



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Thursday, July 30th, 2026**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting on Thursday, July 30th, 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

3. ROLL CALL

4. Approval of Agenda of July 30th, 2026

5. Approval of Minutes of February 26, 2026

6. New Business

A. Property located at 15740 Gulf Blvd., LONE PALM BEACH 1ST ADD BLK 10, LOT 2 LESS RD R/W, is requesting the Board of Adjustment approve a variance request to install a 72-inch fence on the north side yard from the corner of the house to 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).

Board of Adjustment
Regular Meeting Agenda
July 30th, 2026

AGENDA ITEM 6A.

**15740 GULF BLVD.
FENCE**

TOWN OF REDINGTON BEACH

105 164th Avenue
Redington Beach, FL 33708



MAY 19 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

MAY 19 2026

(Please type or print clearly)

Property Owner(s)

Name		15740 RB Holdings, LLC (Chad Harrod)		Email		charrod@harrodproperties.com	
Address		15740 Gulf Blvd					
City		Redington Beach		State		Florida	
				Zip		33708	
Phone		813-229-1500		Fax		Cellular	

Applicant

Name		Ryan Danhour		Email		rdanhour@harrodproperties.com	
Address		5550 W Executive Dr, STE 550					
City		Tampa		State		Florida	
				Zip		33609	
Phone		813-449-3903		Fax		Cellular	

Agent (if applicable)

Name				Email			
Address							
City				State			
				Zip			
Phone				Fax		Cellular	

General Information

Property Location or Address
15740 Gulf Blvd, Redington Beach, FL 33708

Legal Description (attach additional sheet if necessary)

LEGAL DESCRIPTION:

LOT 2, BLOCK 10 FIRST ADDITION TO LONE PALM BEACH ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 67 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LESS RIGHT OF WAY DESCRIBED FURTHER IN OFFICIAL RECORD BOOK 5486, PAGE 1094.

Tax Parcel Number 09-31-15-52542-010-0020

Zoning District District 2

Requested Action:

Describe request and applicable code section:

Requesting approval for 72-inch fence on the north side yard from the corner of the house to the seawall. Redington Beach Code § 6-284 (Fence Height) addresses this, as amended by Ordinance 2022-11. Please see attached photo. This is requested for added safety and protection around pool.

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

§ 6-284 for fence height

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?**

Please see attached sheet for responses to questions 1-5.

- 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?**

- 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?**

- 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.**

- 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.**

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 Ryan Danhour 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: 5/18/26

Title Holder:



Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

AFFIDAVIT

STATE OF FLORIDA)
 Hillsborough)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by ✓ physical presence or _____ online notarization this 19th day of may, 2026 A.D., by Chadwick Harrod who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Ellen Fletcher

NOTARY SIGNATURE: Ellen Fletcher

NOTARY STAMP



Town of Redington Beach

Variance Application – Responses to Questions 1-5

Property Address: 15740 Gulf Blvd

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?

The subject property is a Gulf-front lot in District 2 with an existing in-ground swimming pool located immediately adjacent to the north side yard that runs from the corner of the residence to the seawall. This configuration creates a unique safety concern: the open side-yard area provides direct access from the pool to the seawall/Gulf and exposes children and pets to potential escape or fall hazards that do not exist on non-waterfront lots or lots without pools. The north side yard's proximity to the seawall and open Gulf conditions is peculiar to this waterfront parcel and is not shared by similarly situated non-waterfront properties in the same zoning district.

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?

A literal interpretation of § 6-284 (as amended by Ordinance 2022-11) would limit the fence to a height below 72 inches on the north side yard, depriving the owners of the same level of pool-area enclosure and safety that other similarly situated Gulf-front properties with pools and 72-inch fences currently enjoy. Several neighboring properties on Gulf Blvd have installed 72-inch fences in comparable side/rear locations without enforcement action, demonstrating that the requested height is commonly accepted and used in the immediate area.

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 special condition is the pre-existing in-ground pool on a narrow Gulf-front lot where the north side yard provides the only practical location for a continuous safety barrier from the house corner to the seawall. The owners relied in good faith on the Town-approved permit

drawings that explicitly showed a 72-inch fence (albeit on the north and south side). The decision to install on the north side only was made to better protect the pool area because the south already has an existing 60-inch high fence and was not intended to circumvent the code. The hardship arises from the unique lot layout and pool placement, not from any intentional disregard of the regulations. Note that the permit drawings were reviewed and approved by Redington Shores, prior to SafeBuilt assuming jurisdiction over review and inspections.

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.

Granting the variance will simply allow this property to have the same 72-inch fence height that multiple neighboring Gulf-front properties already maintain in comparable side-yard locations. It will not create a special privilege; rather, it will eliminate the disparity caused by the owners' good-faith reliance on the approved permit drawings and bring this fence into consistency with the prevailing character of the 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.

The requested 72-inch height is the minimum necessary to provide effective enclosure and safety around the pool for children and dogs, preventing unauthorized access to the seawall/Gulf area. The fence is aesthetically pleasing, constructed of high-quality materials, and matches the scale and appearance of other fences already present on the block. It is fully in harmony with the code's intent to allow reasonable safety and privacy measures on residential waterfront lots. Because similar 72-inch fences exist on neighboring properties, approval will not be injurious to the neighborhood or detrimental to public welfare; it will maintain the existing visual character of the street and enhance safety without obstructing views or creating any nuisance.

Requested Action:

We are requesting approval for 72-inch fence on the north side yard from the corner of the house to the seawall. Redington Beach Code § 6-284 (Fence Height) addresses this, as amended by Ordinance 2022-11. Please see the attached photo. This is requested for added safety and protection around the pool.

Variance requested to allow the below fence to remain in-place.

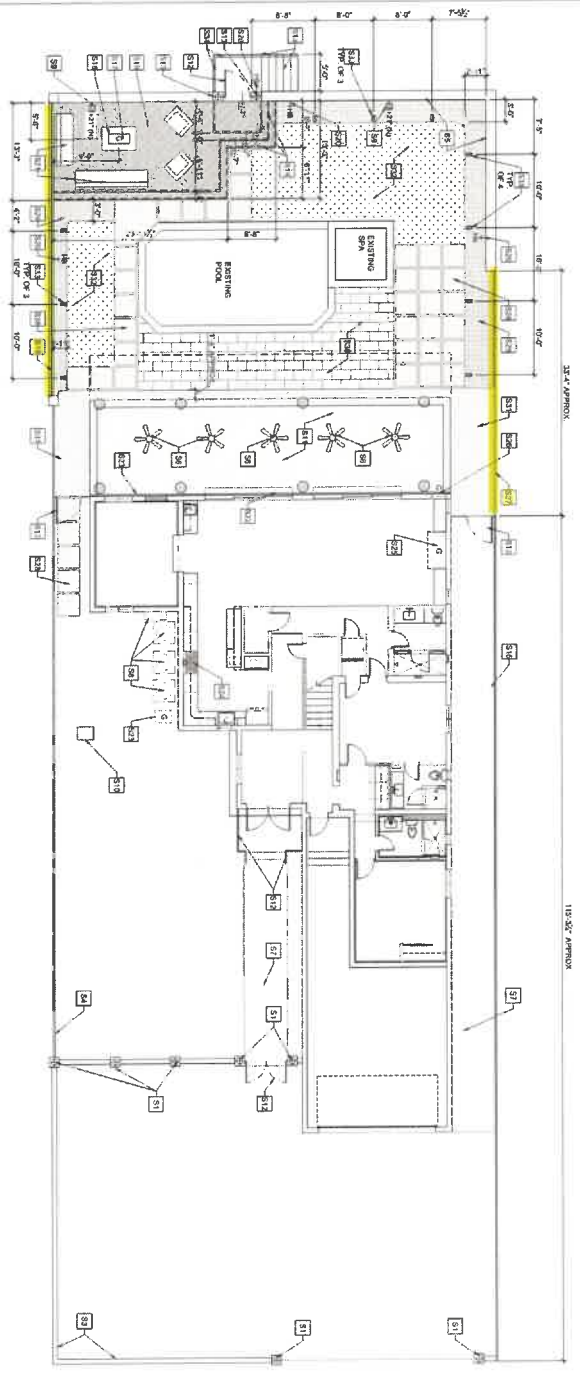


- ARCHITECTURAL SITE PLAN - GENERAL NOTES**
1. REMOVE ALL SURFACE MOUNTED LIGHT FIXTURES, LIGHTS, AND ALL EXISTING BLANK CONCRETE
 2. REMOVE ALL SURFACE MOUNTED LOW VOLTAGE
 3. PROVIDE NATURAL GAS CONNECTION TO PROPERTY
 4. PATCH ALL DAMAGED STUCCO. REPAIR ALL CRACKS AND DOOR THRESH AND PREPARE TO RECEIVE NEW PAINT FINISH
 5. CONCRETE FLOOR BALCONY CEILING AND FLOOR BALCONY CEILING. MAIN ENTRY PORCH CEILING AND BALCONY AND TO CEILING ARE TO RECEIVE NEW WATERPROOF BRUSH PAINT.

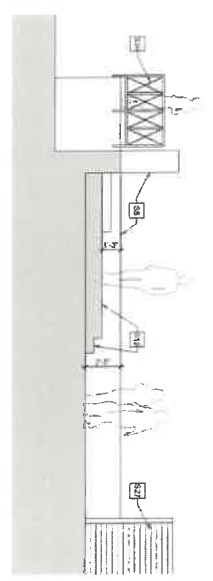
ARCHITECTURAL SITE PLAN - KEY NOTES

1. REMOVE EXISTING POST TYPE LIGHTING AT THE TOP OF EACH EXISTING STAIRS COLUMN. AS DESCRIBED IN THE KEY PLAN, THE EXISTING LIGHTING IS TO BE REMOVED AND REPLACED BY NEW LIGHTING. THE EXISTING LIGHTING IS TO BE REMOVED AND REPLACED BY NEW LIGHTING.
2. REMOVE EXISTING NATURAL GAS CONNECTION TO PROPERTY. AS SHOWN, PROVIDE TO BE SELECTED AND SPECIFIED BY ARCHITECT/ENGINEER CONSULTANT BY G.C.
3. EXISTING GAS METER TO REMAIN
4. EXISTING GAS METER TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING GAS METER TO REMAIN
7. EXISTING GAS METER TO REMAIN
8. EXISTING GAS METER TO REMAIN
9. EXISTING GAS METER TO REMAIN
10. EXISTING GAS METER TO REMAIN
11. EXISTING GAS METER TO REMAIN
12. EXISTING GAS METER TO REMAIN
13. EXISTING GAS METER TO REMAIN
14. EXISTING GAS METER TO REMAIN
15. EXISTING GAS METER TO REMAIN
16. EXISTING GAS METER TO REMAIN
17. EXISTING GAS METER TO REMAIN
18. EXISTING GAS METER TO REMAIN
19. EXISTING GAS METER TO REMAIN
20. EXISTING GAS METER TO REMAIN
21. EXISTING GAS METER TO REMAIN
22. EXISTING GAS METER TO REMAIN
23. EXISTING GAS METER TO REMAIN
24. EXISTING GAS METER TO REMAIN
25. EXISTING GAS METER TO REMAIN
26. EXISTING GAS METER TO REMAIN
27. EXISTING GAS METER TO REMAIN
28. EXISTING GAS METER TO REMAIN
29. EXISTING GAS METER TO REMAIN
30. EXISTING GAS METER TO REMAIN
31. EXISTING GAS METER TO REMAIN
32. EXISTING GAS METER TO REMAIN
33. EXISTING GAS METER TO REMAIN
34. EXISTING GAS METER TO REMAIN
35. EXISTING GAS METER TO REMAIN
36. EXISTING GAS METER TO REMAIN
37. EXISTING GAS METER TO REMAIN
38. EXISTING GAS METER TO REMAIN
39. EXISTING GAS METER TO REMAIN
40. EXISTING GAS METER TO REMAIN
41. EXISTING GAS METER TO REMAIN
42. EXISTING GAS METER TO REMAIN
43. EXISTING GAS METER TO REMAIN
44. EXISTING GAS METER TO REMAIN
45. EXISTING GAS METER TO REMAIN
46. EXISTING GAS METER TO REMAIN
47. EXISTING GAS METER TO REMAIN
48. EXISTING GAS METER TO REMAIN
49. EXISTING GAS METER TO REMAIN
50. EXISTING GAS METER TO REMAIN
51. EXISTING GAS METER TO REMAIN
52. EXISTING GAS METER TO REMAIN
53. EXISTING GAS METER TO REMAIN
54. EXISTING GAS METER TO REMAIN
55. EXISTING GAS METER TO REMAIN
56. EXISTING GAS METER TO REMAIN
57. EXISTING GAS METER TO REMAIN
58. EXISTING GAS METER TO REMAIN
59. EXISTING GAS METER TO REMAIN
60. EXISTING GAS METER TO REMAIN
61. EXISTING GAS METER TO REMAIN
62. EXISTING GAS METER TO REMAIN
63. EXISTING GAS METER TO REMAIN
64. EXISTING GAS METER TO REMAIN
65. EXISTING GAS METER TO REMAIN
66. EXISTING GAS METER TO REMAIN
67. EXISTING GAS METER TO REMAIN
68. EXISTING GAS METER TO REMAIN
69. EXISTING GAS METER TO REMAIN
70. EXISTING GAS METER TO REMAIN
71. EXISTING GAS METER TO REMAIN
72. EXISTING GAS METER TO REMAIN
73. EXISTING GAS METER TO REMAIN
74. EXISTING GAS METER TO REMAIN
75. EXISTING GAS METER TO REMAIN
76. EXISTING GAS METER TO REMAIN
77. EXISTING GAS METER TO REMAIN
78. EXISTING GAS METER TO REMAIN
79. EXISTING GAS METER TO REMAIN
80. EXISTING GAS METER TO REMAIN
81. EXISTING GAS METER TO REMAIN
82. EXISTING GAS METER TO REMAIN
83. EXISTING GAS METER TO REMAIN
84. EXISTING GAS METER TO REMAIN
85. EXISTING GAS METER TO REMAIN
86. EXISTING GAS METER TO REMAIN
87. EXISTING GAS METER TO REMAIN
88. EXISTING GAS METER TO REMAIN
89. EXISTING GAS METER TO REMAIN
90. EXISTING GAS METER TO REMAIN
91. EXISTING GAS METER TO REMAIN
92. EXISTING GAS METER TO REMAIN
93. EXISTING GAS METER TO REMAIN
94. EXISTING GAS METER TO REMAIN
95. EXISTING GAS METER TO REMAIN
96. EXISTING GAS METER TO REMAIN
97. EXISTING GAS METER TO REMAIN
98. EXISTING GAS METER TO REMAIN
99. EXISTING GAS METER TO REMAIN
100. EXISTING GAS METER TO REMAIN

1 ARCHITECTURAL SITE PLAN



2 RAISED WOOD DECK SECTION - PARTIAL





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
15740 RB HOLDINGS, LLC

Filing Information

Document Number	L21000351513
FEI/EIN Number	92-0557753
Date Filed	08/03/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/25/2025

Principal Address

5550 W. EXECUTIVE DRIVE, STE. 550
TAMPA, FL 33609

Mailing Address

5550 W. EXECUTIVE DRIVE, STE. 550
TAMPA, FL 33609

Registered Agent Name & Address

HARROD, CHAD
5550 W. EXECUTIVE DRIVE, STE. 550
TAMPA, FL 33609

Name Changed: 02/25/2025

Authorized Person(s) Detail

Name & Address

Title MGR

HARROD, CHAD
5550 W. EXECUTIVE DRIVE, STE. 550
TAMPA, FL 33609

Annual Reports

Report Year	Filed Date
2024	02/25/2025
2025	02/25/2025
2026	04/10/2026

Document Images[04/10/2026 – ANNUAL REPORT](#)[View image in PDF format](#)[02/25/2025 – REINSTATEMENT](#)[View image in PDF format](#)[03/13/2023 – ANNUAL REPORT](#)[View image in PDF format](#)[04/18/2022 – ANNUAL REPORT](#)[View image in PDF format](#)[08/03/2021 – Florida Limited Liability](#)[View image in PDF format](#)

Florida Department of State - Division of Corporations

STAFF REPORT



Calvin, Giordano & Associates, Inc.
A **SAFEbuilt** COMPANY

Building Code Services
Civil Engineering / Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering &
Inspection (CEI)
Construction Services
Data Technologies &
Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Grant Management &
Writing
Geographic Information
Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
Project Management
Redevelopment &
Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

311 Park Place Blvd.
Suite 630
Clearwater, FL 33759
Tel: 727-394-3825

www.cgasolutions.com

STAFF REPORT

TO: Darcy Bellemore, Chair
Board of Adjustment
Town of Redington Beach

FROM: Zain Husain
Town Planner, Calvin, Giordano & Associates

SUBJECT: Variance from 6-284 (b) to build a 6-foot fence in the rear of a
gulf-front property (the north side yard from the corner of the
house to the seawall).

DATE: June 18, 2026, Board of Adjustment Meeting

I. GENERAL INFORMATION

Request: The Applicant is seeking a variance to the Town of Redington Beach Code of Ordinances, Section 6-284 (b) to build a 6-foot fence in the rear of a gulf-front property (the north side yard from the corner of the house to the seawall) that does not meeting standards for opening between slats.

Applicant

Ryan Danhour
5550 W. Executive Drive,
Ste 550
Tampa, FL 33609

Property Owner

Chad Harrod
15740 Guld Boulevard
Redington Beach, FL 33708

Physical Address

15740 Gulf Boulevard
Redington Beach, FL 33708

Parcel ID Number

09-31-15-52542-010-0020



Legal Description

LONE PALM BEACH 1ST ADD BLK 10, LOT 2 LESS RD R/W

Current Use

Primary: Single Family Residence

Requested Variances

Sec. 6-284. - Maximum height; placement.

(b): *Rear yard.* A fence, wall or hedge no greater in height than six feet may be constructed in a rear yard that is not waterfront. On waterfront or gulf-front property, fences, walls or hedges located within the setback area of the rear yard shall not exceed three feet in height. An additional one foot of fencing may be added on top of a three-foot wall or fence provided that the additional fencing has a minimum three-inch opening between all vertical members, and each vertical member is not greater than one and one-half inch in width and that the additional fencing is either chain link, or has a minimum three-inch opening between all horizontal members and each horizontal member is not greater than one and one-half inch in width except for the top horizontal member can't exceed three and one-half inches.

Proposed: To build an opaque 6-foot fence in the rear of a gulf-front property (the north side yard from the corner of the house to the seawall) with no openings between slats.



Figure 1: Subject Property

II. BACKGROUND

The property at 15740 Gulf Boulevard is located in the Single-Family zoning district. The lot is 11,073 square feet (0.25 acres). The applicant requests a variance to build a 6-foot fence in the rear of a gulf-front property (the north side yard from the corner of the house to the seawall).. The property is on Gulf Boulevard and the rear faces the beach. The 6-foot faux wood slat fence was already built with another (renovation/remodel) permit (reviewed by the Town of Redington Shores). The inspection failed due to the height of the fence, not meeting the Land Development Code.



III. FINDINGS

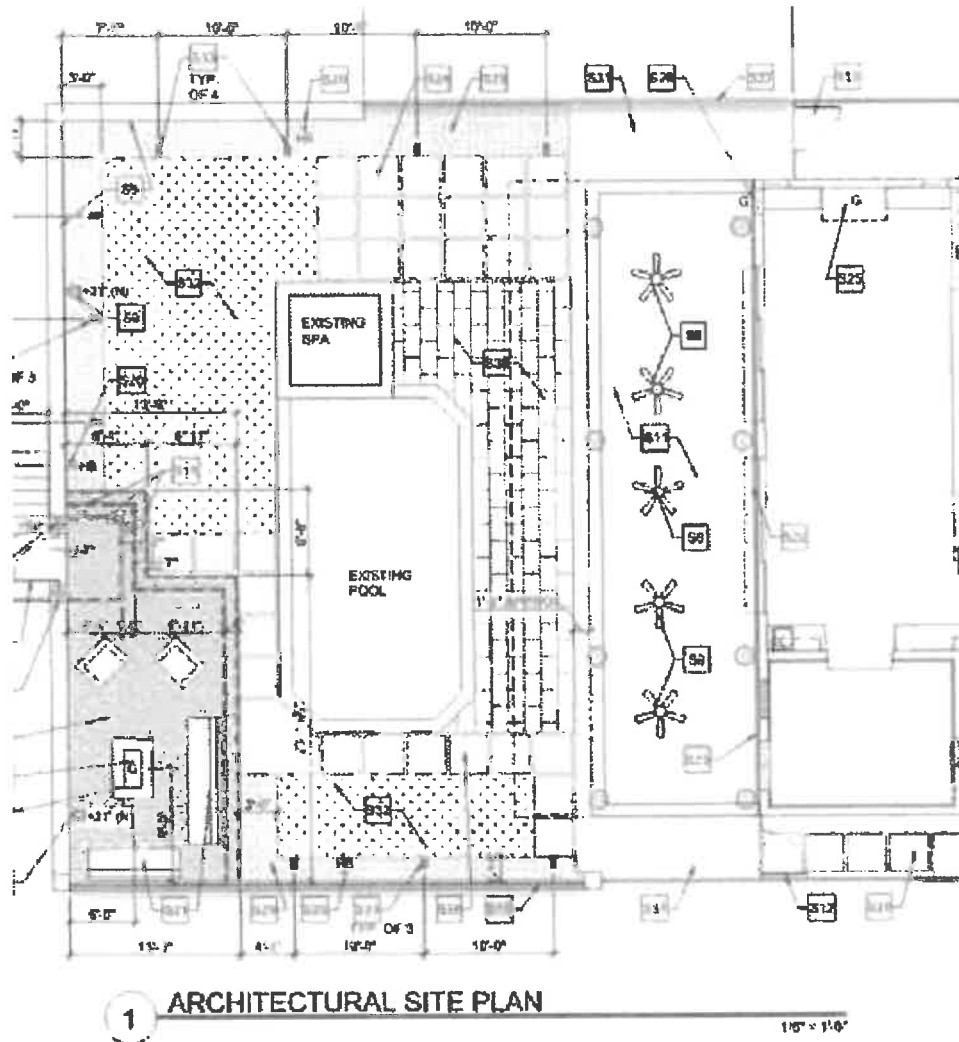


Figure 2: Proposed Site Plan with Fence



Figure 3: Proposed Picture of Fence

Variance Criteria: Staff Findings

Special conditions and circumstances exist which are peculiar to the land, structure, or building for which the variance is being sought, and which are not applicable to other similarly situated lands, structures, or buildings in the same zoning district;

Finding: The Land Development Code states that waterfront or gulf-front property, fences, walls or hedges located within the setback area of the rear yard shall not exceed three feet in height. An additional one foot of fencing may be added on top of a three-foot wall or fence provided that the additional fencing has a minimum three-inch opening between all vertical members, and each vertical member is not greater than one and one-half inch in width and that the additional fencing is either chain link, or has a minimum three-inch opening between all horizontal members and each horizontal member is not greater than one and one-half inch in width except for the top horizontal member can't exceed three and one-half inches.

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;

Finding: A property to the south has a 6-foot fence in the rear yard, which is a nonconforming height under current code standards; such a fence cannot be constructed under current standards. The maximum height allowed is a 3-foot wall with a 1-foot fence on top for a total of 4 feet in the rear of a waterfront lots.

The property has an unusual hardship not suffered by other similarly situated properties within the same district;



Finding: The property does not have an unusual hardship. The fence has already been built but does not meet the Code.

The hardship of the property was not self-created by the applicant and was not the result of an action taken with the applicant's prior knowledge or approval. Further, 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.

Finding: The applicant constructed the 6-foot fence on the north end of the rear yard with a remodel/revision permit that reviewed by the Town of Redington Beach through an intergovernmental agreement.

The requested variances are necessary to permit the reasonable use of the property;

Finding: The request proposes a fence exceeding the maximum height by 2 feet in the rear yard, and does not provide for transparency for light, air, and transparency on waterfront lots. The fence is an opaque faux wood slat fence, which is permitted per screening wall standards along the side property line but for a maximum 12 feet in length but not in the rear yard on gulf-front properties.

The requested variance will not confer on the applicant any special privilege that is denied by the applicable code to other similarly situated property owners;

Finding: Granting this variance would give special privilege to the property owner as this height is not allowed in a waterfront property. This is a faux wood slat fence with no openings between slats.

The literal interpretation of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated property owners;

Finding: The Land Development Code does not allow this height. There is a residence to the south with a 6-foot-high fence which is nonconforming. The applicant therefore cannot be deprived of any right for a 6-foot fence, as that height does not constitute an entitlement.

The requested variance will not be contrary to the public interest and will be in harmony with general intent and purpose of the applicable code.

Finding: The variance is contrary to the public interest and is not in harmony with the general intent and purpose of the applicable code as the already constructed fence is 2 feet taller than allowed and does not meet transparency requirements.



IV. RECOMMENDATION

1. Staff finds the evidence and testimony provided for the requested variance from fence height and transparency requirements does not meet the criteria required for variance **approval.**

LETTER SENT TO AFFECTED NEIGHBORS



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

NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION

Property located at **15740 Gulf Blvd., LONE PALM BEACH 1ST ADD BLK 10, LOT 2 LESS RD R/W** as recorded in plat book 20 page 67 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a 72-inch fence on the north side yard from the corner of the house to the seawall. Town Code Section 6-284 (b) states: ***"On waterfront or gulf-front property, fences, walls or hedges located within the setback area of the rear yard shall not exceed three feet in height. An additional one foot of fencing may be added on top of a three-foot wall or fence provided that the additional fencing has a minimum three-inch opening between all vertical members, ..."***

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, July 16th, 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: June 3rd, 2026



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 03 Jun 2026

Subject Parcel: 09-31-15-52542-010-0020

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.

HOLT, JEREMY LYNN
HOLT, SARA SPIVEY TUCKER
424 BRIDGEWATER CIR
BENTON, LA 71006-8807

DOWDLE, JAMES C N-EXMPT MAR TRUST 2
NORTHERN TRUST COMPANY TRE
PO BOX 1354
CHICAGO, IL 60690-1354

NOWAK, MALGORZATA
NOWAK, BOGUSLAW
1500 CHRISTINA LN
NORTHBROOK, IL 60062-5183

MATHERS, BRIAN
MATHERS, KELLI
15719 GULF BLVD
REDINGTON BEACH, FL 33708-1731

LE VASSEUR, RAYMOND & MARY ANN LIVING
TRUST
LE VASSEUR, RAYMOND G TRE
15745 GULF BLVD
REDINGTON BEACH, FL 33708-1731

NIKODEMUS, ANTON DAVID TRE
NIKODEMUS, DONNA DEANE TRE
15718 GULF BLVD
REDINGTON BEACH, FL 33708-1732

FL DEPT OF TRANS
ATTN PROPERTY MGMT
11201 N MCKINLEY DR
TAMPA, FL 33612-6456

GERBASE, THERESA A
15717 GULF BLVD
REDINGTON BEACH, FL 33708-1731

SUAREZ, CYNTHIA FUENTE
29 W SPANISH MAIN ST
TAMPA, FL 33609-3534

REDINGTON HEIGHTS CORP
15802 GULF BLVD
REDINGTON BEACH, FL 33708-1734

OPINIONS FROM AFFECTED NEIGHBORS

No opinions from affected neighbors were
received as of July 24th, 2026

AERIAL VIEW OF PROPERTY

09-31-15-52542-010-0020



7/8/2026

