



**NOTICE OF PUBLIC HEARING
TOWN OF REDINGTON SHORES
PLANNING AND ZONING BOARD
17425 GULF BOULEVARD
WEDNESDAY, MARCH 4, 2026 - 6:00 P.M.**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. OLD BUSINESS**
- E. NEW BUSINESS**
 - 1. Site Plan Review – 117 Wall Street
- F. PUBLIC COMMENT**
- G. ADJOURNMENT**

Pursuant to Florida Statutes § 286.0105, if any person or entity decides to appeal any decision made on any matter considered at any meeting or hearing of any Redington Shores Board or Commission, he, she or it will need a record of the proceedings and, for such purpose, he, she or it may need to ensure that a verbatim record of the proceedings is made, which record includes the legal arguments, testimony, and evidence upon which the appeal is to be based.

A possible quorum of the Town of Redington Shores Commissioners may be present for the event listed. No official action will be taken.

TOWN OF REDINGTON SHORES, FLORIDA
SPECIAL MAGISTRATE, PLANNING & ZONING BOARD

1. Application For: 117 Wall St., Redington Shores, FL 33708
Property Address

___ Administrative Review (Sec. 90-129, Redington Shores Code)

It is alleged that there is error in any order, requirement, decision or determination made by the planning official in the enforcement of Part 5.

___ Site Plan Review (Sec. 90-110, 90-124, 90-126, 90-129)

SITE PLAN REVIEW – See attached Submittal Requirements for Site Plan Review.

___ Special Exception (Sec. 90-99B, 90-100B, 90-102B, 90-103B, 90-111B, 90-114 F & G, 90-126, 90-129)

SPECIAL EXCEPTION – A use that would not be appropriate generally or without restriction throughout the particular zoning district or classification, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, morals and the general welfare.

Variance (Sec. 90-42, 90-127 Redington Shores Code)

VARIANCE

A modification of Part 5 or of regulations issued pursuant thereto when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of actions of the owner, a literal enforcement of this Part 5 would result in unnecessary and undue hardship.

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 Special Magistrate variance 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 Magistrate will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

2. **Name (if any), Address, and Legal Description of Real Property involved in Appeal:**

Property Name: _____

Property Address: 117 Wall St., Redington Shores, FL 33708

Legal Description: Harbor Shores 4th add blk 4 lot 10

Building Permit Application No. we have not yet applied for permitting (as of 11-02-25)

3. Owner of Property

Name JAMES A. BONNELL

Mailing Address 117 Well St.

City Redington Shores State FL Zip 33708

Business Telephone (727) 410-9320 Residence Telephone(____) same

4. Specific provisions of Redington Shores Code involved in appeal:

Existing rear setback is 5 feet. We want to extend into the setback to build an upper-level (2nd story) deck that would extend 10 feet from the house toward the seawall after elevating the house to meet FEMA requirements for re-occupancy. FEMA assessed the house at 59% damage, which is why we've chosen to elevate.

5. Appeal: (Concise and specific statement of issue(s) on which Board is requested to give a favorable decision.)

We desire a balcony of the same dimensions as the patio we had at ground level before Herri's and Helene's damaged the home. The 10x20 1st balcony we want will not impact our neighbors in any way. Both have provided us with letters to this effect, which we are including with this request for a variance.

(Use and attach additional pages as necessary)

6. Names of members of Town's Staff who are requested to be present at the Board's Public Hearing:

All who apply.

7. **Certification:**

I certify that, to the best of my knowledge, the information provided above is completed and accurate.

James A. Bannell
Signature of Owner

11-03-15
Date of Application

8. **Acknowledgement:**

I acknowledge that I have received a copy of the Variance Criteria and Procedure at the time of my application for a variance. **I further acknowledge that, Per Town Code, if I elect to withdraw the application after the Town has commenced any work in processing the application, I will not be entitled to any refund of fees that have been submitted.**

Owner Signature James A. Bannell Date 11-03-15

**TOWN OF REDINGTON SHORES
VARIANCE CRITERIA AND PROCEDURE**

This Document contains important information regarding the criteria and procedures to obtain a variance.

Variance Criteria – Section 90-127B 1 through 6

A variance may be granted when it will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal interpretation of the Town's zoning code (Part 5 of the Town Code) would result in unnecessary and undue hardship. The Board should keep in mind that a variance goes with the land only, not the applicant, i.e., handicap, age, etc.

A variance may not be granted to establish or expand a use that is not permitted by the zoning code. A variance may not be granted because of the presence of nonconformities in the zoning district or in adjoining zoning districts.

In authorizing a variance, the Board will consider only the following criteria:

- (1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (2) That the special conditions and circumstances do not result from the actions of the applicant.
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Part 5 to other lands, buildings or structures in the same zoning district.
- (4) That literal interpretation of the provisions of this Part 5 would deprive the applicant of rights commonly enjoyed by other land, buildings or structures in the same zoning district.
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) That the grant of the variance will be in harmony with the general intent and purpose of this Part 5, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The Town has the initial burden of proving that what the applicant has done or proposes to do is contrary to the zoning code. If this is proven, the burden then shifts to the applicant to prove that he or she is entitled to a variance according to the criteria set forth above. If the applicant fails to prove this, the variance should be denied. If the applicant does prove this, the variance should be granted.

Hearing Procedure

All testimony shall be under oath. The owner and the Planning Official have the right to call witnesses and introduce documents to present relevant evidence.

The following procedures will be followed at the variance hearing:

1. **Presentation by staff** – The Planning Official presents his evidence and findings and explains the issues. He should be under oath like any other witness. The Board may then question the Planning Official about his presentation, followed by the owner and anyone who is an opponent of the variance request. The Chair has the right to control inquiry to ensure that, (1) the questions are relevant to the issues, and (2) the questions are relevant to the evidence.
2. **Presentation by Owner** – The owner presents his or her evidence and witnesses. After each witness has testified, the Board, the Planning Official, and any opponents are allowed to question the witness.
3. **Presentation by Interested Parties** – An interested party is a party who is directly affected by the application, such as an adjacent property owner. If any such person wishes to make a presentation or cross examine witnesses, they shall register as an interested party prior to the hearing. Any questions concerning whether an individual is an interested party shall be decided by the Board at the start of the hearing. Any person who has been recognized as an interested party may present their evidence and witnesses under the same rules as above. The order of questioning is Board, Owner, Planning Official.
4. **Rebuttal witnesses and evidence** – The Planning Official, followed by the owner, followed by any opponents will have an opportunity to present witnesses or evidence to rebut evidence presented after their presentation. The purpose of rebuttal is to give participants an opportunity to respond to new evidence and not to rehash evidence previously given.
5. **Summing up** – The Planning Official, the owner, and any opponents will have a brief opportunity to summarize the evidence and present arguments regarding how the Board should decide the case. Each speaker is limited to five minutes.
6. **Deliberation, Motion and Voting by the Board**– At this time and following the summation of the parties, there shall be no additional discussions or questions by any of the parties, unless in response to any question by a member of the Board.

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TOWN OF REDINGTON SHORES

PLANNING & ZONING BOARD SITE PLAN SUBMITTAL REQUIREMENTS

All applications for new construction or substantial improvement, other than single family detached houses and duplex units east of Gulf Blvd. – whether permitted or special – shall be subject to site plan review by the Planning & Zoning Board, which application shall be processed accordance with the provisions of Section 90-124. An initial site plan conference regarding factors of zoning, safety and general requirements may be requested by the owner or designer at any time prior to official submittal. No fees shall be charged for this conference.

Provide fifteen (15) copies of the site plan and supporting documentation to the Town, together with an application signed by the owner of record. Each application shall be accompanied by the application fee as specified by Resolution of the Town Commission. No application will be accepted or reviewed until the fee is paid.

All plans shall be prepared at a scale not smaller than one inch equal to 50 feet, and should be submitted on sheets measuring no larger than 11 x 17", or as approved by the Planning Official.

A Site Plan shall depict the following:

1. Location of buildings and their relation to property lines (setbacks)
2. Driveways and parking areas
3. Pedestrian walks and landscaping
4. Elevations and/or renderings, if required
5. Locations of utilities, existing and proposed, including depicting all easements on the property whether utility or private. Any property fronting the west side of Gulf Blvd. shall show and provide a ten foot wide utility easement, for above and below ground utilities, along such portions of the property abutting Gulf Blvd. Providing a recorded utility easement to the Town of Redington Shores shall be a condition that must be fulfilled prior to the issuance of any building permit (Amended 3/21/05 by Ord. 05-02).
6. Spot locations of major trees in excess of 8 inches in diameter, and waterways
7. Topography to the one foot contour interval
8. Elevation of lowest habitable floor of building in relation to mean sea level
9. When appropriate, the Coastal Construction Control Line, and the flood zone boundaries of the most current Flood Insurance Rate Map (FIRM)
10. Facilities for control of runoff water
11. Soil types
12. Traffic circulation
 - a. unrestricted access to streets not allowed. Generally curb cuts limited to a maximum of 25 ft.
 - b. access to streets should take into consideration sight distance and alignment
 - c. all sites must provide for emergency vehicle access
 - d. separate ingress and egress is encouraged
 - e. traffic collection to reduce access points to Gulf Blvd. is encouraged
 - f. maneuver lanes between rows of parked autos shall be at least 20 feet in width
 - g. traffic lanes shall conform to the same design standards as public streets as regards alignment on intersections
 - h. all buildings excluding single family and duplex dwelling districts must provide for pedestrian circulation. Hard surfaced pedestrian walks a minimum of four feet wide shall be provided generally as follows: along public rights-of-way; along access corridors to buildings; at interconnecting points where significant numbers of people will seek to walk
13. Landscaping: All uses shall be landscaped. Required landscaping may encompass street trees or shrubs, foundation planting, planting islands to define curb cuts, or perimeter planting.

Oct. 30, 2025

Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, Florida 33708

To whom it may concern,

It is my understanding that my neighbors, Jim Bonnell and Donna Winchester, at 117 Wall St., Redington Shores, are elevating their home and desire to restore it as closely as possible to its pre-Hurricane Helene condition.

Prior to the storm, Jim and Donna enjoyed a patio in their back yard that extended approximately 10 feet from the French doors across the back of the house. They have let me know that recreating the patio as a balcony once the house will be elevated requires a variance because the balcony will extend into the rear setback.

As their neighbor, this request for a variance does not affect my property in any way, shape or form. In fact, having a home next door to me that is thoughtfully restored to allow full enjoyment of the property and water view only adds to the value of my own home. I am in favor of my Redington Shores neighbors doing whatever they want to do for the overall improvement of their home, and by extension, of the neighborhood.

NO PROBLEM WHATSOEVER WITH
THIS

THANKS

A handwritten signature in cursive script, appearing to read "Jim Bonnell".

Oct. 30, 2025

Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, Florida 33708

To whom it may concern,

This letter is to inform you that the variance my neighbors, Jim Bonnell and Donna Winchester, are applying for to build a balcony at the back of their home that will go into their setback has no effect whatsoever on my property.

I fully endorse their wishes to restore their home as closely as possible to the way it existed prior to Hurricane Helene. They are investing significant time and money into the restoration because they want to continue, after more than 30 years as residents of Redington Shores, to live in this community.

When one neighbor invests time and money into their home, it helps all of us. Approving their request to extend into their setback to recreate as closely as possible what they had before the storm will benefit these homeowners and all homeowners in the neighborhood.

MORRIS COOK
Morris Cook

121 WALL ST
REDINGTON, SHORES
33708

STAFF REPORT



STAFF REPORT

CITY OF REDINGTON SHORES

PLANNING AND ZONING BOARD

Date of Meeting: March 4, 2026

Project Name: 117 Wall Street, Site Plan for Accessory Structure

Prepared by: Dave Dixon, Town Planner

Location: 117 Wall Street, Redington Shores

Request: Application for Site Plan Approval for a patio deck accessory structure.

Purpose:

This report summarizes the Site Plan Approval application for a deck accessory structure in the rear yard of a single-family residence proposed to be elevated and provides staff recommendations.

Background:

The applicant is requesting approval to construct an elevated deck located off the rear exit of a single-family residential structure which is to be elevated in the existing footprint after being destroyed by storms. Per Sec. 90-159(E)(4)(a) when attached to residences, decks are an accessory structure subject to site plan review. Site plan approval from the Planning and Zoning Board and Town Commission are required for building permit.

The proposal requests per Sec. 90-237, and per Sec. 90-75.F. that the Planning and Zoning Board recommend approval to a rear setback in the RS-7 zone of approximately to +-13 to 15 feet for the rear deck structure, or as modified slightly by concurrent seawall project. The request is due to the unique circumstances created when elevating the existing home, as the patio is being elevated into a deck with the same dimensions as previously existed on the ground.

Site Plan Review and Comments:

Sec. 90-160. RS-7 low-density residential district.

The applicant is elevating the structure in the previous footprint and square footage.

Code standards impacted by the Site Plan Application:

Standard	Standard	Proposed
Sec. 90-160. (a) Maximum building height	2.5 stories or 30 ft from design flood elevation (finished floor).	1 story above a ground floor non-living story or roughly 14.8 ft above design flood elevation.

Figure 1: Site Plan, rear deck in yellow

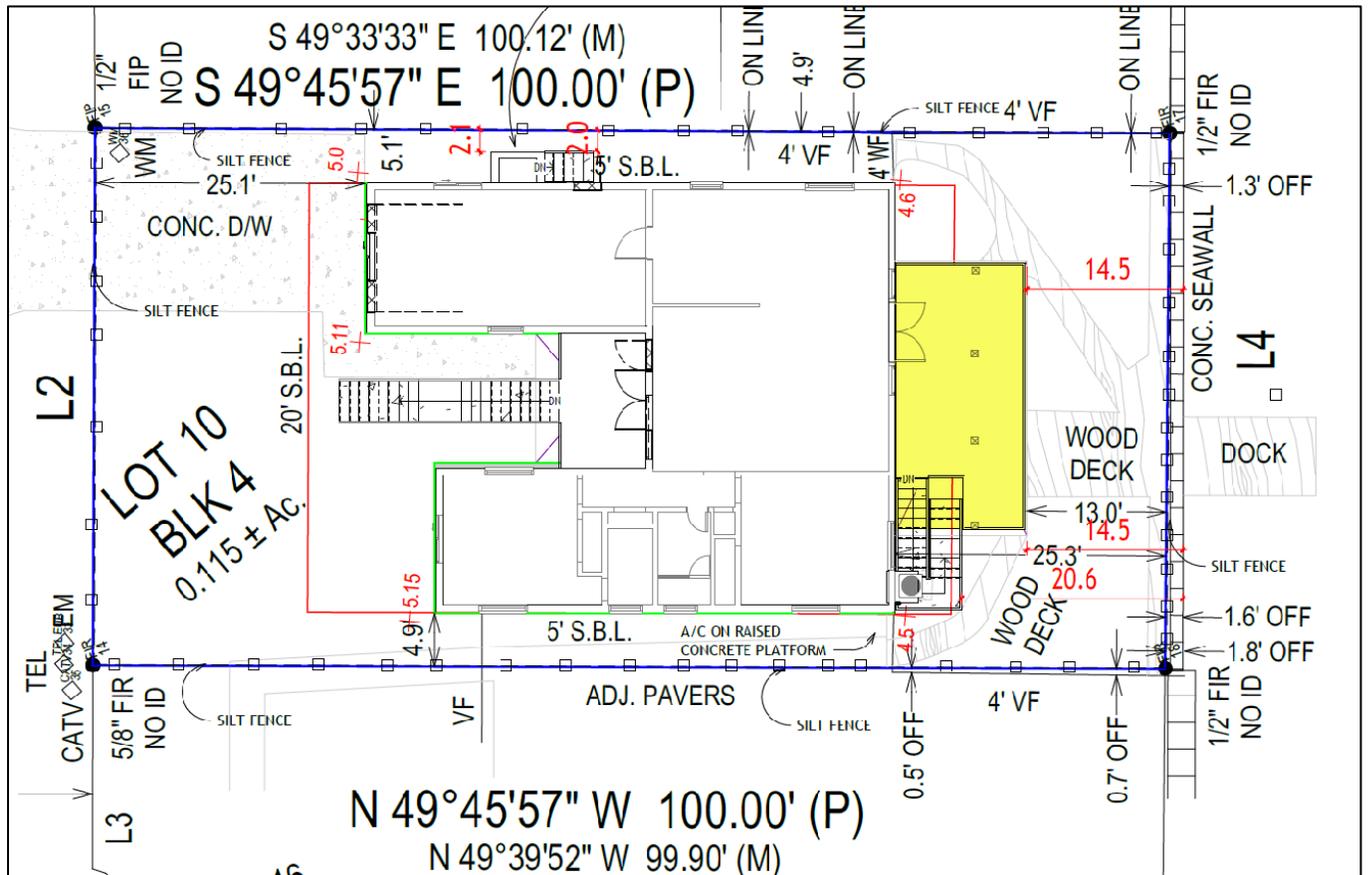
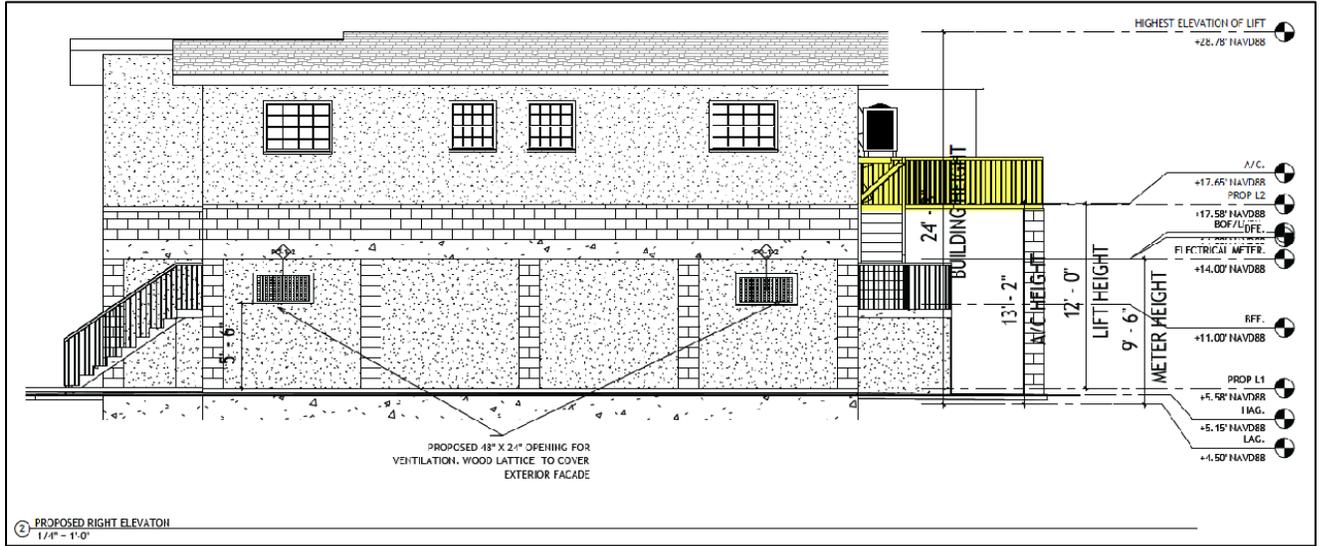


Figure 2: Elevation



Sec. 90-159(E)(4) Open area and accessory structures.

Standard	Proposed
(a) Accessory structures such as roof decks are permitted, providing the construction of the deck is in such a manner that the undercarriage of the structure is concealed with an exterior wall structure that maintains the continuity of the existing structure and meets all applicable building codes..	The deck is fully integrated into the building design and no structural members or undercarriage are exposed.
(b) Other decks attached to the sides of a structure that meet all side, front and rear setbacks and meet all applicable building codes with an exposed undercarriage.	Rear setback deviation requested from guidelines per Sec. 90-237 of +-13-15 feet.

Sec. 90-237 Mandatory site plan review

B. Site plan design criteria.

(1) Density and design harmonious with the environment and meeting the zoning district requirements. The use must be appropriate to the neighborhood with regard to street width, alignment and traffic access. Parking areas and yards shall be screened with evergreen planting where necessary for privacy and noise control. Planted buffer strips up to 20 feet in width may be required. Opaque fencing may, at the discretion of the board of commissioners, be allowed where necessary.

Finding: The primary use of a single-family residence meets all code requirements (as proposed) and will be elevated in the same footprint. This is considered in harmony with other nearby homes that are also being elevated in the same footprint and configuration. To mitigate potential impacts from the elevated deck, the Board may consider the following:

- *Apply a condition that the deck will not be enclosed.*
- *Require the handrail surrounding the deck to be more transparent than the required 70% transparency to 75% or more.*
- *Providing landscaping as visual screening around the deck.*

(2) The location of buildings and structures on the site and the provision of minimum front, rear and side yards shall be established based on desired standards for the neighborhoods. Desired standards may be at variance with prevailing standards. Such yards must be designed to conserve scenic amenities, particularly where water frontage is involved.

Finding: The footprint and size of the primary residence is consistent with the prevailing standards for setbacks of the immediately adjacent properties. With letters of approval from adjacent neighbors acknowledging the proposed deck makes no significant impact to their properties, the deck structure can be found to satisfy this provision.

Comprehensive Plan:

Staff finds the proposed site plan is consistent with the goals, objectives and policies of the comprehensive plan.

Staff Recommendations:

Staff recommends the Planning and Zoning Board, should they approve, include the following considerations:

1. The deck shall not be enclosed.
2. The railing shall have at least 75% transparency.

Planning and Zoning Board Consideration

The Planning and Zoning Board shall review the application for Final Site Plan Approval for conformity to the site plan guidelines within the Code and shall make one of the following recommendations to the town commission:

1. The application follows the guidelines of Section 90-237 and is approved as submitted;
2. The application follows the guidelines of Section 90-237 and is approved with conditions;
3. The application follows the guidelines of Section 90-237 and is not approved as submitted;