



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

**Thursday, February 26th, 2026
6:30PM**

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

The Pledge of Allegiance was led by Chair Bellemore.

Roll call was taken: Mr. James Sommer, Mr. Mike Morgan, Mr. Robert Rockell, 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.

Approval of agenda: Agenda of February 26th, 2026: Motion by Mr. Rockell. Second by Mr. Sommer. Agenda was approved unanimously.

Approval of minutes: Minutes of October 21, 2025: Motion by Mr. Morgan. Second by Mr. Rockell. Minutes were approved unanimously.

Attorney Meyer swore in all witnesses giving testimony.

Attorney Meyer read the following into the record:

- a. Property located at 16118 6th St E., is requesting the Board of Adjustment approve a variance request to construct a dock that will extend to an overall length of 40 feet from the seawall and a catwalk that will extend 43'-10" 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."**

Town Planner Zain Husain testified about the findings detailed in his staff report. Mr. Husain reported that he observed shallow water and sediment build up at the site and recommended approval of the variance. The Board asked questions to Mr. Husain regarding navigability and the proposed length compared to neighboring docks. Jack Troyer, Speeler Foundations, testified about the details of the proposed dock. The Board asked questions of Mr. Troyer regarding the size of the proposed boat lift. Applicant Tammi Hendricks testified that the original dock was damaged during the hurricanes and would like to build a new dock facility. Member Rockell made a motion to approve the requested length of the dock with the conditions outlined in the Town's staff report. Member Morgan seconded. No public comment. The Board discussed among themselves. There were no letters of opposition or approval submitted. Motion passed with a roll call vote.

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

- b. Attorney Meyer read the following into the record: **Property located at 16111 6th St E., is requesting the Board of Adjustment approve a variance request to encroach into the front setback area 4.5 feet to build a staircase. Town Code Appendix A, Sec. 5 (b) states: “No building, nor any portion thereof, including porches, balconies, cornices or other permanently fixed decorations, shall approach nearer than twenty (20) feet to the line of roadway or street abutting the building lot...”**

Town Planner Zain Husain testified regarding the findings detailed in the staff report. The Board asked question to Mr. Husain regarding the reasons the encroachment is necessary. The applicant, Dayna Bates, testified that they would like to maximize the area in the rear of the property and by encroaching into the front setback to build a staircase, this could be achieved.

Member Rockell made a motion to approve the request with the conditions outlined in the Town's staff report. Member Sommer seconded. No public comment. The Board discussed among themselves. There were no letters of opposition or approval submitted. 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, Chair Bellemore adjourned the meeting at 7:31pm.



Adriana Nieves, CMC, CFM
Town Clerk