



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

Thursday, May 19, 2022
6:30 PM

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

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

Roll call was taken: Mr. Darcy Bellemore, Mr. Robert Fronstin, Mr. James Sommer, Mr. Mike Morgan, Vice-Chairman Ken Sulewski and Attorney Erica Augello were present; also attending were applicants Nari and Shirley Persad; applicant representative James Jackson; Commissioner Shawntay Skjoldager; and Deputy Clerk, Adriana Nieves. Building Official Bruce Cooper appeared telephonically. Chairman Wally Hawthorne was absent (excused).

Attorney Augello swore in new Alternate Member Robert Fronstin.

Approval of agenda: Agenda of May 19, 2022 was approved with all ayes.

Approval of minutes: Minutes of April 21, 2022 was approved with all ayes.

Attorney Augello swore in all witnesses present and Mr. Cooper on the telephone.

New Business:

Attorney Augello read the following:

- a. **Property located at 16007 5th St. E.** is requesting the Board of Adjustment approve a variance request to install a covered balcony which will encroach into the rear setback area 8 feet. Applicant also requests a variance to install a staircase and platform to hold existing HVAC equipment and a future generator which will encroach into the side setback area 4.5 feet.

Applicant Nari Persad testified that the house was damaged from Tropical Storm Eta flooding. They would like to elevate the structure to eliminate future flooding. Mr. Persad requests approval to encroach into the rear setback to add a covered balcony. He would like to encroach into the side setback to build a platform 20 feet long and 4 feet deep to hold the mechanical equipment of the house – HVAC, solar, generator, etc. He would also like to access the platform with a staircase rather than a ladder.

Mr. Cooper submitted a staff report which supported **approval** of the applicant's request for the enclosed balcony, due to the oddly shaped lot. Mr. Cooper supported **denial** of the side setback encroachment to add a platform with stairs. Mr. Cooper submitted examples of similar properties within the Town that had mechanical equipment elevated on platforms without stairs.

The Board discussed among themselves.

Mr. Bellemore made a motion to approve the variance request to encroach into the rear setback 8 feet to build a covered balcony. 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		
James Sommer			X		
Mike Morgan			X		
Robert Fronstin			X		

Mr. Sommer made a motion to approve the platform request as proposed and a staircase with a width of no more than 36 inches. Roll call vote was taken and the motion to **approve** was passed with three ayes and two nays.

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

With no further business, Vice-Chairman Sulewski adjourned the meeting at 7:05pm.



Adriana Nieves, CMC, CFM
Deputy Town Clerk