



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

Thursday, March 18, 2021
7:00 PM

The Board of Adjustment meeting was called to order at 7:00pm 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; applicant Jackie Chalarca; Mike Mittler of Gibson Marine; Mayor Dave Will; and Deputy Clerk, Adriana Nieves.

Pledge of Allegiance followed by a moment of silence.

Approval of agenda: Agenda of March 18, 2021 was approved with all ayes.

Approval of minutes: Minutes of February 18, 2021 was approved with all ayes.

New Business:

Attorney Augello swore in all witnesses giving testimony.

Attorney Augello read the following:

- a. Property located at 16101 Gulf Blvd., REDINGTON BEACH HOMES 2ND ADD BLK 15, LOT 4, as recorded in plat book 23 page 40 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build steps for an electric meter which will encroach into the side setback area 3.33 feet. Per Town Code Appendix A, Sec. 5(b) *"No building, nor any part thereof, as above set forth (excepting eaves which may approach two and one-half (2½) feet nearer shall approach nearer than seven and one-half ((7½) feet to the side line of, or nearer than fifteen (15) feet to the rear line of, the lot upon which the same is constructed;..."* In addition, Town Code Chapter 6 Section 6-65(b) also 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."***

Applicant Jackie Chalarca testified that the existing structure will be removed and replaced with an elevated structure. In order to remain in its current location, the electric meter would be elevated according to code, and there would need to be stairs to access this electric meter. These stairs as designed will encroach into the side setback 3.3 feet.

The Town Planner had an opportunity to testify and clarified that the application met the criteria for a hardship.

The Board discussed among themselves.

Darcy Bellemore made the motion to approve the application as submitted. Ken Sulewski seconded. Motion carried with all ayes.

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

Attorney Augello read the following:

- b. Property located at 16105 4th St. E., REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 36 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a seawall which will have an elevation of 12” above the existing seawall. Per Town Code 5-56(c)(1)(g) *“The elevation for all seawalls, bulkheads, and retaining walls fronting on the bay shall be equal to or greater than an elevation of 4.12 feet, NAVD, as defined in section 10.10 of this Code, mean sea level.”***

The Applicant’s representative, Mr. Mike Mittler of Gibson Marine, testified that the elevation of the existing seawall was 2.3 feet, the elevation of the pool deck was 3.7 feet and the elevation of the structure is 4.4 feet. They are applying for a variance from the current seawall elevation code which states a minimum elevation of 4.12 feet. If the applicants built the seawall to code, the seawall would be higher than their neighbors’ seawalls, as well as being higher than the pool deck.

Mr. Mittler testified that a higher seawall would impede drainage on the property, and that a lower seawall would help drainage.

Bruce McLaughlin, the Town Planner, testified that the seawall code has remained the same since at least 1980. Resiliency is the direction in which the Town would like to move, therefore, encouraging residents to build lower seawall is not moving towards resiliency. He reminded the Board that the Coastal management element of the Town’s Comprehensive Plan points towards resiliency.

The Town Attorney, Erica Augello reminded the Board that all decisions must be based on what the current ordinance is TODAY.

The Board directed questions to Mr. Mittler and Mr. McLaughlin and then discussed among themselves.

Mr. Bellemore motioned to approve the variance request as submitted. Mr. Sulewski seconded. Motion carried with three ayes and two nays.

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

With no further business, Chairman Hawthorne adjourned the meeting at 7:45pm.

Adriana Nieves, CMC
Deputy Town Clerk