



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

Thursday, May 20, 2021

7:00 PM

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

Roll call: Mr. Ken Sulewski, Mr. Mike Morgan, Mr. James Sommer, Chairman Wally Hawthorne and Attorney Jeremy Simon were present. Mr. Darcy Bellemore, had an excused absence. Also present were; Bruce McLaughlin, Town Planner; applicant Steve Eiseman; applicants Jay and Teresa Thompson; applicant Greg Zaski; Jeff Patterson of Speeler Foundations; resident Greg Rodgers; Commissioner Skjoldager; and Deputy Clerk, Adriana Nieves.

Pledge of Allegiance followed by a moment of silence.

Approval of agenda: Agenda of May 20, 2021 was approved with all ayes.

Approval of minutes: Minutes of April 15, 2021 was approved with all ayes.

New Business:

Attorney Simon swore in all witnesses giving testimony.

a) Attorney Simon read the following:

Property located at **16008 5th St E.**, REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 29 & 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 for an existing platform and steps

for an electric meter which will encroach into the side setback area 4.5 feet. Per Town Code Chapter 6 Section 6-65(b): **“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 Steve Eiseman testified that Duke Energy required this platform and stairs for access to the electric meter. This is a newly built residence. The Building Official issued a temporary certificate of occupancy which would become a final certificate of occupancy if the variance request were approved.

Resident Greg Rodgers, 16010 5th St E., stated that this situation will repeat as more properties are elevated. Mr. Rodgers feels that since this is a requirement by Duke Energy, this shouldn't have to go through the variance application process.

The Board discussed among themselves.

Mr. Sulewski made the motion to approve the application as submitted. Mr. Sommer seconded. Roll call vote was taken and Motion carried with all ayes.

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

b) The application for the property located at 16120 4th St E., was **withdrawn**.

c) Attorney Simon read the following:

Property located at **504 161st Ave.**, REDINGTON BEACH HOMES 7TH ADD LOT 37 as recorded in plat book 44 page 54 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to add on to an existing non-conforming dock facility which would encroach into the side setback 2.5 feet. Per Town Code 5-57(a)(17)(a) ***“...in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located.”*** In addition, Town Code 5-57(a)(17)(b) states: ***“Boatlifts and associated catwalks, and tie poles may be located no closer***

than 7.5 feet from the property lines of the associated property as extended into the water provided that no boat may be tied to the side of a tie pole closer to the property line.”

The applicant was represented by Jay Thompson, who testified that the water under the current dock is very shallow. By expanding the length 4 additional feet, the water depth increases enough for the boat lift to function properly. Due to the unusual shape of the lot, the increased length will also increase the encroachment into the side set-back area. The existing dock already encroaches into the setback area, so the increased dock length would expand the encroachment. There was one letter of support submitted by the neighbor at 506 161st Ave. Board members discussed among themselves.

Mr. Sulewski made the motion to approve the application as submitted. Mr. Sommer seconded. Roll call vote was taken and Motion carried with all ayes.

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

d) Attorney Simon read the following:

Property located at **16486 Redington Drive**, REDINGTON BEACH HOMES 5TH ADD LOT 27 as recorded in plat book 27 page 44 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to replace an existing dock facility with a newly constructed dock facility which would have an overall length of 40 feet from the seawall. Per Town Code 5.57(a)(17)(e): ***“The maximum allowable dock facility shall be within a 30-foot length from the seawall.”***

The applicant was represented by Jeff Patterson of Speeler Foundations who testified that the existing dock is 44 feet long. The applicant wishes to remove the existing dock and replace it with a newly built dock 40 feet long. Since the Town’s code allows docks no longer than 30 feet, the applicant was required to apply for a variance. There were 2 letters of support submitted from neighbors at 16488 Redington Drive and 16480 Redington Drive.

The Board discussed among themselves.

Mr. Sulewski made the motion to approve the application as submitted. Mr. Sommer seconded. Roll call vote was taken and Motion carried with all ayes.

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

Other business:

Board member Ken Sulewski asked the Town Planner, Bruce McLaughlin if there was going to be any future amendment to the Town's codes regarding the situation of utility meter access stairs and platforms encroaching into setback areas. Mr. McLaughlin stated that he is working on that with the Building Official and will report back to the Board of Adjustment when they have a solution.

With no further business, Chairman Hawthorne adjourned the meeting at 7:32pm.



Adriana Nieves, CMC, CFM
Deputy Town Clerk