

15807 REDINGTON DR. - COVINGTON
VARIANCE APPLICATION
AND
SUPPORTING DOCUMENTS

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

APR 14 2023

(Please type or print clearly)

Property Owner(s)

Name Jon Covington & Wendy Mitchell-Covington		Email mitchell_wendy@msn.com	
Address 10071 Gulf Blvd.			
City Treasure Island		State FL.	Zip 33706
Phone 727-403-6271	Fax		Cellular

Applicant

Name Jon Covington & Wendy Mitchell-Covington		Email mitchell_wendy@msn.com	
Address 10071 Gulf Blvd.			
City Treasure Island		State FL.	Zip 33706
Phone 727-403-6271	Fax		Cellular

Agent (if applicable)

Name N/A		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Property Location or Address 15807 Redington Dr. Redington Beach, FL. 33708	
Legal Description (attach additional sheet if necessary) Please see attached.	
Tax Parcel Number 04-31-15-52560-018-0100	Zoning District District 2

Requested Action:

Describe request and applicable code section:

We are requesting a variance from Chapter 5 Section 5-57 (a)(3)e, that stipulates the maximum length of docks shall be 30' from the seawall. We are requesting to build a dock that extends 50' from the seawall in order to get out to sufficient water depths.

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

Sec. 5-57(a)(3)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?**

Shallow water depths in our area prevent constructing a dock and lift that conform to the 30' length requirement.

- 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?**

Literal interpretation of the code would limit us to a 30' dock. This would prevent us from having a dock and lift that would allow us to fully enjoy our waterfront property. There was historically a dock at our property that was permitted at 50'-6"(permit drawing is attached).

- 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?**

We did not create the shallow water depths.

- 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.**

Granting the variance will not confer any special privilege. Any homeowner in the Town is able to apply for a variance for a longer dock. The requested variance will not result in any navigational issues.

- 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 variance we are requesting is the minimum variance necessary. At a length of 50', our dock will be similar in length to other docks in our area.

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.

OWNER NAME: Mitchell-Covington, Wendy SITE ADDRESS: 15807 Redington Dr. Redington Beach, FL. 33708

NATURE AND SIZE OF PROJECT: Remove remaining piling. Set piling and construct a new 50' dock as follows:
a 4' X 35' walkway connected to a 12' X 12' head with a 3' X 12' lower dock on the front. Install a new
20,000# capacity boatlift. Install a new 8' X 10' Accudock floating dock.

TOTAL PROJECT SQUARE FOOTAGE: 500'

TOTAL NUMBER OF PILING: Seventeen(17)

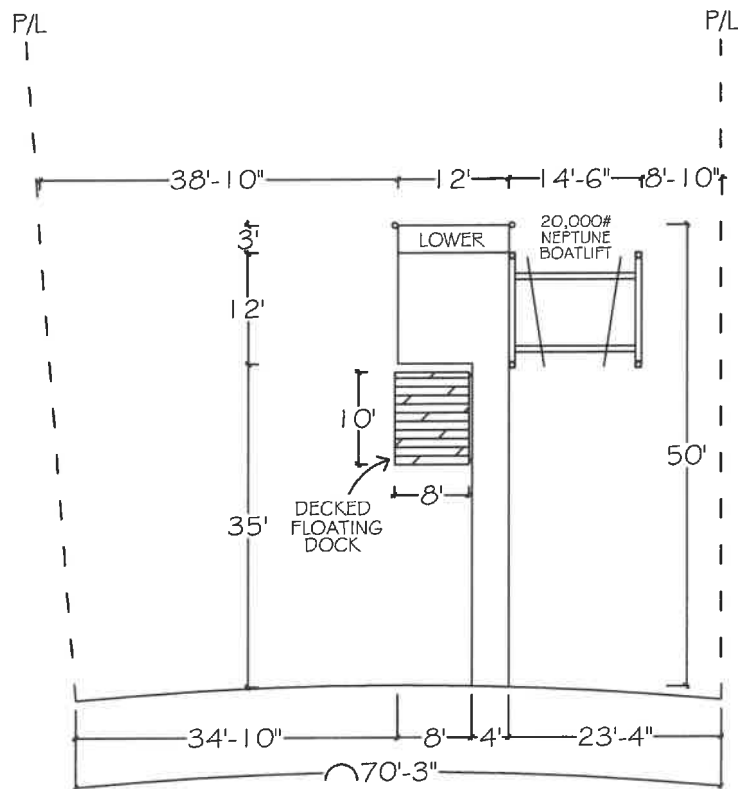
WATERWAY WIDTH: Over 400'

NEW SQUARE FOOTAGE: 500'

DIAMETER OF PILING: 8" Tip

WATERFRONT WIDTH: 70'-3"

Plan View



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

Left Owner: N/A

Signature

Date

Right Owner: N/A

Signature

Date

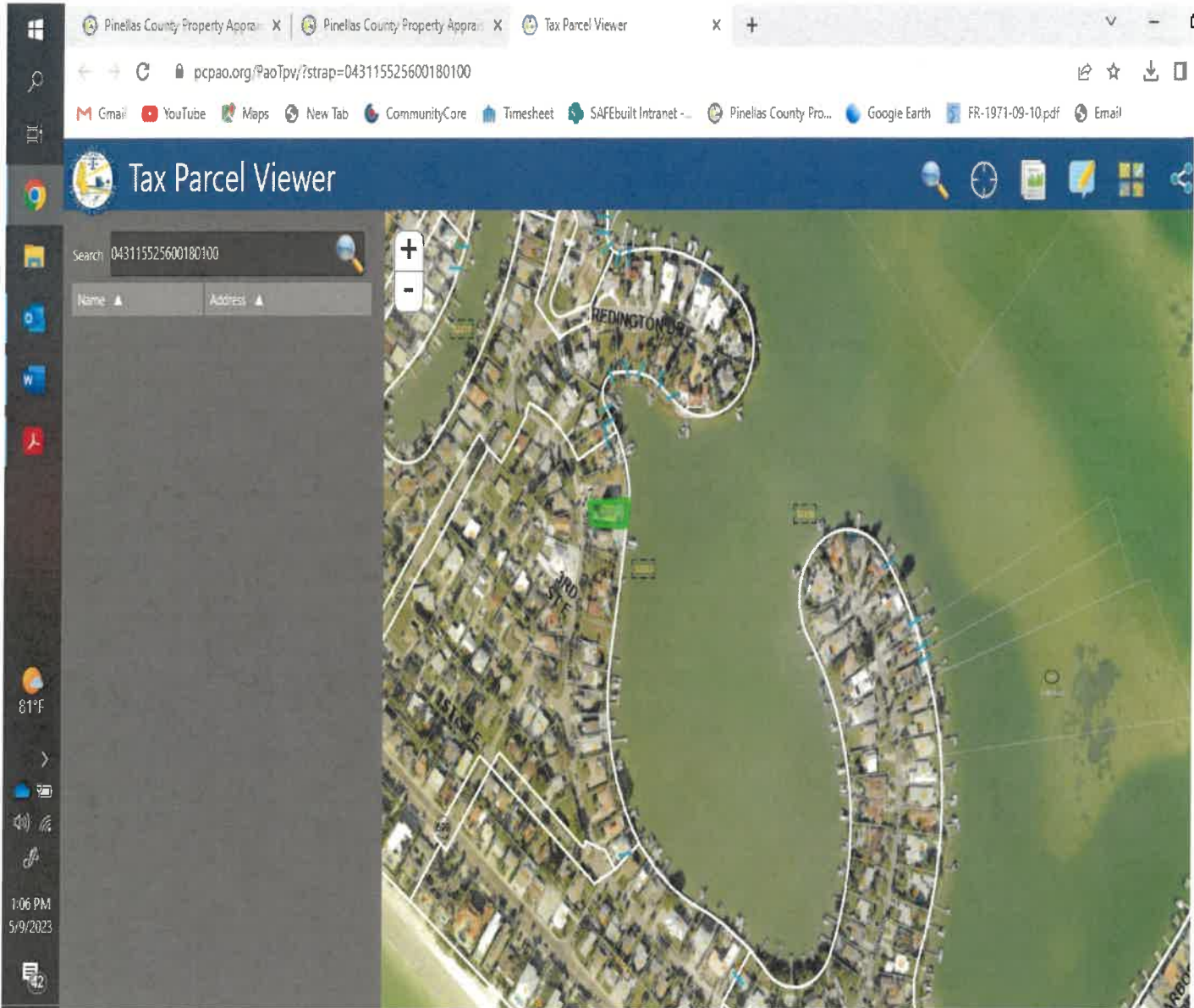
Municipality Approval

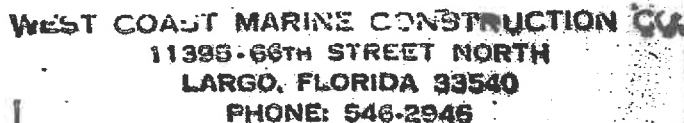
Water and Navigation Approval



Address ▲







15807 Redington Dr. Redington Beach, FL. 33708

PREVIOUSLY PERMITTED DOCK



15807 Redington Dr

Google Earth

Redington Dr

100 ft



15807 Redington Dr. Redington Beach, FL. 33708

EXISTING DOCK LENGTHS

- A: 71'
- B: 48'
- C: 51'
- D: 50.5'
- E: 50'
- F: 54.5'



STAFF REPORT
BRUCE COOPER



TOWN OF REDINGTON BEACH

105-164th AVENUE

REDINGTON BEACH, FL 33708

PHONE: 727-391-3875

FAX: 727-397-6911

www.townofredingtonbeach.com

Variance request for 15807 Redington Dr.

The board of adjustment shall have the following powers and duties:

(1) To authorize upon application in specific cases such variances from the terms of the Town's Code of Ordinances unless otherwise specifically excepted, that as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of those provisions would result in unnecessary and undue hardship.

(2) To consider written applications for a variance when it is demonstrated that:

a. 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; and

b. 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 the applicable code.

STAFF COMMENT:

The applicant is requesting a variance from Section 5.57 (a) (3) (e) to build a dock facility to extend 50 feet outward from the seawall whereas the code only allows 30 feet. I'm There was a previous dock that was extended out 52 feet which is no longer there but, based on the attached aerial, this lot is located in a small basin off the intercoastal which accreted soils are being deposited throughout this area. Although the immediate area has the same conditions, these conditions are still peculiar from other properties within the same district.

c. No variance shall be granted unless the applicant demonstrates by relevant, competent, and substantial evidence that the following criteria have been satisfied:

1. The property has an unusual hardship not suffered by other similarly situated properties within the same district;

STAFF COMMENT:

As stated above, this property does have an unusual hardship.



TOWN OF REDINGTON BEACH
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
www.townofredingtonbeach.com

2. The hardship of the property was not self-created by the applicant and was not the result of an action taken with the applicant's prior knowledge or approval. Further, 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.

STAFF COMMENT:

Accretion of sands within the intercoastal has not been created by the application.

3. The requested variance is the minimum variance necessary to permit the reasonable use of the property;

STAFF COMMENT:

Based on the water depths, this request is reasonable.

4. The requested variance will not confer on the applicant any special privilege that is denied by the applicable code to other similarly situated property owners;

STAFF COMMENT:

Granting the variance would not confer any special privilege.

5. The literal interpretation of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated property owners;

STAFF COMMENT:

Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties.



TOWN OF REDINGTON BEACH
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REDINGTON BEACH, FL 33708
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6. The requested variance will not be contrary to the public interest and will be in harmony with general intent and purpose of the applicable code.

STAFF COMMENT:

The requested variance will not be contrary to the public interest and would be in harmony of the code.

STAFF RECOMMENDATION:

Recommend approval.

Bruce Cooper

Bruce Cooper, CBO, CFM

Building Official



Town of Redington Beach
105 164th Avenue, Redington Beach, FL 33708
Email: info@townofredingtonbeach.com
Phone: 727-391-3875

NOTICE OF PUBLIC HEARING VARIANCE APPLICATION

Property located at **15807 Redington Drive**, REDINGTON BEACH HOMES LONE PALM BEACH 2ND ADD BLK 18, PART OF LOTS 9 & 10 ALL DESC AS FROM SW COR OF LOT 11 TH CUR LT RAD 382.87FT ARC 63.77FT CB N00D03'W 63.7FT FOR POB TH CUR LT RAD 382.87FT ARC 60FT CB N10D42'35"W 59.94FT TH N88D42'10"E 151.76FT TH TO A POINT ON E'LY BNDRY OF SD LOT 9 TH CUR RT RAD 420FT ARC 70FT CB S02D20'58"W 69.92FT TH N86D52'13"W 137.92FT TO POB of the Public Records of Pinellas County Florida, requests the Board of Adjustment to approve a variance from chapter 5 Sec. 5-57 (a) (3) e, that states: The maximum allowable dock facility shall be within a 30-foot length from the seawall. Applicant is requesting to remove remaining piling. Set piling and construct a new 50' dock.

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 May 18, 2023 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 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.


Dee Runyon
Deputy Clerk
Town of Redington Beach, FL

Date of Notice: April 18, 2023



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

15807 Red DR.

150'
Radius

Run Date: 18 Apr 2023

Subject Parcel: 04-31-15-52560-018-0100

Radius: 150 feet

Parcel Count: 9

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 TTY/TDD: (727) 464-3370

MID COUNTY
13025 Starkey Road
Largo, FL 33773

MAIL: PO Box 1957, Clearwater, FL 33757

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

✓
SIDERI, ERIC ✓
SIDERI, CHRISTINA
15805 REDINGTON DR
REDINGTON BEACH FL 33708-1743

MILLER, RICHARD ✓
MILLER, CHELY ✓
15816 REDINGTON DR
REDINGTON BEACH FL 33708-1744

✓ HAMILTON, WALTER W TRUST
✓ HAMILTON, WALTER W TRE
15801 REDINGTON DR
REDINGTON BEACH FL 33708-1743

✓ KRAUS, FREDERICK O JR
✓ KRAUS, DEBRA M
15808 REDINGTON DR
REDINGTON BEACH FL 33708-1751

HERRICK, RICHARD T
HERRICK, STELLA K ✓
15813 REDINGTON DR
REDINGTON BEACH FL 33708-1743

DIANGELO, ERICA ✓
ALLEN, WILLIAM MAXWELL
15812 REDINGTON DR
REDINGTON BEACH FL 33708-1744

✓ MOROS, JOSE A
✓ 15818 REDINGTON DR
REDINGTON BEACH FL 33708-1744

GOMEZ, ROBERT ✓
15810 REDINGTON DR
REDINGTON BEACH FL 33708-1744

NEWTON, TIM ✓
NEWTON, ASHLEY
14203 VALENTINE TRL
LARGO FL 33774-2836

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**16100 5th STREET E. – KOEHLER
VARIANCE APPLICATION
AND
SUPPORTING DOCUMENTS**



**JOHNSON
POPE**

BOKOR
RUPPEL &
BURNS, LLP

Craig A. Taraszki, Esq.
490 1st Avenue South, Suite 700
St. Petersburg, Florida 33701
Telephone: (727) 999-9900
Email: CraigT@JPFirm.com

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

File No. 072921.151234

March 30, 2023

VIA HAND DELIVERY

Town Clerk
Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708

MAR 30 2023

Re: **Variance Application – Dock Setbacks**
Keith & Megan Koehler
16100 5th Street East
Parcel No. 04-31-15-73962-001-0460

On behalf of our clients, Keith & Megan Koehler (the “Applicant”), please find attached the following documents in support of the above-referenced variance application:

1. One (1) copy of the completed Variance Application (General Information, Variance Criteria Narrative and Affidavit);
2. One (1) copy of the proposed dock plan and profile;
3. One (1) copy of the Warranty Deed for the subject property recorded July 29, 2020, in Book 21098, Page 2391, of the Public Records of Pinellas County, Florida;
4. One (1) copy of the plat of Sith Addition to Redington Beach Homes (with subject property identified), recorded in Plat Book 31, Page 29, of the Public Records of Pinellas County, Florida (the “Plat”);
5. One (1) copy of an enlarged excerpt of the Plat depicting the subject property;
6. One (1) copy of Permit No. P36485-05 for the dock at 16101 5th Street East;
7. One (1) copy of Permit No. P41023-09 for the dock at 16106 6th Street East; and
8. Check for \$250.00 payable to Town of Redington Beach.

The variance is requested to allow side setbacks of 6 inches for the proposed dock facilities where 7 feet 6 inches is required by the Town’s Code. Please confirm your receipt and contact me if you have any questions or require any additional information or documents.

Regards,

JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP

Craig A. Taraszki

Attachments

cc: Applicant



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Craig A. Taraszki, Esq.
490 1st Avenue South, Suite 700
St. Petersburg, Florida 33701
Telephone: (727) 999-9900
Email: CraigT@JPFirm.com

File No. 072921.151234

March 30, 2023

VIA HAND DELIVERY

Town Clerk
Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708

Re: **Variance Application – Dock Setbacks**
Keith & Megan Koehler
16100 5th Street East
Parcel No. 04-31-15-73962-001-0460

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2. One (1) copy of the proposed dock plan and profile;
3. One (1) copy of the Warranty Deed for the subject property recorded July 29, 2020, in Book 21098, Page 2391, of the Public Records of Pinellas County, Florida;
4. One (1) copy of the plat of Sith Addition to Redington Beach Homes (with subject property identified), recorded in Plat Book 31, Page 29, of the Public Records of Pinellas County, Florida (the “Plat”);
5. One (1) copy of an enlarged excerpt of the Plat depicting the subject property;
6. One (1) copy of Permit No. P36485-05 for the dock at 16101 5th Street East;
7. One (1) copy of Permit No. P41023-09 for the dock at 16106 6th Street East; and
8. Check for \$250.00 payable to Town of Redington Beach.

The variance is requested to allow side setbacks of 6 inches for the proposed dock facilities where 7 feet 6 inches is required by the Town’s Code. Please confirm your receipt and contact me if you have any questions or require any additional information or documents.

Regards,

JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP

Craig A. Taraszki

Attachments

cc: Applicant

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name Keith Koehler & Megan Koehler		Email	
Address 401 N. Howard Ave			
City Tampa	State FL		Zip 33606
Phone	Fax	Cellular	

Applicant

Name Keith Koehler & Megan Koehler		Email	
Address 401 N. Howard Ave			
City Tampa	State FL		Zip 33606
Phone	Fax	Cellular	

Agent (if applicable)

Name Craig Taraszki, Esq. (Johnson Pope)		Email craigt@jpfirm.com	
Address 490 1st Ave South, Suite 700			
City St Petersburg	State FL		Zip 33701
Phone 727-999-9900	Fax	Cellular	

General Information

Property Location or Address 16100 5th Street East	
Legal Description (attach additional sheet if necessary) Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page(s) 29, of the Public Records of Pinellas County, Florida.	
Tax Parcel Number 04-31-15-73962-001-0460	Zoning District District 2

Requested Action:

Describe request and applicable code section:

Proposed dock facilities, including boatlift, located 6 inches from the waterward projection of the side lot lines, as depicted on the attached plan.

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

Sec. 5-57(a)(3)a, b, and g.

**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?*

The subject land is described as Lot 46, Block 1, Sixth Addition to Redington Beach Homes, according to the plat thereof, as recorded in Plat Book 31, Page 29, of the Public Records of Pinellas County, Florida (see attached deed). The geometry of the land is triangular or "pie-shaped," with the parcel narrowing from approximately 120 feet wide at the 5th Street East right-of-way to only approximately 25 feet wide at the waterfront (see attached plat). The majority of parcels within District 2 of the Town and the platted subdivision are rectangular in shape. The triangular shape of the subject parcel results in a narrow waterfront and sharply converging waterward projections of the side property lines. Since the code regulating the location of the dock facilities measures setbacks relative to the waterfront width and extended side property lines, such regulations have a disproportionate effect on the applicant's ability to build dock facilities enjoyed by others within the same district.

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?*

The literal enforcement of the setback requirements of the code disproportionately impacts the applicant's property in comparison to others in the same district due to its unique triangular geometry. Due to the narrow waterfront width and acute angle established by the converging side property lines, the literal enforcement of such setbacks would deprive the applicant of full use of their property by establishing an allowable footprint for dock facilities that would be too small for their reasonable and expected use.

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 shape of the parcel was established by the plat recorded September 29, 1952. The applicant purchased the parcel on July 29, 2020; therefore, the shape was not self-created and not the result of an action taken with the applicant's prior knowledge or approval.

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.*

The applicant is requesting dock facilities that are consistent and compatible with others in the same district. There are two properties within the district and immediate neighborhood that enjoy dock facilities with the same 6-inch side setbacks: 16101 5th Street East and 16106 6th Street East (see attached permits).

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 dock facilities would be allowable without the need for a variance if the property was a typical, 60-foot wide rectangular-shaped lot found within the zoning district and platted subdivision. The requested variance is the minimum necessary to build dock facilities in such a configuration that can be reasonably enjoyed and consistent with others in the district. The Town previously determined that the same 6-inch setbacks granted for dock facilities at 16101 5th Street East and 16106 6th Street East were in harmony with the general purpose and intent the code and not injurious to the neighborhood or otherwise detrimental to 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.

Sec. 5-57. - Specifications for docks.

(a) *Generally.* Docks shall be constructed in accordance with the following:

- (1) The top of piling shall not be higher than the existing seawall cap and the top of the lift-poles and tie poles shall not be higher than twelve and twelve one-hundredths feet, NAVD.
- (2) Environmentally sustainable building practices shall be utilized unless, in the opinion of the building code administrator, it is impracticable to do so.
- (3) The dock facility shall consist of the slips, boatlifts, dock, catwalks, platforms, lower landings, tie poles, and personal watercraft lifts.
 - 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.
 - b. Boatlifts and associated catwalks, and tie poles may be located no closer than seven and one-half 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.
 - c. One dock per single-family property is permitted.
 - d. A maximum of two slips with or without boat lifts are permitted.
 - e. The maximum allowable dock facility shall be within a 30-foot length from the seawall.
 - f. The total amount of decking including dock and catwalks shall be not greater than 500 square feet.
 - g. No portion of the dock facility and/or boat or personal watercraft shall be any closer than the greater of seven and one-half feet to the side property line or the required side setback as extended into the water unless the facilities are a shared property line dock. Two property owners may choose to abut their dock facilities among their common property line.
 1. Two property owners sharing a common side property line as extended into the water can may choose to have a common dock in lieu of two individual private docks.
 2. Shared property line docks on a common property line shall be allowed and shall require an agreement between the property owners that includes a provision that the property owners shall be responsible for the removal of the dock should that agreement be terminated. The agreement shall be recorded with the county, with a copy of the recorded agreement provided to the town.
 3. The shared property line dock facility shall conform to all requirements of this section.
 4. Only one shared property line dock is allowed per lot.

- (4) A dock facility which, when constructed, was lawfully constructed either as a matter of right or through the grant of a variance may be repaired or rebuilt by its owners, in the same configuration, height and size as the original dock facility prior to the repair or rebuild.
- (5) A dock facility which when constructed, was lawfully constructed either as a matter of right or through the grant of a variance, shall be allowed to continue to exist and be used and maintained as a lawful non-conforming use should any provision of this Code be amended after the construction of the dock facility to provide for different configuration or dimensional requirements for new dock facilities. Notwithstanding the foregoing, all existing dock facilities must still be in compliance with all safety and maintenance requirements related to such facilities which are set forth in this Code or state law
- (6) There will be a permit fee for all docks subject to inspection as established by the commission from time to time.
- (7) Docks erected serving any lots in the town shall be subject to the following restrictions governing size, shape and location:
 - a. No dock shall be erected which will, in the opinion of the building official, deprive owners of adjacent or nearby lots of equal docks and equal access to the docks.
 - b. Except as provided in subsection 5-57(a)(5)d., no dock construction, including all landings and stairs, shall project more than 30 feet from the face of the seawall, or 30 feet from the shoreline, which is defined for the purpose of this section as the mean low water line.
- (b) *Maximum height of enclosed docks.* No enclosed or covered portion of any pier, dock, walkway, or other similar structure extending beyond the high-water mark of the waters of Boca Ciega Bay on any cove, inlet, or arm thereof from the adjacent lot elevation shall rise in height more than three feet above the level of the lot elevation. This provision shall not, however, apply to open-work railings, fish-cleaning tables, and flag or signal poles placed thereupon.
- (c) *Floating docks.* No floating dock shall be installed that will exceed the length and width and summation of total dockage square foot area limitations for floating and pile installed docks as provided in this article. Nothing in this section shall prohibit the installation of floating docks so long as they are constructed of completely new components attached to new and separate piling and comply with all other appropriate sections of this article and the seal and signature of the engineer of record as defined in section 10-10 of this Code shall be affixed to all plans submitted for such docks. Floatation shall be no less than that specified by the county. No floating dock shall be placed or situated in any of the town's waterways so as to impede or restrict in any way the free and safe passage of any other vessels using or entitled to use the waterways of this state.
- (d) *Disposition of removed dock concrete.* Concrete pilings and other concrete remnants of docks being replaced by new docks may be placed on the seabed subject to the following restrictions:
 - (1)

For a non-residential dock the engineer of record, as is defined in section 10-10 of this Code, or for a residential dock, the contractor to whom the dock permit is issued, certifies in writing to the town, on a form to be provided by the town, that:

- a. There are no contaminants in the concrete that would adversely affect water quality based on the standards established by the county; and
 - b. There are no seagrasses or other environmentally sensitive features on or within 15 feet of the location where the concrete is to be placed.
- (2) There is no exposed metal on or within the concrete;
- (3) The concrete:
- a. Is placed under the footprint of the new dock; or
 - b. Is placed at the base of the seawall in a single row in physical contact with the seawall or with previously placed removed concrete; and
 - c. Is located completely below the mean low water elevation.
- (4) The removed concrete may project above the mean low water elevation at the seawall if it is covered by material that meets the requirements of section 5-63, "riprap" of this Code.

(Code 1980, § 5-59; Ord. No. 93-03, § 1, 5-18-93; Ord. No. 95-01, § 1, 4-18-95; Ord. No. 08-02, § 1, 3-18-08; Ord. No. 09-08, § 1, 11-17-09; Ord. No. 2018-02, § 2, 1-16-19; Ord. No. 2021-01, §§ 2, 3, 3-17-21; Ord. No. 2022-03, § 1, 4-6-22)

Sent via Fax 727 397 6911

May2, 2023

Town of Redington Beach, Fl 33708

Re: Variance Application for 16100 5th St. East, Redington Bch, Fl, hearing May
18th 2023

To Whom it May Concern Redington Beach Board of Adjustment:

We live across the street from 414 161st Ave. the property that will be most impacted by the applicants application. The applicant does not reside in the property and apparently wants to increase in property sales value by installing a much longer dock than normally permitted on a property with limited waterfront. We have a similar property and were only permitted a 24 ft x 3 ft wide dock by the Board of adjustment in the 1990s.

Larry & Char Palin 413 161st Ave., Redington Bch

**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 Craig Taraszki, Esq. and attorneys of Johnson, Pope, Bokor, Ruppel & Burns, LLP 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 hearings(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: 2/07/23 Title Holder: [Signature]
Keith Koehler

Date: 2-7-23 Title Holder: [Signature]
Megan Koehler

STATE OF FLORIDA)
COUNTY OF PINELLAS)

SWORN TO AND SUBSCRIBED before me, by means of ☒ physical presence or ☐ online notarization, this 7th day of February, 2023, by Keith Koehler, who ☐ is personally known to me or ☒ has produced FL Drivers License as identification and who did (did not) take an oath.

[Signature]
Notary Public

My Commission Expires: 10/6/25



KATHRYN K. TURLEY
Commission # HH 182140
Expires October 6, 2025
Bonded Thru Budget Notary Service

STATE OF FLORIDA)
COUNTY OF PINELLAS)

SWORN TO AND SUBSCRIBED before me, by means of ☒ physical presence or ☐ online notarization, this 7th day of February, 2023, by Megan Koehler, who ☐ is personally known to me or ☒ has produced FL Drivers License as identification and who did (did not) take an oath.

[Signature]
Notary Public

My Commission Expires: 10/6/25



KATHRYN K. TURLEY
Commission # HH 182140
Expires October 6, 2025
Bonded Thru Budget Notary Service

Prepared by and return to:
Bayshore Title
3431 Henderson Blvd.
Tampa, Florida 33609
BY81 2007012

Consideration: \$ 681,500.00
Documentary Stamps: \$ 4,767.00

Parcel ID Number: 04-31-15-73962-001-0460

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

Warranty Deed

This Warranty Deed, made and executed the 29 day of July, 2020, by Lesley Whetton, the, whose post office address is 37 Tong Lane, Bradford BD4 0RT, England, United Kingdom, (hereinafter referred to as "Grantor") to Keith Koehler and Megan Koehler, husband and wife, whose post office address is 401 N. Howard Ave., Tampa, FL 33606 (hereinafter referred to as "Grantee").

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for herself, her successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, has granted, bargained, and sold, to Grantee, and Grantee's successors and assigns forever, the following described real property located in Pinellas County, Florida, to-wit:

Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page(s) 29, of the Public Records of Pinellas County, Florida.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

WARRANTY DEED
PAGE TWO

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in Fee Simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims and demands of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date and year first stated above.

BY: Lesley Whetton
Lesley Whetton

WITNESSES:

Signed, sealed and delivered in our presence:

L
Signature

LOUISE KIM MORLEY
Printed Name

CHRISTOPHER HUGH PATRICK ATKINSON
Signature

CHRISTOPHER HUGH PATRICK ATKINSON
Printed Name

COUNTRY OF ENGLAND

COUNTRY OF WEST YORKSHIRE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, by Lesley Whetton, who is:

☐ Personally known to me
☒ Produced UK DRIVING LICENCE as identification.

CHRISTOPHER HUGH PATRICK ATKINSON
Notary Public

My Commission Expires: 12/31/2020 (SEAL)

CHRISTOPHER HUGH PATRICK ATKINSON
NOTARY PUBLIC

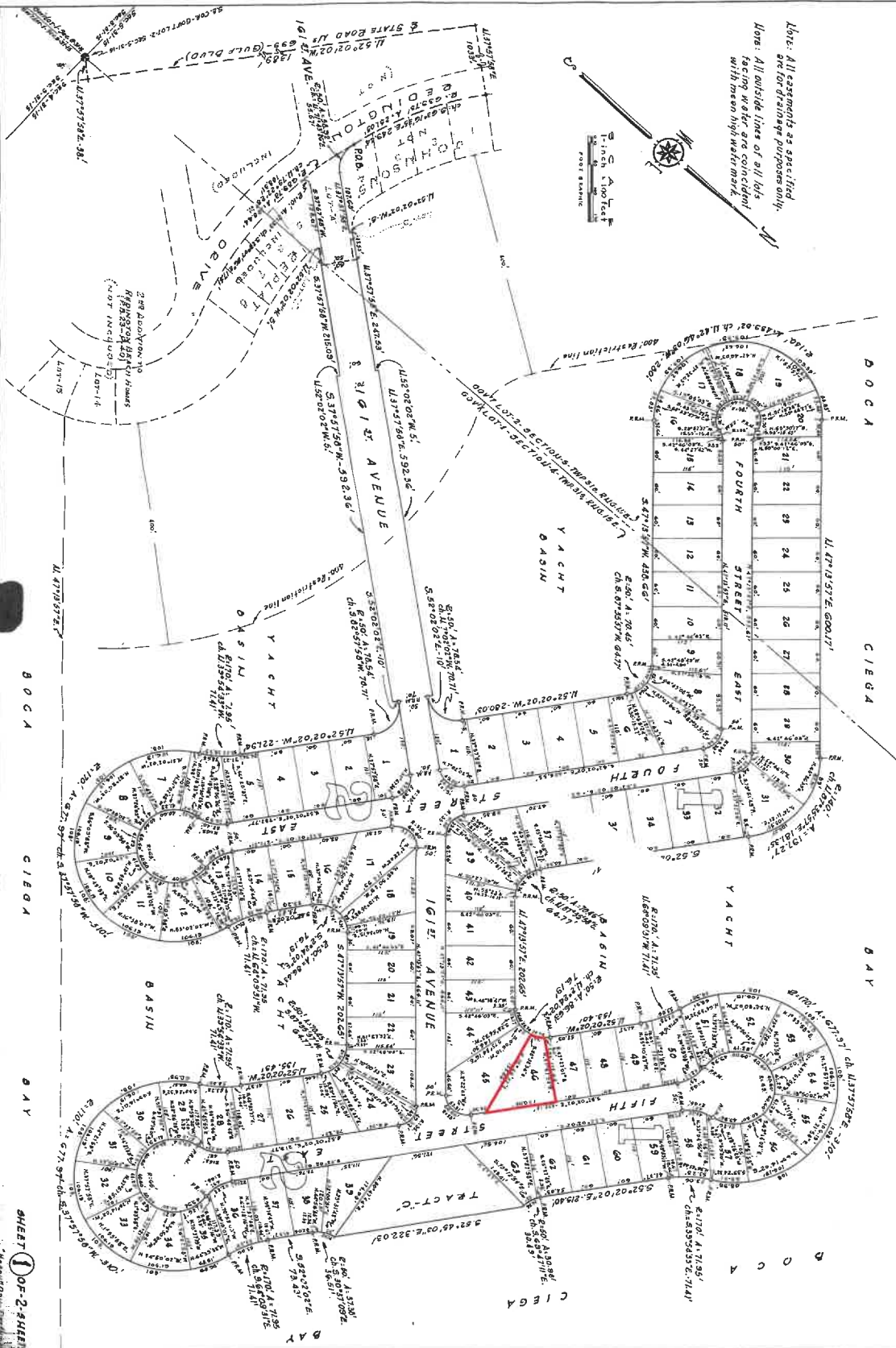
The within map or plat conforms to the requirements of Chapter 10275
 Acts of 1925, and Chapter 26151 Spt. Acts of 1949, Laws of Florida,
 as to form, was filed for record on the 27th day of September
 1952, at 12:00 o'clock A.M., and recorded in the public records
 of Pinellas County, Florida, in Plat Book 31, Page 29
 MORRISON PEARCE, CLERK CIRCUIT COURT
 By James W. Worthington, Deputy Clerk

12218A

SIXTH ADDITION TO REDINGTON BEACH HOMES

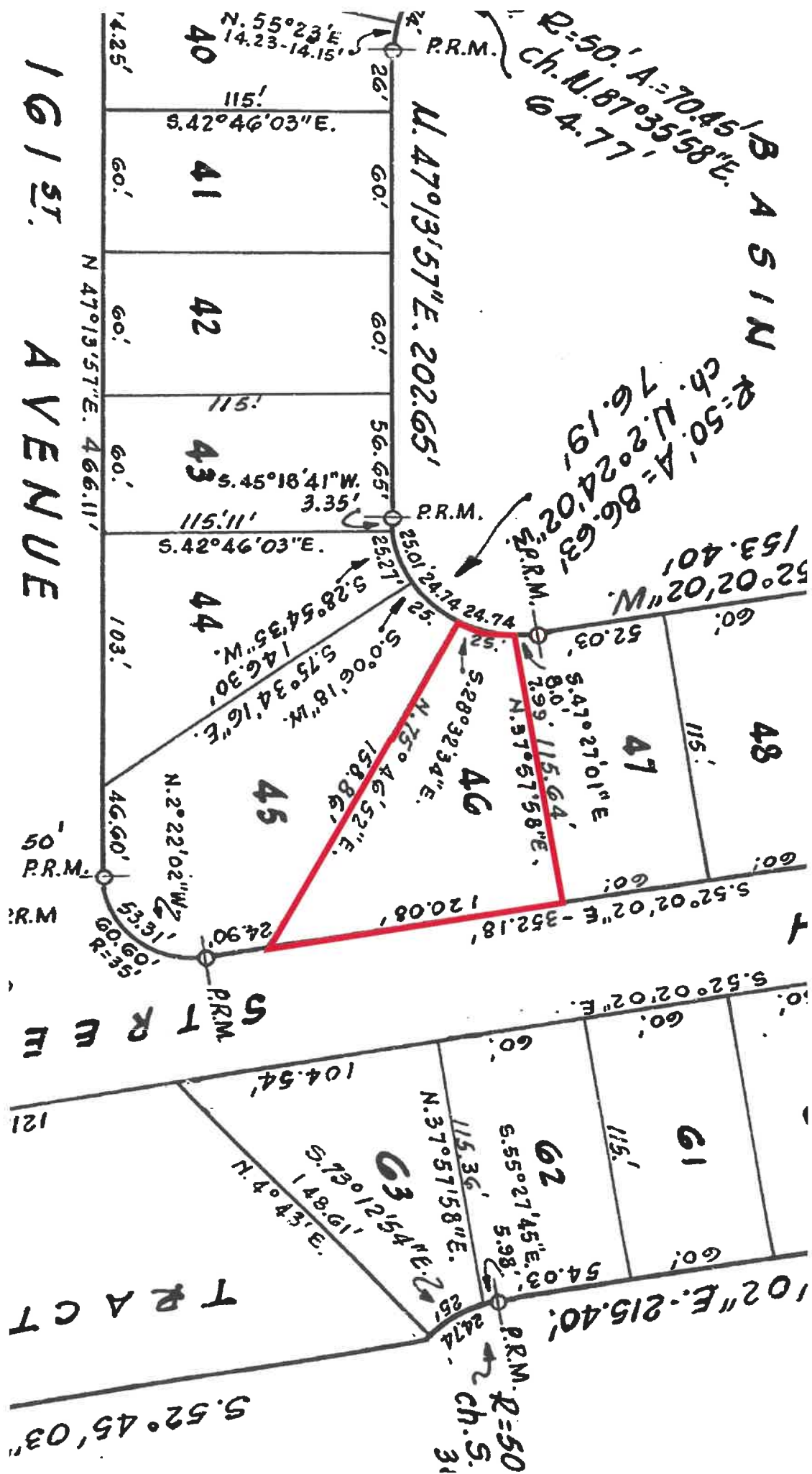
BEING A SUBDIVISION OF LANDS LYING IN GOVERNMENT LOT-2-SECTION-5-TOWNSHIP-31S-RANGE-15E, AND GOVERNMENT LOT-1-SECTION-4-TOWNSHIP-31S-RANGE-15E, AND ALSO A REPLAT OF LOTS-A, B AND C OF JOHNSONS REPLAT AS RECORDED IN PLAT BOOK-24-PAGE-25-PINELLAS COUNTY RECORDS.

SECTIONS-4 AND 5-
 TOWNSHIP-31S
 RANGE-15E
 TOWN OF REDINGTON BEACH
 PINELLAS COUNTY
 FLORIDA.



PLAT'S 31

29

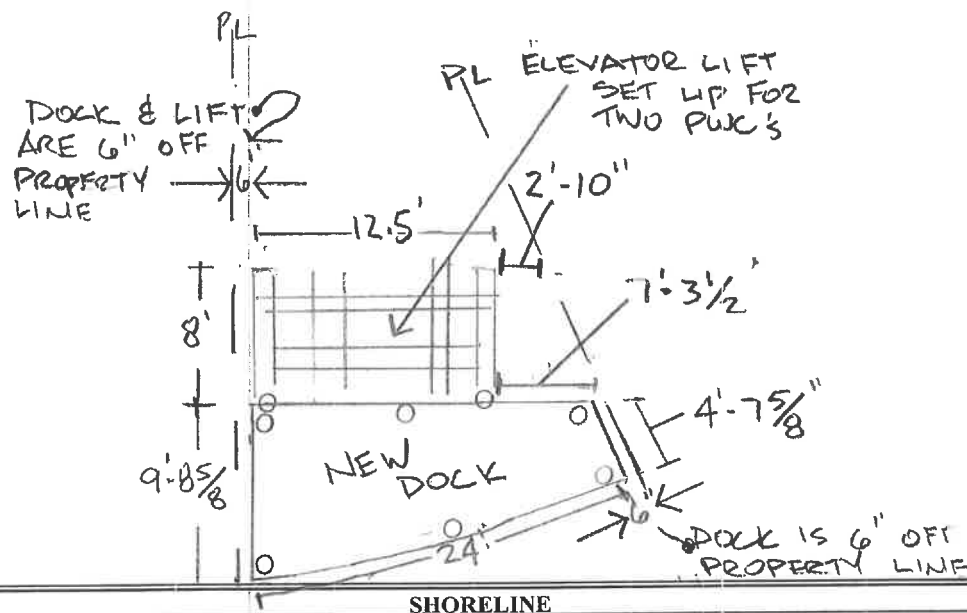


Owner Name: KOEHLER Site Address: 16100 5th St E

Nature and Size of Project: BUILD NEW 170 sq DOCK & 3K
ELEVATOR LIFT SET UP FOR TWO PWC'S

Total Project Square Footage:	<u>170</u>	New Square Footage:	<u>170</u>
Total Number of Pilings:	<u>8</u>	Diameter of Pilings:	<u>10"</u>
Waterway Width	<u>420'±</u>	Waterfront Width	<u>25</u>

Plan View Drawing
(applicant and adjacent docks)



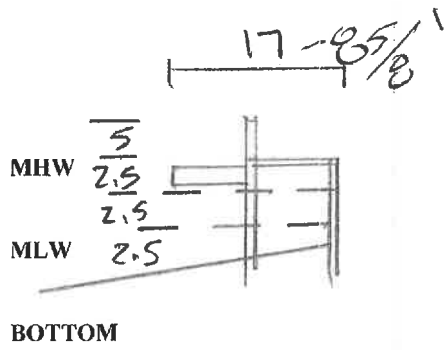
The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner	Right Owner
Signature	Signature
Date	Date
Municipality Approval	Water and Navigation Approval

Owner Name : KOEHLER

Site Address: 16100 5th ST E

Profile View Drawing





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**

150'
Raidrus
mailer

Property located at **16100 5th St. E. REDINGTON BEACH HOMES** Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page (s) 29, of the Public Records of Pinellas County Florida., is requesting the Board of Adjustment to approve a variance request for a permit for dock facilities, including a boatlift, to be located six inches from the waterward projection of the side lot lines.

Town Code: Sec 5-57(a)(3)(a) states: *"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 Sec 5-57(a)(3)(b) states: *"Boatlifts and associated catwalks, and tie poles may be located no closer than seven and one-half 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 Sec 5-57(a)(3)(g) states: *"No portion of the dock facility and/or boat or personal watercraft shall be any closer than the greater of seven and one-half feet to the side property line or the required side setback as extended into the water unless the facilities are a shared property line dock".*

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 **May 18, 2023 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.

Dee Runyon
Deputy Clerk
Town of Redington Beach, FL

Date of Notice: April 17, 2023



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

16100 5th ST.

Run Date: 18 Apr 2023
Subject Parcel: 04-31-15-73962-001-0460
Radius: 150 feet
Parcel Count: 16
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.

Page 1 of 2

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 TTY/TDD: (727) 464-3370

MID COUNTY
13025 Starkey Road
Largo, FL 33773

MAIL: PO Box 1957, Clearwater, FL 33757

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

BLONIAZ, JOHN
410 161ST AVE
REDINGTON BEACH FL 33708-1657

WILSON, LINDA J
16109 5TH ST E
REDINGTON BEACH FL 33708-1615

SNYDER, CARLY
SNYDER, CHRIS
16101 5TH ST E
REDINGTON BEACH FL 33708-1615

ANTHONY, COLIN REVOCABLE TRUST
ANTHONY, COLIN TRE
16104 5TH ST E
REDINGTON BEACH FL 33708-1616

CARROLL-HOUK, TRINA
16107 5TH ST E
REDINGTON BEACH FL 33708-1615

CASCI, MARK
CASCI, MARY ANN
5438 LEXINGTON AVE N
SHOREVIEW MN 55126-1300

FL INT IMP FUND TRE
C/O STATE OF FL
ATTN: SUBM LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399-6575

RBEACH PROPERTIES LLC
16108 5TH ST E
REDINGTON BEACH FL 33708-1616

MARTINEZ, MARIO A
412 161ST AVE
REDINGTON BEACH FL 33708-1657

5TH STREET REDINGTON PROPERTIES LLC
17316 KENNEDY DR
NORTH REDINGTON BEACH FL 33708-1351

KARIMI, MOHAMMAD
KARIMI, SUSAN L
16103 5TH ST E
REDINGTON BEACH FL 33708-1615

HALL, DARLENE E
16106 5TH ST E
REDINGTON BEACH FL 33708-1616

CALDWELL, MATTHEW
CALDWELL, RACHEL
408 161ST AVE
REDINGTON BEACH FL 33708-1657

PALIN, LAWRENCE E TRE
PALIN, RUBY C TRE
413 161ST AVE
REDINGTON BEACH FL 33708-1656

CHANCE, MICHELLE REINA
502 161ST AVE
REDINGTON BEACH FL 33708-1659

DURAN, JOHN S
DURAN, PATRICIA G
16018 5TH ST E
REDINGTON BEACH FL 33708-1639

STAFF REPORT
BRUCE COOPER



TOWN OF REDINGTON BEACH

105-164th AVENUE

REDINGTON BEACH, FL 33708

PHONE: 727-391-3875

FAX: 727-397-6911

www.townofredingtonbeach.com

MAY 10 2023

Variance request for 16100 5th St E.

The board of adjustment shall have the following powers and duties:

(1) To authorize upon application in specific cases such variances from the terms of the Town's Code of Ordinances unless otherwise specifically excepted, that as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of those provisions would result in unnecessary and undue hardship.

(2) To consider written applications for a variance when it is demonstrated that:

- a. 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; and
- b. 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 the applicable code.

STAFF COMMENT:

The applicant is requesting a variance from Section 5.57 (a) (3) a & b, to build a dock and lift facility that would be outside the center 1/3 of the property and closer to the side property line than 7.5 feet. The applicant's lot is a pie shape lot with a narrow width at the waterfront. In addition, the lot is at the end of the small basin which with the pie shape lot, there is no way to have a dock without a variance.

c. No variance shall be granted unless the applicant demonstrates by relevant, competent, and substantial evidence that the following criteria have been satisfied:

1. The property has an unusual hardship not suffered by other similarly situated properties within the same district;

STAFF COMMENT:

As stated above, this property does have an unusual hardship.

2. The hardship of the property was not self-created by the applicant and was not the result of an action taken with the applicant's prior knowledge or approval. Further, no



TOWN OF REDINGTON BEACH
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
www.townofredingtonbeach.com

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.

STAFF COMMENT:

The special conditions were not created by the applicant.

3. The requested variance is the minimum variance necessary to permit the reasonable use of the property;

STAFF COMMENT:

Based on the above conditions, this request is reasonable.

4. The requested variance will not confer on the applicant any special privilege that is denied by the applicable code to other similarly situated property owners;

STAFF COMMENT:

Granting the variance would not confer any special privilege.

5. The literal interpretation of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated property owners;

STAFF COMMENT:

Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties

6. The requested variance will not be contrary to the public interest and will be in harmony with general intent and purpose of the applicable code.



TOWN OF REDINGTON BEACH
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
www.townofredingtonbeach.com

STAFF COMMENT:

The requested variance will not be contrary to the public interest and would be in harmony of the code.

STAFF RECOMMENDATION:

Recommend approval.

Bruce Cooper

Bruce Cooper, CBO, CFM

Building Official

SIMILAR APPLICATIONS
FROM YEARS - 2005 & 2009

PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: DOLPHIN MARINE EQUIP INC FOR KEITH AND ELIZABETH EVANS

CONSTRUCTION SITE: 16106 6TH STREET EAST,
REDINGTON BCH, FL 33708

DESCRIPTION: 04-31-15-73980-000-0310

Permit is valid for 3 years

TO REPORT START DATE AND COMPLETION DATE, CALL: (727) 464-3770

PERMIT NO. P40123-09

1. PERMITS MAY ALSO BE REQUIRED FROM THE FOLLOWING AGENCIES: FL D.E.P & U.S. ARMY C.O.E.

CLERK:
KEN BURKE

2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.

By: Michelle Adams
Deputy Clerk

DATE OF ISSUANCE:

08/26/09

3. THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY. ELECTRICAL & WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.

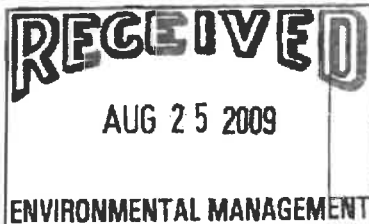
FINAL INSPECTION:

4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE- CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

**THIS PERMIT IS REQUIRED TO BE
POSTED IN A CONSPICUOUS LOCATION
AT THE CONSTRUCTION SITE.**

Direct all correspondence to:

Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, FL 33756



Application # P40123-09
(OFFICIAL USE ONLY)

#42500 # 41530

PRIVATE DOCK PERMIT APPLICATION

PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY

V  **ORIGINAL** Please type, or hand print in BLACK ink

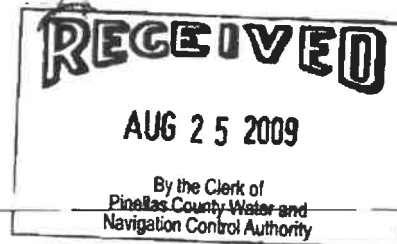
I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Keith & Elizabeth Evans
B. Mailing Address: 16106 6th Street East
City: Redington Beach State: Fl. Zip: 33708
C. Telephone No. (s): 403-1466

Permit not to include electric or plumbing.

II. AGENT INFORMATION:
Gene Jerichow

DOLPHIN MARINE EQUIPMENT INC.
13056 FAXTON ST.
CLEARWATER FL. 33760
727-5398113



III. SITE INFORMATION:

A. Construction Site Address: same
City: same
B. Parcel ID Number: 04 / 31 / 15 / 73980 / 000 / 0310
C. Incorporated: X / Unincorporated: / / Redington Beach
D. Affected waterbody: Boca Ciega Bay
E. Previous Permits: P1629-1111
F. Date applicant assumed property ownership: 6/99 month/year
G. Obstructions: (dogs, fences, etc.) none
H. Attach 8-1/2"x11" vicinity map showing specific project location.
I. All other information pursuant to P.C.O.90-19 (amended), Section 10.8, as needed.
J. For projects requiring a public hearing, attach a copy of the complete legal description.

This project qualifies for U.S. Army Corps of Engineers permit SAJ-96. Approval from the FL Dept. of Environmental Protection (813-632-7600) may also be required.

Application #: P40123-09
(official use only)

IV. Project Description:

A. Nature and Size of Project: REMOVE EXISTING DOCK AND DAUGHTS AND INSTALL
NEW 8' x 28' DOCK WITH ANGLE SIDE. INSTALL A 5000LB CRADLE
LIFT

Square Feet: 156 SQ

Permit not to include electric or plumbing.

B. Variance: Yes: ☒ No: ☐

Amount in variance: Length: _____ Width: _____

Setbacks: L: _____ R: _____

Other: CITY

Note: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas County Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of any need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. Contractor Information:

I, Lawrence Fisk, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either re-move the dock or correct the deficiency.

Signed: _____ Cert. No.: C4017

Dolphin-Marine Equipment, Inc.
13056 Faxton Street
Clearwater, Florida 33760
727-539-8113

VI. Owner's Signature:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor is not responsible for state dep permits and may act as my representative. I understand that I, not Pinellas County or Dolphin Marine Equipment, Inc., are responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

X 7/20/09 X Elizabeth E.
Date Legal Owner's Signature
7/20/09

PRIVATE DOCK(A)

Application # P40123-09

(OFFICIAL USE ONLY)

MHW

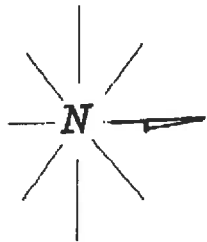
MLW

BOTTOM

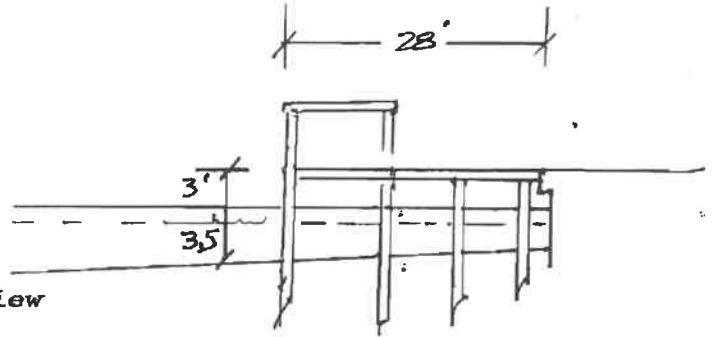
Permit not to include electric or plumbing.

Framing 2"x8", Decking 2"x6"

ENG. SCALE: 1" = 20'



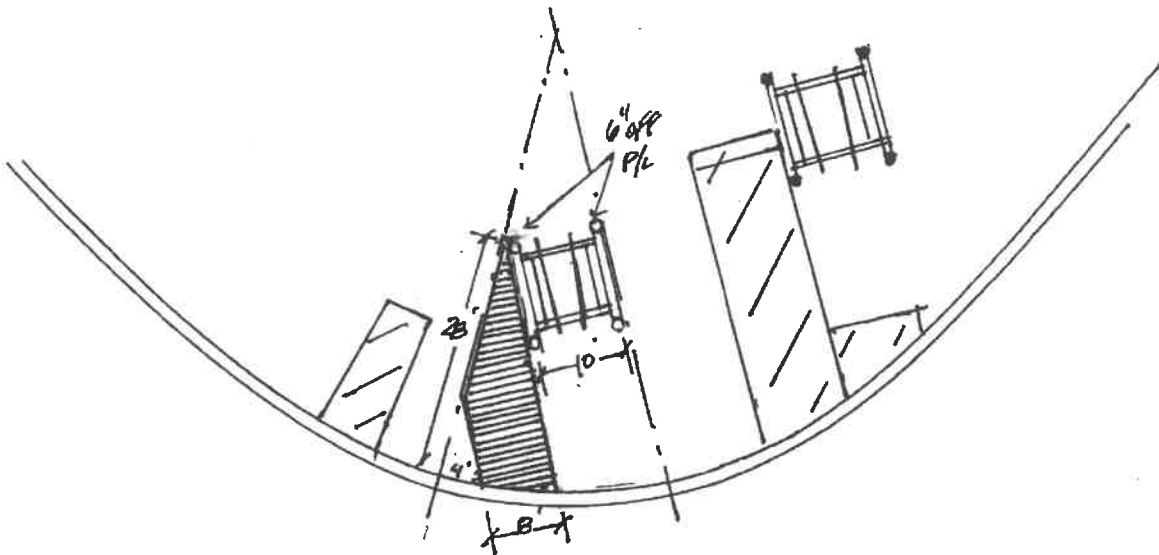
Profile View



Plan View

TOTAL SQUARE FEET 156 SQ
NEW SQUARE FEET 156 SQ
WATERWAY WIDTH 300'
WATERFRONT WIDTH 25.26

This project qualifies for U.S. Army Corps of Engineers permit SAJ-96. Approval from the FL Dept. of Environmental Protection (813-632-7600) may also be required.



SHORELINE

SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature X

MUNICIPALITY APPROVAL

Date 7/14/09

Signature X

WATER AND NAVIGATION APPROVAL

Date 7/20/09

Com. D. K. 7/14/09
514 161st Ave
Redington Bl, 33708



AK 8/25/09

APPROVED
PINELLAS COUNTY
ENVIRONMENTAL MANAGEMENT

OPM 8-20-09
FOR WILLIAM M. DAVIS, DIRECTOR



**TOWN OF REDINGTON BEACH
Board of Adjustment**

ORDER AFTER HEARING ON APPLICATION FOR VARIANCE OR EXCEPTION

Hearing Date: 8 / 20 / 09

ORDER

**Keith & Elizabeth Evans
16106 6th St E
Redington Beach, FL 33708**

The Board of Adjustment, having duly met in a regularly noticed Hearing and having considered the application of the parties noted above, the evidence presented, and the testimony given, and, upon Motion duly made and Seconded and a vote having been taken, the following ORDER is hereby entered on this

20 day of Aug., 20 09 :

☒ The Application for Variance or Exception is GRANTED as requested

☐ The Application for Variance or Exception is GRANTED as amended or modified on the record, as follows:

☐ The Application for Variance or Exception is DENIED

Roger A. Reese
Board of Adjustment Presiding Officer

ROGER A. REESE
Print Name

ATTEST:

Missy Clarke

Print Name & Title: Missy Clarke, Deputy Town Clerk

Application #: P40123-09
(Official Use Only)

Disclosure Form

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that all Authority be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be any decision rendered by the Authority. (Attach additional sheets if necessary.)

A. Property Owners

Name: Keith or Elizabeth Evans
Address: 16106 6th Street East
Redington Beach, Florida 33708

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

B. Representatives:

Name: Dolphin Marine Equipment, Inc.
Address: 13056 Faxton Street
Clearwater, Florida 33760

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

C. Other persons having ownership interest in the subject property:

Interest is: Contingent ☐

Absolute ☐

Name: _____ Specific Interest held: _____

D. Does a contract for sale exist for the subject property? Yes ☐ No ☒

If so, the contract is: Contingent ☐

Absolute ☐

Name of parties to the contract: _____

E. Does an opinion to purchase exist for the subject property? Yes ☐ No ☒

Name of parties to the option: _____

F. Owners Signature:

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

X Elizabeth Evans
12-11-09

Date: 7/20/09
7/20/09

Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, Florida 33756

Application # P40123-09
(OFFICIAL USE ONLY)

1) Existing Structures And Vessels

Structures / Vessels /

2) Proposed Structures And Vessels

Structures REBUILD Vessels /

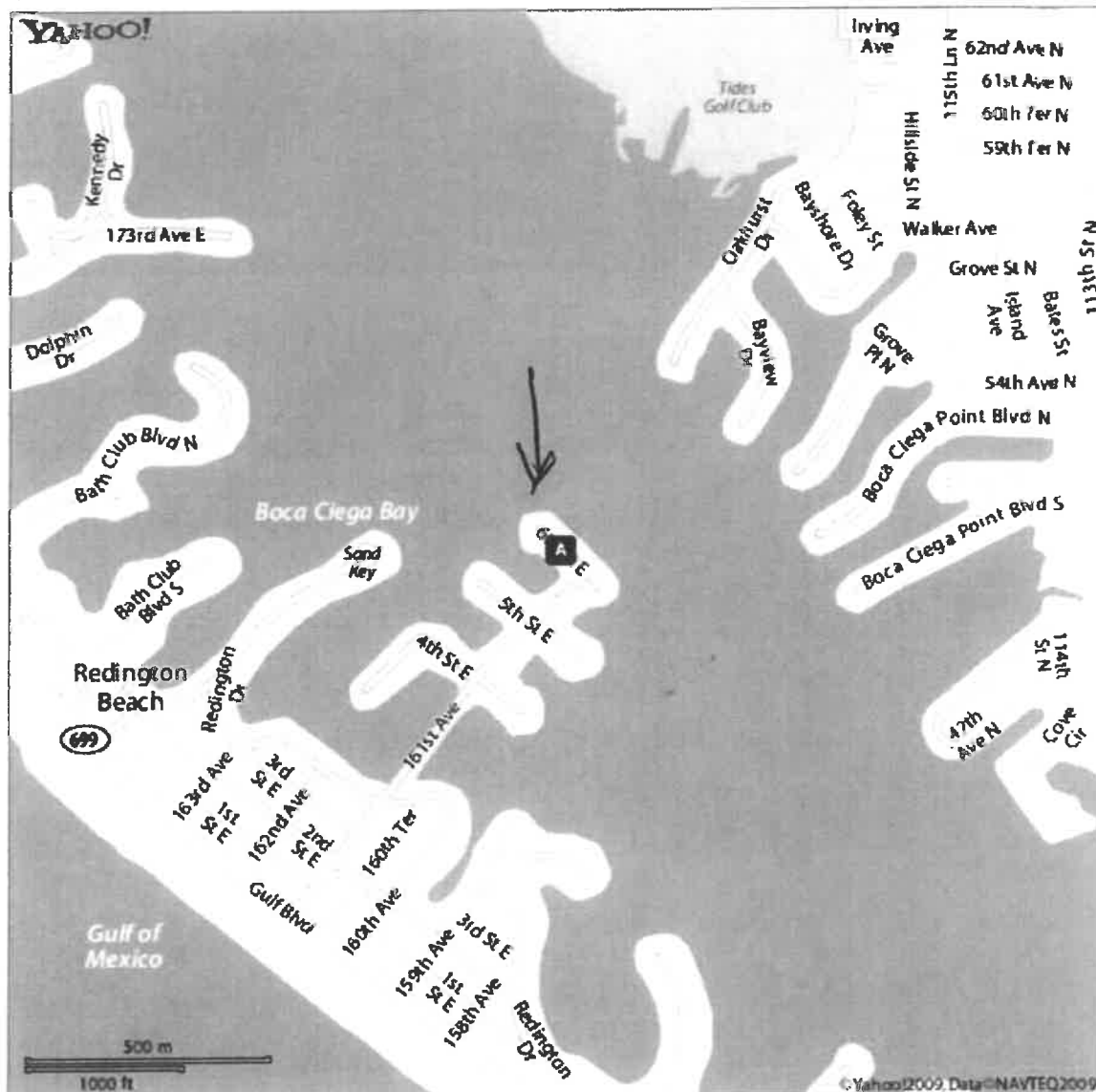
3) Distance In Feet To Federal Channel

1500 Feet

4) Applicant Agrees To Follow All Standard
Manatee Precautions

Map of 16106 6th St E, Redington Beach, FL
33708-1618

YAHOO!



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

EXHIBIT A



Minutes

TOWN OF REDINGTON BEACH, FLORIDA
BOARD OF ADJUSTMENT

Thursday, August 20, 2009
7:00 pm

The Board of Adjustment was called to order at 7:00 pm by Chairman Reese.

Pledge of Allegiance followed by a Moment of Reflection.

Roll call was taken: Chairman Reese, Mr. Fahs, Mr. Hawthorne, Mr. Will, Attorney Sirico, and Deputy Town Clerk Clarke were present. Mr. Sulewski was absent. Also present were John Kostreles, Pinellas County Community Planning Coordinator and Commissioner Drillick.

A Motion by Mr. Hawthorne to accept the agenda as written, seconded by Mr. Fahs, motion carried.

A Motion by Mr. Will to accept the minutes of July 16, 2009, seconded by Mr. Hawthorne, motion carried.

Attorney Sirico read the following:

Betty Alley property located at 15509 Redington Drive, Redington Beach, Fl 33708, Redington Beach Homes 4th Add, Block 24 Lot 41, as recorded in Plat Book 3629, Page 25 of the Public Records of Pinellas County Florida is requesting The Board of Adjustment to grant an exception to allow the replacement of the old existing dock, which exceeds the current limitations of 30' from the seawall.

Attorney David Browder of Clearwater represented Mrs. Alley in her request for a variance. He indicated that he reworked the current application and copies were given to the board members as well as a copy of an aerial photo in order to show the need for a longer dock due to the shallowness of the water. Mr. Kostreles stated that the application did not meet the town's ordinance, therefore the reason for the variance request.

Motion by Mr. Fahs to grant the variance as requested, seconded by Mr. Hawthorne, roll call vote, passed with all ayes.

Attorney Sirico read the following:

Keith & Elizabeth Evans, property located at 16106 6th Street East, Redington Beach, Fl 33708, Redington Beach Homes 7th Add, Lot 31, as recorded in Plat Book 044, Page 54 of the Public Records of Pinellas County Florida is requesting The Board of Adjustment to grant an exception to allow the placement of a dock placed in the center third of property seawall, which is in conflict with section 5-57A of the municipal code.

Gene of Dolphin Marine, spoke on behalf of Keith and Elizabeth Evans. He indicated that they live on a pie shaped lot and with the new ordinance of building in the center third would prevent boat use with the existing dock.

Discussion ensued amongst board members. Motion made by Mr. Hawthorne to grant the variance as requested, seconded by Mr. Will. Roll call vote was taken and passed with all ayes.

Attorney Sirico read the following:

Robert & Rebecca Bunch, property located at 508 161st Avenue, Redington Beach, Fl 33708, Redington Beach Homes 7th Add, Lot 35, as recorded in Plat Book 044, Page 054 of the Public Records of Pinellas County Florida is requesting The Board of Adjustment to grant an exception to allow that two porch covers be placed at 21' and 8" from center line of seawall to support poles.

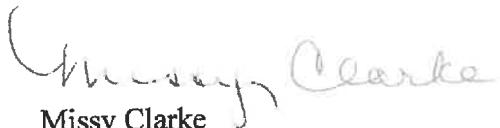
Robert Bunch of 508 161st Avenue spoke on his behalf. He indicated that the current set back is at 25' and he is requesting a setback of 21' 8" for the posts of the porch cover. The area would not be enclosed, it would be a roof with insulated panels.

Questions were asked by the board. Motion was made by Mr. Fahs to grant the variance as requested, seconded by Mr. Will. Roll call vote was taken and passed with all ayes.

OTHER BUSINESS

Deputy Clerk reminded board members that the September meeting will be at 6:00 pm, instead of the normal 7:00 pm, due to a conflict with the Board of Commissioners Budget Hearing meeting.

Motion by Mr. Will to adjourn, seconded by Mr. Fahs. Motion passed with all ayes.


Missy Clarke
Deputy Town Clerk

PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: ADVANCED MARINE CONST FOR RONALD FOWLER

16101 5TH ST E

REDINGTON BCH, FL 33708

DESCRIPTION: 04-31-15-73962-001-0630

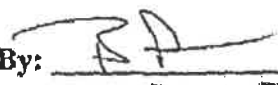
TO REPORT START DATE AND COMPLETION: (727) 464-3770

PERMIT NO. P36485-05

CLERK:

1. PERMITS MAY ALSO BE REQUIRED BY THE FOLLOWING AGENCIES: FL D.E.P. & U.S. ARMY C.O.E.
2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.
3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL & WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.
4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE- CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

KEN BURKE

By: 

Deputy Clerk

DATE OF ISSUANCE:

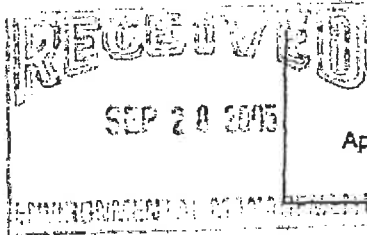
09 / 30 / 2005

FINAL INSPECTION:

/ /

**THIS PERMIT IS REQUIRED TO BE
POSTED IN A CONSPICUOUS LOCATION
AT THE CONSTRUCTION SITE.**

Direct all correspondence to:
Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, FL 34616



Application #

P 36485-05
(OFFICIAL USE ONLY)
Jul 25 06

PRIVATE DOCK PERMIT APPLICATION

PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY

Please type, or hand print in BLACK ink

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: RONALD FOWLER
B. Mailing Address: 16101 5th street East
City: Redington Beach State: FL Zip: 33708
C. Telephone No.(s): 421-5713

II. AGENT INFORMATION:

A. Name: Advanced Marine Construction
B. Address: 1041 Harbor Lake DR.
City: Safety Harbor State: FL Zip: 34695
C. Telephone No.(s): 712-3909

III. SITE INFORMATION:

A. Construction Site Address: 16101 5th street East
City: Redington Beach
B. Parcel ID Number: 04/31/15/73962 100/1 0630
C. Incorporated: ☒ Unincorporated: ☐ Redington Beach
D. Affected waterbody: Boca Ciega Bay
E. Previous Permits: none
F. Date applicant assumed property ownership: Sept. 2002
month/year
G. Obstructions: (dogs, fences, etc.) Fence
H. Attach 8-1/2" X 11" vicinity map showing specific project location.

I. All other information pursuant to P.C.O. 90-19 (amended), Section 10.8, as needed.

J. For projects requiring a public hearing, attach a copy of the complete legal description.

048WD/EN/ENVIRONMENT/PI/MA01 4/26/94

County Application

Application # 1244107

(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature and Size of Project: Construct a 4' x 23' wedge shaped dock
per drawing. Install a 6,000 lb. Neo crane lift to Right side
of dock per drawing. Square feet: 75

B. Variance: Yes ☐ No ☒
Amount in variance: Length: _____ Width: _____
Setbacks: L _____ R _____
Other: _____

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas County Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of and need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, Stephen Lott, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: [Signature] Cert. No.: #8078

Company Name: Advanced Marine Construction Telephone No.: 712-3909

Address: 1041 Harbor Lake DR. Safety Harbor, FL 34695

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

4/20/05
Date

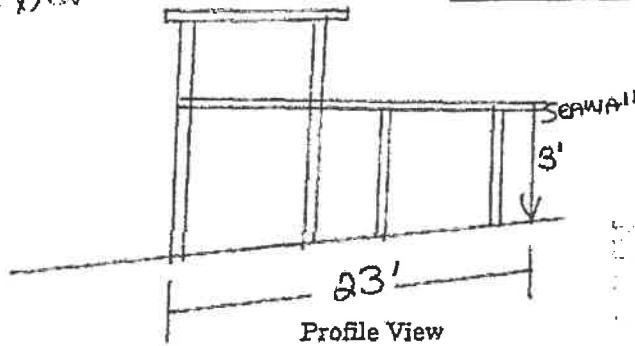
[Signature]
Legal Owner's Signature

PRIVATE DOCK

16101 5th St E
Redington Beach 33728

Application # P26485-05
(OFFICIAL USE ONLY)

MHW
MLW
BOTTOM



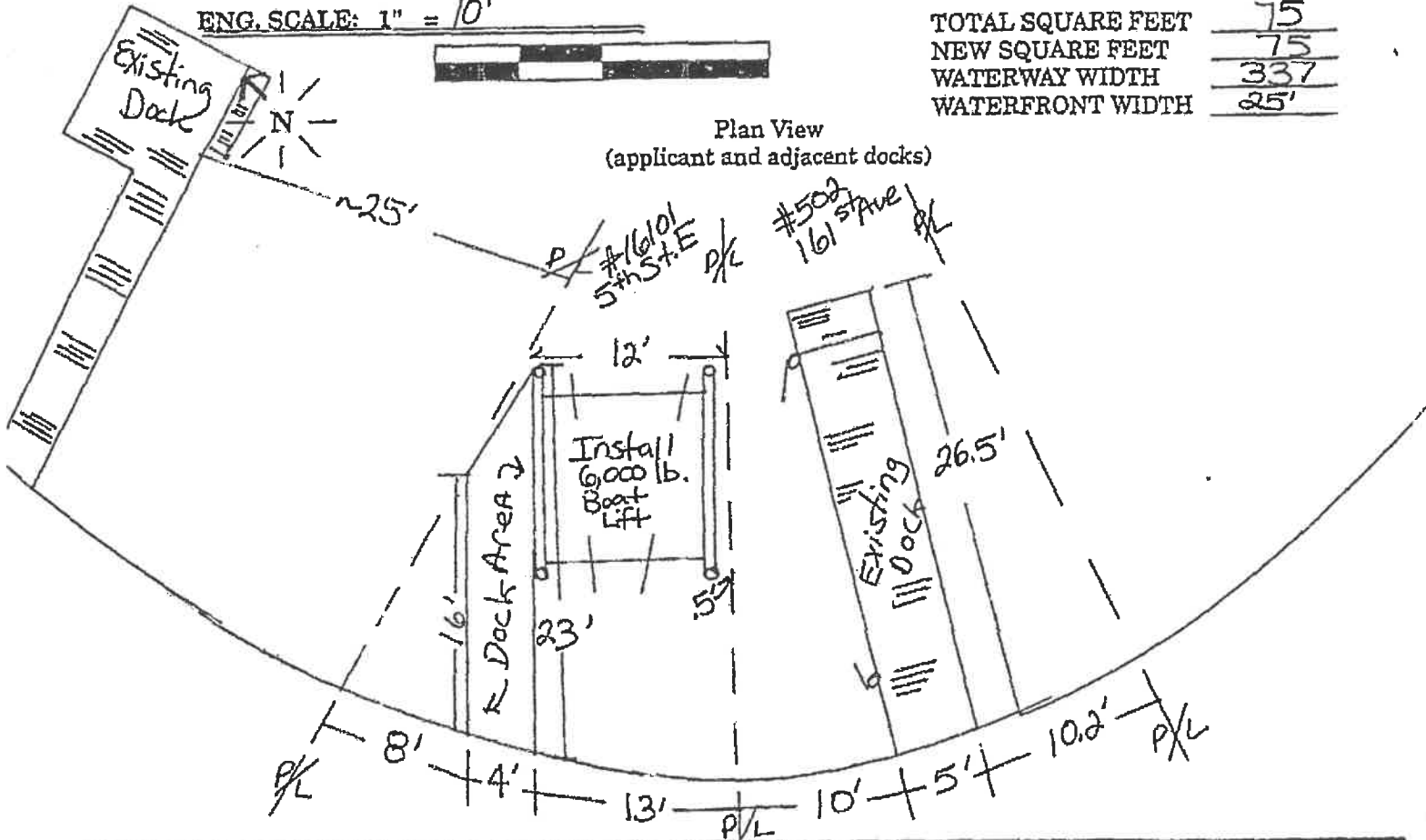
Profile View

ENG. SCALE: 1" = 10'



TOTAL SQUARE FEET	75
NEW SQUARE FEET	75
WATERWAY WIDTH	337
WATERFRONT WIDTH	25'

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature

Date

Signature

Date

Municipality Approval

Water and Navigation Approval

9-27-05

FOR WILLIAM M. DAVIS, DIRECTOR

APPROVED
PINELAS COUNTY
ENVIRONMENTAL MANAGEMENT
9-30-05

VARIANCE REQUEST FORM

Application #

(OFFICIAL USE ONLY)

Left Lot Owner's Name: _____

Mailing Address: _____

Zip: _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a Commercial ☐ Multi-use ☐ Private ☐ dock at the following address:

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT ☐ DO NOT OBJECT ☐ to the construction.

OWNER'S SIGNATURE: _____

X _____

Date _____

NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 19 ____.

Notary Public

My commission expires: _____

Right Lot Owner's Name: _____

Mailing Address: _____

Zip: _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a Commercial ☐ Multi-use ☐ Private ☐ dock at the following address:

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT ☐ DO NOT OBJECT ☐ to the construction.

OWNER'S SIGNATURE: _____

X _____

Date _____

NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 19 ____.

Notary Public

My commission expires: _____

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the Authority be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the Authority. (Attach additional sheets if necessary.)

A. PROPERTY OWNERS:

Name: Ronald Fowler
Address: 16101 5th St E
Redington Beach FL

Name: Joan Fowler
Address: 16101 5th St E
Redington Beach FL

Name: _____
Address: _____

Name: _____
Address: _____

B. REPRESENTATIVES:

Name: Advanced Marine Construction
Address: 1041 Harbor Lake DR.
Safety Harbor, FL 34695

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: contingent ☐ absolute ☒

Name: _____ specific interest held _____

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☒

If so, the contract is: contingent ☐ absolute ☐

Name of parties to the contract: _____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☒

Name of parties to the option: _____

F. OWNER'S SIGNATURE:

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.



Date 9/20/05



Minutes 2005



BOARD OF ADJUSTMENT

Town of Redington Beach, FL. MEETING MINUTES Thursday, March 24, 2005

The Board of Adjustment of the Town of Redington Beach, Fl, held a meeting at 7:00 P. M. on Thursday, March 24, 2005, in the Redington Beach Town Hall, located at 105-164th Avenue Redington Beach, Florida

CALL TO ORDER

Pledge pf Allegiance

Reflective Moment

Roll Call:

Bud Fahs Present
Kit Awalt Present
Wally Hawthorne Present

Fred Steiermann Present
Roger Reese, Chairman Present

Also present were Town Attorney Dominic Amadio, Pinellas County Building Department Assistant Director Jack Tipton, and Assistant Town Clerk Nancy Eigenhouse.

1. APPROVAL OF THE AGENDA:

A Motion was made by Kit Awalt and seconded by Bud Fahs to approve the agenda as posted. Motion was approved by all.

2. APPROVAL OF THE MINUTES: February 17, 2005

A Motion was made by Fred Steiermann and seconded by Bud Fahs to approve the minutes of February 17, 2005 meeting. Motion was approved by all.

3. VARIANCE REQUEST FOR: Ron & Joan Fowler, located at 16101 5th St. E., Redington Beach, FL

Requested a variance for the dock to exceed the maximum width of 8 feet, with a tie pole that may possibly exceed the maximum length of 30 feet. Also, a variance to install a 4 foot white vinyl fence with the first three feet being solid and the remaining foot being lattice.

Mr & Mrs. Fowler represented themselves on the reasons they requested the variance for the fence stating the State Law requires a 4 foot fence around a pool. Jack Tipton made remarks on the requirements of the State, County, and Town

A motion to deny the fence variance was made by Wally Hawthorne and seconded by Kit Awalt.
Discussion

ROLL CALL

Voting Yea:	Bud Fahs	Fred Steiermann
	Kit Awalt	Roger Reese
	Wally Hawthorne	

Mr & Mrs. Fowler came forward once again with remarks about widening and extending the length of their dock.

John Ryan from Advanced Marine Construction was also present representing Gabe Zanche at 502 161st Ave. Redington Beach, FL. Mr. Ryan stated that Mr. Zanche was against the dock variance as he would no longer be able to use his davits and his view would be blocked.

Dominic Amadio, Town Attorney read the following letters:

Judy & Jim Orzech, 506 161st Ave., Redington Beach, FL – Opposing the Variance

Mr. & Mrs. Billy Gilleland, 504 161st Ave., Redington Beach, FL. – Opposing the Variance

Gabe Zanche, 502 161st Ave., Redington Beach, FL – Opposing the Variance

A Motion to Deny was made by Bud Fahs and seconded by Fred Steiermann

ROLL CALL:

Voting Yea:	Bud Fahs	Fred Steiermann
	Kit Awalt	Roger Reese
	Wally Hawthorne	

4. VARIANCE REQUEST FOR: Marla DellaPenna located at 16027 Redington Dr., Redington Beach, FL.

Requesting a variance to allow for an encroachment of approximately 2.85' into the side setback of the property.

Marla DellaPenna represented herself stating she would like to build her garage up to avoid any more flooding.

Linda Walston, 16025 Redington Dr. Redington Beach, FL came forward to oppose the request.

A Motion to accept was made by Wally Hawthorne and seconded by Kit Awalt. Discussion.

ROLL CALL:

Voting Yea:	Bud Fahs	Fred Steiermann
	Kit Awalt	Roger Reese
	Wally Hawthorne	

5. VARIANCE REQUEST FOR: Vito Di Mola, located at 16045 Redington Dr., Redington Beach, FL.

To grant an exception to issue a permit for a variance to encroach into the rear yard set back.

Mr. Di Mola stated to the Board that he would like to encroach into the rear yard set back for construction of a swimming pool. David Will, who is Mr. Di Mola's neighbor, residing at 16049 Redington Dr. appeared on behalf of Mr. Di Mola. Mr. Will stated that he had no objections to the variance request.

Dominic Amadio, Town Attorney, read the following letters:

Barbara Durand, 309 161st Ave., Redington Beach, FL – No objections

Jean Helman Jackson, 16047 Redington Dr., Redington Beach, FL – Opposed.

A Motion to accept was made by Wally Hawthorne and seconded by Kit Awalt. Discussion.

Variance was granted as requested subject to meeting engineering requirements as set by Jack Tipton.

ROLL CALL:

Voting Yea:	Bud Fahs	Fred Steiermann
-------------	----------	-----------------

Kit Awalt

Roger Reese

Wally Hawthorne

6. VARIANCE REQUEST FOR: Claire L. Schmidt located at 16041 Redington Dr., Redington Beach, FL

To issue a permit for a variance to encroach into the rear yard set back.

Claire Schmidt represented herself to the Board stating she would like the variance to encroach into the rear yard set back for construction of a swimming pool. David Will, who is Mrs. Schmidt's neighbor, residing at 16049 Redington Dr., stated he had no objections to the variance request.

Dominic Amadio, Town Attorney, read the following letters:

Barbara Durand, 309 161st Ave., Redington Beach, FL – No objections

Jean Helman Jackson, 16047 Redington Dr., Redington Beach, FL – Opposed

A Motion to accept was made by Bud Fahs and seconded by Wally Hawthorne. Discussion
Variance request was granted subject to meeting engineering requirements as set by Jack Tipton.

7. VARIANCE REQUEST FOR: Theresa Chapman located at 16104 5th St. E., Redington Beach, FL

Requesting the Board of Adjustment to grant a variance to extend the dock from 30 feet to 70 feet.

Theresa Chapman and her husband Skip, came forward and remarked on why they would like to extend their dock. They also stated they would be willing to amend the 70 for requested dock to 50 feet.

The following residents came forward:

Ted & Lorraine Ribycki, 414 161st Ave., Redington Beach, FL – Opposed

Ed Fernandez, 402 161st Ave., Redington Beach, FL – Opposed

Scott & Leslie Turner, 16100 5th St. E., Redington Beach, FL – Opposed

Sandra Olear, 408 161st Ave., Redington Beach, FL – Opposed

Dominic Amadio, Town Attorney, read the following letters:

James & Denise Napier, 406 161st Ave., Redington Beach, FL - Opposed
Mr. McBee, 16111 4th St. E., Redington Beach, FL – Opposed
Osvaldo & Margaret Padron, 16112 5th St. E., Redington Beach, FL – Opposed
Richard Dunn, 16114 5th St. E., Redington Beach, FL – Opposed
John Bloniarz, 410 161st Ave., Redington Beach, FL – Opposed.

A Motion to deny was made by Fred Steiermann and seconded by Wally Hawthorne.
Discussion.

Roll Call:

Voting Yea:	Bud Fahs	Fred Steiermann
	Kit Awalt	Roger Reese
	Wally Hawthorne	

The variance request was denied, however a Motion was made to waive the filing fee if a new variance request was made in 60 days for a 50 foot dock opposed to 70 feet. Motion made by Fred Steiermann and Seconded by Wally Hawthorne. Discussion.

ROLL CALL:

Voting Yea:	Bud Fahs – Excused	Fred Steiermann
	Kit Awalt	Roger Reese
	Wally Hawthorne	

8. VARIANCE REQUEST FOR: Glenn & Margaret Musto located at 15534 Redington Dr., Redington Beach

Requesting the Board of Adjustment to issue a permit for a variance to extend existing dock from 35 feet from the seawall to 50 feet with tie poles 65 feet from the seawall.

Glenn Musto made comments to the Board that his dock needed to be rebuilt. He stated the water does not hit the seawall and was too shallow for a boat.

Dominic Amadio, Town Attorney read the following letter:

Ed Connolly, 15536 Redington Dr., Redington Beach, FL – Opposed

A Motion was made by Wally Hawthorne and seconded by Bud Fahs to table the discussion until the next meeting. Mr. Musto will check on the necessity of having the tie poles out 65 feet.

ROLL CALL:

Voting Yea: Bud Fahs

Fred Steiermann

Kit Awalt

Roger Reese

Wally Hawthorne

10. NEW BUSINESS:

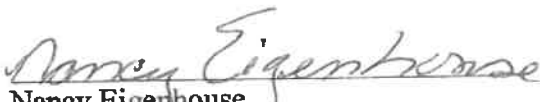
11. OTHER BUSINESS:

12. ADJOURNMENT:

A Motion to Adjourn was made by Kit Awalt and seconded by Fred Steiermann. The meeting was adjourned.

4/21/05
Date


Roger Reese,
Chairman Kit Awalt


Nancy Eigenhouse,
Assistant Town Clerk