

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

DEC 18 2023

(Please type or print clearly)

Property Owner(s)

Name Adam R. &/or Laura A. Rowe		Email rowelack83@yahoo.com	
Address 16113 5th St. E.			
City Redington Beach		State FL.	Zip 33708
Phone 734-347-1661	Fax		Cellular

Applicant

Name Adam R. &/or Laura A. Rowe		Email rowelack83@yahoo.com	
Address 16113 5th St. E.			
City Redington Shores		State FL.	Zip 33708
Phone 734-347-1661	Fax		Cellular

Agent (if applicable)

Name Speeler Foundations, Inc.		Email heather@speeler.com	
Address 6111 142nd Ave. N.			
City Clearwater		State FL	Zip 33760
Phone 727-535-5735	Fax 727-535-6041		Cellular

General Information

Property Location or Address	
Legal Description (attach additional sheet if necessary)	
Tax Parcel Number	Zoning District

Requested Action:

Describe request and applicable code section:

We are requesting a variance to Section 5-57(a)(3)e pertaining to length of dock facility. We propose to install a new boatlift on existing piling that were previously permitted to a length of more than 30' from the seawall.

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

Section 5-57(a)(3)e pertaining to length of dock facility.

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

DEC 18 2023

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 conditions exist at several sites in this area. This is evident in the fact that this site, and others along the same street, already have docks or structures that extend beyond the limited 30' length allowance. The previous wet slip piling that will be used for the installation of the new boatlift are already out at a distance of more than 30' from the seawall.

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?

If strictly interpreted, the code would restrict the homeowner's ability to make full use of the waterfront commonly enjoyed by others. There will be no navigational issues created as the proposed boatlift will simply be installed on piling that are already in place,

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 applicant purchased the property with the dock and wet slip already in place. They are simply looking to install a boatlift on the existing wet slip piling in order to more safely moor and access their boat.

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.

If granted, this variance will not confer any special privilege to the homeowner. Any homeowner has the right to request a variance.

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 requested variance is the minimum variance that will made reasonable use of the lands. We are simply asking to convert an existing wet slip to a boatlift.

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.

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 Speeler Foundations, Inc. 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:

December 14, 2023

Title Holder:

[Signature]

Date:

Title Holder:

Date:

Title Holder:

Date:

Title Holder:

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by Adam Rowe ☒ physical presence or ☐ online
notarization this 14 day of December, A.D. 2023, by

Adam Rowe who is personally known to me or who has produced
022000016834570 as identification and who did (did not) take an oath.

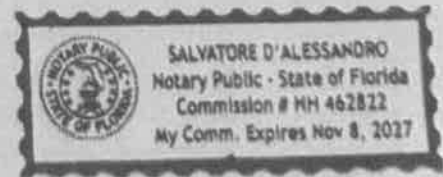
NOTARY PRINTED NAME:

Salvatore D'Alessandro

NOTARY SIGNATURE:

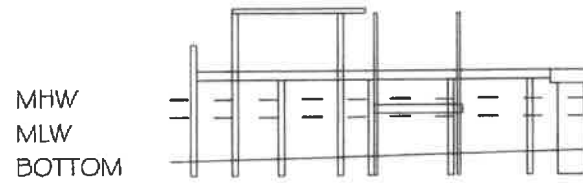
[Signature]

NOTARY STAMP



OWNER NAME: Rowe, Adam

SITE ADDRESS: 16113 5th St. E. Redington Beach, FL. 33708



Profile View

OWNER NAME: Rowe, Adam

SITE ADDRESS: 16113 5th St. E. Redington Beach, FL. 33708

NATURE AND SIZE OF PROJECT: Supply and install a new custom, cantilevered 24,000 boatlift on four (4) existing piling. Install two (2) EZ Dock EZ Port 260 floating jetski platforms. Replace any existing piling, framing, or decking if necessary.

TOTAL PROJECT SQUARE FOOTAGE: 449'

TOTAL NUMBER OF PILING: Two(2) PVC Pipes

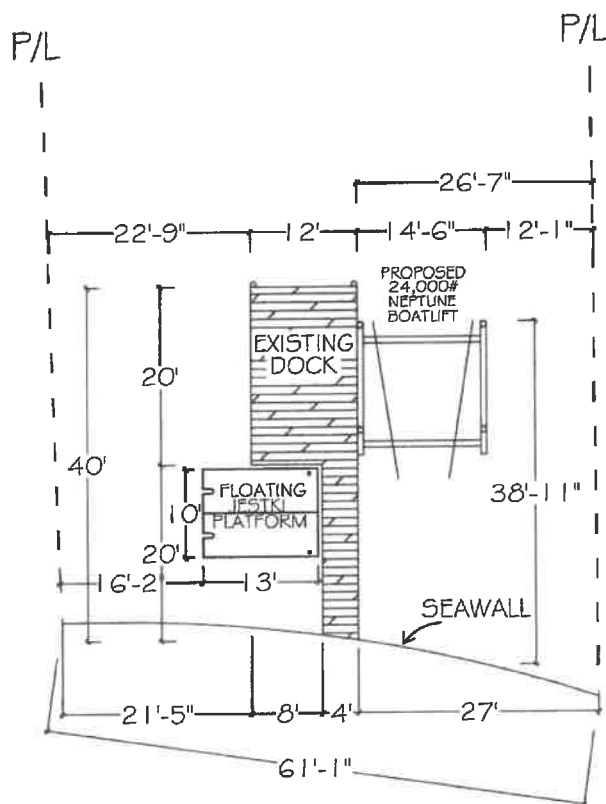
WATERWAY WIDTH: 245'

NEW SQUARE FOOTAGE: 130'

DIAMETER OF PILING: 8" Tip Min.

WATERFRONT WIDTH: 61'-1"

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

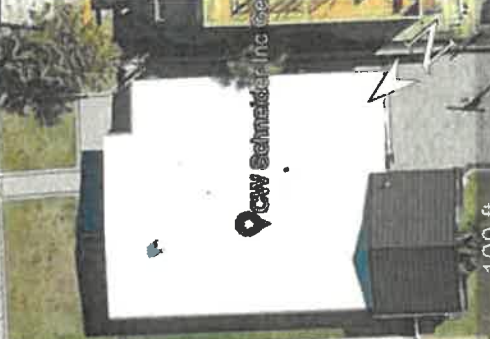
Date

Municipality Approval

Water and Navigation Approval

Adam Rowe - 16113 5th St. E. Redington Beach, FL. 33708

SITE



Google Earth

16113 5th St E

Row Schmidt Inc

100 ft

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Agenda

ε

Previous meeting
minutes



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Thursday, January 18, 2024**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting at 6:30pm, on Thursday, January 18, 2024, 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 January 18, 2024**
- 5. Approval of Minutes of June 15, 2023**
- 6. New Business**

a. Applicant's Adam and Laura Rowe owners of property located at 16113 5th Street E. is requesting the Board of Adjustment approve a variance request to Section 5-57 (a)(3)e pertaining to length of dock.

The applicant wished to install a new boatlift on an existing non-conforming dock.

- 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).



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

**Thursday, June 15, 2023
6:30PM**

The Board of Adjustment meeting was called to order at 6:30pm by Chairman Bellemore

The Pledge of Allegiance was recited.

Roll call was taken: Chairman Darcy Bellemore, Mr. James Sommer, Mr. Mike Morgan, Vice-Chairman Ken Sulewski, alternate member Mr. Robert Fronstin, and Attorney Jeremy Simon were present; also attending were Commissioner Shawntay Skjoldager; and Town Clerk, Adriana Nieves. Bruce Cooper, Building Official attended by telephone. Mr. Robert Rockell was absent (excused).

Approval of agenda: Agenda of June 15, 2023 was approved with all ayes.

Approval of minutes: Minutes of May 18, 2023 was approved with all ayes.

Attorney Simon swore in all witnesses and the Building Official, Mr. Cooper.

Attorney Simon read the following:

Property address 399 161st. Ave. REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 1 & RIP RTS. The applicant is requesting a variance from Section 6-235 and Section 5, (b) **Appendix A* from the Town's Code of Ordinances to allow a spa and attached arbor to be located within the required 25-foot setback with a proposed setback of approximately 16 feet from the seawall.

*Attorney Simon added (for the record) the words *Appendix A*, for clarity.

Mr. Cooper explained the history behind the applicant's request. When the applicants' slab was inspected by the Building Official, they were approved for a slab only. Mr. Cooper's staff report supports the approval of the variance request due to the irregular shape of the lot and it would not be contrary to the public interest. Mr. Cooper also noted that the "arbor" above the spa is removable and is attached to the spa itself, not the concrete slab beneath it.

Applicant Charles Wimpee 399 161st Avenue stated that they informed the Building Official the slab was for a spa. He also stated, that they believed they were in compliance with all the Codes but apparently were not.

The Board asked questions to both the applicants and the Building Official.

The Chairman closed public comment. Mr. Morgan noted that no letters of support or opposition were submitted. The Board concluded their discussion.

Mr. Morgan made a motion to approve the application as submitted. Second by Mr. Sommer.

Chairman Bellemore called for a roll call vote. Motion carried with all ayes.

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

With no further business, Chairman Bellemore adjourned the meeting at 6:47pm.

Adriana Nieves, CMC, CFM
Town Clerk

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→
Safebuilt
Staff Report
Rejection Report



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 16113 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) e, to build a boatlift 40 feet from the seawall whereas the code limits the lift to 30 feet.

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:

The board approved a previous variance on January 20, 2022 to construct a dock and wet slip 40 feet from the seawall. At that time, the board determine that there was special conditions due to the water dept. This variance would put the boat lift on the same piles for the wet slip.

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



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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.



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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

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1 - Support Document →
1 - Non-Supporting Document



Town of Redington Beach

Attn: Dee Runyon

Re: 16113 5th St. E Variance Request

To whom it may concern,

Carrie and I own the new construction at 16120 5th St. E, and are the prior owners of 16113 5th St. E for full disclosure. In our opinion, the majority of people investing on the bay do so primarily because of an affinity for boating- that alone justifies approval in our view.

Secondly, and just as important, these types of investments enhance all of our property values, not just theirs.

Carrie and Skip Phillips support approval of the variance

Harold "Skip" Phillips

Skip@pitape.com

(760) 815-3961

December 22, 2023

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

Ref: Variance application pertaining to dock length to install boat lift
16113 5th St. E. Redington Beach FL 33708

Deputy Clerk:

My husband and I received a notice in the mail that the property at: 16113 5th St. E. Redington Beach FL 33708 has requested a variance pertaining to lengthening their existing non-conforming dock to install a boat lift. It is our understanding that their existing dock has already been lengthened from 30' maximum allowed to 40'; thus, an additional 10' was approved. Nevertheless, a boat lift with a boat on it will block our water view and should the dock be lengthened, our view will be even more limited.

We do not want our water view to be impacted by anything in addition to what is already allowed in our community. This variance will affect our home value as well as our water view. It's our opinion that everyone should conform to our township's agreed upon policies.

Thank you for your consideration in this matter. Should you need anything further from us, please let us know.

Kind Regards,

Trina & Chip
16107 5th St. E.,
Redington Beach, FL 33708

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150' Radius →
Letters to neighbors



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

COPY

Run Date: 19 Dec 2023

Subject Parcel: 04-31-15-73962-001-0570

Radius: 150 feet

Parcel Count: 12

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

TIBBETT, MICHAEL STEPHEN
TIBBETT, KELLY-ANN
16110 5TH ST E
REDINGTON BEACH FL 33708-1616

CORWIN, ADAM TODD
CORWIN, LORRIE BARNES
9506 LAKE CHASE ISLAND WAY
TAMPA FL 33626-1929

PADRON, OSVALDO F
KELLEHER, MARGARET A
16206 GULF BLVD
REDINGTON BEACH FL 33708-1630

DUNN LEGACY INC
7949 10TH AVE S
ST PETERSBURG FL 33707-2703

PHILLIPS, HAROLD R JR TRE
PHILLIPS, CARRIE M TRE
16264 TREASURE CV
BULLARD TX 75757-8010

DUNN, RICHARD EDWARD TRE
DUNN, KATHY RILEY TRE
7949 10TH AVE S
ST PETERSBURG FL 33707-2703

DAW, KEVIN S
BOUCHARD, NANCY M
16111 5TH ST E
REDINGTON BEACH FL 33708-1615

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

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

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

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

MESSINA, JAMES V
MESSINA, ANGELIA K
16117 5TH ST E
REDINGTON BEACH FL 33708-1615

COPY

All mailed 12/19/23
Plus one mailed to owner
Adam/Laura Rowe
16113 5th St. E.
Red. Bch 33708



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**

COPY

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. Property owners are requesting a variance to section 5-57 (a) (3) (e) pertaining to length of dock facility. The applicants propose to install a new boatlift on an existing non-conforming 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 January 18th, 2024 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: Dec. 19, 2023