



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Thursday, October 20, 2022**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting at 6:30pm, on Thursday, October 20, 2022, in the Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida to consider the items of business listed below:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- 3. ROLL CALL**
- 4. Approval of Agenda of October 20, 2022**
- 5. Approval of Minutes of July 21, 2022**
- 6. New Business**
 - a. Property located at 102 162nd Avenue** is requesting the Board of Adjustment approve a variance request to build a new, single-family home which will encroach into the side setback area 5 feet.
- 7. Other business**
- 8. Adjournment**

One or more elected or appointed officials may be in attendance.

Please Note: If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at the above cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The Town maintains an audio recording of all public hearings. In the event that you wish to appeal a decision, the recording may or may not adequately ensure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section F 286.0105, Florida Statutes).

In accordance with the Americans with Disability Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in the proceedings should contact the Town Clerk's Office with your request. Phone (727) 391-3875 or Fax (727) 397-6911 for assistance; if hearing impaired, contact the Florida Relay Service Numbers (800) 955-8771 (TDD).

LAST MEETING'S DRAFT MINUTES



**TOWN OF REDINGTON BEACH, FLORIDA
BOARD OF ADJUSTMENT**

**Thursday, July 21, 2022
6:30 PM**

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

Chairman Hawthorne led the Pledge of Allegiance, followed by a moment of silence.

Roll call was taken; Mr. Bellemore, Mr. Morgan, Vice-Chairman Sulewski, Chairman Hawthorne, Attorney Simon, Town Clerk, Missy Clarke, and building official Bruce Cooper by telephone. Also present was Alan and Marcia Marullier, the applicants. Mr. Jim Sommer was absent.

Approval of Agenda: A motion by Mr. Sulewski and seconded by Mr. Morgan to accept the agenda as presented. Motion passed with all ayes.

Approval of minutes of May 19, 2022: A motion by Mr. Sulewski and seconded by Mr. Bellemore to approve the minutes as written. Motion passed with all ayes.

Attorney Simon swore in all witnesses giving testimony.

Attorney Simon read the following into the record:

The property located at 16472 Redington Drive is requesting the Board of Adjustment to 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.

Mr. Marullier of 16472 Redington Drive testified that they would like to replace their existing dock, which is 35' with a dock length of 48'. He presented images and measurement data, as well as the documented shallow and shoaling conditions along town's intercoastal seawall. He also presented the current water depths during low tide. Also presented were letters of support. The town clerk reported that no objections had been received.

Building official, Bruce Cooper submitted a staff report which supported approval of the applicant's request for the dock length.

The board discussed the case amongst themselves.

Mr. Bellemore made a motion to approve the variance request for a new dock facility with an overall length of approximately 48' from the seawall and seconded by Mr. Sulewski. Roll call vote was taken and the motion to approve was passed with a majority.

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

With no further business, Chairman Hawthorne adjourned the meeting at 6:45 p.m.

Missy Clarke, CMC
Town Clerk

APPLICATION

**TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION**

SEP 19 2022

(Please type or print clearly)

Property Owner(s)

Name Prodigy Pride, LLC		Email tyler@teamtylerhomes.com	
Address 1505 Oak Hill Ct.			
City Virginia Beach	State VA		Zip 23454-3130
Phone	Fax	Cellular	

Applicant

Name Tulia Homes, LLC (John Francisco, Manager)		Email info@tuliahomes.com	
Address 5422 Avenal Dr.			
City Lutz	State FL		Zip 33558
Phone (248) 495-5672	Fax	Cellular	

Agent (if applicable)

Name George Nicholas		Email anmarbuilders.george@gmail.com	
Address 12322 Cassowary Ln			
City Spring Hill	State FL		Zip 34610
Phone (727) 919-1833	Fax	Cellular	

General Information

Property Location or Address 102 162nd Ave., Redington Beach, FL	
Legal Description (attach additional sheet if necessary) Lot 10, Block 3, Redington Beach Homes, according to the plat thereof, as recorded in plat book 16, page 109, of the public records of Pinellas County, Florida	
Tax Parcel Number 05-31-15-73854-003-0100	Zoning District 2

Requested Action:

Describe request and applicable code section:

Petitioner requests a variance of 5' to allow a side line setback of 10' where a side line setback of 15' is required for a corner lot
"..abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which
such corner lot fronts."

Ref. Appendix A - Zoning, Sec. 5 (b)

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

TOWN OF REDINGTON BEACH
VARIANCE APPLICATION

SEP 19 2022

- 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?**

Lot fronts on two streets and abuts a lot fronting on two streets with no lots between the two corner lots.

- 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?**

that in case of corner lots abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which such corner lot fronts, as the front is above defined, then the side line restriction on such corner lot is hereby fixed at fifteen (15) feet

- 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 language of Sec. 5 (b) is confusing. The building official originally interpreted the language to mean a setback of 10' is required along 162nd Ave and petitioner submitted a preliminary plan for review which was approved for general conformance. In response to question raised by project engineer, building official re-interpreted the language to infer a 15' setback is required. Petitioner has already invested significant funds for architecture based on the original 10' interpretation.

- 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.**

Variance is requested to remedy a bona fide error made by building official in interpreting the very confusing language of Sec. 5 (b).

- 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.**

The proposed structure was designed based on a bona fide error of interpretation of confusing language. The intent of the code is not clear. Had there been a lot between the two abutting corner lots, the setback along 162nd Ave would be 10'; however, the setback for the interior lot, between the corner lots, would have been 20'.

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.

SEP 19 2022

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 Karen Tyler 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: 9/14/22

Title Holder:

PRODIGY PRIDE LLC
By KAREN Tyler, member

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Virginia
STATE OF ~~FLORIDA~~
Virginia Beach
COUNTY OF ~~PIEDMONT~~

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 16th day of September, A.D. 2022, by

Karen Tyler who is personally known to me or who has produced
Drivers License as identification and who did (did not) take an oath.

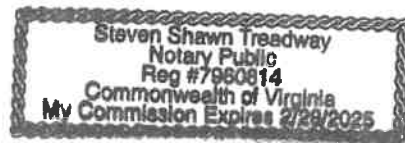
NOTARY PRINTED NAME:

Steven Treadway

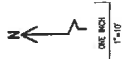
NOTARY SIGNATURE:

[Signature]

NOTARY STAMP

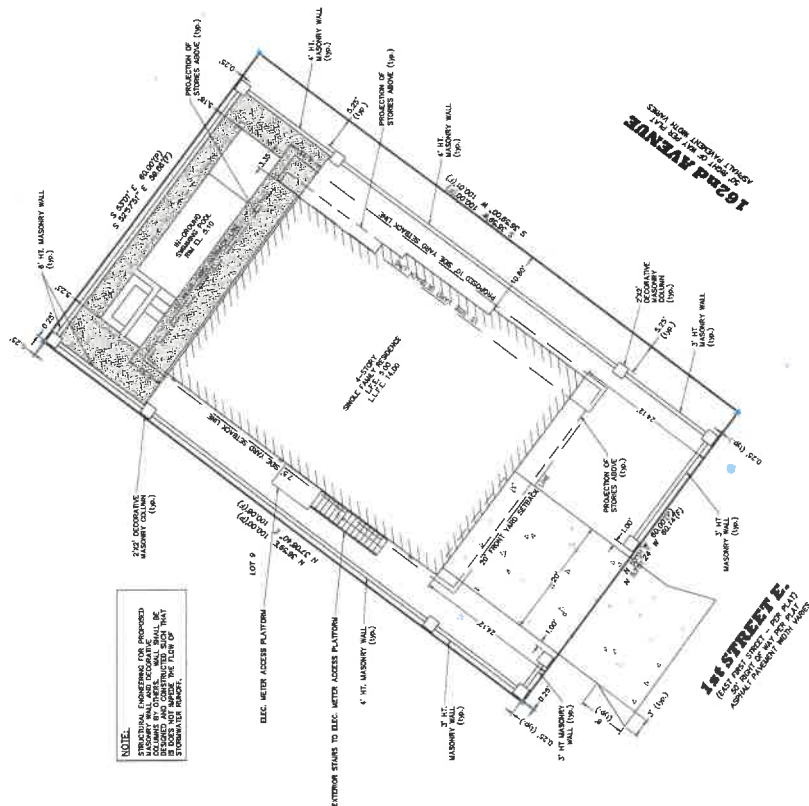


LEGAL DESCRIPTION
LOT 10, BLOCK 3, KEMINGTON BEACH HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 109, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



SECTION 5, TWP. 31 S., RING. 15 E.

NEIGHBORHOOD MAP



NOTE: STRUCTURAL ENGINEERING FOR PROPOSED MASONRY WALL AND DECORATIVE COLUMNS BY OTHERS. WALL SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT IT DOES NOT IMPAIR THE FLOW OF STORMWATER RUNOFF.

SITE DATA

[illegible]

**NOTICE SENT TO NEIGHBORS
WITHIN 150 FEET OF APPLICANT**



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 102 162nd Avenue, REDINGTON BEACH HOMES BLK 3, LOT 10, as recorded in the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a new, single-family home which will encroach into the side setback area 5 feet. Appendix A, Section 5(b) states “...that in case of corner lots abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which such corner lot fronts, as the front is above defined, then the side line restriction on such corner lot is hereby fixed at fifteen (15) feet;”.

As a property owner within 150' of the subject property, you are invited to register your opinion at a Public Hearing to be held **October 20, 2022** at 6:30pm in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Town Clerk stating your reasons for your opinion. This letter should be mailed or emailed to the 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
Town Clerk

Date of Notice: September 20, 2022



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

Run Date: 20 Sep 2022

Subject Parcel: 05-31-15-73854-003-0100

Radius: 150 feet

Parcel Count: 17

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

CRESPO, BLANCA TRE
CRESPO, BLANCA REVOCABLE TRUST
18812 WIMBLEDON CIR
LUTZ FL 33558-5300

HUBBARD, DONNA MEDINA
105 162ND AVE
REDINGTON BEACH FL 33708-1621

DISTASIO, RICHARD
PILLARELLI, CLAIRE
16112 2ND ST E
REDINGTON BEACH FL 33708-1606

WINTER, MARK G
WINTER, AMANDA
16206 2ND ST E
REDINGTON BEACH FL 33708-1608

MONTROY, RONALD R
MONTROY, JERALDINE D
16203 1ST ST E
REDINGTON BEACH FL 33708-1603

AHN, CRISTINA
16110 1ST ST E
REDINGTON BEACH FL 33708-1602

FISH, JOHN E
16209 1ST ST E
REDINGTON BEACH FL 33708-1603

COMA RENOVATIONS LLC
10126 HOOP CT
PORT RICHEY FL 34668-3218

MITCHELL, CHRISTOPHER
16200 2ND ST E
REDINGTON BEACH FL 33708-1608

JOHNSON JOINT PRIMARY TRUST AGMNT
JOHNSON, CLARA L TRE
16111 1ST ST E
REDINGTON BEACH FL 33708-1601

ZUCCONI, ARLENE
4 162ND AVE
REDINGTON BEACH FL 33708-1620

GLASS, JAMES
415 STILLWELL LN
SYOSSET NY 11791-1916

MISHOE, MICHAEL
MISHOE, BETSY
2305 HAWKSBURY LN
HOOVER AL 35226-1522

LASALLE PROPERTIES LLC
PO BOX 5552
CLEARWATER FL 33758-5552

MENENDEZ, MANUEL
MENENDEZ, PAULINE V
C/O MENENDEZ, CAMILLE
16208 1ST ST E
REDINGTON BEACH FL 33708-1604

CERTO, PETER J
CERTO, JOANNE
16206 1ST ST E
REDINGTON BEACH FL 33708-1604

BOWLES, RANDY
16204 1ST ST E
REDINGTON BEACH FL 33708-1604

05-31-15-73854-003-0100[Compact Property Record Card](#)[Tax Estimator](#)**Updated September 20, 2022**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
PRODIGY PRIDE LLC 1505 OAK HILL CT VIRGINIA BEACH VA 23454-3130	102 162ND AVE REDINGTON BEACH

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

Total Living: SF: 2,147 Total Gross SF: 2,385 Total Living Units: 1

[click here to hide] Legal Description
REDINGTON BEACH HOMES BLK 3, LOT 10

Tax Estimator File for Homestead Exemption			2022 Parcel Use
Exemption	2022	2023	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	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
21382/1143	\$477,100 Sales Query	121030277011	A	Current FEMA Maps	16/109

2022 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$410,946	\$410,946	\$410,946	\$410,946	\$410,946

[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
2021	Yes	\$301,075	\$149,003	\$99,003	\$124,003	\$99,003
2020	Yes	\$338,743	\$146,946	\$96,946	\$121,946	\$96,946
2019	Yes	\$335,395	\$143,642	\$93,642	\$118,642	\$93,642
2018	Yes	\$310,714	\$140,964	\$90,964	\$115,964	\$90,964
2017	Yes	\$304,246	\$138,065	\$88,065	\$113,065	\$88,065
2016	Yes	\$276,027	\$135,225	\$85,225	\$110,225	\$85,225
2015	Yes	\$263,350	\$134,285	\$84,285	\$109,285	\$84,285
2014	Yes	\$233,271	\$133,219	\$83,219	\$108,219	\$83,219
2013	Yes	\$219,215	\$131,250	\$81,250	\$106,250	\$81,250
2012	Yes	\$192,538	\$129,056	\$79,056	\$104,056	\$79,056
2011	Yes	\$202,418	\$125,297	\$75,297	\$100,297	\$75,297
2010	No	\$209,893	\$209,893	\$209,893	\$209,893	\$209,893
2009	No	\$222,482	\$222,482	\$222,482	\$222,482	\$222,482
2008	No	\$271,500	\$271,500	\$271,500	\$271,500	\$271,500
2007	No	\$335,500	\$335,500	\$335,500	N/A	\$335,500
2006	No	\$348,400	\$348,400	\$348,400	N/A	\$348,400
2005	Yes	\$218,200	\$96,600	\$71,100	N/A	\$71,100
2004	Yes	\$164,900	\$93,800	\$68,300	N/A	\$68,300
2003	Yes	\$158,500	\$92,100	\$66,600	N/A	\$66,600
2002	Yes	\$146,200	\$90,000	\$64,500	N/A	\$64,500
2001	Yes	\$117,600	\$88,600	\$63,100	N/A	\$63,100
2000	Yes	\$101,600	\$86,100	\$60,600	N/A	\$60,600
1999	Yes	\$88,800	\$83,900	\$58,400	N/A	\$58,400
1998	Yes	\$82,600	\$82,600	\$57,100	N/A	\$57,100
1997	Yes	\$86,800	\$81,800	\$56,300	N/A	\$56,300
1996	Yes	\$80,300	\$79,500	\$54,000	N/A	\$54,000

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	Q/U	V/I
01 Feb 2021	21382 / 1143	\$401,000	Q	1
24 May 2010	16929 / 2241	\$182,000	Q	1
01 Nov 2005	14709 / 0348	\$425,000	Q	1
1979	04883 / 1807	\$64,000	Q	

2022 Land Information

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	60x100	6700.00	60.0000	1.0300	\$414,060	FF

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

Site Address: 102 162ND AVE

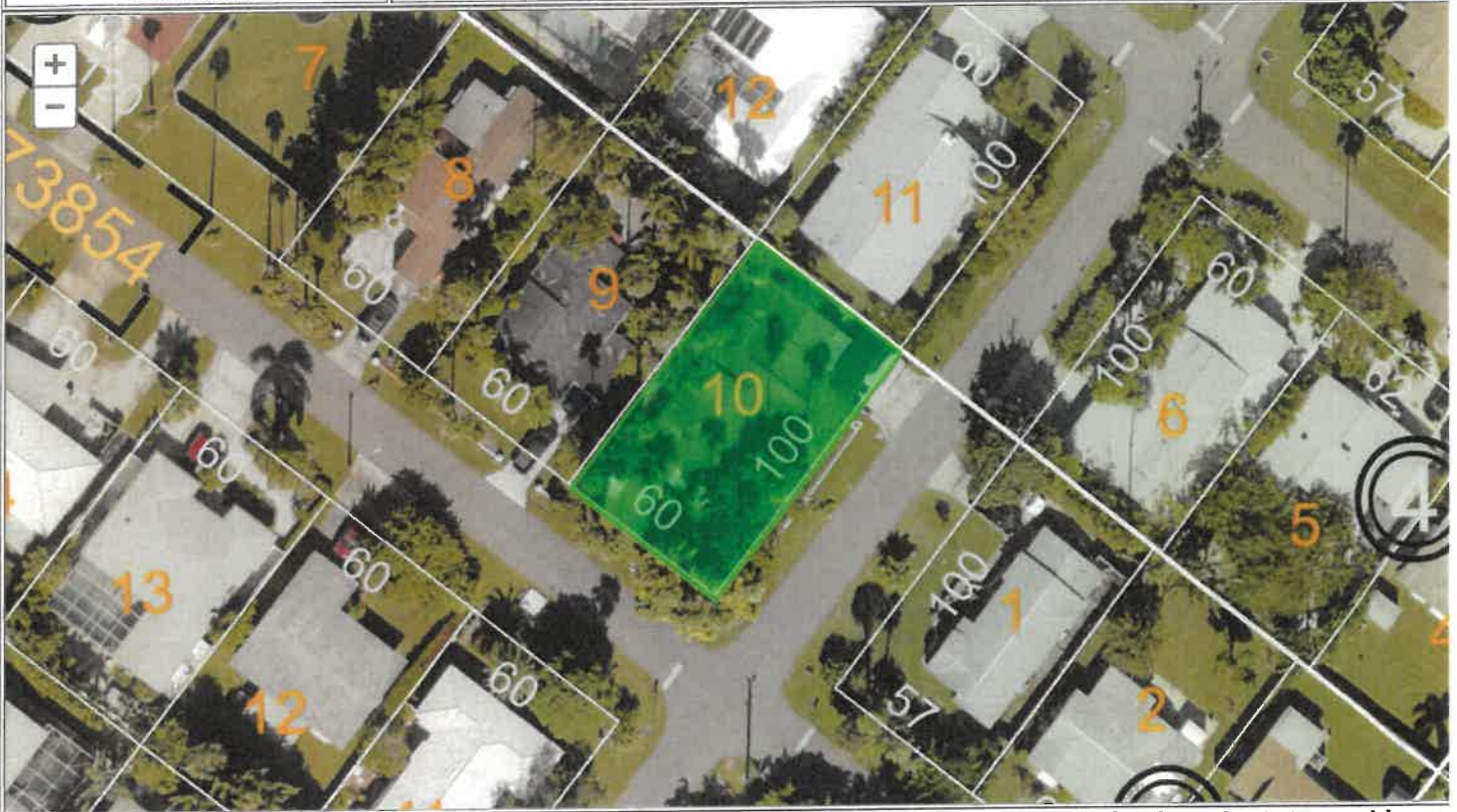
[\[click here to hide\] 2022 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	84.00	\$1,008.00	\$464.00	2000
CARPORT	\$0.00	1.00	\$0.00	\$0.00	1980

[\[click here to hide\] 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
22RED-00097	DEMOLITION	24 Mar 2022	\$2,200
21RED-00306	ROOF	16 Jul 2021	\$28,000



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