



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

Thursday, April 21, 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. James Sommer, Mr. Mike Morgan, Chairman Wally Hawthorne and Attorney Erica Augello were present; also attending were applicants Debbie and James Trueblood; applicant representative Jason Rogers; Commissioner Shawntay Skjoldager; and Deputy Clerk, Adriana Nieves. Building Official Bruce Cooper appeared telephonically. Mr. Darcy Bellemore was absent (excused).

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

Approval of agenda: Agenda of April 21, 2022 was approved with all ayes.

Approval of minutes: Minutes of March 17, 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 **16305 Redington Drive** is requesting the Board of Adjustment approve a variance request to extend the dock facility to an overall length of 50.5 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 James Trueblood testified that they are requesting a variance to extend the dock facility to 50.5 feet in order to install a boat lift. He stated that during low tides there is no water under the dock. Extending the dock and adding a lift would enable him to be able to use his boat more frequently. The applicant stated that the proposed boat lift at 50.5 feet would not impede navigation.

Mr. Rockell asked the applicant if the floating dock in the application would be encroaching in the side setback since it appears to only be 2 or 3 feet away from the lot line. Mr. Trueblood stated that the neighbor, Mr. Todd Smith, approved the design.

Mr. Sommer asked the applicant if he was sure that 50.5 feet would be the minimum required for the dock. Mr. Trueblood assured him it was. Jason Rogers, Priority Marine, confirmed.

Mr. Morgan asked if the existing tie poles will remain or be removed. Mr. Trueblood responded that they will be removed.

Chairman Hawthorne noted that there were 2 letters of support received by the applicants' neighbors.

Chairman Hawthorne asked for public comments.

Annette Gelbrich, 510 161st Avenue, opposed granting this variance. She stated that if longer docks are approved, it would harm her property value and her enjoyment would be diminished. She thinks it sets a precedent and thinks dredging should be an option.

Bruce Cooper, Building Official, testified that due to the accretion of sand, this particular property has a unique circumstance. He recommended approval of the variance and submitted a written report to support his opinion.

The Board discussed among themselves.

Mr. Sulewski made a motion to approve the variance request. Mr. Rockell 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		

Mr. Sulewski asked Attorney Augello to explain why the Town notifies non-bayfront neighbors about dock variance applications. Attorney Augello replied that the Town's codes require notifying ALL neighbors within 150 feet of the applicant's address.

With no further business, Chairman Hawthorne adjourned the meeting at 6:55pm.



Adriana Nieves, CMC, CFM
Deputy Town Clerk