



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

Thursday, November 19, 2020
7:00 PM

The Board of Adjustment meeting was called to order at 7:02pm by Chairman Hawthorne.

Roll call was taken: Mr. Darcy Bellemore, Mr. Ken Sulewski, Mr. James Sommer, Mr. Mike Morgan, Chairman Wally Hawthorne and Attorney Erica Augello were present. Also present were; Bruce McLaughlin, Town Planner; applicants and John and Leah Tuttle; Deputy Clerk, Adriana Nieves. Darin Cushing, Building Official appeared telephonically.

Pledge of Allegiance followed by a moment of silence.

Approval of agenda: Agenda of November 19, 2020 was approved with all ayes.

Approval of minutes: Minutes of October 15, 2020 was approved all ayes.

New Business:

Attorney Augello discussed Resolution 2020-01, Adopting Rules of Procedure for Meeting and Incidental Matters of the Board of Adjustment. Attorney Augello stated that this Resolution will document the procedures for the Board of Adjustment, prior to that nothing existed on paper.

James Sommer made a motion to adopt Resolution 2020-01, Ken Sulewski seconded. Motion carried with all ayes.

Attorney Augello swore in all witnesses giving testimony.

Attorney Augello read the following:

Property located at **506 161st Ave., REDINGTON BEACH HOMES 7th ADDITION, LOT 36**, as recorded in plat book 44 page 54 of the Pinellas County Property Appraiser's office, is requesting the Board of Adjustment to approve a variance request to install pool equipment which will encroach into the side setback area 2.5 feet. Section 6-65(b) of the Town's Code of Ordinances states "All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) is prohibited except for air conditioning condensing units, power generation systems and similar mechanical equipment, and fuel tanks required for same." Appendix A, Section 5(b) states "No building, nor any part thereof..., shall approach nearer than seven and one-half ((7½) feet to the side line of...the lot upon which the same is constructed..."

Applicant John Tuttle testified that they looking to install permanent pool equipment which would encroach into the side-yard setback area. Mr. Tuttle stated that the current setbacks create

an area that is too narrow to install the pool equipment. If they were to install the equipment in the rear of the home it would be unsightly and cause noise issues with their neighbors. He stated that there were no objections from neighbors, and that other homes in the community have similar installations encroaching into the side-yard setbacks. The evidence submitted demonstrated that the house was built in 1959 which was prior to the current code and setback being in place, and due to the size of the lot, a variance is needed. The Applicants demonstrated they did not build this home and did not create the need for this variance relative thereto.

The Town Planner had an opportunity to testify and stated that the pool equipment is not an exception to the permanent installation provision in the code as pools are considered a luxury whereas air conditioning units and condensers are considered a necessity.

The Board discussed among themselves.

Mr. Morgan motioned to approve the request for a variance and was seconded by Mr. Sulewski. A roll call vote was taken, and Motion passed with all ayes.

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore			X		
Ken Sulewski		X	X		
James Sommer			X		
Mike Morgan	X		X		
Chairman Hawthorne			X		

With no further business, Chairman Hawthorne adjourned the meeting at 7:18pm.



Adriana Nieves, CMC
Deputy Town Clerk