



**STAFF REPORT
TOWN OF BELLEAIR
Permit #2600271**

TO: Special Magistrate for the Town of Belleair

FROM: RVi Planning + Landscape Architecture
Rhea Hunter, AICP
Director of Planning

SUBJECT: Variance Request: Private dock length of 123' proposed where a maximum of 50' is permitted per Section 74-288(d)(1)(b).

MEETING DATE: July 1, 2026

APPLICANT: Charles Grose

AGENT: Steven Parker Farris
FarMore Construction

PROPERTY INFORMATION:



PROPERTY ADDRESS: 431 St. Andrews Drive, Belleair, Florida
33756

PARCEL IDENTIFICATION NUMBER:	20-29-15-07372-000-0320
PROPERTY ACREAGE:	+/- 0.12
LEGAL DESCRIPTION:	BELLEVUE ISLAND SUB SW'LY 42.98FT OF LOT 32 AND N'LY 36.5FT OF LOT 31 AND ADJ SUBM LAND DESC AS BEG SW COR OF LOT 32 TH N35DE 42.98FT TH S55DE 68 FT TH S I 7DW 83FT(S) TH N55DW 95FT(S) TH ALG E'LY LN OF LOT 31 NE'LY 4.77FT TH N38DE 20.62FT TH N35DE I 1.14FT TO POB
FUTURE LAND USE:	Residential Low Medium (RLM)
ZONING:	Residential Planned Development (RPD)
LAND USE:	Single Family Home

SURROUNDING FUTURE LAND USE, ZONING DISTRICT, AND LAND USE:

North:

FLU – Residential Low Medium (RLM)
 Zoning – Residential Planned Development (RPD)
 Land Use – Single Family Home

South:

FLU – Residential Low Medium (RLM)
 Zoning – Residential Planned Development (RPD)
 Land Use – Single Family Home

East:

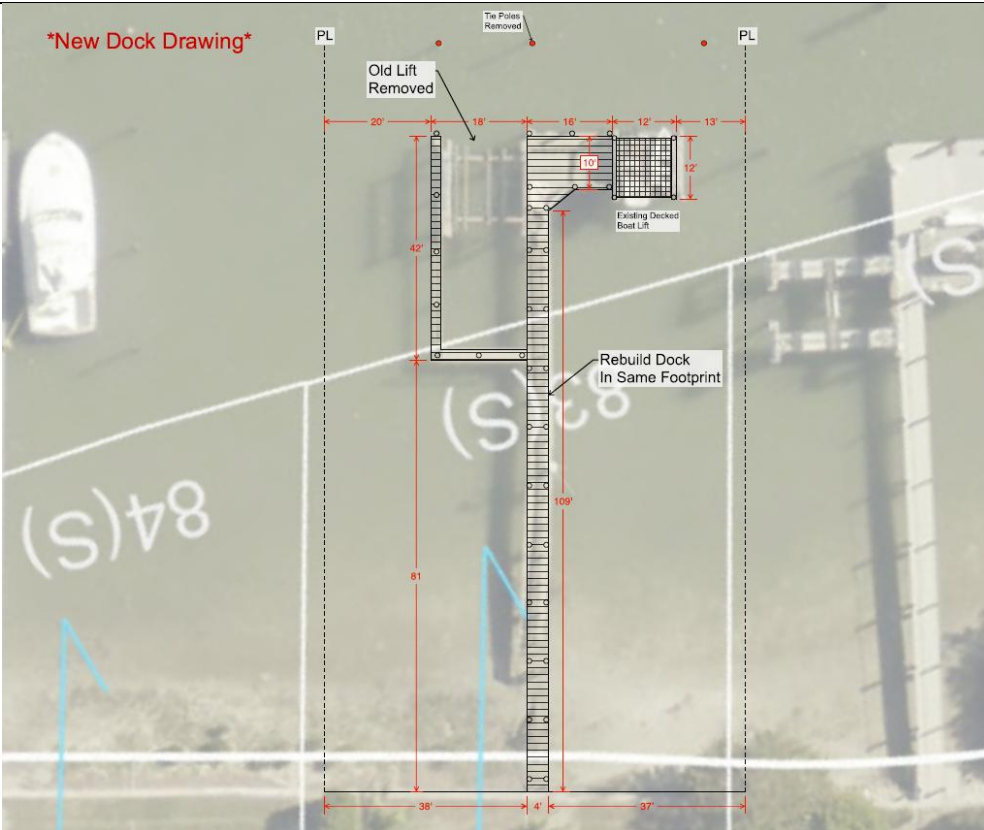
FLU – N/A
 Zoning – N/A
 Land Use – Water

West:

FLU – Residential Low Medium (RLM)
 Zoning – Residential Planned Development (RPD)
 Land Use – St. Andrews Drive roadway

APPLICANT REQUEST:

The Applicant is requesting a variance to deviate from the Land Development Code of Ordinances (LDC) Section 74-288(d)(1)b., to allow for a maximum length of 123' for a private dock. LDC Section 74-228(d)(1)b. establishes a 50' maximum length for private docks measured from the waterfront.



BACKGROUND:

The Property is located on St. Andrews Drive on Belleview Island, with Clearwater Harbor to the east. The original dock on the Property was constructed in 1991 and was approved at a length of 125 feet and constructed to a length of 123 feet per a sketch submitted by the Applicant.

In 2024, the dock sustained significant damage during Hurricane Helene. Following the damage, the Property Owner submitted an Emergency Dock Repair Application to Pinellas County and subsequently proceeded with reconstruction of the dock, which has since been completed.

The dock has the following characteristics:

- **Total Area:** 742 sq. ft.
- **Length:** 123 feet
- **Total Number of Pilings:** 33
- **Piling Diameter:** 10 inches
- **Waterfront Width:** 79 feet
- **Waterway Width:** Greater than 800 feet



Although the Property Owner obtained approval from Pinellas County for the emergency dock repair, a required variance for dock length or permits from the Town of Belleair were not obtained. This variance is now being requested for the dock as it exceeds the maximum permitted 50 feet pursuant to Section 74-288(d)(1)b.

On April 21, 2026, Code Enforcement initiated a case to document the violation. The Property Owner has since been notified and has submitted an after-the-fact dock permit application, which is subject to a fee three times the standard application amount.

STAFF ANALYSIS [SECTION 66-253(B)(1)(A)] AND FINDINGS:

Before granting any variance, the town commission or special magistrate shall determine that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.

The Property is located on the Belleview Island along Clearwater Harbor, where the waterway exceeds 800 feet in width. Water depth is shallow adjacent to the property's edge, necessitating a longer dock than 50' to provide safe and functional boat/vessel access.

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

The additional length is being requested in response to the shallow depth of water in this location. This is based on natural characteristics of the waterway, not resulting from any actions of the Applicant.

3. Literal interpretation of the provisions of this Code would work unnecessary and undue hardship on the applicant.

Section 74-288(d)(1)b. states, "Private docks shall be constructed so that the length of the structure shall not extend more than 50 feet measured from the waterfront." Limiting the dock length to 50' would create unsafe conditions for boats or other vessels navigating to the dock, given the shallow depth of in this location. While the additionally permitted length for docks on properties adjacent to this parcel cannot be considered as a substantive basis for grant of this variance per Section 66-253(b)(1)c., it is important to note that these existing docks on either side would make navigation to a dock of 50' on the subject property more difficult. Thus, requiring compliance with the Code would impose an unnecessary and undue hardship on the Applicant.

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

The variance request for a 123-foot dock reflects the existing dock length prior to storm damage in 2024. As previously mentioned, the adjacent properties have docks constructed at similar lengths (430 St. Andrews Drive at 120 feet and 433 St. Andrews Drive at 122 feet), suggesting that the 123' being requested is the minimum length required to make possible reasonable use of the dock.

5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.

Granting this variance will not adversely impact water navigation nor views or access from adjacent properties, which also maintain docks of similar lengths. Thus, this request meets the general intent and purpose of the Code and will not be detrimental to the public interest.

6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (section 74-82 of this Code) for the zoning district in which the property is located.

Granting this variance will not result in a land use not specifically permitted within the RPD zoning district. Docks are an allowed accessory use on riparian properties zoned RPD per Section 74-288(c).

STAFF RECOMMENDATION:

Based on our review of the above criteria, staff finds that the variance request for a dock length of 123' satisfies the Review Criteria of Section 66-253(b)(1)a. and recommends **approval** of this request.