



**TOWN OF REDINGTON BEACH, FLORIDA
BOARD OF ADJUSTMENT
Regular Meeting Minutes
Thursday, October 20, 2022
6:30 PM**

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

Vice-Chairman Ken Sulewski led the Pledge of Allegiance, followed by a moment of silence.

Roll call was taken: Mr. Robert Fronstin, Mr. Robert Rockell, Mr. James Sommer, Mr. Michael Morgan, Vice-Chairman Sulewski, Attorney Jeremy Simon, Town Clerk Adriana Nieves, and building official Bruce Cooper by telephone. Also present were applicant representatives Brian Wolf, John Francisco, George Nicholas and Raymond Bellus. Mr. Darcy Bellemore was absent.

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

Approval of minutes of May 19, 2022: A motion by Mr. Morgan and seconded by Mr. Rockell 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 102 162nd Avenue is requesting the Board of Adjustment to approve a variance request to build a new single-family home which will encroach into the side setback area 5 feet.

Mr. Brian Wolf, 5005 Picket Ct., Tampa, FL 33624 and Johnny Francisco, 5422 Adamo Drive, Lutz, FL 33558 explained that the plans were approved by the Building Department with the side setback at 10 feet. It wasn't until further along into the plan review process that the Building Official realized he misinterpreted the zoning code for corner lots and discovered the side setback is actually 15 feet. They reported that it was more cost effective to apply for a variance than to draw up new plans.

Building official, Bruce Cooper submitted a staff report which supported approval of the applicant's request for the 5 foot encroachment into the side setback due to the fact that the zoning code is poorly written and is undergoing revisions.

Raymond Bellus, PE, 2GH Solutions 6329 Grand Blvd., New Port Richey, FL 34652 informed the Board that he works with the Engineer of Record on the project and is available to answer questions.

No more Public comments.

The board discussed the case amongst themselves. Noted the letter of opposition received was not opposed to the setback encroachment but to the design of the structure itself. Mr. Cooper informed the Board that the 3 foot wall would be relocated to increase safety at the corner of 1st St E and 162nd Avenue.

Mr. Sommer made a motion to approve the variance request for a 5 foot encroachment into the side setback seconded by Mr. Morgan. Roll call vote was taken and the motion to approve was passed with all ayes.

	Motion	Second	Aye	Nay	Absent
Vice Chair Sulewski			X		
Robert Fronstin			X		
Robert Rockell			X		
James Sommer	X		X		
Mike Morgan		X	X		

With no further business, Vice Chair Sulewski adjourned the meeting at 6:50 p.m.



Adriana Nieves, CMC, CFM
Town Clerk