



TOWN OF REDINGTON BEACH, FLORIDA
BOARD OF ADJUSTMENT
MINUTES

Thursday, June 20, 2019
7:00 PM

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

Chairman Hawthorne led the Pledge of Allegiance, followed by a moment of silence.

Roll call was taken: Ms. Wendy Fields, Mr. Richard Tangredi, Mr. Joe Fleish, Chairman Hawthorne and Attorney Erica Augello were present. Absent were Mr. Ken Sulewski and Mr. Darcy Bellemore. Also present were Bruce McLaughlin, Town Planner; Darin Cushing, Building Official; applicant Darlene Perfetto; applicant Dan Stiffler; and Tommy Todd of Tommy Todd Landscaping representing the applicant Dan Stiffler.

Approval of agenda: Motion was made by Mr. Tangredi and seconded by Mr. Fleish to approve the agenda of June 20, 2019. Motion passed with all ayes.

Approval of minutes: Motion was made by Mr. Fleish and seconded by Mr. Tangredi to approve the minutes of May 16, 2019. Motion passed with all ayes.

Attorney Augello read the following:

Property located at 16434 Redington Drive, REDINGTON BEACH HOMES 5TH ADD LOT 1 & W 5FT LOT 2, as recorded in plat book 027 page 044 of the Pinellas County Property Appraiser's office, is requesting the Board of Adjustment, pursuant to Section 6-289 (c) of the Town of Redington Beach's Code of Ordinances, to hear and decide an appeal of the decision of the building code administrator regarding the denial of a permit to install a boatlift and walkout which would extend approximately 11' from an existing dock 30' in length, whereas per Section 5-57 (a)(5)(d) states "The maximum allowable dock facility shall be within a 30-foot length from the seawall."

Attorney Augello stated that the Board of Adjustment has never heard an appeal of the Building Code Administrator's decisions prior to the current appeal before the Board. She emphasized to the Board that they were there to determine if the Building Code Administrator's interpretation of the Town's Code was correct or incorrect.

Mr. Bruce McLaughlin gave some background on the current situation of the dock, such as how a permit was improvidently issued in 2015, which led to the dock's current non-conforming status.

Ms. Darlene Perfetto explained her situation to the Board, that she had no knowledge of the dock's non-conforming status until they applied for a variance. She also explained that to have access to the water by boat, they would need to extend the dock beyond the shallow water.

No other opinions were stated either positive or negative. Attorney Augello reminded the Board that their decision on the appeal is based on whether they believed the Building Code Administrator interpreted the Town's Code correctly or incorrectly when the permit application was denied.

The Board discussed amongst themselves and also asked Attorney Augello for further clarification on the appeal before them.

A Motion was made by Mr. Tangredi to agree that the Building Code Administrator misinterpreted the code and seconded by Mr. Fleish. Roll call vote was taken and Motion passed with all ayes.

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore					X
Ken Sulewski					X
Wendy Fields			X		
Richard Tangredi	X		X		
Joseph Fleish		X	X		
Chairman Hawthorne			X		

Attorney Augello read the following:

Property located at 16117 4th St E, REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 30 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Property Appraiser's office, is requesting the Board of Adjustment to grant an exception for an increased impervious surface ratio of 57% to construct a new pool and patio. Per Town Code 6-103(1), the impervious surface ratio must not exceed the allowable impervious lot coverage established in the Future Land Use Element of the Comprehensive Plan. The Town's current Comprehensive Plan allows for a maximum impervious surface ratio of 40% for single-family homes zoned in the RU (Residential Urban) zoning district.

Attorney Augello swore in all witnesses giving testimony.

Tommy Todd of Tommy Todd Landscaping representing applicant Dan Stiffler, presented testimony and written evidence in support of the increased ISR. The agent testified that the existing pool, built in the 1950s and irreparable, was non-conforming and located well into the side set back area. Evidence was also presented that based on the lot size, existing dwelling, and required space for the driveway and pool, the 40% ISR was too restrictive.

The Town Planner testified that the Applicant does not meet the requirements for a variance. He testified that contrary to the evidence presented by the Applicant, that except for an 11-month

hiatus, the ISR in the Town has been 40% since the 1980s. He testified that although there has been talk about changing the ISR by the Commission, the Board is required to apply the law as it is written today and is required to consider the variance criteria. He testified that the hardship is self-created and is not unique to the property as everyone in the Town is subject to the same ISR.

The Applicant testified that neither of his adjacent neighbors have any issues with his plans.

The Board discussed among themselves.

A Motion was made by Mr. Tangredi to approve the application and seconded by Ms. Fields. Roll call vote was taken and Motion passed with all ayes.

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore					X
Ken Sulewski					X
Wendy Fields		X	X		
Richard Tangredi	X		X		
Joseph Fleish			X		
Chairman Hawthorne			X		

With no further business, Chairman Hawthorne adjourned the meeting at 7:55pm.



Adriana Nieves
Deputy Town Clerk