



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

Thursday, March 17, 2022
6:30 PM

The Board of Adjustment meeting was called to order at 6:30pm by Chairman Hawthorne.

Roll call was taken: Mr. Robert Rockell, Mr. Ken Sulewski, Mr. Darcy Bellemore, Mr. James Sommer, Chairman Wally Hawthorne and Attorney Erica Augello were present; also attending were applicants David and Barbara Helmtoller; applicant representative Tim Roney; applicants Todd and Tobie Smith; and Deputy Clerk, Adriana Nieves. Building Official Bruce Cooper appeared telephonically. Mr. Mike Morgan was absent (excused).

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

Approval of agenda: Agenda of March 17, 2022 was approved with all ayes.

Approval of minutes: Minutes of January 20, 2022 was approved with all ayes.

New Business:

Attorney Augello swore in all witnesses giving testimony.

Attorney Augello read the following:

- a. Property located at **16115 Redington Drive** is requesting the Board of Adjustment approve a variance request to extend the dock facility to an overall length of 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.”***

Applicant Andrew David Helmtoller testified that he owns a sailboat and is requesting a variance to extend the dock facility to 49 feet in order to install a boat lift. He stated that there are existing tie poles belonging to neighboring properties which are 60 feet from the seawall. Docks on adjacent properties are at 44’ and 42’. The applicant stated that the proposed boat lift at 49’ would not impede navigation.

Bruce Cooper, Building Official, testified that the applicants were granted a variance in November 2021 to extend the dock facility to 40’ from the seawall. Now the applicants are asking for more than the minimum that was required for approval of the initial variance request.

The Board members questioned the applicants as to what changed in the 3 months since the first variance request. The applicants testified that after the first request was approved, and dock contractors began giving them quotes, the applicants realized that 40 feet wouldn’t give them the depth the sailboat required. Therefore, they had to request an additional 9 feet.

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

The Board discussed among themselves.

Mr. Rockell made a motion to approve the variance request. 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		
Ken Sulewski		X	X		
James Sommer			X		
Mike Morgan					X
Robert Rockell	X		X		

Attorney Augello read the following:

- b. Property located at **16307 Redington Drive** is requesting the Board of Adjustment approve a variance request to expand an existing garage which will encroach into the front setback area 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) are prohibited except for air conditioning condensing units, pool water pumping, filtering and heating equipment, water softeners, power generation systems, and similar mechanical equipment, and fuel tanks required for same."*

Attorney Augello stated that although the agenda refers to section 6-65(b) of the Town's code, the applicants are seeking relief from Appendix A Section 5(b).

Applicant representative Tim Roney, Roney Designs, testified that his client is seeking to build a single-story 2-car garage. Currently there is a small 1-car garage. The garage addition will encroach into the front setback area 5 feet. Mr. Roney submitted an additional picture to the Board showing a rendering of the finished construction. Mr. Roney also submitted a list of affected neighbors who all approved of the encroachment.

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

The Board discussed among themselves.

Mr. Sulewski made a motion to approve the variance as requested. 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
Robert Rockell			X		

With no further business, Chairman Hawthorne adjourned the meeting at 7:07pm.



Adriana Nieves, CMC, CFM
Deputy Town Clerk