



# CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT

300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708

(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



## SPECIAL MAGISTRATE – VARIANCE APPLICATION

**\*Applicant: Name and Address**

James + Shannon Sullivan

13411 Boca Ciega Ave.

Madeira Beach, FL 33708

Telephone: (727) 902-5858

Email: jameswadeiii@hotmail.com

**\*Property Owner: Name and Address**

James + Shannon Sullivan

13411 Boca Ciega Ave.

Madeira Beach, FL 33708

Telephone: (727) 902-5858

Email: jameswadeiii@hotmail.com

**Application for the property located at: (Street Address or Location of the Vacant Lot)**

13411 Boca Ciega Ave. Madeira Beach, FL 33708

**Legal Description:** Page's Replat of Mitchell's Beach BLK A, LOTS

Parcel Number: 15-31-15-65304-001-0050

**Lot Area:** 4200

**Width:** 39 ft.

**Depth:** 105 ft.

**Zoning District:** R-2

**Present Structures on Property:** Single Family Home

**Present Use of Property:** Single Family Home

**Date Building Permit Request denied:** N/A; approved 4/19/21 + 5/5/21

**Variance(s) needed from the zoning requirements:** To build a private dock that extends more than 1/2 the width + outside the center 1/3 of the property at water front.

**PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:**

**SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, EXPLANATION, ETC.**

**DISCLAIMER:** According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

**Page 1 of 7**

COMMUNITY DEVEL

SEP16 '22 9:13AM



Special Magistrate Case #: \_\_\_\_\_

**\*\* For City of Madeira Beach Use Only \*\***

Fee: \$1730 ☒ Check # 1083 ☐ Cash ☒ Receipt # 30934

Date Received: 9 / 16 / 22 Received by: \_\_\_\_\_

Special Magistrate Case # Assigned: \_\_\_\_\_

Special Magistrate Hearing Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ ☐ Approved ☐ Denied

☒ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,730.00 per Variance  
\_\_\_\_ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$1,735.00 per Variance  
\_\_\_\_ After-the-fact Variance \$3,460.00 per Variance

X \_\_\_\_\_  
Linda Portal, Community Development Director

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

X \_\_\_\_\_  
Robin Gomez, City Manager

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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**APPLICATION (Must submit the following analysis)**

This application to the Special Magistrate is requesting permission to: Build a private dock and boat lift 59ft in length (56 ft pad with 3ft lower swim platform); see attached dock plan. The requested dock is in line with those of neighboring properties on the neighborhood block.

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

**On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:**

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
  - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
  - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
  - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
  - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
  - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

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2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**OWNER CERTIFICATION**

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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

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

***I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.***

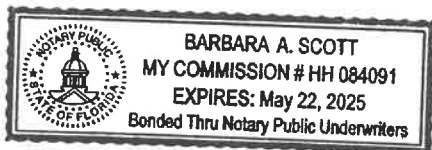
**Appeals.** (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X Shannon Sullivan Date: 9 / 16 / 22  
Property Owner's Signature

STATE OF Florida  
COUNTY OF Pinellas

Before me this 16<sup>th</sup> day of September, 2022, Shannon Sullivan appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced Florida Drivers License as identification.

[SEAL]



Barbara A. Scott  
Public Notary Signature

**NOTICE:** Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, 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.

**DISCLAIMER:** According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.



**NON-OWNER (AGENT) CERTIFICATION**

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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

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

***I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.***

**Appeals.** (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
*Property Owner's Signature (If other than the property owner)*

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_  
 appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[SEAL]

\_\_\_\_\_  
 Public Notary Signature

**NOTICE:** Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, 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.

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**FOR YOUR RECORDS****SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)**

- 1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
  - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
  - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
  - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
  - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
  - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- 2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- 3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
- 4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- 6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the Special Magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Code. The Special Magistrate may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. **Financial loss** standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received from parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
5. Public participation will be closed, the Special Magistrate deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Magistrate and not acted on within on (1) year of being granted will automatically expire.

The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

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Attachments:

- A. Variance application question answers
- B. Photos
  - a. Unique shallowness behind 13411 Boca Ciega Ave
  - b. Aerial of shore/shoal line
  - c. Aerial of applicant design
- C. No objection letters from neighbors
- D. Dock plan
- E. Next closest dock plan with lift
- F. Approved Pinellas County dock permit for same dock plan
- G. Approved Pinellas County dock permit extension



## **Special Magistrate – Variance Application Attachment**

### **13411 Boca Ciega Ave, Madeira Beach FL 33708**

**1a.** The narrow, substandard, 39ft width of the lot coupled with the shallowness of the submerged land unique to a stretch of homes on this section of the street, makes it not possible to comply with the code limitations of dock dimension requirements. To obtain a dock and boat lift with usable water access, a variance is required as seen by the customary lengths of docks in the neighborhood, almost all of which required variances. With 47ft of seawall and without this variance, it would only be permissible to build a dock 23.5ft long. At low tides, the water recedes out up to 20-25ft. This shallowness would not allow for a functional boat slip or lift. Unique to this lot, the adjacent neighbor to the south side has poured concrete (many years ago) in front of the seawall on the seabed which acts as a beach groin capturing, building up, and retaining more silt/sand/sediment transported by the current, which negatively impacts the water depth behind the 13411 lot. See attached images for reference.

**1b.** The submerged land at 13411 Boca Ciega Ave contains significant native or protected vegetation including oyster beds. Without this variance, it would only be permissible to build a dock 23.5ft long and the protected vegetation thick oyster bed extends out to approximately 30ft or more. A dock pad, boat slip and lift cannot be placed over the oyster bed per code requirements to protect the natural vegetation. The length proposed on this variance places the dock pad, slip and lift just beyond the oyster bed.

**1c.** Of the 9 lots on the same block, all of which have docks beside 13411, 8 of them required/require a variance. The one dock that did not require a variance was on an 84ft wide lot which is a double lot and has much deeper water at low tides than the 13411 lot. This illustrates the requested variance would be keeping within neighborhood character and that a variance is required in this neighborhood, unless on the rare circumstance there is a double or large lot. The requested variance is also shorter than the granted variance for a 61.5ft dock at 13407 Boca Ciega Ave. 13407 is two lots to the south of 13411 and is also the closest property with a boat lift. The overall dock length of this requested variance application is 59ft (56ft main pad and a 3ft lower swim platform).

**1d.** N/A

**1e.** The proposed dock project will meet current standards for disaster resistance.

**2.** The narrow width of the lots was approved by the city in the recording of the Mitchell's Beach original plat in 1935. The subsequent Madeira Beach code Division 3 Sec. 14-205 on docks adopted 1983 limited the dock length to 50% of the width of the seawall and limited docks to be built in the center 1/3<sup>rd</sup> of the width of the property at the waterfront (without a variance). The code did not take consideration of the narrow lot widths and shallowness of this area. Therefore, it has been a necessity and also a precedence that the majority of the lots on this block and neighborhood have been granted dock variances to accommodate constructing a useable dock accessible to boat storage. 8 of the 9 docks on the block of this home required/require a variance with the one exception being a double width lot with deeper water at the north end. Clearly the hardship of the 1935 narrow plot and the 1983 dock code adoption not accounting for the original plot constraints predated the applicant's ownership of the lot in Oct 2019.

Additional support demonstrating that this was not a self-created hardship by the applicant is that, as due diligence, before putting an offer to purchase and before purchasing the 13411 lot, the applicant obtained variance signatures from both neighbors for the proposed dock plan in Aug 2019, which is the same dock plan on this variance application.

**3.** The requested variance dock plan is very similar to and aligns with the other docks on the neighborhood block, all of which required variances except one. Also, the requested variance dock plan (59ft: 56ft pad and 3ft lower step) is shorter than the next closest home with a dock that contains a lift (61.5ft). This does not provide the applicant with a special privilege denied to other homes in the district and neighborhood.

4. A literal interpretation of the dock code that came subsequent the plat of narrow lots would deprive the applicant of rights enjoyed by properties in the neighborhood and creates unnecessary and undue hardship. With 47ft of seawall and without this variance, it would only be permissible to build a 23.5ft dock. A 23.5ft dock would be unusable for the purpose of having a dock in this area due to shallowness and natural vegetation. There are 56 homes and 55 docks on the waterside of Boca Ciega Ave. An estimated 52 of the 55 docks on Boca Ciega Ave required a variance. The variances that were obtained on the existing 52 docks were needed to construct a usable dock in line with the customary use and enjoyment of the properties in the area.

5. The dock plan with attached boat lift design is very similar to others in the neighborhood and extends with a minimum length to achieve similar usable water depths for a boat lift, considering the uniquely shallow area of 13411. The dock length requested by the variance (59ft: 56ft pad and 3ft lower step) is shorter than the next closest neighbor with a boat lift (61.5ft). Therefore, the variance is more minimal than privileges afforded to other properties in the immediate vicinity.

6. The variance would pose no detriment to public welfare. The resulting dock will in no way alter the character of the neighborhood, nor subvert the intent of city regulations. Commensurate with the neighborhood and the city character as a whole, the primary purpose of owning waterfront property and to have a dock is to enjoy access to the water via boat and to also store boats on a lift. The requested variance would bring the home at 13411 more in line with what others in the neighborhood currently enjoy. The requested dock plan aligns with nearby docks and does not project abnormally out into the wide-open waterway of this area. 5+ adjacent, water-facing neighbors signed with no objection to the dock variance. Pinellas County has approved the Water and Navigation Permit 6/17/21 for the exact design requested by this variance illustrating the proposed plan adheres to county requirements.







24.5ft of oysters/shoreline





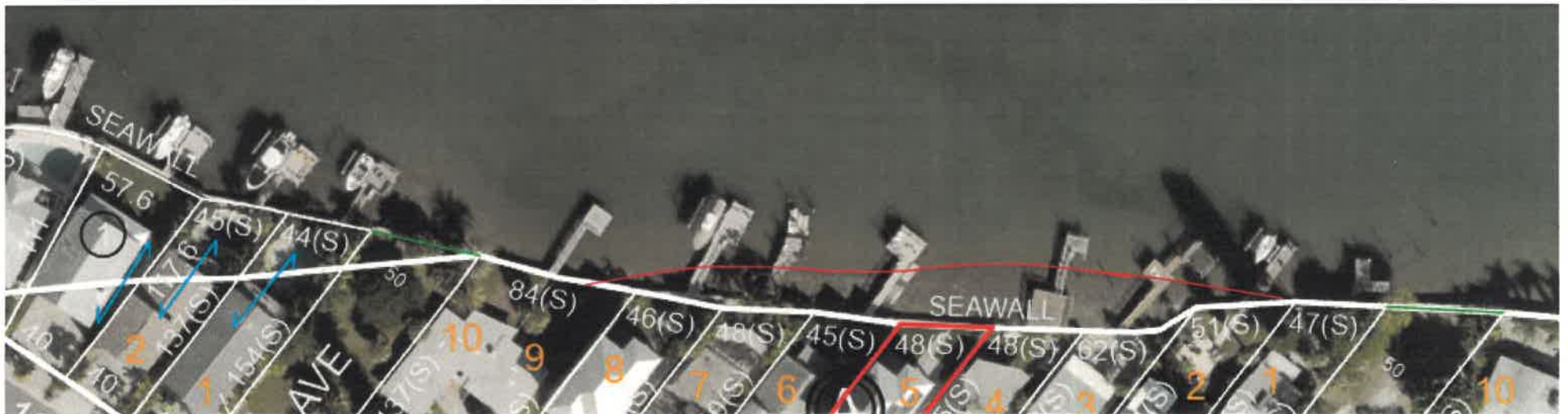
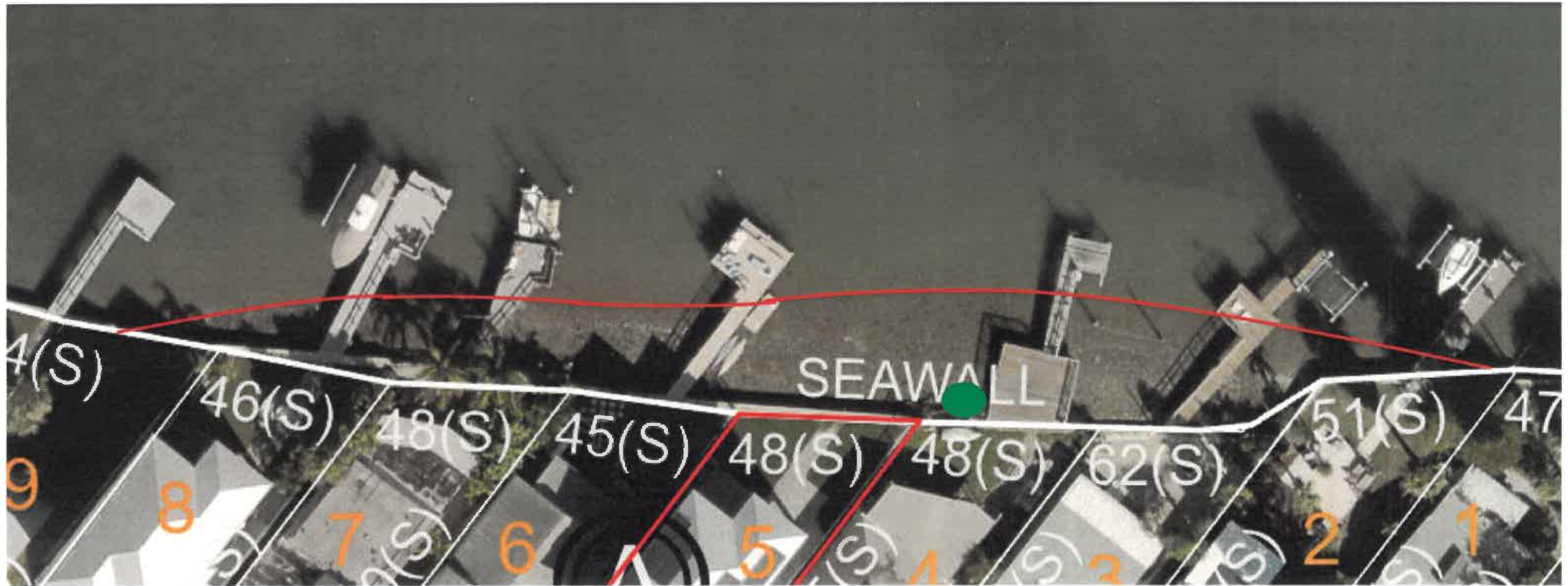


Poured concrete next door that retains/gathers sediment build-up making it shallow in the area





- Approximate shoreline at lowest tides
- Concrete patch in front of seawall





13411 Applicant = 56ft dock + 3ft lower swim platform





Signed confirmation of no objection



13495



13435



13433

13413

Modtrans



13409



13407

13405

61.5FT

13403

13355

13335

Dear City of Madeira Beach and Special Magistrate,

We, Reeve Leventhal, at  
address: 13407 Boca Ciega Ave Madeira Beach FL 33708 are neighbors to  
James and Shannon Sullivan at 13411 Boca Ciega Ave. Madeira Beach,  
FL 33708.

We confirm that we have no objections with their request for a special  
magistrate variance to construct a dock according to their build plans  
presented.

X  DATE: 9/5/2022

X \_\_\_\_\_ DATE: \_\_\_\_\_

Dear City of Madeira Beach and Special Magistrate,

We, Sarah and Ken Myers, at  
address: 13435 Boca Ciega Ave, 33708 are neighbors to  
James and Shannon Sullivan at 13411 Boca Ciega Ave. Madeira Beach,  
FL 33708.

We confirm that we have no objections with their request for a special  
magistrate variance to construct a dock according to their build plans  
presented.

X Sarah Myers DATE: 09/9/2022

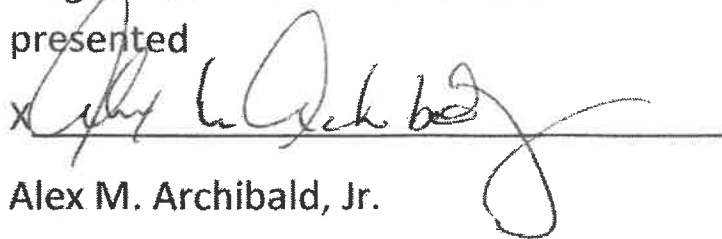
X Ken Myers DATE: 09/9/2022



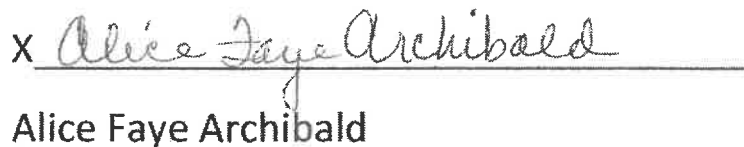
Dear City of Madeira Beach and Special Magistrate,

We, Alex M and Alice Faye Archibald, Jr. at 13495 Boca Ciega Avenue, Madeira Beach, FL 33708 are neighbors to James and Shannon Sullivan at 13411 Boca Ciega Ave. Madeira Beach, FL 33708.

We confirm that we have no objections with their request for a special magistrate variance to construct a dock according to their build plans presented

X 

DATE: 9 Sep 2022

X   
Alice Faye Archibald

DATE: 9 Sep 2022

Dear City of Madeira Beach and Special Magistrate,

We, Robert and Lilly Arroyo, at  
address: 13433 Boca Ciega Ave are neighbors to  
James and Shannon Sullivan at 13411 Boca Ciega Ave. Madeira Beach,  
FL 33708.

We confirm that we have no objections with their request for a special  
magistrate variance to construct a dock according to their build plans  
presented.

X Robert Arroyo DATE: 9/16/22

X Lilly Arroyo DATE: 9/16/22

**VARIANCE REQUEST FORM**

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

(OFFICIAL USE ONLY)

Left Lot Owner's Name Beverly S or Robert G Neubarth

Mailing Address 13409 Boca Ciega Ave Zip 33708

I certify that I am the owner of Lot 4 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

13409 Boca Ciega Ave Madeira Beach, Fl 33708

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

X OWNER'S SIGNATURE: Robert G. Neubarth Date 9/17/2019

X NOTARY: Pin Beach  
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared Robert & Beverly Neubarth, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this 17th day of September, 2019



Chase Hanson  
Notary Public

My commission expires: 10/15/2019

Timothy M, Kim A. Church

Mailing Address 13413 Boca Ciega Ave Madeira Beach, Fl Zip 33708

I certify that I am the owner of Lot 6 which adjoins the property owned by the applicant who proposes to construct a dock at the following address:

13411 Boca Ciega Ave Madeira Beach, Fl 33708

I have seen the plans of the proposed structure(s) along with any requested variances (see Section IV.B of the application) and: DO OBJECT ☐ DO NOT OBJECT ☒ to the proposed construction.

X OWNER'S SIGNATURE: \_\_\_\_\_ Date \_\_\_\_\_

X NOTARY: Pin Beach  
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Notary Public

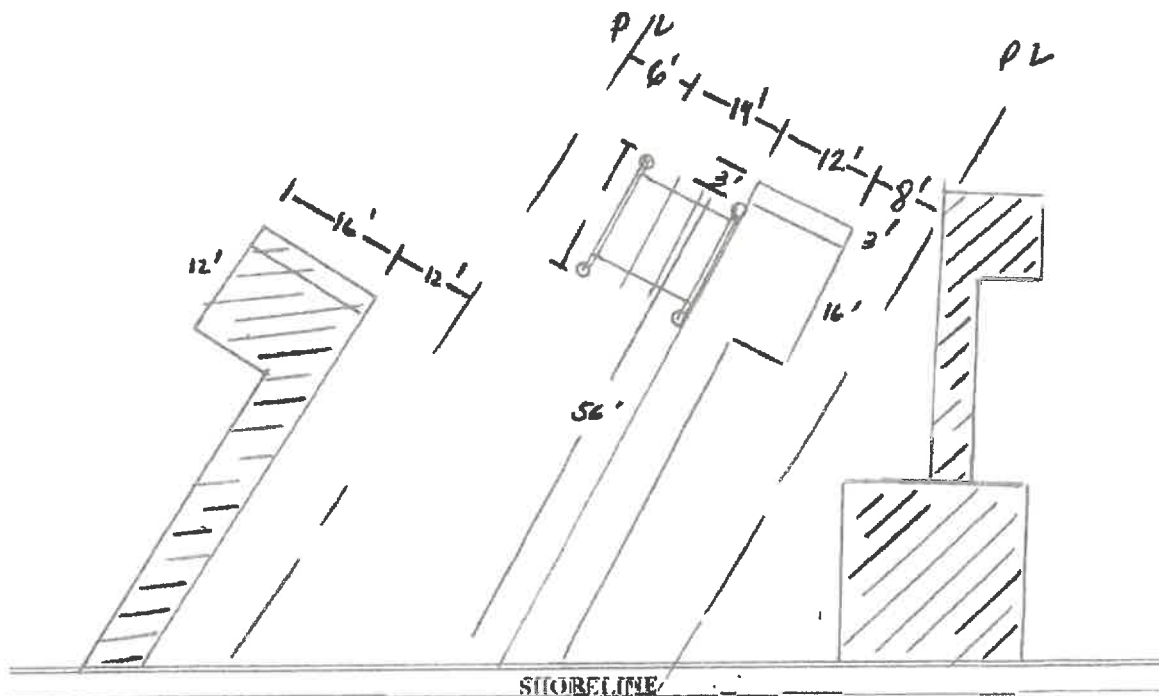
My commission expires: \_\_\_\_\_

Owner Name: James and Shannon Sullivan Site Address: 13411 Boca Ciega Ave

Nature and Size of Project: Build (5'x40') with (12'x16') head with (3x12') lower Landing  
and (4) Post 16k Cradle Lift with 16 new 9-10" Butt Dock pilings

Total Project Square Footage:	<u>428'</u>	New Square Footage:	<u>428</u>
Total Number of Pilings:	<u>20</u>	Diameter of Pilings:	<u>9-10"</u>
Waterway Width	<u>over 500</u>	Waterfront Width	<u>48'</u>

Plan View Drawing  
(applicant and adjacent docks)



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 and Navigation Approval

**APPROVED** 04.19.21  
See previously signed-off plans.

**APPROVED**  
PINELLAS COUNTY  
WATER AND NAVIGATION  
Carol E. [Signature] 6/17/21

WNP-21-00705

PRIVATE DOCK

Application #

P35892-05

(OFFICIAL USE ONLY)

13407 Boca Cirga Ave  
Madera Beach, FL 33708

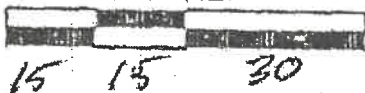
MHW

MLW

BOTTOM

Profile View

ENG. SCALE: 1" = 10' 0"



Plan View

(applicant and adjacent docks)

TOTAL SQUARE FEET

362.00

NEW SQUARE FEET

24.00

WATERWAY WIDTH

OPEN

WATERFRONT WIDTH

61.5 LF

This project may also require approvals from the Florida Dept of Environmental Protection (813-744-8100) and the U.S. Army Corps of Engineers (1-800-769-7060).

INSTALL CIRCLE  
LIFT & 2' X 1' PILES

EXISTING DOCK

SHORELINE

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

Left Owner

Signature

*Robert G. Thibault*

Date

5/3/05

Municipality Approval

Right Owner

Signature

*George I. Baran*

Date

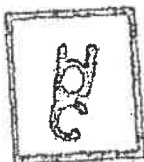
4-28-05

Water and Navigation Approval

**APPROVED**

PINELLAS COUNTY  
ENVIRONMENTAL MANAGEMENT

*DPA Approved 5-10-05*  
FOR WILLIAM M. DAVIS, DIRECTOR



JT  
OK  
5-9-05



Pinellas County Water & Navigation  
315 Court Street  
Clearwater, Florida 33756

Issued To: SULLIVAN, JAMES WADE  
Contractor: Gary Robert DeBayloDeBaylo  
Construction Site: 13411 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708  
Parcel No.: 153115653040010050

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Permit is valid for 1 year

To report starting date and completion date call: (727) 464-3770

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**PERMIT NO.**

**WND-21-00705**

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**Notes:**

**PERMITS MAY ALSO BE REQUIRED FROM THE  
FOLLOWING AGENCIES: FL DEP AND U.S.  
ARMY COE.**

**THE WATERS OF PINELLAS COUNTY ARE  
LOCATED WITHIN THE PINELLAS COUNTY AND  
BOCA CIEGA BAY AQUATIC PRESERVE.  
SPECIAL REGULATIONS EXIST THAT GOVERN  
THE CONSTRUCTION WITHIN AN AQUATIC  
PRESERVE. PLEASE CONTACT THE FL DEP.**

**Date of Issuance:**

**06/17/2021**

**THIS PERMIT IS SUBJECT TO A 30-DAY APPEAL  
PERIOD FROM DATE OF ISSUANCE – SECTION  
58-536(A) WATER AND NAVIGATION  
REGULATIONS.**

**Final Inspection Date:**

**/ /**

**ADDITIONAL INSTALLATIONS SUCH AS WATER  
OR ELECTRIC WILL REQUIRE SEPARATE  
PERMITS FROM THE APPROPRIATE MUNICIPAL  
OR COUNTY BUILDING DEPARTMENT.**

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



June 2, 2022

James and Shannon Sullivan  
13411 Boca Ciega Ave.  
Madeira Beach, FL 33708  
[wishfulthinkr89@yahoo.com](mailto:wishfulthinkr89@yahoo.com)

Ref: Request for Permit Extension – WND-21-00705  
13411 Boca Ciega Ave., Madeira Beach

Dear Mr. and Mrs. Sullivan,

Your extension request for permit number WND-21-00705 has been approved for an additional year from the original expiration date. The new expiration date for your permit is now June 17, 2023.

Please be advised that this extension does not address any municipal issues regarding your project. You are advised to check with the municipality to ensure their permits are still current.

If you have any questions concerning this matter, please call our office at (727) 453-3385.

Sincerely,

*Carol Grynewicz*

Carol Grynewicz  
Environmental Specialist II  
Water & Navigation Section  
Pinellas County Environmental Management