

**Board of Adjustments and Appeals**

**Tuesday, October 18, 2022**

**@ 6:00 p.m.**



# City of Indian Rocks Beach

1507 Bay Palm Boulevard, Indian Rocks Beach, Florida 33785  
www.indian-rocks-beach.com

Administrative  
727/595-2517  
727/596-4759 (Fax)

Library  
727/596-1822

Public Services  
727/595-6889  
727/593-5137 (Fax)

## AGENDA

**CITY OF INDIAN ROCKS BEACH BOARD OF ADJUSTMENTS AND APPEALS  
TUESDAY, OCTOBER 18, 2022 @ 6:00 P.M.  
CITY COMMISSION CHAMBERS  
1507 BAY PALM BOULEVARD, INDIAN ROCKS BEACH, FLORIDA 33785**

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1. CALL TO ORDER.
  2. ROLL CALL.
  3. APPROVAL OF MINUTES: August 16, 2022
  4. **BOA CASE NO. 2022-13 — 525-20<sup>TH</sup> AVENUE**  
Owner/Applicant: Courtney & Tanya Campbell  
Agent/Representative: Priority Marine  
Subject Location: 525-20<sup>th</sup> Avenue, Indian Rocks Beach  
Legal Description: Lot 46 & Rip Rts, Fifteenth Addition to Re-Revised Map of Indian Beach.  
Parcel #: 06-30-15-42300-000-0460  
Variance Request: Variance request from Sec. 94-86(a)(1) of the Code of Ordinance to encroach 9 feet into the required 12-foot side yard setback, resulting in a total side yard setback of 3 feet, along the northern property line, and to encroach 5 feet 10 inches into the required 12-foot side yard setback, resulting in a total side yard setback of 6 feet 2 inches along, the southern property line, for a new dock, boat lift and personal watercraft lifts.
  5. OTHER BUSINESS.
    - A. CITY COMMISSION ACTION:
      1. BOA CASE NO. 2022-12 — 526- 20<sup>th</sup> Avenue. ***DENIED BY CITY COMMISSION.***
  6. ADJOURNMENT.
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**APPEAL:** If a person decides to appeal any decision made with respect to any matter discussed at such meeting or hearing, will need a record of the proceedings and for such purposes, they 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, per s. 286.0105, F.S. Verbatim transcripts are not furnished by the City of Indian Rocks Beach and should one be desired, arrangements should be made in advance by the interested party (i.e. court reporter).

In accordance with the Americans with Disability Act and s. 286.26, F.S., any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk's office with your request telephone 727/595-2517 or doreilly@irbcity.com no later than seven (7) business days prior to the proceeding for assistance.

POSTED: October 14, 2022

**AGENDA ITEM NO. 1**

**CALL TO ORDER**

**AGENDA ITEM NO. 2**

**ROLL CALL**

**AGENDA ITEM NO. 3**

**APPROVAL OF MINUTES**

**MINUTES — AUGUST 16, 2022  
CITY OF INDIAN ROCKS BEACH  
BOARD OF ADJUSTMENTS AND APPEALS**

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The Regular Meeting of the Indian Rocks Beach Board of Adjustments and Appeals was held on **TUESDAY, AUGUST 16, 2022**, at 6:00 p.m., in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida.

1. **CALL TO ORDER.** Chair DeVore called the meeting to order at 6:00 p.m.

2. **ROLL CALL:**

**PRESENT:** Chair Stewart DeVore, Vice-Chair David Watt, Board Member Michael A. Campbell, Board Member Jim Labadie, and 1<sup>st</sup> Alternate Board Member Karen O'Donnell.

**OTHERS PRESENT:** City Attorney Randy Mora, Planning Consultant Hetty C. Harmon, AICP, and City Clerk Deanne B. O'Reilly, MMC.

**ABSENT:** Board Member Rick Alvarez

**VACANT POSITION:** 2<sup>nd</sup> Alternate Board Member.

*(To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.)*

**3A: ELECTION OF: Chair.**

Vice-Chair Watt nominated Chair Devore as Chairperson.

**MOTION MADE BY VICE-CHAIR WATT, SECONDED BY BOARD MEMBER LADABIE, TO APPOINT CHAIR DEVORE, TO SERVE AS CHAIR FOR ANOTHER YEAR. UNANIMOUS APPROVAL BY ACCLAMATION.**

**3B. ELECTION OF: Vice-Chair.**

Vice-Chair Watt stated he was interested in serving as Vice-Chair for another year, if no one else was interested.

**MOTION MADE BY VICE-CHAIR WATT, SECONDED MEMBER CAMPBELL, TO APPOINT VICE-CHAIR WATT, TO SERVE AS VICE-CHAIR FOR ANOTHER YEAR. UNANIMOUS APPROVAL BY ACCLAMATION.**

4. **APPROVAL OF MINUTES: JULY 19, 2022**

**MOTION MADE BY MEMBER LABADIE, SECONDED BY MEMBER O'DONNELL, TO APPROVE THE JULY 19, 2022 BOARD OF ADJUSTMENTS AND APPEALS MINUTES AS SUBMITTED. UNANIMOUS APPROVAL BY ACCLAMATION.**

- 5. BOA CASE NO. 2022-12 — 526-20<sup>TH</sup> AVENUE**  
**Owner/Applicant:** Edwin Management & Holdings  
**Agent/Representative:** Edwin DiRuzza  
**Subject Location:** 526-20<sup>th</sup> Avenue, Indian Rocks Beach  
**Legal Description:** Lot 29, Fifteenth Addition to Re-Revised Map of Indian Beach.  
**Parcel #:** 06-30-15-42300-000-0290  
**Variance Request:** Variance request from Sec. 110-131(1)f.1. of the Code of Ordinance to encroach 3 feet into the required 25-foot front yard setback, resulting in a total front yard setback of 22 feet, to allow for an addition to the front of the house.

*[Beginning of Staff Report]*

**SUBJECT: BOA CASE NO. 2022-12 – 526-20<sup>TH</sup> AVENUE**  
 Variance request from Sec. 110-131(1)f.1 of the Code of Ordinance, to encroach 3 feet into the required 25-foot front yard setback, resulting in a total front yard setback of 22 feet, to allow for an addition to the front of the house for property located at 526-20<sup>th</sup> Avenue, Indian Rocks Beach, Florida, and legally described as Lot 29, Fifteenth Addition to Re-Revised Map of Indian Beach as recorded in Plat Book 31, Pages 57 and 58, of the Public Records of Pinellas County Florida. Parcel #06-30-15-42300-000-0290.

**OWNER:** Edlin Management & Holdings LLC  
**PROPERTY LOCATION:** 526-20<sup>th</sup> Avenue  
**ZONING:** S - Single Family Residential

Direction	Existing Use	Zoning Category
North	Residential	S
East	Intracoastal	N/A
South	Residential	S
West	Residential	S

**BACKGROUND:**

The applicant is requesting a variance of 3 feet into the front yard setback for an addition with bedrooms, garage, and a pool. By adding onto the front of the house, the new addition will be FEMA compliant. The original house was constructed in 1960.

**Sec. 2-152. Variances.**

(a) *Generally; criteria for granting variances from the terms of subpart B.*

(1) The Board of Adjustments and Appeals shall make recommendations on and the City Commission shall decide variance applications will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of subpart B will result in unnecessary and undue hardship. In order to recommend or decide any variance from the terms of subpart B, the Board or the City Commission shall consider each of the following:

- a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. *The house was built in 1960 and was approved before the new land development code was adopted in 1981. The existing front yard setback is 54.61 feet.*
- b. The special conditions and circumstances do not result from the actions of the applicant. *The applicant did not create any special conditions or circumstances.*
- c. Granting the variance will not confer on the applicant any special privilege that is denied by subpart B to other lands, structures or buildings in the same zoning district. *Granting the variance would confer special privileges to the applicant.*
- d. Literal interpretation of the provisions of subpart B would deprive other properties in the same zoning district under the terms of subpart B and would work unnecessary and undue hardship upon the applicant. *The approval of this variance request would not deprive other owners of use and enjoyment of their properties.*
- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, structure or building. *This is the minimum variance to allow the owner to construct the additions proposed.*
- f. The granting of the variance will be in harmony with the general intent and purpose of subpart B, and such variance will not be injurious to the area involved or be otherwise detrimental to the public welfare. *Granting the variance will not be in harmony with the general intent and purpose of subpart B.*

**NOTICE:** A public notice was mailed by first class mail to property owners within 150 feet in any direction of the subject property and posted on subject property on August 1, 2022, (Sec. 2-149 of the Code of Ordinances)



**CORRESPONDENCE:** Letters of no objection were received from Deborah Levin, 524-20<sup>th</sup> Avenue and Andrew Wall, 528-20<sup>th</sup> Avenue.

**STAFF RECOMMENDATION:** Based on the variance review criteria of Section 2-152, staff recommends denial of the request.

*[End of Staff Report.]*

City Attorney Mora read Agenda Item No. 5, BOA Case No. 2022-11, for 526-20<sup>th</sup> Avenue, by title only.

City Attorney Mora inquired of the members if they had any ex-parte communications with the applicant or their agent in advance of tonight's meeting concerning the application before them. All members have responded in the negative.

City Attorney Mora inquired of the members if they had conducted a site visit for the limited purpose of evaluating the application that they are considering this evening. All having members have responded in the negative.

City Attorney Mora duly swore in all persons planning to give testimony during the quasi-judicial proceeding.

Planning Consultant Harmon stated the applicant is requesting a variance from Sec. 110-131(1)f.1 of the Code of Ordinances to encroach 3 feet into the required 25-foot front yard setback, resulting in a total front yard setback of 22 feet, to allow for an addition to the front of the house, for the property located at 526-20<sup>th</sup> Avenue.

Planning Consultant Harmon made a PowerPoint Presenting depicting aerial views of the property, a survey, a plan of the proposed first-floor addition, a plan of the proposed second-floor addition, a drawing of the proposed front view of the house, photos of the existing residence, and a photo of the neighboring house looking south on 20<sup>th</sup> Avenue.

As Planning Consultant Harmon made the PowerPoint Presentation, she explained the applicant requested a variance of 3 feet into the front yard setback for an upstairs addition with bedrooms, bathrooms, and offices. The ground floor would include a new garage and a pool. She stated the house currently sits back 54.61 feet from the front of the garage to the front property line. The house encroaches into the rear yard setback. She noted the adjacent houses are closer to the road. The applicant is proposing to add a new addition to the front of the house that would be FEMA compliant. The original house was constructed in 1960.

Planning Consultant Harmon stated the City received two letters of support from Deborah Levine, 524-20<sup>th</sup> Avenue, and Andrew Wall, 528-20<sup>th</sup> Avenue, who are adjacent property owners to the subject property.

Planning Consultant Harmon stated staff denied the variance because the addition encroaches into the required 25-foot front yard setback by 3 feet.

Member Campbell asked if this is a non-conforming use because the existing house encroaches into the rear yard setback requirement.

Planning Consultant Harmon responded in the affirmative because of the closeness to the backyard setback line. It would be non-conforming.

Member Campbell asked how far the house encroaches into the rear yard setback.

Planning Consultant Harmon stated the house encroaches between 15 to 17 feet into the required 25-foot rear yard setback.

Planning Consultant Harmon stated the new addition would be FEMA compliant.

Vice-Chair Watt asked if this is one single structure.

Planning Consultant Harmon responded in the affirmative.

Vice-Chair Watt stated the pool separates the existing house and the addition.

Planning Consultant Harmon explained the existing house has two bedrooms and one bath.

Vice-Chair Watt asked if the existing house and the new addition would be tied together on the ground level.

Planning Consultant Harmon responded in the affirmative. She explained that the two structures would be tied together through the pool room. The applicant would come in through the garage on the ground floor through the existing house, where the garage is presently to go upstairs to the bedrooms and offices.

Vice Chair Watt asked how wide will the pool be.

Planning Consultant Harmon responded the pool is approximately 12 by 20.

Member Campbell stated he would like more formal guidance from the City Attorney on granting a variance to this house that is non-compliant on the back-in. He asked if it would or would it not allow the property owner to rebuild on this footprint if a hurricane leveled the house. In other words, to encroach on the seawall by 15 to 17 feet after a hurricane.

City Attorney Mora stated this variance is for the front yard setback and not the rear yard setback. Therefore, a variance would not alter the applicant's rights to construct relative to any non-conformities in any other portions of the property.

City Attorney Mora stated Member Campbell's question is, does this variance grant the applicant the additional 3 feet in the front he seeks in the footprint? Yes, to the extent that the variance runs with the land.

City Attorney Mora stated that whether or not the Board grants this variance has no impact on what footprint the applicant can build on for purposes of the rear non-conformity and is not one of the criteria at issue before the Board on this application.

**Edmond DiRuzza, 526-20<sup>th</sup> Avenue**, applicant, stated he and his wife live at 526-20<sup>th</sup> Avenue. They have recently sold their home in Orlando, Florida. They purchased the house on 20<sup>th</sup> Avenue in January 2018. Their initial thoughts were only to use the property as a weekend getaway. However, after selling their home in Orlando, they decided to move to Indian Rocks Beach for good. They both have jobs that allow them to work remotely due to the pandemic and the flexible working environment provided by their employers. When they purchased their home, they concluded that if they were to add space, they would have to either add to the existing structure or build from scratch. Learning later and from his neighbor's experience, it takes up to three years to build a home from scratch.

Mr. DiRuzza stated the existing house is a 950-square foot bungalow with two bedrooms, and it is challenging to work from and enjoy simultaneously. As he said, they both work from home, and there is not enough area in which they can dedicate to working space. In addition, they have been lucky enough to be blessed with two grandchildren, and they currently have no way in which the grandchildren and their parents can stay with them for a short visit or enjoy all that IRB has to offer.

Mr. DiRuzza stated that making changes to his home has quite a few restrictions. He is dealing with one of the smaller lot sizes in IRB. Just under 6,000 square feet. The existing home does sit back on the lot and does give him some opportunity to add additional space to the front of the home. Unfortunately, because the house is so far back, the setbacks and the tie-back interference from the seawall prohibit them from building a pool in the rear yard.

Mr. DiRuzza said adding to the existing house would also put him face-to-face with the 50% FEMA Rule. The value of the existing structure is \$83,000, which means he cannot make any modifications to the existing structure above \$41,500.

Mr. DiRuzza stated he plans to build the FEMA-compliant two-story structure with a courtyard and pool between the existing structure and the new addition.

Mr. DiRuzza stated the City Code does not allow pools in front of a house and limits the setback of the pool from the house itself.

Mr. DiRuzza stated the plan is to add a FEMA-compliant structure not attached to the original building to provide additional office space and to allow for the courtyard and pool. In addition, the ground level would act as a garage, storage, and lanai area, and the non-attached structure would help him to avoid the 50% FEMA Rule altogether.

Mr. DiRuzza stated because of the significant setbacks, he is looking for this additional 3 feet on the front for adequate space for the bedrooms, offices, and pool area. The variance would put the new addition at 35 feet from the edge of the street rather than 38 feet. He is referring to the pavement not the property line.

Mr. DiRuzza stated his neighbor and he have discussed sharing the cost of putting all the utilities underground to enhance the area's look further. Both of his neighbors have submitted letters, have no issues extending the front of the building, and fully endorse the extension.

Mr. DiRuzza stated the 22-foot setback from the property line would not interfere with any neighborhood projects that might impede the current resident lots. The utility companies would have room in the easement to work with.

Mr. DiRuzza stated that some homes in IRB currently encroach into the front setback as outlined in the City Code. In some cases, the houses are much closer to the road. Again, those are older homes.

Member Campbell asked the applicant to go over the FEMA issue again.

Mr. DiRuzza stated that since the new addition would not be attached to the existing structure, it would be considered new construction and not an improvement to the existing structure. Therefore, the FEMA 50% Rule would not come into play. The new structure would meet all FEMA rules and regulations and all City Codes.

Mr. DiRuzza stated that he likes first-floor living, and the bedrooms and offices would be on the second floor of the new addition. The existing structure would be the living area and the kitchen area.

Vice-Chair Watt asked the applicant what he would lose from his design by not encroaching the 3 feet.

Mr. DiRuzza stated the garage and bedroom spaces start to get tiny, and the pool becomes tinier. The pool is not very wide, at 10 to 12 feet. It is very narrow. According to the City Code, the pool has to be 5 feet from each structure on all sides.

Chair DeVore asked what the dimensions of the existing garage are.

Mr. DiRuzza stated the existing garage is a small one built in the 1960s. The plan is to chop it off. The new structure would be in place of that current garage and built from there.

Vice-Chair Watt confirmed that there would be no kitchen in the new structure, with Mr. DiRuzza responding in the affirmative. He explained the new structure would consist of a new garage, courtyard area, pool on the ground floor, bedrooms, bathrooms, and offices on the second floor.

Vice Chair Watt stated this is interesting and asked if the applicant had tried to permit this project.

Planning Consultant Harmon stated she did review another similar plan that did meet all setback requirements, and the Pinellas County Building Department permitted it.

Member Campbell asked the applicant to address the issue of what particular hardship related to this lot the applicant relies on.

Mr. DiRuzza stated the hardship is that the existing structure was initially situated when it was first built, leaving him at a disadvantage to put anything behind the house. He cannot add anything behind the house because it encroaches into the rear setbacks. He stated his hardships are the lot size and the fact that the existing home sits so far back that it limits what can be done on the lot unless the existing house is torn down, which he does not want to do.

*City Attorney Mora stated, for the record, that no public members were present for the meeting.*

Member Campbell asked if it is true that new construction does not have to meet hurricane codes.

Planning Consultant Harmon stated that all-new addition must meet FEMA rules and regulations, City Codes, Building Codes, and hurricane codes.

Vice-Chair Watt stated it is interesting that this is not considered an improvement to the existing structure. That is what is confusing because it is regarded as one home. Therefore, it is an improvement, and he has never heard that a person does not apply to the FEMA 50% Rule because it is only a section.

Vice-Chair Watt stated it is an unusual and interesting proposal. It will be a house that is non-compliant on both ends (front and rear yard setbacks). Is there a hardship? Is having a pool a hardship?

Chair DeVore stated it is interesting how close the existing house is set back from the seawall. He said it would not necessarily interfere with the conformity of the front yard exposure of most of the homes on 20<sup>th</sup> Avenue. In that regard, it is not an unreasonable request to encroach 3 feet into the front yard setback.

**MOTION MADE BY MEMBER LABADIE, SECONDED BY MEMBER O'DONNELL, TO RECOMMEND TO THE CITY COMMISSION APPROVAL OF 2022-12—526-20TH AVENUE. A VARIANCE REQUEST FROM SEC. 110-131(1)f.1 OF THE CODE OF ORDINANCE TO ENCROACH 3 FEET INTO THE REQUIRED 25-FOOT FRONT YARD SETBACK, RESULTING IN A TOTAL FRONT YARD SETBACK OF 22 FEET, TO ALLOW FOR AN ADDITION TO THE FRONT OF THE HOUSE, FOR PROPERTY LOCATED AT 526-20<sup>TH</sup> AVENUE, INDIAN ROCKS BEACH, FLORIDA, AND LEGALLY DESCRIBED AS LOT 29, FIFTEENTH ADDITION TO RE-REVISED MAP OF INDIAN BEACH AS RECORDED IN PLAT BOOK 31, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**

**ROLL CALL VOTE:**

**AYES: DEVORE, O'DONNELL, LABADIE**

**NAYS: CAMPBELL, WATT**

**MOTION TO RECOMMEND APPROVAL TO THE CITY COMMISSION BY A VOTE OF 3 TO 2.**

**6. OTHER BUSINESS.**

**A. CITY COMMISSION ACTION:**

- 1. BOA CASE NO. 2022-11 — 2036- 20<sup>th</sup> Avenue Parkway.**

City Clerk O'Reilly stated the City Commission approved BOA Case N. 2022-11, 2036- 20<sup>th</sup> Avenue Parkway, on August 9, 2022.

City Clerk O'Reilly stated there is no September Meeting scheduled.

**7. ADJOURNMENT.**

**MOTION MADE BY MEMBER LABADIE, SECONDED BY VICE CHAIR WATT, TO ADJOURN THE MEETING AT 6:33 P.M. UNANIMOUS APPROVAL BY ACCLAMATION.**

October 18, 2022

Date Approved

\_\_\_\_\_  
Stewart DeVore, Chair

/DOR

**AGENDA ITEM NO. 4**

**BOA CASE NO. 2022-13  
525-20<sup>th</sup> Avenue**

**BOARD OF ADJUSTMENTS AND APPEALS  
AGENDA MEMORANDUM**

**MEETING OF:**

**Board of Adjustment:** October 18, 2022 **AGENDA ITEM: 4**  
**City Commission:** November 9, 2022

**SUBMITTED AND  
RECOMMENDED BY:**

Hetty C. Harmon, AICP, City Planner

**APPROVED BY:**

Brently Gregg Mims, City Manager 

**SUBJECT:**

**BOA CASE NO. 2022-13 – 525 20<sup>th</sup> Ave**

Variance request from Sec. 94-86(a)(1), of the Code of Ordinance, to encroach 9 feet into the required 12-foot side yard setback, resulting in a total side yard setback of 3 feet along the northern property line and to encroach 5 feet 10 inches into the required 12-foot side yard setback, resulting in a total side yard setback of 6 feet 2 inches along the southern property line, to allow for a new dock, boat lift and personal watercraft lifts for property located at 525 20<sup>th</sup> Avenue, Indian Rocks Beach, Florida, and legally described as Lot 46, Fifteenth Addition to Re-Revised Map of Indian Beach as recorded in Plat Book 31, Pages 57 and 58, of the Public Records of Pinellas County Florida. Parcel #06-30-15-42300-000-0460

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**OWNER** **Tanya Campbell and Courtney Campbell**  
**LOCATION of PROPERTY:** 525 20<sup>th</sup> Ave  
**ZONING:** S- Single Family Residential

<b>Direction</b>	<b>Existing Use</b>	<b>Zoning Category</b>
North	Residential	S
East	Residential	S
South	Residential	S
West	Intracoastal	N/A

**BACKGROUND:**

The applicant is requesting a variance of to encroach 9 feet into the required 12-foot side yard setback, resulting in a total side yard setback of 3 feet along the northern property line and to encroach 5 feet 10 inches into the required 12-foot side yard setback, resulting in a total side yard setback of 6 feet 2 inches along the southern



property line, to allow for a new dock, boat lift and personal watercraft. The width of the lot is 45ft. The lot is an inverse curve lot and the property lines project into the water at an angle causing the available side setback to be reduced as the lot lines are extended into the water. The owners to the north and south have agreed to the location of the dock, boat lift and personal water craft lifts.

**Sec. 2-152. - Variances.**

(a) *Generally; criteria for granting variances from the terms of subpart B.*

(1) The board of adjustments and appeals shall make recommendations on and the city commission shall decide variance applications will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of subpart B will result in unnecessary and undue hardship. In order to recommend or decide any variance from the terms of subpart B, the board or the city commission shall consider each of the following.

a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

*The narrower width and the angled property lines are not applicable to all lots in the same zoning district.*

b. The special conditions and circumstances do not result from the actions of the applicant.

*The applicant did not create any special conditions or circumstances.*

c. Granting the variance will not confer on the applicant any special privilege that is denied by subpart B to other lands, structures or buildings in the same zoning district.

*Granting the variance would confer special privileges to the applicant.*

d. Literal interpretation of the provisions of subpart B would deprive other properties in the same zoning district under the terms of subpart B and would work unnecessary and undue hardship upon the applicant.

*The approval of this variance request would not deprive other owners of use and enjoyment of their properties.*

e. The variance granted is the minimum variance that will make possible the reasonable use of the land, structure or building; and

*This is the minimum variance to allow the owner to construct the dock and lifts as proposed.*

f. The granting of the variance will be in harmony with the general intent and purpose of subpart B, and such variance will not be injurious to the area involved or be otherwise detrimental to the public welfare.

*Granting the variance will not be in harmony with the general intent and purpose of subpart B.*

**NOTICE:** A public notice was mailed by first class mail to property owners within 150 feet in any direction of the subject property and posted on subject property on November 3, 2022, (Sec. 2-149 of the Code of Ordinances.)

**CORRESPONDENCE:** Nicholas Cerjanec 521 20<sup>th</sup> Ave and Louis Russo 529 20<sup>th</sup> Ave have signed off on the site plan in the Pinellas County Water and Navigation Permit Application stating no objection.

**STAFF RECOMMENDATION:** Based on the variance review criteria of Section 2-152, staff recommends approval of the request.

**MOTION:**

I move to recommend to the City Commission **APPROVAL/DENIAL** of BOA CASE NO. 2022-13 – 525 20th Ave Variance request from Sec. 94-86(a)(1), of the Code of Ordinance, to encroach 9 feet into the required 12-foot side yard setback, resulting in a total side yard setback of 3 feet along the northern property line and to encroach 5 feet 10 inches into the required 12-foot side yard setback, resulting in a total side yard setback of 6 feet 2 inches along the southern property line, to allow for a new dock, boat lift and personal watercraft lifts for property located at 525 20th Avenue, Indian Rocks Beach, Florida, and legally described as Lot 46, Fifteenth Addition to Re-Revised Map of Indian Beach as recorded in Plat Book 31, Pages 57 and 58, of the Public Records of Pinellas County Florida



**525 20<sup>th</sup> Avenue  
BOA CASE NO. 2022-13**



**BOA CASE NO. 2022-13 – 525 20th Ave**  
**Variance request from Sec. 94-86(a)(1), of the Code of Ordinance, to encroach 9 feet into the required 12-foot side yard setback, resulting in a total side yard setback of 3 feet along the northern property line and to encroach 5 feet 10 inches into the required 12-foot side yard setback, resulting in a total side yard setback of 6 feet 2 inches along the southern property line, to allow for a new dock, boat lift and personal watercraft lifts for property located at 525 20th Avenue, Indian Rocks Beach, Florida, and legally described as Lot 46, Fifteenth Addition to Re-Revised Map of Indian Beach as recorded in Plat Book 31, Pages 57 and 58, of the Public Records of Pinellas County Florida**



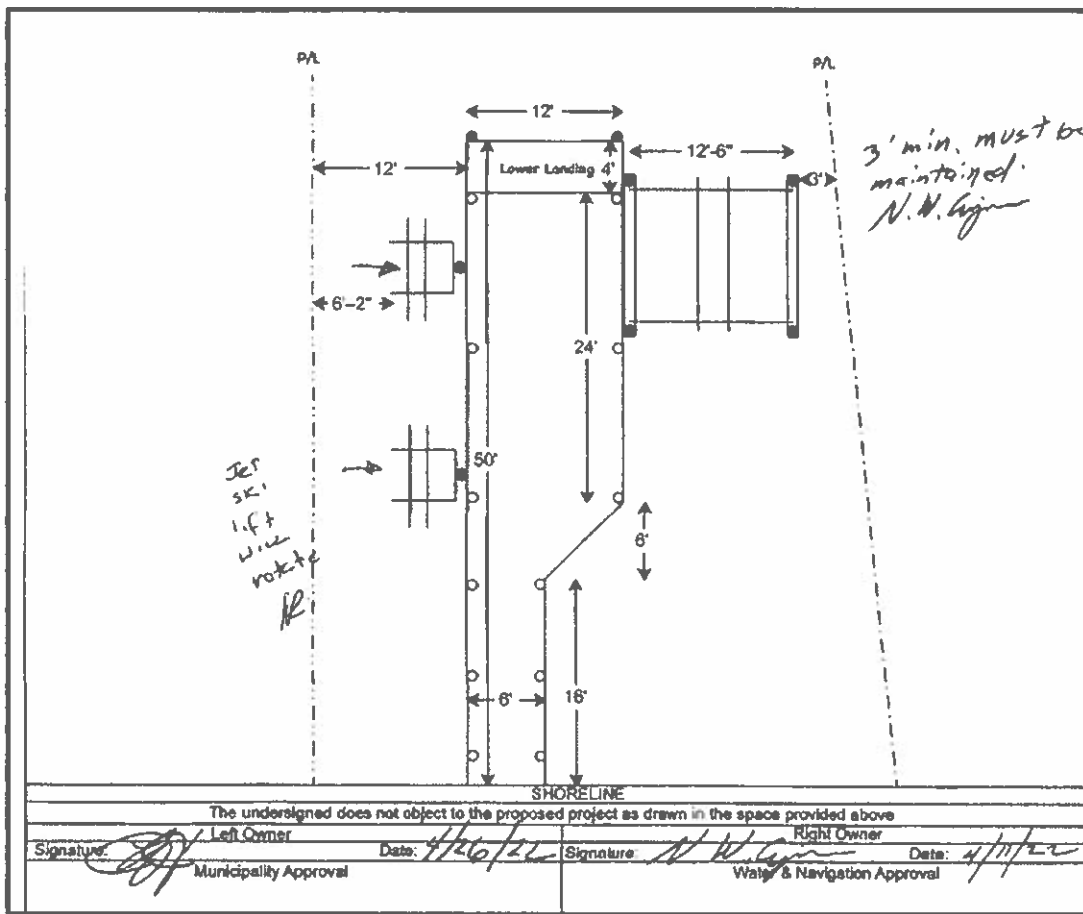
# 526 20<sup>th</sup> Avenue



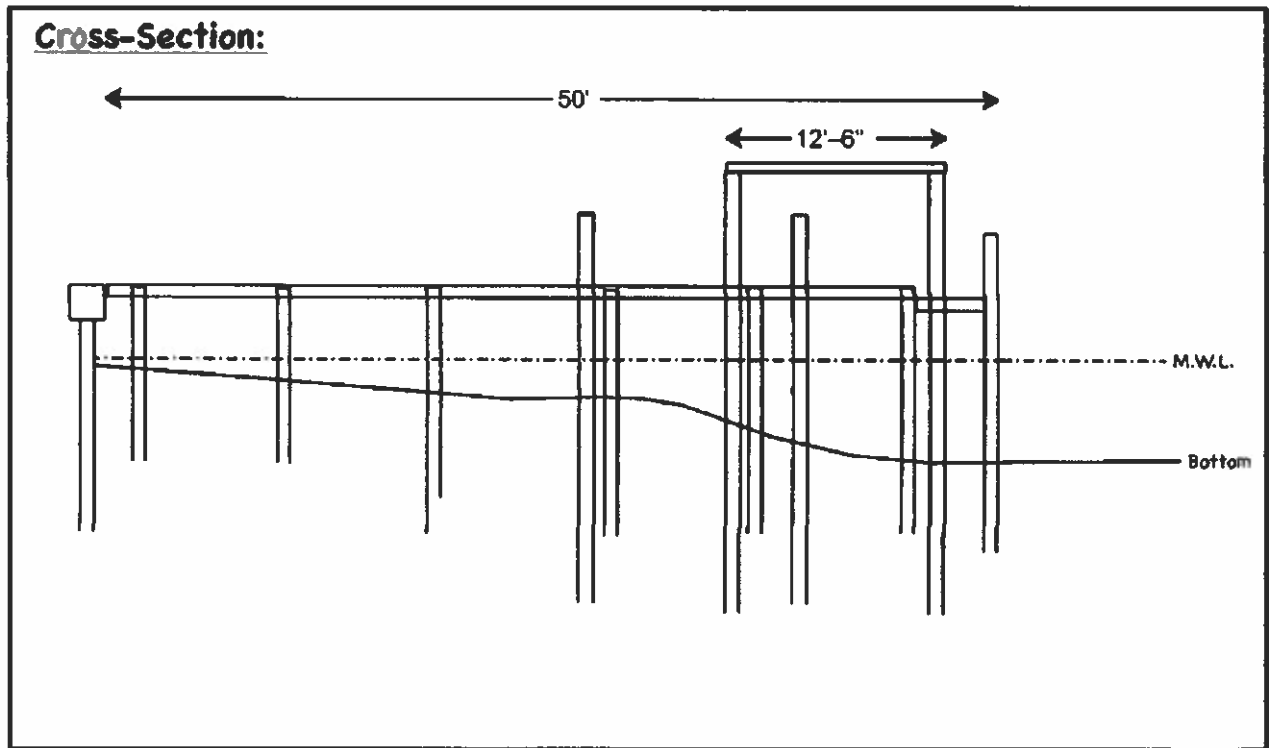
# 526 20<sup>th</sup> Avenue



# Dock Plan



# Dock Cross Section





### APPLICATION FOR VARIANCE

#### CITY OF INDIAN ROCKS BEACH PLANNING AND ZONING

Enquiries City Hall: 727.595.2517 or Hetty Harmon: 863.646.4771 x211 Email: hharmon@irbcity.com  
Address: 1507 Bay Palm Boulevard, Indian Rocks Beach, FL 33785

For Office Use Only

Application No.

Date Received

#### APPLICANT

Name:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

#### AGENT/REPRESENTATIVE

Name:

Company:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

#### SITE DETAILS

Address:

Parcel ID:

City:

Zip Code:

Legal Description:

Zoning:

Future Land Use:

Size:

**SITE DETAILS CONTINUED...**

Does applicant own any property contiguous to the subject property?  Yes  No

If yes, provide address and legal description:

Have previous applications been filed for this property?  Yes  No

If yes, describe:

Has a certificate of occupancy or completion been refused?  Yes  No

If yes, describe:

Does any other person have ownership or interest in the property?  Yes  No

If yes, is ownership or interest contingent or absolute:

Is there an existing contract for sale on the property?  Yes  No

If yes, list all parties on the contract:

Is contract conditional or absolute? *n/a*  Conditional  Absolute

Are there options to purchase?  Yes  No

**VARIANCE REQUEST**

<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Total Requested</b>
Gulf-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bay-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Alley setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>

**VARIANCE REQUEST CONTINUED...**

<b><u>Regulation</u></b>	<b><u>Required</u></b>	<b><u>Proposed</u></b>	<b><u>Total Requested</u></b>
Rear-no alley setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Rear-north/south street (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Street-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side-one/both setback (feet):	12ft/12ft	3ft/6ft 2"	9ft/ 5ft 10"
Minimum green space (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Habitable stories (#):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Minimum lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Building height (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Off-street parking (spaces):	<input type="text"/>	<input type="text"/>	<input type="text"/>
ISR (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
FAR (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Dock length (feet):	50'	50'	50'
Dock width (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Signage (#):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory structure (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory structure height (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>

Other:

What is the proposed use of the property?

**HARDSHIP**

A variance is granted on the basis of evidence being presented that justifies an undue and unnecessary hardship upon the applicant; a hardship that prevents reasonable use of the property. The following criteria, set forth in Code Section 2-152, Variances, will be used to evaluate the request for variance in order to determine if a hardship is present and if the variance will impact the overall public welfare.

Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

Shallow water exist at this property & to get into deeper water, the dock needs to be extended.

Special conditions and circumstances do not result from the actions of the applicant:

Other docks in the area are extended to same distance to get the water depth.

Granting this variance will not confer on the applicant any special privilege that is denied by the chapter to other lands, structures or buildings in the same zoning district:

Adjacent neighbors have docks that extend similar distance.

The literal interpretation of the provisions of Subpart B, Code Sections 78 through 110, would deprive other properties in the same zoning district under the terms of Subpart B and would work unnecessary and undue hardship upon the applicant:

No

**HARDSHIP CONTINUED...**

The variance granted is the minimum that will make possible the reasonable use of the land, structure or building:

Yes, this will allow the 3' water depth.

The granting of the variance will be in harmony with the general intent and purpose of Subpart B and such variance will not be injurious to the area involved or be otherwise detrimental to the public welfare:

Yes

I (we) believe the Board of Adjustment and Appeals and the City Commission should grant this application because:

I believe they should grant this request, because both neighbors have signed the variance drawing & form with no objection, it gets lift into 3' of water & matches other docks in this area.

**CERTIFICATION**

Date: 06-29-22

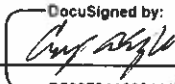
I hereby certify that I have read and understand the contents of this application, and that this application together with supplemental data and information, is a true representation of the facts related to the request; that this application is filed with my approval, as owner, evidenced by my signature appearing below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request. Further, if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and regulations pertaining to the use of the property.

I hereby grant authorization to any city official to inspect, as reasonable times, the site of the request.

Before me this date personally appeared: \_\_\_\_\_

Name: Courtney & Tanya Campbell

Signature:   
DocuSigned by:  
DF33FB4A888444F

Personally known/Form of Identification \_\_\_\_\_

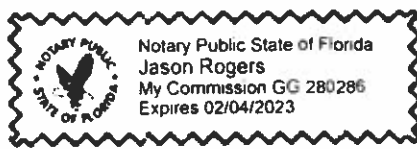
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 29<sup>th</sup> Month: June, 2022

Notary Public State of Florida at Large: 

Notary Public Commission Expiration: 02-04-23

State of Florida  
County: Pinellas



APPLICATIONS FILED BY CORPORATIONS MUST BEAR THE SEAL OF THE CORPORATION OVER THE SIGNATURE OF AN OFFICER AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION.

**AGENT OF RECORD**

Date: 06-29-22

I, Courtney & Tanya Campbell do hereby designate and appoint

Priority Marine as my agent of record for the purposes of representing me during the Planning and Zoning Department's review process of my application. My agent of record is hereby vested with authority to make any representations, agreements or promises, which are necessary or desirable in conjunction with the review process. My agent of record is authorized to accept or reject any conditions imposed by any reviewing board or entity.

Name: Courtney & Tanya Campbell

Signature:   
DocuSigned by:  
DF33F84A888444F...

My agent of record may be contacted at:

Company: Priority Marine

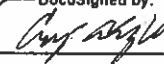
Address: 200 Midway Is

City/State: Clearwater Zip Code: 33767

Telephone: 727.447.1373 Fax: \_\_\_\_\_

Before me this date personally appeared:

Name: Courtney & Tanya Campbell

Signature:   
DocuSigned by:  
DF33F84A888444F...

Personally known/Form of Identification \_\_\_\_\_

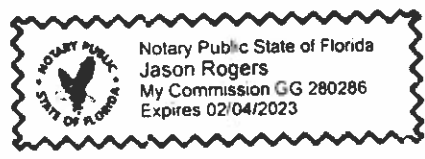
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 29<sup>th</sup> Month: June, 20 22

Notary Public State of Florida at Large: 

Notary Public Commission Expiration: 02-04-23

State of Florida  
County: Pinellas



If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5<sup>th</sup> Floor  
315 Court Street  
Clearwater, FL 33756



**PRIVATE DOCK PERMIT APPLICATION**  
**PINELLAS COUNTY WATER AND NAVIGATION**

**I. PROPERTY OWNER INFORMATION:**

- A. Applicant's Name: Courtney & Tanya Campbell
- B. Mailing Address: 400 W. Peachtree St NW Unit 816  
City: Atlanta State: GA Zip: 30308-3545
- C. Telephone No.: 404.433.5420 E-mail Address: Crbcampbell@gmail.com

**II. CONTRACTOR INFORMATION (Pro):**

- A. Name: Priority Marine Construction LLC
- B. Address: 200 Midway Is  
City: Clearwater State: FL Zip: 33767
- C. Telephone No.: 727.447.1373 E-mail Address: Jason@prioritymarine.com

**III. AGENT INFORMATION (if different from Contractor):**

- A. Name: Same
- B. Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
- C. Telephone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**IV. SITE INFORMATION:**

- A. Construction Site Address: 525 20th Ave  
City: Indian Rocks Beach Zip Code: 33785-2931
- B. Site Parcel ID Number: 06 / 30 / 15 / 42300 / 000 / 0460
- C. Incorporated:  Unincorporated:
- D. Affected Water Body: Clearwater Harbor
- E. Previous Permits: WND-H-26371-98 & WND-H36963-06



- F. Date applicant assumed property ownership: Nov / 2021  
month/year
- G. Obstructions: (Dogs, Fences, etc.) none
- H. All other information pursuant to Chapter 58, Article XV (Water and Navigation Regulations).

**V. PROJECT DEVIATION INFORMATION (FOR UNINCORPORATED ONLY):**

- A. Signature from Adjacent Owner Required under Code Section 58-555(b): Yes  No

Amount of deviation: Length: \_\_\_\_\_  
Width: \_\_\_\_\_  
Setbacks: Left: \_\_\_\_\_ Right: \_\_\_\_\_  
Other: \_\_\_\_\_

❖ Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.

**VI. CONTRACTOR INFORMATION:**

I, Alex Templeman, a General contractor,  
whose contractor license # CGC1528111 expires on Aug. 31, 2022,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed:  Date: 04-05-22

- You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.

**VII. PROPERTY OWNER'S SIGNATURE:**

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor – and agent if listed – to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality – in addition to the County – is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

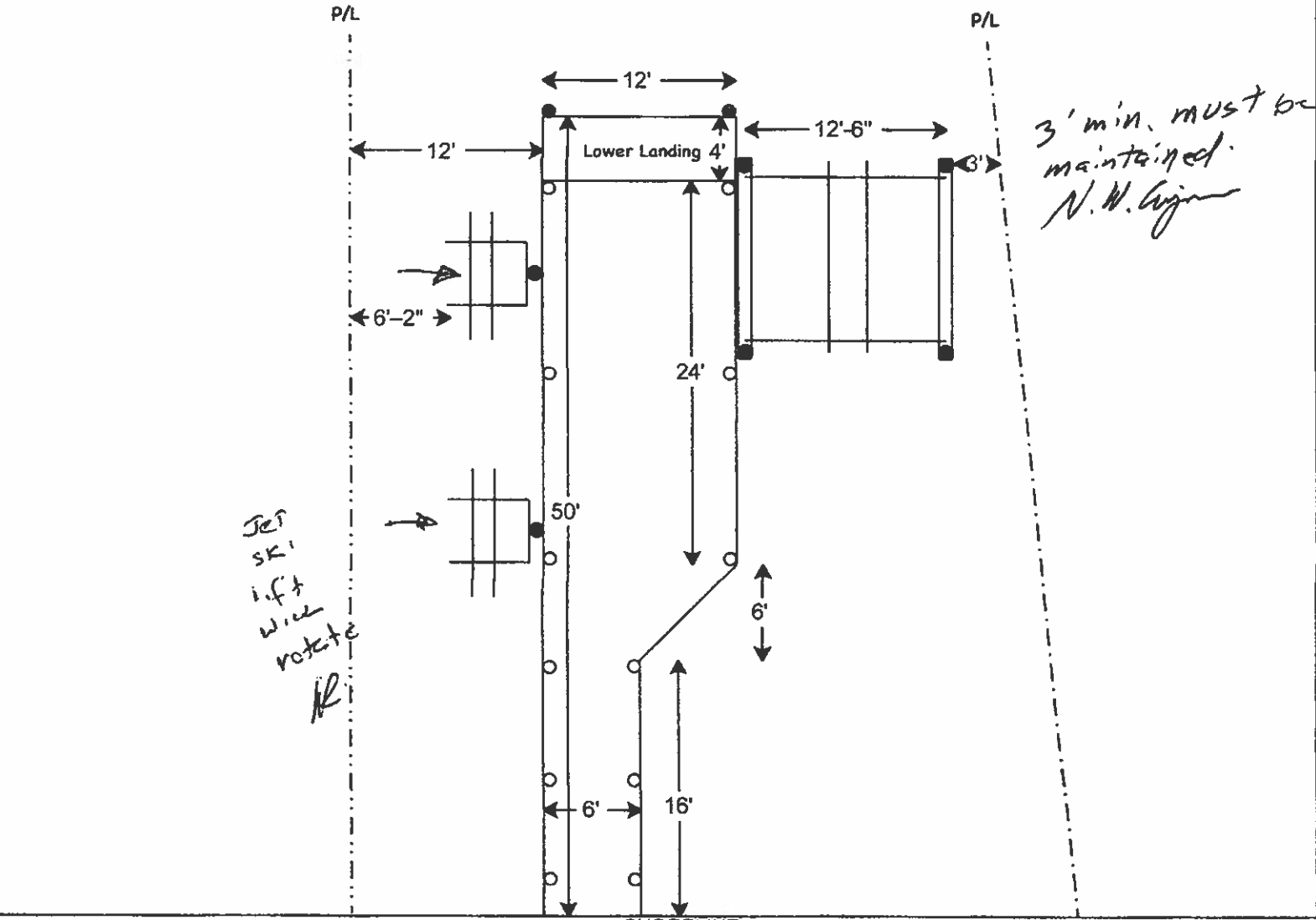
Signed:  Date: 5/2/2022  
DocuSigned by: DF33F84A888444F

CGC1528111  
 O: 727.447.1373 C: 813.318.2811  
 Jason@PriorityMarine.com  
 www.prioritymarine.com

404.433.5420  
 Crbcampbell@gmail.com  
 Customer Approval Signature:

**Nature & Size of Project:** Tearout existing dock, build new 6'x16' walkout w/ flare to 12'x24' dock w/ 4' Lower Landing. Install one Hi-Tide Boat Lift & two Hi-Tide Spinner Jet Ski Lifts

Total Project Sq. Ft.: 486    New Sq. Ft.:  
 Total Number of Pilings: 20    Diameter of Pilings: 8"  
 Waterway Width: 400'+    Waterfront Width: 45'



The undersigned does not object to the proposed project as drawn in the space provided above.

Signature: *[Signature]*    Municipality Approval  
 Date: 4/26/22

Signature: *[Signature]*    Water & Navigation Approval  
 Date: 4/11/22

**Priority Marine Construction**

200 Midway Is  
Clearwater, FL 33767  
CGC1528111

O: 727.447.1373 C: 813.318.2811  
Jason@PriorityMarine.com  
www.prioritymarine.com

Job: Courtney & Tanya Campbell

525 20th Ave  
Indian Rocks Beach, FL 33785-2931

404.433.5420

Crbcampbell@gmail.com

Customer Approval Signature:

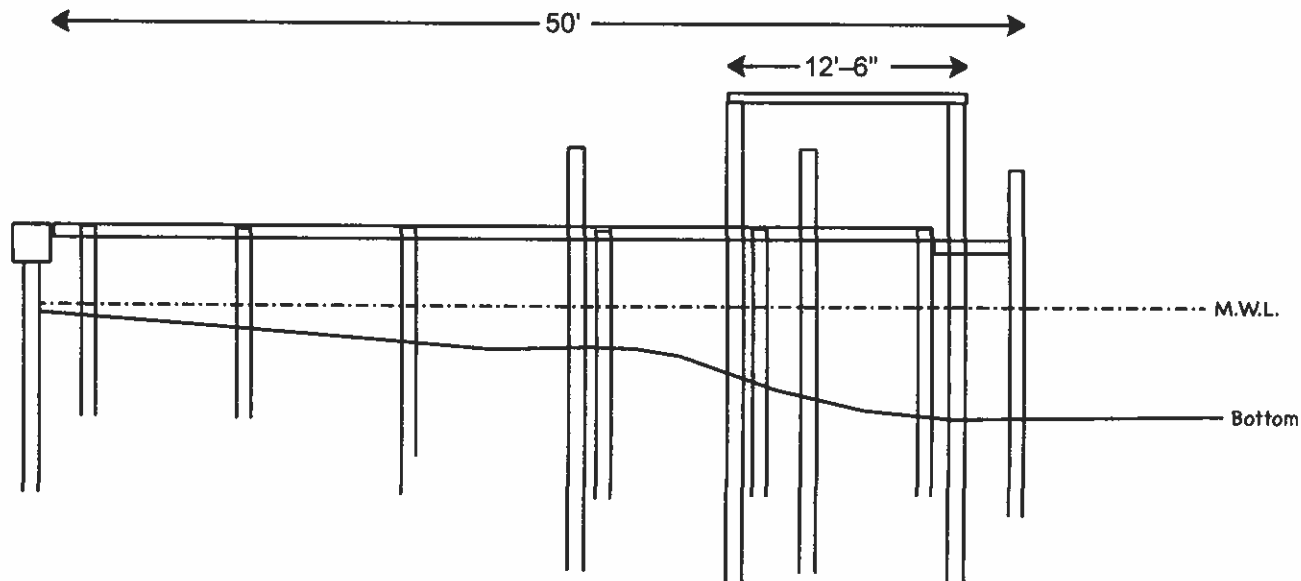
Date: April 5, 2022

Scale: 1" = 10'

**Nature & Size of Project:** Tearout existing dock, build new 6'x16' walkout w/ flare to 12'x24' dock w/ 4' Lower Landing. Install one Hi-Tide Boat Lift & two Hi-Tide Spinner Jet Ski Lifts

Total Project Sq. Ft.: 486 New Sq. Ft.:  
Total Number of Pilings: 20 Diameter of Pilings: 8"  
Waterway Width: 400'+ Waterfront Width: 45'

**Cross-Section:**



**SHORELINE**

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner

Right Owner

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Municipality Approval

Water & Navigation Approval

**LETTER OF NO OBJECTION**

Left Lot Owner's Name Jacqueline & Louis Russo

Mailing Address 529 20th Ave., Indian Rocks Beach, FL Zip 33785-2931

I certify that I am the owner of 529 20th Ave. which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

525 20th Ave. Indian Rocks Beach, FL

I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: [Signature] Date 4/26/22

**NOTARY:**

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

physical presence or  online notarization this 26 day of April, 2022 by  personally known OR  produced identification

Type of Identification Produced \_\_\_\_\_

Witness my hand and official seal this 26<sup>th</sup> day of April, 2022



[Signature]  
Notary Public  
My commission expires: 02-04-23

Right Lot Owner's Name Nicholas & Sheila Cerjanec

Mailing Address 521 20th Ave., Indian Rocks Beach, FL Zip 33785-2931

I certify that I am the owner of 521 20th Ave which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

525 20th Ave. Indian Rocks Beach, FL

I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: [Signature] Date 4/11/22

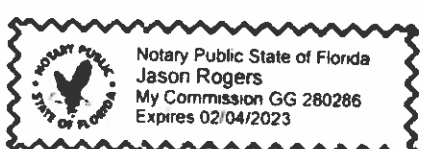
**NOTARY:**

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

physical presence or  online notarization this 11<sup>th</sup> day of April, 2022 by  Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

Witness my hand and official seal this 26<sup>th</sup> day of April, 2022



[Signature]  
Notary Public  
My commission expires: 02-04-23

## DOCK WATER DEPTH AFFIDAVIT


I, the undersigned contractor, who is duly licensed to construct and repair docks in Pinellas County, Florida, do hereby attest to the following:

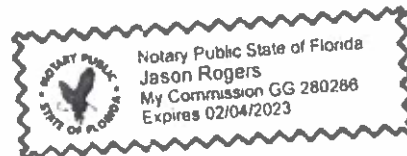
1. On behalf of my client, I do hereby propose to construct a dock in the City of Indian Rocks Beach that has a length of thirty five (35") feet, or longer if necessary to reach thirty six (36") inches of water depth at a mean low water mark. In no case shall the length exceed fifty (50') feet beyond the property line, seawall of mean high water mark, whichever is applicable pursuant to Section 94-87 of the City Code; and
2. I, or personnel under my supervision, have inspected the proposed construction site for the subject dock and have taken measurements at the proposed construction site in accordance with generally accepted standards and have determined that the depth of the water at the subject location at mean low tide of thirty six (36") inches at a distance of 50' from the seawall as measured perpendicular to the seawall.

  
Signature of Contractor/Authorized Agent

The above instrument was acknowledged before me this 12<sup>th</sup> day of Oct 2022 by Alex Teaplema who is personally known to be or who produced \_\_\_\_\_ as identification.

280286  
Notary Stamp & Number

  
Notary Signature:  
Name (print):  
Title/Rank:



## **Consent to Use State-Owned Submerged Lands**

### **DO YOU LIVE OR DO BUSINESS ON THE WATER?**

If so, you may need authorization to use the lands under the water from the owners of those lands. This authorization is in addition to any city, county, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, or Water Management District permit.

### **WHAT LANDS ARE WE TALKING ABOUT AND WHO OWNS THEM?**

Sovereign submerged lands are all those submerged lands waterward of the ordinary or mean high water line under navigable fresh and salt water bodies. The Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, hold title to all of those lands below navigable waters which have not been previously conveyed into private ownership. Portions of these submerged lands have been designated as "aquatic preserves" and because of their unique biological, aesthetic or scientific value, they are held and managed to a higher degree of care. Since the State owns these lands, both public and private entities must obtain consent to use them.

### **WHY IS CONSENT NECESSARY AND BY WHAT AUTHORITY IS IT REQUIRED?**

These lands are held in trust for the use and benefit of the people of the State, as set forth in the State Constitution; therefore, the private use of these lands must be balanced with the need to conserve and protect the scientific value and beauty of those lands. The intent of the regulations is to ensure that all sovereign submerged lands are managed primarily for the propagation of fish and wildlife, and public recreation. The legislative origins of the procedures employed in the review of applications to use sovereignty submerged lands are contained within Chapters 253 and 258 of the Florida Statutes. These statutes are implemented through rules which are contained within Chapters 18-14, 18-18, 18-20 and 18-21 of the Florida Administrative Code. It is important to contact the Department of Environmental Protection before you use these lands.

### **WHAT TYPE OF ACTIVITIES REQUIRE AUTHORIZATION?**

Uses that require authorization must be approved before they are conducted. The most commonly requested uses are the construction of docks, the placement of riprap, dredging for access or channels, mangrove trimming, bridge and utility crossings, and beach renourishment projects.

### **WHAT DO YOU HAVE TO DO AND IS THERE A FEE?**

The form of consent that is required depends upon the type of activity that is proposed. Forms of consent include letters, easements, use agreements, management agreements, and leases. The type of activity proposed also determines the amount of fees; however, commercial uses will always require payment of fees.

### **WHAT HAPPENS IF YOU DO NOT RECEIVE AUTHORIZATION TO USE THESE LANDS?**

Alterations to, or structures discovered on, sovereignty submerged lands without authorization are subject to lease fees in arrears, with interest, and fines. In some cases, removal of structures may also be required.

### **WHO DO YOU CONTACT TO INQUIRE ABOUT THE USE OF THESE LANDS?**

The Department of Environmental Protection Division of State Lands field office listed below.

Department of Environmental Protection  
Southwest District  
13051 N. Telecom Parkway  
Temple Terrace, FL 33637  
Phone: (813) 632-7600  
Fax: (813) 632-7665

PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY  
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: SHERA HAIGHT BIE  
525 20<sup>TH</sup> AVE  
INDIAN ROCKS BEACH, FL 33785

DESCRIPTION: 06-30-15-42300-000-0460  
TO REPORT START DATE AND COMPLETION: (727) 464-3770

---

# PERMIT NO. P36963-06

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CLERK:

1. PERMITS MAY ALSO BE REQUIRED BY THE FOLLOWING AGENCIES: FL D.E.P. & U.S. ARMY C.O.E.
2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.
3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL & WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.
4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE- CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

KEN BURKE

By:   
Deputy Clerk

DATE OF ISSUANCE:

03 / 21 / 2006

FINAL INSPECTION:

/ /

---

**THIS PERMIT IS REQUIRED TO BE  
POSTED IN A CONSPICUOUS LOCATION  
AT THE CONSTRUCTION SITE.**



Direct all correspondence to:  
Clerk, Water and Navigation  
Control Authority  
315 Court Street  
Clearwater, FL 34616

*Pinellas County*  
**RECEIVED**  
FEB 27 2006  
ENVIRONMENTAL MANAGEMENT

Application # P36983-06  
(OFFICIAL USE ONLY)

*EM*  
*1*

**PRIVATE DOCK PERMIT APPLICATION**

*8275*  
*at 1627*

**PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY**

Please type, or hand print in BLACK ink

**RECEIVED**  
FEB 27 2006  
by the Clerk of  
Pinellas County Water and  
Navigation Control Authority

**I. PROPERTY OWNER INFORMATION:**

A. Applicant's Name: SHERA HAIGHT BIE  
B. Mailing Address: 486 HARBOR DRIVE SOUTH  
City: INDIAN ROCKS BEACH State: FL Zip: 33785  
C. Telephone No.(s): 727-593-7999 727-593-2201 Cell

**II. AGENT INFORMATION:**

A. Name: \_\_\_\_\_  
B. Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
C. Telephone No.(s): \_\_\_\_\_

**REVISED**

**RECEIVED**  
MAR 21 2006  
by the Clerk of  
Pinellas County Water and  
Navigation Control Authority

**III. SITE INFORMATION:**

A. Construction Site Address: 525 20th AVE  
City: INDIAN ROCKS BEACH, FL  
B. Parcel ID Number: 0613015142300 100010460  
C. Incorporated:  Unincorporated:   
D. Affected waterbody: INTERCOASTAL WATERWAY  
E. Previous Permits: 1999 NEW (NONE FOUND)  
F. Date applicant assumed property ownership: DEC 1999  
month/year  
G. Obstructions: (dogs, fences, etc.) NONE  
H. Attach 8-1/2" X 11" vicinity map showing specific project location.

RECEIVED  
BOARD OF  
COUNTY COMMISSIONERS  
PINELLAS COUNTY  
FL  
FEB 27 10 40 AM '06

I. All other information pursuant to P.C.O. 90-19 (amended), Section 10.8, as needed.  
J. For projects requiring a public hearing, attach a copy of the complete legal description.

This project may also require  
approvals from the Florida Dept of  
Environmental Protection (813-744-6100)  
and the U.S. Army Corps of Engineers  
(813-769-7080).

*641*  
*222*

Rev.  
Application # P36963-06  
(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature and Size of Project: EXTEND EXISTING DOCK 12 FEET. ADD BOAT  
LIFT ON NORTH SIDE OF REQUESTED EXTENSION. TOTAL DOCK  
LENGTH WILL EQUAL 50 FEET. Square feet: 8 x 12 = 96 SQ FT

B. Variance: Yes  No   
Amount in variance: Length: \_\_\_\_\_ Width: \_\_\_\_\_  
Setbacks: L \_\_\_\_\_; R \_\_\_\_\_  
Other: \_\_\_\_\_

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas County Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of and need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, To BE DETERMINED, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: \_\_\_\_\_ Cert. No.: \_\_\_\_\_  
Company Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

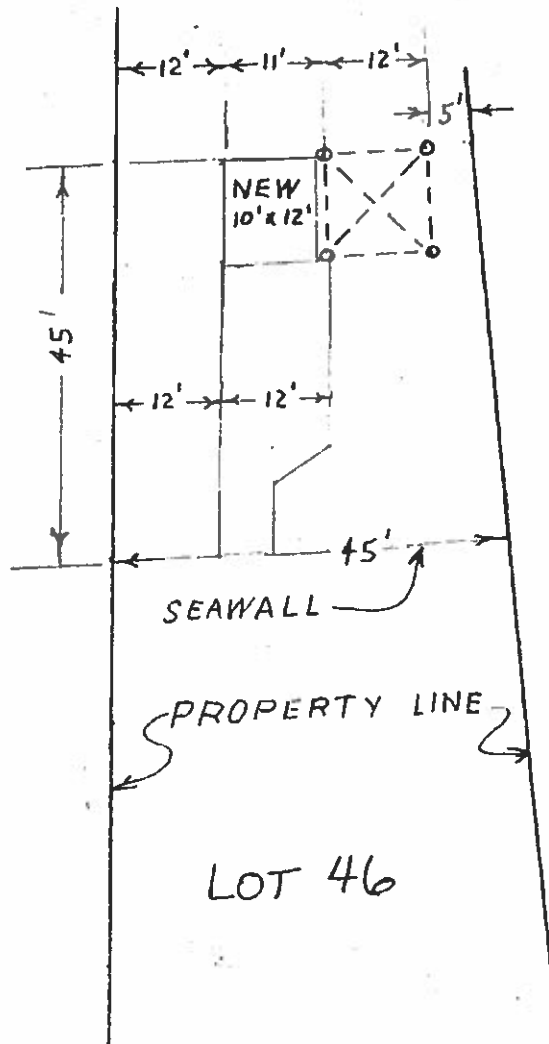
Dec 2, 2005 \_\_\_\_\_  
Date Legal Owner's Signature  
Shera Haight Bie

Rev.  
P36963-06

# Private Dock Permit Application

Shera H. Bie, owner  
525 20<sup>th</sup> Avenue  
Indian Rocks Beach, FL 33785

March 13, 2006



## Revisions

Date Received 3/14/06  
Date Reviewed 3/14/06  
Reviewed/Approved by: RB  
Permit # 06-086

**APPROVED**

PINELLAS COUNTY  
ENVIRONMENTAL MANAGEMENT

J. P. Morgan 3-21-06  
FOR WILLIAM M. DAVIS, DIRECTOR

PRIVATE DOCK

525 20<sup>th</sup> Ave  
I.R.B., FL 33785

Rev.

Application #

P36963-06

(OFFICIAL USE ONLY)

MHW

MLW

BOTTOM

Profile View

ENG. SCALE: 1" = \_\_\_\_\_



Plan View

(applicant and adjacent docks)

TOTAL SQUARE FEET \_\_\_\_\_

NEW SQUARE FEET \_\_\_\_\_

WATERWAY WIDTH \_\_\_\_\_

WATERFRONT WIDTH \_\_\_\_\_

SEE ATTACHED FIGURE I.

SEE ATTACHED PHOTOGRAPHS.

SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature

Date

Signature

Date 2 Dec 05

CITY OF INDIAN ROCKS BEACH

Water and Navigation Approval

COMMUNITY DEVELOPMENT DEPARTMENT

SITE DEVELOPMENT APPROVED

DATE 2/1/06 BY *[Signature]*

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DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the Authority be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the Authority. (Attach additional sheets if necessary.)

A. PROPERTY OWNERS:

SHERA H. BIE LUG TST UTD 12/1/97  
Name: SHERA H. BIE TEE Name: \_\_\_\_\_  
Address: 486 HARBOR DR. SOUTH Address: \_\_\_\_\_  
INDIAN ROCKS BEACH, FL  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

B. REPRESENTATIVES:

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: contingent  absolute   
Name: \_\_\_\_\_ specific interest held \_\_\_\_\_

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY? YES  NO

If so, the contract is: contingent  absolute   
Name of parties to the contract: \_\_\_\_\_

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY? YES  NO

Name of parties to the option: \_\_\_\_\_

F. OWNER'S SIGNAL JRE:

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

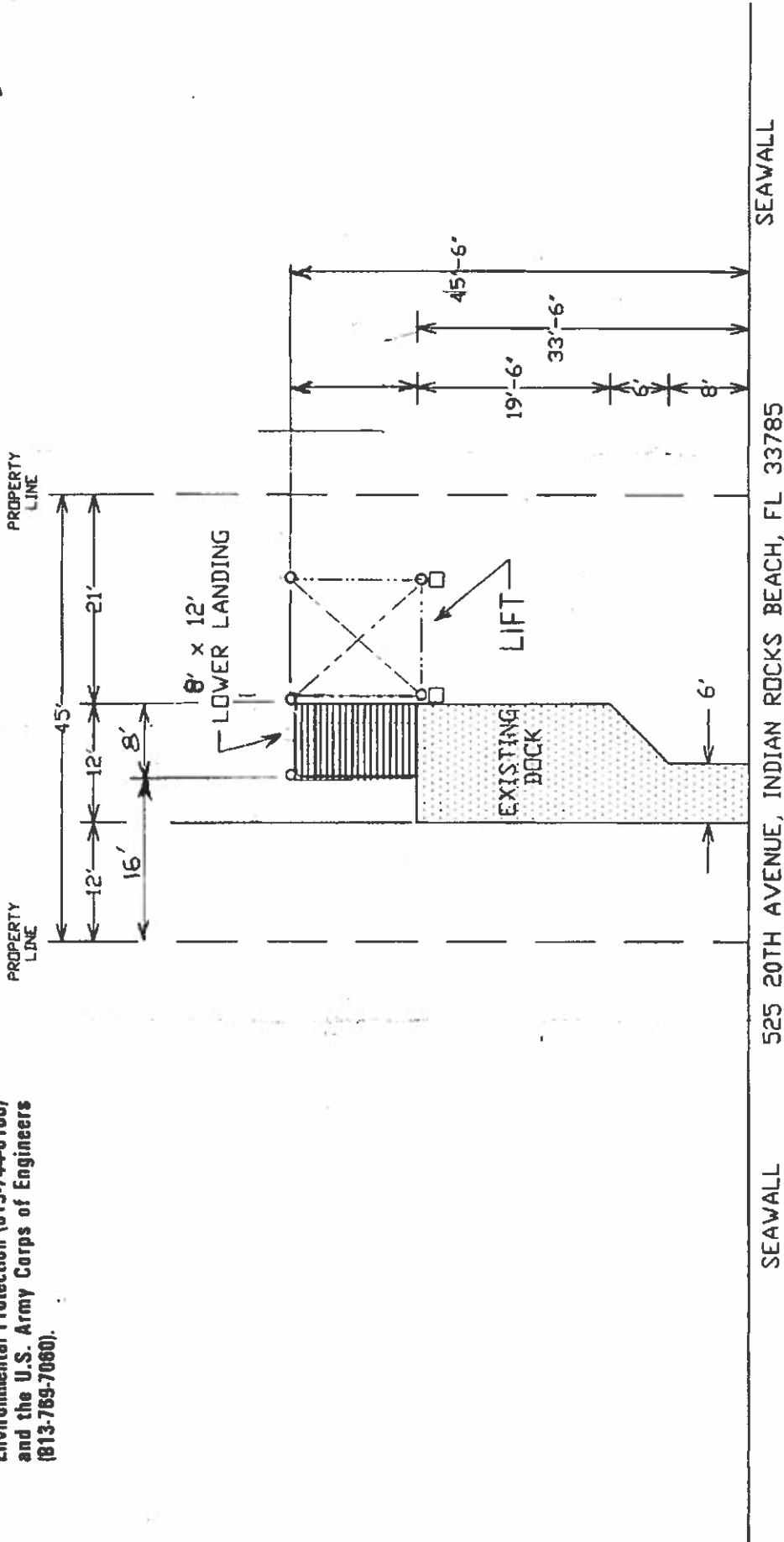
X Shera Haigh Bie Date Dec 2, 2005

P 36963-02 FIGURE I



P 36963-06  
Rev.

This project may also require approvals from the Florida Dept of Environmental Protection (813-744-6100) and the U.S. Army Corps of Engineers (813-769-7060).



SEAWALL

525 20TH AVENUE, INDIAN ROCKS BEACH, FL 33785

SEAWALL

**AGENDA ITEM NO. 5**

**OTHER BUSINESS**

**AGENDA ITEM NO. 6**

**ADJOURNMENT**