

**3 Stonegate Dr.**

**Dock Variance**

SECTION 29, TOWNSHIP 29 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L-1	N19°45'36"E	21.28'
L-2	N98°44'22"E	28.18'
L-3	N125°07'44"E	17.98'
L-4	N36°04'29"E	19.22'
L-5	N28°03'09"E	24.49'
L-6	N59°29'36"E	30.41'
L-7	N70°15'51"E	32.41'
L-8	N53°09'51"E	51.81'
L-9	N49°03'06"E	28.03'
L-10	N57°57'48"E	24.58'
L-11	N38°53'20"E	24.61'
L-12	N48°22'48"E	82.70'
L-13	N46°40'59"E	41.22'
L-14	N42°11'13"E	74.17'
L-15	S84°15'42"W	19.27'



**ROSARY ROAD**  
56' PUBLIC RAW, PER PB 18/35

### LEGAL DESCRIPTION

LOT 3, AND COMMON AREAS "B" & "C", AS DEPICTED ON  
'STONEGATE' (PLAT), AS RECORDED IN PLAT BOOK 115, PAGE 60, IN  
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ANGLE POINT IN SEAWALL AT THE WESTERNMOST POINT OF PLATTED (STONEGATE P81156(6)) TRACT "C", COMMON AREA, AS MARKED BY A NAIL & DISK PLS #3812 ON THE CONCRETE SEAWALL, CAP, AS A POINT OF BEGINNING; THENCE N44°25'55"E, ALONG THE EXISTING CONCRETE SEAWALL, CAP, A DISTANCE OF 309.98 FEET, THAT POINT HEREINAFTER CALLED POINT "A"; THENCE LEAVING SAID SEAWALL CAP S44°45'10"E, A DISTANCE OF 40.78 FEET; THENCE S89°24'09"E, A DISTANCE OF 167.46 FEET; THENCE S80°35'51"W, A DISTANCE OF 170.00 FEET, TO THE POINT OF RIGHT OF WAY OF ROSARY ROAD; THENCE ALONG THE NORTH RIGHT OF WAY, THE EASEMENT TO TWO COURSES; 1.) N89°24'09"W, A DISTANCE OF 148.01 FEET; 2.) N89°24'09"W, A DISTANCE OF 32.65 FEET; THENCE LEAVING SAID RIGHT OF WAY N89°24'09"W, A DISTANCE OF 148.01 FEET, TO THE POINT OF BEGINNING

AND COMMENCING AT THE AFOREMENTIONED ANGLE POINT IN SEAWALL AT THE WESTERNMOST POINT OF PLATTED (STONEGATE PBL1156/68) TRACT "C", COMMON AREA, AS MARKED BY A FOUND NAIL & DISK PLS #3612 ON THE CONCRETE SEAWALL, CAP, AS A POINT OF BEGINNING; THENCE ALONG SAID SEAWALL S89°19'50"W, A DISTANCE OF 23.28 FEET; THENCE LEAVING SAID SEAWALL, THE FOLLOWING 15 COURSES 1) N19°52'36"E, A DISTANCE OF 21.26 FEET; 2) N08°43'23"E, A DISTANCE OF 26.26 FEET; 3) N35°07'44"E, A DISTANCE OF 17.38 FEET; 4) N26°07'28"E, A DISTANCE OF 19.23 FEET; 5) N36°03'09"E, A DISTANCE OF 24.49 FEET; 6) N59°29'39"E, A DISTANCE OF 30.41 FEET; 7) N70°19'53"E, A DISTANCE OF 32.41 FEET; 8) N53°08'51"E, A DISTANCE OF 51.81 FEET; 9) N48°03'08"E, A DISTANCE OF 26.03 FEET; 10) N57°57'46"E, A DISTANCE OF 24.68 FEET; 11) N59°32'26"E, A DISTANCE OF 24.81 FEET; 12) N49°22'49"E, A DISTANCE OF 28.70 FEET; 13) N46°40'53"E, A DISTANCE OF 41.22 FEET; 14) N42°11'17"E, A DISTANCE OF 74.17 FEET; 15) S04°15'42"W, A DISTANCE OF 16.77 FEET, TO AN EXISTING SEAWALL; THENCE ALONG SAID SEAWALL S44°25'55"W, A DISTANCE OF 14.11 FEET TO AFOREMENTIONED POINT "A" THENCE CONTINUING ALONG SAID SEAWALL AND THE ABOVE DESCRIBED LOT 2 AND LOT 3 AND TRACT "B" & TRACT "C" (STONEGATE, PBL 1156/68), A DISTANCE OF 309.99 FEET TO THE POINT OF BEGINNING.

## CERTIFICATIONS

I HEREBY CERTIFY THAT THIS SKETCH OR THE INFORMATION THEREON REPRESENTED  
HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE  
OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT  
TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 6117 OF THE FLORIDA  
ADMINISTRATIVE CODE

DATE AUGUST 25, 2013 FLA REG-P. 4351,  
102213

This map and copies thereof are not valid without the signature and release  
and of a Florida licensed Surveyor/Mapper.  
Additions or deletions to survey maps or reports by other than the signing  
party is prohibited without written consent of the signing party or parties.

[illegible]

LEADS / SOURCE STATUS									
1	400	400	400	400	400	400	400	400	400
2	400	400	400	400	400	400	400	400	400
3	400	400	400	400	400	400	400	400	400
4	400	400	400	400	400	400	400	400	400
5	400	400	400	400	400	400	400	400	400
6	400	400	400	400	400	400	400	400	400
7	400	400	400	400	400	400	400	400	400
8	400	400	400	400	400	400	400	400	400
9	400	400	400	400	400	400	400	400	400
10	400	400	400	400	400	400	400	400	400
11	400	400	400	400	400	400	400	400	400
12	400	400	400	400	400	400	400	400	400
13	400	400	400	400	400	400	400	400	400
14	400	400	400	400	400	400	400	400	400
15	400	400	400	400	400	400	400	400	400
16	400	400	400	400	400	400	400	400	400
17	400	400	400	400	400	400	400	400	400
18	400	400	400	400	400	400	400	400	400
19	400	400	400	400	400	400	400	400	400
20	400	400	400	400	400	400	400	400	400
21	400	400	400	400	400	400	400	400	400
22	400	400	400	400	400	400	400	400	400
23	400	400	400	400	400	400	400	400	400
24	400	400	400	400	400	400	400	400	400
25	400	400	400	400	400	400	400	400	400
26	400	400	400	400	400	400	400	400	400
27	400	400	400	400	400	400	400	400	400
28	400	400	400	400	400	400	400	400	400
29	400	400	400	400	400	400	400	400	400
30	400	400	400	400	400	400	400	400	400
31	400	400	400	400	400	400	400	400	400
32	400	400	400	400	400	400	400	400	400
33	400	400	400	400	400	400	400	400	400
34	400	400	400	400	400	400	400	400	400
35	400	400	400	400	400	400	400	400	400
36	400	400	400	400	400	400	400	400	400
37	400	400	400	400	400	400	400	400	400
38	400	400	400	400	400	400	400	400	400
39	400	400	400	400	400	400	400	400	400
40	400	400	400	400	400	400	400	400	400
41	400	400	400	400	400	400	400	400	400
42	400	400	400	400	400	400	400	400	400
43	400	400	400	400	400	400	400	400	400

**LOU BOUDREAU**  
**& ASSOCIATES, LLC**  
 SURVEYING & MAPPING  
 715 71st Ave, St Pete Beach, FL 33706  
 Phone (727) 710-5557, --LB#7511  
 boudreau90@tampabay.rr.com

### ***SPECIFIC PURPOSE SURVEY***

FOR THE PURPOSE OF ACQUIRING A DOCK  
PERMIT IN FRONT OF LOT 2, 3, & TRACTS "B" & "C"  
# 3 STONEGATE DRIVE, BELLAIRE, FLORIDA

FLO BR #510/31	DATE OF FIELD SURVEY	AUG 20 2015	SHEET 1 OF 1
----------------	----------------------	-------------	--------------

## Aerial photographs of Pinellas County - Flight 1T (1957)

RELATED FLIGHTS ▾

DESCRIPTION ▾

THUMBNAILS

MAP IT!

DOWNLOADS

IMAGES ▾

PRINT

SEND

+A

◀ FIRST

◀ PREVIOUS

Go To:

NEXT ▶

LAST ▶

Click on image below to switch to zoomable version

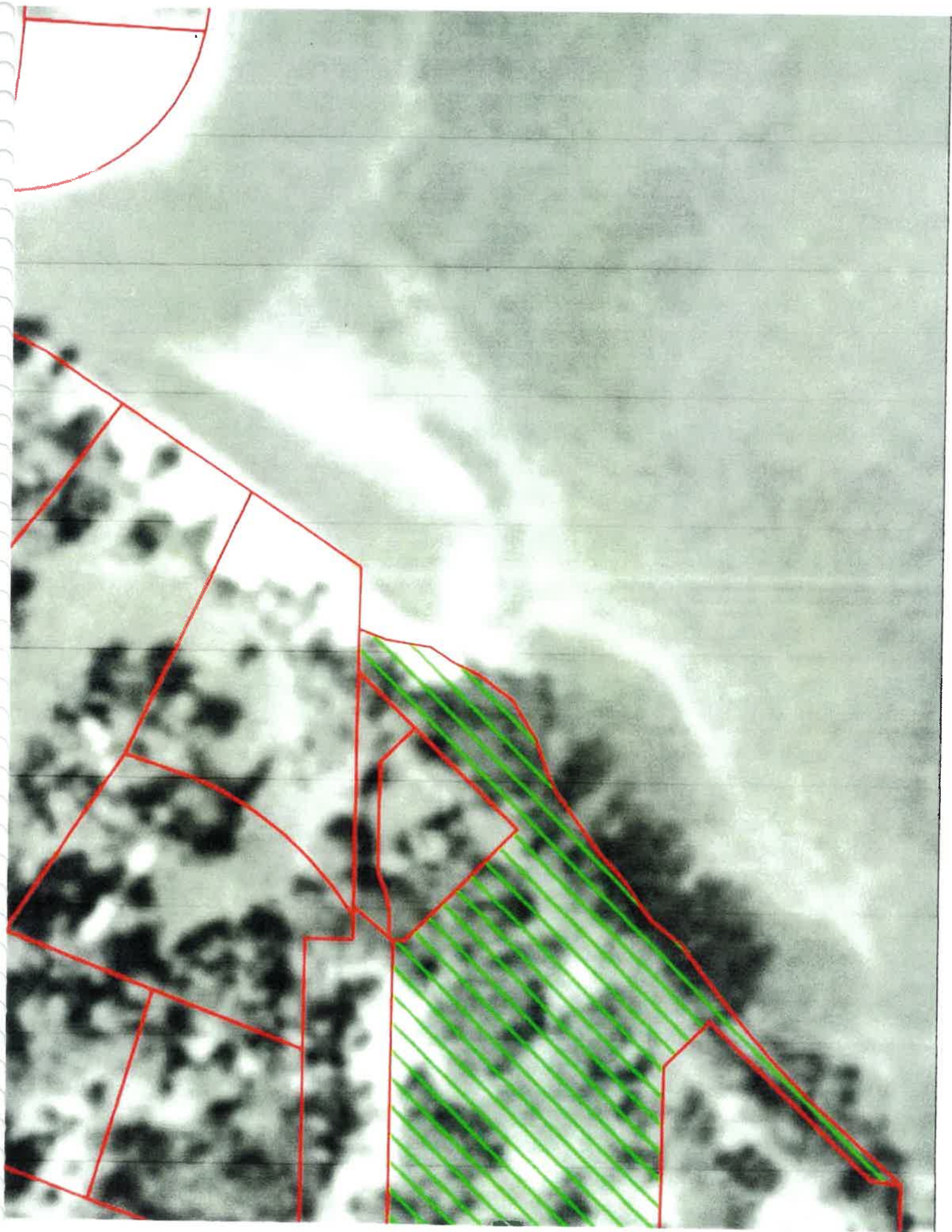


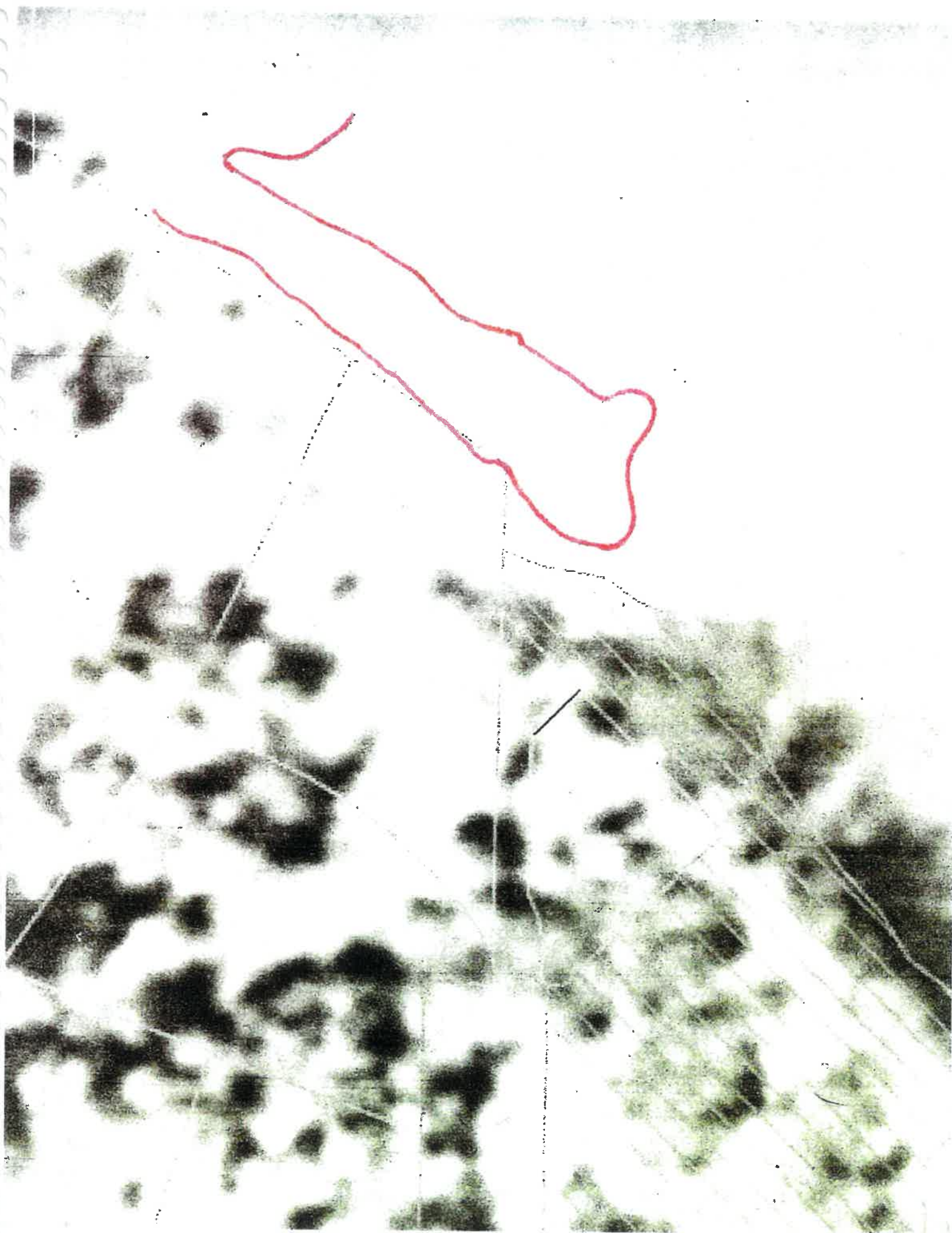
Map and  
Imagery  
Library



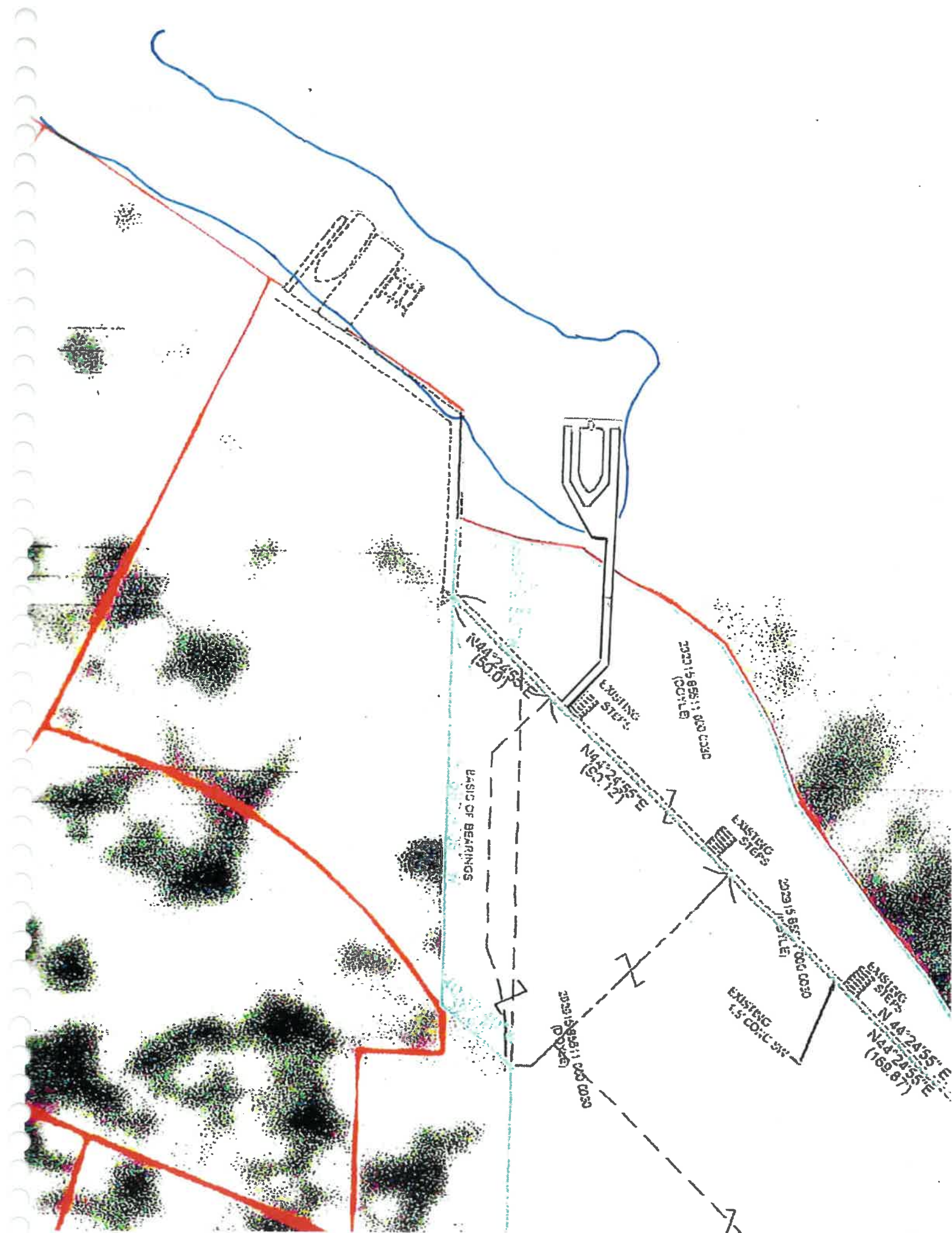










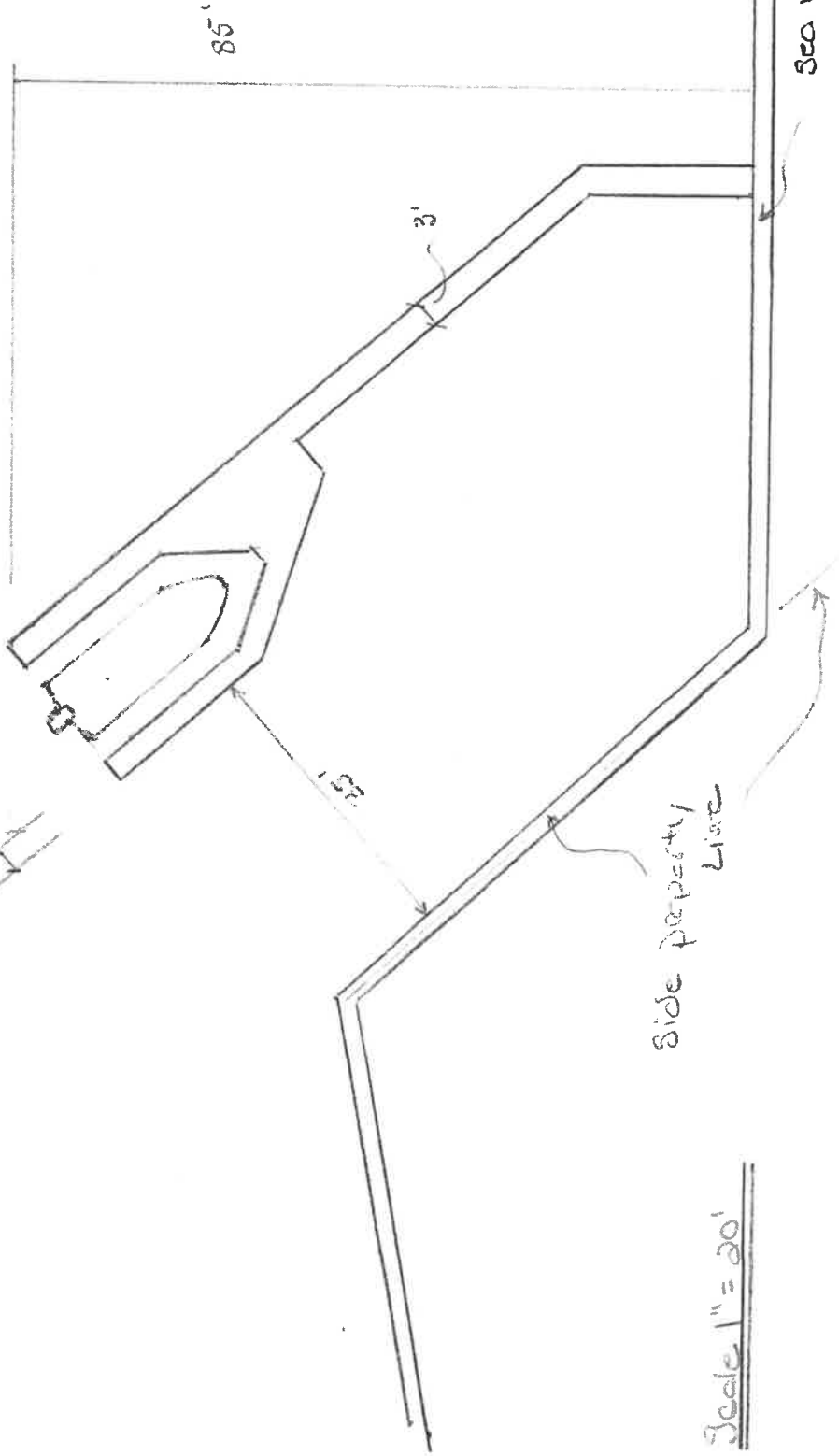
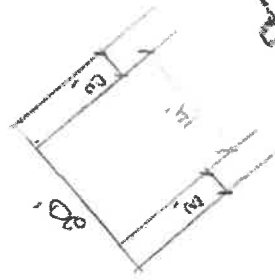




Google Earth

© 2016 Google





# Dock Variance Schedule

Street	Total Docks	Nonconforming
N. Pine	40	23
Harborside	2	2
S. Pine	7	4
Winston	27	16
Sunset Bay	40	14
St. Andrews	18	16
<b>Total</b>	<b>134</b>	<b>75</b>

**56%** of all docks in Belleair do not conform to the Town's code without a variance.













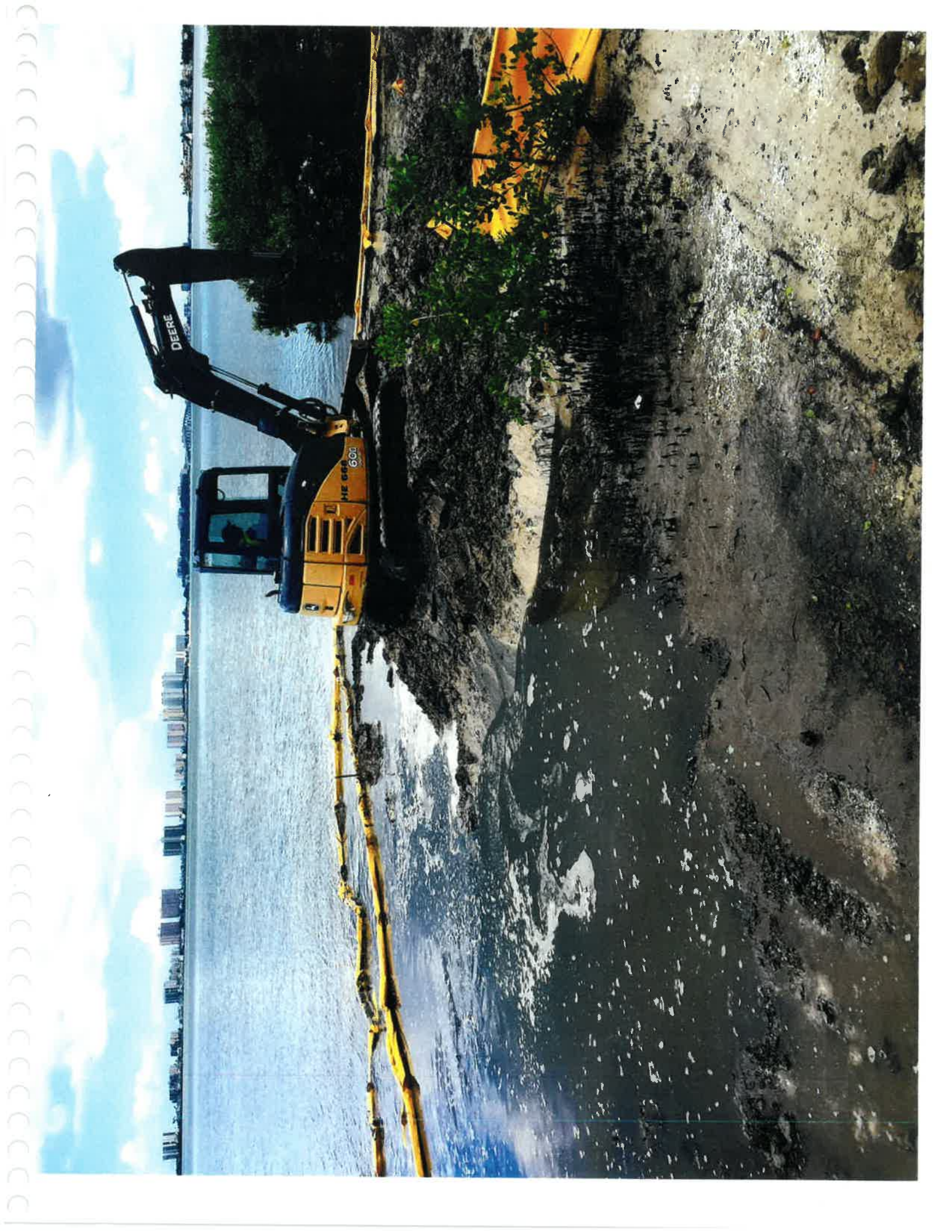








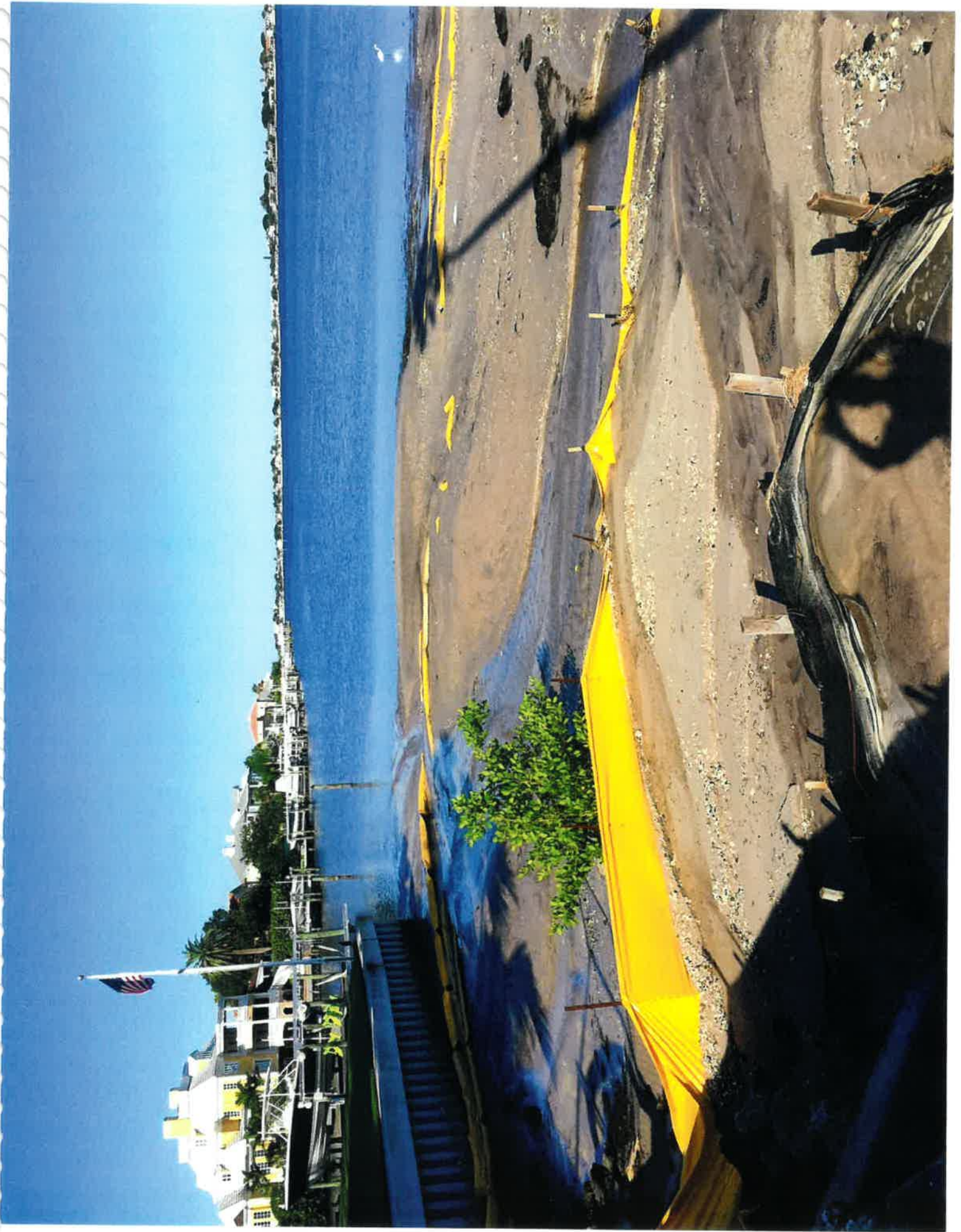














## MEMORANDUM

**DATE:** August 28, 2001  
**TO:** Mayor and Commissioners  
**FROM:** Steve Cottrell, Town Manager *SC*  
**SUBJECT:** Request for Variance - Part of Lot 4 Eagles Nest Gardens Estates Unit 5  
Connelly - Property Owner  
1 Harborside Drive

---

The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
  - A. Zoning designation: RE (Estate Residential)
  - B. Original Construction dates: None
  - C. Existing Easements: None on file

II. Proposed request:

The applicant is requesting a variance to allow for the construction of a new dock, a boat lift and a personal watercraft lift located outside of the required center third of the property width by encroaching approximately 29.23' into the southerly, outside third. Additionally, the applicant desires to locate two tie poles, in front of the proposed dock, at a location extending approximately 60' from the waterfront.



# APPLICATION FOR VARIANCE TOWN OF BELLEAIR

901 Ponce de Leon Blvd.  
Belleair, FL 33756  
(727) 588-3769 ext 215 Building Dept.

DATE 8/16/01

To the Town Commission of the Town of Belleair, Florida:

1. The undersigned, John Connelly, owner of Lot 4  
Block 0, Subdivision Eagles New Gardens Estates, property  
address 1 Harborside Drive, Belleair, FL 33756 hereby applies to the Town  
Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned residential.
3. The present land use on the property is \_\_\_\_\_.
4. The decision involves Article VI Section 1 of the Belleair Land  
Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development  
Code.
6. The relief prayed by the applicant is: To conform to a master dredging plan approved  
by City, County, State and Federal Agencies that allows the Carlisle's and the  
Connelly's access to the newly dredged channel.
7. The justification for the request is (requests for variances must demonstrate the practical difficulty  
or unnecessary hardship which justifies the variance): The dredging that was approved  
limits how the dock can be built as far as setbacks.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing  
this application.
9. I am aware that this request will be voided should I or my representative fail to appear at the public  
hearing scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after  
approval by the Town Commission unless a building permit is procured from the Town with  
respect to the improvements contemplated by the application for variance within said twelve month  
period and unless the construction of said improvements is promptly commenced pursuant to the  
building permit and diligently pursued to completion thereafter.

Fee: \$ 300.00

Paid: Check  
# 4018

*9/18/01 approved  
as submitted  
D. Carlen*  
8/20/01

John Connelly  
Owner  
1 Harborside Drive, Belleair, FL 33756  
Address

Telephone Number \_\_\_\_\_

APPROVED SEP 18 2001

Application #

P30654-01

(OFFICIAL USE ONLY)

## IV. PROJECT DESCRIPTION:

A. Nature and Size of Project: Construct a 36' dock as follows: a 4'x24' Walkway leading to a 12'x12' head with a 2'-6" x 12' lower landing wrapping around to a floored lower dock. Supplyd install 12,000 lb capacity Square feet: 418.  
 B. Variance: Yes ☒ No ☐ Pile supported across center of the dock to the left of the boat lift.  
 Amount in variance: Length: \_\_\_\_\_ Width: \_\_\_\_\_  
 Setbacks: L \_\_\_\_\_: R \_\_\_\_\_  
 Other: The last 12' of the dock will be lower.

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, Douglas R. Speeler, 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: Douglas R. Speeler Cert. No.: C-4269

Company Name: SPEELER ENTERPRISES, INC. Telephone No.: (727) 530-4751

Address: 6111 142nd Avenue North Clearwater, FL 33760

## 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.

8/1/01  
Date

[Signature]  
Legal Owner's Signature

D:\BWC\01\ENV\QMNT\PIA\02 42894

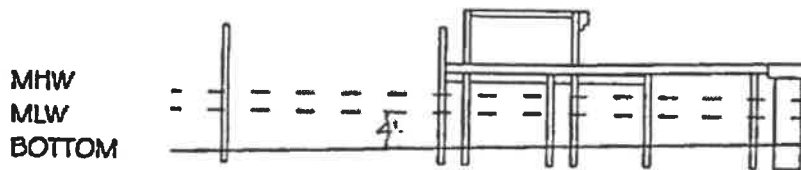


**PRIVATE DOCK**

NAME: Connelly, John

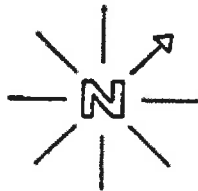
Application # \_\_\_\_\_

(OFFICIAL USE ONLY)



Profile View

ENG. SCALE: 1" = 20'



TOTAL SQUARE FEET  
NEW SQUARE FEET  
WATERWAY WIDTH  
WATERFRONT WIDTH

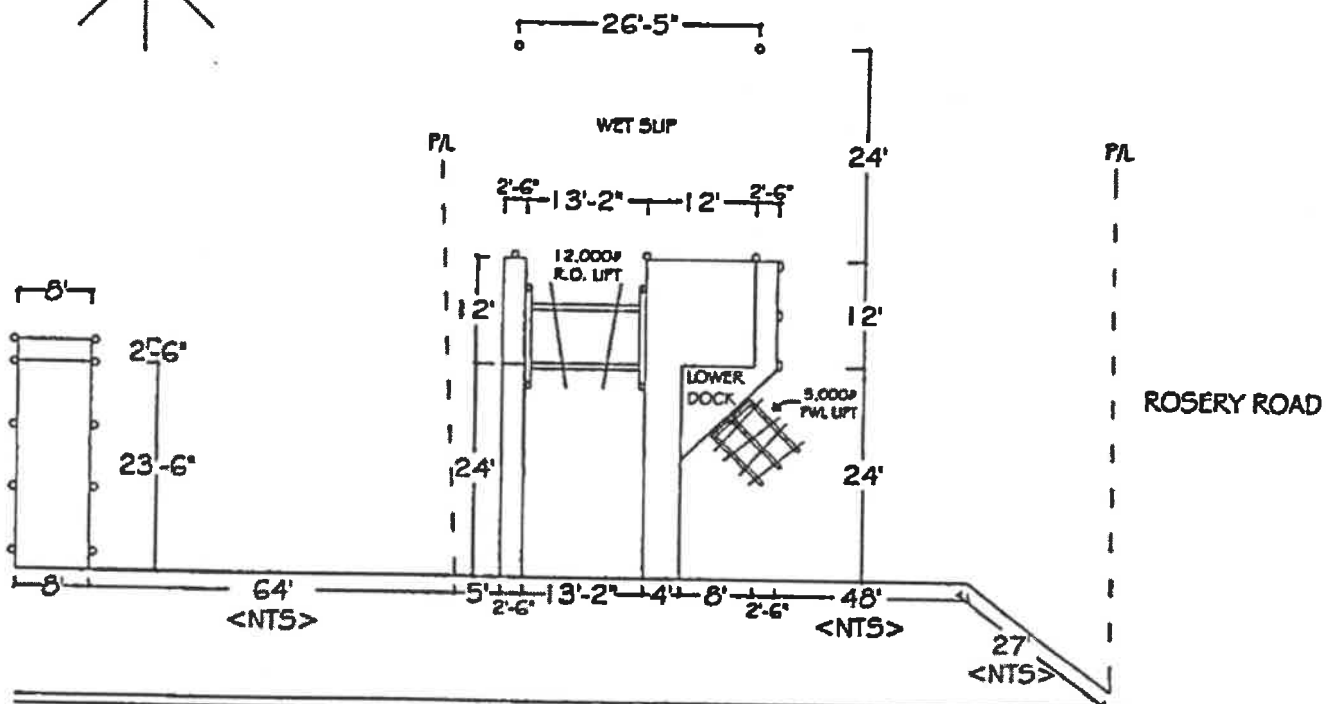
418'

418'

OPEN

110.2'

Plan View  
(applicant and adjacent docks)



**SHORELINE**

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

Left Owner: Stephen and Barbara Carlisle

Signature

Date

Right Owner: N/A

Signature

Date

TOWN OF BELLEAIR, FLORIDA  
Municipality Approval  
PERMIT GRANTED SUBJECT TO THE APPROVAL AND  
ISSUANCE OF A PINELLAS COUNTY WATER &  
NAVIGATION CONTROL AUTHORITY PERMIT

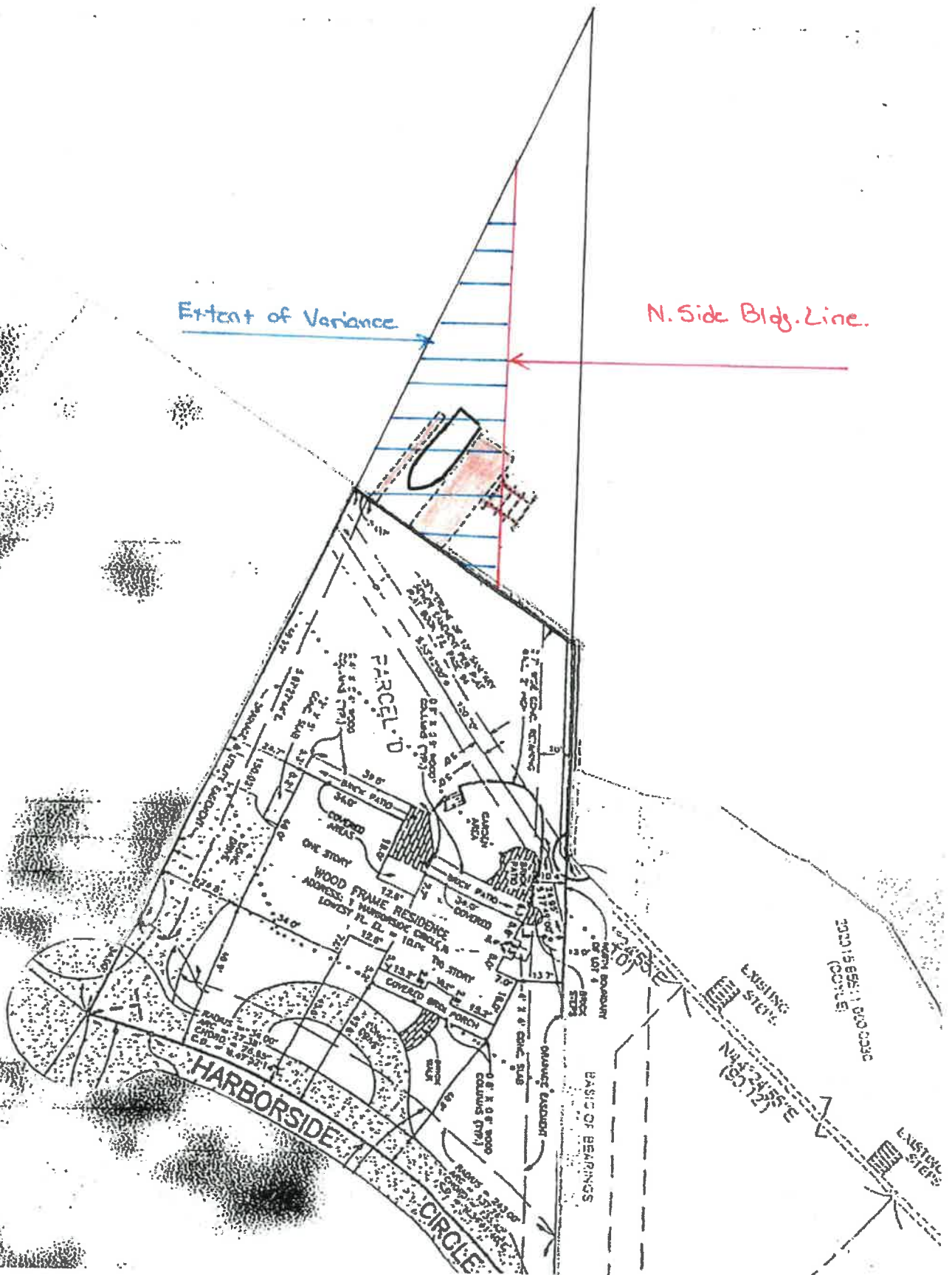
Water and Navigation Approval

Fredrick E. Hames

9-25-01

BUILDING OFFICIAL

DATE





GOVT

LOT

2

GOVT

LOT

3

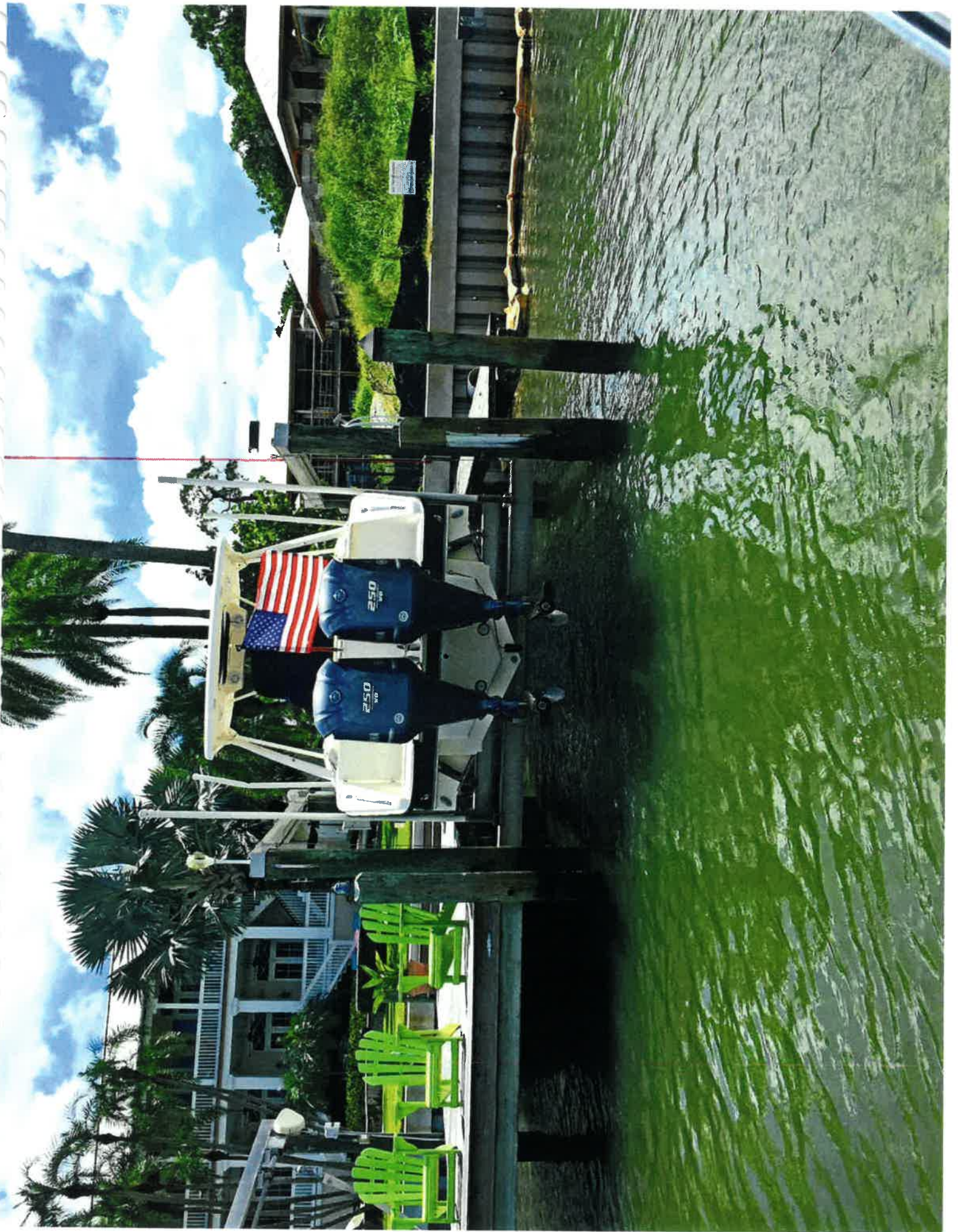
832

973

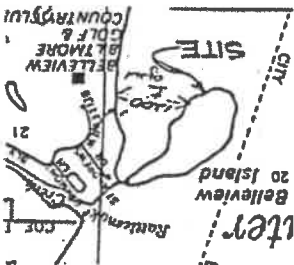
78











VICINITY MAP  
FROM U.S.G.S. Map No. 11111

LEGAL DESCRIPTION  
LOT 25 1/2 E 6 BLOCK  
SUBDIVISION BELLEVUE IS.

PLATBOOK: 95 PAGE 85-8  
SEC. 20 TWP. 29 R. 15  
VARIATION VIEWS: 1000' +  
VARIATION VIEWS: 168.23

SEAWALL  
N

NO DOCK  
OWNED BY APPLICANT

PROPERTY LINE

LOT 25

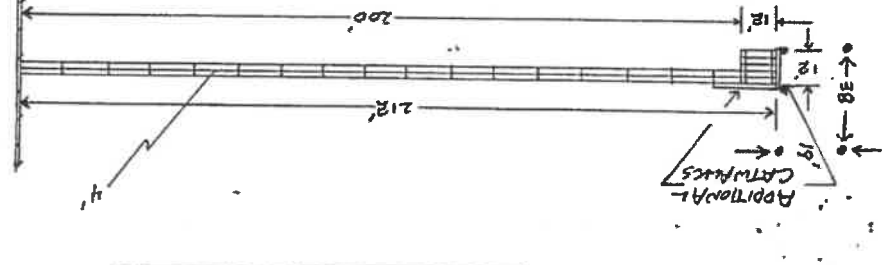
PROPERTY LINE

LOT 26

NO DOCK

SCALE: 1" = 120'

PROVIDE A SKETCH, TO SCALE, OF  
PROPERTY AND ADJACENT DOCKS



PLAN

SEAWALL

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

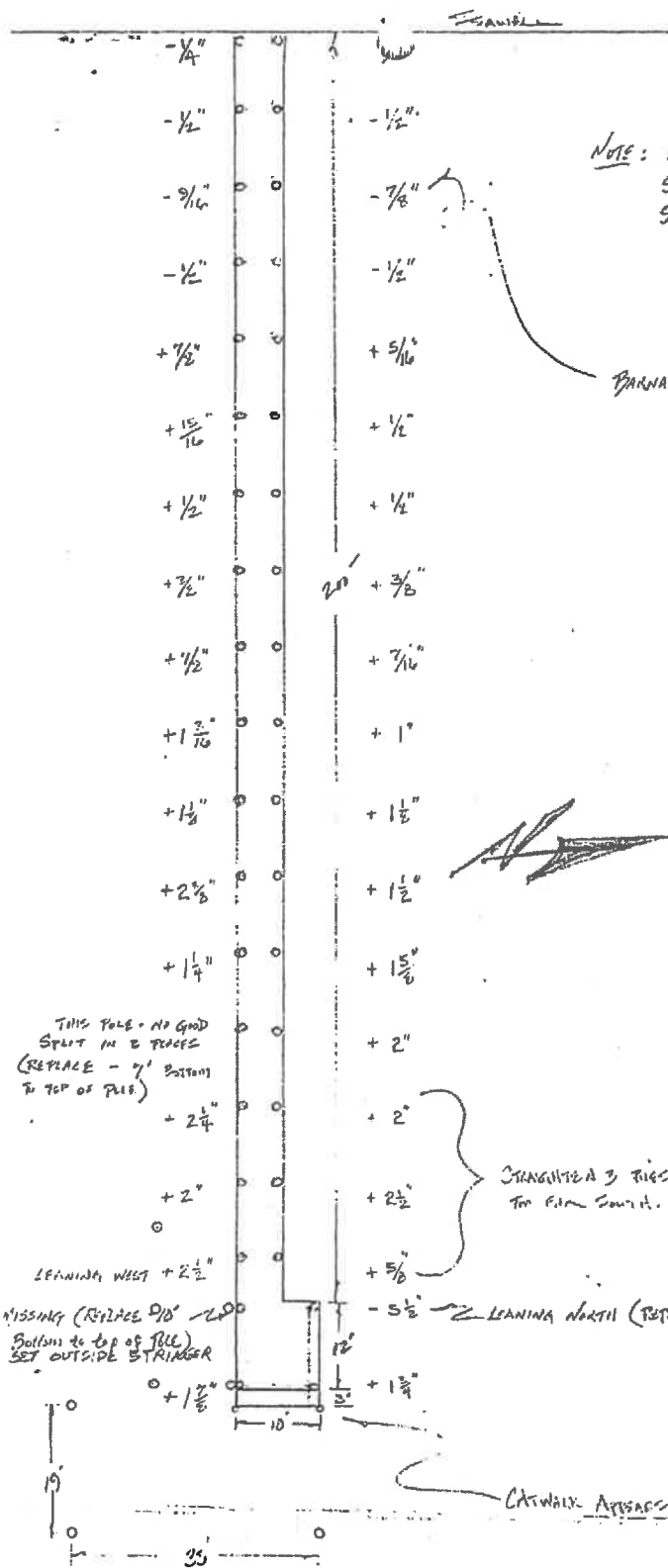
212'

212'

212'

212'

212'



NON-RESISTANCE  
4th ST. AND 2ND ST.  
BELLHAY, FL

NOTE: WALKWAY - 4' WIDE  
Support piling are beneath deck;  
STRINGERS are outside piling.

10' x 2' "L"-HEAD w/ 8' 10' LOWER LUMBER

BARNACLE LINE TO TOP OF POLE = 40"



STRAIGHTEN 3 PILES  
TOP FROM SOUTH.

LEANING NORTH (TOWARDS THE POLE)