

ORDINANCE 2021-18

AN ORDINANCE OF THE CITY OF BELLEAIR BLUFFS, FLORIDA, AMENDING CHAPTER 68 (BUILDING CONSTRUCTION) OF PART II OF THE CODE OF ORDINANCES FOR THE CITY OF BELLEAIR BLUFFS BY RENUMBERING SEC. 68-4 – PENALTIES FOR OFFENSES TO SEC. 68-5 AND CREATING SEC. 68-4 – DOCKS TO ESTABLISH DOCK CONSTRUCTION STANDARDS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the Charter and Ordinance Review Committee has recommended that the City Code be revised to add a provision for docks to establish dock construction standards; and

WHEREAS, the City Commission of the City of Belleair Bluffs has duly considered the revisions to Chapter 68 of its Code of Ordinances, and has determined that changes are necessary; and

WHEREAS, the City Commission has received input from the public at two public hearings.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BELLEAIR BLUFFS, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1: That Sec. 68-4 of Chapter 68 (Building Construction) of Part II of the Code of Ordinances of the City of Belleair Bluffs shall be renumbered to Sec. 68-5 and shall read as follows:

Sec. 68-5. - Penalties for offenses.

Any person who violates a provision of this chapter or of the ~~Standard-Florida~~ Building Code or who fails to comply therewith or with any of the requirements thereof or who shall erect, construct, alter, demolish or move any structure, including a dock, or who has erected, constructed, altered or repaired, moved or demolished a building or structure, including a dock, in violation of a detailed statement or drawing submitted and approved thereunder shall be guilty of an offense and of a violation of this chapter.

Section 2: That Sec. 68-4 of Chapter 68 (Building Construction) of Part II of the Code of Ordinances of the City of Belleair Bluffs is hereby created and shall read as follows:

Sec.68-4. Docks.

- A. *City approval and Pinellas County Water and Navigation Control Authority permit required.* No dock may be constructed, added to, or structurally altered without first obtaining approval by the city and a permit from the Pinellas County Water and Navigation Control Authority.
- B. *City approval procedures.* Review and approval by the Planning Official shall be required prior to the issuance of a permit from the Pinellas County Water Navigation Control Authority.
- C. *New docks.*

1. *Docks, boatlifts and service catwalks that serve single-family dwellings.*

- a. *Setbacks.* A dock shall be located in the center one-third of the lot or 20 feet from any property line as extended into the water, whichever is less. Boatlifts and service catwalks shall be a minimum of ten feet from any property line extended into the water. Tie poles shall be setback a minimum of one foot from any extended property line. Single pile davits and personal watercraft lifts are exempt from these setback requirements provided they are contained entirely within the extended property lines.

All watercraft must be contained entirely within the extended property lines.

- b. *Length.* The length of docks and boatlifts shall not exceed 25 percent of the width of the waterway or half of the width of the property measured at the waterfront property line, whichever is less, up to a maximum of 250 feet. Tie poles may extend beyond the dock, provided such poles do not project into the navigable portion of the waterway by more than an additional 50 feet or 25 percent of such waterway, whichever is less, and do not constitute a navigational hazard.
- c. *Width.* The width of docks, excluding boatlifts, shall not exceed 35 percent of the width of the property measured at the waterfront property line or 50 feet, whichever is less.
- d. *Covered boatlifts.* Covered boatlifts are permitted provided a permanent and solid roof deck is constructed with material such as asphalt shingles, metal, tile or wood. Canvas and canvas like roof materials are prohibited. Vertical sidewalls are prohibited on any

boatlift or dock.

e. *Number of docks/slips.*

- i) No more than one dock structure shall be located at a single-family dwelling.
- ii) In the event that two or more properties each already having a dock are combined, then only one dock may remain.
- iii) No dock shall provide more than two slips for the mooring of boats. Slips shall be for the exclusive use of the residents of the contiguous upland property. Personal watercraft lifts are not considered to be boat slips.

f. *Width of catwalks.* Service catwalks shall not exceed three feet in width.

D. *Repairs of existing docks.*


- 1. Any repair made to an existing approved dock that does not extend, enlarge or substantially change the location of any portion of the dock does not require review and approval by the Planning Official; however, a permit may be required by the Pinellas County Water and Navigation Control Authority. If, however, such repair enlarges, extends, or substantially changes the location of any portion of the dock, such repair shall require the review and approval by the Planning Official prior to the issuance of a permit by the Pinellas County Water and Navigation Control Authority. The review of a substantial repair shall be considered a new dock pursuant to the standards described in this section.
- 2. If any dock, seawall, bulkhead, private bridge, or marina falls into a state of disrepair and becomes a dangerous structure creating an unreasonable risk of bodily injury to any person who may walk thereon, such structure shall be either removed or repaired so as to conform to the requirement of this division.

Section 3: This Ordinance shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF BELLEAIR BLUFFS, FLORIDA, THIS 7th DAY OF February, 2022.

Mayor Chris Arbutine

ATTEST:



Alexis A. Silcox, City Clerk



PASSED ON FIRST READING:

November 15, 2021

AYE: C. Arbutine, J. Barkley, S. McNally, T. Shimkus, S. Sofer

NAY: None

PASSED ON SECOND READING:

February 7, 2022

AYE: C. Arbutine, J. Barkley, T. Shimkus, S. Sofer

NAY: S. McNally