

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name Tom & Nicole Busch		Email tom@solidthomas.com niki@solidthomas.com	
Address 16014 4th St. E			
City REDINGTON BEACH		State FL	Zip 33708
Phone 269-370-2851	Fax N/A		Cellular 269-599-2959

Applicant

Name Same as above		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

Agent (if applicable)

Name N/A		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Property Location or Address Same as above	
Legal Description (attach additional sheet if necessary) see survey-included	
Tax Parcel Number	Zoning District

Requested Action:

Describe request and applicable code section:

Lengthen existing dock 8ft.; ordinance No. 2021-01

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

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 district?

Shallow water- see additional information

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

safely stepping on and off of boat- see additional information

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

The dock configuration was in place prior to our purchase. - see additional information

4. Explain how the granting of the variance will not confer on the Applicant any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.

the request is the minimum length needed to ^{safely} access our boat, which all other residents enjoy. - see additional information

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.

8 feet is the minimum to safely reach the boat. - see additional information

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. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board shall have no legal right to grant a variance.

Additional Information

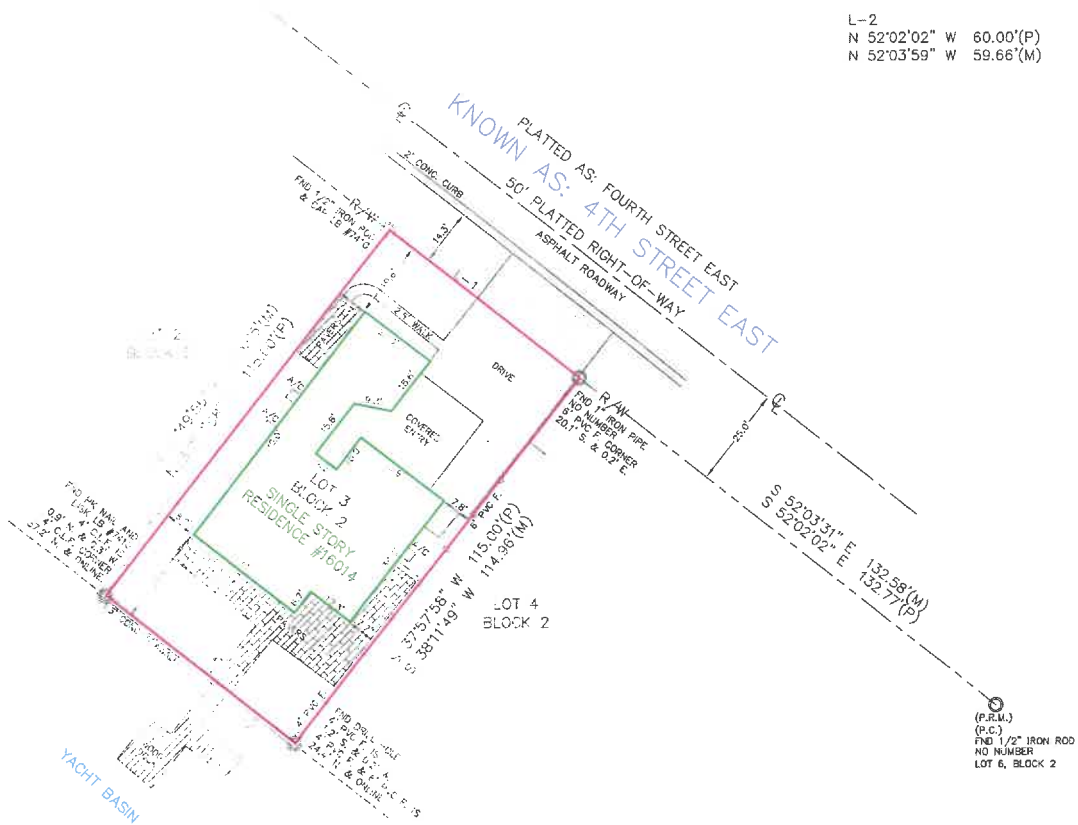
1. The water level along our shoreline within 30 feet of the dock is relatively low and given our current configuration we have an approximately 3-hour span around low tide where our lift is entirely unusable due to the shallow depth.
2. Given a literal interpretation of the code and the shallow water we are situated on, as well as the current configuration of our boat lift, our 28' Sea Ray Sundancer 260 cannot be moored any closer to our shoreline/seawall to provide access to the back of the boat with a 30' dock. Also due to the draft of the boat and the shallow depth of the water at the shore-end of the lift, we are unable to back the boat in for access, even at mean water level. As a result, our only point of access is to scale one of the pilings at the front of the lift and step across the gap to the front of our boat. This is an unsafe manner of boarding a boat such as ours, and we need to be able to step across from the dock to the platform at the stern of the boat for safe, reasonable access.
3. The dock and lift were configured and installed prior to our purchase of the home. We had no part in the decisions made to install it as is.
4. The only privilege this variance grants us is reasonable access so that we may safely board our boat. It is unlikely that the current code was intended to create unsafe situations. Also, given our location and the size of the inlet we are situated on, an 8' extension will not at all impede reasonable usage of the waterway.
5. After conferring with contractors for potential work, we were able to determine that an 8' extension is the minimum reasonable length we need so that we may reach the back of the boat as it sits properly on the lift. The alternative would be to move the lift itself to the end of the dock and offset it from the dock such that the back of the boat is accessible from the current platform. This would put the outside edge of our lift 12' outside the 30' dock limit, therefore the 8' extension is minimally intrusive to the waterway.

BOUNDARY SURVEY



L-1
S 52°02'02" E 60.00(P)
S 51°58'47" E 60.39'(M)

L-2
N 52°02'02" W 60.00'(P)
N 52°03'59" W 59.66'(M)



SURVEYOR'S NOTE:
THE REAR BOUNDARY LINE IS
WATERWARD FACE OF THE SEWAL

PROPERTY ADDRESS: 1602 14TH STREET EAST, REDINGTON BEACH, FLORIDA 33708

[illegible]

POINTS OF INTEREST:
NONE VISIBLE

LEGAL DESCRIPTION:
LOT 3, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH
HOMES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT
BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
THOMAS RAYMOND BUSCH AND
NICOLE MARIE BUSCH; SOUND TITLE
OF TAMPA BAY, INC.; OLD REPUBLIC
NATIONAL TITLE INSURANCE
COMPANY; USA MORTGAGE

CLIENT NO: 21B-102
JOB NO: 53887
FIELD DATE: 5/27/2021
APPROVED BY: R.W.
CHECKED BY: R.W.
DRAWN BY: M.G.
DRAWN DATE: 06/03/21

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 5A-17.050 THROUGH 5A-17.053 FLORIDA ADMINISTRATIVE CODE, FROM ARTICLE 10, CHAPTER 30, FLORIDA CONSTITUTION, ARTICLE 10, CHAPTER 472.027,

CERTIFIED COPY, WA, PSM NO. 6473

FLORIDA POWER & LIGHT CO., INC.
P.O. BOX 15000, MIAMI, FL 33157

407.551.3425 (OFFICE); 407.520.5453 (FAX); LB 7364
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 06/03/21

[illegible]

Tom & Nicole Busch
16014 4th St E
Redington Beach, FL 33708
269-370-2851

Town of Redington Beach

Variance Application

September 9th, 2021

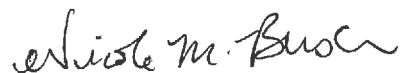
To Whom It May Concern:

My husband and I recently moved to the town of Redington Beach, and we are so happy to be here. Shortly after getting our boat into our boat lift at our new home, we realized we do not have a way to safely board and exit our boat. We are writing to request a dock variance to allow us to safely board and exit our boat.

I have included pictures of our current dock along with a drawing of the proposed dock variance. You can see in our current setup there is a large gap between the end of our dock and the platform of our boat, which does not allow us to safely board and exit our boat. We have resorted to using very small steps inserted in our dock pilings and then stepping over the railings in the front of our boat which is very dangerous especially when returning to our slip with the railings wet and slippery – see picture. The water is very shallow here, so moving the lift forward is not an option.

We have noticed other variances in the nearby vicinity for the same reason. We respectfully request your approval of this variance so we can prevent harm and injury from ourselves, family, and friends while enjoying the beautiful waterways in Redington Beach.

Best regards,

A handwritten signature in black ink that reads "Nicole M. Busch". The signature is written in a cursive, flowing style.

Tom & Nicole Busch

AERIAL VIEW



PROPERTY ADDRESS: 1601 4TH STREET EAST, REDINGTON BEACH, FLORIDA 33708

L.C. = LOT CORNER
 M. = MORTGAGE
 N.E. = NORTH EAST
 N.W. = NORTH WEST
 S.E. = SOUTH EAST
 S.W. = SOUTH WEST
 T. = TOWN
 U. = UPRIGHT
 V. = VERTICAL
 W. = WEST
 X. = CROSS
 Y. = YARD
 Z. = ZONE
 A. = AREA
 B. = BLOCK
 C. = CORNER
 D. = DISTANCE
 E. = EAST
 F. = FACE
 G. = GROUND
 H. = HEIGHT
 I. = INTERSECTION
 J. = JUNCTION
 K. = KNOT
 L. = LINE
 M. = METER
 N. = NORTH
 O. = OCEAN
 P. = PACE
 Q. = QUARTER
 R. = ROAD
 S. = SOUTH
 T. = TOWN
 U. = UPRIGHT
 V. = VERTICAL
 W. = WEST
 X. = CROSS
 Y. = YARD
 Z. = ZONE



AERIAL PROVIDED IS FOR VIEWING ONLY
 AERIAL IS NOT TO SCALE

ORDERED BY:



LEGAL DESCRIPTION:

LOT 3, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH
 PLAT, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT
 38, BOOK 34, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF
 PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:

THOMAS RAYMOND BUSCH AND
 NICOLE MARIE BUSCH, SOUND TITLE
 OF TAMPA BAY, INC.; OLD REPUBLIC
 NATIONAL TITLE INSURANCE
 COMPANY; USA MORTGAGE

CLIENT NO: 218-102

JOB NO: 53867

FIELD DATE: 5/17/2021

APPROVED BY: R.W.

CHECKED BY: R.W.

DRAWN BY: R.W.

DRAWN DATE: 06/02/21

FIRST CHOICE SURVEYING, INC.
 P.O. BOX 470978, LAKE MONROE, FL 32747
 407.951.3425 (Office); 407.520.5453 (Fax); LB #7564
 WWW.FIRSTCHOICESURVEYING.COM





current step
over railing



Larry & Angie Weldon

16012 4th St E

Redington Beach, FL 33708

Town of Redington Beach

Re: Busch Variance Application

To Whom It May Concern:

Our neighbors, Tom & Nicole Busch are requesting a dock variance. We have no issue with this variance and are in support of them extending their dock 8 feet out to safely access their boat.

Best regards,

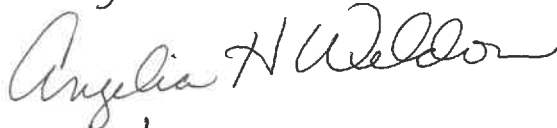
Larry & Angie Weldon

Richard L. Weldon



9/13/2021

Angelia H. Weldon



9/13/2021

TOWN OF REDINGTON BEACH, FLORIDA

VARIANCE APPLICATION

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.

I (we) certify that Tom & Nicole Busch 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, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>9/15/2021</u>	Title Holder: <u>Nicole Busch, Thomas M. Busch</u>
Date: <u>9/15/2021</u>	Title Holder: <u>Tom Busch</u>
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____

STATE OF FLORIDA)

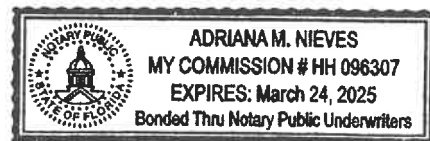
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by Tom Busch physical presence or _____ online notarization this 15th day of September, A.D. 2021, by Thomas Busch who is personally known to me or who has produced FL Drivers Lic. as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Adriana M Nieves

NOTARY SIGNATURE: Adriana M Nieves

NOTARY STAMP



04-31-15-73962-002-0030[Compact Property Record Card](#)[Tax Estimator](#)**Updated September 16, 2021**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BUSCH, NICOLE M BUSCH, THOMAS R 16014 4TH ST E REDINGTON BEACH FL 33708	16014 4TH ST E REDINGTON BEACH

[Property Use:](#) 0110 (Single Family Home)Current Tax District: REDINGTON BEACH [\(RB\)](#)

Total Living: SF: 2,256 Total Gross SF: 2,850 Total Living Units: 1

[\[click here to hide\] Legal Description](#)

REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 3

Tax Estimator	File for Homestead Exemption	2021 Parcel Use															
<table> <tr> <th>Exemption</th><th>2021</th><th>2022</th></tr> <tr> <td>Homestead:</td><td>Yes*</td><td>Application Pending*</td></tr> <tr> <td>Government:</td><td>No</td><td>No</td></tr> <tr> <td>Institutional:</td><td>No</td><td>No</td></tr> <tr> <td>Historic:</td><td>No</td><td>No</td></tr> </table>	Exemption	2021	2022	Homestead:	Yes*	Application Pending*	Government:	No	No	Institutional:	No	No	Historic:	No	No		*The current homestead will expire Dec. 31, 2021. New application received for tax year 2022. Homestead Use Percentage: 100.00% Non-Homestead Use Percentage: 0.00% Classified Agricultural: No
Exemption	2021	2022															
Homestead:	Yes*	Application Pending*															
Government:	No	No															
Institutional:	No	No															
Historic:	No	No															

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21605/0218	\$696,000 Sales Query	121030277013	A	Current FEMA Maps	31/29

2021 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$592,916	\$248,800	\$198,800	\$223,800	\$198,800

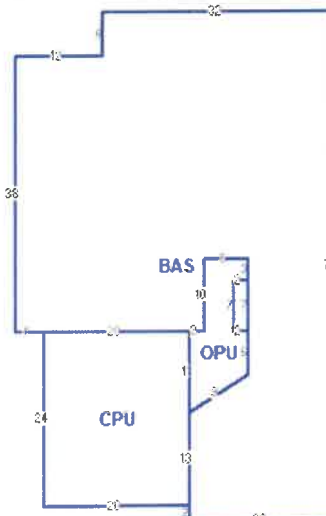
[\[click here to show\] Value History as Certified \(yellow indicates correction on file\)](#)

2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2020 Tax Bill	Tax District: RB	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	16.4467	28 Jun 2021	21605 / 0218 	\$890,000	Q	I
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 new Tax Estimator to estimate taxes under new ownership.		17 Dec 1990	07451 / 0160 	\$130,000	Q	I

2021 Land Information

Seawall: Yes		Frontage: Intracoastal			View: None	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Single Family (01)	60x115	9200.00	60.0000	0.9991	\$551,503	FF

Building Type: Single Family
 Quality: Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Bu Tar & Gravel Alt
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 9
 Year Built: 1956
 Effective Age: 33
 Heating: Central Duct
 Cooling: Cooling (Central)

[Compact Property Record Card](#)
[Open plot in New Window](#)
Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Carport Unfinished (CPU)	0	480

Base (BAS)	2,256	2,256
Open Porch Unfinished (OPU)	0	114
Total Living SF: 2,256		Total Gross SF: 2,850

[click here to hide] 2021 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	436.00	\$6,540.00	\$3,139.00	2000
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$3,200.00	1980
FIREPLACE	\$4,000.00	1.00	\$4,000.00	\$1,600.00	1956
BT LFT/DAV	\$2,000.00	1.00	\$2,000.00	\$1,240.00	2007
STM/SEC SH	\$0.00	3.00	\$0.00	\$0.00	2000
DOCK	\$55.00	241.00	\$13,255.00	\$5,832.00	1986

[click here to hide] 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
18RED-00124	PATIO/DECK	30 May 2018	\$7,000
2017040033	ROOF	12 Apr 2017	\$12,800
P3861607	DOCK	06 Dec 2007	\$0
PER-H-CB222516	SHUTTERS	13 Sep 2000	\$6,000



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.



Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at **16014 4th St E.**, REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 3 as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to add an 8 foot extension to an existing 30 foot long dock which will have an overall length of 38 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."***

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **October 21, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy 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 the 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
Deputy Town Clerk

Date of Notice: September 16, 2021



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 16 Sep 2021

Subject Parcel: 04-31-15-73962-002-0030

Radius: 150 feet

Parcel Count: 11

Note: Parcels with protected address status are not included in this report.

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.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

COCHRAN, ROBERT
COCHRAN, VALERIE
16015 4TH ST E
REDINGTON BEACH FL 33708-1636

LIEDKE, PAMELA E
16008 4TH ST E
REDINGTON BEACH FL 33708-1637

WIMPEE, CHARLES FRANKLIN
WIMPEE, BARBARA ANN
399 161ST AVE
REDINGTON BEACH FL 33708

OLEAR, SANDRA
OLEAR, JOHN
16122 4TH ST E
REDINGTON BEACH FL 33708-1614

BUTLER, REMO
BUTLER, MYLITTA
10538 MARTINIQUE ISLE DR
TAMPA FL 33647-2774

WELDON, RICHARD L
WELDON, ANGELIA H
16012 4TH ST E
REDINGTON BEACH FL 33708-1637

SADOWSKY, MIKE TRUST 1-24-00
C/O SADOWSKY, VIRGINIA
16010 4TH ST E
REDINGTON BEACH FL 33708-1637

DISTLER, RICHARD N TRUST AGREEMENT
DISTLER, RICHARD N TRE
16011 4TH ST E
REDINGTON BEACH FL 33708-1636

RUIZ, ALAIN
RUIZ, ADRIANA
5707 CLOUDS PEAK DR
LUTZ FL 33558-4975

FL INT IMP FUND TRE
C/O STATE OF FL
ATTN: SUBM LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399-6575

DOYLE, PATRICIA WEST
DOYLE, TIMOTHY A
403 161ST AVE
REDINGTON BEACH FL 33708-1656

Town of Redington Beach
ORDINANCE NO. 2021-01

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, PINELLAS COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES CHAPTER 5 – BOATS, DOCKS AND WATERWAYS, ARTICLE III. – BULKHEADS, DOCKS, ETC., IN BOCA CIEGA BAY, SECTION 5-57. – SPECIFICATIONS FOR DOCKS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners of the Town of Redington Beach desires to more effectively regulate any repairs to any existing and the erection of newly constructed docks; and

WHEREAS, the Board of Commissioners of the Town of Redington Beach finds that such regulation is in the best interests of the public health, safety and welfare; and

WHEREAS, the Board of Commissioners of the Town of Redington Beach has determined that the amendment of Section 5-57. – Specifications for docks is necessary to effectively regulate same; and

WHEREAS, the Town's Planning Board, which serves as its Local Planning Agency, has found this Ordinance to be consistent with the Town's Comprehensive Plan and has recommended approval of the amendment to further consistency with the Town's Comprehensive Plan;

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Redington Beach, Florida, that:

Section 1. The foregoing whereas clauses are incorporated herein by reference and made a part of hereof.

Section 2. This section amends Chapter 5 – Boats, Docks and Waterways, Article III. – Bulkheads, Docks, Etc., in Boca Ciega Bay, Section 5-57, (a) (1) through 5-57 (a) (4) inclusive. Specifications for docks as follows:

Sec. 5-57. - Specifications for docks.

(a) *Generally.* Docks shall be constructed in accordance with the following:

~~(1) All piling shall be of precast concrete, testing 3,000 pounds or better in 28 days, or creosoted piles, pressure treated or equivalent. Piling shall be at least eight inches square in cross section and be of a length that will permit 25 percent of the length thereof to be embedded in the compacted bottom.~~

- (2) ~~Concrete piling shall incorporate at least four, one-half inch diameter steel rods running the entire length thereof and covered by at least two inches of concrete.~~
- (3) ~~All wood incorporated in docks shall be treated by a pressure method meeting the requirements of federal specification TT-W-571d, and all nails and bolts shall be galvanized or better.~~
- (1) The top of piling shall not be higher than 4.12 feet, NAVD and the top of the lift-poles and tie poles shall not be higher than 12.12 feet, NAVD.
- (2) All piling shall be of precast class IV concrete, as specified by Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, January, 2021, edition, 3,500 pounds per square inch or better in 28 days, or of Southern pine piles conforming in physical quality to American Society for Testing and Materials Specifications D 25-55, which have been treated in conformance with American Wood Preservers Association Standard C-3 with chromated copper arsenate (CCA, type A, B, or C) in accordance with American Wood Preservers Association Standard P-5, and which have minimum butt size of nine inches diameter and tip sizes of six inches diameter.
- (3) When Southern pine piles treated with chromated copper arsenate, type A, B, or C, are used, analysis by assay extraction in accordance with American Wood Preservers Association Standard A-2 may be required to show a minimum retention and distribution of solid preservative of 2.5 p.c.f. in the zone zero to 1.5 inches from the surface and 1.5 p.c.f. in the zone 1.5 to 2.0 inches from the surface. In no event shall penetration be less than six feet into the submerged bottom. If impenetrable material is encountered, a variance to this minimum penetration requirement is required.
- (4) All concrete piling shall be at least eight inches square in cross section. Concrete pilings shall incorporate at least four no. 5 steel rods (five-eighths inch diameter) epoxy coated running the entire length thereof, and tied or welded in the form of a three-inch to four-inch square cage. All steel reinforcing rods shall be covered by at least two inches of concrete.
- (5) Tie piling shall project above the surface of the water or land only as high as may be reasonably necessary for use and application; in no case shall this be higher than ten feet above mean high water. All such piling shall be either concrete or Southern pine piling treated in conformance with American Wood Preservers Association Standard C-3 with chromated copper arsenate (CCA) type A, B, or C, and as approved by the Town.
- (6) All metal fastenings shall be hot-dip galvanized or better.
- (7) All other timber shall be pressure treated.
- (8) Spacing of pile bents shall not exceed 12 feet on-center. For timber decked dock construction, the second bent shall not exceed 14 feet in front of the beginning of the dock. The first bent of piling shall be located no further than two feet from the mean high water or the seawall. Outside stringer systems shall be doubled

two-inch by eight-inch pressure treated timber or greater. Five-eighths inch diameter galvanized bolts or greater are to be used for attachment of stringers to piling. Intermediate stringers shall be single two-inch by eight-inch or greater, with a maximum three feet zero inches on-center spacing. Decking shall be two-inch by six-inch, or greater, pressure treated lumber. All pile bents shall have pile caps, two inches by eight inches, bearing stringers to support deck joists on main dock and only on docks with wood pilings. All intersections (stringers) shall be bolted.

- (9) All floating private docks to be constructed in the waters of the Town must have a minimum of 20 pounds per square foot flotation and shall comply with the requirements of section 5-57 (c).
- (10) The intersection of the main dock and finger piers will be constructed by the installation of a pile under the finger pier at the intersection, or by an approved bolted connection; in no case will nailed connection be used.
- (11) Where, because of space restrictions, double stringers are abutted against the seawall, pile caps shall be installed. Such pile caps are to be doubled two inches by eight inches and bolted at each pile.
- (12) Wave break devices, when necessary, shall be designed to allow for maximum water circulation and shall be built in such a manner as to be part of the dock structure or tie poles.
- (13) Docks shall be constructed to allow for maximum light penetration. Special restrictions may be applied where natural resources are present on a case by case basis.
- (14) Walkways to dockhead intersections not supported directly by piles under the connection must be diagonally bolted through the intersecting stringers (minimum triple two-inch by eight-inch dock head stringers) or the use of a two-inch by four-inch by one-fourth-inch galvanized angle bracket or larger must be utilized.
- (15) Catwalks supported by a single pile at each bent and cantilevered structures shall be no wider than 30 inches.
- (16) Environmentally sustainable building practices shall be utilized unless, in the opinion of the Building Code Administrator, it is impracticable to do so.

Section 3. This section amends Chapter 5 – Boats, Docks and Waterways, Article III. – Bulkheads, Docks, Etc., in Boca Ciega Bay, Section 5-57, (a) (5) through 5-57 (d) inclusive, . Specifications for docks as follows:

- (517) The dock facility shall consist of the slips, boatlifts, dock, catwalks, platforms, lower landings, tie poles, and personal watercraft lifts.
 - a. All dock facilities except for boatlifts and associated catwalks, and tie poles, shall be contained within the center one-third of the property along the waterfront, but in no case shall any part of the dock facility be located

- any closer to a side lot line than the required setback for the zoning district in which the property is located.
- b. Boatlifts and associated catwalks, and tie poles may be located no closer than 7.5 feet from the property lines of the associated property as extended into the water provided that no boat may be tied to the side of a tie pole closer to the property line.
- ~~bc.~~ One dock per single-family property is permitted.
- ~~ed.~~ A maximum of two slips with or without boat lifts are permitted.
- ~~de.~~ The maximum allowable dock facility shall be within a 30-foot length from the seawall.
- ~~ef.~~ The total amount of decking including dock and catwalks shall be not greater than 500 square feet.
- g. No portion of the dock facility and/or boat or personal watercraft shall be any closer than the greater of 7½ feet to the side property line or the required side setback as extended into the water unless the facilities are a shared property line dock. Two property owners may choose to abut their dock facilities among their common property line.
1. Two property owners sharing a common side property line as extended into the water can may choose to have a common dock in lieu of two individual private docks.
 2. Shared property line docks on a common property line shall be allowed and shall require an agreement between the property owners that includes a provision that the property owners shall be responsible for the removal of the dock should that agreement be terminated. The agreement shall be recorded with Pinellas County, with a copy of the recorded agreement provided to the-tTown.
 3. The shared property line dock facility shall conform to all requirements of this section.
 4. Only one shared property line dock is allowed per lot.
- (618) Dock facility owners shall be allowed to repair their docks which have been damaged by a natural disaster (act of God, heavy winds and/or seas), in the same configuration of the original permitted dock. This subsection shall not apply in instances where the destroyed or damaged dock was not originally permitted by the town. If a permit has not been applied for within 90 days from the date of destruction, the dock shall conform with all the provisions of this chapter.
- (719) Any dock facility existing at the time of the adoption of this section, although such dock facility does not conform with the provisions hereof, may be continued. Non-conforming dock facilities that are lawfully constructed in accordance with the code applicable to the dock facility at the time of construction, or in accordance with a variance granted by the board of adjustment, may expand as a matter of right provided that said expansion does not further increase the degree of non-conformity.

Unless approved as a variance by the Board of Adjustment, no alterations may be made to said any dock facility that is not constructed in accordance with the code applicable to the dock facility at the time of construction, or in accordance with a variance granted by the board of adjustment, which if such alterations will increase it's the dock facility's degree of non-conformity, but shall not prohibit work to maintain, repair, rebuild or reconstruct necessary to keep the dock facility in sound condition within the same or smaller footprint is permitted.

For the purposes of this section, "increase the degree of non-conformity" is limited to the non-conforming aspect of the existing dock facility and additions or expansions that would be permitted for a new or conforming dock facility shall not be deemed as increasing the degree of non-conformity and shall be permitted as a matter of right. For example, expansion of the width of a nonconforming dock facility is permissible when the conformity is as to the length of the dock.

(820) There will be a permit fee for all docks subject to inspection as established in section 6-308(f).

(921) Except as changed by the provisions of sections 6-307 and 6-314, docks erected serving any lots in the town shall be subject to the following restrictions governing size, shape and location:

- a. No dock shall be erected which will, in the opinion of the building official, deprive owners of adjacent or nearby lots of equal docks and equal access to the docks.
- b. Except as provided in Section 5-57 (a)(5)(d), 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.
- e. ~~No dock walkway, which is defined for the purpose of this section as the structure extending from land to the head, shall be more than six feet wide.~~

(b) *Maximum height of enclosed docks.* No enclosed or covered portion of any pier, dock, walkway, or other similar structure extending beyond the high-water mark of the waters of Boca Ciega Bay on any cove, inlet, or arm thereof from the adjacent lot elevation shall rise in height more than three feet above the level of the lot elevation. This provision shall not, however, apply to open-work railings, fish-cleaning tables, and flag or signal poles placed thereupon.

(c) *Floating docks.* No floating dock shall be installed that will exceed the length and width and summation of total dockage square foot area limitations for floating and pile installed docks as provided in this article. Nothing in this section shall prohibit the installation of floating docks so long as they are constructed of completely new components attached to new and separate piling and comply with

all other appropriate sections of this article and the seal and signature of the engineer of record as defined in Section 10-10 of this Code shall be affixed to all plans submitted for such docks. Floatation shall be no less than that specified by Pinellas County. No floating dock shall be placed or situated in any of the town's waterways so as to impede or restrict in any way the free and safe passage of any other vessels using or entitled to use the waterways of this state.

(d) *Disposition of removed dock concrete.* Concrete pilings and other concrete remnants of docks being replaced by new docks may be placed on the seabed subject to the following restrictions:

- (1) For a non-residential dock the Engineer of Record, as is defined in Section 10-10 of this Code, or for a residential dock, the contractor to whom the dock permit is issued, certifies in writing to the Town, on a form to be provided by the Town, that:
 - a. there are no contaminants in the concrete that would adversely affect water quality based on the standards established by Pinellas County; and
 - b. there are no seagrasses or other environmentally sensitive features on or within 15 feet of the location where the concrete is to be placed.
- (2) There is no exposed metal on or within the concrete;
- (3) The concrete:
 - a. is placed under the footprint of the new dock; or
 - b. is placed at the base of the seawall in a single row in physical contact with the seawall or with previously placed removed concrete; and
 - c. is located completely below the Mean Low Water elevation.
- (4) The removed concrete may project above the Mean Low Water elevation at the seawall if it is covered by material that meets the requirements of § 5-63, "riprap" of this Code.

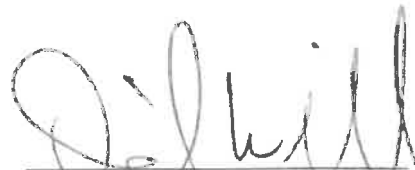
Section 4. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 5. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Town of Redington Beach, Pinellas County, Florida, on this 17th Day of March, 2021.

1 ATTEST:

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4 **Missy Clarke, CMC Town Clerk**
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David Will, Mayor

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	Motion	Seconded	Aye	Nay	Absent
Commissioner					
Commissioner Cariello	X		X		
Commissioner Skjoldager			X		
Vice Mayor Dorgan		X	X		
Mayor Will			X		

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