

SUBMITTED BY APPLICANT

ALAN H. MARRULLIER

16472 REDINGTON DRIVE

JUN 02 2022

TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

The following must be furnished with this application: [incomplete applications will not be accepted]

- ☒ Completed original application
- ☒ Variance Application fee (\$250.00 NO CREDIT CARDS):
- ☒ Written description of hardship
- ☒ Other supporting information, as necessary **SEE ATTACHED EXHIBIT PACKAGE**

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other similarly situated lands, structures, or buildings in the same district;
- (4) A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same district under the terms of applicable code;
- (5) The applicant has not made a second petition or application for the same request for a period of 120 days from the date of the order on a previous petition or application; and
- (6) The conditions or special circumstances peculiar to the property have not been self-created nor are the result from an action by the applicant or with prior knowledge or approval of the applicant. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board will have no legal right to grant such a variance.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name		ALAN H. MARRULLIER		Email		ALAN@CLEARCAPADVISORS.COM	
Address							
PO BOX 48428							
City		ST. PETERSBURG		State		FLORIDA	
				Zip		33743	
Phone		727-415-5749		Fax			
				Cellular		727-415-5749	

Applicant

Name		ALAN H. MARRULLIER		Email		ALAN@CLEARCAPADVISORS.COM	
Address							
16472 REDINGTON DRIVE							
City		REDINGTON BEACH		State		FLORIDA	
				Zip		33708	
Phone		727-415-5749		Fax			
				Cellular		727-415-5749	

Agent (if applicable)

Name				Email			
Address							
City				State		Zip	
Phone				Fax			
				Cellular			

General Information

Property Location or Address	
16472 REDINGTON DRIVE, REDINGTON BEACH, FLORIDA 33708	
Legal Description (attach additional sheet if necessary)	
Tax Parcel Number	05-31-15-73944-000-0200
Zoning District	

Requested Action:

Describe request and applicable code section:

We are requesting a variance to Town Code Section 5.57(a)(17)(e) which states - "The maximum allowable dock facility shall be within 30-foot length from the seawall". In conjunction with the replacement of an aging seawall, we are proposing to replace an existing 35-foot dock with a new 48-foot dock facility including a boat lift, a catwalk, and tie-poles. Other than the additional length, all town and county dock code requirements will be met. Property set backs will be exceeded due to this property having an 87-foot seawall. We are requesting the variance to allow for safe operation of the boat lift and vessel due to extremely shallow water within proximity of the seawall.

Required LDC Regulation(s): [list all that apply]

Town Code Section 5.57(a)(17)(e)

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

1. **What special conditions or circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similarly situated lands, structures or buildings in the same district?**

16472 and many of its neighboring properties on Redington Drive are subject to extreme low tides and shoaling conditions along the seawall and extending out in excess of 50-feet from the seawall. Please see county aerial photography included in attached Exhibit package that illustrates shoaling/shallow conditions.

2. **What literal interpretation of the provisions of the applicable code would deprive the Applicant(s) of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code?**

Strictly interpreted, the applicable code would restrict the property owner's ability to make full use of the waterfront amenities and conditions commonly enjoyed by other similarly situated properties. Due to the channel width in excess of 350 feet, the proposed plan will not create any navigational hazards. Due to the property seawall length of 87 feet, the proposed plan will exceed the required 7.5 foot property line setbacks.

3. **What special conditions or circumstances entitles the Applicant to a variance that are NOT self-created by the Applicant or an action taken with the Applicant's prior knowledge or approval?**

The applicant did not create the shallow water conditions, nor did the applicant create the 30 foot dock facility length restriction.

4. **Explain how the granting of the variance will not confer on the Applicant any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.**

If granted, this variance will not confer any special privilege to the homeowner as any homeowner has the right to request the same variance. Town records indicate that recently, 8 homeowners have requested dock length variances and 4 have been awarded the same, or even greater dock length variances.

5. **Explain how the variance requested is the minimum variance necessary to permit the reasonable use of the lands, structures or buildings, will be in harmony with the general purpose and intent of the applicable code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

Low tide water depth measurements (see attached exhibits) indicate 36 inches of water at 35 feet from the seawall. Safe boatlift and vessel operation require in excess of that water depth. Given the channel width in excess of 350 feet there will be no navigational hazards. Given the property seawall width of 87 feet the plan property line setbacks will exceed the code requirement and will not be injurious to any neighbor or the public welfare.

Note: No variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board shall have no legal right to grant a variance.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.

TOWN OF REDINGTON BEACH, FLORIDA

VARIANCE APPLICATION

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that _____ is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: JUNE 2, 2022 Title Holder: [Signature]
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by _____ physical presence or _____ online notarization this 2 day of June, A.D. 2022, by ALAN H. MARROLLIER who is personally known to me or who has produced Florida Driver license as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Liliana Ortiz

NOTARY SIGNATURE: [Signature]

NOTARY STAMP



OFFICIAL CHECK

1004364475

THE REPLACEMENT OF THIS DOCUMENT REQUIRES THE COMPLETION OF A TRUIST DECLARATION OF LOSS

ISSUING BRANCH 8551102-ST. PETE TYRONE

DATE June 02, 2022

CLIENT COPY

TOWN OF REDINGTON BEACH

\$250.00

Two Hundred Fifty and 00/100ths Dollars

COPY NOT NEGOTIABLE

TRUIST 

MEMO/PURCHASER ALAN H MARRULLIER

Redington Insurance

OFFICIAL CHECK

1004364475

68-236/514

ISSUING BRANCH 8551102-ST. PETE TYRONE

DATE June 02, 2022

PAY TO THE ORDER OF TOWN OF REDINGTON BEACH

\$250.00

Two Hundred Fifty and 00/100ths Dollars

TRUIST 


DOLLAR TWO FIVE ZERO PERIOD ZERO ZERO

AUTHORIZED SIGNATURE



MEMO/PURCHASER ALAN H MARRULLIER

⑈ 1004364475⑈ ⑆ 051402369⑆ 0001014010097⑈

Owner Name: ALAN MARQUILLER Site Address: 16472 BEDFORD DR

Nature and Size of Project: INSTALL 7.9' X 38' DOCK 7.9' X 10'
LOWER DOCK 2.5' X 48' CATWALK (2) TIE
POLES INSTALL 20,000 LB BOAT LIFT

Total Project Square Footage: 499.2

New Square Footage: 499.2

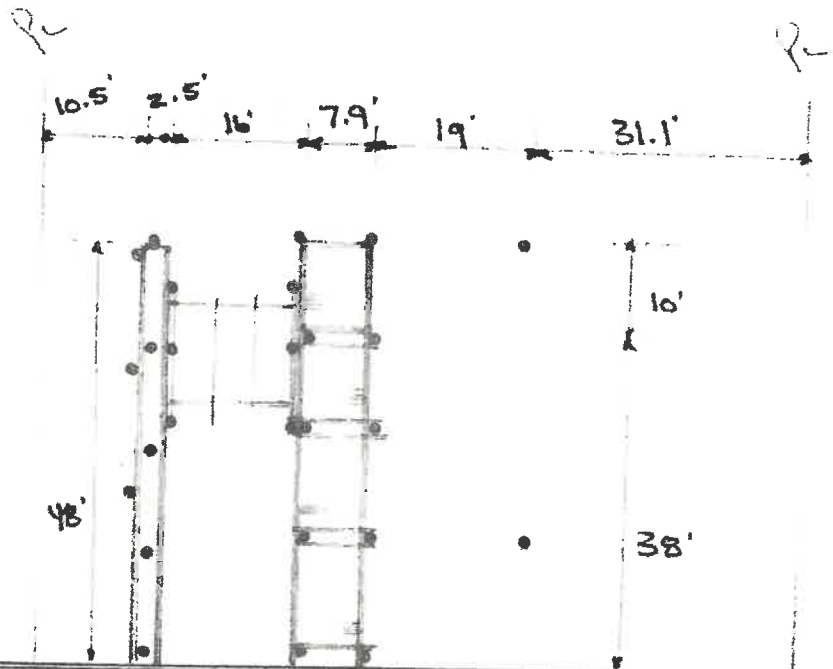
Total Number of Pilings: 26

Diameter of Pilings: 8"-10"

Waterway Width: 343

Waterfront Width: 87'

Plan View Drawing
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner

Right Owner

Signature

Date

Signature

Richard K. Liguori Date 4-18-22

Municipality Approval

Water and Navigation Approval

05-31-15-73944-000-0200[Compact Property Record Card](#)[Tax Estimator](#)**Updated May 21, 2022**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MARRULLIER, ALAN H PO BOX 48428 ST PETERSBURG FL 33743-8428	16472 REDINGTON DR REDINGTON BEACH

[Property Use:](#) 0110 (Single Family Home)Current Tax District: REDINGTON BEACH
(RB)

Total Living: SF: 1,609

Total Gross SF: 2,835

Total Living Units: 1

[\[click here to hide\] Legal Description](#)

REDINGTON BEACH HOMES 5TH ADD LOT 20 & ELY 24FT OF LOT 19

Tax Estimator File for Homestead Exemption			2022 Parcel Use
Exemption	2022	2023	
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
08413/1859	\$752,000 Sales Query	121030277013	A	Current FEMA Maps	27/44

2021 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$645,302	\$585,715	\$535,715	\$560,715	\$535,715

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	Yes	\$704,457	\$577,628	\$527,628	\$552,628	\$527,628
2019	Yes	\$649,682	\$564,641	\$514,641	\$539,641	\$514,641
2018	Yes	\$639,622	\$554,113	\$504,113	\$529,113	\$504,113
2017	Yes	\$576,627	\$542,716	\$492,716	\$517,716	\$492,716
2016	Yes	\$556,616	\$531,553	\$481,553	\$506,553	\$481,553
2015	Yes	\$527,858	\$527,858	\$477,858	\$502,858	\$477,858
2014	No	\$485,658	\$418,762	\$418,762	\$485,658	\$418,762
2013	No	\$380,693	\$380,693	\$380,693	\$380,693	\$380,693
2012	No	\$367,274	\$367,274	\$367,274	\$367,274	\$367,274
2011	No	\$345,195	\$345,195	\$345,195	\$345,195	\$345,195
2010	No	\$388,816	\$388,816	\$388,816	\$388,816	\$388,816
2009	No	\$455,700	\$455,700	\$455,700	\$455,700	\$455,700
2008	No	\$508,900	\$508,900	\$508,900	\$508,900	\$508,900
2007	No	\$606,200	\$606,200	\$606,200	N/A	\$606,200
2006	No	\$676,800	\$676,800	\$676,800	N/A	\$676,800
2005	Yes	\$587,800	\$209,500	\$184,500	N/A	\$184,500
2004	Yes	\$460,700	\$203,400	\$178,400	N/A	\$178,400
2003	Yes	\$387,100	\$199,600	\$174,600	N/A	\$174,600
2002	Yes	\$343,700	\$194,900	\$169,900	N/A	\$169,900
2001	Yes	\$273,800	\$191,900	\$166,900	N/A	\$166,900
2000	Yes	\$243,200	\$186,400	\$161,400	N/A	\$161,400
1999	Yes	\$227,300	\$181,500	\$156,500	N/A	\$156,500
1998	Yes	\$206,100	\$178,700	\$153,700	N/A	\$153,700
1997	Yes	\$194,100	\$175,800	\$150,800	N/A	\$150,800
1996	Yes	\$185,900	\$168,600	\$143,600	N/A	\$143,600

2021 Tax Information

2021 Tax Bill	Tax District: RB
2021 Final Millage Rate	16.1815
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
24 Sep 1993	08413 / 1857	\$192,600	U	I
Mar 1981	05164 / 1804	\$118,500	Q	
1977	04497 / 1017	\$73,000	Q	

2021 Land Information

Seawall: Yes

Frontage: Intracoastal

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	85x120	\$600.00	85.5200	0.9506	\$699,140	FF

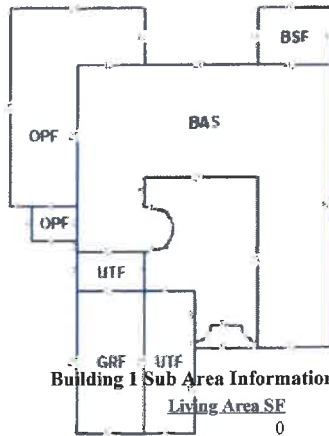
[\[click here to hide\] 2022 Building 1 Structural Elements \[Back to Top\]\(#\)](#)

Site Address: 16472 REDINGTON DR

Building Type: Single Family

[Compact Property Record Card](#)

Quality: Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 9
 Year Built: 1952
 Effective Age: 39
 Heating: Central Duct
 Cooling: Cooling (Central)



Description	Living Area SF	Gross Area SF
Open Porch (OPF)	0	617
Base Semi-finished (BSF)	130	130
Base (BAS)	1,479	1,479
Garage (GRF)	0	300
Utility (UTF)	0	309
Total Living SF: 1,609		Total Gross SF: 2,835

[\[click here to hide\] 2022 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$18.00	600.00	\$10,800.00	\$4,968.00	2000
FIREPLACE	\$4,500.00	1.00	\$4,500.00	\$1,800.00	1952
PATIO/DECK	\$12.00	768.00	\$9,216.00	\$3,686.00	1952
DOCK	\$38.00	214.00	\$8,132.00	\$3,253.00	1993

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
21RED-00528	FENCE	28 Jan 2022	\$5,258
20RED-00375	WINDOWS/DOORS	25 Nov 2020	\$3,189
19RED-00142	WINDOWS/DOORS	11 Apr 2019	\$3,860
2015040017	WINDOWS/DOORS	13 Apr 2015	\$3,200
P3649705	DOCK	27 Oct 2005	\$0



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

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**16472 Redington Drive
Dock Length Variance Request
Exhibit Package**

Image and Measurement Data Sources

[Pinellas County WebGIS](#)

16472 Redington Drive Dock Length Variance Request Exhibit Package

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**16472 Redington Drive –
Dock Variance Request**
Redington Drive
Shoal Line From Seawall = 76 feet

Redington Drive
& Town of Redington Beach has documented shallow and shoaling conditions along the city's intercoastal seawall shoreline stemming from original city seawall construction and dredging – as evidenced by city dock length variance applications this condition impacts many waterfront home owners.

Redington Drive
Visible Aerial Shoal Line
Distance From Seawall =
76 Feet

16472 Redington Drive

****Image Source – Pinellas County GIS System**



5/31/2022

16472 Redington Drive - Dock Variance

Reason For Application & History

Due to the replacement of an end-of-life seawall, applicant would like to replace an existing 35-foot ageing dock structure with a new 48-foot dock facility including an associated catwalk, tie poles and boat lift. Applicants' property is frequently impacted by shallow water and requests the length variance to accommodate safe operation of planned boat lift and vessel. The boatlift requires a minimum of 65 inches of water for operation.

In February 2022, applicant, through its marine contractor, Docks Inc., submitted plans for a new 30-foot dock structure fully contained within the center one third of the property with no impact to side property line setbacks and no navigational hazard. The plans complied with all Town and County Dock construction codes other than for the fact that the planned boat lift was placed on the outboard end of the code compliant 30-foot dock. The boat lift is 16 feet wide, thereby extending the dock facility to 46 feet from the seawall.

In an email dated February 25, 2022, despite the fact that the new proposed dock was 5 feet shorter than the existing dock, the Town Building Official denied the application and the plans on the grounds that the combined dock and boat lift exceeded the established Town code for a dock facility not to exceed 30 feet from the seawall, thereby requiring a variance hearing.

MATERIALS	
ITEM	QUANTITY
Pressure Treated Frame	1
2x4's	1
2x6's	1
2x8's	1
2x10's	1
2x12's	1
2x14's	1
2x16's	1
2x18's	1
2x20's	1
2x22's	1
2x24's	1
2x26's	1
2x28's	1
2x30's	1
2x32's	1
2x34's	1
2x36's	1
2x38's	1
2x40's	1
2x42's	1
2x44's	1
2x46's	1
2x48's	1
2x50's	1
2x52's	1
2x54's	1
2x56's	1
2x58's	1
2x60's	1
2x62's	1
2x64's	1
2x66's	1
2x68's	1
2x70's	1
2x72's	1
2x74's	1
2x76's	1
2x78's	1
2x80's	1
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2x256's	1
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2x266's	1
2x268's	1
2x270's	1
2x272's	1
2x274's	1
2x276's	1
2x278's	1
2x280's	1
2x282's	1
2x284's	1
2x286's	1
2x288's	1
2x290's	1
2x292's	1
2x294's	1
2x296's	1
2x298's	1
2x300's	1
2x302's	1
2x304's	1
2x306's	1
2x308's	1
2x310's	1
2x312's	1
2x314's	

16472 Redington Drive – Dock Variance Request Supporting Correspondence for variance request

RE: Marrullier 16472 Redington - Request for Dock Building Code Clarification

 Bruce Cooper <bcooper@safebuilt.com>
to Alan Marrullier
Cc: Bruce Nesti; jake@docksincorporated.com; marshap@corporaterebellnetwork.com

 You replied to this message on 3/22/2022 2:52 PM.

From: Bruce Cooper <bcooper@safebuilt.com>
Sent: Friday, February 25, 2022 2:48 PM
To: Docks, Inc. <jake@docksincorporated.com>
Subject: 16472 Redington

Good afternoon,

The maximum length is 30 feet.

Bruce Cooper CBO, CFM
Building Official, Floodplain Manager
Towns of Belleair, North Redington Beach & Redington Beach Plans Examiner
(B.M.E.P)
Cell: 727.263.8366
bcooper@safebuilt.com

Bruce Nesti
Docks Inc,
cell 727-365-1310
office 727-536-6786

Town of Redington Beach Building Official
email correspondence denying original dock
plan for 30 foot dock with outboard boatlift.

Re: Your HarborHoist Quote

 jeremy gerber <jeremy@tidewaterboatlifts.com>
to Alan Marrullier

 You replied to this message on 4/18/2022 1:42 PM
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Alan,

Did you receive the updated quote for the 18k and 20k lifts? Are you interested in placing an order on a lift? All I wrote you ever said to check the actual water depth. Once again these two lifts are going to need 65 inches of water depth to operate.

What Floats Your Boat?

Jeremy Gerber
Sales Manager
720-252-6492

Boatlift manufacturer email correspondence
confirming minimum water depth for
operation of boatlift.

5/31/2022

16472 Redington Drive - Dock Variance

5

**16472 Redington Drive
Dock Length Variance Request
Water Depth**

16472 Redington Drive Dock Length Variance Request
Dock Water Depth @ Low Tide



**16472 Redington Drive
Dock Length Variance Request
Low Tide Water Depth Imagery**



6/1/2022

16472 Redington Drive - Dock Variance

Town of Redington Beach
Dock Facility Code
&
Pinellas County
Dock Structure Code

5/31/2022

16472 Redington Drive - Dock Variance

16472 Redington Drive – Dock Variance Request
Applicable Town & County Codes

Town Code 5-57(a)(17):

"The **dock facility** shall consist of the slips, boatlifts, dock, catwalks, platforms, lower landings, tie poles, and personal watercraft lifts. "

Town Code 5-57(a)(17)(a): All **dock facilities except** for boatlifts and associated catwalks, and tie poles, shall be contained within the center one-third of the property along the waterfront, but 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.

Town Code 5-57(a)(17)(b): "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."

Town Code 5.57(a)(17)(e): "The maximum allowable **dock facility** shall be within a 30-foot length from the seawall."

Town of Redington Building Official Tie Pole Distance From Seawall Confirmation – Bruce Cooper Email Dated March 22, 2022: 'Tie poles can be 54 feet out.'

Pinellas County - Sec. 58-555(a)(3). - Design criteria for private docks: No **dock structure** or tie pole shall be allowed to project into the navigable portion of a waterway more than 25 percent of such waterway

Based upon waterway width in front of 16472 Redington Drive, Pinellas County Code would allow for dock structure to project outward from the seawall – 87 feet

Town of Redington Beach definition of "dock facility" exempts the boatlift, catwalk and tie poles from the center one third lot placement requirement and allows those structures to be within 7.5 feet of the property line, yet it does not allow for those structures to extend beyond 30 feet from the seawall.

16472 Redington Drive – Dock Variance Request
Town of Redington Beach – Granted Dock Length Variance Requests

Recent Town of Redington Beach Granted Dock Length Variance Requests

Property Address	Dock Length Variance From Seawall Request	Date Town Board of Adjustment Granted Variance
16305 Redington Drive	50.5 feet	4/21/22
16115 Redington Drive	49.0 feet	3/17/22
16113 5 th St. E	40.0 feet	1/20/22
16111 6 th St. E	34.3 feet	12/18/21
15855 Redington Drive	50.0 feet	12/18/21
16115 Redington Drive	40.0 feet	11/18/21
16120 5 th St. E	49.0 feet	11/18/21
16486 Redington Drive	40.0 feet	5/20/21

16472 Redington Drive – Dock Variance Request
Town of Redington Beach – Other Town Dock Structures Exceeding Code

A. Address: 15965 Redington Dr.

Structure permitted at 74.5' from shoreline.

B. Address: 15963 Redington Dr.

Structure extends 85' from shoreline.

C. Address: 15857 Redington Dr.

Structure permitted at 73' from shoreline.

D. Address: 15855 Redington Dr.(SITE)

Structure permitted at 48' from shoreline.

E. Address: 15853 Redington Dr.

Structure permitted at 51' from shoreline.

F. Address: 15851 Redington Dr.

Structure permitted at 54' from shoreline.

G. Address: 15849 Redington Dr.

Structure permitted at 44' from shoreline.

16472 Redington Drive – Dock Variance Request
Town of Redington Beach - Other Non-Conforming Neighbor Dock Length



5/31/2022

16472 Redington Drive - Dock Variance
 ***Measurement Source – Pinellas County GIS System

16472 Redington Drive – Dock Variance Request
Town of Redington Beach - Other Non-Conforming Neighbor Dock Length

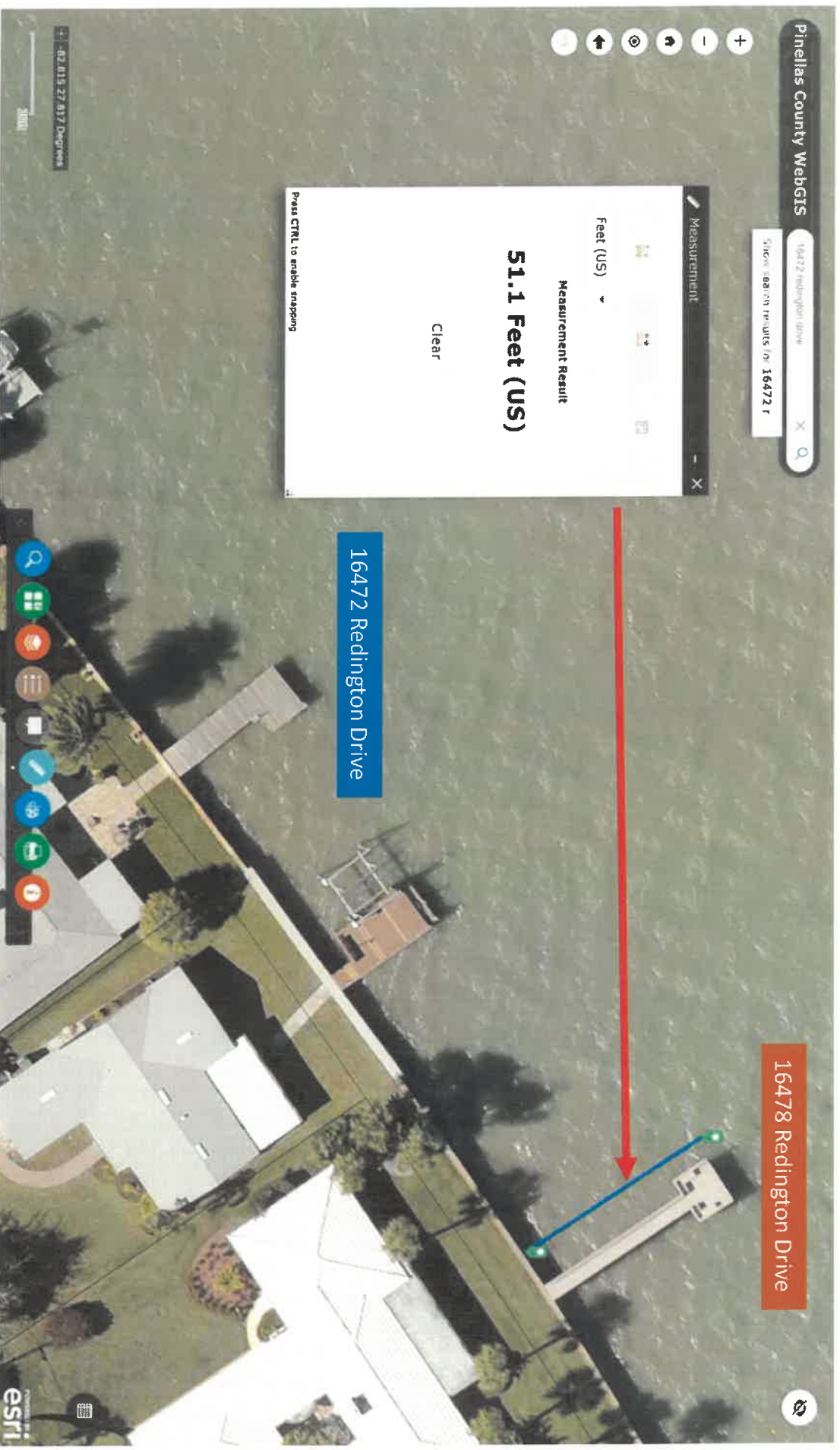


*****Measurement Source – Pinellas County GIS System**

6/1/2022

16472 Redington Drive - Dock Variance

16472 Redington Drive – Dock Variance Request
Neighbor Dock Length @ 16478 Redington Drive = Non-Conforming 51 feet



5/31/2022

16472 Redington Drive - Dock Variance

***Measurement Source – Pinellas County GIS System

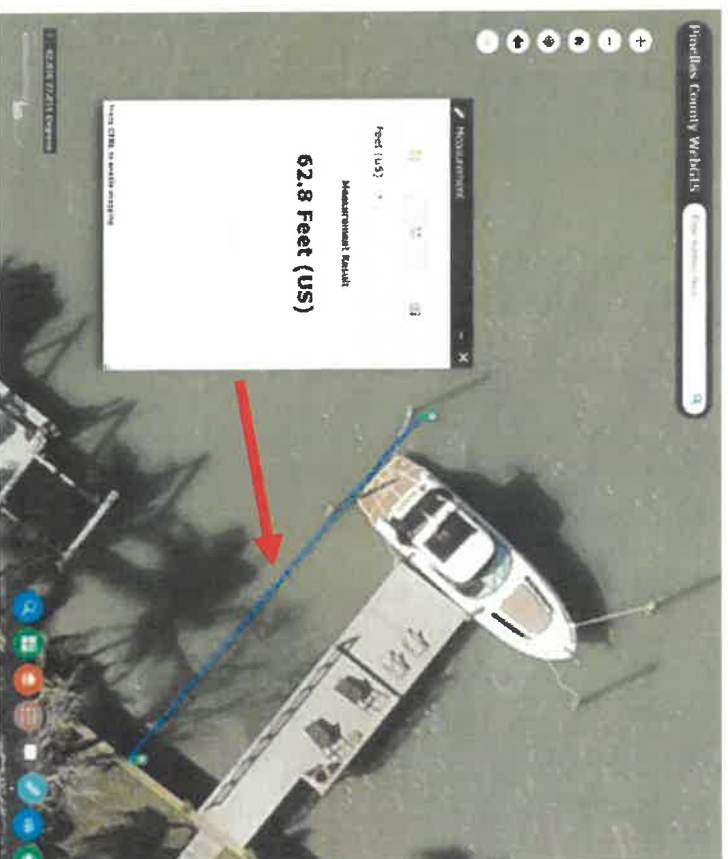
16472 Redington Drive – Dock Variance Request
Neighbor Dock Length @ 16456 Redington Drive

16456 Redington Drive – Non-Conforming

- Dock length is 45.3 feet from seawall
- Tie poles are 62.8 feet from seawall (9 feet or 16% greater than allowable distance)



16456 Redington Drive



5/31/2022

16472 Redington Drive - Dock Variance

***Measurement Source – Pinellas County GIS System

**16472 Redington Drive
Dock Length Variance Request
Property Location & Orientation**

5/31/2022

16472 Redington Drive - Dock Variance

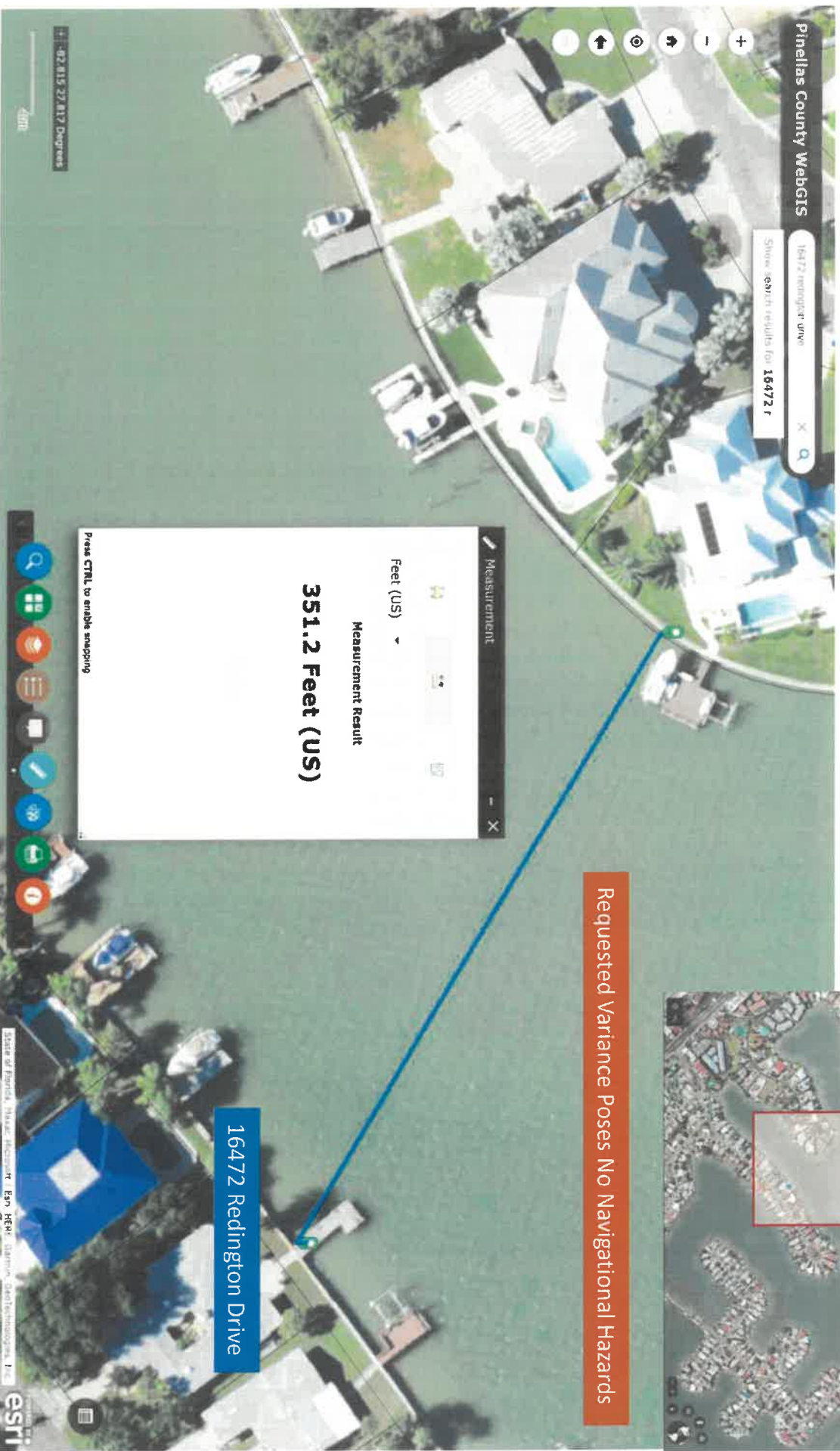
Property Seawall Dimension = 87 feet

Other than for additional dock length required for operational safety of vessel and boat lift, the proposed dock facility, including the dock, lift, catwalk and tie poles conforms with all city and county codes.

-
- An aerial photograph of a residential neighborhood. A specific parcel is highlighted with a green border. To the right of this parcel, there is a yellow rectangular box containing the number '73944'. The map shows various houses, streets, and green spaces. Other numbers are visible on the map, such as 52, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869,

5/31/2022

16472 Redington Drive – Dock Variance Request
Channel Canal Width = 351+ feet



5/31/2022

16472 Redington Drive - Dock Variance
***Measurement Source – Pinellas County GIS System

16472 Redington Drive – Dock Variance Request
Property Directional Images

Northwest
Existing Dock Length - 35 Feet



East Property Line

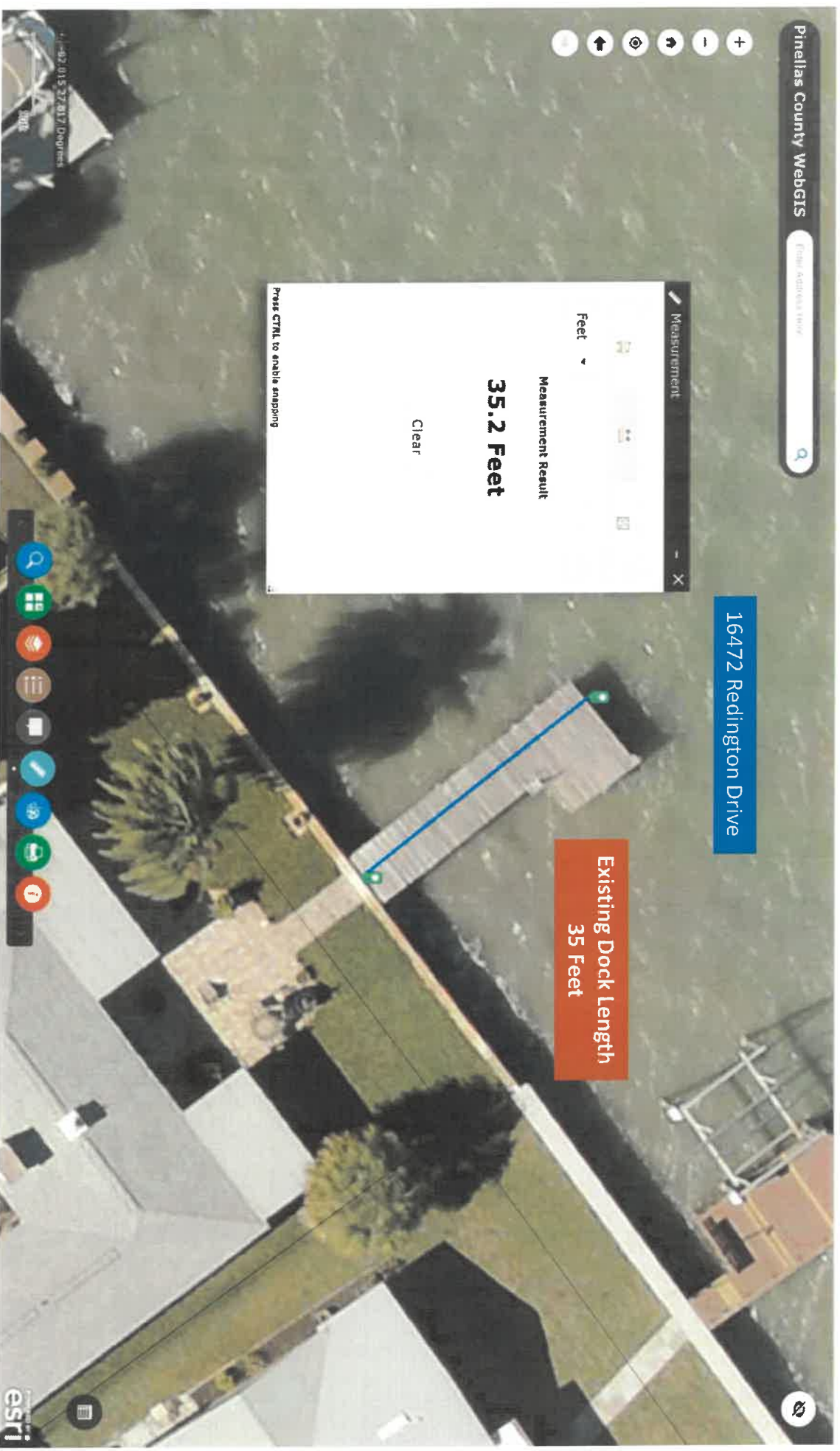


West Property Line



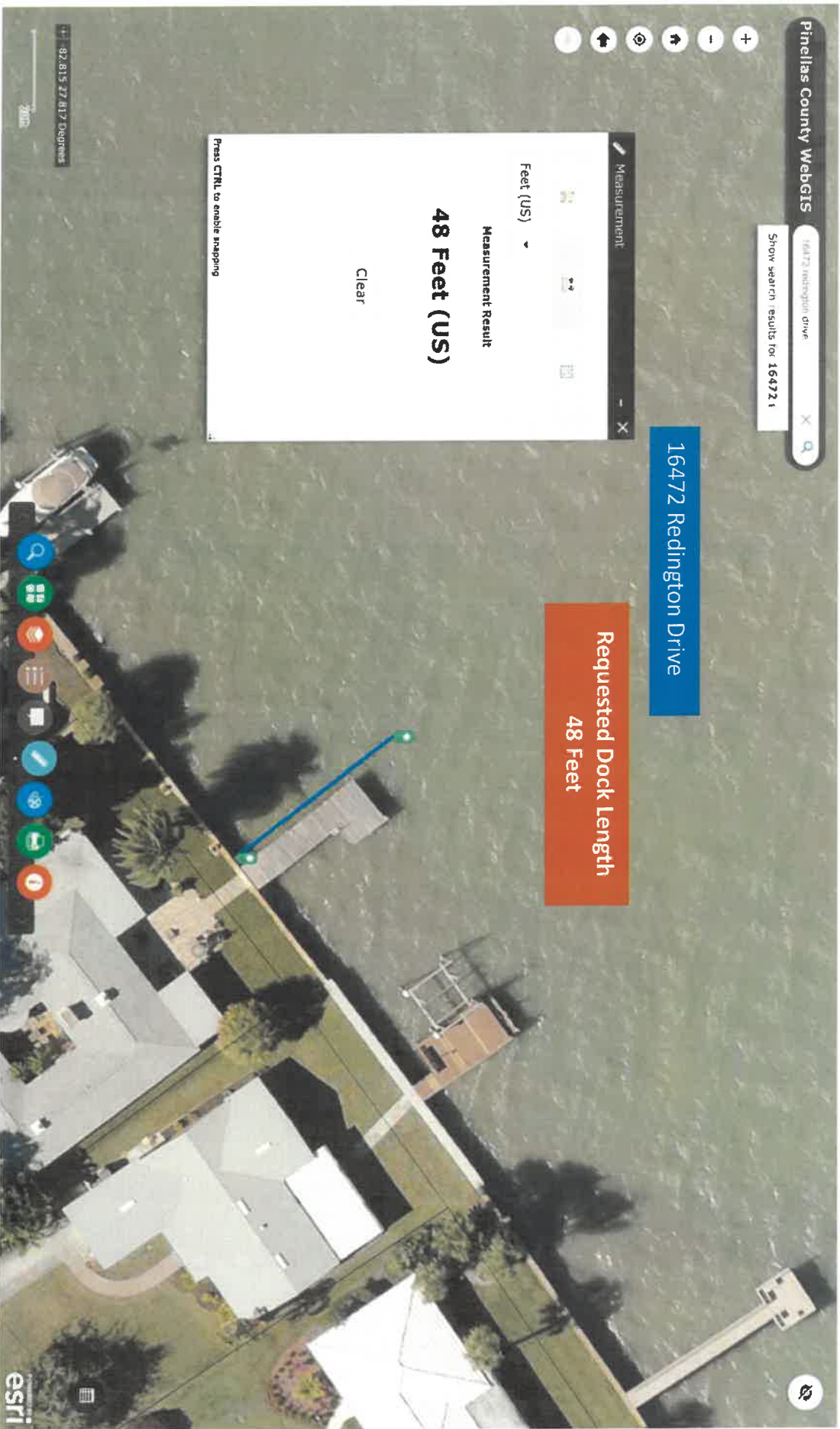
**16472 Redington Drive
Dock Length Variance Request
Details of Request**

16472 Redington Drive – Dock Variance Request
Existing Dock Length = 35 feet



5/31/2022

16472 Redington Drive – Dock Variance Request
Exhibit A
Requested Dock Length = 48 feet



16472 Redington Drive – Dock Variance Request

Redington Beach Allowable Tie Pole Distance from Seawall = 54 feet
Variance Request is 6 feet less than Allowable Tie Pole Placement



5/31/2022

16472 Redington Drive - Dock Variance

***Measurement Source – Pinellas County GIS System

16472 Redington Drive – Dock Variance Request
Town Building Official Confirmation of Tie Pole Distance from Seawall

RE: Marrullier 16472 Redington - Request for Dock Building Code Clarification



Bruce Cooper <bcooper@safebuilt.com>

To Alan Marrullier

Cc Bruce Nesti; jake@docksincorporated.com; marshap@corporatebenefitsnetwork.com

3/22/2022



 You replied to this message on 3/22/2022 2:52 PM.



There is no requirement. Tie poles can be 54 feet out.

Bruce Cooper CBO, CFM
Building Official, Floodplain Manager
Towns of Belleair, North Redington Beach & Redington Beach
Plans Examiner (B,M,E,P)
Cell: 727.263.8366
bcooper@safebuilt.com

16472 Redington Drive – Dock Variance Request
Applicants Proposed Dock Facility Plan

Applicants revised dock facility plan.
 Other than increased dock length, all other town and county code requirements are met. Property line minimum setbacks are exceeded on both the east and west property lines.

Owner Name <u>Alan MacBrien</u> Site Address <u>16472 Redington Dr</u>	
Name and Size of Project <u>Install 7.9' X 38' Dock 7.9' X 10' Loose Dock 2.5' X 48' Caisson (2) Tie Piers Install 20,000lb Boat Lift</u>	
Total Project Square Footage <u>499.2</u>	New Square Footage <u>499.2</u>
Total Number of Pileups <u>26</u>	Diameter of Pileups <u>8-10'</u>
Waterway Width <u>343</u>	Vertical Width <u>87'</u>

Plan View Drawing
(applicant and adjacent docks)

The drawing shows a plan view of the dock facility. It includes a main dock structure with a total length of 10.5' and a width of 2.5'. There are two tie piers, each 16' long and 7.9' wide. The dock is situated in a waterway that is 343' wide. The dock is 31.1' long and 10' wide. The dock is 38' long and 48' wide. The dock is 19' long and 7.9' wide. The dock is 10.5' long and 2.5' wide. The dock is 16' long and 7.9' wide. The dock is 7.9' long and 19' wide. The dock is 31.1' long and 10' wide. The dock is 38' long and 48' wide. The dock is 19' long and 7.9' wide. The dock is 10.5' long and 2.5' wide. The dock is 16' long and 7.9' wide. The dock is 7.9' long and 19' wide. The dock is 31.1' long and 10' wide. The dock is 38' long and 48' wide.

SHORELINE	
The undersigned does not object to the proposed project as drawn to the space provided above	
Left Owner	Right Owner
Signature	Date
Municipality Approval	Signature of Applicant <u>4-18-22</u>
	Water and Navigation Approval

**16472 Redington Drive
Dock Length Variance Request
Variance Support Letters**

16472 Redington Drive
Dock Length Variance Request
Neighbors Letters in Support of Variance

#	Name	Address
1.	DECRISTOFARO, MICHAEL LIV TRUST Signed By Trustee Vicki Linge	16474 REDINGTON DR
2.	Melanie Weill	16478 Redington Drive
3.	Caprice & Dirk Montgomery	16327 Redington Drive
4.	Jesse Mayer	16454 Redington Drive
5.	Greg & Beth Zaski	16486 Redington Drive

Owner Name: ALAN MARRILLIER Site Address: 16472 BEDDINGTON DR

Nature and Size of Project: INSTALL 7.9' X 38' DOCK 7.9' X 10'
LOWER DOCK 2.5' X 48' CATWALK (2) TIE
POLES INSTALL 20.0000 BOAT LIFT

Total Project Square Footage: 499.2

New Square Footage: 499.2

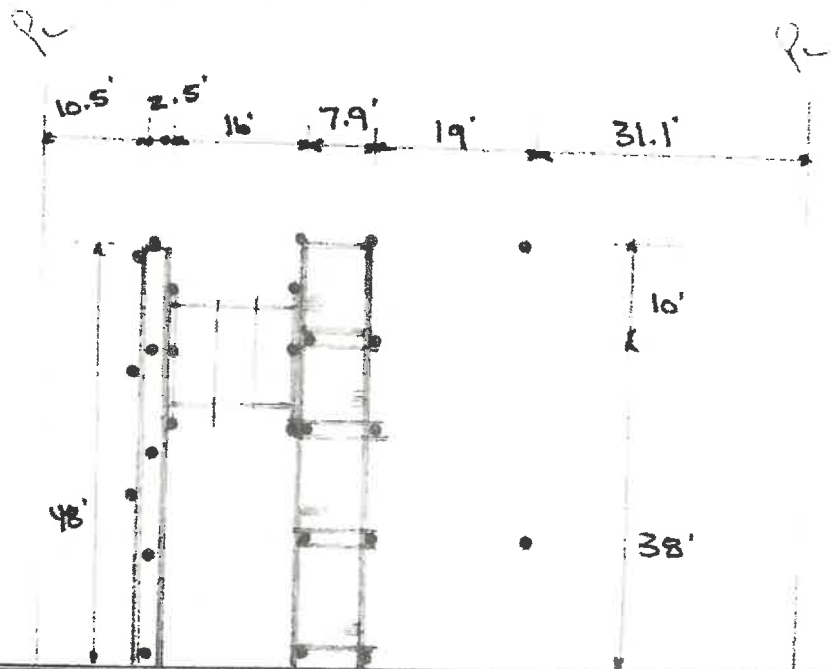
Total Number of Pilings: 26

Diameter of Pilings: 8"-10"

Waterway Width: 343

Waterfront Width: 87'

Plan View Drawing
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner

Right Owner

Signature

Date

Signature

Date

Municipality Approval

Water and Navigation Approval

RE: Variance Request for 16472 Redington Drive Dock

TO:

Redington Beach Board of Adjustments

I have received a copy of the plan from Mr. & Mrs. Marrullier to replace their existing 36 foot dock at 16472 Redington Drive with a new 48 foot dock. I have no objection to the variance request.

WEILL, MELANIE A
16478 REDINGTON DR
REDINGTON BEACH FL 33708-1550



Signature

Date: 5/25/2022

RE: Variance Request for 16472 Redington Drive Dock

TO:

Redington Beach Board of Adjustments

I have received a copy of the plan from Mr. & Mrs. Marrullier to replace their existing 36 foot dock at 16472 Redington Drive with a new 48 foot dock. I have no objection to the variance request.

MONTGOMERY, CAPRICE
MONTGOMERY, DIRK
16327 REDINGTON DR
REDINGTON B CH FL 33708-1547

Signature

re

5/23/22

Date: _____

RE: Variance Request for 16472 Redington Drive Dock

TO:

Redington Beach Board of Adjustments

I have received a copy of the plan from Mr. & Mrs. Marrullier to replace their existing 36 foot dock at 16472 Redington Drive with a new 48 foot dock. I have no objection to the variance request.

MAYER, JESSE J
MALONEY, AUDREY I
16454 REDINGTON DR
REDINGTON BEACH FL 33708-1550

Signature

Date:

5/23/2022

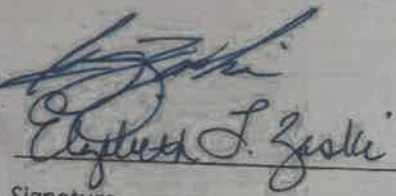
JM 5/23/2022

RE: Variance Request for 16472 Redington Drive Dock

TO:
Redington Beach Board of Adjustments

I have received a copy of the plan from Mr. & Mrs. Marrullier to replace their existing 36 foot dock at 16472 Redington Drive with a new 48 foot dock. I have no objection to the variance request.

ZASKI, GREGORY J
ZASKI, ELIZABETH F
16486 REDINGTON DR
REDINGTON BEACH FL 33708-1550


Signature

Date: 5/24/22

**NOTICE SENT TO NEIGHBORS
ON JUNE 7, 2022**



Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at **16472 Redington Drive REDINGTON BEACH HOMES 5TH ADD LOT 20 & E'LY 24FT OF LOT 19** 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 with a new dock facility which will have an overall length of approximately 48 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.***"

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **July 21, 2022 at 6:30 pm** in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Clerk stating your reasons for your opinion. This letter should be mailed or emailed to Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves, CMC, CFM
Deputy Town Clerk

Date of Notice: June 7, 2022



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 02 Jun 2022

Subject Parcel: 05-31-15-73944-000-0200

Radius: 150 feet

Parcel Count: 11

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

DOWNS, RICHARD A II
16466 REDINGTON DR
REDINGTON BEACH FL 33708-1550

MAGNARELLI, ENNIO D
DOUGHERTY, REGINA M
110 WATER MILL LN
MEDIA PA 19063-1805

DE LA TORRE, JOSE M
DE LA TORRE, ANNA
2611 COCO PALM CIR
WESLEY CHAPEL FL 33543-4030

DAYTON, WILLIAM G
DAYTON, CAROL L
16470 REDINGTON DR
REDINGTON BEACH FL 33708-1550

RODGERS, JOHN & SUSAN TRUST
RODGERS, JOHN C TRE
16331 REDINGTON DR
REDINGTON BEACH FL 33708-1547

MONTGOMERY, CAPRICE
MONTGOMERY, DIRK
16327 REDINGTON DR
REDINGTON BEACH FL 33708-1547

MILLER, STEPHEN F
MILLER, LISA P
16335 REDINGTON DR
REDINGTON BEACH FL 33708-1547

SCHUTTE, CHRISTOPHER
SCHUTTE, DEBRA
16337 REDINGTON DR
REDINGTON BEACH FL 33708-1547

MIRRO, WILLIAM
MIRRO, CAROLYN
16464 REDINGTON DR
REDINGTON BEACH FL 33708-1550

DECRISTOFARO, MICHAEL LIV TRUST
16474 REDINGTON DR
REDINGTON BEACH FL 33708-1550

WEILL, MELANIE A
16478 REDINGTON DR
REDINGTON BEACH FL 33708-1550