



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

Thursday, November 21, 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: Mr. Michael Morgan, Mr. Richard Tangredi, Mr. Ken Sulewski, Mr. James Sommer, Chairman Wally Hawthorne and Attorney Erica Augello were present. Absent was regular member Darcy Bellemore. Also present were Bruce McLaughlin, Town Planner; Darin Cushing, Building Official; applicant Tony Calvanese; applicants Tom and Sherry Carberry; Housh Ghoavee of Northside Engineering; and applicant David Will.

Approval of agenda: Motion was made by Mr. Tangredi and seconded by Mr. Sulewski to approve the agenda of November 21, 2019. Motion passed with all ayes.

Approval of minutes: Motion was made by Mr. Tangredi and seconded by Mr. Sulewski to approve the minutes of August 15, 2019. Motion passed with all ayes.

Attorney Augello administered the Oath of Office to new regular member James Sommer and new alternate member Michael Morgan.

Attorney Augello swore in all witnesses giving testimony.

Attorney Augello read the following:

Property located at **411 161st Ave.**, REDINGTON BEACH HOMES 6TH ADD., BLK 2, LOT 22 & RIP RTS, as recorded in plat book 031 page 029 of the Pinellas County Property Appraiser's office, is requesting the Board of Adjustment to grant an exception to install a screened enclosure addition, approximately 11' x 13' in area, which would be a permanent accessory structure and encroach into the rear setback area 13 feet. Appendix A, Section 5(b) provides that "...for these lots bordering on Boca Ciega Bay the building line on the Bay side is hereby fixed at twenty-five (25) feet from the bay-front property line, the mean high tide mark or center of seawall cap..." In addition, Chapter 6, Art. III, § 6-65(b), Town of Redington Beach Code of Ordinances, provides, in relevant part, all above-grade permanent installations of any kind are prohibited in building setback areas, with exceptions for air conditioning condensing units, fuel tanks, power generators, or other similar mechanical equipment.

Mr. Tony Calvanese testified that he would like to add a small screen enclosed area to an existing concrete slab in the rear of the house. Standing water from poor drainage in the area causes mosquitos to breed which makes it difficult to enjoy the outdoor area.

The Board questioned if the neighbors approved. There were no objections to the proposed addition from any of the neighbors. The Board had no further questions for the applicant.

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

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore					X
Michael Morgan			X		
Ken Sulewski		X	X		
James Sommer			X		
Richard Tangredi	X		X		
Chairman Hawthorne			X		

Attorney Augello read the following:

Property located at 16341 Redington Drive, REDINGTON BEACH HOMES 5TH ADD, LOT 45, as recorded in plat book 27 page 44 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 55.3% 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.

Mr. Thomas Carberry testified the he would like to install a swimming pool. The addition of a swimming pool would increase the ISR of his property to approximately 51%. He stated that he will add pervious pavers to the property as well as reconfigure the drainage.

There were no objections from any of the neighbors. The Board had no further questions for the applicant.

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

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore					X
Michael Morgan			X		
Ken Sulewski			X		
James Sommer		X	X		
Richard Tangredi	X		X		
Chairman Hawthorne			X		

Attorney Augello read the following:

Property located at **16008 5th Street E**, REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 29 & 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 61.1% to construct a new single-family home. 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.

Mr. Housh Ghoavee, of Northside Engineering, Inc., testified on behalf of the applicant. He stated that when the original structure was still on the property, the ISR was 43%. The new structure including pavers, driveway, etc., would bring the ISR up to 61%, which is still less than the proposed 65% Town-wide ISR. He added that the design calls for bricks instead of pavers and a mitigating retention pond.

Mr. Bruce McLaughlin explained that the applicant was issued an "early start" permit on the condition that the Town's stormwater engineer be allowed to review the drainage plans. He recommended approval of the application with the 4 conditions and a recommendation.

The Board had no further questions for either the applicant or the Town Planner.

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

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore					X
Michael Morgan			X		
Ken Sulewski		X	X		
James Sommer			X		
Richard Tangredi	X		X		
Chairman Hawthorne			X		

Attorney Augello read the following:

Property located at **164th Ave., Friendship Park**, REDINGTON, C. E. REPLAT LOT 5 & RIP RTS, as recorded in plat book 024 page 091 of the Pinellas County Property Appraiser's office, is requesting the Board of Adjustment to grant an exception to install a pergola, which would be a permanent accessory structure and encroach into the rear setback area 21 feet. Appendix A, Section 5(b) provides that "...for these lots bordering on Boca Ciega Bay the building line on the Bay side is hereby fixed at twenty-five (25) feet from the bay-front property line, the mean high tide mark or center of seawall cap..." In addition, Chapter 6, Art. III, § 6-65(b), Town of Redington Beach Code of Ordinances, provides, in relevant part, all above-grade permanent installations of any kind are prohibited in building setback areas, with exceptions for air conditioning condensing units, fuel tanks, power generators, or other similar mechanical equipment.

Commissioner David Will represented the Town for this application. He explained that the slab in the park is crumbling and needs to be replaced. He added that the placement of the pergola is not ideal, and the Town would like it centered.

The Board had no further questions for the applicant.

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

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore					X
Michael Morgan		X	X		
Ken Sulewski			X		
James Sommer			X		
Richard Tangredi	X		X		
Chairman Hawthorne			X		

Under other business, Chairman Hawthorne reminded the Board members to attend the Sunshine Law presentation on December 4th at Town Hall.

With no further business, Chairman Hawthorne adjourned the meeting at 7:39pm.

Adriana Nieves
Deputy Town Clerk