



BELLEAIR BUILDING DEPARTMENT
901 PONCE DE LEON BLVD.
BELLEAIR, FL 33756
(727) 588-3775
WWW.TOWNOFBELLAIR.COM/BUILDING

VARIANCE APPLICATION CHECK-OFF SHEET

Application shall be fully completed and must include the following information

Owner's Name: Leslie A. Moritz
Owner's Mailing Address: 435 St. Andrews Dr. Belleair, FL. 33756
Property Address: 435 St. Andrews Dr. Belleair, FL. 33756
Phone Number: 727-687-9255
Representative's Name (if any): Speeler Foundations, Inc.
Representative's Address (if any): 6111 142nd Ave. N. Clearwater, FL. 33760
Representative's Phone Number (if any): 727-535-5735
Date of Original Construction: N/A
Impervious Cover: N/A
Flood Zone and Elevation: N/A

REQUIRED INFORMATION - PROVIDE (10) COPIES EACH

- Plans/Specs/Product Brochure
Photos of the area (straight/right angle/left angle)
Survey with setbacks shown
Site plan with setbacks shown

TOWN REVIEW

ZONING PUB.WK FIRE BULD. MRG.
Date Sent:
Date Returned:

VAR 24-1



BELLEAIR BUILDING DEPARTMENT  
901 PONCE DE LEON BLVD.  
BELLEAIR, FL 33756  
(727) 588-3775  
[WWW.TOWNOFBELLEAIR.COM/BUILDING](http://WWW.TOWNOFBELLEAIR.COM/BUILDING)

### VARIANCE APPLICATION

View all Town of Belleair codes at [www.townofbelleair.com/codg](http://www.townofbelleair.com/codg)

The undersigned, Leslie A. Moritz, owner of lot  
0350, block 000, subdivision  
07372, property, Commission of the Town of Belleair for a  
variance on the above-described property.

Present property zone: Residential Planned Development(RPD)

Present property land use: Residential

The decision involves Article IV, Section 74-288(d)(1)b of the Belleair Land Development Code.

*The Commission's power arises under Article V, Section 66.253 of the Land Development Code*

Relief requested by the applicant (attach additional sheets as needed)

We are requesting a variance to the 50' length requirement for docks in Belleair.

Justification for the request (requests must demonstrate the practical difficulty or unnecessary hardship which justifies the variance) (attach additional sheets as needed)

The dock length is necessary in order to reach sufficient water depths. This is evident since all of the docks on St. Andrews Dr. are longer than 50'. We are only requesting to go out as far as the existing dock at this site.

#### ACKNOWLEDGEMENTS

Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. All costs incurred by the Town above and beyond the variance application fee will be the responsibility of the applicant regardless of approval or denial of the request. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.

I am aware that any variance that may be granted will automatically expire 12 months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said 12-month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$300.00 Belleair address: 435 St. Andrews Dr. Date: 8-7-2024

Owner name: LESLIE MORITZ Owner signature: [Signature]

Phone number: 727 687 9255 Email: LESLIE.MORITZ@GMAIL.COM

VARIANCE REQUEST FOR  
435 ST ANDREWS DR.  
BELLEAIR, FL. 33756

PROJECT NARRATIVE:

We are requesting a variance to Article IV, Section 74-288(d)(1)b of the Belleair Town Code. This section of code states that a dock shall be no more than 50 feet in length.

We are proposing to rebuild a dock in the same footprint that was originally permitted in 1991 by both the Town of Belleair and Pinellas County. In 1992, another permit was issued by both agencies that was for the installation of a new boatlift. In 1998, another permit was issued for the installation of a new floating dock. Again, this permit was approved by both the Town of Belleair & Pinellas County Water & Navigation.

All of these permits were issued to the previous owners. So, the structures were in place when the current owner, Mr. Leslie Moritz, purchased the property.

We are requesting to rebuild the dock in the same footprint as it has stood for 33 years. We would also like to replace the piling for the existing boatlift, install new boatlift in place of the existing wetslip on the right side of the dock, install a new single jetski lift. The existing floating dock has been removed and a new one will not be installed.

While we do understand that other properties having a structure does not justify a request for any other property, we do believe that requiring the applicant to shorten a dock that has been over 50' for over 30 years is completely unjust.

Not allowing the proposed variance will create an undue hardship on this property owner. By reducing the overall length of this dock to 50', the use of the structure will be greatly diminished and will no longer be able to use the property the same way that it has been.

OWNER NAME: Moritz, Les *lie*

SITE ADDRESS: 435 St. Andrews Dr. Belleair, FL. 33756

NATURE AND SIZE OF PROJECT: Wreck and remove existing dock, tie poles, PWL, & floating dock. Set piling & rebuild dock in same footprint as follows: a 4' X 136' flared walkway connected to an 8' x 28" head with an 8' X 12' lower dock to the left. Install a new 24,000# capacity boatlift with a 16' X 35' aluminum catwalk to the right of the dock. Replace existing boatlift piling. Boatlift has a 14.5" X 16' aluminum catwalk. Install a new 1,500# capacity personal watercraft lift.

NOTE: 4' X 28' upland walkway not counted in square footage.

NOTE: ALL ELECTRIC TO BE PERMITTED AND INSTALLED BY OTHERS

TOTAL PROJECT SQUARE FOOTAGE: 871'

NEW SQUARE FOOTAGE: 0'

TOTAL NUMBER OF PILING: Forty-Four(44)

DIAMETER OF PILING: 8" Tip Min.

WATERWAY WIDTH: Over 400'

WATERFRONT WIDTH: 73'

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

Left Owner: Rodney Anthony

Signature

*[Signature]*

Date 8.3.2024

Municipality Approval

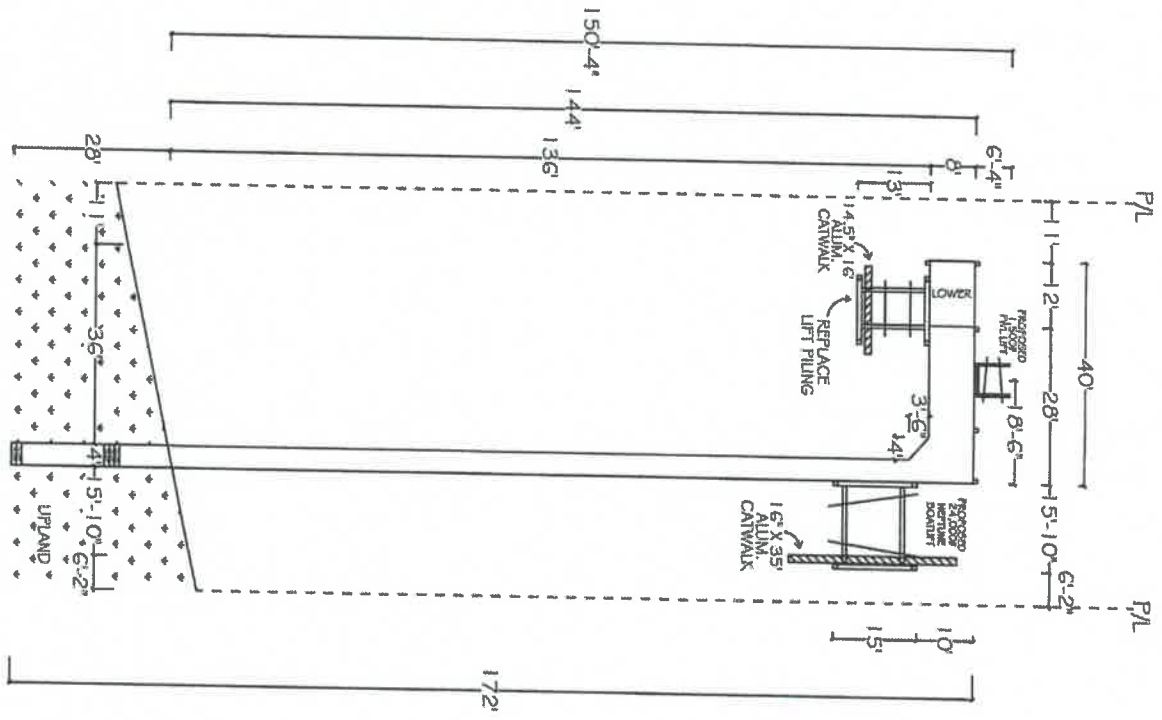
Right Owner: Amanda &/or Brandon Tress

Signature

*[Signature]*

Date 8/2/24

Water and Navigation Approval



**LETTER OF NO OBJECTION**

Left Lot Owner's Name Rodney Anthony

Mailing Address 436 St. Andrews Dr. Belleair, FL. Zip 33756

436 St. Andrews Dr. Belleair, FL. 33756  
I certify that I am the owner of Belleair, FL. 33756 which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

435 St. Andrews Dr. Belleair, FL. 33756

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: X [Signature] Date X 8.3.2024

PRINT NAME: X Rodney L. Anthony

NOTARY:

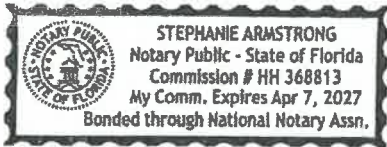
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

physical presence or  online notarization this 3<sup>rd</sup> day of Aug, 2024 by

personally known OR  produced identification

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

Witness my hand and official seal this 3<sup>rd</sup> day of Aug, 2024



X [Signature]  
Notary Public

My commission expires: 4-7-27

Right Lot Owner's Name Amanda &/or Brandon Tress

Mailing Address 409 St. Andrews Dr. Belleair, FL. Zip 33756

434 St. Andrews Dr. Belleair, FL. 33756  
I certify that I am the owner of Belleair, FL. 33756 which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

435 St. Andrews Dr. Belleair, FL. 33756

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: X [Signature] Date X 8/2/24

PRINT NAME: X Brandon Tress

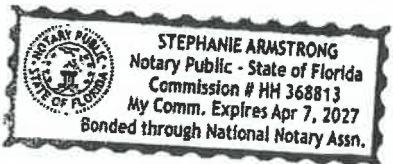
NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2<sup>nd</sup> day of Aug, 2024 by

Personally Known OR  Produced Identification

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

Witness my hand and official seal this 2<sup>nd</sup> day of Aug, 2024

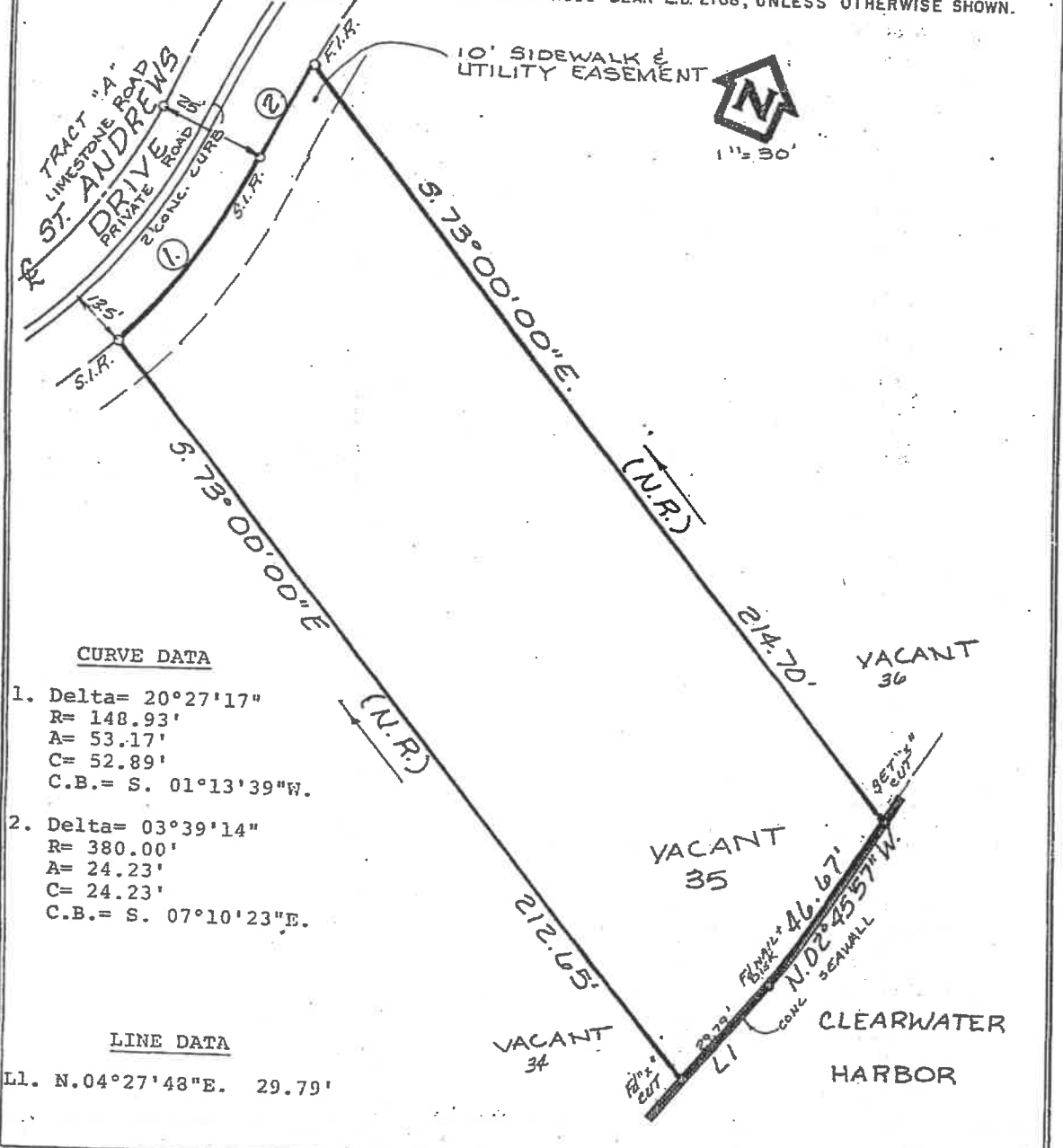


X [Signature]  
Notary Public

My commission expires: 4-7-27

Bobby Byrd al Estate  
 PREPARED FOR: Bert I. Barron

ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V. DATUM OF 1929, MEAN SEA LEVEL = 0.00  
 SEC. 20, TWP. 29 S., RGE. 15 E. ALL IRON RODS BEAR L.B. 2168, UNLESS OTHERWISE SHOWN.



**CURVE DATA**

1. Delta = 20° 27' 17"  
 R = 148.93'  
 A = 53.17'  
 C = 52.89'  
 C.B. = S. 01° 13' 39" W.
2. Delta = 03° 39' 14"  
 R = 380.00'  
 A = 24.23'  
 C = 24.23'  
 C.B. = S. 07° 10' 23" E.

**LINE DATA**

L1. N. 04° 27' 48" E. 29.79'

LOT 35, BLOCK       , **BELLEVUE ISLAND**  
 AS RECORDED IN PLAT BOOK 95 PAGE 85-87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED  
 HEREON MEETS THE REQUIREMENTS OF CHAPTER  
 21HH-6, FLORIDA ADMINISTRATIVE CODE.

*Craig L. Tippe*  
 CRAIG L. TIPPE, P.S. 3682  
 FLORIDA REGISTERED SURVEYOR

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL

HUD/FIA F.I.R.M. COMMUNITY PANEL NO. \_\_\_\_\_ DATED: \_\_\_\_\_ ZONE: \_\_\_\_\_

TYPE OF SURVEY	DATE	JOB NO.	BY	CKD.
PROR. HSE. LOC.				
VACANT	7-23-87	421A	RH	
HSE. STAKEOUT				
FOUNDATION				
FINAL				
UPDATE				

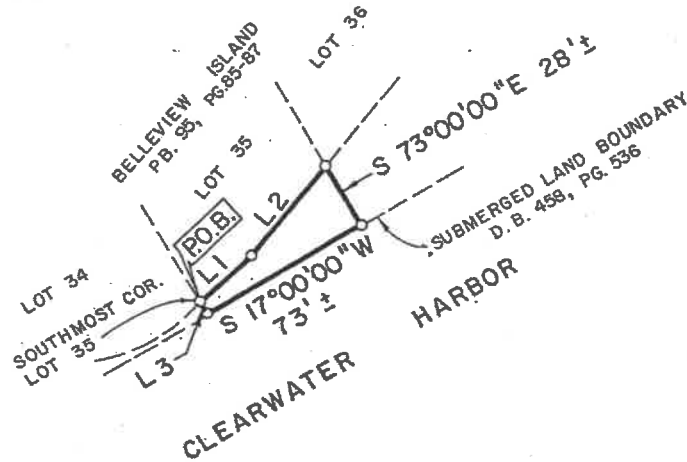
**CUMBEY & FAIR INC.**  
 ENGINEERING • LAND SURVEYS  
 2463 ENTERPRISE ROAD  
 CLEARWATER, FLORIDA 33575  
 CLWR. 797-8982 TPA. 223-4333



L1 = N 04°27'48" E 29.79  
 L2 = N 02°45'57" W 46.67  
 L3 = N 73°00'00" W 6'±



SCALE 1" = 60'



That portion of submerged lands lying in Section 20, Township 29 South, Range 15 East, as recorded in Deed Book 458, Page 536 of the Public Records of Pinellas County, Florida being further described as follows:

Begin at the Southmost corner of Lot 35 of BELLEVIEW ISLAND as recorded in Plat Book 95, Pages 85-87 of the Public Records of said County; thence along the Easterly line of said Lot 35, N. 04°27'48" E., 29.79 feet; thence N. 02°45'57" W., 46.67 feet to the Northeasterly corner of said Lot 35, thence along the extension of the Northerly line of said Lot 35, S. 73°00'00" E., 28 feet more or less to the boundary of said submerged lands; thence along said boundary, S. 17°00'00" W., 73 feet more or less to the extension of the Southerly line of said Lot 35; thence along said line, N. 73°00'00" W., 6 feet more or less to the POINT OF BEGINNING.

Prepared under the supervision of:

7/22/87  
Date

*Craig L. Tippey*  
 Craig L. Tippey, L.S. #3662  
 Florida Registered Surveyor

SKETCH ONLY NOT A SURVEY

SHEET 1 OF 1

**CUMBEY & FAIR INC.**  
**CONSULTING CIVIL ENGINEERS**



2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33575

BELLEVIEW ISLAND  
 SUBMERGED LAND  
 LOT 35

SEC. 20, TWP. 29 S., RGE 15 E.  
 PINELLAS COUNTY, FLORIDA

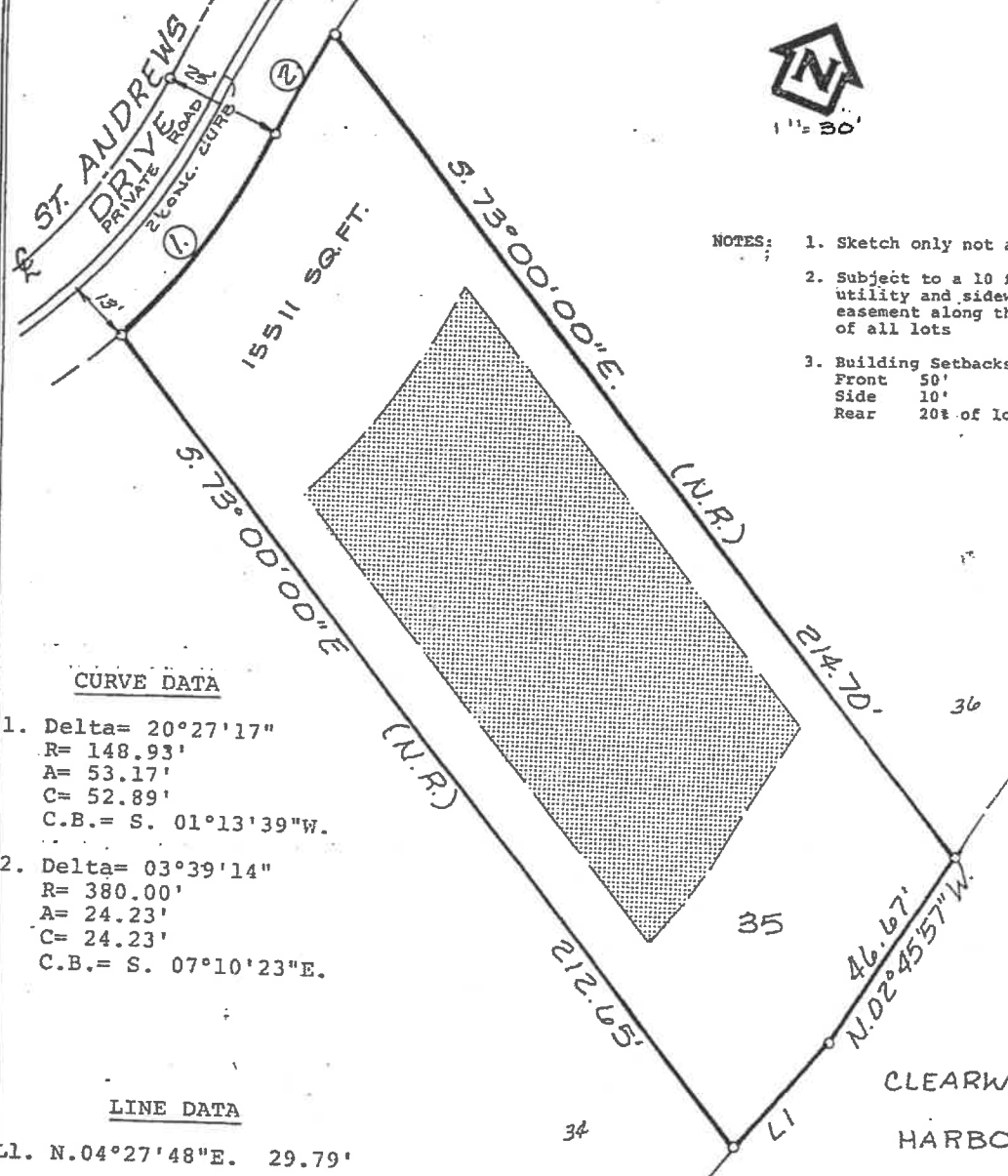
SCALE 1" = 60'    DATE 7/22/87    DR D.H.R.    CHK P.C.L.    JOB No. 421A

PREPARED FOR:

ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V. DATUM OF 1929, MEAN SEA LEVEL = 0.00

SEC. 20, TWP. 29 S., RGE. 15 E.

ALL IRON RODS BEAR L.B. 2168, UNLESS OTHERWISE SHOWN.



- NOTES:
1. Sketch only not a survey.
  2. Subject to a 10 foot wide utility and sidewalk easement along the front of all lots
  3. Building Setbacks  
 Front 50'  
 Side 10'  
 Rear 20% of lot depth

CURVE DATA

1. Delta = 20° 27' 17"  
 R = 148.93'  
 A = 53.17'  
 C = 52.89'  
 C.B. = S. 01° 13' 39" W.
2. Delta = 03° 39' 14"  
 R = 380.00'  
 A = 24.23'  
 C = 24.23'  
 C.B. = S. 07° 10' 23" E.

LINE DATA

L1. N. 04° 27' 48" E. 29.79'

LOT 35, BLOCK     , BELLEVIEW ISLAND  
 AS RECORDED IN PLAT BOOK      PAGE     , OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

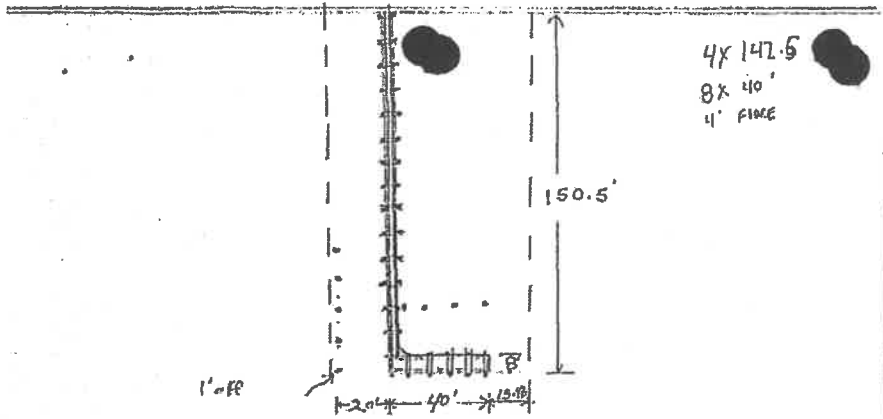
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED  
 HEREON MEETS THE REQUIREMENTS OF CHAPTER  
 21 HH-6, FLORIDA ADMINISTRATIVE CODE.

CRAIG L. TIPPEY, L.S. 3662  
 FLORIDA REGISTERED SURVEYOR

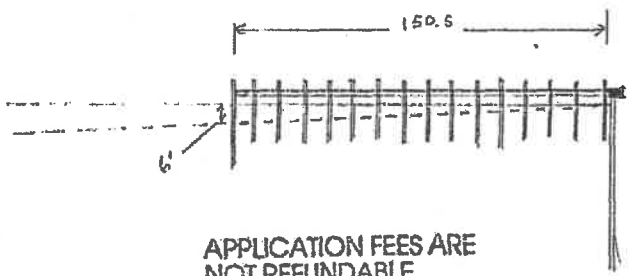
THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

HUD/FIA E.L.R.M. COMMUNITY PANEL NO.					DATED:		ZONE:	
TYPE OF SURVEY	DATE	JOB NO.	BY	CKD.	<b>CUMBEY &amp; FAIR INC.</b> ENGINEERING • LAND SURVEYS 2463 ENTERPRISE ROAD CLEARWATER, FLORIDA 33575 CLWR. 797-8082      TPA. 223-4333			
PROR HSE. LOC.								
VACANT								
HSE. STAKEOUT								
FOUNDATION								
FINAL								
UPDATE								



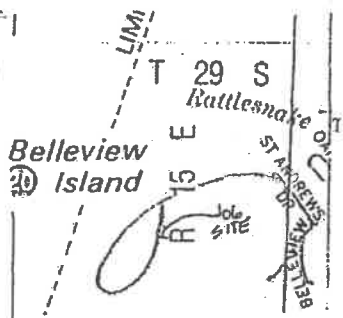


PLAN 1"=60'

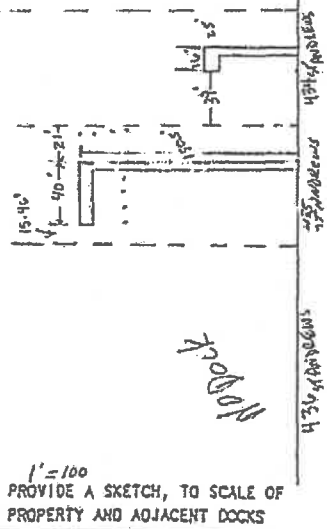


APPLICATION FEES ARE NOT REFUNDABLE.

PROFILE 1"=60' Water depth must be shown Drawing to be to Scale Datum M.S.L.



VICINITY MAP  
 FROM: U.S.G.S. Map No.:  
 PROPERTY INFORMATION  
 LEGAL DESCRIPTION  
 LOT 35 BLOCK  
 SUBDIVISION  
 Belleview Island  
 PLATBOOK PAGE  
 SEC. 20 TWP. 29 RGE 15  
 Waterway Width: 800+  
 Waterfront Width: 76.46'



ORIGINAL SIGNATURE WITH NOTARY REQUIRED ON ALL VARIANCE APPLICATIONS	
LEFT PROPERTY OWNER	RIGHT PROPERTY OWNER
SIGNATURE (Name)	SIGNATURE (Name)
436 ST ANDREWS DR Belleair ADDRESS	434 ST ANDREWS DR Belleair ADDRESS
Sworn to and subscribed before me this day of _____	Sworn to and subscribed before me this day of _____
NOTARY PUBLIC: (My Commission expires: _____)	NOTARY PUBLIC: (My Commission expires: _____)

Contractor:  
 Name DOCKS, INC.  
 Address 12350 So. Belcher Rd. 2-A  
Largo, FL 34643  
 Material:  
 Piling C.C.A. SALT  
 Stringers 2 x 8 P.T.  
 Decking 2 x 6 P.T.  
 DOCK TO BE CONSTRUCTED IN COMPLIANCE WITH "RULES AND REGULATIONS" ADOPTED BY PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY, MOST RECENT REVISION  
 DECK AREA = 898 sq. ft.  
 ADDITIONAL INFORMATION TO BE ATTACHED, AS REQUIRED.

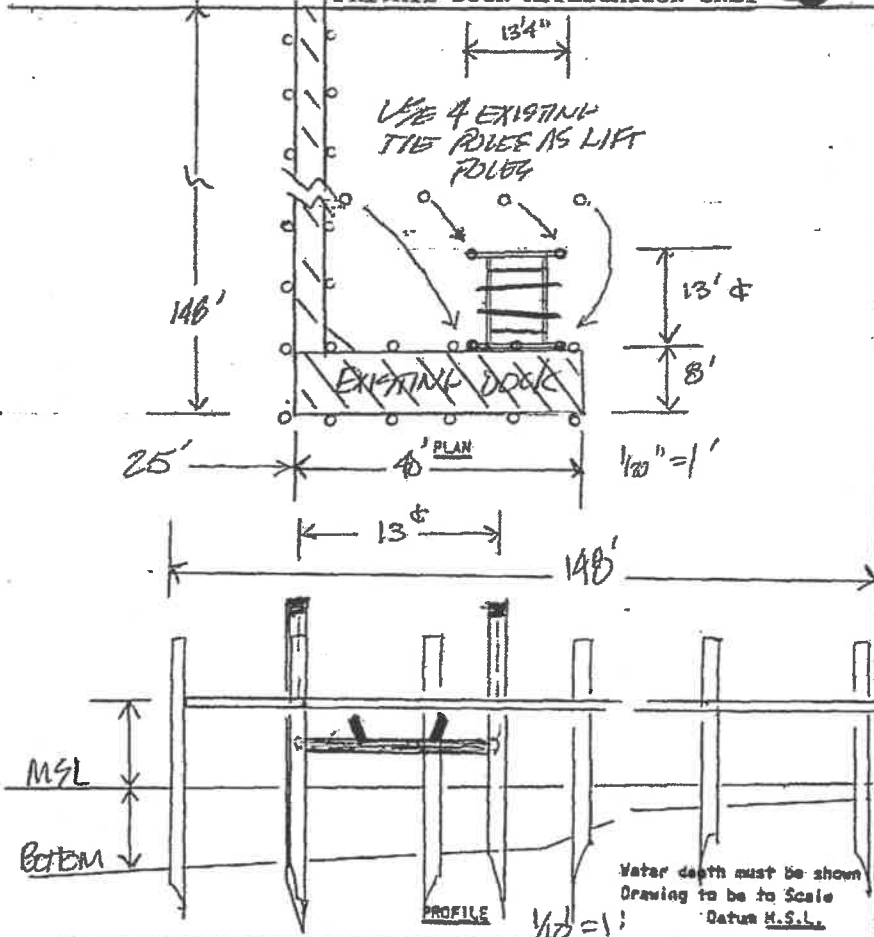
V/N CLERK  
**PINELLAS COUNTY**  
 Water & Navigation Control Authority  
**PERMIT NO. P18162-91**  
 FEDERAL/STATE PERMITS  
 MAY BE REQUIRED FOR  
 THIS PROJECT.

MUNICIPAL APPROVAL  
**MUST BE APPROVED BY COUNTY BEFORE PERMITTING**  
 2-7-91

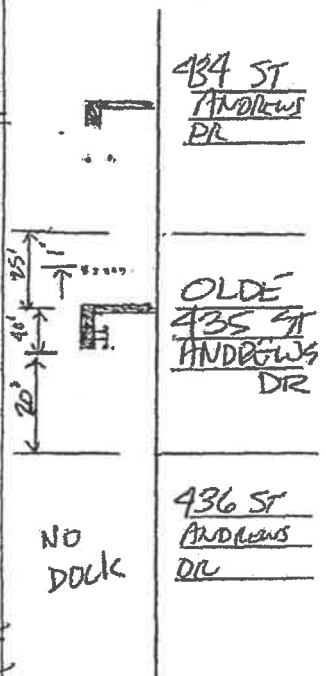
PINELLAS COUNTY ENGINEERING DEPT. USE ONLY  
 PLAN APPROVAL  
 Robert Plant  
 SIGNED  
 4/16/91  
 DATE

APPROVED  
 PUBLIC WORKS & UTILITIES  
 4/17/91

PRIVATE DOCK APPLICATION ONLY



VICINITY MAP  
 FROM: U.S.G.S. Map No. 1  
**PROPERTY INFORMATION**  
**LEGAL DESCRIPTION**  
 LOT 35 BLOCK  
 SUBDIVISION BEVERLY  
 PLATBOOK 95 85-87 PAGE  
 SEC. 20 TWP. 27 RGE. 15  
 Waterway Width: \_\_\_\_\_  
 Waterfront Width: 85'



ORIGINAL SIGNATURE WITH NOTARY REQUIRED ON ALL VARIANCE APPLICATIONS

LEFT PROPERTY OWNER <i>[Signature]</i> SIGNATURE (Name) 436 ST ANDREWS DR ADDRESS	RIGHT PROPERTY OWNER <i>[Signature]</i> SIGNATURE (Name) 434 ST ANDREWS DR ADDRESS
---	--

Sworn to and subscribed before me this 10 <sup>th</sup> day of OCTOBER 92	Sworn to and subscribed before me this 10 <sup>th</sup> day of OCTOBER 92
NOTARY PUBLIC: <i>[Signature]</i> (My Commission expires: _____)	NOTARY PUBLIC: <i>[Signature]</i> (My Commission expires: _____)
GENE L. JERICHOW MY COMMISSION EXPIRES September 3, 1994 BONDED THRU NOTARY PUBLIC UNDERWRITERS	GENE L. JERICHOW MY COMMISSION EXPIRES September 3, 1994 BONDED THRU NOTARY PUBLIC UNDERWRITERS

**CONTRACTOR:**  
 Name: DOLPHIN MARINE  
 Address: 13056 Fnxton Street  
 Clearwater, FL 34620  
 Materials:  
 Piling: CCA SALT  
 Stringers: 2" x 8" PT  
 Decking: 2" x 6" PT

DOCK TO BE CONSTRUCTED IN COMPLIANCE WITH "RULES AND REGULATIONS" ADOPTED BY PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY, MOST RECENT REVISION

DECK AREA = 0 sq. ft.  
 ADDITIONAL INFORMATION TO BE ATTACHED, AS REQUIRED.

W/N CLERK  
 PINELLAS COUNTY  
 Water & Navigation Control Authority  
 PERMIT NO. *112245-92*  
 FEDERAL/STATE PERMITS,  
 MAY BE REQUIRED FOR/  
 THIS PROJECT.

MUNICIPAL APPROVAL  
*[Signature]* Town of Belleair  
 10/19/92  
*[Signature]*

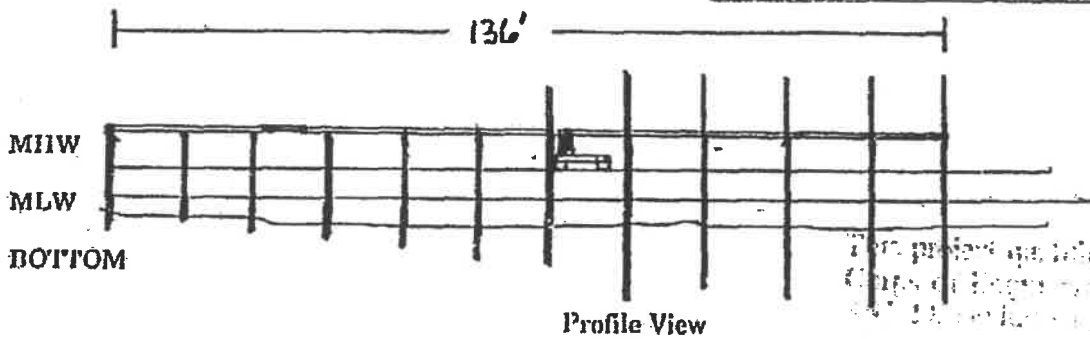
PINELLAS COUNTY ENGINEERING DEPT. USE ONLY  
**PLAN APPROVAL**  
*[Signature]*  
 SIGNED  
 10-22-92  
 DATE

**APPROVED**  
 PINELLAS COUNTY  
 ENVIRONMENTAL MANAGEMENT  
*[Signature]* 10/23/92  
 FOR WILLIAM M. DAVIS, DIRECTOR

W/H

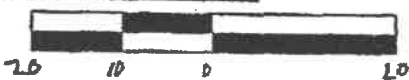
**PRIVATE DOCK**

Application # P25794-R  
 (OFFICIAL USE ONLY)



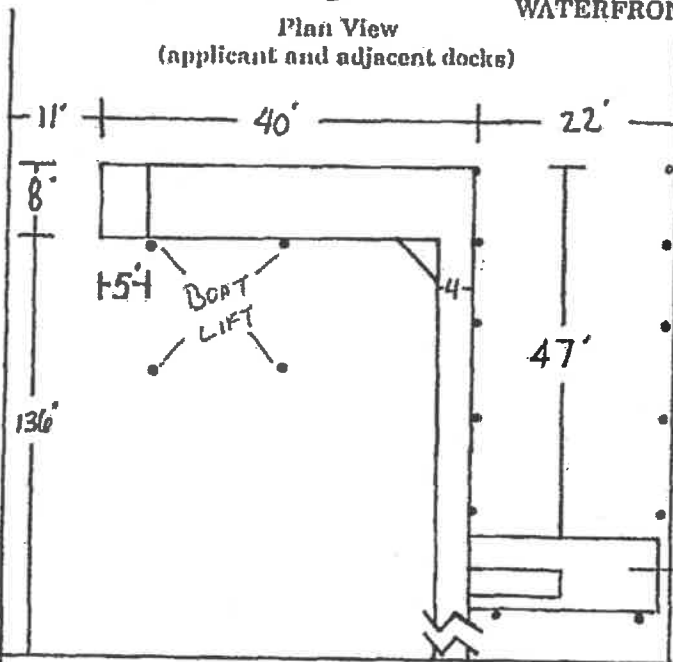
Profile View

ENG. SCALE: 1" = 20'



Plan View

(applicant and adjacent docks)



TOTAL SQUARE FEET	1024
NEW SQUARE FEET	160
WATERWAY WIDTH	OPEN
WATERFRONT WIDTH	73'

No Dock

CLAREN TIRECE  
 VACANT LOT 36

GARY R. BOESCH  
 435 ST. ANDREWS DR.  
 LOT 35

JAMES MOVELS III  
 4341 ST. ANDREWS DR.  
 LOT 34

**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

Municipality Approval

Water and Navigation Approval

*Must have 4/20/98  
 County Approval  
 Before Permitting*

*X Natali Hale 4/29/98*

**APPROVED**

PINELLAS COUNTY  
 ENVIRONMENTAL MANAGEMENT

*Susan Pirelo 4/30/98*  
 FOR WILLIAM M. DAVIS, DIRECTOR  
D:\P\0611\ENV\MGMT\PI\AA03 4/28/98

