



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

Thursday, January 20, 2022
7:00 PM

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

Roll call was taken: Mr. Robert Rockell, Mr. Ken Sulewski, Mr. James Sommer, Chairman Wally Hawthorne and Attorney Erica Augello were present; also attending were Shawntay Skjoldager, Building Commissioner; applicants Alan and Gwenne Henricks; applicant representative Robert Lord; applicant J Sapre; applicant representative Mike Mittler; applicant Dave Mayer; and Deputy Clerk, Adriana Nieves. Building Official Bruce Cooper was absent.

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

Approval of agenda: Agenda of January 20, 2022 was approved with all ayes.

Approval of minutes: Minutes of December 16, 2021 was approved with all ayes.

New Business:

Attorney Augello swore in all witnesses giving testimony.

Attorney Augello read the following:

- a. Property located at **15501 Redington Drive**, LONE PALM BEACH 4TH ADD BLK 24, LOT 45 as recorded in plat book 23 page 10 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install an extension on an existing non-conforming dock whose overall length will be approximately 59' from the seawall. Town Code 5.57(a)(17)(e) states: "***The maximum allowable dock facility shall be within a 30-foot length from the seawall.***"

Applicant Alan Henricks testified that the water is very shallow there and he would like to extend the dock an additional 15 feet in order to safely navigate boat. Presently, the applicant must wait until high tide to launch his boat. His property is located at the end of a cove, where sand builds up. There are existing tie poles at 59 feet. He explained that the dock cannot be angled, nor can it be moved to the south. He testified that the area had been dredged twice in the past, but it filled back in both times.

Chairman Hawthorne asked for public comment. Mr. Jerry Hooks of 15503 Redington Drive testified that he submitted a letter of objection to the variance request. He stated that if the Henricks dock is extended, he would have a problem navigating his own vessel, and would need to ask for his own dock extension. He submitted a picture of the two docks, taken from the rear of his house to show the Board members how close in proximity the 2 existing docks are. He also feels that if the variance request is approved, his property will lose value.

The Board discussed among themselves. Attorney Augello reminded the Board that although they have the authority to grant variances for non-conforming docks, the variance cannot EXPAND the degree of non-conformity.

Mr. Morgan made a motion to deny the variance request. Mr. Sommer seconded the motion. Roll call vote was taken and the motion to **deny** was passed with all ayes.

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

Attorney Augello read the following:

- b. Property located at **16113 5th St E., REDINGTON BEACH HOMES 6TH ADD**
 BLK 1, LOT 57 LESS THAT PART DESC BEG NE COR SD LOT 57 TH CUR LT
 RAD 170FT ARC 7.62FT CB N29D04'06"W 7.62FT TH S40D29'12"W 79.86FT
 TH N45D45'55"E 77.53FT TO POB TOGETHER WITH THAT PART OF LOT 58
 DESC FROM SW COR OF SD LOT 58 TH CUR LT RAD 65FT ARC 4.38FT CB
 S16D03'40"E 4.38FT TH N40D29'12"E 42.08FT TH S45D45'55"W 39.82FT TO
 POB as recorded in plat book 31 page 29 of the Pinellas County Official Records, is
 requesting the Board of Adjustment approve a variance request to install a dock
 whose length will be approximately 40 feet from the seawall. Town Code
 5.57(a)(17)(e) states: ***"The maximum allowable dock facility shall be within a 30-
 foot length from the seawall."***

Applicant representative Robert Lord, Lord General Contracting, 430 173rd Avenue E., North Redington Beach, testified that his client would like to remove the existing dock and tie poles, and replace it with a new dock facility which will have an overall length of 40 feet. The existing tie poles are at a length of 44 feet and 47 feet and will be removed as well.

Chairman Hawthorne asked for public comments, but there were none.

The Board discussed among themselves.

Mr. Rockell made a motion to approve the variance as requested. Mr. Sulewski seconded the motion. Roll call vote was taken and the motion to **approve** was passed with all ayes.

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

Attorney Augello proposed combining the 2 seawall applications because they are next door neighbors, they are using the same contractor and are requesting nearly identical variances.

Attorney Augello read the following:

- c. Property located at 16107 4th St E, REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 35 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a seawall which will have an elevation lower than 4.12 feet NAVD. Per Town Code 5-56(c)(1)(g) ***“The elevation for all seawalls, bulkheads, and retaining walls fronting on the bay shall be equal to or greater than an elevation of 4.12 feet, NAVD, as defined in section 10.10 of this Code, mean sea level.”***
- d. Property located at **16109 4th St E**, REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 34 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a seawall which will have an elevation lower than 4.12 feet NAVD. Per Town Code 5-56(c)(1)(g) ***“The elevation for all seawalls, bulkheads, and retaining walls fronting on the bay shall be equal to or greater than an elevation of 4.12 feet, NAVD, as defined in section 10.10 of this Code, mean sea level.”***

Applicants’ representative Mike Mittler of Gibson Marine Contractors, 2131 Range Rd, Clearwater, FL 33765 testified that both applicants are requesting the same variance from the seawall code. He reported that both houses have low elevations and if they built the seawalls at 4.12 feet NAVD, there would be an increased risk for flooding. He explained that they would like to build the seawalls to match the neighboring seawalls.

Chairman Hawthorne asked for public comments, but there were none.

The Board discussed among themselves. The Board needed clarification from the contractor as to exactly what elevation the seawall would be. The variance must be approved for a specific elevation. After some discussion, the contractor and the Board agreed to an elevation of 3.12 feet NAVD..

Mr. Sulewski made a motion to approve the variance at 16107 4th St E. for a seawall with an elevation of 3.12 feet NAVD. Mr. Rockell seconded the motion. Roll call vote was taken and the motion to approve was passed with all ayes.

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

Mr. Morgan made a motion to approve the variance at 16109 4th St E. for a seawall with an elevation of 3.12 feet NAVD. Mr. Rockell seconded the motion. Roll call vote was taken and the motion to approve was passed with all ayes.

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

Other business:

Attorney Augello clarified to the Board what variance requests they are authorized to grant when they are presented with an existing, non-conforming dock. She reminded them to make sure the request meets the five criteria outlined in the application form, as well as not expand the degree of non-conformity.

Chairman Hawthorne adjourned the meeting at 7:43pm.



Adriana Nieves, CMC, CFM
Deputy Town Clerk