



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Tuesday, October 21st, 2025**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting on Tuesday, October 21st, 2025, at 6:30pm 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
3. ROLL CALL
4. Approval of Agenda of October 21st, 2025
5. Approval of Minutes of September 25th, 2025
6. New Business

Property located at **506 161st Ave., REDINGTON BEACH HOMES 7TH ADD LOT 36**, is requesting the Board of Adjustment approve a variance to extend the dock facility to an overall length of 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."***

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).

PREVIOUS MEETING'S DRAFT MINUTES



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

**Thursday, September 25th, 2025
6:30PM**

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

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

Roll call was taken: Chairman Darcy Bellemore, Mr. James Sommer, Mr. Mike Morgan, Mr. Robert Rockell, Mr. Bob David, and Attorney Nancy Meyer were present; also attending was Commissioner Tim Thompson; and Town Clerk, Adriana Nieves.

Approval of agenda: Agenda of September 25th, 2025 -Motion by Mr. Morgan and second by Mr. Rockell was approved unanimously.

Attorney Meyer swore in all witnesses giving testimony. Attorney Meyer read the following into the record:

- a.** Property located at **16115 Redington Drive** is requesting the Board of Adjustment approve a variance request to extend the dock facility to an overall length of 48 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."***

Applicants David and Barbara Helmtoller were represented by Eric Protic of Bay Harbor Marine. Mr. Protic testified that the applicant proposes replacing the existing dock and relocating it to the opposite side of the double lot. He further explained that the tie-poles will not extend further than neighboring tie poles. No further Board discussion. Member Rockell made a motion to approve the requested length of the dock with the conditions outlined in the Town's staff report. Member Sommers seconded. No public comment. Motion passed with a roll call vote.

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore			X		
Bob David			X		
James Sommer		X	X		
Mike Morgan			X		
Robert Rockell	X		X		

With no further business, Chairman Bellemore adjourned the meeting at 6:41pm.

Adriana Nieves, CMC, CFM
Town Clerk

APPLICATION AS SUBMITTED

TOWN OF REDINGTON BEACH

105 164th Avenue
Redington Beach, FL 33708



SEP 15 2025

Variance Application

The following must be furnished with this application: [incomplete applications will not be accepted]

- ☒ Completed original application
- ☒ Variance Application fee (**\$450.00 NO CREDIT CARDS**):
- ☒ Written description of hardship
- ☒ Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) Special conditions and circumstances exist which are peculiar to the land, structure, or building for which this variance is being sought, and which are not applicable to other similarly situated lands, structures or buildings in the same zoning district;
- (4) 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 zoning district under the terms of the applicable code;
- (5) The applicant has not made a second petition or application for the same request for a period of 120 days from the date of the order on a previous petition or application; and
- (6) The conditions or special circumstances peculiar to the property have not been self-created nor are the result from an action by the applicant or with prior knowledge or approval of the applicant. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a permit to be issued, and which construction was commenced illegally. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the owner shall have no legal right to obtain a variance, and the Board will have no legal right to grant such a variance.

Section 6-290(7): 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. The building official may grant extensions to this deadline if that official determines that the applicant is proceeding in good faith.

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name <i>Logan Tuttle</i>		Email <i>LJTuttle2@gmail.com</i>	
Address <i>506 161st AVE</i>			
City <i>Redington Beach</i>		State <i>FL</i>	Zip <i>33708</i>
Phone <i>215-208-1434</i>	Fax		Cellular

Applicant

Name <i>SAME AS OWNER</i>		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Property Location or Address <i>506 161st AVE Redington Beach FL 33708</i>	
Legal Description (attach additional sheet if necessary) <i>Redington Beach Homes 7th Add Lot 36</i>	
Tax Parcel Number <i>04-31-15-73980-000-0360</i>	Zoning District

Requested Action:

Describe request and applicable code section:

we are requesting a variance to section 5-57(a)(3) pertaining to the allowable length of a dock.

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

Section 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 zoning district?

There is a water depth issue with this property

2. What literal interpretation of the provisions of the applicable code would deprive the owner(s) of rights commonly enjoyed by other similarly situated properties in the same zoning district under the terms of the applicable code?

If strictly interpreted the code would restrict the homeowners ability to make full use of the waterfront commonly enjoyed by others. There will be no navigational issues as we are at the end of the canal.

3. What special conditions or circumstances entitles the owner to a variance that are NOT self-created by the owner or an action taken with the owner's prior knowledge or approval?

The homeowner did not create the shallow water conditions at the site.

4. Explain how the granting of the variance will not confer on the owner 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 a 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 allow the homeowner to safely moor/access his boat and enjoy the waterfront property that he has purchased

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Board of Adjustment hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Board of Adjustment will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

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. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the property owner shall have no legal right to obtain a variance, and the Board shall have no legal right to grant a variance.

Section 6-290(7): 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. The building official may grant extensions to this deadline if that official determines that the applicant is proceeding in good faith.

506 161st Ave. Redington Beach Fl 33708

Variance Request

I are requesting a variance to Section 5-57(a)(3)e, pertaining to the overall length of a dock structure.

I are requesting to construct a new dock and boatlift that has an overall length of 40' feet from the seawall, which is a variance of 10 feet.

The subject site is at the end of the canal and the propriety lines extend straight out. Due to the shallow water and accretion of sediments that typically happen at the dead end of the canal, the dock and boatlift must be pushed out further from the seawall in order for the me (the homeowner) to make reasonable use of the property. I would very much like to be able to use my waterfront property to the fullest extent possible. In order to be able to moor and access my boat safely the dock must be longer then the allowable 30 feet.

Allowing the dock to extend to 40' foot will not create any navigational issues, especially since the structure is located at the end of the canal.

If further information is needed, we will provide at your request.

John



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.

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Board of Adjustment hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Board of Adjustment will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

I (we) certify that *[Signature]* 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. Further, it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

Date: 9/15/25

Title Holder: *[Signature]*

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

AFFIDAVIT

STATE OF FLORIDA)

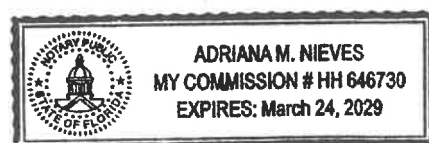
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 15th day of September, 2025 A.D., by Loyal Tuttle who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Adriana M Nieves

NOTARY SIGNATURE: *[Signature]*

NOTARY STAMP



TOWN'S LETTER TO AFFECTED NEIGHBORS



TOWN OF REDINGTON BEACH

105 164th AVENUE

REDINGTON BEACH, FL 33708

PHONE: 727-391-3875

FAX: 727-397-6911

email: info@townofredingtonbeach.com

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Property located at **506 161st Ave., REDINGTON BEACH HOMES 7TH ADD LOT 36** as recorded in plat book 44 page 54 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to extend the dock facility to an overall length of 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."***

As a property owner within 150' of the subject property, you are invited to register your opinion at a Public Hearing to be held **Tuesday, October 21st, 2025 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 Town 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 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.

Adriana Nieves, CMC, CFM

Town Clerk

Date of Notice: September 18th, 2025



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 17 Sep 2025

Subject Parcel: 04-31-15-73980-000-0360

Radius: 150 feet

Parcel Count: 14

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.

TIMMER, BETTY J REVOCABLE TRUST
TIMMER, BETTY J TRE
C/O WASHBURN, DIANNE H POA
6305 SNEAD CT
WOODRIDGE, IL 60517-1488

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

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

WILSON, BRUMMITTE DALE TRE
WILSON, BRUMMITTE DALE LIV TRUST
503 161ST AVE
REDINGTON BEACH, FL 33708-1658

KELLY, TERRENCE D
KELLY, MICHELLE A
509 161ST AVE
REDINGTON BEACH, FL 33708-1658

SIMON, ANDREW M
WILKINS, LESLIE A
505 161ST AVE
REDINGTON BEACH, FL 33708-1658

AMOROSO, MICHELE K
AMOROSO, DOUGLAS
512 161ST AVE
REDINGTON BEACH, FL 33708-1659

BUNCH, ROBERT H
BUNCH, REBECCA M
508 161ST AVE
REDINGTON BEACH, FL 33708-1659

KELLY, KRISTINA
BAUER, BRIAN
504 161ST AVE
REDINGTON BEACH, FL 33708-1659

GELBRICH, FRANK
GELBRICH, ANNETTE P
510 161ST AVE
REDINGTON BEACH, FL 33708-1659

WOODBURY RENTALS LLC
7676 MILITARY RD
WOODBURY, MN 55129-9521

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

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

43 BLAKE 1 LLC
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705

04-31-15-73980-000-0360



10/8/2025

1:564
0 0.01 0.02 mi
0 0.01 0.02 km



Parcel Summary (as of 08-Oct-2025)

Parcel Number

04-31-15-73980-000-0360

Owner Name

TUTTLE, LOYAL JOHN IV TRE

TUTTLE, LEAH TRE

TUTTLE FAMILY TRUST

Property Use

0110 Single Family Home

Site Address

506 161ST AVE

REDINGTON BEACH, FL 33708

Mailing Address

506 161ST AVE

REDINGTON BEACH, FL 33708-1659

Legal Description

REDINGTON BEACH HOMES 7TH ADD LOT 36

Current Tax District

REDINGTON BEACH (RB)

Year Built

1959

Parcel Map



Living SF	Gross SF	Living Units	Buildings
2,571	3,924	1	1

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23285/2639	\$811,900	277.01	A	Current FEMA Maps	Check for EC	Zoning Map	44/54

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$705,795	\$629,571	\$578,849	\$604,571	\$578,849

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$1,225,376	\$736,111	\$686,111	\$711,111	\$686,111
2023	Y	\$1,307,332	\$714,671	\$664,671	\$689,671	\$664,671
2022	Y	\$1,013,283	\$633,143	\$583,143	\$608,143	\$583,143
2021	Y	\$716,102	\$614,702	\$564,702	\$589,702	\$564,702
2020	Y	\$620,769	\$606,215	\$556,215	\$581,215	\$556,215

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.2821	(RB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Sep-2025	\$100	<u>U</u>	I	TUTTLE LOYAL J IV	TUTTLE LOYAL JOHN IV TRUSTEE	23285/2639
16-Dec-2021	\$100	<u>U</u>	I	TUTTLE LOYAL J IV	TUTTLE LOYAL J IV	21883/1900
13-Apr-2017	\$660,000	<u>Q</u>	I	ORZECH JAMES J	TUTTLE LOYAL J IV	19590/1843
17-Nov-1995	\$200,000	<u>Q</u>	I	JOHNSTON LOUISE M	ORZECH, JAMES J.	09168/2078
18-Apr-1991	\$100	<u>U</u>	I	JOHNSTON WILLIS R	JOHNSTON, WILLIS R.	07546/0949

2025 Land Information

Land Area: $\cong$ 6,900 sf | $\cong$ 0.15 acres

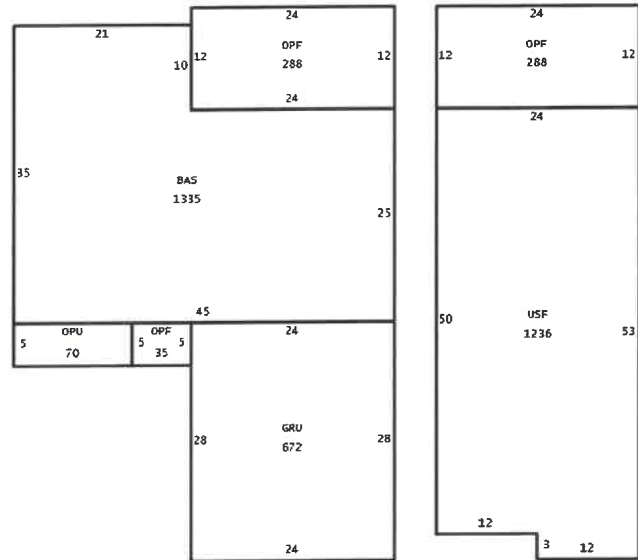
Frontage and/or View: Intracoastal

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x115	\$11,000	60.00	FF	1.0918	\$720,588

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,335	1,335
Floor System	Slab On Grade	Upper Story (USF)	1,236	1,236
Exterior Walls	Cb Stucco/Cb Reclad	Garage Unfinished (GRU)	0	672
Unit Stories	2	Open Porch (OPF)	0	611
Living Units	1	Open Porch Unfinished (OPU)	0	70
Roof Frame	Gable Or Hip	Total Area SF	2,571	3,924
Roof Cover	Shingle Composition			
Year Built	1959			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Upgrade			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	8			
Effective Age	28			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$7,000.00	1	\$7,000	\$5,600	2018
DOCK	\$58.00	230.0	\$13,340	\$10,272	2017
FIREPLACE	0.00	1	\$0	\$0	2018
PATIO/DECK	0.00	289.0	\$0	\$0	2022
PATIO/DECK	\$44.00	288.0	\$12,672	\$6,336	2006
PATIO/DECK	\$44.00	36.0	\$1,584	\$1,267	2018
POOL	\$55,000.00	1	\$55,000	\$50,600	2022
SPA/JAC/HT	\$16,000.00	1	\$16,000	\$14,720	2022

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
RB-BLDG-24-0470	ADDITION/REMODEL/RENOVATION	02/06/2025	\$91,196
RB-BLDG-24-0389	DEMOLITION	02/05/2025	\$1,500
21RED-00378	ADDITION/REMODEL/RENOVATION	08/31/2021	\$109,191
20RED-00313	POOL	12/15/2020	\$797
20RED-00244	SEA WALL	09/24/2020	\$26,000
19RED-00374	ADDITION/REMODEL/RENOVATION	12/10/2019	\$4,500
18RED-00306	FIREPLACE	10/23/2018	\$9,500
P47946-18REV	DOCK	03/13/2018	\$0
2018-00047	BOAT LIFT/DAVIT	02/27/2018	\$3,700
2017120001	ADDITION/REMODEL/RENOVATION	12/19/2017	\$68,560

STAFF REPORT



Calvin, Giordano & Associates, Inc.

A **SAFEbuilt** COMPANY

STAFF REPORT

TO: Darcy Bellemore, Chair
Board of Adjustment
Town of Redington Beach

FROM: Zain Husain
Town Planner, Calvin, Giordano & Associates

SUBJECT: Variance from Sec. 5-57(a)(7)(b) for a Property Located at 506 161st
Ave, Redington Beach, FL 33708; Parcel ID 04-31-15-73980-000-
0360

DATE: October 21, 2025, Board of Adjustment Meeting

I. GENERAL INFORMATION

Request: The Applicant is seeking a variance to the Town of Redington Beach Code of Ordinances, Section 5-57(a)(7)(b) to build a dock 40 feet from the seawall into Boca Ciega Bay.

Applicant

Loyal Tuttle
506 161st Ave
Redington Beach, FL 33708

Property Owner

Loyal Tuttle
506 161st Ave
Redington Beach, FL 33708

Physical Address

506 161st Ave
Redington Beach, FL 33708

Parcel ID Number

04-31-15-73980-000-0360

Building Code Services
Civil Engineering / Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering &
Inspection (CEI)
Construction Services
Data Technologies &
Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Grant Management &
Writing
Geographic Information
Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
Project Management
Redevelopment &
Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

311 Park Place Blvd.
Suite 630
Clearwater, FL 33759
Tel: 727-394-3825

www.cgasolutions.com



Legal Description

REDINGTON BEACH HOMES 7TH ADD LOT 36

Current Use

Primary: Single Family Residence

Accessory: Dock and Boat Lift

Figure 1: Subject Property



Requested Variances

Sec. 5-57.- Specifications for docks.

(a)(7)(b): Docks erected serving any lots in the town shall be subject to the following restrictions governing size, shape and location: (b) 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.

Proposed: Dock proposed to extend 40 feet from the seawall into Boca Ciega Bay.



II. BACKGROUND

The applicant/owner requests a variance to construct a new dock. The property is on 161st Avenue and opens into Boca Ciega Bay.

The applicant claims because of the shallow or non-existent water depth, they are limited in their ability to make reasonable and safe use of their property unless the dock extends 40 feet from the seawall. The current dock was damaged by the hurricane last year.

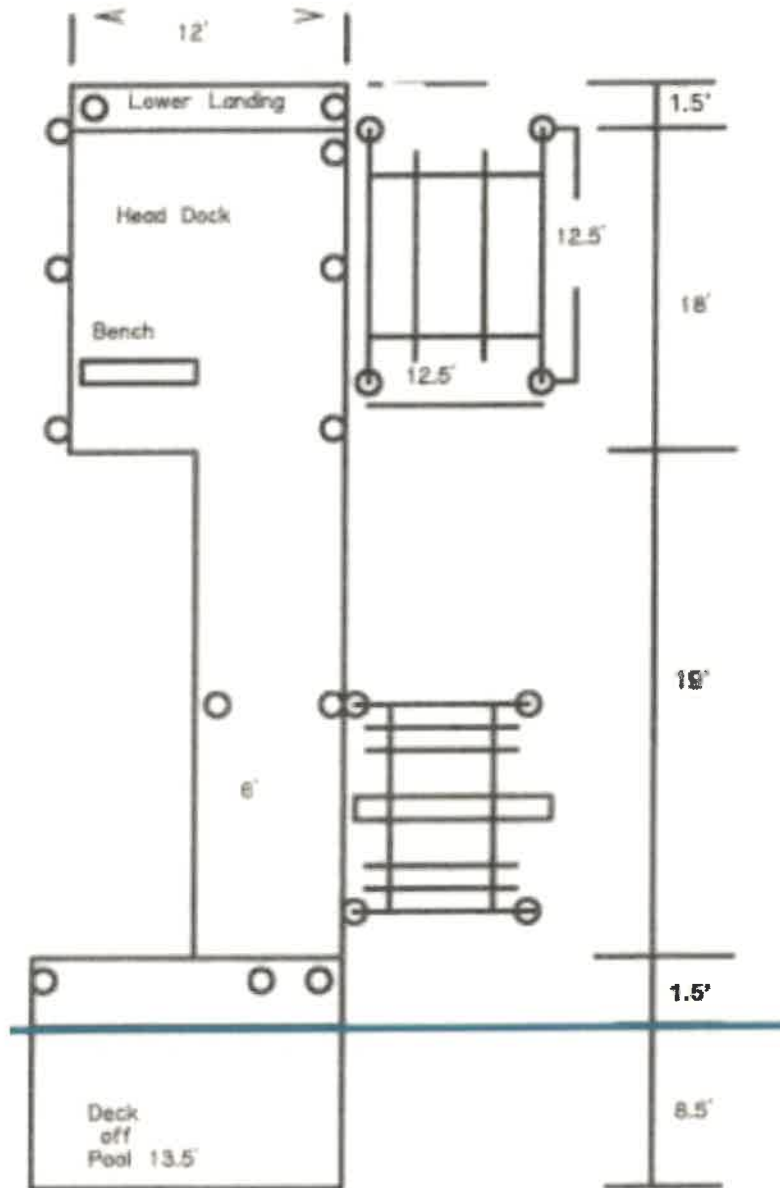
III. FINDINGS

Summary of Development Standards for Docks *(Please refer to Article II, Sections 5-51 through 5-63 of the Land Development Code for complete regulations)*

Permitted	Proposed
No dock shall project more than 30 feet from the face of the seawall.	The applicant is proposing the dock to extend 40 feet from the seawall.



Figure 2: Proposed Dock Plan





Variance Criteria: Staff Findings

Special conditions and circumstances exist which are peculiar to the land, structure, or building for which the variance is being sought, and which are not applicable to other similarly situated lands, structures, or buildings in the same zoning district;

Finding: The property has a shallow or non-existent water depth. This limits the use of the property, which is the purpose of the variances.

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 zoning district under the terms of the applicable code;

Finding: The shallow water to the rear of the lot would deprive the applicant of the reasonable use of a significant portion of the riparian area commonly enjoyed among nearby properties.

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

Finding: The riparian rights lines or property lines converge more acutely in the applicant's rear waterfront than on similarly situated properties.

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.

Finding: The applicant did not take any action that created or contributed to the hardship.

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

Finding: The request presented of the 10 foot variance is the minimum variance necessary to permit the continued reasonable use of the property.

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;

Finding: No special privilege is conferred should the request be granted. The application ensures the continued reasonable use of the property for marine activities.

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



Finding: The site's lack of water depth due to sediment build-up prevents the construction of dock facilities within the 30 feet of the seawall, depriving the applicant of rights commonly enjoyed by other similarly situated property owners.

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.

Finding: The request of a 10 foot difference enables the use of the applicant's property as intended. All other agency approvals are required to be secured prior to Town approval of building permits, including those that ensure dock construction is in harmony with regulations that maintain safe navigability and environmental protection.

IV. RECOMMENDATION

Staff recommends the Board of Adjustment consider **approval** of the variance request contingent on the following:

1. All permitting approvals from applicable agencies or regulatory bodies that regulate the safety, navigational quality, or environmental conditions of the waterway must be obtained prior to submittal of Town building permits.
2. The Board of Adjustment has considered any comments in opposition to the proposed variance from neighboring or adjacent property owners.

V. EXHIBITS

OPINIONS FROM AFFECTED NEIGHBORS



Redington Beach Town of <info@townofredingtonbeach.com>

Variance Application - 506 161st Ave, John and Leah Tuttle

Becky Bunch <pheacia@gmail.com>
To: info@townofredingtonbeach.com

Mon, Oct 6, 2025 at 11:24 AM

Hi Adriana,

We do not have any issues with the request made by John and Leah Tuttle.

Thank you,

Bob and Becky Bunch

508 161st Ave

Redington Beach, FL 33708

727-424-0261

Mo and Susan Karimi
16103 5th Street East
Redington Beach, FL 33708

Board of Adjustment
Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708

RE: Variance Application for property located at 506 161st Avenue, Redington Beach Homes,
7th ADD LOT 36

October 13, 2025

Dear Board of Adjustment Members,

We are writing to give our opinion on the requested variance to extend the dock at the above-mentioned property to 40 feet, which is 10 feet longer than the allowable dock length. We respectfully request that you deny this variance for two important reasons. First, it is our belief that a 40-foot dock will make it more difficult for us and neighboring boat-owners to maneuver around it when coming in and going out from their own docks. Secondly, aesthetically it will not look pleasing. All the other property owners nearby are at the allowable 30-foot docks. To have one dock stick out an extra 10 feet will be an eye-sore.

We understand the property owners' dilemma. We received a letter from them explaining that they need a longer dock in order to get their boat off their lift regardless of tide level. Every property owner in our inlet has the same difficulty so we do sympathize. We know we have to check the tides when planning to go boating. Often we have to put our boat in the water before our planned outing while the tide is still high and/or have to leave it in the water until the tide comes back up so we can get it back on the lift. That being said, we chose not to ask for a variance when we redid our dock because we did not want to negatively affect our neighbors.

In the letter we received from the property owners, they also stated that they believe the longer dock will "enhance the overall appeal and functionality of the waterfront, helping to maintain the value and desirability of our neighborhood for current and future residents." We beg to differ as we feel it may add to the desirability of their property, but will be a detriment to other property owners.

If you have any questions, please feel free to contact us. Thank you for your consideration.

Sincerely,

Mo and Susan Karimi