

**March 12, 2024**

**REGULAR  
CITY COMMISSION MEETING**

**@ 6:00 PM**

**AMENDED AGENDA**



# City of Indian Rocks Beach

1507 Bay Palm Boulevard, Indian Rocks Beach, Florida 33785  
[www.indian-rocks-beach.com](http://www.indian-rocks-beach.com)

**AGENDA- AMENDED**  
**CITY OF INDIAN ROCKS BEACH**  
**REGULAR CITY COMMISSION MEETING**  
**TUESDAY, MARCH 12, 2024 @ 6:00 P.M.**  
**CITY COMMISSION CHAMBERS**  
**1507 BAY PALM BOULEVARD**  
**INDIAN ROCKS BEACH, FLORIDA 33785**

---

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**1. PRESENTATIONS.**

- A. **REPORT OF** Pinellas County Sheriff's Office.
- B. **REPORT OF** Pinellas Suncoast Fire & Rescue District.
- C. **PRESENTATION IRB Beach Community Food Pantry.**

**2. PUBLIC COMMENTS. [3-minute time limit per speaker.]**

(Any member of the audience may come forward, give their name and address, and state any comment or concern that they may have regarding any matter over which the City Commission has control, EXCLUDING AGENDA ITEMS. All statements made to the City Commission shall be made to the City Commission as a whole, not directed to any individual City Commission Member, and no personal, impertinent, or slanderous remarks shall be permitted. No speaker shall be interrupted, and no debate shall occur between the speaker and the City Commission.)

**3. REPORTS OF:**

- A. **City Attorney.**
- B. **City Manager.**
- C. **City Commission.**  
*[3-minute time limit per City Commission Member.]*

**4. ADDITIONS/DELETIONS.**

**5. CONSENT AGENDA:**

- A. **APPROVAL OF** the February 13, 2024 City Commission Meeting Minutes.
- B. **APPROVAL OF** rescheduling June 11, 2024 Regular City Commission Meeting to June 18, 2024 at 6:00 p.m.
- C. **APPROVAL OF** the process to appoint vacant Commission Seat.
- D. ~~**APPROVAL OF** Letter to Support for Strong Local Government Urban Fertilizer Ordinances.~~
- E. **AUTHORIZING** the City Manager to award portions of Bid Number I.R.B.P.W.D. 2024-1 and enter into a contract with Harris-McBurney Company for the Outfalls 03 & 04 Projects in the amount of \$1,670,084.69

**6. PUBLIC HEARINGS:**

- A. **BOA CASE NO. 2024-01- 314 6<sup>th</sup> Avenue.**  
**CONSIDERING** a variance request from Sec.110-131(1) f.2 (i) of the Code of Ordinance requesting an additional 3.34-foot incursion into the required 25 feet rear yard setback, resulting in a total setback of 21.66 feet for the enclosed

stairway.

7. **OTHER LEGISLATIVE MATTERS:** None.
  8. **WORK SESSION:** None.
  9. **OTHER BUSINESS:** None.
  10. **ADJOURNMENT.**
- 

APPEALS: Any person who decides to appeal any decision made, with respect to any matter considered at such hearing, will need a record of the proceedings and, for such purposes, 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, per s. 286.0105, F.S. Verbatim transcripts are not furnished by the City of Indian Rocks Beach, and should one be desired, arrangements should be made in advance by the interested party (i.e., Court Reporter).

In accordance with the Americans with Disability Act and s. 286.26, F.S., any person with a disability requiring reasonable accommodation to participate in this meeting should contact the City Clerk's Office with your request, telephone 727/595-2517 [lkornijtschuk@irbcity.com](mailto:lkornijtschuk@irbcity.com), no later than FIVE (5) days before the proceeding for assistance.

POSTED: MARCH 11, 2024.

**NEXT REGULAR CITY COMMISSION MEETING  
TUESDAY, APRIL 9, 2024 @ 6:00 P.M.**

**Indian Rocks Beach Municipal Election.**

The City of Indian Rocks Beach Municipal Election to fill (2) City Commission Seats will be held on **Tuesday, March 19, 2024**, in the Civic Auditorium, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida, from 7:00 a.m. until 7:00 p.m.

**Swearing-in Ceremony and Reception for Mayor-Commissioner Kennedy.**

The City of Indian Rocks Beach incoming City Commission will be sworn in during a public ceremony, on **Thursday, March 28, 2024, at 6:00 p.m.** The swearing-in ceremony will take place in the Civic Auditorium - 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida.

Following the swearing-in ceremony, a reception will be held for Mayor-Commissioner Joanne "Cookie" Kennedy.

Please join us on March 28, 2024, as we honor Mayor-Commissioner Joanne "Cookie" Kennedy for years of dedicated service to the City of Indian Rocks Beach, as a city commissioner, board member, friend, environmentalist, and best of all, Mayor-Commissioner.

**AGENDA ITEM NO. 1A**

**REPORT OF**  
**Pinellas County Sheriff's Office**

**AGENDA ITEM NO. 1B**

**REPORT OF  
Pinellas Suncoast Fire & Rescue District**

**AGENDA ITEM NO. 2**

**PUBLIC COMMENTS**

**AGENDA ITEM NO. 3A**  
**REPORTS OF City Attorney**

**AGENDA ITEM NO. 3B**  
**REPORTS OF City Manager**



## **City Managers Report – March 2024**

Brently Gregg Mims

- Monthly vacation rental / code violation report attached.
- The Administrative Team has begun preliminary work on the 2024-25 Budget and update to Capital Improvement Plan. The process will follow the budget calendar previously approved by the City Commission.
- The new City Website development is moving along. We anticipate the new City Website to be live by early summer.
- Team members are working with Forward Pinellas to gather information on a possible amendment to the Land Development Code that provides additional processes for the City Commission to consider mixed-use developments on appropriately zoned smaller parcels. Any changes to the LDC will require review by P & Z and approval by the City Commission.

### **Events**

IRB City Elections – Tuesday, March 19, 2024

IRB Easter Egg Hunt – March 23, 2024 – 9-12 – Kolb Park

Rotary Pancake Breakfast – March 23, 2024- 7:30 AM

Calvary Church

Memorandum

TO: City Manager – Gregg Mims  
From: Code Enforcement & Finance Departments  
Date: 03/05/2024  
Re: Vacation Rental Registration Numbers , Code Violations , Parking  
Tickets , Fines , Court & Magistrate Hearings

327 Vacation Rental Registrations processed thru Finance Dept (to date)  
4 Vacation Rental Registrations pending in Finance Department  
299 VR inspections completed by Code Enforcement (to date)  
51 VR inspections pending scheduling in Code Enforcement  
25 VR inspections currently scheduled in Code Enforcement

22 Parking Violation Tickets Issued  
73 Code Violation Letters Sent  
6 Fines / Notice to Appear – Circuit Court  
1 Notice to Appear – Magistrate Court  
2 Courtesy Letters sent

FINANCE DEPT  
Dan Carpenter

CODE ENFORCEMENT  
Mike Kelley

**AGENDA ITEM NO. 3C**

**REPORTS OF City Commission**

**AGENDA ITEM NO. 4**  
**ADDITIONS/DELETIONS**

**AGENDA ITEM NO. 5A**

**CONSENT AGENDA**

**APPROVAL OF the  
February 13, 2024  
City Commission Meeting Minutes.**

## MINUTES

**CITY OF INDIAN ROCKS BEACH  
CITY COMMISSION MEETING  
TUESDAY, FEBRUARY 13, 2024- 6:00 PM  
1507 BAY PALM BOULEVARD INDIAN ROCKS BEACH, FL 33785**

Mayor-Commissioner Kennedy called the meeting to order at 6:01 p.m., followed by the Pledge of Allegiance and a moment of silence.

City Clerk, Lorin Kornijtschuk, swore in the newly appointed City Commissioner, John Bigelow.

**MEMBERS PRESENT:** Mayor-Commissioner Joanne Kennedy, Vice-Mayor Commissioner Jude Bond, Commissioner Denise Houseberg, Commissioner Janet Wilson and Commissioner John Bigelow.

**OTHERS PRESENT:** City Attorney Randy Mora, City Manager Gregg Mims, Finance Director Dan Carpenter, Public Works Director Dean Scharmen, City Clerk Lorin Kornijtschuk and Finance/HR Specialist Elizabeth Atkinson.

For continuity, items are listed in agenda order, although not necessarily discussed in that order.

**1 A. REPORT OF Pinellas County Sheriff's Office.**

A PCSO representative reviewed the monthly report.

**1 B. REPORT OF Pinellas Suncoast Fire & Rescue District.**

A Pinellas Suncoast Fire & Rescue District representative reviewed the fire district's monthly report.

**1 C. RECOGNITION OF Father Robert "Bob" Wagenseil.**

Mayor-Commissioner Kennedy presented Father Robert "Bob" Wagenseil with a recognition plaque.

**PRESENTATION BY Women's Tea.**

Cecily Benga, the host of the IRB Women's Tea presented a check to the following organizations: The Beach Community Food Pantry and Mental Health for Healers/ First Responders.

**2. PUBLIC COMMENTS.**

Oliver Kugler, 19111 Vista Bay Drive, Indian Shores, stated he is the new Community Relations Manager of Visit St. Pete – Clearwater. He thanked the Commission and staff for the IRB Boat Parade and the holiday lights on Gulf Boulevard.

Adrienne Dausen, 2008 Gulf Boulevard #3, stated her and other homes on the 20<sup>th</sup> Avenue block had no Duke or Spectrum service due to a line being spliced. She stated she has had to make calls to the City regarding squatters and vagrants at 2004 Gulf Boulevard and recently the roof has collapsed.

Don House, 2104 Beach Trail, stated he read Mayor-Commissioner Kennedys reason for recusing herself from a portion of the November 2023 City Commission Meeting. He stated he still had questions.

John Phanstiel, 448 Harbor Drive South, stated it is wonderful that the Police and Fire Departments give their monthly reports but more important is how many residents are we losing each month.

Mayor-Commissioner Kennedy closed the Public Comment.

### **3 A. REPORT OF the City Attorney.**

City Attorney Mora stated the City short-term rental litigation has been administratively stayed while the parties explore alternative solutions outside of litigation. In addition to the short-term litigations the City has a couple of personal injury suits that are being handled by the City's insurance defense council.

City Attorney Mora provided an update to Senate Bills 280, 1537 and 609. He also stated that another bill was proposed to commission a study to see how local government could be funded if ad valorem taxes were eliminated.

Mayor-Commissioner Kennedy asked is there a bill dealing with local government and counties to do a streamline for 15 days on building departments.

City Attorney Mora replied there is proposed legislation attempting to streamline permitting process. However, some of those provisions become less relevant for communities that are in the floodplain.

### **3 B. REPORT OF the City Manager.**

City Manager Mims recognized team member Elizabeth Atkinson, Finance/HR Specialist, and her 17 years of service with the City.

City Manager Mims stated the speed sign on Harbor Drive is in the process of being replaced and another piece of adaptive playground equipment has been installed in Kolb Park.

City Manager Mims stated the Special Magistrate program is working well. The City has achieved compliance with illegal conversion of ground floor areas in residential housing. Also, there is a judgement on a vacant commercial property that is still pending before the magistrate that has resulted in a 6-figure penalty. The property owner has taken steps to reopen the station. He stated the overwhelming majority of people that have code issues comply with the request from the city, it is a small percentage that do not, that is the benefit of the Special Magistrate Program.

### **3 C. REPORT OF the City Commission.**

**Commissioner Wilson** thanked the Pinellas County Sheriffs Office for assisting her with an incident she recently had.

**Commissioner Houseberg** stated it was a wonderful farewell tea for Mayor-Commissioner Kennedy.

**Commissioner Bigelow** stated he made it through his second Commission Meeting and is looking forward to serving.

**Mayor-Commissioner Kennedy** stated Winterfest will be on Saturday, February 17, 2024.

4. **ADDITIONS/DELETIONS.** None.

5. **CONSENT AGENDA:**

- A. **APPROVAL OF** the Amended November 14, 2023 City Commission Meeting Minutes.
- B. **APPROVAL OF** the January 11, 2024 Special City Commission Meeting Minutes.
- C. **APPROVAL OF** the January 11, 2024 City Commission Meeting Minutes.
- D. **APPROVAL OF** the dates for the City Commission Budget Workshops and Public Hearings for the Fiscal 2024/2025 Operating Budget and Capital Improvements Budget.
- E. **RECEIVE/FILE** December 2023 Year-To-Date First Quarter Financials.
- F. **AUTHORIZING** the City Manager to dispose of surplus property/equipment which has become unnecessary or unfit for the City's use.

City Attorney Mora read the Consent Agenda, consisting of Agenda Item 5 A through 5 F, by title only.

**MOTION was made by Commissioner Houseberg and seconded by Commissioner Wilson to approve the Consent Agenda, consisting of Agenda item nos. 5 A through 5 F. The Motion carried unanimously.**

6. **PUBLIC HEARINGS:**

- A. **RESOLUTION NO. 2024-01-** A resolution of the City of Indian Rocks Beach, Florida, relating to lot mowing or clearing, providing for approval and endorsement of all assessments as finally fixed and adjusted. 2004 Gulf Boulevard, Indian Rocks Beach, FL. 33785.

[Beginning of Staff Report]

The City's Code requires property owners to trim vegetation on their property and otherwise keep the premises clean and free of debris, trash, and other noxious matter.<sup>1</sup> If a property owner fails to maintain the property in such a fashion, the City may take steps to abate the property and charge the owner an assessment commensurate with the cost to the City to do so.<sup>2</sup>

Once the City completes the work in connection with the abatement of the property and upon proper notice to the necessary parties, "the city commission will meet to hear and determine any



objections or defenses that may be filed in writing to the assessment of the amount thereof.”<sup>3</sup> After the hearing is held, “the city commission shall by resolution approve and endorse all assessments as finally fixed and adjusted at [a public hearing]. Such assessment shall, from the date of such confirmation, constitute a lien on the respective lot or parcels of land or other real property upon which they are levied... All persons who fail to object in writing to the proposed assessment in the matter provided in this article shall be deemed to have consented to and approved the assessment.”<sup>4</sup>

Attached to this Memorandum is Resolution 2024-01 and corresponding Exhibit A, 2004 Gulf Boulevard, Indian Rocks Beach, Fl. 33785 – the Assessment List for Lot Mowing. The property owner or agent listed on the Assessment for Lot Mowing has failed to maintain the property per the City’s Code and has caused the City to abate the property and assess the listed costs for doing so. The City has been in contact with Thelma Smith, regarding the status of the property. Ms. Smith has failed to maintain the property as required, and the City now seeks to recover its costs.

Staff recommends the Commission approve Resolution 2024-01.

[End of Staff Report]

City Attorney Mora read Resolution No. 2024-01 by title only. City Manager Mims stated the property is not occupied and has been an issue for a long time. The Commission previously approved a lien when the City demolished the free-standing dilapidated garage. Ongoing efforts by the City and private companies were used to maintain the property. The property was noticed in accordance with the City Code. The property owner received notice by registered mail and regular mail, no responses were received. Exhibit A shows an accrued passed due fees for cleanup and maintenance totaling \$4,266.02.

Vice-Mayor Commissioner Bond asked what the end goal is. City Manager Mims responded to have the property owner maintain their property.

Mayor-Commissioner Kennedy opened the public hearing.

Adrienne Dauses, 2008 Gulf Boulevard #3, stated 2004 Gulf Boulevard is uninhabitable, the roof has collapsed and there have been squatters’ multiple times. Someone tried to splice the lines to the electrical grid on 20<sup>th</sup> Avenue to attempt to get power to this abandoned house.

Mayor-Commissioner Kennedy closed the public hearing.

**MOTION was made by Commissioner Wilson and seconded by Commissioner Houseberg to approve Resolution No. 2024-01, A Resolution of the City of Indian Rocks Beach, Florida, relating to lot mowing or clearing, providing for approval and endorsement of all assessments as finally fixed and adjusted. The Motion carried unanimously.**

Commissioner Wilson stated the City needs to place pressure so there is something done about this property.

Commissioner Houseberg stated it is terrible when you have squatters in the house.

Vice-Mayor Commissioner Bond asked if these costs were retroactive or if these costs were moving forward.

City Manager Mims responded these are expenses that we have already incurred. We would have to come back to the commission with any other costs.

Commissioner Bigelow stated he would not want something like that next to his house.

City Manager Mims stated on behalf of the people that work for the City if we were not taking care of the situation this would not be an agenda item.

Mayor-Commissioner Kennedy stated as long as she has been elected, she knows of only one other property that was such a mess.

**Roll Call Vote:**

**AYES: Bigelow, Bond, Houseberg, Kenney, Wilson**

**NAYS: None**

**7. OTHER LEGISLATIVE MATTERS. None.**

Mayor-Commissioner Kennedy stated she has been named the Chair of the Barrier Islands Governmental Council, due to a resignation. The next meeting will be held at Madeira Beach City Hall on Wednesday, February 28, 2024 at 9:00 AM.

**8. WORK SESSION ITEMS. None.**

**9. OTHER BUSINESS. None.**

**10. ADJOURNMENT. None**

**Motion was made by Commissioner Houseberg and seconded by Commissioner Wilson to adjourn at 6:56 p.m. Unanimous approval by acclamation.**

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Joanne Moston Kennedy, Mayor-Commissioner

Attest: \_\_\_\_\_  
Lorin A. Kornijtschuk, City Clerk

**AGENDA ITEM NO. 5B**

**CONSENT AGENDA**

**APPROVAL OF  
Rescheduling June 11, 2024  
Regular City Commission Meeting to  
June 18, 2024 at 6:00 p.m.**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** March 12, 2024 **AGENDA ITEM: 5B**

**ORIGINATED BY:** Lorin A. Kornijtschuk, City Clerk 

**AUTHORIZED BY:** Brently Gregg Mims, City Manager 

**SUBJECT:** Reschedule June 11, 2024 Regular City Commission Meeting to June 18, 2024, 6:00 p.m.

---

At the request of Elect-Mayor-Commissioner Houseberg, reschedule the June 11, 2024 Regular City Commission Meeting to June 18, 2024, 6:00 p.m. There are no scheduling conflicts with the City Calendar.


**Staff recommends that the City Commission approve rescheduling the June 11, 2024 Regular City Commission Meeting to June 18, 2024 at 6:00 p.m.**


**AGENDA ITEM NO. 5C  
CONSENT AGENDA**

**APPROVAL OF the  
Process to Fill Vacant Commission Seat.**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** March 12, 2024 **AGENDA ITEM: 5C**

**ORIGINATED BY:** Lorin A. Kornijtschuk, City Clerk 

**AUTHORIZED BY:** Brently Gregg Mims, City Manager 

**SUBJECT:** **Process to appoint an elector to fill the upcoming vacant City Commission seat.**

---

**Background:**

Effective March 19, 2024 Commissioner Houseberg Commissioner seat will be vacated as she moves into the Mayor-Commissioner seat.

The City Commission may fill the vacancy for the City Commission seat.

If an individual is appointed to the city Commission seat to fill the vacancy, the individual will serve for the remainder of the unexpired term, which will end in March 2025.

*Section 2.2(d)(3) of the Indian Rocks Beach Charter states: "Filling of vacancies. If, more than forty-five (45) days remains of the unexpired term at the time the vacancy occurs, the commission by majority vote shall appoint a qualified person to fill the vacancy until the next regular election."*

**If the Commission approves the process the timeline would be:**

Applications will be accepted at City Hall from 8:00 a.m. March 22, 2024 until 4:00 p.m. April 5, 2024.

A Special City Commission Meeting will be held on April 9, 2024, 4:00 p.m. where the Commission will interview and select an applicant to fill the vacancy.

At the April 9, 2024, 6:00 p.m. Regular City Commission Meeting the newly appointed Commissioner will be given an Oath of Office and will take their seat on the City Commission, and will take part in all discussions and voting on the issues before the City Commission Meeting.

**Your Administrative Team recommends that the City Commission utilize the same process to fill Commissioner Houseberg seat as utilized in previous appointments and as described in this memorandum.**

**AGENDA ITEM NO. 5E  
CONSENT AGENDA**

**Authorizing the City Manager to award portions of Bid Number I.R.B.P.W.D. 2024-1 and enter into a contract with Harris-McBurney Company for the Outfalls 03 & 04 Projects in the amount of \$1,670,084.69**

**INDIAN ROCKS BEACH CITY COMMISSION  
AGENDA MEMORANDUM**

**MEETING OF:** March 12, 2024 **AGENDA ITEM:** 5E

**ORIGINATED BY:** Dean A. Scharmen, Public Works Director  
Dan Carpenter, Finance Director

**AUTHORIZED BY:** Brently Gregg Mims, City Manager

**SUBJECT:** Authorizing the City Manager to award Bid Number I.R.B.P.W.D. 2024-1 and enter into a contract with Harris-McBurney Company for the Outfalls 03 & 04 Projects in the amount of \$1,670,084.69

**BACKGROUND:**

On January 31, 2024 and February 14, 2024, the staff issued a request for bids for the City of Indian Rocks Beach – Bid Number I.R.B.P.W.D. 2024-1 – Outfalls 02, 03 & 04 Projects.

**ANALYSIS:**

On February 28, 2024 at 2:00 P.M. in the Auditorium, the Bids were opened with the following tabulations:

<u>BIDDER NAME</u>	<u>ADDRESS</u>	<u>PRICE</u>
Harris Mc-Burney	2120 N. US HWY 301 Tampa, FL 33619	\$2,071,980.96
Harbor Contracting, LLC	175 Irwin Street West Safety Harbor, FL 34695	\$2,718,950.00

After a review and examination of the subject Bids, staff and the City’s consulting engineer CivilSurv Design Group are seeking the City Commission’s consideration in authorizing the City Manager to award portions of Bid Number I.R.B.P.W.D. 2024-1 and enter into a contract with Harris McBurney Company for the Outfalls 03 & 04 Projects in the amount of \$1,670,084.69

**FISCAL IMPACT:**

Within the 5 Year Capital Improvement Program Budget, the City has appropriated funding for Stormwater Reconstruction.



The Project expenditures are as follows:

Design/Bid/CEI	= \$ 131,840.00
SWFWMD Permitting	= \$ 100.00
Bid Advertisement	= \$ 185.60
Construction	= <u>\$1,670,084.69</u>
<b>Total</b>	<b>= \$ 1,802,210.29</b>

**The City has obtained funding through the American Rescue Plan Act State and Local Fiscal Recovery Funds which will provide funding for this project.**

These Projects represent Project 03 and Project 04 of the City of Indian Rocks Beach Stormwater Master Plan.

**MOTION:**

To authorize the authorizing the City Manager to award portions of Bid Number I.R.B.P.W.D. 2024-1 and enter into a contract with Harris McBurney Company for the Outfalls 03 & 04 Projects in the amount of \$1,670,084.69

March 6, 2024



Mr. Dean A. Scharmen  
Public Works Director  
City of Indian Rocks Beach  
1507 Bay Palm Boulevard  
Indian Rocks Beach, FL 33785  
[dscharmen@irbcity.com](mailto:dscharmen@irbcity.com)

**RE: Recommendation of Award**  
**I.R.B.P.W.D. - 2024-1, Outfalls 2, 3 & 4 Projects**  
**CivilSurv Project No.: 007-001061**

Mr. Scharmen:

The following is a summary of the technical evaluations of the bids received for the Outfalls 2, 3 & 4 Projects. Two bids were received and are summarized as follows:

- Harris-McBurney Company: \$2,071,980.96
- Harbor Contracting, LLC: \$2,718,950.00

The unit costs for each bid were multiplied by the corresponding bid quantities to verify the calculated totals match the overall bids. No discrepancies were found.

Qualification requirements are summarized as follows:

- Bidder shall be a State of Florida licensed General Contractor or Underground Utility Contractor with experience in underground construction of similar nature.
  - Harris-McBurney Company:
    - Qualification satisfied. Harris-McBurney Company holds a General Contractor License and a Utility & Excavation Contractor License.
  - Harbor Contracting, LLC:
    - Qualification satisfied. Harbor Contracting, LLC holds a General Contractor License and a Utility & Excavation Contractor License.
- Bidder must provide three references.
  - Harris-McBurney Company:
    - Qualification satisfied. Four references were included with the bid. The references were contacted and are summarized below.

[www.CivilSurv.com](http://www.CivilSurv.com)  
Small Business Enterprise



- Jamison Tondreault, PE – Kimley-Horn and Associates, Inc.  
Jamison confirmed he was familiar with Harris-McBurney from a water/wastewater utility project completed for the City of Lake Wales. Jamison spoke positively of his experience with Harris-McBurney.
  - Troy Tinch, Utilities Director – City of Temple Terrace  
Troy confirmed he was familiar with Harris-McBurney from 2 potable water main projects performed for the City. Both projects were approximately 3,000-feet to 4,000-feet of water main, one recently completed and the other near completion. Troy indicated there were change orders on the project but those were the result of additional scope requested by the City.
  - Joseph Satyshur, Civil PM – Benderson Development  
Joseph confirmed he was familiar with Harris-McBurney and has worked with them for approximately 2 years. He indicated they have improved in his time working with them but still have room for improvement with project management and scheduling.
  - Jeff Streitmatter, III, PE, Division Manager – Manatee County  
Jeff was out of the office and unavailable to respond directly to our inquiry. Anthony Russo, PE, Senior Project Manager with Manatee County Public Works responded and indicated that the project manager who oversaw 3 projects completed by Harris-McBurney is no longer a County employee. However, Anthony was able to review the County's contractor ratings and informed us that Harris-McBurney received a rating of "satisfactory" or better in all evaluation categories.
- Harbor Contracting, LLC:
    - Qualification satisfied. Three references were included with the bid.
- Bidder must visit the site of the proposed work.
    - Harris-McBurney Company:
      - Qualification unable to be confirmed. The question from the Questionnaire about personally inspecting the site was not directly answered. However, anticipated issues and proposed solutions were provided.
    - Harbor Contracting, LLC:
      - Qualification satisfied. Site visit was acknowledged on the Questionnaire.
  - Bidder must provide the required bid attachments (Bid Form, Bid Schedule, Trench Safety Act Acknowledgement, Public Entity Crimes Statement, Questionnaire for Prime and all Subcontractors, and Bid Security).
    - Harris-McBurney Company:
      - Qualification satisfied with the exception of Subcontractor Questionnaires.
      - It was noted that an arborist subcontractor, but not a landscaping subcontractor, was identified.
    - Harbor Contracting, LLC:
      - Qualification satisfied with the exception of Subcontractor Questionnaires.

The apparent low bidder is Harris-McBurney Company. The apparent second low bidder is Harbor Contracting, LLC.

The engineer's opinion of probable construction costs (EOPCC) was based on a single project consisting of all 3 outfall areas and totaled \$1,859,390, including a 10% contingency factor. During the bid phase, the format of the bid was adjusted through an addendum where each project was to be bid independent of the others. This method allows the City the flexibility to award any combination of the work associated with the 3 outfalls, but likely increased some unit prices due to the small quantities. The total bid from Harris-McBurney was higher than the EOPCC, but within an expected range considering the scale of the individual project areas.

Based on the information provided, it is recommended that the low bidder, Harris-McBurney Company is the successful bidder with Harbor Contracting, LLC being the next to contact if negotiations cannot be made with the low bidder.

It is understood the City's available budget for the project is less than \$2 million. The Bid Addendum clarified to the Bidders that the City may choose to move forward with any combination of the Base Bid, Bid Alternate 1 and / or Bid Alternate 2. The bid sub-totals from the Harris-McBurney bid for the Base Bid, Bid Alternate 1 and Bid Alternate 2 are summarized as follows.

- Base Bid (Outfall 02): \$401,896.27
- Bid Alternate 1 (Outfall 03): \$492,813.40
- Bid Alternate 2 (Outfall 04): \$1,177,271.29

Given the City's available budget for the project, proceeding with Bid Alternate 1 (Outfall 03) and Bid Alternate 2 (Outfall 04), with the exclusion of the Base Bid (Outfall 02), is an option available to the City. This option would result in a total contract value of \$1,670,084.69.

For any questions or comments regarding this letter, please do not hesitate to contact our office at (863) 646-4771.

Sincerely,

**CIVILSURV DESIGN GROUP, INC.**



Mark J. Frederick, PE, CFM, ENV SP, PMP  
Vice President of Civil Engineering



Administrative  
727/595-2517

Library  
727/596-1822

Public Works  
727/595-6889

WEDNESDAY, FEBRUARY 28, 2024  
2:00 P.M.

PUBLIC WORKS DEPARTMENT  
1507 BAY PALM BOULEVARD  
INDIAN ROCKS BEACH, FL 33785

### MINUTES

REQUEST FOR BIDS:

**CITY OF INDIAN ROCKS BEACH  
BID # I.R.B.P.W.D. – 2024-1  
OUTFALLS 02, 03 & 04**

Sealed bids for the *City of Indian Rocks Beach — Bid # I.R.B.P.W.D. – 2024-1* were opened at 2:00 P.M., on Wednesday, February 28, 2024.

**PRESENT:** Dean A. Scharmen, IRB Public Works Director  
Colleen Olson, Administrative Assistant, IRB Public Works Department  
Mark J. Frederick, PE, CivilSurv Design Group, Inc.

Sealed bids were opened, read aloud and tabulated by Dean A. Scharmen, IRB Public Works Director.

A copy of that tabulation is attached hereto and made a part of this report.

The bid opening concluded at 2:05 P.M.

---

Dean A. Scharmen  
Public Works Director

Attachment (1)

cc File

**CITY OF INDIAN ROCKS BEACH  
 BID TABULATION SHEET  
 BID # I.R.B.P.W.D. -- 2023-01**

**PROJECT:** City of Indian Rocks Beach -- Outfalls 02, 03 & 04

**DATE:** February 28, 2024

**TIME:** 2:00 PM

**DATE(S) ADVERTISED:** January 31, 2024 & February 14, 2024

**DEPARTMENT:** Public Works

**PLACE:** IRB Conference Room

**PUBLICATION:** Tampa Bay Times

**EXP A/C #:** 101-539-100-063-700

BIDDER'S NAME & ADDRESS	TOTAL BID	5% of TOTAL BID	
		Bid Bond	Certified Check
Harris-McBurney Company, 2120 N US HWY 301, Tampa, FL 33619	\$2,071,980.96	X	
Harbor Contracting, LLC, 175 Irwin Street W., Safety Harbor, FL 34695	\$2,718,950.00	X	

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time.  
 All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

**AGENDA ITEM NO. 6 A**

**PUBLIC HEARINGS**

**Board of Adjustment Case No. 2024-01  
314- 6<sup>th</sup> Avenue**

**INDIAN ROCKS CITY COMMISSION STAFF REPORT**

**MEETING OF:** March 12, 2024

**AGENDA Item:** 6A

**ORIGINATED BY:** Hetty C. Harmon, AICP, City Planner

**AUTHORIZED BY:** Brently Gregg Mims, City Manager 

**BOARD OF ADJUSTMENTS AND APPEALS:** The board of Adjustments and Appeals recommended approval to the City Commission by a vote of 3-2.

**SUBJECT: BOA CASE NO. 2024-01 – 314 6<sup>th</sup> Avenue**

Variance request from Sec.110-131(1) f.2 (i) of the Code of Ordinances, requesting an additional 3.34 foot incursion into the required 25 feet rear yard setback, resulting in a total setback of 21.66 feet for the enclosed stairway for property located at 314 6<sup>th</sup> Avenue, Indian Rocks Beach, Florida, and legally described as Lot 8, Tract B, Haven Beach Replat, according to the plat thereof, recorded in Plat Book 36, Page 34, of the Public Records of Pinellas County, Florida

Parcel # 12-30-14-37800-000-0080

---

**OWNER** James and Mary Savenella  
**LOCATION of PROPERTY:** 314 6<sup>th</sup> Ave  
**ZONING:** S- Single- Family Residential

Direction	Existing Use	Zoning Category
North	Intracoastal	N/A
East	Residential	S
South	Residential	S
West	Residential	S

**BACKGROUND:**

The applicant is requesting a variance from Sec.110-131(1) f.2 (i) of the Code of Ordinances of 3.34 ft into the 25 ft rear yard setback to allow for the constructed enclosure underneath the stairs in the rear yard. Section 110-245 (c) - **Structures extending over setback lines** allows open stairways to encroach into the rear yard setback not more than 10 ft, but not for enclosed stairways.

During the City's initial review the owner asked if they could move the stairs into the rear yard setback and they were sent a copy of Section 110-245 (c) of the Land Development Code, governing the setback requirements for open stairways. The original plans the property owner submitted for City approval showed the stairs within the building envelope, without an encroachment into the rear setback.



During the Pinellas County Building department review process, the property owner submitted revised plans showing the stairs encroaching into the rear yard setback. Pinellas County, in its capacity as the City's building department, reviewed and approved the revised plans including the rear yard incursion of the enclosed stairwell. The City was not independently aware of this revision. The property owner constructed the building in conformity with the plans approved by the County, including the stairway's rear yard encroachment. After completing construction of the foundation and first floor of the structure, including the enclosed stairwell, the property owner submitted a tie-in survey to the Pinellas County Building department as part of the ordinary construction review process. A separate official within the County reviewed the tie-in survey and forwarded the plans to the City with specific attention to the stairs' encroachment. Given that the residential structure was well under construction and the stairs were enclosed underneath as an integral part of the structure, pursuant to reviewed and approved plans, the City's planning official approved the tie-in survey.

The property owner now seeks this variance to resolve the disparity between the City's code and the approved construction.

**Sec. 2-152. - Variances.**

(a) *Generally; criteria for granting variances from the terms of subpart B.*

(1) The board of adjustments and appeals shall make recommendations on and the city commission shall decide variance applications will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of subpart B will result in unnecessary and undue hardship. In order to recommend or decide any variance from the terms of subpart B, the board or the city commission shall consider each of the following.

a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

*There are no special conditions that are peculiar to the land.*

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

*The applicant did not create any special conditions or circumstances.*

c. Granting the variance will not confer on the applicant any special privilege that is denied by subpart B to other lands, structures or buildings in the same zoning district.

*Granting the variance would confer special privileges to the applicant.*

d. Literal interpretation of the provisions of subpart B would deprive other properties in the same zoning district under the terms of subpart B and would work unnecessary and undue hardship upon the applicant.

*The approval of this variance request would not deprive other owners of use and enjoyment of their properties.*

e. The variance granted is the minimum variance that will make possible the reasonable use of the land, structure or building; and

*This is the minimum variance to allow the stairs in the rear yard.*

f. The granting of the variance will be in harmony with the general intent and purpose of subpart B, and such variance will not be injurious to the area involved or be otherwise detrimental to the public welfare.

*Granting the variance will not be in harmony with the general intent and purpose of subpart B.*

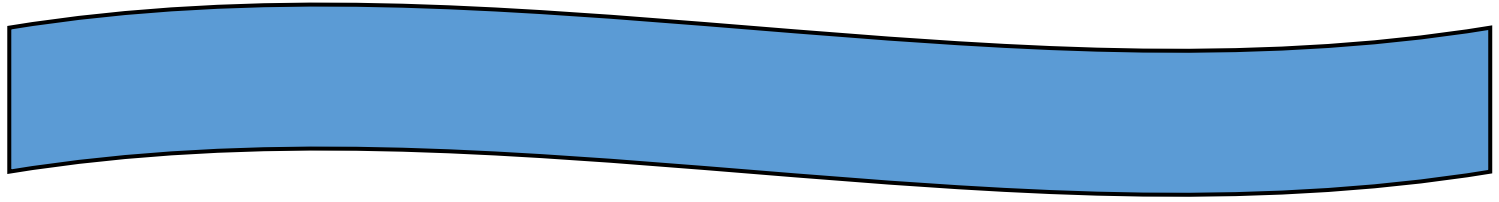
**NOTICE:** A public notice was mailed by first class mail to property owners within 150 feet in any direction of the subject property and posted on subject property on February 5, 2024 (Sec. 2-149 of the Code of Ordinances.)

**LEGAL NOTICE:** A legal notice was published in the February 28, 2024 -Edition, of the St. Pete Times Section of the Tampa Bay Times. For a public hearing that has been scheduled for March 12, 2024 for BOA Case No. 2024-01.

**CORRESPONDENCE:** Three letters of objections were received.

**MOTION:**

I move to recommend that the City Commission **APPROVE/DENY BOA CASE NO. 2024-01 – 314 6<sup>th</sup> Avenue’s** Variance request from Sec.110-131(1) f.2(i) of the Code of Ordinances, granting a variance of 3.34 feet into the required 25 feet rear yard setback, resulting in a total setback of 21.66 feet for the enclosed stairway in the rear of the property located at 314 6<sup>th</sup> Avenue, Indian Rocks Beach, Florida, and legally described as Lot 8, Tract B, Haven Beach Replat, according to the plat thereof, recorded in Plat Book 36, Page 34, of the Public Records of Pinellas County, Florida



314 6<sup>th</sup> Avenue  
BOA CASE NO. 2024-01



## **BOA CASE NO. 2024-01 – 314 6th Avenue**

Variance request from Sec.110-131(1) f.2 (i) of the Code of Ordinances, of 3.34 feet into the required 25 feet rear yard setback, resulting in a total setback of 21.66 feet for the enclosed stairway for property located at 314 6th Avenue, Indian Rocks Beach, Florida, and legally described as Lot 8, Tract B, Haven Beach Replat, according to the plat thereof, recorded in Plat Book 36, Page 34, of the Public Records of Pinellas County, Florida



**Sec.110-131(1) f.2 (i)**

f. Setback requirements. The following minimum setbacks shall apply in the S district:

2. Rear yard:

i. Waterfront lots: 25 feet for single-family and 20 feet for duplex measured from the center of the seawall.



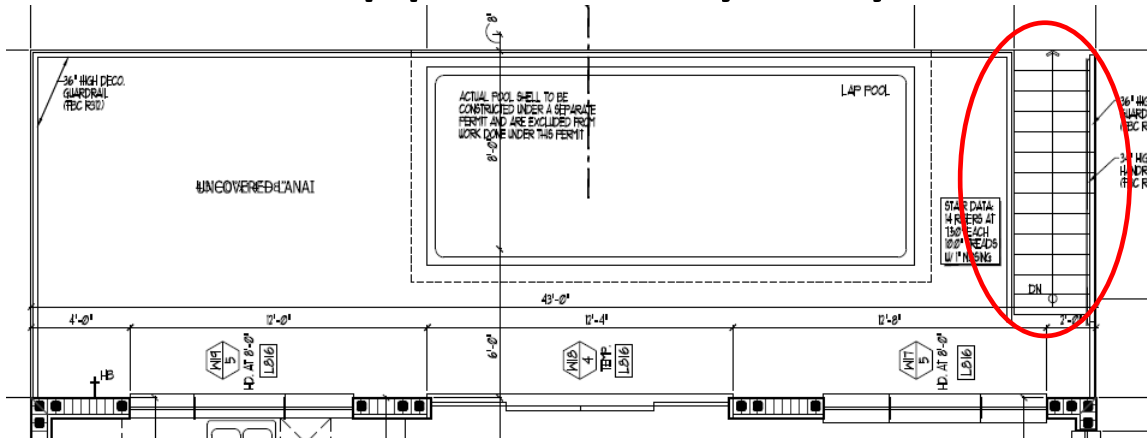
# 314 6<sup>th</sup> Avenue



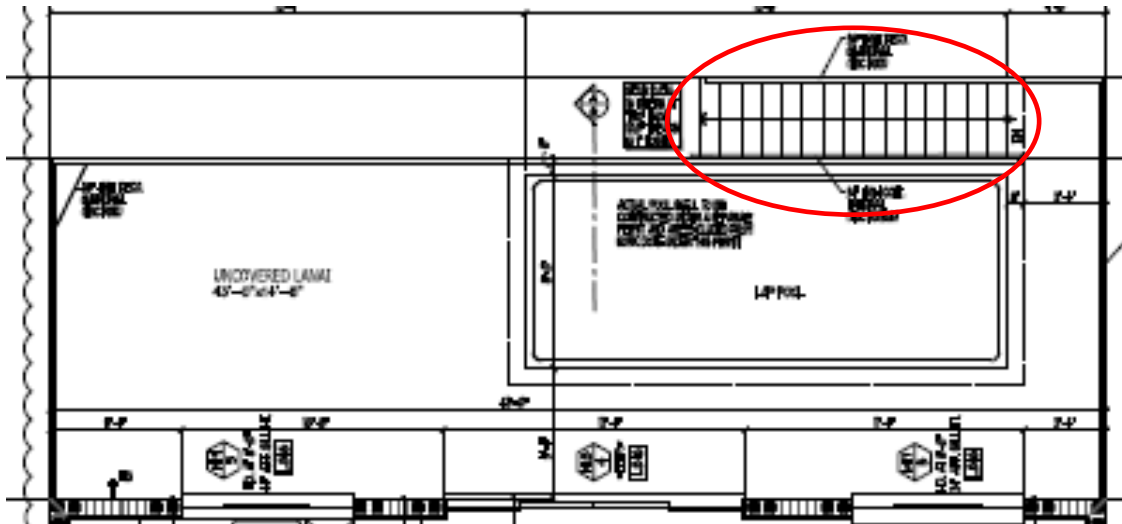
# 314 6<sup>th</sup> Avenue



# Approved by City

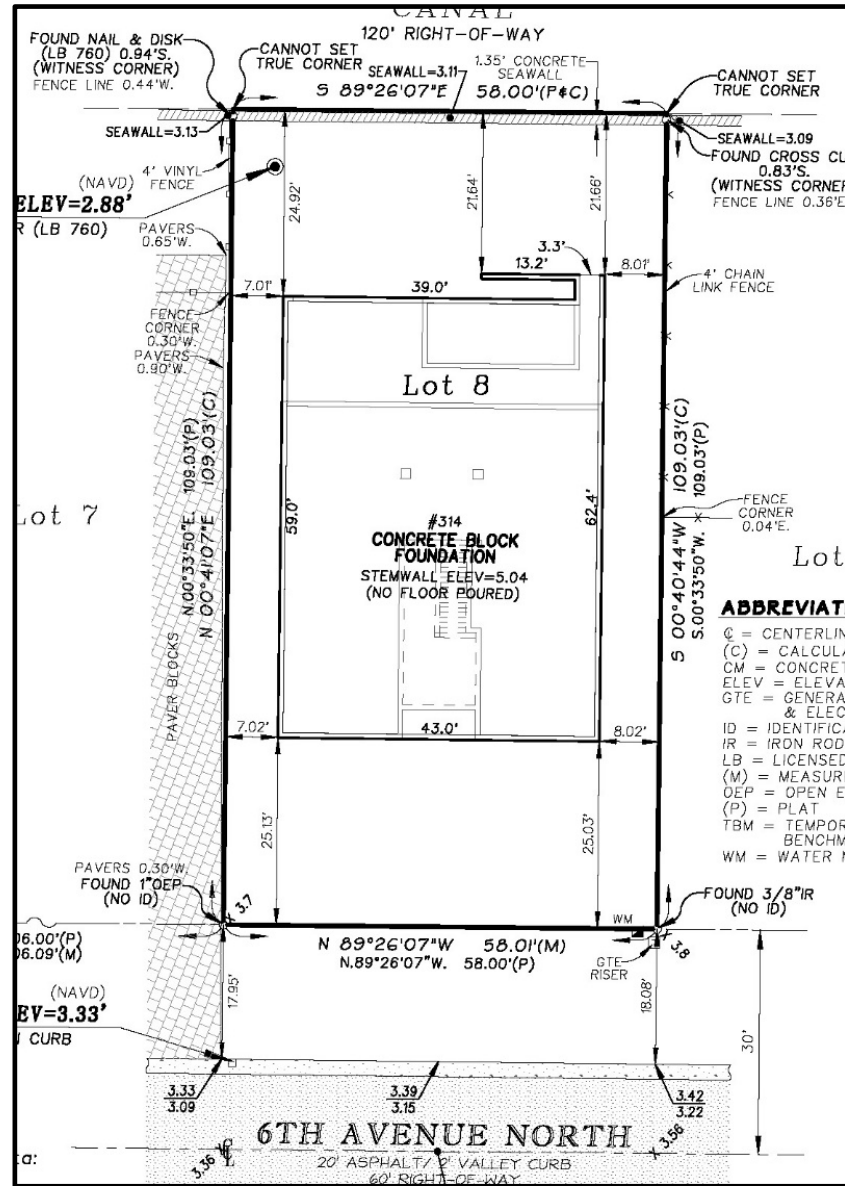


# Approved by County

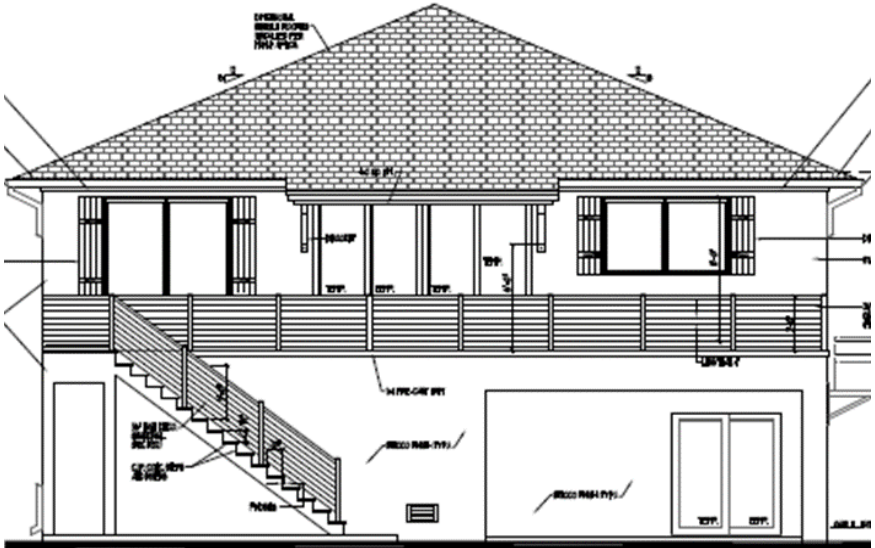




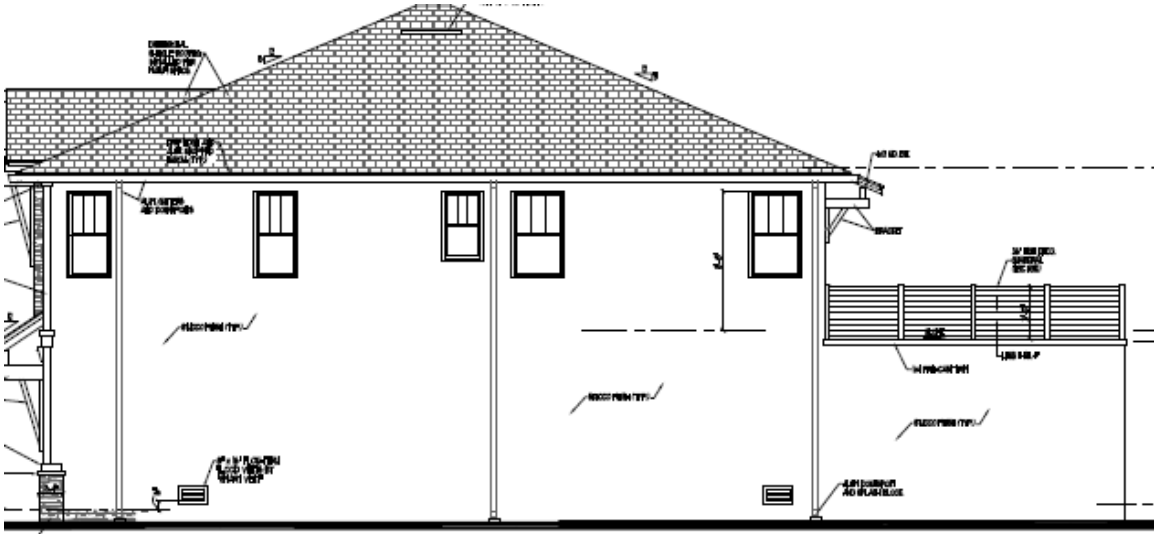
# Tie-in Survey



# Proposed Elevations



REAR ELEVATION



RIGHT ELEVATION

# 314 6<sup>th</sup> Avenue- Looking North



# 314 6<sup>th</sup> Avenue- Looking East



# 314 6<sup>th</sup> Avenue- Stairs



# 314 6<sup>th</sup> Avenue- Stairs



# 314 6<sup>th</sup> Avenue-West Neighbor



**APPLICATION FOR VARIANCE**

CITY OF INDIAN ROCKS BEACH PLANNING AND ZONING

Enquiries City Hall: 727.595.2517 or Hetty Harmon: 863.646.4771 x211 Email: hharmon@irbcity.com  
Address: 1507 Bay Palm Boulevard, Indian Rocks Beach, FL 33785

For Office Use Only

Application No.

Date Received

**APPLICANT**

Name:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

**AGENT/REPRESENTATIVE**

Name:

Company:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

**SITE DETAILS**

Address:

Parcel ID:

City:

Zip Code:

Legal Description:

Zoning:

Future Land Use:

Size:



**SITE DETAILS CONTINUED...**

Does applicant own any property contiguous to the subject property?  Yes  No

If yes, provide address and legal description:

Have previous applications been filed for this property?  Yes  No

If yes, describe:

Has a certificate of occupancy or completion been refused?  Yes  No

If yes, describe:

Does any other person have ownership or interest in the property?  Yes  No

If yes, is ownership or interest contingent or absolute:

Is there an existing contract for sale on the property?  Yes  No

If yes, list all parties on the contract:

Is contract conditional or absolute?  Conditional  Absolute

Are there options to purchase?  Yes  No

**VARIANCE REQUEST**

**Regulation**

**Required**

**Proposed**

**Total Requested**

Gulf-front setback (feet):

Bay-front setback (feet):

Alley setback (feet):

**VARIANCE REQUEST CONTINUED...**

<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Total Requested</b>
Rear-no alley setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Rear-north/south street (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Street-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side-one/both setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Minimum green space (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Habitable stories (#):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Minimum lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Building height (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Off-street parking (spaces):	<input type="text"/>	<input type="text"/>	<input type="text"/>
ISR (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
FAR (%):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Dock length (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Dock width (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Signage (#):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory structure (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory structure height (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text"/>

Other:

What is the proposed use of the property?

PRIVATE RESIDENCE

**HARDSHIP**

A variance is granted on the basis of evidence being presented that justifies an undue and unnecessary hardship upon the applicant; a hardship that prevents reasonable use of the property. The following criteria, set forth in Code Section 2-152, Variances, will be used to evaluate the request for variance in order to determine if a hardship is present and if the variance will impact the overall public welfare.

Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

*Structural Staircase, Block Structure  
Not easily removed or Modified*

Special conditions and circumstances do not result from the actions of the applicant:

*Structure approved thru  
Pinellas County Building's Dept.*

Granting this variance will not confer on the applicant any special privilege that is denied by the chapter to other lands, structures or buildings in the same zoning district:

*Building plans approved thru  
Planning + Zoning as well as Pinellas  
County*

The literal interpretation of the provisions of Subpart B, Code Sections 78 through 110, would deprive other properties in the same zoning district under the terms of Subpart B and would work unnecessary and undue hardship upon the applicant:

[Empty box for text]

**HARDSHIP CONTINUED...**

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

The granting of the variance will be in harmony with the general intent and purpose of Subpart B and such variance will not be injurious to the area involved or be otherwise detrimental to the public welfare:

I (we) believe the Board of Adjustment and Appeals and the City Commission should grant this application because:

**CERTIFICATION**

Date: 1/30/2024

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

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

I hereby grant authorization to any city official to inspect, as reasonable times, the site of the request.

James Savanella

Before me this date personally appeared:

Name: James Savanella

Signature: James Savanella

Personally known/Form of Identification \_\_\_\_\_

Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 30 Month: January, 20 24

Notary Public State of Florida at Large: Angel M Hargett

Notary Public Commission Expiration: 3/28/2026

State of Florida  
County: Pinellas



APPLICATIONS FILED BY CORPORATIONS MUST BEAR THE SEAL OF THE CORPORATION OVER THE SIGNATURE OF AN OFFICER AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION.



[Search](#) > [Account Summary](#) > Bill Details

## Real Estate Account #R130788

**Owner:** SAVANELLA, JAMES  
SAVANELLA, MARY

**Situs:** 314 6TH AVE  
INDIAN ROCKS BEACH

[Parcel details](#)  
[Property Appraisal](#)  
[Installments](#)



Get bills by email

## 2023 Installment Bill #3

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	PARCEL NUMBER	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2023 Installment Bill #3	12730 1437800 000 0080	-	TRM	\$0.00	PAID Print (PDF)
<b>Gross</b>	<b>Discount</b>				
\$2,116.33	\$63.49				
<b>If paid by:</b>	Dec 31, 2023				
<b>Please pay:</b>	\$2,052.84				

Combined Taxes and Assessments: \$7,836.76

The pay off for this installment plan is \$2,116.33. If you would like to pay this payoff amount online, please [contact the Tax Collector's office](#) and we will enable this functionality. You do not need to contact us if you are mailing in your payment.

## Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
GENERAL FUND	4.7398	\$403,479.00	\$0.00	\$403,479.00	\$1,912.41
HEALTH DEPARTMENT	0.0713	\$403,479.00	\$0.00	\$403,479.00	\$28.77
EMS	0.8418	\$403,479.00	\$0.00	\$403,479.00	\$339.65
PINELLAS SUNCOAST FIRE	0.6700	\$403,479.00	\$0.00	\$403,479.00	\$270.33
SCHOOL STATE LAW	3.1900	\$634,254.00	\$0.00	\$634,254.00	\$2,023.27
SCHOOL LOCAL BD	2.7450	\$634,254.00	\$0.00	\$634,254.00	\$1,742.93
INDIAN ROCKS BEACH	1.7300	\$403,479.00	\$0.00	\$403,479.00	\$698.02
SW FLA WTR MGMT	0.2043	\$403,479.00	\$0.00	\$403,479.00	\$82.43
PINELLAS COUNTY PLN CNCL	0.0210	\$403,479.00	\$0.00	\$403,479.00	\$8.17
JUVENILE WLFARE BOARD	0.8250	\$403,479.00	\$0.00	\$403,479.00	\$332.87
SUNCOAST TRANSIT AUTHORITY	0.7500	\$403,479.00	\$0.00	\$403,479.00	\$302.61
<b>Total Ad Valorem Taxes</b>	<b>15.7912</b>				<b>\$7,741.76</b>

## Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
PINELLAS SUNCOAST FIRE		\$95.00
<b>Total Non-Ad Valorem Assessments</b>		<b>\$95.00</b>

## Parcel Details

<b>Owner:</b>	SAVANELLA, JAMES SAVANELLA, MARY	<b>Account</b>	R130788	<b>Assessed value:</b>	\$403,479
<b>Situs:</b>	314 6TH AVE INDIAN ROCKS BEACH	<b>Parcel Number</b>	17/30, 14, 37300-000, 0080	<b>School assessed value:</b>	\$634,254
		<b>Millage code</b>	IRB - INDIAN ROCKS BCH		
		<b>Millage rate</b>	15.7912		

### 2023 TAX AMOUNTS

<b>Ad valorem:</b>	\$7,741.76
<b>Non-ad valorem:</b>	\$95.00
<b>Total Discountable:</b>	\$7,836.76
<b>Total tax:</b>	\$7,836.76

### LEGAL DESCRIPTION

HAVEN BEACH, TRACT B REP LOT 3

### LOCATION

#### Property class:

**Range:** 14

**Township:** 30

**Section:** 12

**Neighborhood:** HAVLN BEACH  
TRACT B, REP

**Block:** 000

**Lot:** 0080

**Use code:** 0000

Pinellas County Tax Collector  
P.O. Box 31149, Tampa, FL 33631-3149

© 2018 PJ4 City Street Group. All rights reserved.



Mike Twitty, MAI, CFA  
Pinellas County Property Appraiser

**Parcel Summary**  
(as of 27-Jan-2024)

Parcel Number  
**12-30-14-37800-000-0080**

Owner Name  
**SAVANELLA, JAMES  
SAVANELLA, MARY**

Property Use  
**0000 Vacant Residential - lot & acreage less than 5 acres**

Site Address  
**314 6TH AVE  
INDIAN ROCKS BEACH, FL 33785**

Mailing Address  
**32 PARTRIDGE RUN  
CHARLESTOWN, RI 02813-2830**

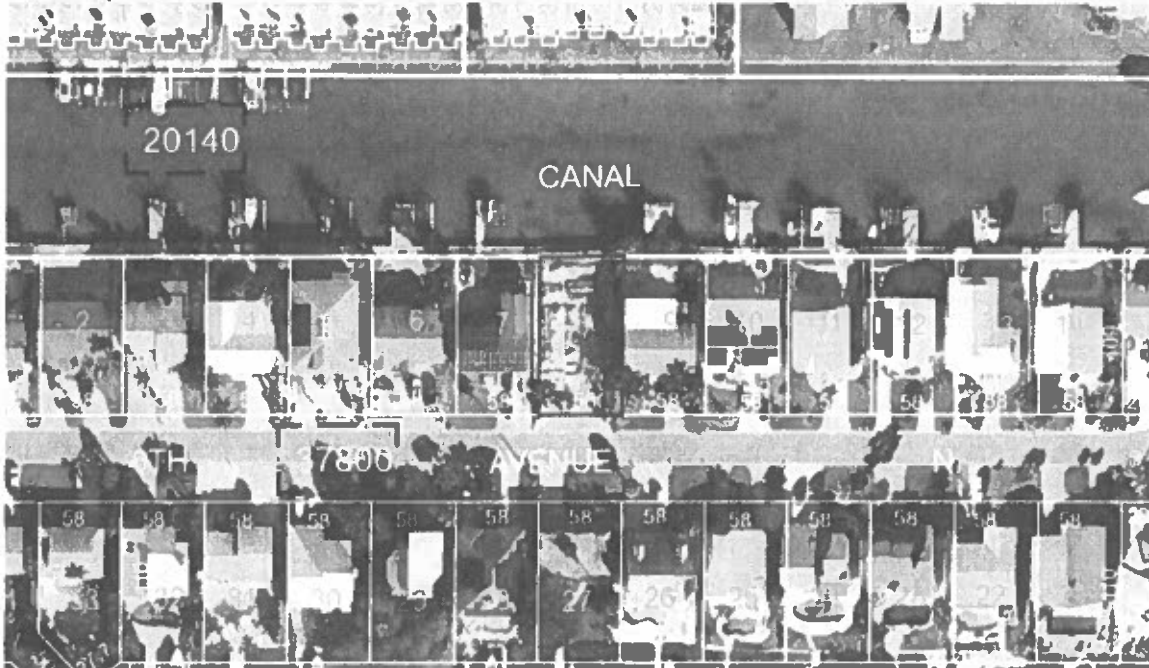
Legal Description  
**HAVEN BEACH, TRACT B REP LOT 8**

Current Tax District  
**INDIAN ROCKS BEACH (IRB)**

Year Built  
**n/a**

Living SF	Gross SF	Living Units	Buildings
<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>0</b>

**Parcel Map**



Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17461/0372	\$745,300	121030276061	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	36/34

**2023 Final Values**

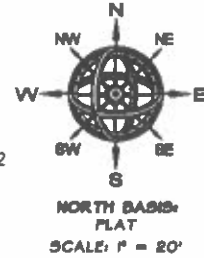


SECTION 12, TOWNSHIP 30 SOUTH, RANGE 14 EAST

**CERTIFIED TO:**  
 JAMES SAVANELLA  
 MARY SAVANELLA

**LEGAL DESCRIPTION**

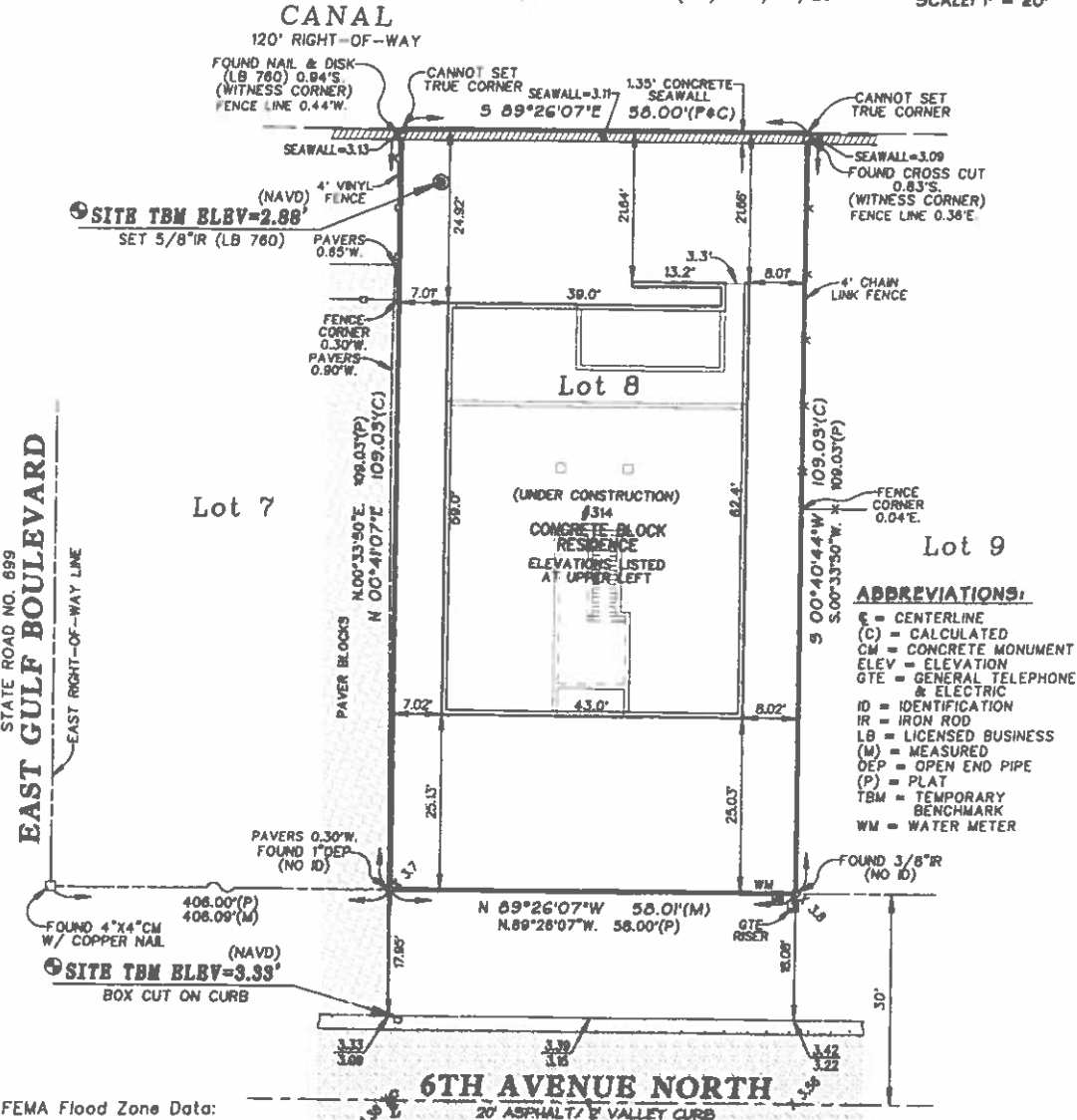
LOT 8, ACCORDING TO THE PLAT OF  
**TRACT 'B' - HAVEN BEACH REPLAT**  
 AS RECORDED IN PLAT BOOK 36, PAGE 34 OF THE  
 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



**BUILDING ELEVATIONS:**

LOWEST LIVING FLOOR ELEV=14.95  
 LOWEST GARAGE FLOOR ELEV=4.51  
 ENTRY SLAB ELEV=5.02  
 HIGHEST ADJACENT GRADE ELEV=3.73  
 LOWEST ADJACENT GRADE ELEV=3.38

BOUNDARY SURVEY WITH ELEVATIONS - 11/01/22  
 STAKED PROPOSED PILINGS - 11/09/22  
 STAKED BUILDING ENVELOPE - 12/15/22  
 TIE-IN/FOUNDATION SURVEY - 1/13/23  
 ELEVATION CERTIFICATE (UC) - 4/07/23



- ABBREVIATIONS:**
- ⊕ = CENTERLINE
  - (C) = CALCULATED
  - CM = CONCRETE MONUMENT
  - ELEV = ELEVATION
  - GTE = GENERAL TELEPHONE & ELECTRIC
  - ID = IDENTIFICATION
  - IR = IRON ROD
  - LB = LICENSED BUSINESS
  - (M) = MEASURED
  - OEP = OPEN END PIPE
  - (P) = PLAT
  - TBM = TEMPORARY BENCHMARK
  - WM = WATER METER

FEMA Flood Zone Data:  
 FLOOD ZONE(S): AE(5')  
 NOT WITHIN COASTAL A ZONE  
 COMMUNITY PANEL #125117 12103C0113 H  
 REVISED 8/24/21

Assumed Basis of Bearings:  
 NORTH RIGHT-OF-WAY LINE OF 6TH AVENUE  
 NORTH AS BEING N.89°28'07"W., PER PLAT.  
 Reference Benchmark:  
 PINELLAS COUNTY MAP #180 (NARROW E)  
 ELEV=5.229' NGVD, ADJUSTED TO  
 ELEV=4.49' NAVD, MSL=0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

1201-45B.CRD 975 67  
 FIELD BOOK 895 PAGE(S) 42

This survey was prepared without a title search and is subject to all easements, rights-of-way, and other matters of record. NOTE: Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the survey represented hereon meets the requirements of Chapter 59-17, Florida Administrative Code.  
 JOHN O. BRENDLA  
 Florida Surveyor's Registration No. 4801  
 Certificate of Authorization No. 780

Prepared by:  
**JOHN C. BRENDLA AND ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS AND MAPPERS  
 405 82nd Avenue North  
 Pinellas Park, Florida 33701  
 phone (727) 576-7546 ~ fax (727) 577-8932

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$634,254	\$403,479	\$403,479	\$634,254	\$403,479

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$616,104	\$366,799	\$366,799	\$616,104	\$366,799
2021	N	\$348,924	\$333,454	\$333,454	\$348,924	\$333,454
2020	N	\$336,127	\$303,140	\$303,140	\$336,127	\$303,140
2019	N	\$350,022	\$275,582	\$275,582	\$350,022	\$275,582
2018	N	\$284,719	\$250,529	\$250,529	\$284,719	\$250,529

**2023 Tax Information**



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
<a href="#">View 2023 Tax Bill</a>	15.7912	(IRB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Dec-2011	\$150,000	Q	V	CARLTON DAVIS PALLARDY LLC	SAVANELLA JAMES	17461/0372
14-Nov-2007	\$50,000	U	I	AVANTA INC	CARLTON DAVIS PALLARDY LLC	16052/0084
02-Dec-2005	\$530,000	Q	V	LARSON PAULA	AVANTA INC	14776/0260

**2023 Land Information**

Land Area: 0.1452 acres | 6,325 sf      Frontage and/or View: Canal/River      Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	58x109	\$12,000	58.00	FF	1.0816	\$752,794

**2023 Extra Features**

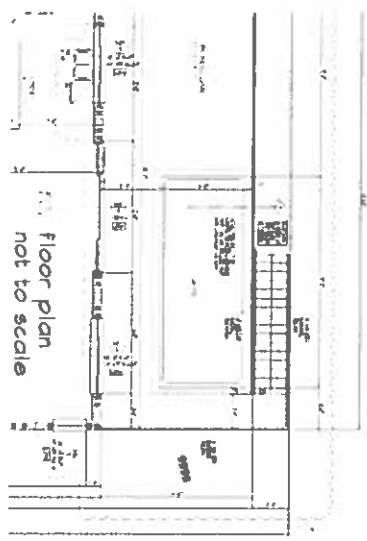
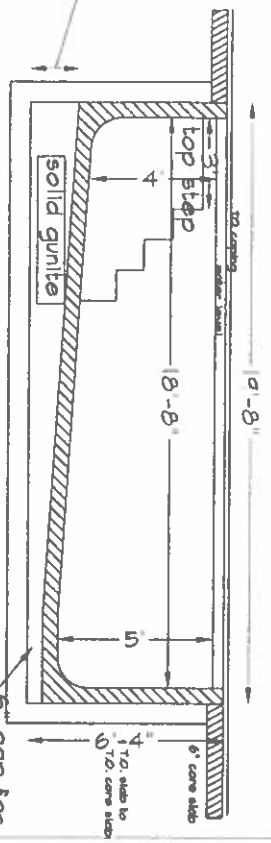
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

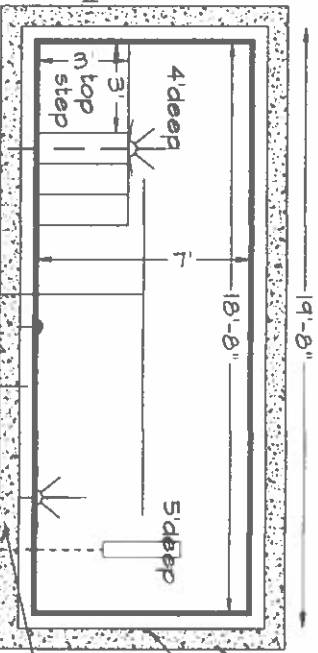
Permit Number	Description	Issue Date	Estimated Value
<a href="#">BR-FNW-23-00145</a>	SEA WALL	12/27/2023	\$25,950
<a href="#">BR-POL-23-00116</a>	POOL	05/10/2023	\$73,310
<a href="#">CBP-22-02098</a>	NEW IMPROVEMENT	10/07/2022	\$1,100,000

additional gunite required  
 average depth 2.5in x 160sq ft = 160cu ft = 6cu yd  
 cross section  
 scale 3/8" = 1'0"



1. pool on lot living level
2. vault design and construction by GC
3. electric feed from house panel to pool equipment location by GC
4. coordinate exterior pool fill switch location with GC
5. safety act compliance door & window alarms included
6. gas connect for heater by others
7. pour solids gunite to slab. Approximately 6 additional yard
8. Murphy team attaching bond breaker between pool wall and vault wall
9. Super Thoro seal waterproofing
10. valve all plumbing for below water level pool equipment
11. all pool equipment is exterior on east side of house
12. core drill as needed thru vault wall - calls are poured solid
13. dig under footer for equipment plumbing run

deck, deck prep  
 and deck  
 drainage by others



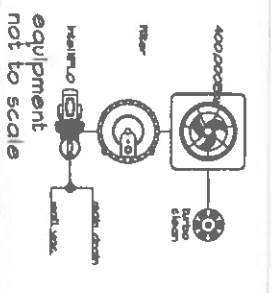
all doors and windows providing direct access  
 from the home to the pool shall be equipped with  
 an exit alarm that has a minimum sound pressure  
 rating of 85dB A at 10 feet

concrete vault  
 by others  
 foam breaker board  
 blocks poured solid  
 pool plan  
 scale 3/8" = 1'0"

### GENERAL SPECIFICATIONS

SIZE: 7 x 18'	4,400 gallons	DEPTH: 4' to 5'
REFERENCE NUMBER: 11-111-0		
TILE: ceramic	COPY: to be installed inside	
DECK: TYPE: reinforced concrete by others		
EXISTING WATER: 0%		
PUMP: TYPE: Penton Blum	SIZE: 1/2 HP	
PIPE: TYPE: schedule 40	SIZE: 1 1/2"	
FLYER: TYPE: orange	SIZE: COPPER-100	
HEATER: TYPE: Baxi	SIZE: 400,000 Btu	
GENERATOR: no address, will not be used		
LIGHT: TYPE: Macalusa color LED	RECORD: 2	
POOL CONTROL: no spec		
CLADDING SYSTEM: Turbo Clean		
VENTILATION SYSTEM: ICD unit		
heater and selection system included		
all pool equipment to be exterior on east side of house		
pool water based to the last under system of existing		
<b>SPA SPECIFICATIONS</b>		
SIZE:	ELEMENTS:	
HEATER: JTB	THERMIST: JTB	
CONTROLS:	LIGHT:	
PUMP: JTB		

SR CALC  
 lot 6322  
 house footprint 2597  
 pool & deck  
 incl in house footprint  
 driveway 450  
 walk 120  
 impervious 3107  
 impervious percent 41.1%



Name: Jim and Mary Savanella  
 Address: 314 8th Ave  
 City: Indian Rocks Beach, Fla. 33785  
 Tel. No.: 9143872123 H.S. PHONE:  
 LPT: 81225: 812:

CURTIS POOLS  
 150 COMMERCE DRIVE NORTH  
 LARGO, FL 33770  
 PHONE 727 559-7846 FAX 727 594-5756

SAVANELLA, JAMES  
32 PARTRIDGE RUN  
CHARLESTOWN, RI 02813-2830

2023 12-30-14-37800-000-0080

314 6TH AVE, INDIAN ROCKS BEACH 33785-

0000 Vacant Residential - Lot & acreage less

Map Id: 301.00 1.00 1.00 1.00 Gordon, Beau &

301.00 1.00 1.00 1.00 Gordon, Beau &

Phonetic County Property Appraiser Office

VALUE SUMMARY

TMS

QUALITY BUILDING CHARACTERISTICS

CATEGORY TYPE % PTS

\*\* VALUE SUBJECT TO CHANGE \*\*

PRIOR JUST MARKET VALUE	616,104
CURRENT JUST MARKET VALUE	634,254
ASSESSED VALUE	403,479
HX/NHX CAP BASE YEAR	0
TAXABLE VALUE	403,479
HX	No
% HX	0.00
TOT EXEMPTIONS VALUE	0

PERMIT	TP ST	EST VAL	ISSUE DATE
BR-POL-23-	02 M	73,310	05/10/23
CBP-22-02098	50 M	1,100,000	10/07/22

TOTAL LIVING UNITS 0  
DEPRECIATION ADJ 0.0000  
EXTERNAL OBSOLESCENCE 0.0000  
OTHER 0.0000

TYPE QU HX/NHX  
RCHD Y8 0.00%  
EA  
0 2023

SAR AREA % B EFF AREA  
BUILDING: 0

L N	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	Q U	V I	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
1	17461	0372	12/30/2011	DD	Q	V	01	150000	N	CARLTON DAVIS	SAVANELLA JAMES	
2	16052	0084	11/14/2007	DD	V	I	38	50000	N	AVANTA INC	CARLTON DAVIS	
3	14776	0260	12/02/2005	DD	Q	V		530000	N	TARSON PAUL A	AVANTA INC	

L N	EXTRA FEATURE	DESCRIPTION	BD	HX/	R	FRONT	DEPTH	FF	FRONT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ
C 1	00	VACANT	0.0			58.00	109.0	70	104.00	58.00	FF	100	1.04	1.00	DESCRIPTION	12,000.0	12,979.2	752,794	22 VT LV

NOTES

APPRASAL DATES  
REVIEW DATE 06/28/2023  
FIELD NUMBER 238  
REVIEW TYPE Permit

**From:** [Linda Turner](#)  
**To:** [Kornijtschuk, Lorin](#)  
**Subject:** BOA Case NO. 2024-01 314 6th Ave  
**Date:** Monday, February 19, 2024 4:02:19 PM

---

We are responding to the information we received in regard to a Variance Request for the property located at 314 6th Ave. IRB

We motion to recommend that the City Commission DENY BOA CASE NO 2024-01-314 6th Ave.  
Variance Request.

We do NOT Approve of the Variance as it is in violation with the local ordinance set forth in the Code of Ordinances.

Respectfully,  
Steve and Linda Turner  
320 6th Ave., Indian Rocks Beach 33785  
(727) 657-5566

**February 15, 2024**

**City of Indian Rocks Beach  
The Board of Adjustments and Appeals**

**To Whom It May Concern:**

**My neighbor asked my opinion on the proposed variance at 314 6th Avenue. I mentioned that during Hurricane Irma, September 2017, we had extensive damage. During reconstruction we asked if we could have a staircase on the side of the house, toward the water. We were told the setback rules and decided to comply with the rules and not seek a variance. I'm concerned that exceptions will be made and that, little by little, more structures will creep toward the water and detract from the appearance and quality of our neighborhood overall. Furthermore, there's no guarantee that this will even be for the enjoyment of a new member of our little community - it could easily just be a special exception for yet another house to be put on AirBnB.**

**Sincerely yours,**

*Tom*

**Tom Wagner**

**318 6th Avenue**

**Subject** Re: Variance request  
**To:** [teresa\_zyg@yahoo.com <teresa\_zyg@yahoo.com>]  
**From** heather adams <heatheradams80@yahoo.com>  
**Date:** Tue, Feb 20, 2024 at 1:24 PM

Dear City of Indian Rocks Beach,

I am writing to object to the variance request at 314 6th Ave, Indian Rocks Beach. As a fellow neighbor of Haven Beach Estates, I understand the need to preserve each owner's view of our canal and waterway. With the current design being a solid cement wall, it makes it very difficult to see past. In addition, with our street being very desirable for short-term rentals, I would worry that with the deck coming out over the neighbors' pool area this could quickly become an issue if this property ever changed hands from the current owners. While I understand this would be quite the undertaking to move, they could fairly easily add a spiral staircase on the opposite end of the upper deck and be within the allowed setback without requiring a variance. If the variance request was for stairs in the front of the house, it would be a different story, however, people buy homes on the water for their view and enjoyment which directly affects their homes' value. This design would negatively affect the homeowners on either side of this house. I believe that the neighboring homes' view should be protected by not allowing the current stair design that doesn't fall within the city ordinance.

Thank you,  
Heather Crockett  
727-207-9183

**AGENDA ITEM NO. 7**

**OTHER LEGISLATIVE MATTERS**



**AGENDA ITEM NO. 8**  
**WORK SESSION**

**AGENDA ITEM NO. 9**

**OTHER BUSINESS**

**AGENDA ITEM NO. 10**

**ADJOURNMENT**