



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

**Thursday, July 30th, 2026
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: Mr. James Sommer, Mr. Mike Morgan, Mr. John Laratta, Mr. Bob David, Mr. Darcy Bellemore and Attorney Nancy Meyer were present; also attending was Zain Husain, Planning and Zoning Review; and Town Clerk, Adriana Nieves. Member Rockell was absent.

Approval of agenda: Agenda of July 30th, 2026- Motion by Mr. Morgan and second by Mr. Sommer was approved with all ayes.

Approval of minutes: Minutes of February 26th, 2026 was approved with all ayes.

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

a. Property located at 15740 Gulf Blvd., LONE PALM BEACH 1ST ADD BLK 10, LOT 2 LESS RD R/W, is requesting the Board of Adjustment approve a variance request to install a 72-inch fence on the north side yard from the corner of the house to the seawall.

Zain Husain presented the findings from his staff report, concluding that the request did not meet the criteria for a variance. He noted that while the applicant installed the fence under a permit issued by Redington Shores, it failed the final inspection. Mr. Husain also clarified that fence permits should not be included in a renovation permit, as occurred in this case. The Board questioned Mr. Husain regarding the definition of a rear setback and the permitting process through Redington Shores.

The applicant, Chad Harrod 15740 Gulf Blvd., testified that the crew managing his property renovations also installed the fence, designing it to match an existing non-conforming wall on the south side of the property. He stated that he will remove the non-compliant fence and install a new one that meets the town's code.

There was no public comment, and no letters of approval or opposition were submitted. Following Board discussion, Mr. Morgan made a motion to deny the variance request to allow the applicant to apply for a new permit for a compliant fence structure. The motion was seconded by Mr. David and passed via a roll call vote.

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore			X		
Bob David		X	X		
James Sommer			X		
Mike Morgan	X		X		
John Laratta			X		

With no further business, Chairman Bellemore adjourned the meeting at 7:15pm.

Adriana Nieves

Adriana Nieves, CMC, CFM
Town Clerk