



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

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting at 7:00pm, on Thursday, December 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 December 16, 2021

5. Approval of Minutes of November 18, 2021

6. New Business

- a. Property located at **16109 5th St E, REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 59 & 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 request to build a seawall which will have an elevation of 3.12 feet NAVD. Per Town Code 5-56(c)(1)(g) ***"The elevation for all seawalls, bulkheads, and retaining walls fronting on the bay shall be equal to or greater than an elevation of 4.12 feet, NAVD, as defined in section 10.10 of this Code, mean sea level."***

- b. Property located at **16111 6th St E., REDINGTON BEACH HOMES 7TH ADD LOT 17 & RIP RTS** as recorded in plat book 44 page 54 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a step-down and 2 pilings on an existing dock whose length will be approximately 34' 3" from the seawall. Town Code 5.57(a)(17)(e) states: ***"The maximum allowable dock facility shall be within a 30-foot length from the seawall."***

- c. Property located at **16014 4th St E**, REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 3, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a seawall which will have an elevation lower than 4.12 feet NAVD. Per Town Code 5-56(c)(1)(g) ***“The elevation for all seawalls, bulkheads, and retaining walls fronting on the bay shall be equal to or greater than an elevation of 4.12 feet, NAVD, as defined in section 10.10 of this Code, mean sea level.”***
- d. Property located at **15855 Redington Drive.**, LONE PALM BEACH 3RD ADD BLK 23, LOT 15 & ACCRETED LAND ADJ as recorded in plat book 20 page 74 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a dock whose length will be approximately 50 feet from the seawall. Town Code 5.57(a)(17)(e) states: ***“The maximum allowable dock facility shall be within a 30-foot length from the seawall.”***

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).

**DRAFT MINUTES
FROM
11/18/2021
HEARING**



TOWN OF REDINGTON BEACH, FLORIDA
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

Thursday, November 18, 2021
7:00 PM

The Board of Adjustment meeting was called to order at 7:00pm by Chairman Hawthorne.

Roll call was taken: Mr. Darcy Bellemore, Mr. Ken Sulewski, Mr. James Sommer, Chairman Wally Hawthorne and Attorney Jeremy Simon were present; also attending were Shawntay Skjoldager, Building Commissioner; applicants David and Barbara Helmintoller; applicant representative Robert Lord; and Deputy Clerk, Adriana Nieves. Absent was Mr. Mike Morgan. Building Official, Bruce Cooper appeared telephonically.

Pledge of Allegiance followed by a moment of silence.

Approval of agenda: Agenda of November 18, 2021 was approved with all ayes.

Approval of minutes: Minutes of October 21, 2021 was approved with all ayes.

New Business:

Attorney Simon swore in all witnesses giving testimony.

Attorney Simon read the following:

- a. Property located at 16115 Redington Drive REDINGTON BEACH HOMES 1ST ADD BLK 10, LOT 8 & NW'LY 37FT OF LOT 9 & S'LY 3FT OF LOT 7 as recorded in plat book 22 page 3 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a catwalk and boatlift whose length will be approximately 40 feet from the seawall. Town Code 5.57(a)(17)(e) states:
"The maximum allowable dock facility shall be within a 30-foot length from the seawall."

Applicant David Helmintoller testified that he would like to build a boat lift for his new boat which is 36 feet long. The water is very shallow at low tide. Mr. Sommer noted that there were tie poles present and asked how far from the seawall they are. Applicant Barbara Helmintoller testified that the dock on one side of their property is 42 feet long, and the dock on the other side is 44 feet long but was unsure of how far the tie poles extend. Mrs. Helmintoller noted that this is a wide channel. She added that the total length requested is 42 feet.

Chairman Hawthorne asked for public comments. Paula Lindsey 16111 4th St E spoke in opposition to the variance request. She is against granting any variance for docks longer than 30 feet.

Chairman Hawthorne closed public comment.

The Board discussed among themselves. They noted there was no navigational issue with extending the existing dock 3 additional feet, as the channel is approximately 300 feet across.

Mr. Bellmore made a motion to approve the variance as applied for. Mr Sulewski seconded the motion. Roll call vote was taken and the motion to approve was passed with all ayes.

	Motion	Second	Aye	Nay	Absent
Chairman Hawthorne			X		
Darcy Bellemore	X		X		
Ken Sulewski		X	X		
James Sommer			X		
Mike Morgan					X

Attorney Simon read the following:

- a. Property located at **16120 5th St E., REDINGTON BEACH HOMES 6TH ADD** BLK 1, LOT 54 as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a dock whose length will be approximately 49 feet from the seawall. Town Code 5.57(a)(17)(e) states: ***“The maximum allowable dock facility shall be within a 30-foot length from the seawall.”***

The applicant’s representative Mr. Robert Lord, 430 173rd Ave., North Redington Beach, testified that the existing tie poles extend 50 feet and 54 feet from the seawall. They will remove those existing tie poles and existing dock and replace with a dock extending 49 feet from the seawall. Mr. Sommer asked Mr. Lord to provide the depth of the water at the seawall at low tide. Mr. Lord did not have that information. Chairman Hawthorne asked Mr. Lord how big the boat is. Mr. Lord did not have that information. Mr. Bellemore noted that the new dock facility will be shorter than the existing dock facility with the removal of the tie poles.

Mr. Cooper testified that the dock facility will be contained within the center third of the property and other than the length, there were no other issues.

Chairman Hawthorne asked for public comments.

Paula Lindsey 16111 4th St E spoke in opposition to the variance request. She feels the boat on a lift will block her view. She noted that she submitted 19 petitions signed by residents opposed to the dock variance. She is concerned that a boater will injure themselves on this dock facility and sue the Town because it issued a variance.

Laura Lee Walsingham, 16131 4th St E, testified that navigation will be impeded. She feels it’s extremely long and nobody needs a 49-foot boat. She feels that the boat should equal the 30-foot dock length.

Clarissa Hughes 16115 4th St E testified that when she applied for a dock variance she was denied. She feels that increasing the dock length will cause the waterways to get narrower.

Chairman Hawthorne closed public comment.

Mr. Cooper stated that the final approval for this dock comes from Pinellas County Water and Navigation.

Attorney Simon presented a letter of approval from the neighbor at 16117 5th St E.

The Board discussed among themselves. Mr. Sommer noted that there is no hardship of the land. Mr. Bellemore stated that the existing tie poles are further out than the proposed dock. Mr. Sulewski noted that they are reducing the overall length of the existing dock facility from 54 feet to 49 feet.

Mr. Bellmore made a motion to approve the variance as applied for. Mr Sulewski seconded the motion. Roll call vote was taken and the motion to approve was passed with three ayes and one nay.

	Motion	Second	Aye	Nay	Absent
Chairman Hawthorne			X		
Darcy Bellemore	X		X		
Ken Sulewski		X	X		
James Sommer				X	
Mike Morgan					X

Other business:

Chairman Hawthorne proposed that all future meetings of the Board of Adjustment begin at 6:30 pm. Attorney Simon noted that the meeting times are at the Chairman's discretion, although since notices for the December meeting had already been mailed, the January meeting will be the first held at 6:30pm.

With no further business, Chairman Hawthorne adjourned the meeting at 8:11pm.

Adriana Nieves, CMC, CFM
Deputy Town Clerk

16109 5th St E

**TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION**

OCT 25 2021

(Please type or print clearly)

Property Owner(s)

Name Linda J. Wilson		Email Linda@WilsonAssociatesRealty.com	
Address 16109 5th Street E.			
City Redington Beach		State FL	
Zip 33708			
Phone	Fax 727-392-3735	Cellular 727-432-4158	

Applicant

Name (same)		Email	
Address			
City		State	
Zip			
Phone	Fax	Cellular	

Agent (if applicable)

Name Jacob Brewer Gulf Coast Marine Construction		Email Jacob@seawallguy.com	
Address 13185 Faxton St.			
City Clearwater		State FL	
Zip 34677			
Phone 727-531-3030	Fax 727-531-3913	Cellular	

General Information

Property Location or Address 16109 5th Street E.	
Legal Description (attach additional sheet if necessary) Redington Beach Homes 6th Add blk 1, Lot 59 and Rip Rts	
Tax Parcel Number 04-31-15-73962001-0590	Zoning District RB

Requested Action:

Describe request and applicable code section:

RB Code 5-56 Subsection 1 (g)

The elevation of all seawalls....shall be equal to or greater than an elevation of 4.12ft

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

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

OCT 25 2021

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?

Currently, there is an ordinance that is forcing people to raise their seawall to 4.12 NAVD 88. After doing a topo elevation survey. The max elevation we can go up and exactly like the neighbors on both sides, which is only 1 foot higher than the existing seawall elevation.

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?

The ordinance of raising the seawall to 4.12' NAVD.

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?

If the owner is not allowed to only raise the seawall 1' (the highest we can possibly raise it) then the owner will have sever drainage problems moving forward and also will effect the neighbors on each side.

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.

This is something that every single home owner who wants a new seawall is going to have to through that hasn't ripped down their house. The current floor levels for majority of homes are too low in elevation. Seawalls on an average are sitting around 2-2.5' NAVD 88 and people unfortunately can not raise their walls that high with out causing extreme drainage issues. Every single person is going to have to go through this variance process. Meaning that this particular home owner is just doing what her neighbors and every other person is going to have to do

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.

Currently both neighbors are at the elevation that she has to be at. This is a engineered designed plan that is designed to control drainage and won't effect the neighbors or neighborhood. Also both neighbors on each side of her have the same thing she is going to get, which is proof it hasn't effected her or anyone else in the neighborhood.

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

OCT 25 2021

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 _____ 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:

October 25, 2021

Title Holder:

Linda J Wilson

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 25th day of October, A.D. 2021, by

Linda Wilson who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

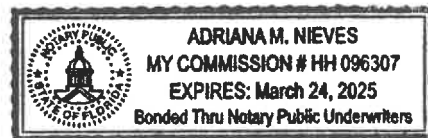
NOTARY PRINTED NAME:

Adriana M Nieves

NOTARY SIGNATURE:

Adriana M Nieves

NOTARY STAMP



04-31-15-73962-001-0590Compact Property Record Card

OCT 25 2021

[Tax Estimator](#)**Updated October 20, 2021**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
WILSON, LINDA J 16109 5TH ST E REDINGTON BEACH FL 33708-1615	16109 5TH ST E REDINGTON BEACH

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

Current Tax District: REDINGTON BEACH (RB)

Total Living: SF: 2,291 Total Gross SF: 2,396 Total Living Units: 1

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

REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 59 & RIP RTS

Tax Estimator File for Homestead Exemption			2022 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
10347/2173	\$610,600 Sales Query	121030277013	A	Current FEMA Maps	31/29

2021 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$526,406	\$354,251	\$303,751	\$328,751	\$303,751

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	Yes	\$493,652	\$349,360	\$298,860	\$323,860	\$298,860
2019	Yes	\$486,836	\$341,505	\$291,005	\$316,005	\$291,005
2018	Yes	\$514,288	\$335,137	\$284,637	\$309,637	\$284,637
2017	Yes	\$450,245	\$328,244	\$277,744	\$302,744	\$277,744
2016	Yes	\$448,708	\$321,493	\$270,993	\$295,993	\$270,993
2015	Yes	\$430,362	\$319,258	\$269,258	\$294,258	\$269,258
2014	Yes	\$389,142	\$316,724	\$266,724	\$291,724	\$266,724
2013	Yes	\$326,464	\$312,043	\$262,043	\$287,043	\$262,043
2012	Yes	\$320,890	\$306,827	\$256,827	\$281,827	\$256,827
2011	Yes	\$297,890	\$297,890	\$247,890	\$272,890	\$247,890
2010	Yes	\$328,031	\$328,031	\$278,031	\$303,031	\$278,031
2009	Yes	\$382,465	\$382,465	\$332,465	\$357,465	\$332,465
2008	No	\$433,400	\$433,400	\$433,400	\$433,400	\$433,400
2007	No	\$515,900	\$515,900	\$515,900	N/A	\$515,900
2006	Yes	\$557,500	\$202,086	\$177,086	N/A	\$177,086
2005	Yes	\$431,200	\$196,200	\$171,200	N/A	\$171,200
2004	Yes	\$321,600	\$163,800	\$138,800	N/A	\$138,800
2003	Yes	\$299,300	\$160,800	\$135,800	N/A	\$135,800
2002	Yes	\$259,600	\$157,100	\$132,100	N/A	\$132,100
2001	Yes	\$196,700	\$154,700	\$129,700	N/A	\$129,700
2000	Yes	\$163,600	\$150,200	\$125,200	N/A	\$125,200
1999	Yes	\$146,300	\$146,300	\$121,300	N/A	\$121,300
1998	No	\$136,400	\$136,400	\$136,400	N/A	\$136,400
1997	No	\$134,900	\$134,900	\$134,900	N/A	\$134,900
1996	No	\$140,100	\$140,100	\$140,100	N/A	\$140,100

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	Y/I
05 Dec 1998	10327 / 0052	\$177,000	Q	I
01 Mar 1991	07505 / 1195	\$130,000	Q	I
27 Feb 1989	06944 / 1395	\$63,000	U	I
27 Feb 1989	06944 / 1394	\$63,000	U	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

[\[click here to hide\] 2022 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 16109 5TH ST E

Building Type: Single Family

Quality: Average

Foundation: Continuous Footing Poured

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Flat Shed

Roof Cover: Bu Tar & Gravel Alt

Stories: 1

Living units: 1

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Drywall/Plaster

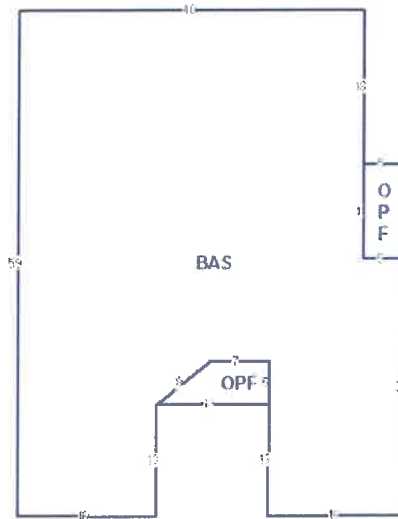
Fixtures: 9

Year Built: 1954

Effective Age: 44

Heating: Central Duct

Cooling: Cooling (Central)



OCT 25 2021

[Compact Property Record Card](#)[Open plot in New Window](#)**Building 1 Sub Area Information**

Description	Living Area SF	Gross Area SF
Open Porch (OPF)	0	105
Base (BAS)	2,291	2,291
	Total Living SF: 2,291	Total Gross SF: 2,396

[\[click here to hide\] 2022 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SPA/JAC/HT	\$10,000.00	1.00	\$10,000.00	\$5,400.00	2004
POOL	\$33,000.00	1.00	\$33,000.00	\$17,820.00	2004
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$4,320.00	2004
PATIO/DECK	\$15.00	440.00	\$6,600.00	\$3,564.00	2004
DOCK	\$55.00	288.00	\$15,840.00	\$6,653.00	1970

[\[click here to hide\] 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-00179	DOCK	05 May 2021	\$23,415
20RED-00421	WINDOWS/DOORS	21 Dec 2020	\$159
2015110033	HEAT/AIR	13 Nov 2015	\$4,475
	POOL	07 Oct 2004	\$46,264
P3473404	DOCK	27 Sep 2004	\$0
PER-H-CB204307	ROOF	01 Oct 1999	\$6,475





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](#)

OCT 25 2021

TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

OCT 25 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.

- f. The penetration of each seawall slab into firm ground shall be equal to sixty-seven hundredths (0.67) times the height of the wall above the mud line or four-tenths (0.4) times the total length of the slab, whichever is greater. In no case shall the seawall slab be of shorter length than eight (8) feet.
- g. The elevation for all seawalls, bulkheads and retaining walls fronting on the bay shall be equal to or greater than elevation five (5) feet, N.G.V.D. mean sea level.

(2) *Aluminum seawalls.* Aluminum seawalls shall not have an exposed height of more than five (5) feet.

- a. Sheet piles fabricated from aluminum alloy 5052-H141, conforming to ASTM designation B209 alloy 5052 for chemical composition; also having a minimum thickness of one hundred twenty-five thousandths (0.125) inch and minimum tensile strength of 35,500 pounds per square inch.
Corrugations shall have nominal nine-inch pitch, and nominal two-and-one-half-inch depth. The penetration into firm ground shall be equal to sixty-seven hundredths (0.67) times the height of the wall above the mud line, or four-tenths (0.4) times the total length of the sheet, whichever is greater. In no case shall the total sheet be less than six (6) feet in length. Where sheet lengths required are more than eight and one-half (8½) feet, and when soil conditions, surcharges and other factors exceed the scope of these standard specifications, a special design shall be submitted, signed and sealed by a Florida-registered engineer.
- b. The poured-in-place concrete cap shall not be less than nine and one-half (9½) inches in thickness, nor less than sixteen (16) inches in width.
- c. The cap shall contain continuous horizontal epoxy-coated steel reinforcement equivalent in cross-sectional area to four (4) #4 deformed reinforcing bars. At no place shall reinforcing bars be closer than three (3) inches to the exterior face of the concrete cap. The epoxy-coated #3 stirrups for the continuous reinforcing bars shall be



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**

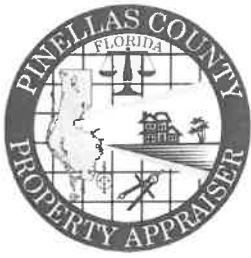
Property located at **16109 5th St E**, REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 59 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a seawall which will have an elevation of 3.12 feet NAVD. Per Town Code 5-56(c)(1)(g) *"The elevation for all seawalls, bulkheads, and retaining walls fronting on the bay shall be equal to or greater than an elevation of 4.12 feet, NAVD, as defined in section 10.10 of this Code, mean sea level."*

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 **December 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: November 8, 2021



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

Run Date: 26 Oct 2021

Subject Parcel: 04-31-15-73962-001-0590

Radius: 150 feet

Parcel Count: 13

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

RBEACH PROPERTIES LLC
16108 5TH ST E
REDINGTON BEACH FL 33708-1616

5TH STREET REDINGTON PROPERTIES LLC
17316 KENNEDY DR
NORTH REDINGTON BEACH FL 33708

DUNN, KATHY RILEY REVOCABLE TRUST
DUNN, RICHARD EDWARD TRE
7949 10TH AVE S
ST PETERSBURG FL 33707-2703

PADRON, OSVALDO F
KELLEHER, MARGARET A
16206 GULF BLVD
REDINGTON BEACH FL 33708-1630

CARROLL-HOUK, TRINA
SCHNEIDER, CARL W II
16107 5TH ST E
REDINGTON BEACH FL 33708-1615

TIBBETT, MICHAEL STEPHEN
TIBBETT, KELLY-ANN
16110 5TH ST E
REDINGTON BEACH FL 33708-1616

CORWIN, ADAM TODD
CORWIN, LORRIE BARNES
9506 LAKE CHASE ISLAND WAY
TAMPA FL 33626-1929

PHILLIPS, HAROLD R JR TRE
PHILLIPS, CARRIE M TRE
16264 TREASURE COVE
BULLARD TX 75757-8010

HALL, DARLENE E
16106 5TH ST E
REDINGTON BEACH FL 33708-1616

ANTHONY, COLIN REVOCABLE TRUST
ANTHONY, COLIN TRE
16104 5TH ST E
REDINGTON BEACH FL 33708-1616

KOEHLER, KEITH
KOEHLER, MEGAN
401 N HOWARD AVE
TAMPA FL 33606-1510

DAW, KEVIN S
BOUCHARD, NANCY M
16111 5TH ST E
REDINGTON BEACH FL 33708-1615

KARIMI, MOHAMMAD
KARIMI, SUSAN L
16103 5TH ST E
REDINGTON BEACH FL 33708-1615

From: Osvaldo Padron <drpadron@floridaurologypartners.com>
Sent: Monday, November 15, 2021 8:01 PM
To: info@townofredingtonbeach.com
Subject: Variance for 16109 5th St East

Dear Sirs:

I received a letter informing me that one of my neighbors is requesting a variance for sea wall height. I have serious concerns about allowing this variance. Given the recent flooding that was seen in our community over the near miss of a hurricane, allowing a homeowner to have a seawall that is lower than code will only aggravate the situation. I have concerns for my property and all the other properties on fifth Street. I feel that the seawall should be to code elevation. Thank you for allowing me to express my concern over this variance and hope that you will seriously consider not granting it.

Dr Padron

Florida Urology Partners, LLP

Past President

Office: 813 875-8567 x2106

Cell: 813 842-4463

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16111 6th St E

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

OCT 25 2021

(Please type or print clearly)

Property Owner(s)

Name Scott and Dayna Bates		Email Pacer1031@yahoo.com / Daynaayoung@gmail.com	
Address 16111 6 th Street East			
City Redington Beach		State FL	Zip 33708
Phone 727 244 3623	Fax		Cellular 727 453 8220

Applicant

Name Scott & Dayna Bates		Email Daynaayoung@gmail.com	
Address 16111 6 th Street East			
City Redington Beach		State FL	Zip 33708
Phone 727 244 3623	Fax		Cellular 727 453-8220

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Property Location or Address 16111 6 th Street East	
Legal Description (attach additional sheet if necessary) Redington Beach homes 7 th ADD LOT 17 & RIP RTS	
Tax Parcel Number 04-37-75-73980-000-0170	Zoning District

Requested Action:

Describe request and applicable code section:

code section 58-555(b) We are requesting permission to replace a deck step-down we lost during the last storm. In addition, we would like to add two pilings to strengthen the step-down. With the addition of the pilings our total deck length (seawall to end) would be 34'3".

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

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

OCT 25 2021

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?

Our step-down, and both our neighbors, were lost during the last storm and they were all built similarly. We have two other neighbors on the street with step-downs that survived the storms and they have pilings at the end for added support, we would like to replicate that.

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?

If we are not permitted to exceed the 30' dock length we can not have a step-down without changing the current construction. The step-down makes swimming, kayaking, and boating (unloading/loading) much more practical.

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?

Prior to us owning the house the dock was built to 28', not including the step-down. We found out through this process the step-down was an add-on not permitted. We would like to exceed the 30' limit to add the step-down legally and make it a safer boating/kayaking/swimming environment for our kids.

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.

We are attempting to strengthen our last step-down. We do not think granting of the variance will give us any special or perceived privilege from the neighborhood.

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.

If we are granted permission to build the lost step-down and make our overall dock length 34'3" it will be the same as what we had since 2012 when we bought the house. We have a piling that is permitted out further than the 34'3" already. It was done before we owned the house but our dock will not stick out past it so no boat traffic will be altered.

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

OCT 25 2021

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 Scott & Dayna Bates 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: <u>25 OCT 21</u>	Title Holder: <u>Scott Bates</u>
Date: <u>25 OCT 21</u>	Title Holder: <u>Dayna Bates</u>
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____

STATE OF FLORIDA)

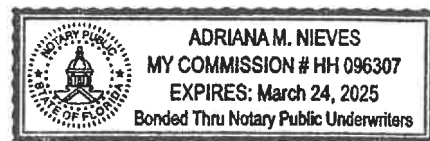
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 25th day of October, A.D. 2021, by Scott Bates who is personally known to me or who has produced Military ID as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Adriana M Nieves

NOTARY SIGNATURE: Adriana M Nieves

NOTARY STAMP



TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

OCT 25 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

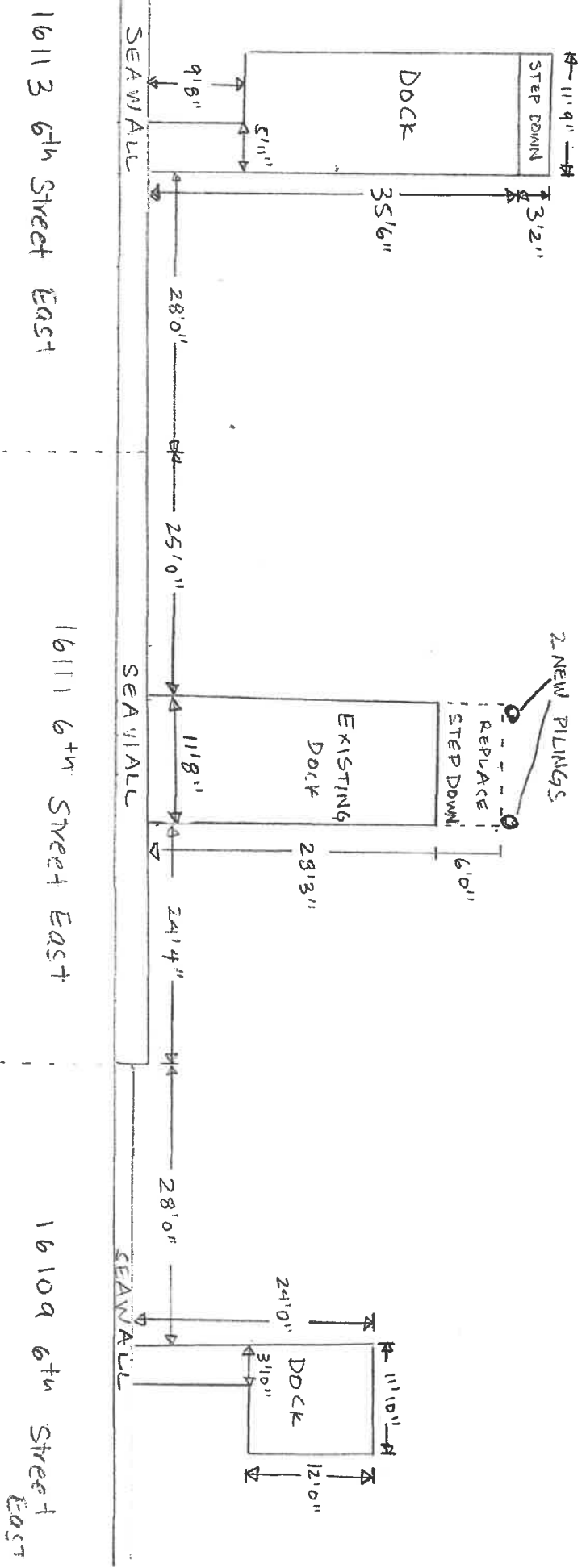
Board of Adjustment Review Standards

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.

OCT 25 2021





Town of Redington Beach
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 **16111 6th St E.**, REDINGTON BEACH HOMES 7TH ADD LOT 17 & RIP RTS as recorded in plat book 44 page 54 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a step-down and 2 pilings on an existing dock whose length will be approximately 34' 3" from the seawall. Town Code 5.57(a)(17)(e) states: "***The maximum allowable dock facility shall be within a 30-foot length from the seawall.***"

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 **December 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 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: October 26, 2021

BRAZZELL, JESSE K
BRAZZELL, MAUREEN R
2825 W 246TH ST
SHERIDAN IN 46069-9381

SCARR, BARRY J
SCARR, TONI S
16110 6TH ST E
REDINGTON BEACH FL 33708-1618

TURNER-WILSON, LORI
WILSON, MICHAEL
16106 6TH ST E
REDINGTON BEACH FL 33708-1618

HENDRICKS, GREGORY ANDREW TRE
HENDRICKS, GREGORY ANDREW TRUST
1319 HAGYS FORD RD
PENN VALLEY PA 19072-1104

YOUNG, TERRY
16113 6TH ST E
REDINGTON BEACH FL 33708-1617

DICK, CRAIG W
MCATEE, CATHY
1527 GLENEAGLES DR
PADUCAH KY 42001-8657

MUI, Y LUM
MUI, ANNA
16114 6TH ST E
REDINGTON BEACH FL 33708-1618

ORR, DAVID L
ORR, ANNA P
16115 6TH ST E
REDINGTON BEACH FL 33708-1617

MADSEN, POUL E
MADSEN, CAROL L
16108 6TH ST E
REDINGTON BEACH FL 33708-1618

RYSDAM, SONDR A J
11738 NE 78TH CT
KIRKLAND WA 98033-5285

YOUNG, BRADLEY R
16112 6TH ST E
REDINGTON BEACH FL 33708-1618

MALLON, ROBERT
MALLON, MARISSA
16105 6TH ST E
REDINGTON BEACH FL 33708-1617



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

Run Date: 26 Oct 2021

Subject Parcel: 04-31-15-73980-000-0170

Radius: 150 feet

Parcel Count: 12

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

Total pages: 2

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29269 US Highway 19 N
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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

04-31-15-73980-000-0170

[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 10, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BATES, SCOTT BATES, DAYNA 16111 6TH ST E REDINGTON BEACH FL 33708-1617	16111 6TH ST E REDINGTON BEACH

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

Total Living: SF: 2,156 Total Gross SF: 2,573 Total Living Units: 1

[click here to hide] Legal Description
REDINGTON BEACH HOMES 7TH ADD LOT 17 & RIP RTS

Tax Estimator File for Homestead Exemption			2022 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
17471/2627	\$788,000 Sales Query	121030277013	A	Current FEMA Maps	44/54

2021 Interim Value Information					
Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$671,690	\$387,749	\$337,749	\$362,749	\$337,749

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

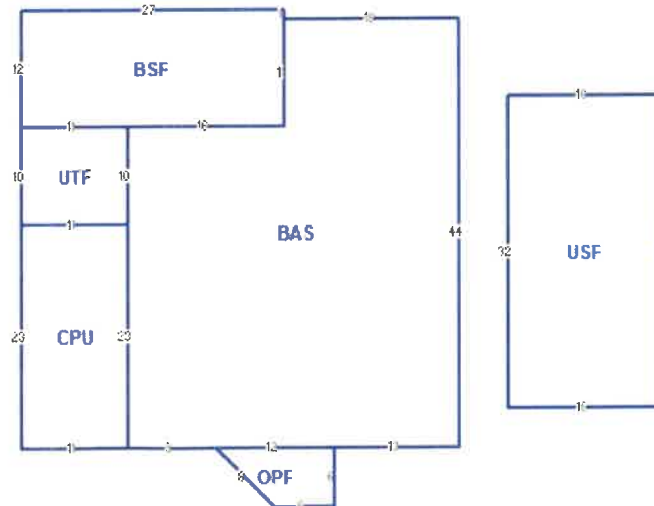
2021 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
2021 Tax Bill	Tax District: RB	Sale Date	Book/Page	Price	Q/U V/I
2021 Final Millage Rate	16.1815	25 Jan 2012	17471 / 2627	\$400,000	Q I
Do not rely on current taxes as an estimate following a change in ownership. A significant 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.					

2021 Land Information					
Seawall: Yes	Frontage: Intracoastal			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Single Family (01)	60x110	11000.00	60.0000	0.9785	\$645,810 FF

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)

Site Address: 16111 6TH ST E

Building Type: Single Family
 Quality: Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Concrete Tile/Metal
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 9
 Year Built: 1961
 Effective Age: 34
 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
Utility (UTF)	0	110
Upper Story (USF)	512	512
Base (BAS)	1,320	1,320
Base Semi-finished (BSF)	324	324
Carport Unfinished (CPU)	0	253
Open Porch (OPF)	0	54
Total Living SF: 2,156		Total Gross SF: 2,573

[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$1,500.00	2.00	\$3,000.00	\$1,200.00	1978
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$4,000.00	2002
DOCK	\$55.00	396.00	\$21,780.00	\$9,148.00	1998
PATIO/DECK	\$10.00	568.00	\$5,680.00	\$5,396.00	2019

[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
18RED-00338	ADDITION/REMODEL/RENOVATION	23 Oct 2018	\$39,775
CB15-00593	WINDOWS/DOORS	28 Jan 2015	\$4,481
PER-H-CB318119	MISCELLANEOUS	04 May 2005	\$2,200
PER-H-CB297662	ROOF	08 Jun 2004	\$3,870
PER-H-CB261754	ROOF	19 Sep 2002	\$9,732
P3202802	DOCK	18 Sep 2002	\$0
PER-H-CB260462	BOAT LIFT/DAVIT	27 Aug 2002	\$8,000



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](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Utility (UTF)	0	110
Upper Story (USE)	512	512
Base (BAS)	1,320	1,320
Base Semi-finished (BSF)	324	324
Carport Unfinished (CPU)	0	253
Open Porch (OPF)	0	54
Total Living SF: 2,156		Total Gross SF: 2,573

[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$1,500.00	2.00	\$3,000.00	\$1,200.00	1978
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PATIO/DECK	\$10.00	568.00	\$5,680.00	\$5,396.00	2019

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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.

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16014 4th St E

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name Tom & Nicole Busch		Email niki@solidthomas.com tom@solidthomas.com	
Address 16014 4th St. E			
City Redington Beach		State FL	Zip 33708
Phone 269-370-2851	Fax N/A		Cellular

Applicant

Name Same as above		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

Agent (if applicable)

Name Jacob Brewer (Gulf Coast Marine Construction)		Email Jacob@seawallguy.com	
Address 13185 Faxton St.			
City Clearwater		State FL	Zip 33760
Phone 727-531-3030	Fax 727-531-3913		Cellular

General Information

Property Location or Address 16014 4th St. E, Redington Beach, FL 33708	
Legal Description (attach additional sheet if necessary)	
Tax Parcel Number 04-31-15-73962-002-0030	Zoning District

Requested Action:

Describe request and applicable code section:

Request variance for sea wall elevation to be less than 4.12' NAVD 88.

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

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?**

The seawall cannot be raised to 4.12' NAVD88 and can only be raised a max of 9". The home owners Floor level is at 4.0', and we cannot raise the seawall above the floor elevation.

- 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?**

The code/Ordinance states they have to raise their seawall to a minimum of 4.12' NAVD 88.

- 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?**

They have a floor elevation below the ordinance that is being required.

- 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.**

- 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.**

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 Jacob Brewer 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: 11/3/2021

Title Holder: [Signature]

Date: 11/3/2021

Title Holder: William Busch

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

STATE OF FLORIDA)

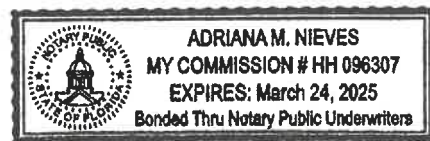
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 4th day of November, A.D. 2021, by Thomas Busch who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Adriana M Nieves

NOTARY SIGNATURE: [Signature]

NOTARY STAMP



ELEVATION CERTIFICATE

53887EC

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A -- PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name THOMAS RAYMOND BUSCH AND NICOLE MARIE BUSCH				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 16014 4TH STREET EAST				Company NAIC Number:	
City REDINGTON BEACH		State FLORIDA		ZIP Code 33708	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 3, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH HOMES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>27.81491852</u> Long. <u>-82.80966949</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u> c) Total net area of flood openings in A8.b <u>0</u> sq in d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage: a) Square footage of attached garage <u>N/A</u> sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u> c) Total net area of flood openings in A9.b <u>0</u> sq in d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B -- FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number TOWN OF REDINGTON BEACH 125133			B2. County Name PINELLAS		B3. State FLORIDA
B4. Map/Panel Number 12103C - 0183	B5. Suffix G	B6. FIRM Index Date 9/3/2003	B7. FIRM Panel Effective/ Revised Date 09/03/2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 11'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

53887EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 16014 4TH STREET EAST			Policy Number:
City REDINGTON BEACH	State FLORIDA	ZIP Code 33708	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS: : Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 4. 01 | ☒ feet | ☐ meters |
| b) Top of the next higher floor | N/A. | ☒ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A. | ☒ feet | ☐ meters |
| d) Attached garage (top of slab) | N/A. | ☒ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 5. 10 | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 3. 50 | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 3. 85 | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A. | ☒ feet | ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name JON SHOEMAKER	License Number 5144	
Title PROFESSIONAL SURVEYOR AND MAPPER		
Company Name FIRST CHOICE SURVEYING, INC.		
Address PO BOX 470978		
City LAKE MONROE	State FLORIDA	
	ZIP Code 32747	
Signature 	Date 5/27/2021	Telephone P: (407)951-3425

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

NOTE: C2.E = AC UNIT PAD. NOTE: THIS ELEVATION CERTIFICATE IS ONLY VALID FOR THE PERSON OR PERSONS NAMED ON THIS CERTIFICATE. THIS CERTIFICATE IS FOR FLOOD INSURANCE PURPOSES ONLY. THE INFORMATION ON THIS CERTIFICATE SHOULD NOT BE USED FOR CONSTRUCTION OR PLANNING.

CENTERLINE ROAD ELEVATION:

ELEVATION CERTIFICATE

53887EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 16014 4TH STREET EAST			Policy Number:
City REDINGTON BEACH	State FLORIDA	ZIP Code 33708	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

53887EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

16014 4TH STREET EAST

City

State

ZIP Code

Company NAIC Number

REDINGTON BEACH

FLORIDA

33708

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate of
Compliance/Occupancy IssuedG7. This permit has been issued for: ☐ New Construction ☐ Substantial ImprovementG8. Elevation of as-built lowest floor (including basement)
of the building:_____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site:

_____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation:

_____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

See Instructions for Item A6. 53887EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

16014 4TH STREET EAST

City

State

ZIP Code

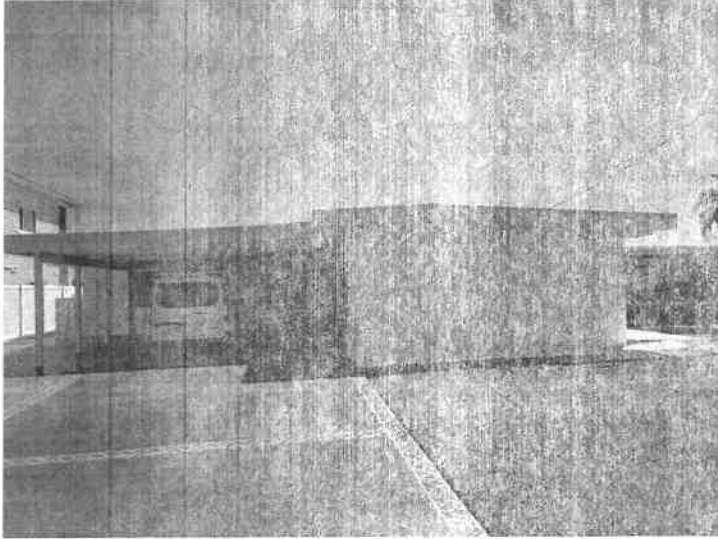
Company NAIC Number

REDINGTON BEACH

FLORIDA

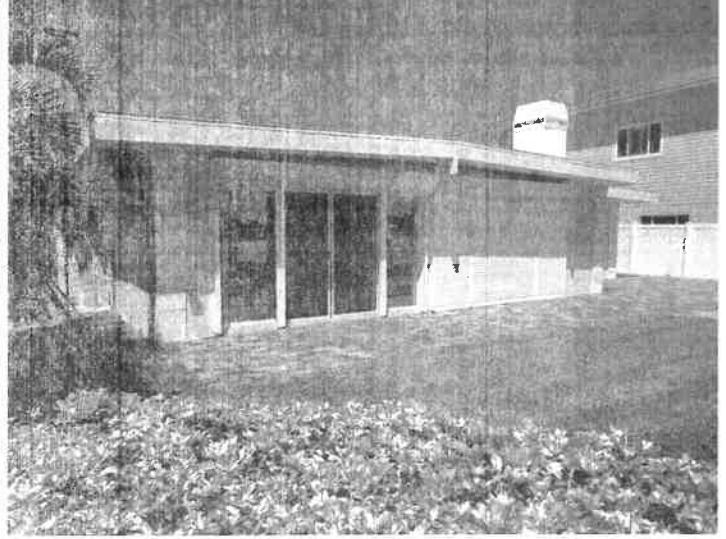
33708

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



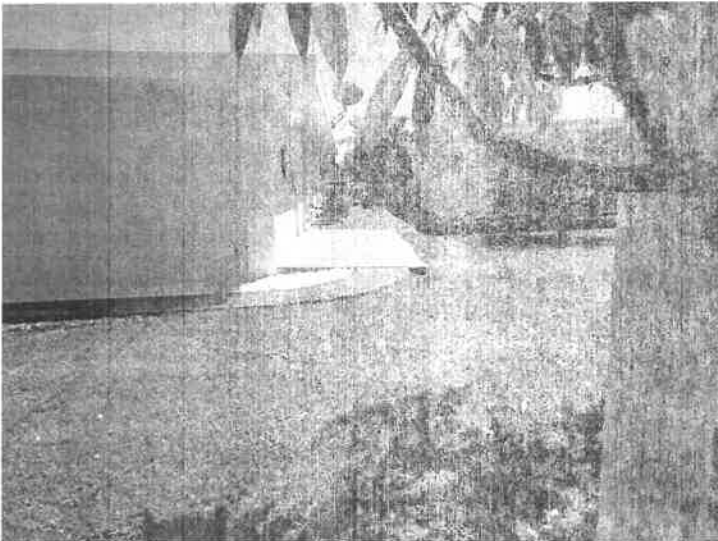
Front View

Front View Date: 6/3/2021



Rear View

Rear View Date: 6/3/2021



Right Side View

Right Side View: 6/3/2021



Left Side View

Left Side View: 6/3/2021

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

Continuation Page

53887EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

16014 4TH STREET EAST

City

State

ZIP Code

Company NAIC Number

REDINGTON BEACH

FLORIDA

33708

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo One

Photo Two

Photo Three

Photo Four

TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

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 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 **16014 4th St E**, REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 3, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a seawall which will have an elevation lower than 4.12 feet NAVD. Per Town Code 5-56(c)(1)(g) ***"The elevation for all seawalls, bulkheads, and retaining walls fronting on the bay shall be equal to or greater than an elevation of 4.12 feet, NAVD, as defined in section 10.10 of this Code, mean sea level."***

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 **December 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: November 15, 2021

DOYLE, PATRICIA WEST
DOYLE, TIMOTHY A
403 161ST AVE
REDINGTON BEACH FL 33708-1656

LIEDKE, PAMELA E
16008 4TH ST E
REDINGTON BEACH FL 33708-1637

DISTLER, RICHARD N TRUST AGREEMENT
DISTLER, RICHARD N TRE
16011 4TH ST E
REDINGTON BEACH FL 33708-1636

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

RUIZ, ALAIN
RUIZ, ADRIANA
5707 CLOUDS PEAK DR
LUTZ FL 33558-4975

BUTLER, REMO
BUTLER, MYLITTA
10538 MARTINIQUE ISLE DR
TAMPA FL 33647-2774

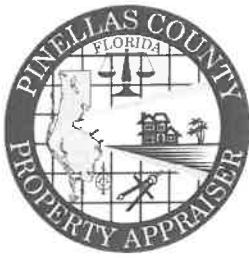
FL INT IMP FUND TRE
C/O STATE OF FL
ATTN: SUBM LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399-6575

WIMPEE, CHARLES FRANKLIN
WIMPEE, BARBARA ANN
399 161ST AVE
REDINGTON BEACH FL 33708-1674

WELDON, RICHARD L
WELDON, ANGELIA H
16012 4TH ST E
REDINGTON BEACH FL 33708-1637

SADOWSKY, MIKE TRUST 1-24-00
C/O SADOWSKY, VIRGINIA
16010 4TH ST E
REDINGTON BEACH FL 33708-1637

COCHRAN, ROBERT
COCHRAN, VALERIE
16015 4TH ST E
REDINGTON BEACH FL 33708-1636



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

Run Date: 15 Nov 2021

Subject Parcel: 04-31-15-73962-002-0030

Radius: 150 feet

Parcel Count: 11

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

04-31-15-73962-002-0030[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 10, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BUSCH, NICOLE M BUSCH, THOMAS R 16014 4TH ST E REDINGTON BEACH FL 33708-1637	16014 4TH ST E REDINGTON BEACH

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

Current Tax District: REDINGTON BEACH (RB)

Total Living: SF: 2,256 Total Gross SF: 2,850 Total Living Units: 1

[click here to hide] **Legal Description**
REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 3

Tax Estimator File for Homestead Exemption			2022 Parcel Use
Exemption	2021	2022	*The current homestead will expire Dec. 31, 2021. New application received for tax year 2022. Homestead Use Percentage: 100.00% Non-Homestead Use Percentage: 0.00% Classified Agricultural: No
Homestead:	Yes*	Application Pending*	
Government:	No	No	
Institutional:	No	No	
Historic:	No	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
21605/0218	\$696,000 Sales Query	121030277013	A	Current FEMA Maps	31/29

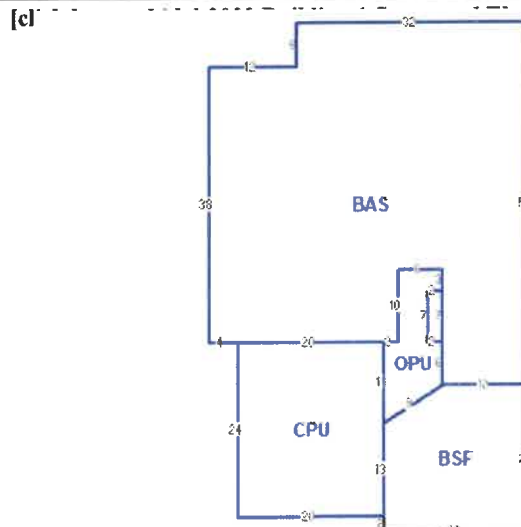
2021 Interim Value Information						
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2021	\$592,916	\$248,800	\$198,800	\$223,800	\$198,800	

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

2021 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2021 Tax Bill	Tax District: RB	Sale Date	Book/Page	Price	Q/U	V/I
2021 Final Millage Rate	16.1815	28 Jun 2021	21605 / 0218	\$890,000	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.		17 Dec 1990	07451 / 0160	\$130,000	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

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: Bu Tar & Gravel Alt
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 9
 Year Built: 1956
 Effective Age: 34
 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
Base (BAS)	1,876	1,876

Open Porch Unfinished (OPU)	0	114
Carport Unfinished (CPU)	0	480
Base Semi-finished (BSF)	380	380
Total Living SF: 2,256		Total Gross SF: 2,850

[click here to hide] 2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	436.00	\$6,540.00	\$3,008.00	2000
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$3,200.00	1980
FIREPLACE	\$4,000.00	1.00	\$4,000.00	\$1,600.00	1956
BT LFT/DAV	\$2,000.00	1.00	\$2,000.00	\$1,200.00	2007
STM/SEC SH	\$2,500.00	3.00	\$7,500.00	\$3,450.00	2000
DOCK	\$55.00	241.00	\$13,255.00	\$5,567.00	1986

[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
18RED-00124	PATIO/DECK	30 May 2018	\$7,000
2017040033	ROOF	12 Apr 2017	\$12,800
P3861607	DOCK	06 Dec 2007	\$0
PER-H-CB222516	SHUTTERS	13 Sep 2000	\$6,000



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.

15855 Redington Drive

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name Bryan J. Hughes		Email bryjhughes@hotmail.com	
Address 15855 Redington Dr.			
City Redington Beach		State FL.	Zip 33708
Phone 727-244-3631	Fax		Cellular

Applicant

Name Bryan J. Hughes		Email bryjhughes@hotmail.com	
Address 15855 Redington Dr.			
City Redington Beach		State FL.	Zip 33708
Phone 727-244-3631	Fax		Cellular

Agent (if applicable)

Name Speeler Foundations, Inc.		Email heather@speeler.com	
Address 6111 142nd Ave.			
City Clearwater		State FL.	Zip 33760
Phone 727-535-5735	Fax		Cellular

General Information

Property Location or Address 15855 Redington Dr. Redington Beach, FL. 33708	
Legal Description (attach additional sheet if necessary) LONE PALM BEACH 3RD ADD BLK 23, LOT 15 & ACCRETED LAND ADJ	
Tax Parcel Number 04/31/15/52578/023/0150	Zoning District

Requested Action:

Describe request and applicable code section:

We are requesting a variance to section 3(17) e of Section 5-57 of the Redington Beach code as it
pertains to the allowable length of a dock, which puts a limit of 30' on docks. We are proposing a 50'
long dock with a boatlift on one side. All setback requirements will be met. We are proposing a 50'
length in order for the homeowner to safely moor his boat in sufficient water depth.

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

Section 5-57, Section 3 (17) e.

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?

Shallow water conditions existing at several sites in this area. This is evident in the fact that this site, and others along the same street, already have docks or structures that extend beyond the limited 30' length allowance. This location is not on a canal, but on open water.

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?

If strictly interpreted, the code would restrict the homeowner's ability to make full use of the waterfront property commonly enjoyed by others. There will be no navigational issues created as the proposed dock will not extend beyond the adjacent dock and is on open water.

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?

The applicant did not create the shallow water, nor the 30' length restriction.

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.

If granted, this variance will not confer any special privilege to the homeowner. Any homeowner has the right to request a variance.

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.

The requested variance is the minimum variance that will make reasonable use of the lands. We are requesting a variance of 20'. The existing dock at this location was permitted at 48'.

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 Speeler Foundations, Inc. 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: X 4/10/21 Title Holder: X [Signature]
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

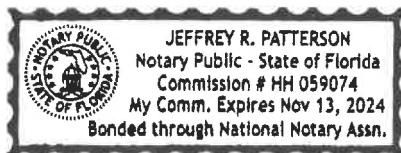
The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 10th day of November, A.D. 2021, by

Bryan Hughes who is personally known to me or who has produced
D.L. as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: X Jeffrey R. Patterson

NOTARY SIGNATURE: X Jeffrey R Patterson

NOTARY STAMP



NOV 15 2021

TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

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

Redington Beach
105 164th Ave
Redington Beach

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following 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.

04-31-15-52578-023-0150[Compact Property Record Card](#)[Tax Estimator](#)**Updated November 13, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)**Ownership/Mailing Address** [Change Mailing Address](#)HUGHES, BRYAN J
15855 REDINGTON DR
REDINGTON BEACH FL 33708-1743**Site Address**15855 REDINGTON DR
REDINGTON BEACH[Property Use:](#) 0110 (Single Family Home)Current Tax District: REDINGTON
BEACH (RB)

Total Living: SF: 2,243 Total Gross SF: 3,131 Total Living Units: 1

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

LONE PALM BEACH 3RD ADD BLK 23, LOT 15 & ACCRETED LAND ADJ

[Tax Estimator](#)[File for Homestead Exemption](#)**2022 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
08604/1371	\$942,800 Sales Query	121030277013	A	Current FEMA Maps	20/74

2021 Interim Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$794,563	\$422,403	\$372,403	\$397,403	\$372,403

[\[click here to show\] Value History as Certified \(yellow indicates correction on file\)](#)**2021 Tax Information**

Tax District: RB

Ranked Sales [\[What are Ranked Sales?\]](#) [See all transactions](#)[2021 Tax Bill](#)

2021 Final Millage Rate 16.1815

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.

Sale Date	Book/Page	Price	Q/U	V/I
22 Mar 1994	08604 / 1371	\$156,000	Q	I
02 Oct 1992	08048 / 1935	\$160,000	Q	I
May 1981	05185 / 0750	\$96,000	Q	
1980	04996 / 0756	\$86,000	Q	

2021 Land Information

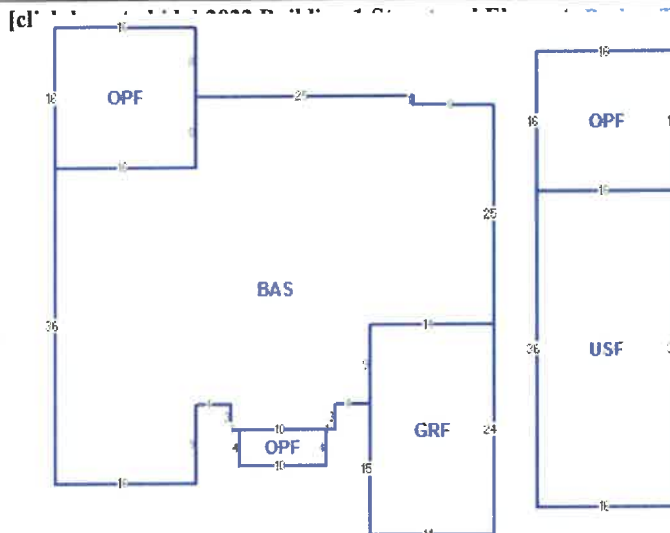
Seawall: Yes

Frontage: Intracoastal

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	0x0	3000.00	1.0000	1.0000	\$3,000	LT
Single Family (01)	68x129	8600.00	67.5500	1.0200	\$592,549	FF

Building Type: Single Family
 Quality: Above Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Clay Tile/Glazed
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 11
 Year Built: 1957
 Effective Age: 24
 Heating: Central Duct
 Cooling: Cooling (Central)

[Compact Property Record Card](#)**Building 1 Sub Area Information**[Open plot in New Window](#)[Living Area SF](#)[Gross Area SF](#)**Description**

BENNETT INVESTMENT PROPERTIES LLC
STOLLER, JAY
15859 REDINGTON DR
REDINGTON BEACH FL 33708-1743

DIAZ, ARMANDO
15965 REDINGTON DR
REDINGTON BEACH FL 33708-1756

SHAWCHUCK, KAY MARIE
15857 REDINGTON DR
REDINGTON BEACH FL 33708-1743

DAVIS, MITCHELL GLENN REV TRUST
DAVIS, MITCHELL GLENN TRE
15853 REDINGTON DR
REDINGTON BEACH FL 33708-1743

UNGER, GREGORY T
15816 2ND ST E
REDINGTON BEACH FL 33708-1714

EVERETT, LEE JON
COBB, PATRICIA
15961 REDINGTON DR
REDINGTON BEACH FL 33708-1756

MANDELL, ANDREW P EST
15963 REDINGTON DR
REDINGTON BEACH FL 33708-1756

UNGER, GREGORY T
15816 2ND ST E
REDINGTON BEACH FL 33708-1714

HANSON, THERON A JR & JANINE REV LIV
TRUST
JERNIGAN, THERON A JR TRE
15851 REDINGTON DR
REDINGTON BEACH FL 33708-1743

BRUBAKER, RICHARD MILLER REV LIV TRUST
BRUBAKER, RICHARD MILLER TRE
15833 REDINGTON DR
REDINGTON BEACH FL 33708-1743

HALL, JAMES CHRISTOPHER
15849 REDINGTON DR
REDINGTON BEACH FL 33708-1743

ADAMS, ALBERTA LOUISE
15825 REDINGTON DR
REDINGTON BEACH FL 33708-1743

SITE ADDRESS: 15855 Redington Dr. Redington Beach, FL. 33708

TOTAL PROJECT SQUARE FOOTAGE: 344'

NEW SQUARE FOOTAGE: 88'

TOTAL NUMBER OF PILING: Nineteen(19)

DIAMETER OF PILING: 8" Tip

WATERWAY WIDTH: Over 400'

WATERFRONT WIDTH: 72'

Plan View
(applicant and adjacent docks)

Technical drawing of a bridge structure, showing two views: a side elevation and a plan view.

Side Elevation (Left):

- Vertical dimensions: 73' (total height), 65' (height to top of structure), 12' (width of top structure), 8' (width of top structure), 23'-3" (height of vertical support), 50' (height of vertical support), 32' (height of vertical support), 15' (height of vertical support), 3' (height of vertical support).
- Horizontal dimensions: 32' (width of base), 4' (width of base), 8' (width of base), 28' (width of base).
- Labels: "P/L" (top left), "LOWER" (middle right), "10,000 - 10,000 BOLT LIFT" (middle right).

Plan View (Right):

- Vertical dimensions: 6' (width of top structure), 51' (height of vertical support).
- Horizontal dimensions: 42' (width of base), 4' (width of base).

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner: N/A

Right Owner: N/A

Signature

Date

Signature

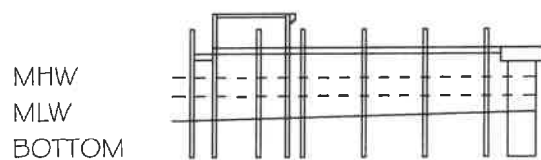
Date _____

Municipality Approval

Water and Navigation Approval

OWNER NAME: Hughes, Bryan

SITE ADDRESS: 15855 Redington Dr. Redington Beach, FL. 33708



Profile View

NOTES FOR VARIANCE HEARING

15855 REDINGTON DR.

REDINGTON BEACH, FL. 33708

NOTES SHOWING LENGTHS OF OTHER STRUCTURES IN AREA:

A: Address: 15965 Redington Dr.

Structure permitted at 74.5' from shoreline.

B. Address: 15963 Redington Dr.

Structure extends 85' from shoreline.

C. Address: 15857 Redington Dr.

Structure permitted at 73' from shoreline.

D. Address: 15855 Redington Dr.(SITE)

Structure permitted at 48' from shoreline.

E. Address: 15853 Redington Dr.

Structure permitted at 51' from shoreline.

F. Address: 15851 Redington Dr.

Structure permitted at 54' from shoreline.

G. Address: 15849 Redington Dr.

Structure permitted at 44' from shoreline.

Please note that while these sites are provided, they are not being used as a precedent to justify the proposed variance. They are simply to illustrate the need for longer structures than the currently permissible 30' length from the shoreline. Please note that this list is not all-inclusive on lots with structures that project beyond 30'. This list simply shows the structures in the immediate area of the subject site.

Bryan Hughes - 15855 Redington Dr. Redington Beach, FL. 33708

A

B

C

D-SITE

E

F

G

15855 Redington Dr

Google Earth

200 ft

N



Base (BAS)	1,667	1,667
Upper Story (USF)	576	576
Open Porch (OPF)	0	552
Garage (GRF)	0	336
Total Living SF: 2,243		Total Gross SF: 3,131

[click here to hide] 2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$10.00	300.00	\$3,000.00	\$1,200.00	1957
DOCK	\$35.00	372.00	\$13,020.00	\$5,208.00	1986
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$3,200.00	1995

[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
2015060002	FENCE	01 Jun 2015	\$2,350
PER-H-CB09-06896	ROOF	26 Aug 2009	\$1,500
PER-H-CB286537	ADDITION/REMODEL/RENOVATION	01 Dec 2003	\$49,800



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web brows



Town of Redington Beach
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**

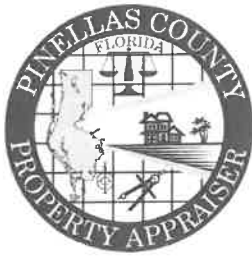
Property located at **15855 Redington Drive.**, LONE PALM BEACH 3RD ADD BLK 23, LOT 15 & ACCRETED LAND ADJ as recorded in plat book 20 page 74 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a dock whose length will be approximately 50 feet from the seawall. Town Code 5.57(a)(17)(e) states: ***"The maximum allowable dock facility shall be within a 30-foot length from the seawall."***

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 **December 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 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: November 15, 2021



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

Run Date: 15 Nov 2021

Subject Parcel: 04-31-15-52578-023-0150

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.

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

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

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

MAIL: PO Box 1957, Clearwater, FL 33757