

**3612 E. Maritana Dr.
St. Pete Beach, FL**

Property Owners: Kelly Lee McFrederick and Jack Rice



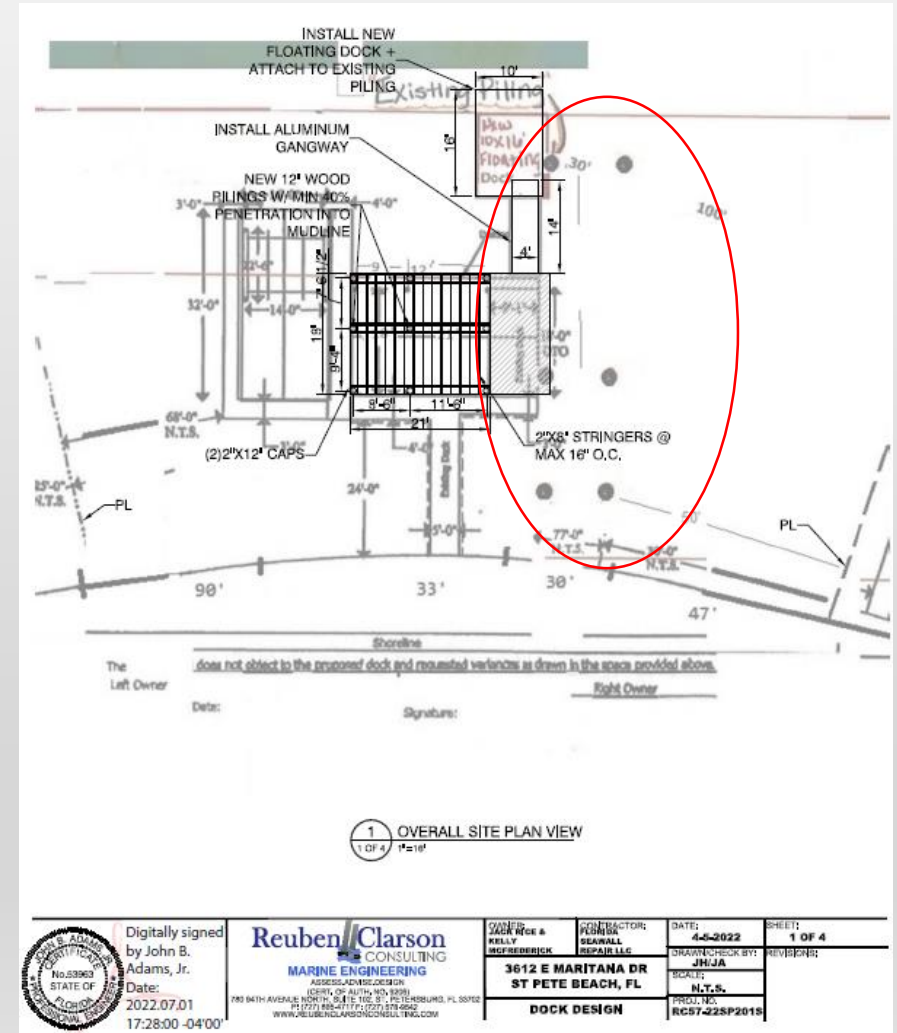
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Permitting History

- **Dock was built sometime between 1920-1940**
- **1988 Pinellas County Permit**
 - Shows original footprint of dock and historic boathouse
- **1991 Pinellas County Permit**
 - Shows original footprint of dock
 - Appears that davit poles were proposed under the boathouse
- **2013 Pinellas County Permit**
 - For addition of the 6 existing tie-poles to the south of the dock
- **2018 Pinellas County Permit**
 - For addition of the covered boatlift to the north of the historic boathouse, including a proposed finger pier/catwalk that would be attached to the historic structure directly to its north. There was NO mention of removing existing tie-poles.
 - It also included replacing all the deck boards and handrails, replacing shingles on the existing roof, and installing hurricane clips
 - 2013 Application (which included tie-poles) was attached to 2018 Permit application ***

2021 Permit Application for a Floating Dock

- **Permit for New Floating Dock was submitted in Spring of 2021**
 - St. Pete Beach gave the contractor a copy of the permit drawing from 2018, so the contractor simply drew the proposed floating dock on that permit, not thinking about the additional existing pilings needing to be included (since no changes were being proposed).
- **The Plans have been updated SEVERAL times since this came to light, and the existing pilings added to the drawing. Those can clearly be seen on the engineered drawing (shown on the right) submitted to Pinellas County in July of 2022!**





Looking North on Gulf Blvd. towards Belle Vista – ca 1941

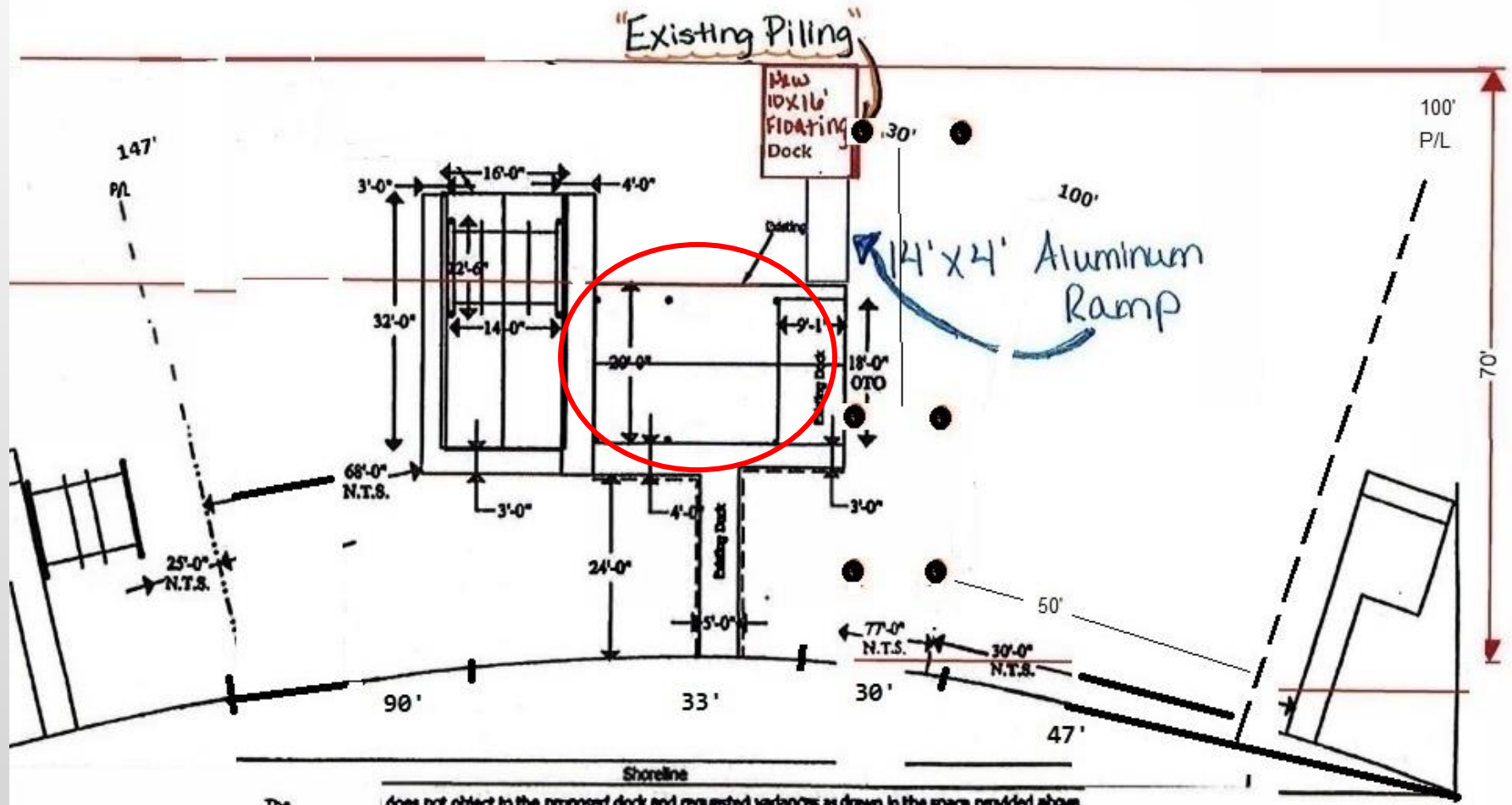


2016



2020

**A Boat Slip
or
Not A Boat Slip?**



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

Signature: _____ Date: _____ Signature: _____

The Right Owner



2016



Variance Criteria

Sec 58-539(a)

- (a) Special conditions.
- (b) Unnecessary hardship.
- (c) Minimum code deviation necessary.
- (d) Consistency with the land development code.
- (e) Consideration of rezoning.
- (f) Consistency with Comprehensive Plan.
- (g) Detriment to public welfare.
- (h) Circumvent Board approval.

**County Staff agrees
these either don't
apply or they have
been satisfied.**

Special Conditions.

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved.

- Locally Designated Historic Structure
- 200 feet of seawall

Unnecessary Hardship.

That literal interpretation of the provisions of this Code would deprive or make it practically difficult for the applicant to achieve the same proportion of development potential commonly enjoyed by other properties in the same zoning district under the terms of this chapter. The hardship shall not be self-imposed.

- The literal interpretation of the Code would require demolition of the Historic Boathouse in order to utilize the two functional boat slips that exist at the property.
- Many properties along the water enjoy the use of two boat lifts/wet slips.
- The property owner did not “make” the boathouse historic, it IS historic.

Minimum Code Deviation Necessary.

That the granting of the request is the minimum code deviation that will make possible the reasonable use of the land, building, or structure.

This is the ONLY code deviation that will allow the property owners to preserve the historic structure and still utilize the two permitted, functional boat slips on the property.

Community Support

Over 30 Letters of Support

- Including Neighbor to the North and
Hotel Zamora

**Over 48 Signatures on Petition in Favor of
Variance**

Thank you!

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