



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

Thursday, December 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 Nancy Meyer were present; also attending were Shawntay Skjoldager, Building Commissioner; applicant Linda Wilson; applicant Scott Bates; applicants Tom and Nicole Busch; applicant representative Doug Speeler; and Deputy Clerk, Adriana Nieves. Building Official Bruce Cooper appeared telephonically.

The Pledge of Allegiance was followed by a moment of silence.

Approval of agenda: Agenda of December 16, 2021 was approved with all ayes.

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

New Business:

Attorney Meyer swore in all witnesses giving testimony.

Attorney Meyer read the following:

- a. Property located at **16109 5th St E, REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 59 & 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 3.12 feet NAVD. 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."***

Applicant Linda Wilson testified that her seawall is old and needs to be replaced. The house elevation is 4.3 feet, and the pool elevation is 3.8 feet. She would like the new seawall to be the same elevation as the adjacent seawalls. The applicant testified that her yard as well as the adjacent yards would probably flood if the seawall was built higher than the yard elevation.

Building Official Bruce Cooper reported that the Town's seawall code has been the same for at least 40 years. He noted that older homes have a lower elevation than newly built homes. He also noted that if a house has an elevation lower than the height of a seawall, the house will probably flood.

Mr. Morgan confirmed the primary hardship for the applicant is the low elevation of the house and the secondary hardship is the potential to flood the neighboring properties, if the new seawall was built to code.

Chairman Hawthorne asked for public comment. Mr. Doug Speeler testified that the neighboring seawalls were probably built above the elevation of the street.

The Board discussed among themselves.

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 Meyer read the following:

- b. Property located at **16111 6th St E., REDINGTON BEACH HOMES 7TH ADD LOT 17 & RIP RTS** 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 install a step-down and 2 pilings on an existing dock whose length will be approximately 34' 3" 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 Scott Bates testified that the step-down at the end of his dock washed away during a recent storm. He would like to replace it with a stronger step-down including pilings, which will result in the total dock length of approximately 34 feet, 3 inches from the seawall.

Chairman Hawthorne asked for public comments, but there were none.

The Board discussed among themselves. Mr. Sulewski noted that this property is exposed to open water and wind, and thought it is a good move to make the step-down more robust.

Mr. Sulewski made a motion to approve the variance as applied for. Mr. Sommer 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		
Ken Sulewski	X		X		
James Sommer		X	X		
Mike Morgan			X		

Attorney Meyer read the following:

- c. Property located at 16014 4th St E, REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 3, 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 lower than 4.12 feet NAVD. 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.”***

Applicant Nicole Busch testified that the existing seawall is rusty and cracking and needs to be replaced. Their house has a low elevation, so the seawall needs to be lower than what the Town code requires. They would like to build a pool, so they need a newly engineered seawall for that, as well.

Bruce Cooper, Building Official, requested that the applicant provide a specific elevation for the new seawall. He noted that their application did not have that number included. Applicant Busch requested a few moments to contact the seawall builder to confirm the new seawall elevation. Attorney Meyer called for a recess to allow the applicant time to get the requested information. Attorney Meyer instructed Chairman Hawthorne to continue with the next application on the agenda.

Attorney Meyer read the following:

- d. Property located at **15855 Redington Drive., LONE PALM BEACH 3RD ADD BLK 23, LOT 15 & ACCRETED LAND ADJ** as recorded in plat book 20 page 74 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 50 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 was represented by Doug Speeler of Speeler Foundations, 519 Crystal Drive, Madeira Beach. Mr. Speeler testified that the applicant would like to remove the existing 48' dock facility and replace it with a 50' dock facility. The boat lift will be moved to the left side of the dock.

Chairman Hawthorne asked for public comments, but there were none.

The Board discussed among themselves. Mr. Morgan noted that with the current dock at 48 feet, an additional 2 feet in length would barely be noticed.

Mr. Sulewski made a motion to approve the variance as applied for. Mr. Morgan 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		
Ken Sulewski	X		X		
James Sommer			X		
Mike Morgan		X	X		

Attorney Meyer recalled agenda item 6c.

Applicant Nicole Busch reported that the new seawall will have an elevation of 3.75 feet NAVD. She noted that this is only 4-5 inches lower than the allowed 4.12 feet.

Chairman Hawthorne asked for public comments, but there were none.

The Board discussed among themselves.

Mr. Bellmore made a motion to approve the variance for a seawall with an elevation of 3.75 feet. 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		

Other business:

With no further business, Chairman Hawthorne adjourned the meeting at 7:55 pm.



Adriana Nieves, CMC, CFM
Deputy Town Clerk