397-6911 for assistance; if hearing impaired, contact the Florida Relay Service Numbers (800) 955-8771 (TDD).

TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

AUG 12 2021

The following must be furnished with this application: [incomplete applications will not be accepted]

- ☐ Completed original application
- ☐ Variance Application fee (\$250.00 NO CREDIT CARDS):
- ☐ Written description of hardship
- ☐ Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other similarly situated lands, structures, or buildings in the same district;
- (4) A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same district under the terms of applicable code;
- (5) The applicant has not made a second petition or application for the same request for a period of 120 days from the date of the order on a previous petition or application; and
- (6) The conditions or special circumstances peculiar to the property have not been self-created nor are the result from an action by the applicant or with prior knowledge or approval of the applicant. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board will have no legal right to grant such a variance.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name Ryan Shatto		Email ryan.shatto@gmail.com	
Address 16120 4 th St E			
City Redington Beach		State FL	Zip 33708
Phone 650-269-1689	Fax n/a	Cellular 650-269-1689	

Applicant

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

Agent (if applicable)

Name GENE & GENERATIONS RYNE VICICH		Email RYNE@FIXMYGEN.COM	
Address 111 B DANBAM AVE			
City Oldsmar		State FL	Zip 34677
Phone 813-814-5900	Fax	Cellular 727-277-5380	

General Information

Property Location or Address 16120 4 th St E. Redington Beach, FL 33708	
Legal Description (attach additional sheet if necessary) Redington Beach Homes 6 th ADD B/L 1, Lot 11 & R/P RTS	
Tax Parcel Number 04-31-15-73962-001-0110	Zoning District

Requested Action:

Describe request and applicable code section:

N/A

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

N/A

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

1. What special conditions or circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similarly situated lands, structures or buildings in the same district?

THIS PARTICULAR HOME HAS A LARGE SIDE SETBACK WITH EXISTING EQUIPMENT.

2. What literal interpretation of the provisions of the applicable code would deprive the Applicant(s) of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code?

AS OF SEPT 3RD THE SETBACK REQUIREMENT FOR THIS PROPERTY IS SET TO CHANGE TO 7.5 FT IN WHICH THIS INSTALLATION WILL BE IN COMPLIANCE

3. What special conditions or circumstances entitles the Applicant to a variance that are NOT self-created by the Applicant or an action taken with the Applicant's prior knowledge or approval?

DO TO MANUFACTURER INSTALLATION REQUIREMENT THERE ARE LIMITED AREA TO INSTALL

4. Explain how the granting of the variance will not confer on the Applicant any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.

THERE IS EXISTING EQUIPMENT IN THE SETBACK GENERATOR WILL NOT EXCEED AS FAR.

5. Explain how the variance requested is the minimum variance necessary to permit the reasonable use of the lands, structures or buildings, will be in harmony with the general purpose and intent of the applicable code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

HAVING THE EXISTING EQUIPMENT ON THIS SIDE OF HOME ADDITION OF GENERATOR WILL NOT BE DETRIMENTAL.

Note: No variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board shall have no legal right to grant a variance.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.

**TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE 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 Generex Generators 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: 8/5/21

Title Holder: Ryan Shatto 

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

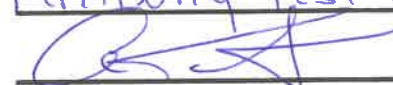
Title Holder: _____

STATE OF FLORIDA)

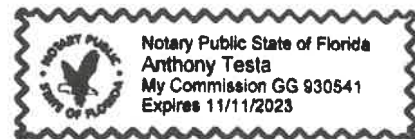
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 5th day of August, A.D. 2021, by Anthony Testa who is personally known to me or who has produced Florida Driver's License as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Anthony Testa

NOTARY SIGNATURE: 

NOTARY 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 16120 4th St E., REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 11 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance to install a generator which will encroach into the side setback area. Section 6-208(d)(3) of the Town's Code of Ordinances states **"Location and installation of permanently installed generators:... The generator shall be located in the side or rear yards within appropriate setbacks."**

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 **September 16, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164th 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, CMC, CFM
Deputy Town Clerk

Date of Notice: August 16, 2021

LAFITA, VICTOR ERNEST
LAFITA, LIZETTE
16125 4TH ST E
REDINGTON BEACH FL 33708-1613

RANURO, VINCENT J
RANURO, EVELYN S
16126 4TH ST E
REDINGTON BEACH FL 33708-1614

RICE FAMILY REV TRUST
RICE, LAURA LEE TRE
16131 4TH ST E
REDINGTON BEACH FL 33708-1613

BLAKE, HERBERT R
BLAKE, PRISCILLA L
16118 4TH ST E
REDINGTON BEACH FL 33708-1614

RISKOWITZ, MICHAEL O & SANDRA L LIVING
TRUST
RISKOWITZ, MICHAEL O TRE
16127 4TH ST E
REDINGTON BEACH FL 33708-1613

MEHLTRETTER, JAMES R
MEHLTRETTER, SARA J
16124 4TH ST E
REDINGTON BEACH FL 33708-1614

BHANDARI, CRYSTAL JUSTINA LOYCE
16123 4TH ST E
REDINGTON BEACH FL 33708-1613

HALE, STEPHEN G
16114 4TH ST E
REDINGTON BEACH FL 33708-1614

CALZADILLA, EVELIO JR REV LIV TRUST
CALZADILLA, EVELIO JR TRE
16124 4TH ST E
REDINGTON BEACH FL 33708-1614

BISIO, ANTHONY
BISIO, JEAN
16133 4TH ST E
REDINGTON BEACH FL 33708-1613

OLEAR, JOHN S
OLEAR, SANDRA
16122 4TH ST E
REDINGTON BEACH FL 33708-1614

NOVAK, EUGENE G JR
BANACH, PATRICIA L
16121 4TH ST E
REDINGTON BEACH FL 33708-1613

MENDOZA, SAUL
GARCIA, YASMINA MARTIN
16112 4TH ST E
REDINGTON BEACH FL 33708-1614

CHRIST, DAVID G SR
CHRIST, ROSE M
16129 4TH ST E
REDINGTON BEACH FL 33708-1613

FL INT IMP FUND TRE
C/O STATE OF FL
ATTN: SUBM LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399-6575



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 16 Aug 2021

Subject Parcel: 04-31-15-73962-001-0110

Radius: 150 feet

Parcel Count: 15

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.

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

MAIL: PO Box 1957, Clearwater, FL 33757

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

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**04-31-15-73962-001-0110**[Compact Property Record Card](#)[Tax Estimator](#)**Updated September 8, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SHATTO, RYAN 16120 4TH ST E REDINGTON BEACH FL 33708-1614	16120 4TH ST E REDINGTON BEACH

[Property Use:](#) 0110 (Single Family Home)Current Tax District: REDINGTON
BEACH (RB)

Total Living: SF: 2,715 Total Gross SF: 4,214 Total Living Units: 1

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

REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 11 & RIP RTS

Tax Estimator File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21099/1735	\$861,000 Sales Query	121030277013	A	Current FEMA Maps	31/29

2021 Preliminary Value Information					
Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$725,871	\$725,871	\$675,871	\$700,871	\$675,871

[\[click here to show\] Value History as Certified \(yellow indicates correction on file\)](#)

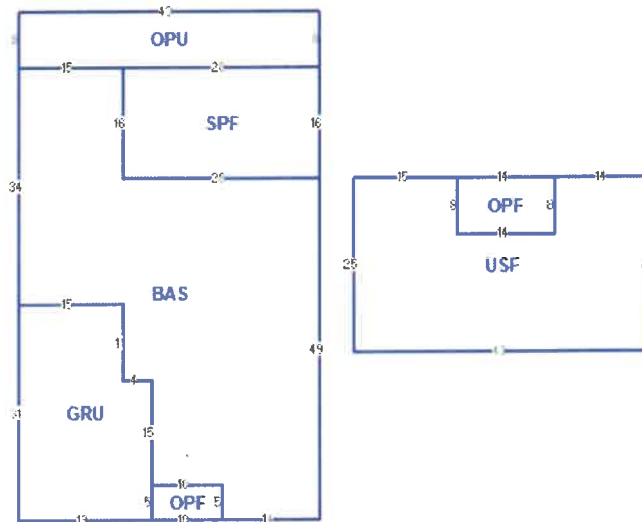
2020 Tax Information		Ranked Sales What are Ranked Sales? See all transactions				
2020 Tax Bill	Tax District: RB	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	16.4467	27 Jul 2020	21099 / 1735	\$1,093,900	Q	I
Do not rely on current taxes as an estimate following a change in ownership. A significant 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.		09 Feb 2018	19943 / 0468	\$649,900	Q	I
		02 Mar 1992	07830 / 0023	\$120,000	Q	I

2021 Land Information						
Seawall: Yes	Frontage: Intracoastal			View: None		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	60x115	9200.00	60.0000	0.9991	\$551,503	FF

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

Site Address: 16120 4TH ST E

Building Type: Single Family
 Quality: Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 9
 Year Built: 1953
 Effective Age: 25
 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
Garage Unfinished (GRU)	0	545
Open Porch Unfinished (OPU)	0	344
Open Porch (OPF)	0	162
Base (BAS)	1,752	1,752
Screen Porch (SPF)	0	448
Upper Story (USE)	963	963
Total Living SF: 2,715		Total Gross SF: 4,214

[\[click here to hide\] 2021 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$11,000.00	1.00	\$11,000.00	\$10,450.00	2018
STM/SEC SH	\$0.00	1.00	\$0.00	\$0.00	2000
STM/SEC SH	\$0.00	2.00	\$0.00	\$0.00	2000
STM/SEC SH	\$0.00	5.00	\$0.00	\$0.00	2000
DOCK	\$55.00	255.00	\$14,025.00	\$13,324.00	2018

[\[click here to hide\] 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
21RED-00263	BBQ	23 Jul 2021	\$12,000
WND-20-00030	DOCK	15 Dec 2020	\$0
20RED-00350	DOCK	07 Dec 2020	\$222
20RED-00254	MISCELLANEOUS	23 Sep 2020	\$15,800
20RED-00076	HEAT/AIR	06 Mar 2020	\$5,000
19RED-00065		19 Feb 2019	\$1,900
18RED-00422	FENCE	13 Dec 2018	\$1,850
P48552-18	DOCK	21 Aug 2018	\$0
18RED-00106	ADDITION/REMODEL/RENOVATION	08 May 2018	\$60,000
2017100084	ROOF	31 Oct 2017	\$16,000
PER-H-CW14-07789	MISCELLANEOUS	11 Aug 2014	\$1,600
PER-H-CB215969	SHUTTERS	17 May 2000	\$17,000
P2718499	DOCK	02 Jun 1999	\$0
PER-H-CB196796	ADDITION/REMODEL/RENOVATION	14 May 1999	\$3,000
CB002491	ADDITION/REMODEL/RENOVATION	30 Apr 1997	\$6,950



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