



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Thursday, February 26th, 2026**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting on Thursday, **February 26th, 2026, at 6:30pm** 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 February 26th, 2026

5. Approval of Minutes of October 21st, 2025

6. New Business

A. Property located at **16118 6th St E.**, is requesting the Board of Adjustment approve a variance request to construct a dock that will extend to an overall length of 40 feet from the seawall and a catwalk that will extend 43'-10" 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."***

B. Property located at **16111 6th St E.**, is requesting the Board of Adjustment approve a variance request to encroach into the front setback area 4.5 feet to build a staircase. Town Code Appendix A, Sec. 5 (b) states: ***"No building, nor any portion thereof, including porches, balconies, cornices or other permanently fixed decorations, shall approach nearer than twenty (20) feet to the line of roadway or street abutting the building lot..."***

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

10-21-25



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

**Tuesday, October 21st, 2025
6:30PM**

The Board of Adjustment meeting was called to order at 6:30pm by Chairman Darcy Bellemore.

The Pledge of Allegiance was led by Chairman Bellemore.

Roll call was taken: Chairman Darcy Bellemore, Mr. James Sommer, Mr. Mike Morgan, Mr. Robert Rockell, and Attorney Nancy Meyer were present; also attending was Zain Husain, Planner; and Town Clerk, Adriana Nieves. Member Bob David was absent.

Approval of minutes: Minutes of September 25th, 2025 -Motion by Mr. Sommer and second by Mr. Rockell. Motion was approved unanimously.

Approval of agenda: Agenda of October 21st, 2025 -Motion by Mr. Rockell and second by Mr. Morgan. Motion was approved unanimously.

Attorney Meyer swore in all witnesses giving testimony. Attorney Meyer read the following into the record:

6. Property located at **506 161st Ave., REDINGTON BEACH HOMES 7TH ADD LOT 36**, is requesting the Board of Adjustment approve a variance to extend the dock facility to an overall length of 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."***

Planner Zain Husain explained the proposed dock specifications. The applicants are requesting a 10 foot variance to allow for dock facility 40 feet in length from the seawall. Mr. Husain noted that the request met all the criteria for approval as shown in the staff report contingent upon approval by the building official, planning and zoning and Pinellas County Water and Navigation. Board members asked questions to Mr. Husain regarding water depth observed and side setbacks. Mr. Husain reminded the Board that plan review would confirm all codes were followed. No other questions from the Board. No questions from the public.

Applicant John Tuttle testified that they would like to utilize the dock facility but were limited due to the shallow water. He entered a document into the record showing how navigation by neighboring vessels would not be negatively impacted. Board members questioned the applicant about the need for an additional 10 feet of dock facility and noted that neighboring docks appeared to be only 30 feet. The Board had no further questions for the applicant. No public comment.

Board discussed among themselves. Chairman Bellemore reported that there were 3 letters from neighbors submitted. 2 approvals and 1 opposed.

Member Rockell made a motion to approve the requested length of the dock with the conditions outlined in the Town's staff report. Member Sommers seconded. Motion carried with a roll call vote.

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore			X		
Bob David					X
James Sommer		X	X		
Mike Morgan				X	
Robert Rockell	X		X		

With no further business, Chairman Bellemore adjourned the meeting at 6:59pm.

Adriana Nieves, CMC, CFM
Town Clerk

AGENDA ITEM 6A.

**16118 6th St E
DOCK**

TOWN OF REDINGTON BEACH

105 164th Avenue
Redington Beach, FL 33708



JAN 21 2026

Variance Application

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

- ☐ Completed original application
- ☐ Variance Application fee (**\$450.00 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 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 for which this variance is being sought, and which are not applicable to other similarly situated lands, structures or buildings in the same zoning 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 zoning district under the terms of the 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. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the owner shall have no legal right to obtain a variance, and the Board will have no legal right to grant such a variance.

Section 6-290(7): 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. The building official may grant extensions to this deadline if that official determines that the applicant is proceeding in good faith.

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name Gregory & Tammara S. Hendricks		Email tagwisc@comcast.net	
Address 16118 6th St. E.			
City Redington Beach		State FL.	Zip 33708
Phone 630-926-9206	Fax		Cellular

Applicant

Name Same as property owners		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

Agent (if applicable)

Name Speeler Foundations		Email heather@speeler.com	
Address 6111 142nd Ave. N.			
City Clearwater		State FL.	Zip 33760
Phone 727-535-5735	Fax 727-535-6041		Cellular

General Information

Property Location or Address 16118 6th St. E. Redington Beach, FL. 33708	
Legal Description (attach additional sheet if necessary) REDINGTON BEACH HOMES 7TH ADD LOT 25 & RIP RTS	
Tax Parcel Number 04-31-15-73980-000-0250	Zoning District

Requested Action:

Describe request and applicable code section:

We are requesting a variance to Section 5-57(a)(3)e pertaining to the allowable length of a dock.
We are requesting to construct a dock, boatlift, and catwalk. The dock will extend to 40' from the
seawall. The catwalk will extend 43'-10" from the seawall in order to be even with the end of the dock
due to the curve of the seawall.

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

Section 5-57(a)(3)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 zoning district?

There is shallow water at this lot that requires the dock to be longer than the 30' allowable length from the seawall.

2. What literal interpretation of the provisions of the applicable code would deprive the owner(s) of rights commonly enjoyed by other similarly situated properties in the same zoning 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 commonly enjoyed by others.

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

The applicant did not create the shallow water conditions at this location.

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

If granted, the variance will not confer any special privilege to the applicant. 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 allow the applicant to safely moor/access their boat and enjoy the waterfront. There will be no navigational issues created if the variance is granted.

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Board of Adjustment hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Board of Adjustment will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

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. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the property owner shall have no legal right to obtain a variance, and the Board shall have no legal right to grant a variance.

Section 6-290(7): 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. The building official may grant extensions to this deadline if that official determines that the applicant is proceeding in good faith.

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.

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Board of Adjustment hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Board of Adjustment will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

I (we) certify that Speeler Foundations 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. Further, it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

Date: X 12/22/25

Title Holder:

X Tammara & Hendrick

Date: X 12-22-25

Title Holder:

X Tammara & Hendrick

Date: _____

Title Holder:

Date: _____

Title Holder:

AFFIDAVIT

Transylvania
STATE OF FLORIDA)
Montgomery
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by ✓ physical presence or _____ online notarization this 22 day of December, 2025 A.D., by

Tammara & Hendrick who is personally known to me or who has produced Florida Driver's License as identification and who did (did not) take an oath.

NOTARY PRINTED NAME:

X Alvin Tong

NOTARY SIGNATURE:

X Alvin Tong

NOTARY STAMP

Commonwealth of Pennsylvania - Notary Seal
ALVIN TONG - Notary Public
Montgomery County
My Commission Expires February 8, 2028
Commission Number 1413693

16118 6th ST. E. REDINGTON BEACH, FL. 33708

VARIANCE HEARING

We are requesting variances to Section 5-57(a)(3)e, pertaining to the overall length of a dock structure.

We are requesting to construct a dock that will extend to 40' from the seawall and a catwalk that will extend to 43'-10" from the seawall due to the curve of the seawall.

The subject site is a curved lot. Due to the shallow water and accretion of sediments the dock and boatlift must be pushed out farther from the seawall in order for the homeowner to make reasonable use of their property. The homeowner would very much like to be able to use their waterfront property to the fullest extent possible. In order to be able to moor their boat safely, the dock must be longer than the allowable 30'. We believe that the proposed design is the minimum variance necessary to make use of the property.

Allowing the dock to extend further than 30' will not create any navigational issues,

If any further information is needed, we will gladly provide it at your request.

16118 6TH ST E. REDINGTON BEACH, FL. 33708

VARIANCE HEARING

CONTACT INFORMATION

CONTRACTOR/AGENT

Speeler Foundations

6111 142nd Ave. N.

Clearwater, FL. 33760

Contact Person: Heather Borsh

Contact Phone: 727-239-7530

Contact Email: heather@speeler.com

HOMEOWNER

Gregory & Tammara Hendricks

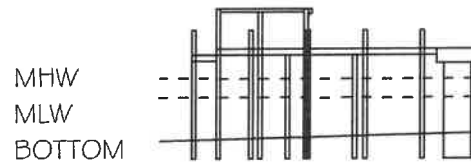
16118 6th St. E.

Redington Beach, FL. 33708

Contact Phone: 630-926-9206

Contact Email: tammie.souza@gmail.com

OWNER NAME: Hendricks, Tammie SITE ADDRESS: 16118 6th St. E. Redington Beach, FL. 33708



Profile View

OWNER NAME: Hendricks, Tammie SITE ADDRESS: 16118 6th St. E. Redington Beach, FL. 33708

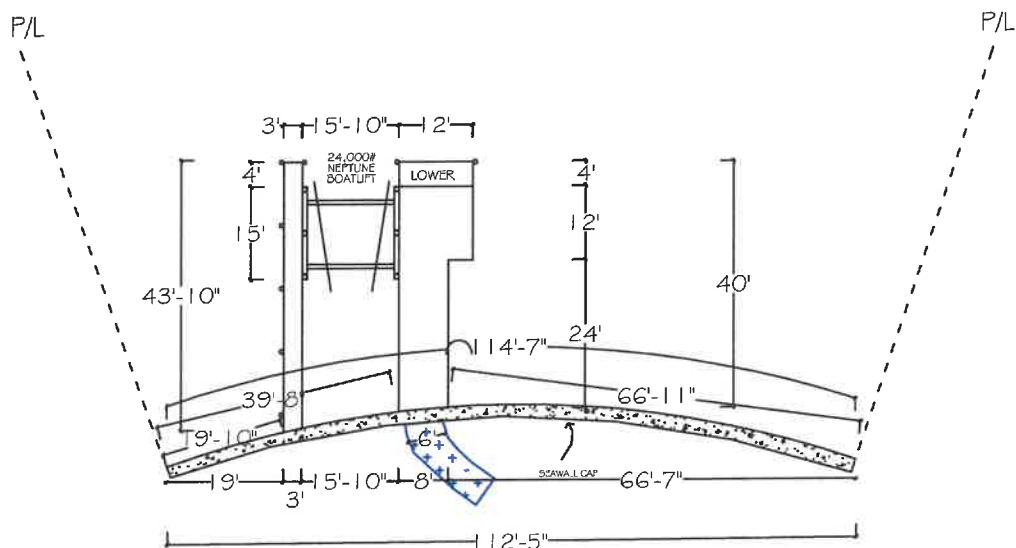
NATURE AND SIZE OF PROJECT: Wreck and remove all structures. Set piling and construct a new dock as follows: an 8' X 24' walkway connected to a 12' X 12' head with a 4' X 12' lower dock on the front and a 3' X 43'-10" catwalk to the left. Install a new 24,000# capacity boatlift between dock and catwalk.

NOTE: ALL ELECTRIC TO BE PERMITTED AND INSTALLED BY OTHERS

TOTAL PROJECT SQUARE FOOTAGE: 515.5'
TOTAL NUMBER OF PILING: Twenty-Seven(27)
WATERWAY WIDTH: 240'

NEW SQUARE FOOTAGE: 271'
DIAMETER OF PILING: 8" Tip Min.
WATERFRONT WIDTH: 112'-5" Straight Across
WATERFRONT WIDTH: 114'-7" Around Curve

Plan View



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

PRIVATE DOCK

Application #

P25169-97

(OFFICIAL USE ONLY)

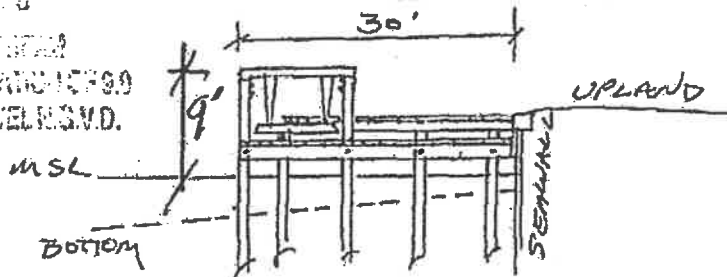
CAUTION

TOP OF DOCK STRUCTURE
SHALL NOT EXCEED AN ELEVATION OF 9.0
FEET ABOVE MEAN SEAS LEVEL M.S.L.

MHW

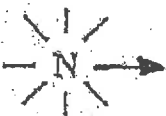
MLW

BOTTOM



Profile View

ENG. SCALE: 1" = 20'



1" = 30'

Plan View

(applicant and adjacent docks)

TOTAL SQUARE FEET

NEW SQUARE FEET

WATERWAY WIDTH

WATERFRONT WIDTH

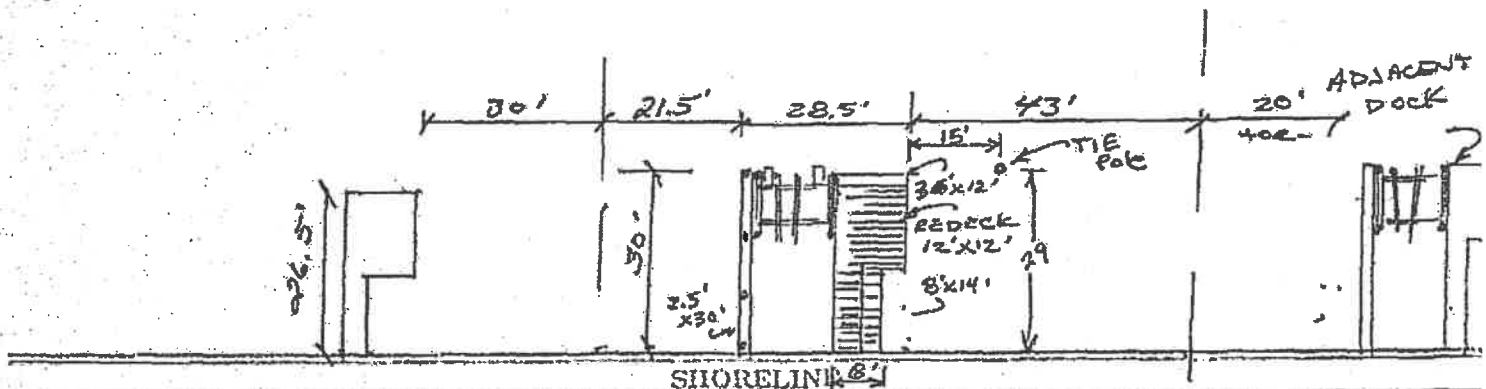
135

200'

9.3

This project qualifies for U.S. Army
Corps of Engineers General Permit
SAJ-20. No further approval from the
Corps is required.

REVISED



The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature

Date

Signature

Date

Municipality Approval

Water and Navigation Approval

APPROVED - 2008-12-13
ISSUED BY PINELLAS COUNTY WATER &
NAVIGATION CONTROL AUTHORITY

PINELLAS COUNTY
Water & Navigation Control Authority
PLAN APPROVAL

Low Defiled
signed

1/12/98
date

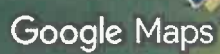
TOWN OF PINEHURST, FLORIDA

Bill Shuler 10-13-97

Building Official

Date

1-12-98 REVISED, ONE TIE POE Bill Shuler



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft





TOWN OF REDINGTON BEACH
105 164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
[email: info@townofredingtonbeach.com](mailto:info@townofredingtonbeach.com)

NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION

Property located at **16118 6th St. E., REDINGTON BEACH HOMES 7TH ADD LOT 25 & 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 extend the dock facility to an overall length of 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."***

As a property owner within 150' of the subject property, you are invited to register your opinion at a Public Hearing to be held **Thursday, February 26th, 2026 at 6:30pm** in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Town 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 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
Town Clerk

Date of Notice: January 22, 2026



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 21 Jan 2026

Subject Parcel: 04-31-15-73980-000-0250

Radius: 150 feet

Parcel Count: 10

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.

KOVENS, STEVEN TRE
KOVENS, STEVEN A REV TRUST
17 STENERSEN LN
COCKEYSVILLE, MD 21030-2113

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

BURZUMATO, ANDREW R TRE
BURZUMATO, SUSANNE J TRE
16119 6TH ST E
REDINGTON BEACH, FL 33708-1617

MINERVA, WILLIAM VITO
MINERVA, LAURA ANN
16122 6TH ST E
REDINGTON BEACH, FL 33708-1618

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

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

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

ARMSTRONG, MICHAEL
530 PALM BEACH RD
DICKINSON, ND 58601

BARRAGAN, KARINA GABRIELA
1101 W PRINCETON ST
ORLANDO, FL 32804-5221

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

AGENDA ITEM 6B.

**16111 6th St E
FRONT SET-BACK**

TOWN OF REDINGTON BEACH

105 164th Avenue
Redington Beach, FL 33708



Variance Application

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

- ☐ Completed original application
- ☒ Variance Application fee (**\$450.00 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** 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 for which this variance is being sought, and which are not applicable to other similarly situated lands, structures or buildings in the same zoning 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 zoning district under the terms of the 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. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the owner shall have no legal right to obtain a variance, and the Board will have no legal right to grant such a variance.

Section 6-290(7): 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. The building official may grant extensions to this deadline if that official determines that the applicant is proceeding in good faith.

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

JAN 27 2026

(Please type or print clearly)

Property Owner(s)

Name Scott & Dayna Bates		Email paceri031@yahoo.com	
Address 16111 6 th Street East			
City Redington Beach		State FL	Zip 33708
Phone 727 244 3623	Fax		Cellular

Applicant

Name Scott Bates		Email paceri031@yahoo.com	
Address 16111 6 th Street East			
City Redington Beach		State FL	Zip 33708
Phone 727 244 3623	Fax		Cellular

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Property Location or Address 16111 6 th Street East Redington Beach FL 33708	
Legal Description (attach additional sheet if necessary) Redington Beach Homes T ^H ADD LOT 17 & RIP RTS	
Tax Parcel Number 04-31-15-73980-000	Zoning District Res

Requested Action:

-0170

Describe request and applicable code section:

We are requesting a Variance of 4.5 ft encroachment into the front set back for stairs Appendix A section 5 subsection B

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

Appendix A

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

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

Our property is located within flood zone VE, which imposes higher base flood elevation requirements that do not apply to other structures.

- 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?**

Our house has to be elevated higher which leads to more steps needed and a larger footprint. This causes us to have to move back the entire home site to accommodate the larger footprint for the stairs.

- 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 VE flood zone is FEMA mandated.

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

There is no special privilege. We are simply asking for the variance to allow for the space for the stairs to meet the mandatory requirements for elevation compliance.

- 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 4.5 foot requested variance will allow our elevated house to occupy the same footprint as similar houses within our zoning district.

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.

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.

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Board of Adjustment hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Board of Adjustment will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

I (we) certify that Scott 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. Further, it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

Date: 27 JAN 26

Title Holder: Scott Bates

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 27th day of January, 20 26 A.D., by Scott Bates 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

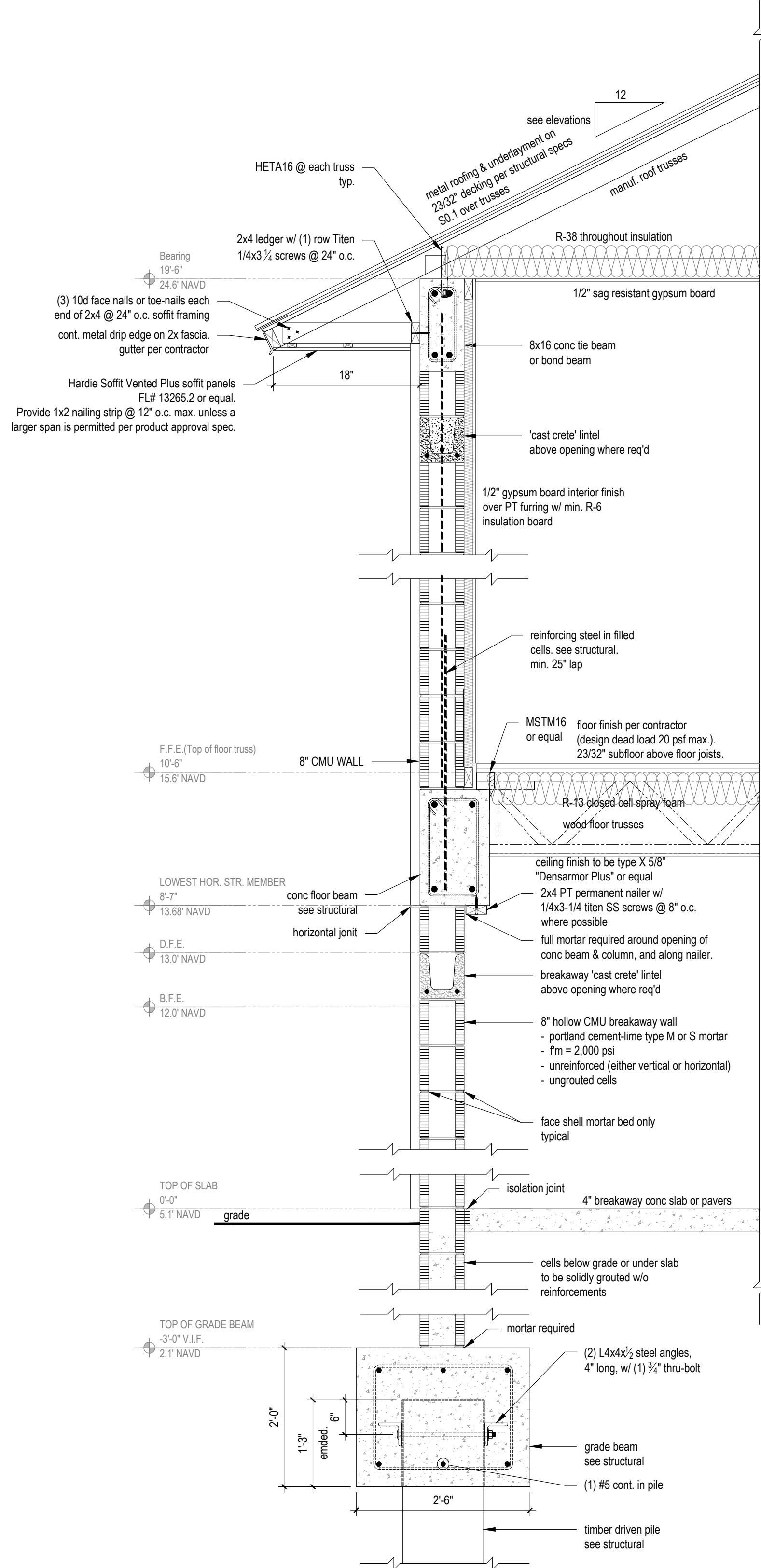


04-31-15-73980-000-0170



2/10/2026

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1
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TYPICAL WALL SECTION
NOT TO SCALE

ROOF VENTILATION:

FBCR806.2 Minimum vent area.

The minimum net free ventilating area shall be 1/150 of the area of the vented space (2,025/150=13.5 s.f.).

Calculations for 24" wide Hardie Soffit Vented Plus soffit panels at eaves:
12.6 sq. in. free ventilation per linear foot (per manufacturer's specs FL# 13265.2).
Total linear foot of eaves = 180' (including eaves in lanai).
12.6 x 180 = 2,268 sq. in = 2,268 / 144 s.f. = 15.75 s.f. > 13.5 s.f.
OK!

Building area calculations

	Conditioned area	Non-conditioned area
Ground Floor Garage, Storage, and space Under-Deck		2,025 s.f.
1st Floor Livable Area	1,688 s.f.	
1st Floor Entry		15 s.f.
1st Floor Covered Lanai		285 s.f.
Total Conditioned	1,688 s.f.	
Total Un-Conditioned		2,325 s.f.
Total Under Roof	4,013 s.f.	

Code information

CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R
APPLICABLE CODES:	2023 FBC 8th EDITION 2023 FBC RESIDENTIAL 2023 FBC MECHANICAL 2023 FBC PLUMBING 2023 FBC FUEL GAS 2023 FBC ACCESSIBILITY 2023 FBC ENERGY CONSERVATION 2023 FBC TEST PROTOCOLS 2023 FLORIDA FIRE PREVENTION CODE 2020 NEC FLORIDA STATUTES FLORIDA ADMINISTRATIVE CODE
STRUCTURAL INFORMATION:	THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF FLORIDA BUILDING CODE 2023 8th EDITION AS WELL AS ASCE 7-22 WHERE APPLICABLE FOR 150 MPH OR LESS WIND SPEED. CERTIFICATION BY ENGINEER APPLIES TO STRUCTURAL DESIGN ONLY. ULTIMATE WIND SPEED = 150 MPH - PER FBC FIGURE R301.2(4). RISK CATEGORY = II - PER FBC TABLE 1604.5 WIND EXPOSURE CATEGORY= D - PER FBCR 301.2.1.4.3 INTERNAL PRESSURE COEFFICIENT = +/-0.18 FULLY ENCLOSED - PER ASCE 7-22. WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS = PER FBCR 301.2(2).
CONSTRUCTION NARRATIVE:	NEW SINGLE FAMILY HOME

General notes:

ALL NOTES IN THIS SET OF BOUND PAGES ARE PART OF A CONTINUOUS WORKING SET. AT ANY MOMENT DURING CONSTRUCTION THE ARCHITECT RESERVES THE RIGHT TO ADD, REVISE, AMEND AND REMOVE ANY OR PART OF ANY NOTE. NOTES MAY APPLY TO THE JOB IN PART OR IN FULL. IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE ENGINEER. IF THE STATEMENT OF A NOTE IS UNCLEAR IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE ENGINEER.

- ALL DIMENSIONS ARE TO FACE OF MASONRY OR STUD WALL.
- ALL COLUMNS ARE DIMENSIONED TO CENTER-POINT OF COLUMN.
- ALL WINDOW OPENINGS ARE DIMENSIONED TO THE CENTER OF THE OPENING. VERIFY REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER'S WRITTEN INSTRUCTIONS.
- WALL THICKNESS SHOWN IS NOMINAL.
- ALL STEPS HAVE 7" RISERS AND 11" TREADS U.N.O. OR SPECIFIED DIFFERENTLY ON DRAWINGS.
- ALL FINISHED FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF STRUCTURE U.N.O. CONTRACTOR TO COORD. FINAL FINISH FLOOR MATERIAL THICKNESS WITH ALL TRANSITIONS IN FFE TO MEET SPECIFIED ELEVATION DIMENSIONS.
- ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETS, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER AT CONSTRUCTION.
- ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AT CONSTRUCTION PHASE.
- ALL CEILING DROPS AND SOFFITS SHOWN ARE CONCEPTUAL.
- ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.
- CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
- CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES.
- EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
- CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT AS SPECIFIED, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
- CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEEPED CLEAN WEEKLY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
- DO NOT SCALE DRAWINGS- DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
- PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.
- BLOCKING IN THIS PLAN IS NOT DESIGNED FOR ANY CABINETS. THE CABINET CONTRACTOR SHALL INSTALL ADDITIONAL BLOCKING AS REQUIRED.
- UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK.
- CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AT ALL TIMES WHEN INSTALLING ANY CONSTRUCTION MATERIAL, FIXTURE OR APPLIANCE, ETC. IN THE CASE WHERE THE MANUFACTURER'S WRITTEN INSTRUCTIONS ARE NOT AVAILABLE CONTACT THE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
- AT ALL TIMES BEFORE CONSTRUCTIONS END, THIS SET OF BOUND PAGES IS TO BE CONSIDERED BY THE CONTRACTOR, ALL SUBCONTRACTORS AND ALL PARTIES INVOLVED IN THE CONSTRUCTION AS A WORKING SET.
- EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED PER FBC 2023 R310.
- ALL WATERPROOFING, MOISTURE BARRIER, SHOULD BE APPLIED PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

Mold prevention:

THE FOLLOWING CONSTRUCTION TECHNIQUES ARE RECOMMENDED TO REDUCE THE GROWTH OF MOLD IN BUILDINGS.

NOTE: MOLD WILL ALWAYS EXIST AND THESE RECOMMENDATIONS WILL NOT ELIMINATE THE PRESENCE OF BOTH ACTIVE OR DORMANT MOLD SPORES. IMPLEMENTATION OF THESE RECOMMENDATIONS MAY REDUCE THE SOURCE OF ENVIRONMENTAL CONDITIONS THAT ENCOURAGES THE GROWTH AND SPREAD OF MOLD SPORES.

- ALL BUILDING MATERIALS ARE TO BE KEPT DRY BOTH DURING ON SITE STORAGE AND AFTER INSTALLATION. ALL IN-PLACE FRAMING SHOULD BE "EFFECTIVELY DRIED-IN" AS SOON AS POSSIBLE AFTER ERECTION.
- ANY AND ALL BUILDING MATERIALS THAT HAVE ACTIVE/VISIBLE MOLD GROWTH WILL BE REMOVED FROM THE CONSTRUCTION SITE AND REPLACED WITH NEW MATERIAL.
- ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING UP" THE STRUCTURE.
- ALL FLASHING CONDITIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING-UP" THE STRUCTURE. ROOF FLASHING, EAVES, KNEE WALLS, DOOR AND WINDOW HEAD, JAMB, AND SILL FLASHING, BALCONY DECKS AND DRAINS, PLUMBING AND MECHANICAL VENT STACKS, PITCH PANS, THROUGH FLASHING, PARAPET WALLS, AND CHIMNEY FLASHING.
- REFER TO THE ARCHITECTURAL ROOF PLAN, WALL SECTIONS AND DETAILS FOR FLASHING AND DRY-IN CONSTRUCTION DETAILS.
- IT IS FURTHER RECOMMENDED NOT TO USE ANY TYPE OF NON-PERMEABLE WALL FINISHES OR VINYL WALL PAPER ON ANY WALL SURFACE THAT ABUTS AN EXTERIOR WALL OR NON-CONDITIONED SPACE. THIS ALSO INCLUDES WAXED AND/OR PAINTED FINISHES THAT IMPEDE OR STOP THE FLOW OF MOISTURE THROUGH A WALL ASSEMBLY.
- AFTER FRAMING INSPECTION ALL EXPOSED INTERIOR BUILDING COMPONENTS WITH VISIBLE MOLD ARE TO BE CLEANED WITH "MICROSHIELD 2 STEP SYSTEM" OR AN APPROVED MOLD PREVENTION SYSTEM OR EQUAL, OR BETTER GRADE TO REMOVE ALL APPEARANCES OF MOLD. BEFORE APPLYING CLEAN UP ALL RESIDUAL CONSTRUCTION DEBRIS. SPRAY-APPLY ENVIRONMENTALLY SAFE ANTIMICROBIAL/CHEMICAL AGENT TO ALL EXPOSED INTERIOR BUILDING COMPONENTS. CONTRACTOR TO RECEIVE WARRANTY CERTIFICATE FOR PROTECTION AGAINST FUTURE MOLD GROWTH OF FUNGI AND MICROORGANISMS FOR A MINIMAL 15 YEARS. COORD. WITH ENGINEER FOR FINAL PRODUCT APPROVAL.

FIRE RATING NOTES:

FBCR 302.5 OPENING PENETRATION PROTECTION.

FBCR 302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

FBCR 302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

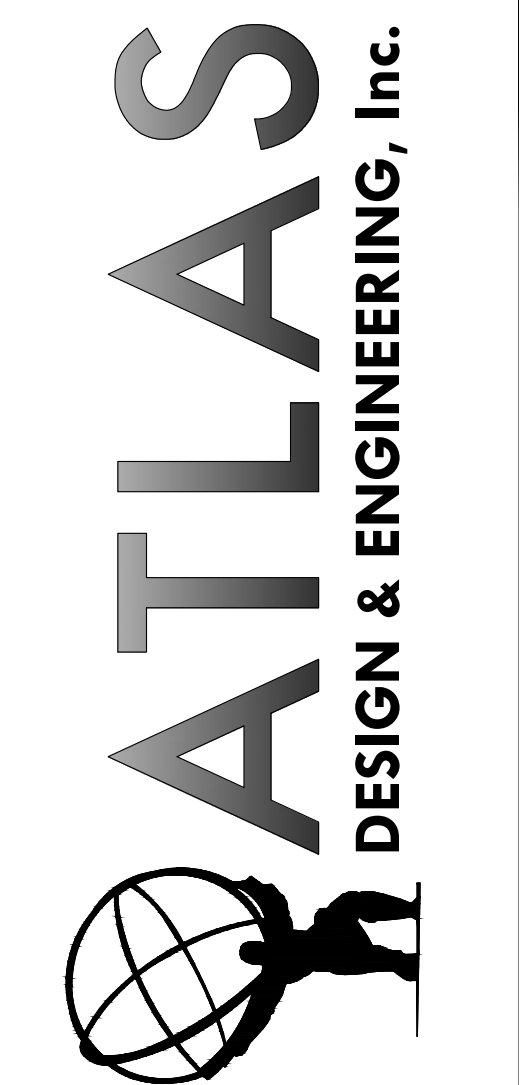
FBCR 302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

FBCR302.6 DWELLING/GARAGE FIRE SEPARATION. PER FBCR TABLE R302.6 - NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS. FOR 8" CMU WALLS BETWEEN A GARAGE AND A RESIDENCE PROVIDE AN ASSEMBLY WITH THE MIN EQUIVALENT FIRE SEPARATION PER FBCR TABLE.

R302.6 ASSEMBLY MUST CONFORM WITH THE FIRE RATING AND STANDARDS OF THE FBC AND NFPA. SEE FBC 721.3 FOR ESTABLISHING CALCULATED FIRE RESISTANCE RATINGS OF CONCRETE MASONRY.

FBCR 302.7 UNDER STAIR PROTECTION. ENCLOSED SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" (12.7 mm) GYPSUM BOARD.

Termite protection	
CODE SECTION:	
FBC 105.11	"A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel."
N/A	"Condensate and roof downspouts shall discharge at least 1'-0" away from building side walls."
N/A	"Irrigation / sprinkler systems including all risers and spray heads shall not be installed within 1'-0" of the building walls."
FBCR 704	In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm). Exceptions: 1. Paint or decorative cementitious finish less than 5/8 inch (17.1 mm) thick adhered directly to masonry foundation sidewall. 2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only. 3. A 4-inch (102 mm) inspection space above patio and garage slabs and entry areas. 4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only. 5. Masonry veneers.
FBCR 318.1.1	"The initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete."
FBCR 318.1.2	"Soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed."
FBCR 318.1.3	"Space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment."
FBCR 318.1.4	"Chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil."
FBCR 318.1.5	"Concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals."
FBCR 318.1.6	"Chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls."
FBCR 318.1.6	"A vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated."
N/A	"All buildings are required to have pre-construction treatment."
FBCR 318.1.7	"If a registered termiteicide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system."
FBCR 318.1.8	"If a registered termiteicide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiteicide shall be as required by label directions for use, and must be completed prior to final building approval."
FBCR 318.2	"Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiteicide in annular space between sleeve and pipe."
FBCR 318.1	"A certificate of compliance must be issued to the building department by a licensed pest control company before a certified of occupancy will be issued. The certified of compliance shall state: "The building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services.""
FBCR 404.1.6	"Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere."
FBCR 404.1.2.3.5 Item 4	"Foam plastic insulation shall be permitted below grade on foundation walls in accordance with one of the following conditions: 4.1. When in addition to the requirements of R 318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided. 4.2. The structural members of walls, floors, ceilings and roofs are of noncombustible materials or pressure-preservative-treated wood. 4.3. On the interior side of basement walls."
FBCR 318.3	"CLEANING: Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all non-preservative treated or non-naturally durable wood, or other cellulose-containing material prior to concrete placement. Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry units below slab level before termite treatment is performed."
FBCR 318.4	"CONCRETE BEARING LEDGE: Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer, which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier. Exception: Veneer supported by a shelf angle or lintel secured to the foundation sidewall in accordance with ACI 530/ASCE 5/TMS 402, provided at least a 6-inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure."
FBCR 408.5	"The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose."
FBCR 317 & 318	Refer to "Protection against decay and termites"



Civil /Structural/
Mechanical/Electrical/
Plumbing Engineering
8250 College Parkway, Ste 101
Fort Myers, Florida 33919
Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com

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PRINT REVISION
PERMIT SET | 2026.01.22 |

JOB #25-5728

NEW SFH

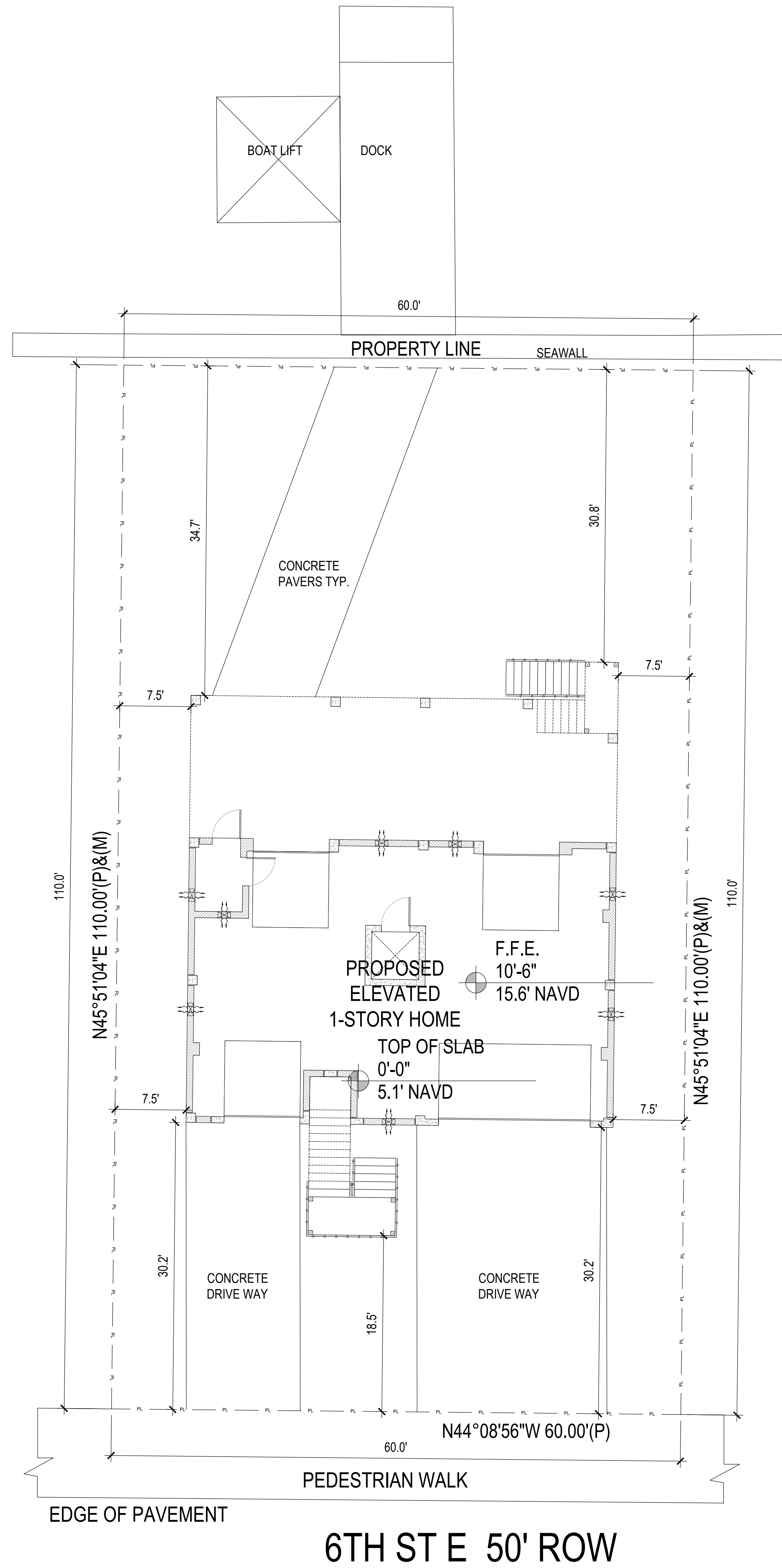
16111 6TH ST. E.
REDINGTON BEACH FL 33708



2026.01.22

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SITE PLAN

Scale: 1"=8'

ATLAS

DESIGN & ENGINEERING, Inc.

Civil /Structural/
Mechanical/Electrical/
Plumbing Engineering

8250 College Parkway, Ste 101
Fort Myers, Florida 33919
Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com

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PRINT	REVISION
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JOB #25-5728

NEW SFH

16111 6TH ST E,
REDINGTON BEACH, FL 33708

SITE PLAN

2026.01.22

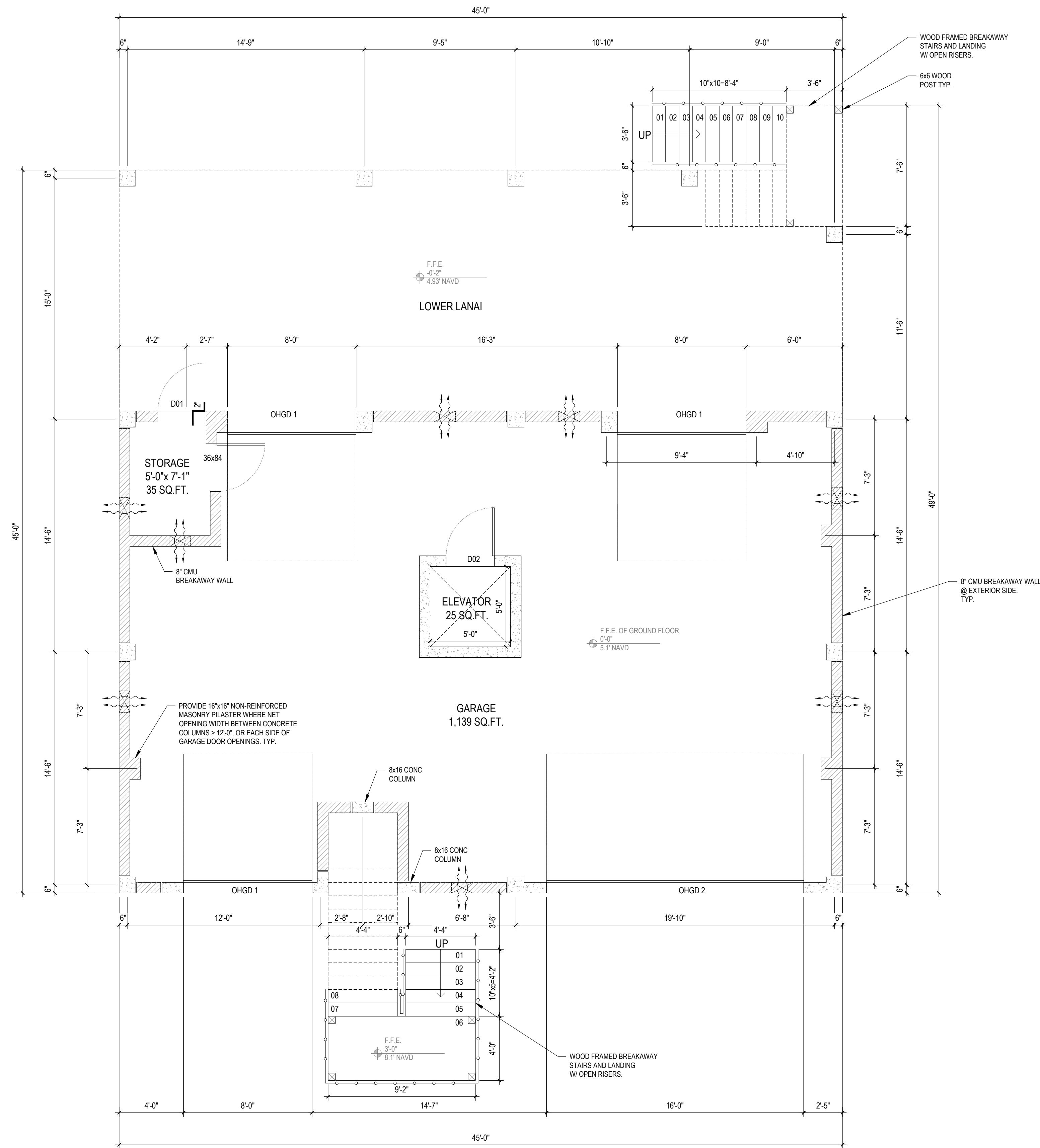
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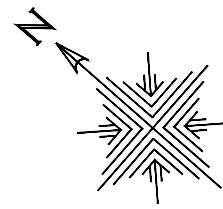
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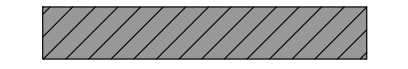
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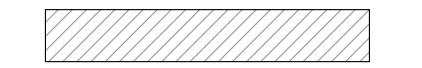
GROUND FLOOR PLAN

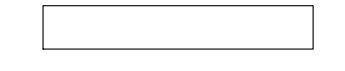
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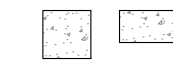
LEGEND

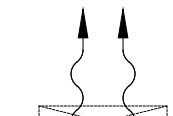
 TYPICAL MASONRY WALL :
8" NOMINAL

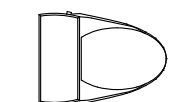
 8" CMU BREAKAWAY WALLS

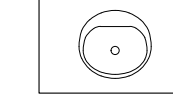
 TYPICAL NON-BEARING PARTITION WALL :
MINIMUM 2x4 STUD FRAMING @ 16" O.C..

 TYPICAL GUARD RAIL / HANDRAIL
36" TALL ABOVE FINISHED FLOOR

 CONCRETE COLUMNS

 SMART VENT:
12" MAX. FROM GRADE TO BOTTOM OF VENT

 WATER CLOSET

 LAVATORY AND VANITY AS SELECTED
BY THE OWNER

MATERIALS ON GROUND FLOOR:

R322.1.8 FLOOD-RESISTANT MATERIALS.
BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW DFE (11.00' NAVD) SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

WOOD FRAME WALL:
SYP #2 PT, EXPOSURE 1 PLYWOOD
INTERIOR - NONE OR CEMENT BOARD, CLOSED CELL SPRAY FOAM WHERE NECESSARY
EXTERIOR - STUCCO FINISH

STAIR, DECK, A/C PLATFORM:
SYP #2 PT

BUILDING COLUMNS:
MASONRY COLUMN WITH STUCCO FINISH

DOORS:
FIBERGLASS OR METAL

GARAGE DOOR:
METAL

SLAB:
CONCRETE

CEILING:
TYPE X 5/8" GYPSUM BOARD (ABOVE D.F.E.)

FLOORING:
MANUFACTURED FLOOR JOISTS (ABOVE D.F.E.)

FLOOD VENT CALCULATIONS:

CERTIFIED FLOOD PROTECTION PER UNIT: 200 SQ. FT.
(SMART VENT 1540-520 16"x8" FL#5822.3)

NET GARAGE/OPEN AREA + ELEVATOR + STORAGE: 1,223 SQ. FT.
7 UNITS PROVIDED = 1,400 SQ. FT. > 1,223 SQ. FT.

NET OPEN AREA OF STORAGE: 35 SQ. FT.
2 UNITS PROVIDED = 400 SQ. FT. > 35 SQ. FT.

DOOR AND WINDOW SCHEDULE - GROUND FLOOR

ID	QUNTTY	TYPE	SIZE (WxH)	DESIGN PRESSURE ±(ASD PSF)	PRODUCT APPROVAL #
D01	01	MAN DOOR	36" x 84"	+50/-60	FL# 22513.2
D02	01	MAN DOOR	36" x 84"	+50/-60	FL# 22513.2
OHGD1	03	OVERHEAD GARAGE DOOR	8' x 8'	+50/-60	NOA 23-0717.19
OHGD2	01	OVERHEAD GARAGE DOOR	16' x 8'	+50/-60	NOA 23-0717.19

1. INSTALLATION DETAILS PER MANUFACTURER. SEE WATERPROOFING REQUIREMENTS. INSTALL PER MANUFACTURERS WRITTEN SPECIFICATIONS. MANUFACTURER IS TO PROVIDE A SCHEDULE AND REPORT ANY SIZE DISCREPANCIES.
2. WINDOWS ARE SUBJECT CHANGE IN EXACT SIZE PER MANUFACTURER RECOMMENDATIONS.
3. REQUIRED OPENINGS WILL BE DETERMINED BY THE WINDOW MANUFACTURER.



Civil /Structural/
Mechanical/Electrical/
Plumbing Engineering

8250 College Parkway, Ste 101
Fort Myers, Florida 33919

Tel: (239)-267-7432
Fax: (239)-267-8704

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PERMIT SET | 2026.01.22 |

JOB #25-5728

NEW SFH

16111 6TH ST E,
REDINGTON BEACH, FL 33708

GROUND FLOOR PLAN



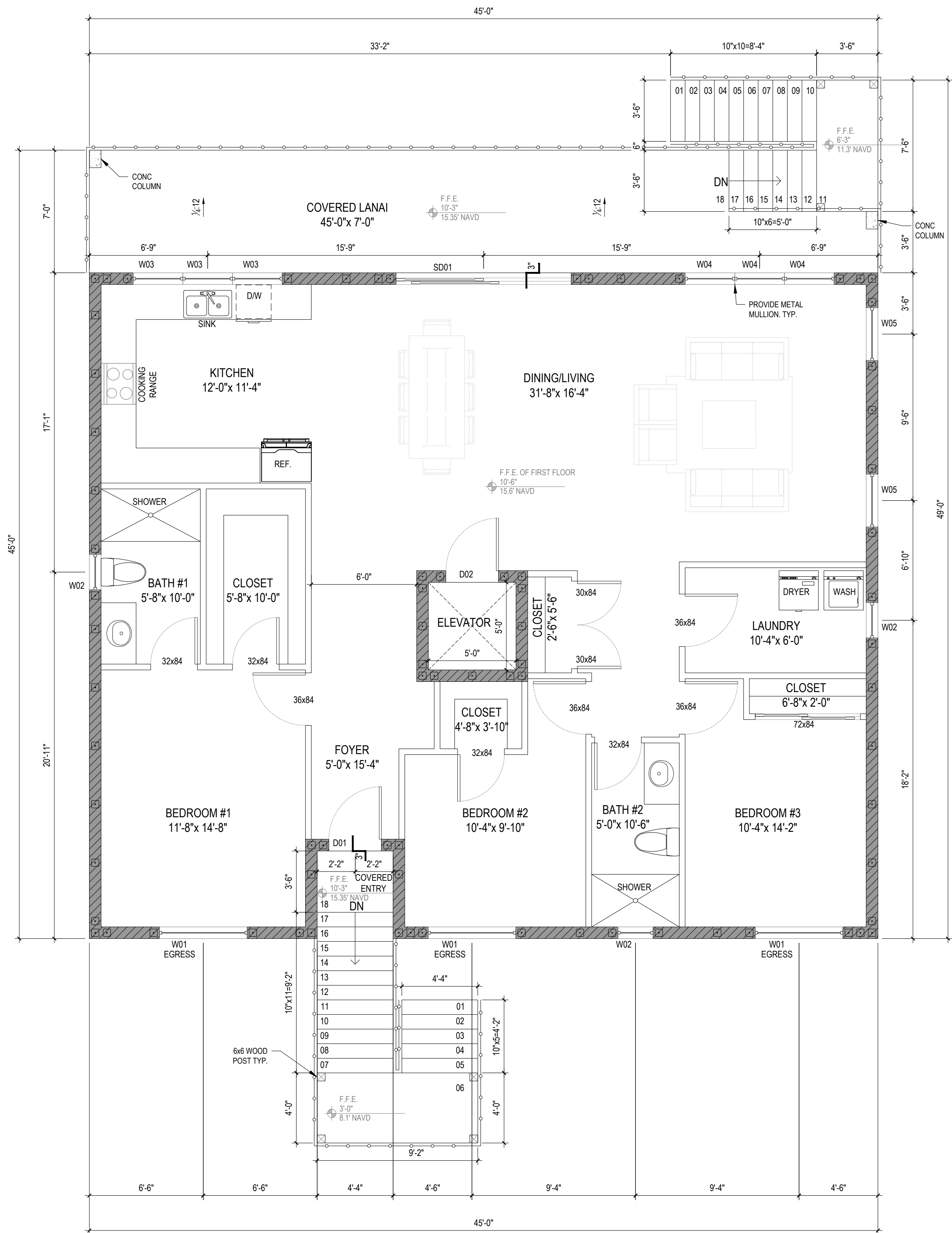
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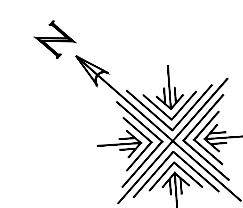
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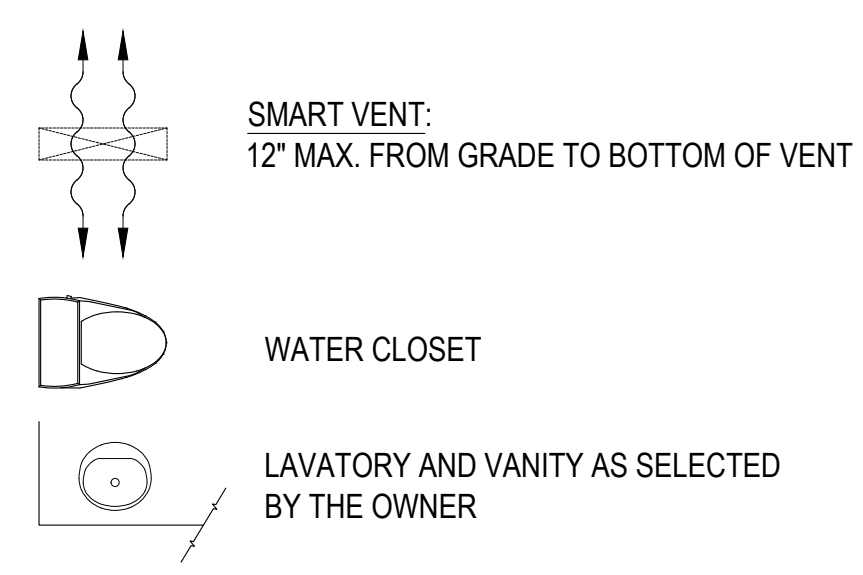
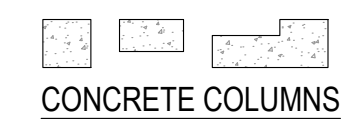
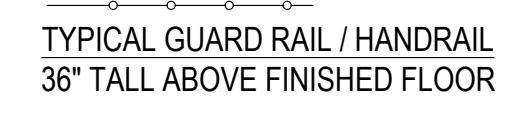
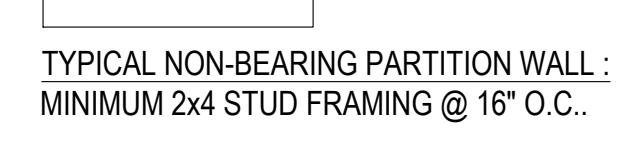
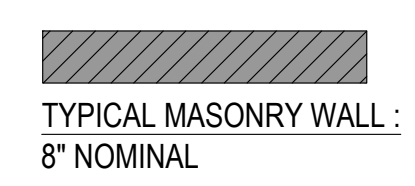
A1.1



1
A1.2
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



LEGEND



FLOOR PLAN GENERAL NOTES:

- VERIFY FLOOR ELEVATIONS W/ FLOOD REQUIREMENTS.
- ALL EXTERIOR WINDOWS ARE DIMENSIONED TO CENTER LINE AND THE REQUIRED OPENING IS DETERMINED BY THE WINDOW MANUFACTURER, U.N.O.
- ALL HANDRAILS AND GUARD RAILS TO BE 36" A.F.F. U.N.O. DESIGNED AND INSTALLED TO NOT ALLOW THE PASSAGE OF A 4" SPHERE. PROVIDE TOE RAILING AS REQUIRED, MAX 2" A.F.F. COORDINATE FINAL MATERIAL, DESIGN, AND FINISH WITH OWNER, HANDRAILS AND GUARDS MUST COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE 1015.2 WHERE REQUIRED.
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8.
- PROVIDE METAL THRESHOLDS AT DOORS LEADING TO THE GARAGE, AND ALL EXTERIOR DOORS, U.N.O.
- COORDINATE ATTIC ACCESS LOCATIONS W/ FINAL TRUSS LAYOUT.
- SEE STRUCTURAL DRAWINGS FOR ALL LOAD BEARING WALL, COLUMN AND FILLED CELL LOCATIONS.
- EXTEND POURED SLAB EDGE @ EXTERIOR DOORS 1/2" BEYOND STEM WALL, U.N.O.
- VERIFY ELECTRIC AND A/C CHASE LOCATIONS W/ ELECTRICAL AND MECHANICAL CONTRACTOR.
- FOR WALLS THAT ABUT NON-CONDITIONED SPACE USE "DENSARMOR".
- FOR WALLS THAT ARE IN DIRECT CONTACT WITH WET AREAS: USE "DENSARMOR PLUS".
- FOR WALLS AND CEILING AT A TUBSHOWER USE CEMENT BOARD SHEATHING W/ TILE FINISH SELECTED BY THE OWNER.
- ALL APPLIANCES, FIXTURES, CABINETRY, HARDWARE, AND ACCESSORIES ARE SELECTED BY THE OWNER.

DOOR AND WINDOW SCHEDULE - FIRST FLOOR

ID	QUNTITY	TYPE	SIZE (WxH)	DESIGN PRESSURE ±(ASD PSF)	PRODUCT APPROVAL #
W01	03	HORIZONTAL SLIDER	60" x 60"	+50/-60	FL# 15781.9
W02	03	FIXED WINDOW	24" x 30"	+50/-60	FL# 25951.1
W03	03	SINGLE HUNG WINDOW	34" x 42"	+50/-60	FL# 14095.3
W04	03	SINGLE HUNG WINDOW	34" x 60"	+50/-60	FL# 14095.3
W05	02	SINGLE HUNG WINDOW	36" x 60"	+50/-60	FL# 14095.3
D01	01	MAN DOOR	36" x 84"	+50/-60	FL# 22513.2
D02	01	MAN DOOR	36" x 84"	+50/-60	FL# 22513.2
SD01	01	SLIDING DOOR	120" x 84"	+50/-60	FL# 14998.3

- INSTALLATION DETAILS PER MANUFACTURER. SEE WATERPROOFING REQUIREMENTS. INSTALL PER MANUFACTURERS WRITTEN SPECIFICATIONS. MANUFACTURER IS TO PROVIDE A SCHEDULE AND REPORT ANY SIZE DISCREPANCIES.
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PERMIT SET | 2026.01.22 |

JOB #25-5728

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16111 6TH STE,
REDINGTON BEACH, FL 33708

FIRST FLOOR PLAN

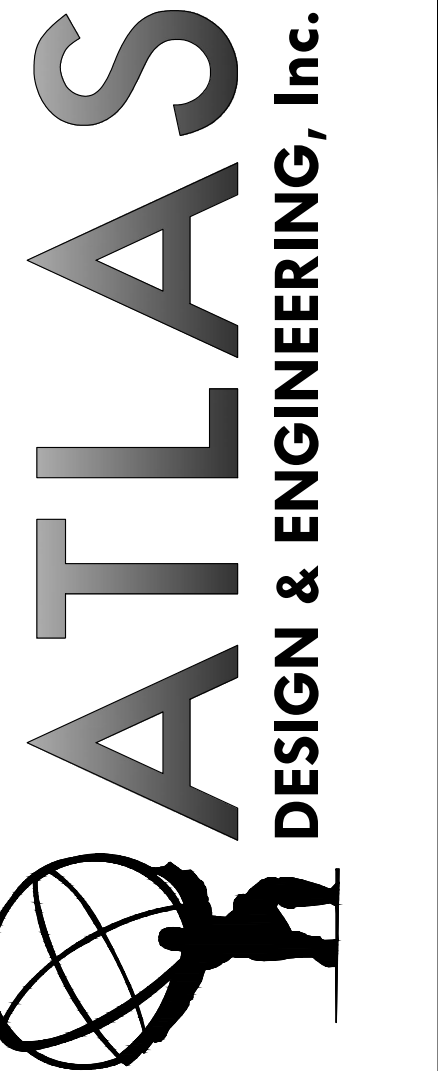


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A1.2



- ELEVATION KEYNOTES:
- a STUCCO FINISH OVER CMU WALL
 - b STANDING SEAM METAL ROOFING
OWNER TO SELECT
 - c STUCCO FINISH OVER WOOD WALL



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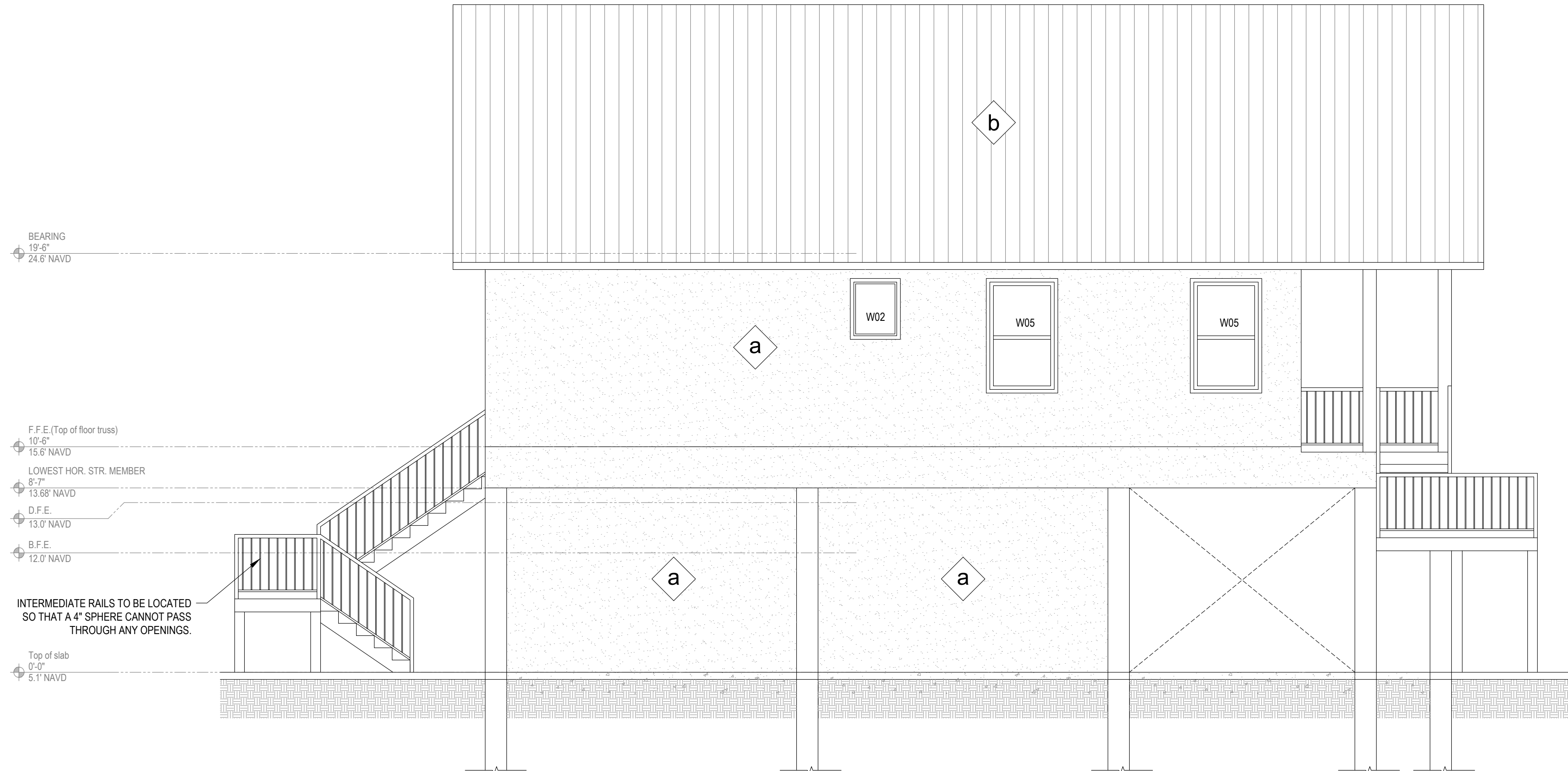
JOB #25-5728
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REDINGTON BEACH, FL 33708



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A2.1

1 FRONT ELEVATION
A2.1 SCALE: 1/4" = 1' - 0"

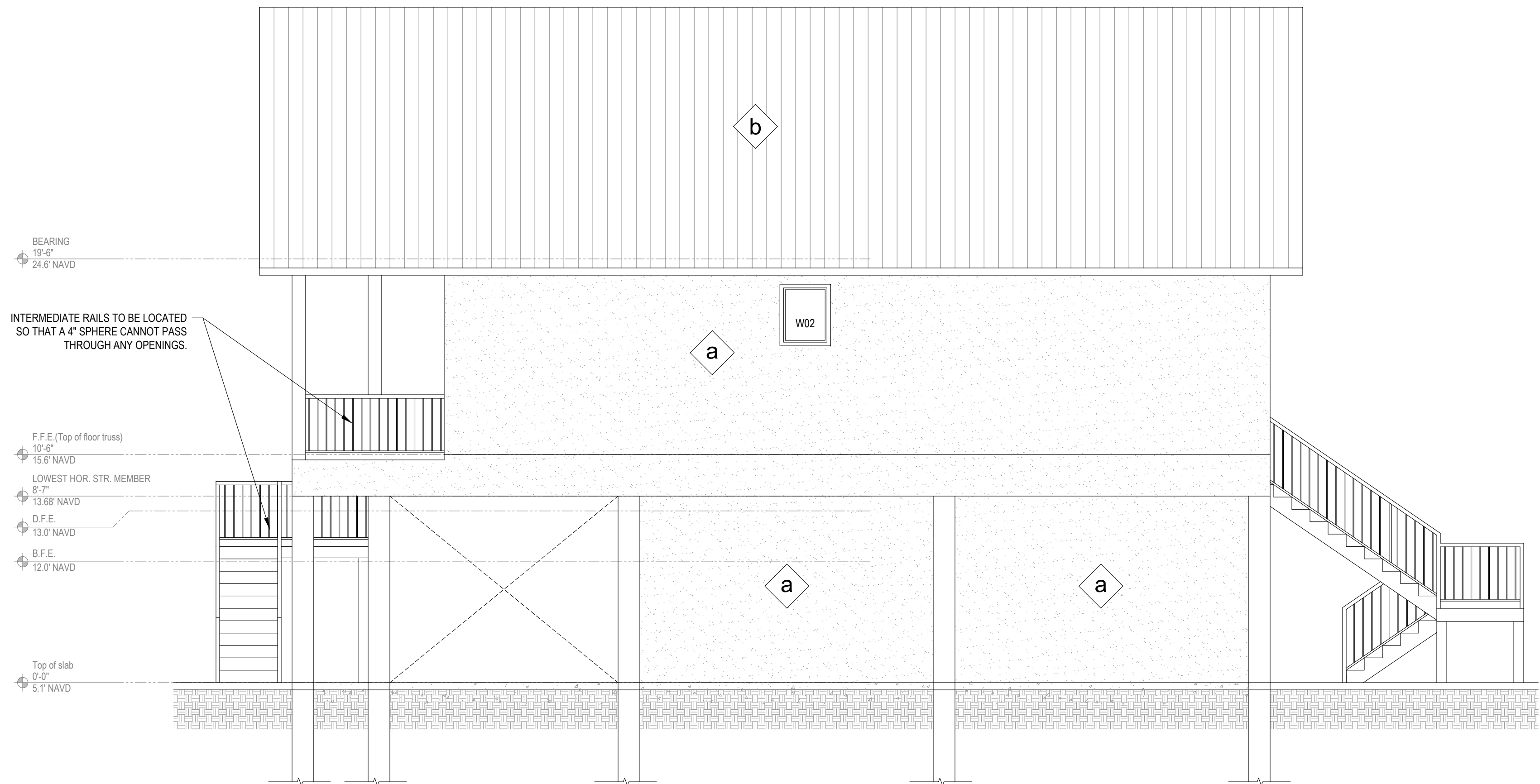


2 RIGHT ELEVATION
A2.1 SCALE: 1/4" = 1' - 0"

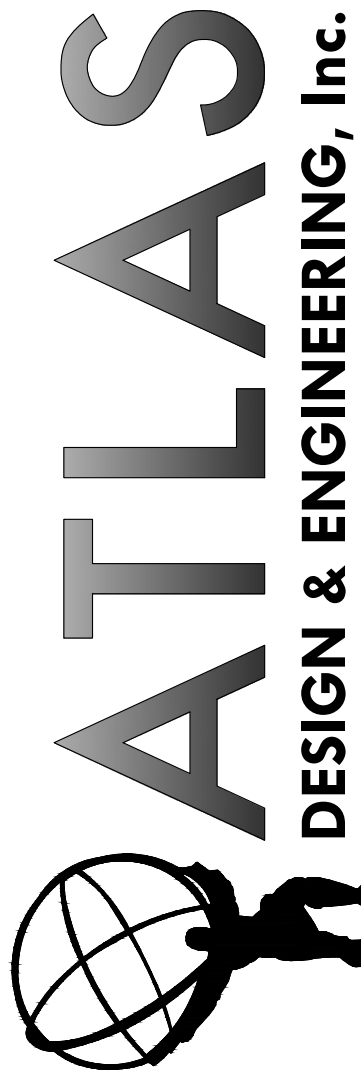


- ELEVATION KEYNOTES:
- a** STUCCO FINISH OVER CMU WALL
 - b** STANDING SEAM METAL ROOFING
OWNER TO SELECT
 - c** STUCCO FINISH OVER WOOD WALL

1
A2.2
REAR ELEVATION
SCALE: 1/4" = 1' - 0"



2
A2.2
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



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NEW SFH

16111 6TH ST E,
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2026.01.22

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A2.2



TOWN OF REDINGTON BEACH

105 164th AVENUE

REDINGTON BEACH, FL 33708

PHONE: 727-391-3875

FAX: 727-397-6911

[email: info@townofredingtonbeach.com](mailto: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 staircase that will encroach into the front setback area 4.5 feet. Town Code Appendix A Section 5 (b) states: ***"No building, nor any portion thereof, including porches, balconies, cornices or other permanently fixed decorations, shall approach nearer than twenty (20) feet to the line of roadway or street abutting the building lot..."***

As a property owner within 150' of the subject property, you are invited to register your opinion at a Public Hearing to be held **Thursday, February 26th, 2026 at 6:30pm** in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Town 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 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

Town Clerk

Date of Notice: January 27, 2026

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

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

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

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

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

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

WILSON, MICHAEL TRE
TURNER-WILSON, LORI TRE
236 E MAIN ST BOX 308
SEVIEVILLE, TN 37862-3531

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

LIA, ERIC J
LIA, CONNIE G
322 INNER HARBOUR CR
TAMPA, FL 33602-5967

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

BARRAGAN, KARINA GABRIELA
1101 W PRINCETON ST
ORLANDO, FL 32804-5221

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



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 28 Jan 2026

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

Radius: 150 feet

Parcel Count: 12

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.