



Town of
Redington Shores
Nature's Beach

COVER SHEET
COUNTYWIDE PLAN MAP AMENDMENT APPLICATION

Date: May 13, 2026

To: Forward Pinellas
Emailed to: info@forwardpinellas.org;
cc'd: Linda Fisher; Emma Wennick, Margaret Carey, Town Administrator

From: Dave Dixon, Town Planner

Re: Countywide Plan Map Amendment, 109 180th Avenue East, Redington Shores, FL 33708

To Whom it May Concern:

Please accept this application submittal and associated exhibits for the above-mentioned property.

The application package items are included as follows:

1. Application form.
2. Proposed Town of Redington Shores Future Land Use Map amendment exhibit and Pinellas Countywide Plan Map exhibit.
3. Copy of Ordinance 25-09.
4. Copy of Staff Report (Prepared for the Planning and Zoning Board).
5. Survey of 109 180th Ave East.
6. Summary of public comments.

Attached via email:

7. GIS shapefile of subject property.

Please do not hesitate to contact me with any questions or requests for clarification.

Regards,

Dave Dixon, Town Planner
954-766-2740

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
Countywide MAX Index Score:	
Grid Cell MAX Index Score:	

Does the Amendment Area impact:
[check all that apply]

- | | |
|---|--|
| ☐ Activity Center | ☐ Industrial or Employment Land |
| ☐ Multimodal Corridor | ☐ Target Employment Center |
| ☐ Planned Redevelopment District | ☐ Scenic/Noncommercial Corridor |
| ☐ Coastal High Hazard Area | |

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?

If so, provide the name and address of the person(s):

If so, is the interest contingent or absolute?

If so, what specific interest is held?

Does a contract exist for the sale of the subject property?

If so, is the contract contingent or absolute?

If so, provide the names of all parties to the contract:

Are there any options to purchase the subject property?

If so, provide the names of all parties to the option:

Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):

Proposed Countywide Plan Map Category(ies):

Amendment tier (subject to confirmation):

- ☐ Tier I ☐ Tier II ☐ Tier III ☐ To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):

Proposed Local Future Land Use Plan Map Category(ies):

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Public Hearing Date:	
Verdict and Vote:	
Please note if any public comment was made and elaborate as applicable:	

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☐ A completed Countywide Plan Map amendment application form
- ☐ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☐ A copy of the ordinance being considered by the governing body
- ☐ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☐ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☐ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

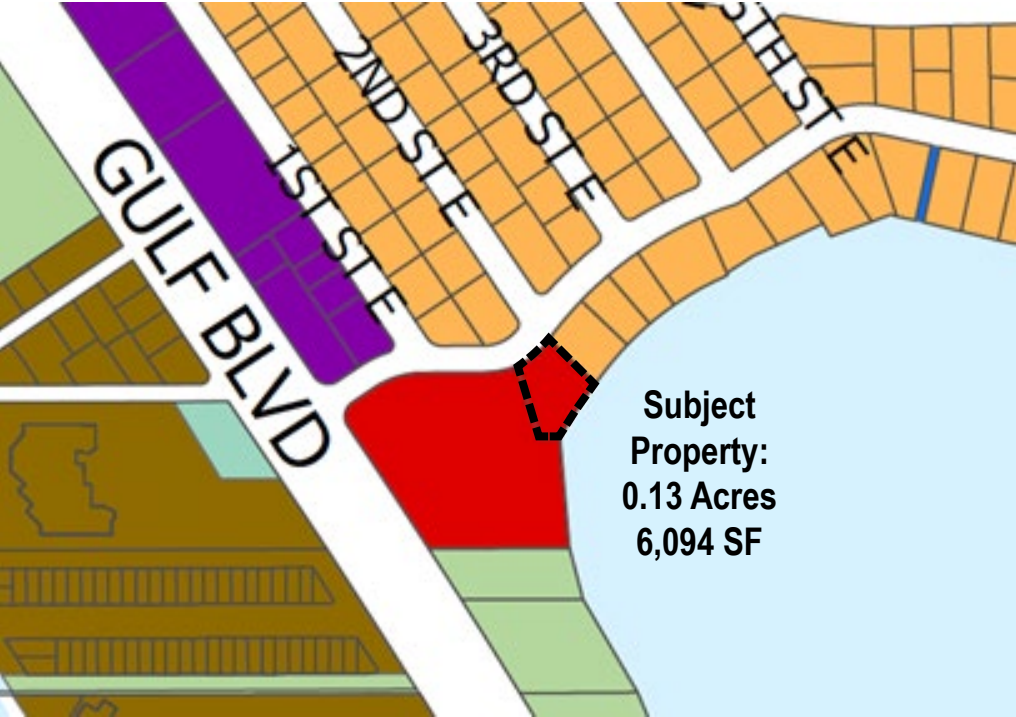
- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

Countywide Plan Map Amendment

Town of Redington Shores Existing and Proposed Future Land Use Map

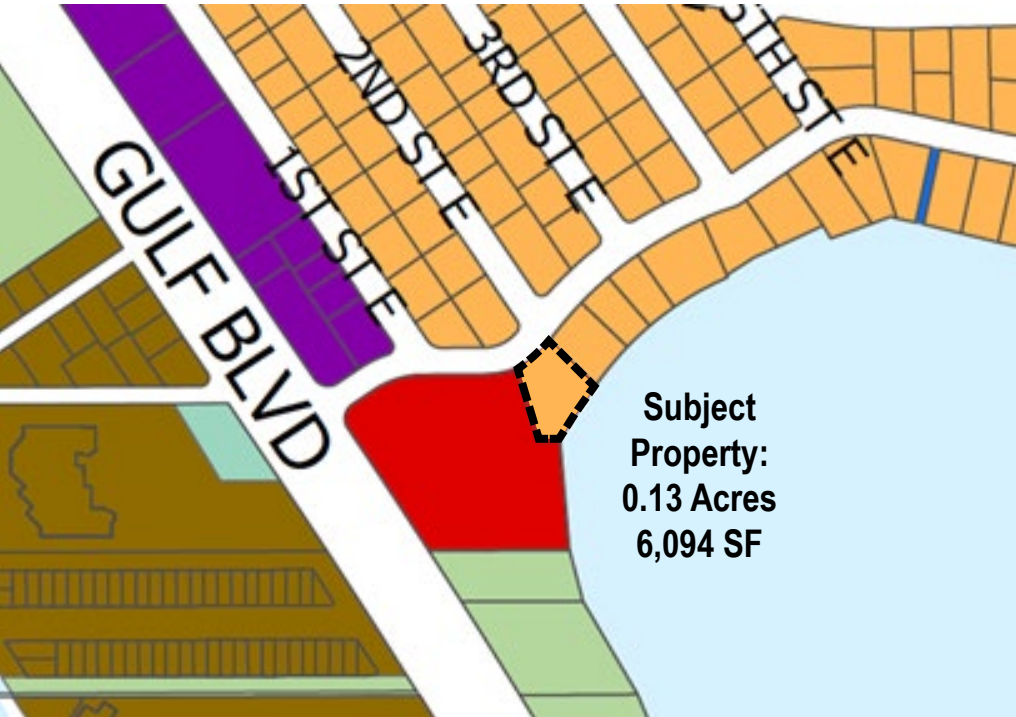
EXISTING: Commercial General



Town of Redington Shores Future Land Use Category

- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential High
- Residential/Office/Retail
- Resort Facilities Medium
- Commercial General
- Preservation
- Recreation/Open Space
- Institutional
- Transportation/Utility
- Resort Facilities Overlay

PROPOSED: Residential Low Medium



Countywide Plan Map Amendment

Countywide Plan Map Existing and Proposed Future Land Use Map

EXISTING: Retail & Services



Countywide Plan Map

Countywide Plan Map Categories

- Residential Rural
- Residential Very Low
- Residential Low Medium
- Residential Medium
- Residential High
- Office
- Resort
- Retail Services
- Employment
- Industrial
- Public/Semi-Public
- Recreation/Open Space
- Preservation
- Activity Center
- MultiModal Corridor

PROPOSED: Residential Low Medium



ORDINANCE NO. 25-09

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING THE FUTURE LAND USE MAP BY CHANGING THE LAND USE CATEGORY FOR PARCEL NUMBER 31-30-15-88506-002-0060 LOCATED AT 109 180TH AVENUE EAST FROM COMMERCIAL GENERAL TO RESIDENTIAL LOW MEDIUM; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the parcel located at 109 180th Avenue East, Parcel Number 31-30-15-88506-002-0060, as more fully described in Exhibit “A” attached hereto and incorporated herein (the “Property”), is currently designated as Commercial General on the Town’s Future Land Use Map; and

WHEREAS, James and Donna Gilmore (“Applicants”) have made application for the Property to be designated Residential Low Medium on the Town’s Future Land Use Map; and

WHEREAS, the Town Planner finds the request to be consistent with the goals, objectives, and policies of the Town of Redington Shores’ Comprehensive Plan; and

WHEREAS, on December 3, 2025, the Planning and Zoning Board for the Town of Redington Shores, having held a public hearing and duly considered the classification of the Property, recommended to the Board of Commissioners for the Town of Redington Shores to grant Applicants’ request, and

WHEREAS, after due and proper public hearings, consideration of the Planning and Zoning Board’s recommendation, and considering the classification of the Property, the Board of Commissioners for the Town of Redington Shores found the request to be consistent with the goals, objectives, and policies of the Town of Redington Shores Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF REDINGTON SHORES, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That Board of Commissioners for the Town of Redington Shores does hereby approve the change to the Town's future land use map for the Property described in Exhibit "A" attached hereto and incorporated herein by reference, from Commercial General to Residential Law Medium.

Section 2. That the Town of Redington Shores future land use map and Comprehensive Plan shall be amended or is hereby affirmed to conform to the designation herein.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after its adoption if the amendment is not challenged pursuant to § 163.3187, Fla. Stat. If the amendment is challenged, the amendment may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted amendment is in compliance.

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[SIGNATURES ON THE FOLLOWING PAGE]

ADOPTED ON FIRST READING on the 10th day of December, 2025, by the
Board of Commissioners for the Town of Redington Shores, Florida.

ATTEST:

Melissa Fultz, Town Clerk

Tom Kapper, Mayor



Town of
Redington Shores
Nature's Beach

Date: December 2, 2025

To: Planning and Zoning Board

From: Dave Dixon, AICP
Town Planner

Re: Application for Rezoning and Land Use Map Amendment

Planning and Zoning Board Review: December 3, 2025

Board of Commissioners Review: _____

1. GENERAL INFORMATION

Request: The applicant is seeking a rezoning and land use map amendment from commercial to residential categories on a 0.14-acre (6,094 sf) waterfront parcel. The purpose is ultimately to construct a single family residence, which is currently not permitted on the vacant lot that has commercial land use and zoning.

Applicant and Property Owner

James and Donna Gilmore
109 180th Ave East
Redington Shores, FL 33708

Physical Address

109 180th Ave East
Redington Shores, FL 33708

Legal Description

SURFSIDE SUB NO. 3 BLK 2, LOT 6 & SW'LY
1/2 OF LOT 7.

Parcel ID

31-30-15-88506-002-0060

Land Use

Existing Land Use Vacant/Single Family Residential	Proposed Land Use Single-Family Residential
Current Zoning C-NR, General Commercial	Proposed Zoning RS-10, Medium/low-density residential district
Current Future Land Use Map Category General Commercial (GC)	Proposed Future Land Use Map Category Residential Low Medium (RLM)

Figure 1: Subject Property



Figure 2: Current (L) and Proposed (R) Future Land Use Map

EXISTING: COMMERCIAL GENERAL

PROPOSED: Residential Low Medium

Future Land Use Category

- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential High
- Residential/Office/Retail
- Resort Facilities Medium
- Commercial General
- Preservation
- Recreation/Open Space
- Institutional
- Transportation/Utility
- Resort Facilities Overlay

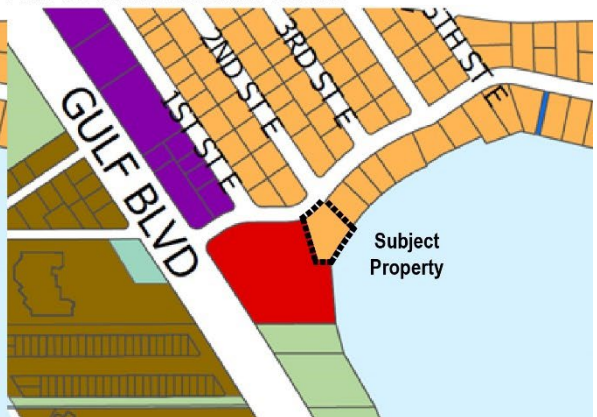


Figure 3: Current (L) and Proposed (R) Zoning Map

EXISTING: C-NR General Commercial

PROPOSED: RS-10 Medium Low Residential

RS-7 Low-Density Residential

RS-10 Medium/Low-Density Residential

RD-15 Medium-Density Duplex Residential

RM-15 Medium/High Density Multi-Residential

PUD Planned Unit Development

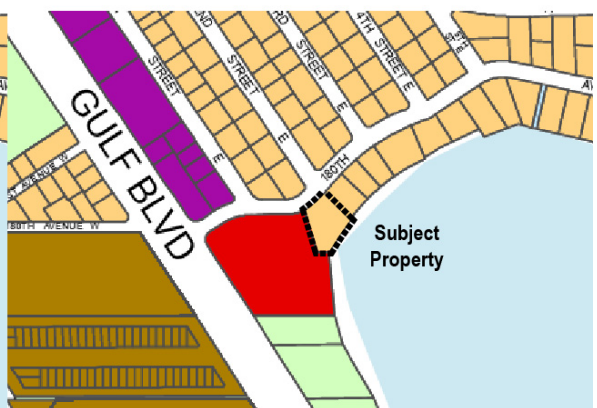
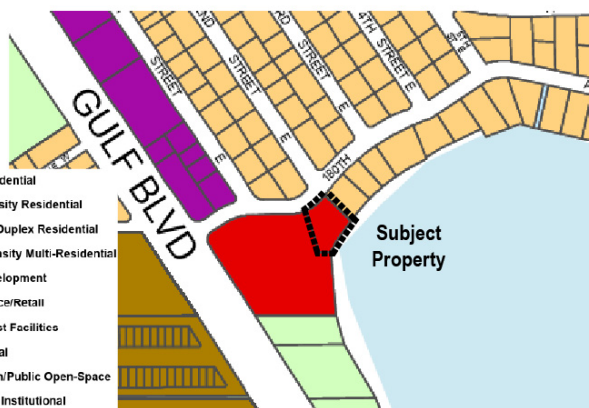
R/O/R-15 Residential/Office/Retail

CTF Commercial Tourist Facilities

C-NR General Commercial

PP Outdoor Recreation/Public Open-Space

PI Public/Semi-Public Institutional



2. BACKGROUND

This application is to change the permitted use of the property from general commercial business activities to single family residential only. To do so, both a land use map amendment and a rezoning amendment are required. The subject property has historically been a residential use since at least 1967 when the recently demolished residence was built.

Surrounding Property

Direction	Zoning / Future Land Use	Existing Uses
Northwest:	RS-10 / Residential Low Medium	Single-family residential
Northeast:	RS-10 / Residential Low Medium	Single-family residential
Southeast:	Water	Water
Southwest:	Commercial General	Office / Parking lot

3. ANALYSIS

Rezoning

The applicant is proposing to rezone the subject property from C-NR General Commercial to RS-10 Low/Medium Residential. The following is a summary of the development standards of the existing and the proposed zoning districts.

	Existing C-NR Zoning	Proposed RS-10 Zoning
Uses <i>Note: This is not a complete use list for C-NR, see Sec.90-165 in the 2025 code.</i>	Permitted Uses - Professional office, except for any special use identified in Section 90-165.B. - Retail sales, except for the sale of boats, vehicles, heavy equipment, and any special use identified in Section 90-165.B. - Medical, dental and eye doctors, including other similar health-related professions. - Professional services. - Personal services, except for any special use	Permitted Uses - Single-family dwellings - Municipally owned or operated parks and playgrounds - Accessory structures Special Uses (with Permit) - Home occupations Prohibited Uses - Transient rentals

	identified in Section 90-165.B. 6. Financial institutions. 7. Studio schools: art, sculpture, music, dance, pottery and like instruction. 8. Automotive service facilities, excluding body repair and major vehicular repair. 9. Laundromat and dry-cleaning pickup facilities. 10. Restaurants. 11. Liquor stores. 12. Bars/restaurants/lounges. 13. Fast-food service, snack bars (non-drive-in or drive-through). 14. Government/public service uses. <i>Special Uses (with Permit)</i> 15. Commercial uses, limited to: 16. Garden supplies and plant nurseries. 17. Gas and service stations. 18. Marinas and light marine repair facilities. 19. Laundry and dry-cleaning facilities. 20. Department stores. 21. Furniture stores. 22. Supermarkets. 23. Parking garages. 24. Passenger car rentals. 25. Delivery services. 26. Rental of bicycles, scooters, and beach related items. 27. Tattoo parlors.	
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	28. Commercial recreation uses. 29. Transient rentals <i>Prohibited Uses</i> 1. Residential uses	
Min. Lot Area	-	4,356 SF
Min. Front Yard	20 ft. at 1 story. 30 ft. at 3 stories.	20 ft.
Min. Side Yard	5 ft. at 1 story. 15 ft. at 3 stories.	5 ft..
Min. Rear Yard	20 ft. at 1 story. 30 ft. at 3 stories.	20 ft. or 20% of lot depth if less than 100 ft.
Max. Height	30 ft. or 3 stories.	30 ft. or 2.5 stories.
Max. Density	Non-Residential: 0.55 FAR Residential: 24 dwelling units/Acre Temporary Lodging: 40 dwelling units/Acre	10 dwelling units/Acre
Min. Pervious Area	20% of lot	30% of lot
Min. Living Area	-	First floor: 1,000 square feet. Second floor: 500 square feet.

It is unclear without further surveying information if the parcel meets the minimum lot width requirement of 50 feet or minimum depth of 90 feet.

Land Use Map Amendment

The proposed small scale land use map amendment from Commercial General (GC) to Residential Low Medium (RLM) is consistent with *Sec. 90-156. Correlation of zoning districts and future land use plan categories* when rezoned to the proposed RS-10 zone district.

The land use map amendment changes the permitted density on the site from 24 residential dwelling units per acre (40 units per acre for temporary lodging) to 24 residential units per acre. The RS-10 zoning, however, would only permit one dwelling unit total.

4. FINDINGS

Staff finds the rezoning and land use map amendment is consistent with the comprehensive plan, specifically the following polices:

Policy 1.1.6:

The Town shall encourage the conservation of existing residences and residential areas, which meet density and related land use requirements to maintain the beach residential community orientation.

Policy 1.1.6:

Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

Policy 1.2.1:

In order to minimize incompatibility when residential and commercial land uses share a common boundary, the Town shall require the installation of buffering, as appropriate, where there is a change of use or increase in intensity.

The proposed rezoning and land use map amendment removes the potential of a commercial business in a single family neighborhood and would only permit a single family residence of a consistent size and scale with adjacent properties. Because the lot is not adjacent to Gulf Boulevard, commercial zoning and land use is not warranted. Any commercial use on the property would not benefit from the Gulf Blvd visibility and access required by most businesses.

The prior residence stood since 1967 but cannot be rebuilt without the rezoning and land use map amendment as residential uses are not allowed in commercial zones. This proposed amendment removes a historical inconsistency that allows the owner to construct a commercial building which may prove detrimental to the community's general welfare.

It is unknown why the lot was commercially zoned or if it was ever used for business activities. The lot was platted as a residential neighborhood, except lots directly adjacent to Gulf Blvd. This part of the Surfside Subdivision has been used for residential for about 60 years. Due to historical platting and land use patterns that no longer exist, amending the property's land use and zone to residential would prevent future detrimental effects on neighbors.

5. RECOMENDATIONS

Should the Planning and Zoning Board consider recommending approval of the proposed rezoning and land use map amendment, Staff recommends the following:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in Sec. 90-161.
- (2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provisions Sec. 90-173.B:
 - (a) The use shall not be closer than 50 feet to any residential district.
 - (b) The property line shall be screened by a ten-foot landscaped strip.
 - (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district.

GENERAL REQUIREMENTS:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE, 8TH EDITION (2023). IN ADDITION, WORK SHALL CONFORM TO ALL APPLICABLE STATE, COUNTY, CITY, AND COMMUNITY AND/OR ASSOCIATION ORDINANCES/CODES.

DRAWINGS SHALL NOT BE SCALED. REFER TO THE DIMENSIONAL INFORMATION PROVIDED OR CONTACT THE STRUCTURAL ENGINEER OF RECORD (E.O.R. OR "ENGINEER") FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS, AS WELL AS COMPARE AND COORDINATE THE DRAWINGS OF ALL DISCIPLINES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION OR FABRICATION OF THE AFFECTED AREA OF WORK. REPRODUCTION OF THESE CONTRACT DOCUMENTS BY ANYONE FOR USE IN SHOP DRAWINGS SHALL SIGNIFY THEIR ACCEPTANCE OF ALL INFORMATION SHOWN AS BEING CORRECT. BY USE OF THESE PLANS, THE CONTRACTOR AGREES TO ASSUME FULL LIABILITY, RISK, AND ANY COST ASSOCIATED WITH THE NON-COMPLIANCE OF THIS PARAGRAPH, AND AGREES TO INDEMNIFY AND HOLD HARMLESS RG STRUCTURAL DESIGN SERVICES AND IT'S MEMBERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES OR LIABILITIES OF ANY KIND, INCLUDING ATTORNEYS FEES.

THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION METHODS USED WILL NOT CAUSE DAMAGE TO ADJACENT BUILDINGS, UTILITIES, AND OTHER PROPERTY.

WHERE CONFLICTS EXIST BETWEEN THE STRUCTURAL DRAWINGS AND STRUCTURAL NOTES, OR BETWEEN INDIVIDUAL STRUCTURAL DRAWINGS, THE STRICTEST REQUIREMENTS SHALL GOVERN.

DETAILS LABELED AS "TYPICAL" ("TYP.") OR "SIMILAR" ("SIM.") SHALL APPLY TO ALL PORTIONS OF THE STRUCTURE WHICH ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SEE DETAIL TITLES AND NOTES FOR APPLICABILITY OF A PARTICULAR DETAIL. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE EXPLICITLY SPECIFIED AT EACH LOCATION. THE EOR SHALL HAVE FINAL AUTHORITY TO DETERMINE THE APPLICABILITY OF TYPICAL DETAILS. THE CONTRACTOR IS ADVISED TO CONTACT EOR FOR ADDITIONAL CLARIFICATION WHEN THERE IS DOUBT ABOUT THE APPLICABILITY OF ANY PARTICULAR TYPICAL DETAIL.

THE REPAIRED ITEMS ARE DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE CONSTRUCTION IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE MEANS AND METHODS TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION - THIS INCLUDES THE ADDITION OF ALL NECESSARY SHORING, SHEETING, FORMWORK, TEMPORARY BRACING, GUYS AND TIE-DOWNS.

THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY, LIABILITY, AND RISK FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE DRAWINGS AND THE DESIGN INTENT THEY CONVEY - OR FOR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

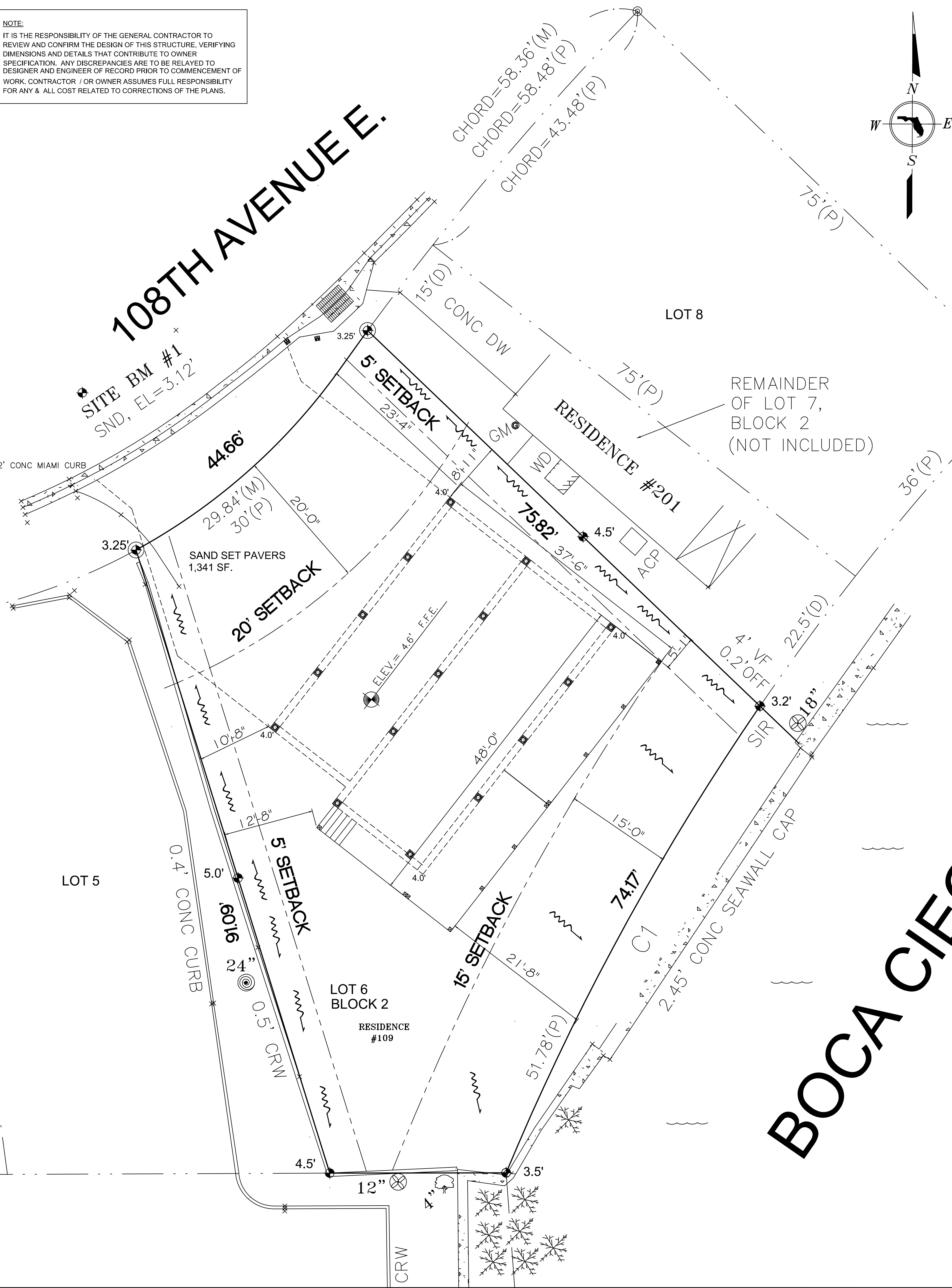
EXISTING STRUCTURE - DRAWINGS NOT AVAILABLE:

STRUCTURAL DRAWINGS FOR THE EXISTING STRUCTURE WERE NOT AVAILABLE PRIOR TO THE START OF DESIGN. SOME OF THE EXISTING CONDITIONS WERE NOT VERIFIABLE WITHIN THE SCOPE OF ENGINEERING SERVICES - THEREFORE, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

THE EXISTING STRUCTURE HAS NOT BEEN REVIEWED OR IMPROVED TO MEET THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE. THE EXISTING STRUCTURE WILL NOT BE NEGATIVELY AFFECTED BY THE NEW CONSTRUCTION/RENOVATION AFTER IT IS COMPLETE.

NOTE:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND CONFIRM THE DESIGN OF THIS STRUCTURE, VERIFYING DIMENSIONS AND DETAILS THAT CONTRIBUTE TO OWNER SPECIFICATION. ANY DISCREPANCIES ARE TO BE RELAYED TO DESIGNER AND ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR / OR OWNER ASSUMES FULL RESPONSIBILITY FOR ANY & ALL COST RELATED TO CORRECTIONS OF THE PLANS.



DESIGN PARAMETERS

APPLICABLE CODES:

BUILDING CODE= FLORIDA EXISTING BUILDING CODE, BUILDING 2023 8TH EDITION
MECHANICAL CODE= FLORIDA BUILDING CODE, MECHANICAL 2023
PLUMBING CODE= FLORIDA BUILDING CODE, PLUMBING 2023
ELECTRICAL CODE= N.E.C. 2020
LIFE SAFETY CODE= N.F.P.A.
ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2023
ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2023

BASIC WIND SPEED:

WV=140 ALT. 126 NOM.
RISK CAT.= 2
EXP = C

BUILDING OCCUPANCY CLASSIFICATION:

☐ GROUP A - ASSEMBLY
☐ GROUP B - BUSINESS
☐ GROUP D - DAY CARE CENTER
☐ GROUP E - EDUCATIONAL
☐ GROUP F - FACTORY INDUSTRIAL
☐ GROUP H - HAZARDOUS
☐ GROUP I - INSTITUTIONAL
☐ GROUP M - MERCANTILE
☒ GROUP R - RESIDENTIAL
☐ GROUP S - STORAGE
☐ GROUP U - UTILITY/MISC.

BUILDING OCCUPANCY CLASSIFICATION:

☐ TYPE I
☐ TYPE II
☐ TYPE III
☐ TYPE IV
☐ TYPE V
☐ TYPE VI
☐ TYPE V-A
☒ TYPE V-B
EXPOSURE CATEGORY:
☐ A
☐ B
☒ C
☐ D

WINDBORNE DEBRIS REGION:

☐ NO
☒ YES
☐ IMPACT RESISTANT GLAZING
☐ IMPACT RESISTANT COVERING
☐ COMBINATION OF IMPACT
RESISTANT GLAZING / COVERING
☒ N/A

INTERNAL PRESSURE COEFFICIENTS:

☐ 0.00 (OPEN)
☐ + 0.18 -0.18 (ENCLOSED)
☐ + 0.55 -0.55 (PARTIALLY ENCLOSED)
☒ N/A

LEGAL DISCRIPTION

LOT 6 AND THE SOUTHWESTERLY 1/2 OF LOT 7, BLOCK 2, SURSIDE SUBDIVISION NO. 3, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 52, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

STREET ADDRESS

109 180TH AVENUE EAST
REDINGTON SHORES, FL. 33708

FLOOD DISCRIPTION

PROPERTY IS IN FLOOD ZONE AE 11'.0' B.F.F. NAVD 88 DATUM
FEMA MAP - 12103C0179H
PLUS 12" B.M. DESIGN ELEVATION= 12.0'

IMPERVIOUS AREA RATIO

LOT AREA:----- 5,809 SQ. FT.
MAIN HOUSE -----1,529 SQ. FT.
DRIVEWAY SAND SET PAVERS 1,341 SQ. FT.
TOTAL IMPERVIOUS AREA: 1,529 SQ. FT.
IMPERVIOUS RATIO: 26.3 %

THIS IS NOT A SURVEY, SITE PLAN IS FOR CONCEPTUAL, AND PROPOSED ALTERATIONS TO THE SITE. PLEASE REFER TO THE PROFESSIONAL SURVEYOR'S DRAWINGS FOR GOVERNING OF ALL FINAL PLACEMENT OF THE STRUCTURE.

INDICATES WATER FLOW

SITE PLAN

SCALE : 1/16" = 1'-0"

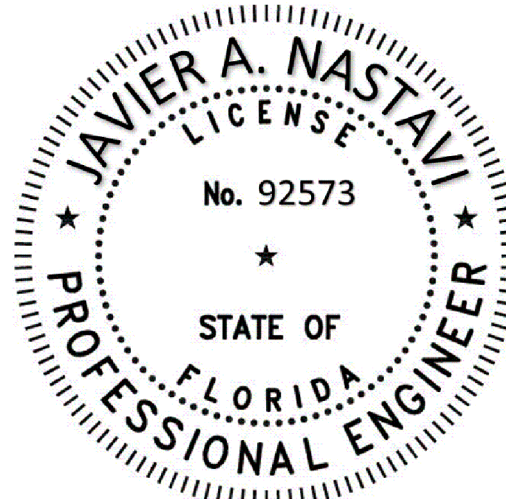


REY GARCIA

STRUCTURAL DESIGN SERVICES
CUSTOM DESIGNS TO YOUR SPECIFICATIONS
352-345-7668
reyg65@centurylink.net

SOIL CONCRETE LLC

ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
email: engineering@soilconcretellc.com
4300 Biscayne Blvd. Ste. 203
Miami, FL 33137



GILMORE RES'D

109 180TH AVE. E
REDINGTON SHORES, FL. 33708

STRUCTURAL PLANS

Revisions:

Sheet Index:

SP - Site Plan
S-1 - Foundation Plan
S-2 - Notes & Details

DATE: 3-11-26

PROJECT #: 25-099

DRAWN BY: RG

CHECKED BY: JN

S-P



Town of
Redington Shores
Nature's Beach

**SUMMARY OF PUBLIC OUTREACH AND PUBLIC COMMENT
COUNTYWIDE PLAN MAP AMENDMENT APPLICATION**

Summary of Public Outreach and Public Comment:

The application was noticed per state and local regulations for the Planning and Zoning Board hearing on December 3, 2025, and for the Town Board of Commissioners hearing on December 10, 2025.

No public comment was received.