



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

**Tuesday, October 21st, 2025
6:30PM**

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

The Pledge of Allegiance was led by Chairman Bellemore.

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

Approval of minutes: Minutes of September 25th, 2025 -Motion by Mr. Sommer and second by Mr. Rockell. Motion was approved unanimously.

Approval of agenda: Agenda of October 21st, 2025 -Motion by Mr. Rockell and second by Mr. Morgan. Motion was approved unanimously.

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

6. 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.'***

Planner Zain Husain explained the proposed dock specifications. The applicants are requesting a 10 foot variance to allow for dock facility 40 feet in length from the seawall. Mr. Husain noted that the request met all the criteria for approval as shown in the staff report contingent upon approval by the building official, planning and zoning and Pinellas County Water and Navigation. Board members asked questions to Mr. Husain regarding water depth observed and side setbacks. Mr. Husain reminded the Board that plan review would confirm all codes were followed. No other questions from the Board. No questions from the public.

Applicant John Tuttle testified that they would like to utilize the dock facility but were limited due to the shallow water. He entered a document into the record showing how navigation by neighboring vessels would not be negatively impacted. Board members questioned the applicant about the need for an additional 10 feet of dock facility and noted that neighboring docks appeared to be only 30 feet. The Board had no further questions for the applicant. No public comment.

Board discussed among themselves. Chairman Bellemore reported that there were 3 letters from neighbors submitted. 2 approvals and 1 opposed.

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. Motion carried 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 6:59pm.



Adriana Nieves, CMC, CFM
Town Clerk