



TOWN OF NORTH REDINGTON BEACH

**TOWN HALL BUILDING
190 - 173RD AVENUE EAST
NORTH REDINGTON BEACH, FLORIDA**

SPECIAL MAGISTRATE VARIANCE & CODE ENFORCEMENT HEARING AGENDA

Thursday, August 6, 2026 at 8:30 AM

- I. CALL TO ORDER
- II. PROOF OF NOTICE
- III. VARIANCE HEARINGS:

1. LUBKE, CHAD and LUBKE, JULIE titled owners of 417 173RD Avenue East, North Redington Beach, Florida 33708 (NORTH REDINGTON BEACH SEC C BLK 1, PART OF LOTS 28 & 29 DESC AS FROM NW COR OF LOT 23 TH N67D40'31"E 289.85FT FOR POB TH CUR LT RAD 955FT ARC 73.34FT CB N56D44'49"E 73.31FT TH S35D27'11"E 105FT TH CUR RT RAD 1060FT ARC 81.39FT CB S56D44'49"W 81.37FT TH N31D03'13"W 105FT TO POB, Parcel Number 32-30-15-61056-001-0280) is requesting a variance from Section 98-361 (a) of the Town of North Redington Land Development Code to allow a dock/catwalk to extend 54 feet from the seawall, whereas the code requires a maximum of 36 feet for the dock/catwalk to extend out from the seawall, a variance of 18 feet.
2. LEINENBACH, TODD and LEINENBACH, CHRISTINE titled owners of 17360 Rosa Lee Way, North Redington Beach, Florida 33708 (SUNRAY BEACH HOMES BLK B, LOT 23), Parcel Number 32-30-15-87282-002-0230) are requesting a variance from Section 98-209 of the Town of North Redington Land Development Code to allow proposed exterior stairs to encroach into the twenty-foot front setback. Whereas the code requires a minimum front setback of 20 feet and allows stairs necessary to provide access to the lowest residential floor of a structure that is being elevated to encroach no more than 3 feet into such setback, the variance sought is 3 feet, 8 inches.

IV. CODE ENFORCEMENT HEARINGS:

1. CASE 2026-01 LUBKE CHAD & JULIE, 417 173rd Ave E, North Redington Beach, FL 33708
2. CASE 2026-02 ENDRULAT JEFFREY & ELIZABETH, 17058 Dolphin Drive, North Redington Beach, FL 33708

Minutes of the Special Magistrate Hearings may be obtained from the Town Clerk's office. The Minutes are not transcribed verbatim. It is the policy of the Town of North Redington Beach to make "action minutes" of all meetings. Persons requiring a verbatim transcript of any Town meeting (for purposes of appeal or otherwise) should make arrangements to have a certified Court Reporter, at their own cost and expense, present at the meeting. Persons who wish to appeal any decision made by the Special Magistrate with respect to any matter considered at this hearing 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 based. (F.S. §286.0101)