



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

Thursday, November 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, Chairman Wally Hawthorne and Attorney Jeremy Simon were present; also attending were Shawntay Skjoldager, Building Commissioner; applicants David and Barbara Helmtoller; applicant representative Robert Lord; and Deputy Clerk, Adriana Nieves. Absent was Mr. Mike Morgan. Building Official, Bruce Cooper appeared telephonically.

Pledge of Allegiance followed by a moment of silence.

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

Approval of minutes: Minutes of October 21, 2021 was approved with all ayes.

New Business:

Attorney Simon swore in all witnesses giving testimony.

Attorney Simon read the following:

- a.** Property located at 16115 Redington Drive REDINGTON BEACH HOMES 1ST ADD BLK 10, LOT 8 & NW'LY 37FT OF LOT 9 & S'LY 3FT OF LOT 7 as recorded in plat book 22 page 3 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a catwalk and boatlift whose length will be approximately 40 feet from the seawall. Town Code 5.57(a)(17)(e) states:
"The maximum allowable dock facility shall be within a 30-foot length from the seawall."

Applicant David Helmtoller testified that he would like to build a boat lift for his new boat which is 36 feet long. The water is very shallow at low tide. Mr. Sommer noted that there were tie poles present and asked how far from the seawall they are. Applicant Barbara Helmtoller testified that the dock on one side of their property is 42 feet long, and the dock on the other side is 44 feet long but was unsure of how far the tie poles extend. Mrs. Helmtoller noted that this is a wide channel. She added that the total length requested is 42 feet.

Chairman Hawthorne asked for public comments. Paula Lindsey 16111 4th St E spoke in opposition to the variance request. She is against granting any variance for docks longer than 30 feet.

Chairman Hawthorne closed public comment.

The Board discussed among themselves. They noted there was no navigational issue with extending the existing dock 3 additional feet, as the channel is approximately 300 feet across.

Mr. Bellmore made a motion to approve the variance as applied for. Mr Sulewski seconded the motion. Roll call vote was taken and the motion to approve was passed 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 Simon read the following:

- a. Property located at **16120 5th St E., REDINGTON BEACH HOMES 6TH ADD** BLK 1, LOT 54 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 install a dock whose length will be approximately 49 feet from the seawall. Town Code 5.57(a)(17)(e) states: “***The maximum allowable dock facility shall be within a 30-foot length from the seawall.***”

The applicant’s representative Mr. Robert Lord, 430 173rd Ave., North Redington Beach, testified that the existing tie poles extend 50 feet and 54 feet from the seawall. They will remove those existing tie poles and existing dock and replace with a dock extending 49 feet from the seawall. Mr. Sommer asked Mr. Lord to provide the depth of the water at the seawall at low tide. Mr. Lord did not have that information. Chairman Hawthorne asked Mr. Lord how big the boat is. Mr. Lord did not have that information. Mr. Bellemore noted that the new dock facility will be shorter than the existing dock facility with the removal of the tie poles.

Mr. Cooper testified that the dock facility will be contained within the center third of the property and other than the length, there were no other issues.

Chairman Hawthorne asked for public comments.

Paula Lindsey 16111 4th St E spoke in opposition to the variance request. She feels the boat on a lift will block her view. She noted that she submitted 19 petitions signed by residents opposed to the dock variance. She is concerned that a boater will injure themselves on this dock facility and sue the Town because it issued a variance.

Laura Lee Walsingham, 16131 4th St E, testified that navigation will be impeded. She feels it’s extremely long and nobody needs a 49-foot boat. She feels that the boat should equal the 30-foot dock length.

Clarissa Hughes 16115 4th St E testified that when she applied for a dock variance she was denied. She feels that increasing the dock length will cause the waterways to get narrower.

Chairman Hawthorne closed public comment.

Mr. Cooper stated that the final approval for this dock comes from Pinellas County Water and Navigation.

Attorney Simon presented a letter of approval from the neighbor at 16117 5th St E.

The Board discussed among themselves. Mr. Sommer noted that there is no hardship of the land. Mr. Bellemore stated that the existing tie poles are further out than the proposed dock. Mr. Sulewski noted that they are reducing the overall length of the existing dock facility from 54 feet to 49 feet.

Mr. Bellmore made a motion to approve the variance as applied for. Mr Sulewski seconded the motion. Roll call vote was taken and the motion to approve was passed with three ayes and one nay.

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

Other business:

Chairman Hawthorne proposed that all future meetings of the Board of Adjustment begin at 6:30 pm. Attorney Simon noted that the meeting times are at the Chairman's discretion, although since notices for the December meeting had already been mailed, the January meeting will be the first held at 6:30pm.

With no further business, Chairman Hawthorne adjourned the meeting at 8:11pm.

Adriana Nieves, CMC, CFM
Deputy Town Clerk