

Board of Adjustments and Appeals
Tuesday, March 16, 2021
@ 6:00 p.m.



Administrative
727/595-2517
727/596-4759 (Fax)

Library
727/596-1822

Public Services
727/595-6889
727/593-5137 (Fax)

**AGENDA
CITY OF INDIAN ROCKS BEACH
BOARD OF ADJUSTMENTS AND APPEALS
TUESDAY, MARCH 16, 2021 @ 6:00 P.M.
CITY COMMISSION CHAMBERS
1507 BAY PALM BOULEVARD
INDIAN ROCKS BEACH, FLORIDA 33785**

1. **CALL TO ORDER.**
 2. **ROLL CALL.**
 3. **APPROVAL OF MINUTES: August 25, 2020**
 4. **BOA CASE NO. 2021-03**
Owner/Applicant: John P. Klaassen
Representative: Larry Brown, Modern Pools
Subject Location: 1203 Bay Palm Boulevard, Indian Rocks Beach, Florida
Legal Description: Lot 7, Block 84, First Addition to Re-Revised Map of Indian Beach Subdivision.
Parcel #: 01-30-14-42048-084-0070.
Variance requests: Variance requests from Section 110-344(4) to allow variances of 5 feet into the 10 foot rear yard setback and 2 feet 6 inches into the 7 foot 6 inch side yard setback to allow for the installation of a swimming pool.
 5. **OTHER BUSINESS.**
 6. **ADJOURNMENT.**
-

APPEAL: If a person decides to appeal any decision made with respect to any matter discussed at such meeting or hearing, will need a record of the proceedings and for such purposes, 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, 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 in order to participate in this meeting should contact the City Clerk's office with your request telephone 727/595-2517 or doreilly@ircbity.com no later than four (4) business days prior to the proceeding for assistance.

POSTED: March 12, 2021

**AGENDA ITEM NO. 1
CALL TO ORDER**

AGENDA ITEM NO. 2
ROLL CALL

**AGENDA ITEM NO. 3
APPROVAL OF MINUTES**

**MINUTES — AUGUST 25, 2020
CITY OF INDIAN ROCKS BEACH
BOARD OF ADJUSTMENTS AND APPEALS**

The Regular Meeting of the Indian Rocks Beach Board of Adjustments and Appeals was held on **TUESDAY, AUGUST 25, 2020**, at 7:01 p.m., in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida.

1. **CALL TO ORDER.** Chair Alvarez called the meeting to order at 7:01 p.m.

2. **ROLL CALL:**

PRESENT: Chair Rick Alvarez, Vice-Chair Stewart DeVore, Board Member Jim Labadie, and David Watt.

OTHERS PRESENT: Planning Consultant Hetty C. Harmon, AICP, City Attorney Randy Mora, and City Clerk Deanne B. O'Reilly, MMC.

ABSENT: Board Member Waldemar H. Clark, Jr.

VACANT POSITIONS: 1st Alternate Board Member and 2nd Alternate Board Member.

(To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.)

3A. ELECTION OF CHAIRPERSON:

Chair Alvarez called for nominations.

Member Labadie nominated Member DeVore. Member DeVore accepted the nomination.

MOTION MADE BY MEMBER LABADIE, SECONDED BY MEMBER DEVORE, TO APPOINT MEMBER DEVORE AS CHAIRPERSON. UNANIMOUS APPROVAL BY ACCLAMATION.

3B. ELECTION OF VICE CHAIRPERSON:

Chair Alvarez called for nominations.

Member Labadie nominated Member Watt. Member Watt accepted the nomination.

MOTION MADE BY MEMBER LABADIE, SECONDED BY MEMBER DEVORE, TO APPOINT MEMBER WATT AS VICE CHAIRPERSON. UNANIMOUS APPROVAL BY ACCLAMATION.

Past Chair Alvarez turned over the gavel to Chair DeVore.

4. APPROVAL OF MINUTES: June 16, 2020

MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER LABADIE, TO APPROVE THE JUNE 16, 2020 BOARD OF ADJUSTMENTS AND APPEALS MINUTES AS SUBMITTED. UNANIMOUS APPROVAL BY ACCLAMATION

5. BOA CASE NO. 2020-05 — 2004-20TH AVENUE PARKWAY

**Owner/Applicant: Nikkole Schaub
Thomas Schaub**

Representative: Enterprise Marine

Subject Location: 2004-20th Avenue Parkway

Legal Description: Lot 16 and part of Lot 15, Seventh Addition to Re-Revised Map of Indian Beach.

Parcel #: 06-30-15-42156-000-0160

Variance requests: From Section 94-86(a)(1) to allow a variance of 2 feet 6 inches into the 12-foot side yard setback from the northeast projected property line leaving a side yard setback of 9 feet 6 inches and a variance of 5 feet 6 inches into the 12-foot side yard setback from the southwest projected property line leaving a side yard setback of 6 feet 6 inches for the installation of a new dock.

[Beginning of Staffing Report]

SUBJECT: BOA Case No. 2020-05: Variance requests from Section 94-86(a)(1) to allow a variance of 2 feet 6 inches into the 12-foot side yard setback from the northeast projected property line leaving a side yard setback of 9 foot 6 inches and 5 feet 6 inches into the 12-foot side yard setback from the southwest projected property line leaving a side yard setback of 6 feet 6 inches for the installation of a new dock for the property located at 2004-20th Avenue Parkway, Indian Rocks Beach, Florida, and legally described as Lot 16 and part of Lot 15, Seventh Addition to Re-Revised Map of Indian Beach. Parcel #06-30-15-42156-000-0160.

STAFF RECOMMENDATION: Based on the variance review criteria of Section 2-152, staff recommends approval of the request.

OWNER Thomas and Nikkole Schaub
PROPERTY LOCATION: 2004-20th Avenue Parkway
ZONING: S- Single Family

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

BACKGROUND:

Thomas and Nikkole Schaub are requesting variance for the side setbacks for the installation of the dock. They are requesting 2 feet 6 inches into the 12-foot side yard setback from the northeast projected property line leaving a side yard setback of 9 foot 6 inches and 5 feet 6 inches into the 12-foot side yard setback from the southwest projected property line leaving a side yard setback of 6 feet 6 inches.

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. *The property's seawall is on an interior radius which reduces the width of the property as the property lines are extended out into the bay.*
- 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 not confer special privileges to the applicant, it would allow for the dock and boat lift to be constructed.*
- 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. *This is the minimum variance to allow the owner to construct the dock and boat lift.*
- 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 be in harmony with the general intent and purpose of subpart B.*

[Ending of Staffing Report]

City Attorney Mora read the title of Agenda Item No. 5, BOA Case No. 2020-05.

City Attorney Mora stated this is a quasi-judicial proceeding and proceeded to review the rules for quasi-judicial proceedings.

City Attorney Mora asked if any Members had any ex-parte communications with the applicant, with all Members responding negatively.

City Attorney Mora asked if any Member had done a site visit for the limited purpose of evaluating this case, with all Members responding negatively.

The City Attorney duly swore in all persons planning to give testimony during the quasi-judicial proceeding.

Planning Consultant Harmon introduced BOA Case No. 2020-05. She stated the applicants are requesting variances from Code Section 94-86(a)(1) to allow a variance of 2 feet 6 inches into the 12-foot side yard setback from the northeast projected property line leaving a side yard setback of 9 feet 6 inches and a variance of 5 feet 6 inches into the 12-foot side yard setback from the southwest projected property line leaving a side yard setback of 6 feet 6 inches for the installation of a new dock, for the property located at 2004-20th Avenue Parkway.

Planning Consultant Harmon presented a PowerPoint presentation showing aerial views of the property, and a sketch of the proposed dock facility.

Planning Consultant Harmon stated the the property's seawall is on an interior radius, which reduces the width of the property as the property lines are extended out into the bay.

Planning Consultant Harmon stated the parcel consists of Lot 6 and a sliver of the adjacent lot, Lot 5. The property has a 54-foot inverse curve lot. The City Code does address inverse curve lots that are 45 feet or less. Those properties are allowed to construct a dock facility with diminishing setbacks from the side property line as extended into the water without a variance.

Vice Chair Watt asked for inverse curve lots, how far can they encroach?

Planning Consultant Harmon stated the City Code states the side setbacks for inverse curve lots shall start at ten feet from the property line as extended and encroach to within five feet of the property line as extended onto the water.

Vice Chair Watt asked if the 42-foot length was part of any variance?

Planning Consultant Harmon stated as long as the dock length is not over 50 feet, the City will leave the dock length up to the Pinellas County Environmental Management Navigation Department. The dock length has to do with water depth, and if it is over 50 feet, they would need a variance from the City.

Joe Place, Enterprise Marine, marine contractor for the property owner, stated the property owners who live in New York could not be here this evening because of COVID-19. The

proposed dock was presented to both adjacent owners, and both have signed off with no problems.

Mr. Place explained the reason for the dock's length and stated according to his calculations and measurements to reach 3 feet at mean low tide, and he came up with approximately 36 feet 6 inches.

Mr. Place stated the original permit for this dock did not show the angles on the property lines as this is an inverse curve lot and should have required a variance in 1994. The original permit was inaccurate.

Vice Chair Watt stated the Board tries to make things work with the minimum amount of variance from the City Code.

Vice Chair Watt stated it looks like there is a 10-foot platform on the end of the dock, making this a worse condition. There is a 6-foot walk plank that leads to a 10-foot platform and asked if there was a need or a reason for that.

Mr. Place stated the existing one is 12 feet wide, and the width was reduced by 2 feet.

Mr. Place stated it could be further reduced down; however, the adjacent property owners do not have a problem with the size of the setbacks.

The Board discussed the docks of the adjacent property owners, as seen on the aerial views, the position of the boat lift, and the size of the boat.

City Attorney Mora inquired if all correspondence was received from the public concerning the agenda item.

Planning Consultant Harmon and City Clerk O'Reilly responded the City did not receive any correspondence.

MOTION MADE BY MEMBER ALVAREZ, SECONDED BY VICE CHAIR WATT, TO APPROVE BOA CASE NO. 2020-05, VARIANCES FROM SECTION 94-86(a)(1) TO ALLOW A VARIANCE OF 2 FEET 6 INCHES INTO THE 12-FOOT SIDE YARD SETBACK FROM THE NORTHEAST PROJECTED PROPERTY LINE LEAVING A SIDE YARD SETBACK OF 9 FEET 6 INCHES AND A VARIANCE OF 5 FEET 6 INCHES INTO THE 12-FOOT SIDE YARD SETBACK FROM THE SOUTHWEST PROJECTED PROPERTY LINE LEAVING A SIDE YARD SETBACK OF 6 FEET 6 INCHES FOR THE INSTALLATION OF A NEW DOCK FOR THE PROPERTY, FOR THE PROPERTY LOCATED AT 2004- 20TH AVENUE PARKWAY, INDIAN ROCKS BEACH, FLORIDA, AND LEGALLY DESCRIBED AS LOT 16 AND PART OF LOT 15, SEVENTH ADDITION TO RE-REVISED MAP OF INDIAN BEACH. [PARCEL #:06-30-15-42156-000-0160]

ROLL CALL VOTE:

AYES: LABADIE, WATT, DEVORE, ALVAREZ

NAYS: NONE

ABSENT: CLARK

MOTION CARRIED UNANIMOUSLY.

6. OTHER BUSINESS.

The Board had discussions of changing the starting time of the Board of Adjustments and Appeals from 7:00 p.m. to 6:00 p.m.

CONSENSUS OF THE BOARD OF ADJUSTMENTS AND APPEALS TO CHANGE THE STARTING TIME OF THE BOARD OF ADJUSTMENTS AND APPEALS FROM 7:00 P.M. TO 6:00 P.M., PENDING COORDINATION WITH REMAINING BOARD MEMBERS. UNANIMOUSLY APPROVAL BY ACCLAMATION.

7. ADJOURNMENT.

MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER LABADIE, TO ADJOURN THE MEETING AT 7:21 P.M. UNANIMOUS APPROVAL.

March 16, 2021
Date Approved

Stewart DeVore, Chair

/dor

AGENDA ITEM 4.

**BOA CASE NO. 2021-03
1203 Bay Palm Boulevard**

**BOARD OF ADJUSTMENTS AND APPEALS
AGENDA MEMORANDUM**

MEETING OF:

Board of Adjustment: March 16, 2021
City Commission: April 13, 2021

AGENDA ITEM: 4

SUBMITTED AND

RECOMMENDED BY: Hetty C. Harmon, AICP
City Planner

APPROVED BY:

Brently Gregg Mims
City Manager



SUBJECT:

BOA CASE NO. 2021-03: Variance request from Section 110-344(4) to allow a variance of 5 feet into the 10 foot rear yard setback and 2 feet 6 inches into the 7 foot 6 inch side yard setback to allow for the installation of a swimming pool for property located at 1203 Bay Palm Boulevard, Indian Rocks Beach, Florida, and legally described as Lot 7, Block 84, First Addition to Re-Revised Map of Indian Beach Subdivision, according to the map or plat thereof as recorded in Plat Book 23, Pages 11 through 13, of the Public Records of Pinellas County, Florida.
Parcel #01-30-14-42048-084-0070

STAFF RECOMMENDATION: Based on the variance review criteria of Section 2-152, staff recommends approval of the request.

BOA
RECOMMENDATION:

OWNER John P Klassen
LOCATION of PROPERTY: 1203 Bay Palm Blvd
ZONING: S- Single Family

Direction	Existing Use	Zoning Category
North	Residential	S
East	Residential	S
South	Residential	S
West	Residential	S

BACKGROUND:

John P. Klassen is requesting variance for the side and rear yard setbacks for the installation of a swimming pool. They are requesting the pool encroach 5 ft into the 10 ft rear yard setback

leaving a 5 ft rear yard setback and 2 ft 6 inches into the 7 ft 6 inch south side setback leaving a setback of 5 ft.

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.

The lot is pie shaped and the north property line is only 90 ft therefore limiting the size and depth of the back yard

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 not confer special privileges to the applicant, it would allow for a pool to be constructed.

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

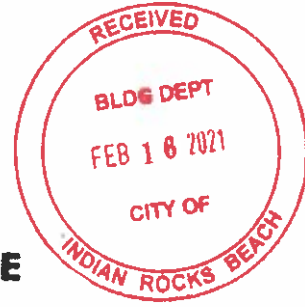
This is the minimum variance to allow the owner to construct the pool.

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 be in harmony with the general intent and purpose of subpart B.

MOTION:

I move to recommend to the City Commission **APPROVAL/DENIAL of BOA CASE 2021-03:**.
Variance request from Section 110-344(4) to allow a variance of 5 feet into the 10 foot rear yard setback and 2 feet 6 inches into the 7 foot 6 inches side yard setback to allow for the installation of a swimming pool for property located at 1203 Bay Palm Boulevard, Indian Rocks Beach, Florida,



APPLICATION FOR VARIANCE



PLANNING AND ZONING DEPARTMENT

CITY OF INDIAN ROCKS BEACH

www.indian-rocks-beach.com

There is a link to the Indian Rocks Beach Code of Ordinances at the website noted above.

(This form was revised February 2014 and replaces and supersedes all previous application forms)

What is a variance?

A variance is a modification from the literal interpretation of one or more provisions of the land development regulations set forth in Subpart B of the Indian Rocks Beach Code of Ordinances. A variance allows deviation to a specific regulation when a property is uniquely burdened by the application of a law to the extent that the application prevents reasonable use of the property. The applicant must present evidence that substantiates an undue and unnecessary hardship, whereby it is concluded that the hardship present is not a personal, self-created result of an intentional or negligent violation of the code either due to unfamiliarity with the code, personal preference and/or inconvenience.

What materials must be included to complete an application?

- Application for variance ✓
- Agent of record ✓
- Certification ✓
- Survey ✓
- Plans, other drawings or supplementary information

Is there a fee to submit an application?

Yes. The particular fee required is based on the request, as set forth in the Indian Rocks Beach Code of Ordinances, Sections 15-20 through 15-24, Schedule of fees. This is **NOT** an all-inclusive schedule of fees.

Sec. 15-20. - Public hearing fees. The following fees shall be paid in addition to any other fees in this chapter where an application is filed requiring action. The appropriate fees, costs, and other charges specified shall be submitted with, and paid at the time of, initial application submission or other initial document submission except otherwise specified in this Code.

(1) Variance applications to board of adjustments and appeals: Public hearing fees for variance or special exception/conditional use applications to be heard by the board of adjustments and appeals shall be as follow:

a. Special exceptions\$400.00

b. Variances:

- | | |
|--|----------|
| 1. Existing, nonconforming conditions .. | \$250.00 |
| 2. New projects or existing, conforming conditions | \$400.00 |
| 3. Accessory uses | \$200.00 |
| 4. Flood variances | \$100.00 |
| 5. Other variances | \$400.00 |

c. The applicant shall pay the advertising and notification costs of the public hearing prior to a permit being issued, or within 30 days after final action.

NOTE: Advertising includes the cost of running ads in the newspaper. Notification costs include the cost of postage for each letter mailed to surrounding property owners within 150 feet of the subject property for both the Board of Adjustment and Appeals hearing and the hearing before the City Commission.

In signing this application the applicant is responsible for these fees regardless of whether the application is approved or disapproved by the City Commission.

What is the application process?

Each application is assigned a BOA Case number and is scheduled for two public hearings. The schedule is determined by the date the application is received by the department. Hearing one is before the Board of Adjustment and Appeals. The board will make a recommendation to either approve or deny the request. The recommendation will be forwarded to the City Commission, who will render a final decision during hearing two.

Where can further information be found and what else do I need to know?

The required application forms are provided on the following pages. Additional copies are available from the Planning and Zoning Department or from [://www.indian-rocks-beach.com/](http://www.indian-rocks-beach.com/)

Please be advised that the application package is accepted only in person. This ensures that the package is complete and provides an opportunity for the applicant to discuss any concerns with the planning and zoning director.

Applicants are strongly encouraged to meet with Planning and Zoning Director to discuss in advance the viability of their application.

GRAPHICS: Graphics such as surveys, site plans, drawings, photographs, etc., may be submitted by email to: @irbcity. in either PDF or JPEG format.

All information submitted with the application or provided at a public hearing will be kept by the City of Indian Rocks Beach as part of the record of the application and hearing.

If the information submitted with the application is incomplete or insufficient, the Planning and Zoning Director may postpone having the application heard by the Board of Adjustments and Appeals and the City Commission until the application is deemed sufficiently complete for public presentation.

Most applications for variances will not pass the variance review criteria. A variance hearing is a quasi-judicial proceeding. Please be prepared to argue your case. A good presentation can greatly assist an applicant.

APPLICATION FOR VARIANCE

CITY OF INDIAN ROCKS BEACH PLANNING AND ZONING DEPARTMENT

Enquiries: Tel: (727) 517-0404 Fax: (727) 596-4759
Web: <http://www.indian-rocks-beach.com/>
Address: 1507 Bay Palm Boulevard, Indian Rocks Beach, FL 33785

For Office Use Only

Application No. **2021-03**

Date Received **2.16.21**

APPLICANT

Name: **JOHN KLAASSEN**
Address: **1203 BAY PALM BLVD**
City: **IRB**
Zip Code: **33785**
Tel: **720.289.1662**
Fax:
Mobile: **720.289.1662**
Email: **JOHN@LIGHTSHIPINSURANCE.COM**

AGENT/REPRESENTATIVE

Name: **LARRY BROWN**
Company: **MOON POOLS**
Address: **9445 ULVERTON RD**
City: **LARGO**
Zip Code: **33771**
Tel: **727.401.0162**
Fax:
Mobile:
Email: **BROWN@THEMIDWINTERPOOLS.COM**

SITE DETAILS

Address: **1203 BAY PALM BLVD** Parcel ID:
City: **IRB** Zip Code: **33785**
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...

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>Total Requested</u>
Rear-no alley setback (feet):	10'	5'	5'
Rear-north/south street (feet):			
Street-front setback (feet):			
Side-one/both setback (feet): <i>ONE</i>	7.5	5'	2'6"
Minimum green space (%):			
Habitable stories (#):			
Minimum lot size (sq. ft.):			
Building height (feet):			
Off-street parking (spaces):			
ISR (%):			
FAR (%):			
Dock length (feet):			
Dock width (feet):			
Signage (#):			
Accessory structure (sq. ft.):			
Accessory structure height (feet):			
Lot size (sq. ft.):			

Other:

What is the proposed use of the property?

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:

ONE OF THE SMALLEST LOTS IN INDIAN ROCKS BURN, 90 x 39
HOUSE IS A NORMAL 1 STORY 80' HOUSE MEETING 114 x 50
25' FRONT SETBACK LEAVING LITTLE ROOM IN THE REAR
LOT IS ON A CORNER WITH DOG PILE ENTRANCE

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

0' BLOCK WALL SURROUNDS THE PROPERTY
SMALL LOT

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:

NO MOST PROPERTIES HAVE ENOUGH ROOM IN THE BACK
YARD TO MEET SETBACK REQUIREMENTS FOR A NEW POOL

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:

HARDSHIP CONTINUED...

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

CORRECT WITH A 5' REAR & 2.5' SIDE VARIANCE
WOULD BE ABLE TO FIT VERY SWIM LAP POOL

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:

POOL WILL BE BUILT TO ALL SAFETY CODE AND HAVE
NO IMPACT ON NEIGHBORS

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

WITHOUT THIS VARIANCE WE WOULD NOT BE ABLE TO
A POOL IN OUR BACKYARD. OUR PROPERTY IS REVERSE
DICK SHAPED AND SMALLER WE ARE NOT AFFECTING
ANY NEIGHBORS WITH PROPOSED POOL PROJECT.

AGENT OF RECORD

Date: 1-31-21

I, JOHN KLAASSEN do hereby designate and appoint LARRY J BROWN as my agent of record for the purposes of representing me during the Planning and Zoning Department's review process of my application. My agent of record is hereby vested with authority to make any representations, agreements or promises, which are necessary or desirable in conjunction with the review process. My agent of record is authorized to accept or reject any conditions imposed by any reviewing board or entity.

Name: JOHN KLAASSEN Signature: [Signature]

My agent of record may be contacted at:

Company: MODERN POOLS

Address: 9445 ULMERTON RD

City/State: LARGO FL Zip Code: 33785

Telephone: 727-406-0162 Fax: _____

Before me this date personally appeared:

Name: Larry J Brown

Signature: [Signature]

Personally known/Form of Identification Driver DL #16236414256

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: 15 Month: February, 20 21

Notary Public State of Florida at Large: [Signature]

Notary Public Commission Expiration: 12/6/21
State of Florida
County: Pinellas



CERTIFICATION

Date: 1.31.2021

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.

Before me this date personally appeared:

Name: John Klaassen

Signature: [Handwritten Signature]

Personally known/Form of Identification Case # 16236414256

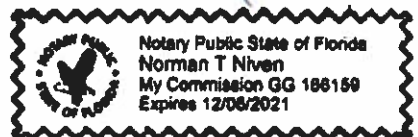
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 15 Month: February, 2021

Notary Public State of Florida at Large: [Handwritten Signature]

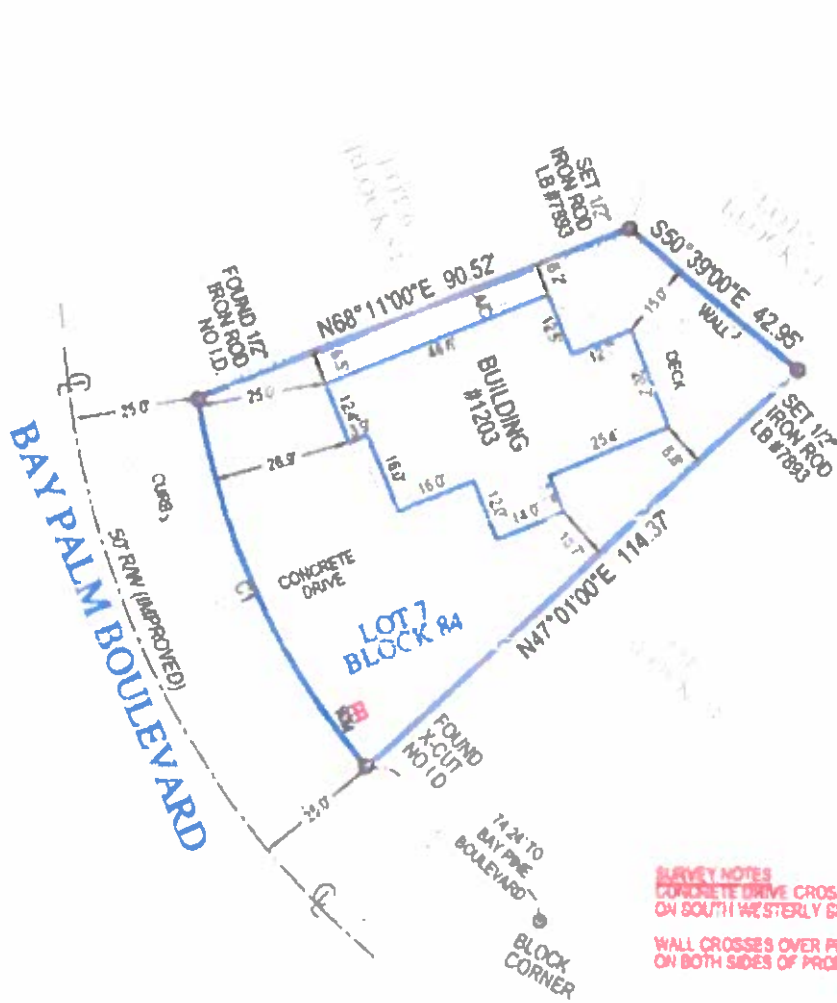
Notary Public Commission Expiration: 12/6/21

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.

BOUNDARY SURVEY



SURVEY NOTES
 CONCRETE DRIVE CROSSING R/W TO
 ON SOUTH WESTERLY SIDE OF 'LO'
 WALL CROSSES OVER PROPERTY LINE
 ON BOTH SIDES OF PROPERTY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	80.00'	150.00'	30° 33' 35"



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND I AM RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CORRECTNESS OF THE CALCULATIONS. THIS SURVEY IS VALID WITHOUT AN AUTHENTICATED E-LECTRONIC SIGNATURE AND AUTHENTICATED E-LECTRONIC SEAL FOR A RASB SECURED E-MAIL AND SIGNATURE.

KENNETH OSBORNE



Digitally signed by
KENNETH OSBORNE
 Date: 2020.12.10
 13:37:59 -05'00'

SERVING FLORIDA
 4250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE: (561) 643-4800
 STATEWIDE PHONE: (800) 776-4807
 STATEWIDE FACSIMILE: (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

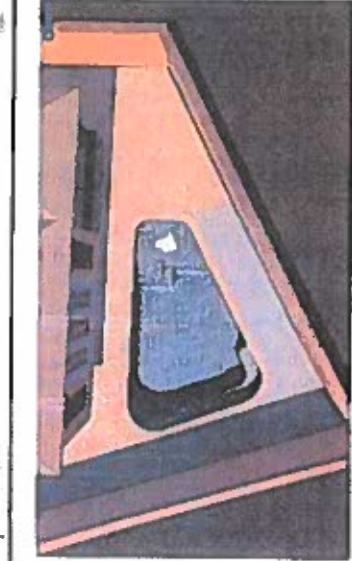
SIGNED: *Kenneth Osborne*
 KENNETH OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER 8415

JAMES R. ZAVALS

I have reviewed the plans and give my approval to proceed with the construction of this project. I / WE understand that any changes may require additional material, labor, and/or administrative fees.

PROJECT SPECIFICATIONS
POOL SPECS
 Pool Size: 15.5' x 7.2'
 St: 233 Per: 81 Depth: 3.4'
 Internal Area: 533 Cobalt: 2683
 Steps: 7 Hand Rail: N
 SunShade: 35 Beach: Entry: N
 Swimsuit: N Bench: 8 Ladder: M
 Wetroom: 1' x GLASS 180
 Coping: MARBLE TILE 1/2" INSET
 Is Inlay: POOL TILE GREEN 180
 Summer: Drain: 7
 Returns: 3 Vac Line: 253 Auto: 48 180
SPA SPECS
 Spa Size: N St: N Per IN/OUT: N Depth: N
 Range: N Jets: N Spillover: N
 Steps: N Hand Rail: N
 Wetroom: 16' x N
 Coping: N
 Interior: N Drain: N
 Brimmer: N
DECK SPECS
 Deck 1: 9' x 23' Type: ALL 2" MARBLE TILES
 Deck 2: 9' x 7' Type: N
 Waller: N Wall: N
 Recessed Beam: N Step Riser: N
 Deck Drain: 40 / 1" x 1/2" x 2" SUPER

50 / ELECTRICAL SPECS
 Pool Pump: CENTRA TURBULO 1.5 HP 1.5
 Pool Filter: METAL B. 15000
 Jet Pump: N
 Aux Pump: N
 Aux Filter: N Size: N
 Sanitizer: METAL B. 15000
 Heater: 3 GUNSTREAM ELECTRIC 80,000 BTU
 Pool Light: PENNAIR MICROBITE COOL 10V 1
 Spa Light: N
 Cleaner: PENTAIR
 510 Home Run: N
 Coping: POWER/INTEGRATED
 Switch: POOL LIGHT SWITCH AT PANEL

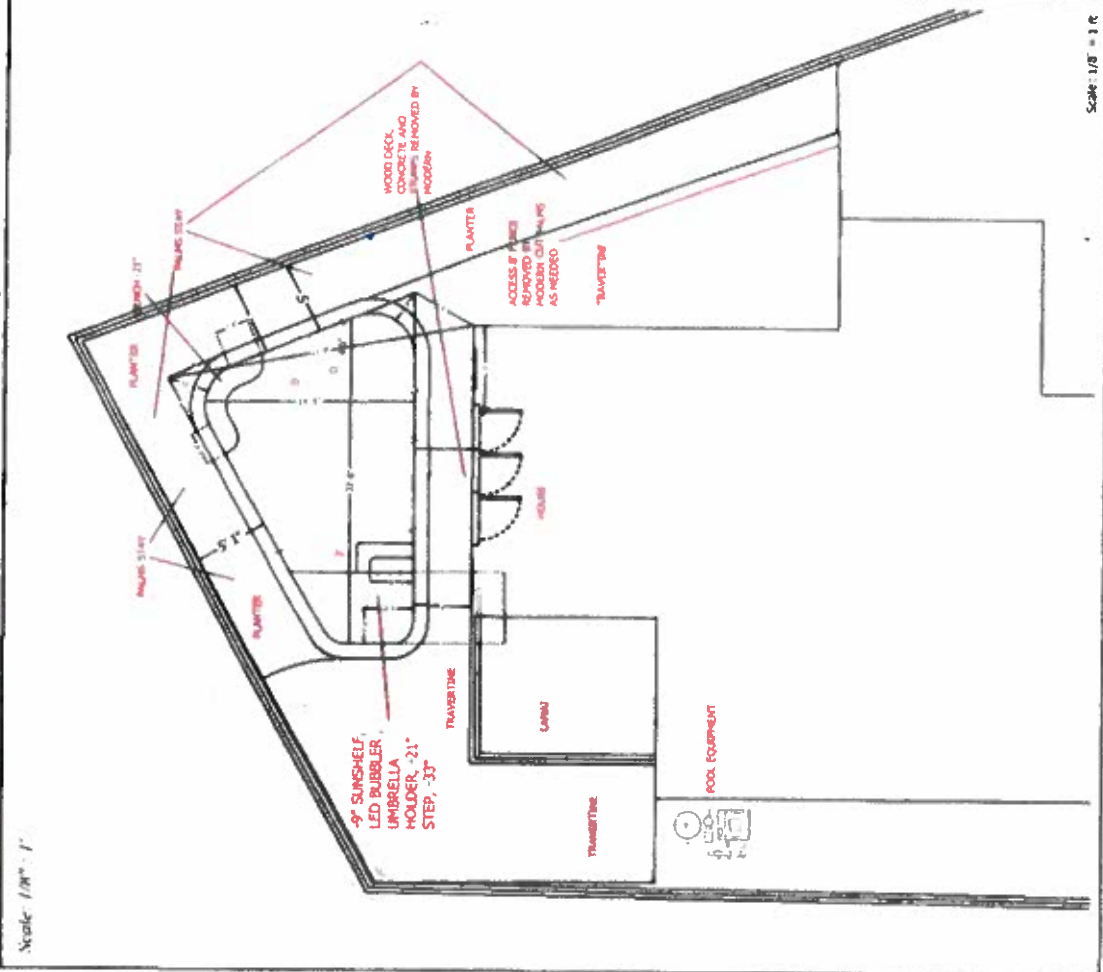
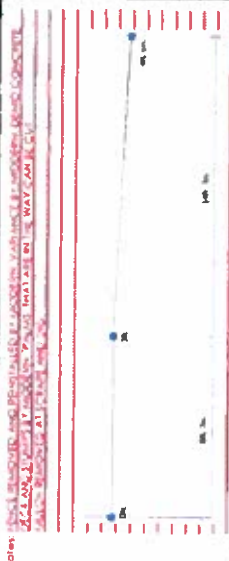


POOL SHELL DETAILS

Pool Beam: 6"
 Pool Wall: 6"
 Pool Floor: 6"
 Shallow Depth: 3.2'
 Deep Depth: 4.8'

HYDRAULICS

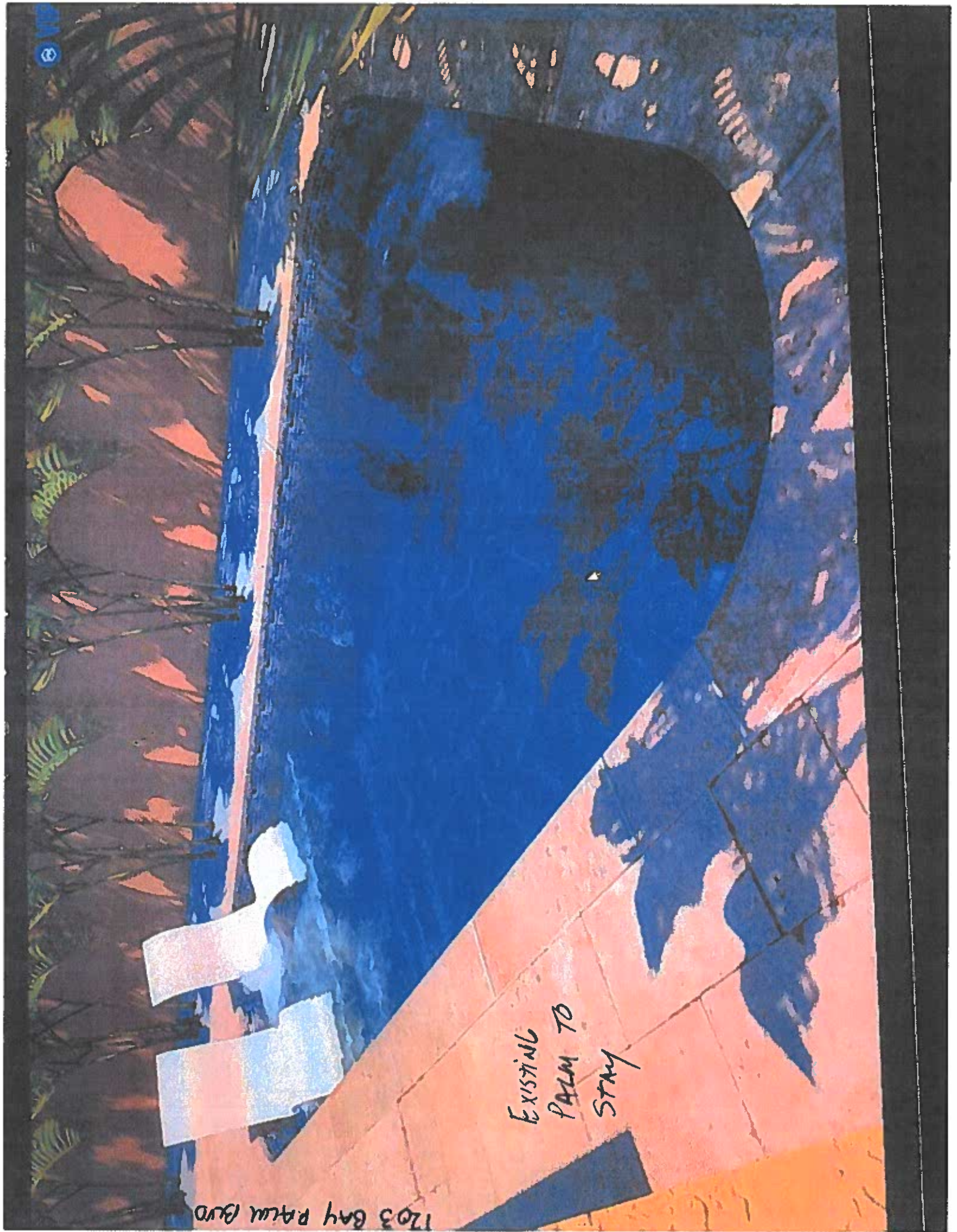
Pool Drain: 2"
 Summer: 2"
 Vac Line: 2"
 Returns: 2"
 Bubbles: 2"
 Features: 2"

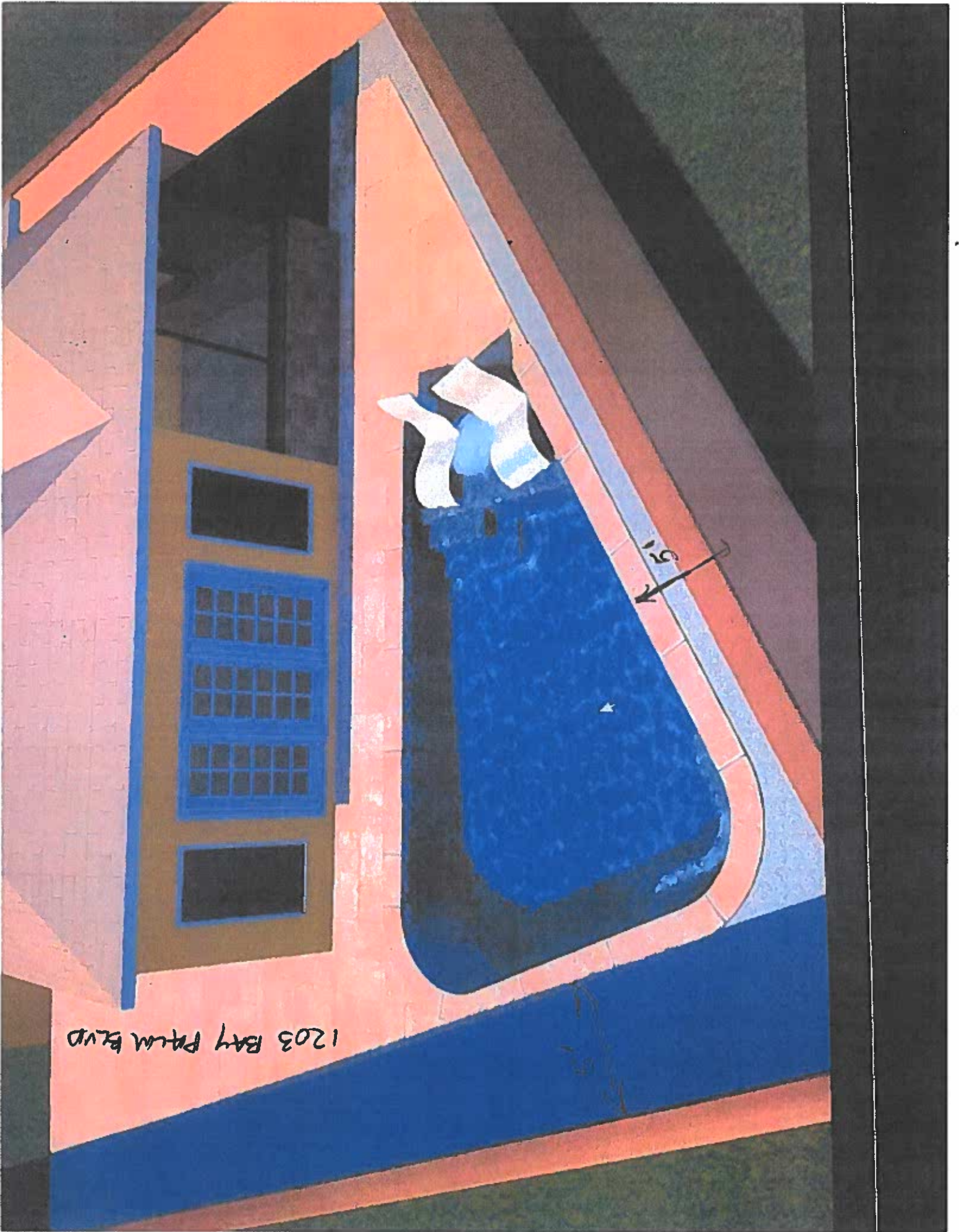


Notes:
 1. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT AND LOCAL BUILDING DEPARTMENT.
 2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT AND LOCAL BUILDING DEPARTMENT.
 3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT AND LOCAL BUILDING DEPARTMENT.

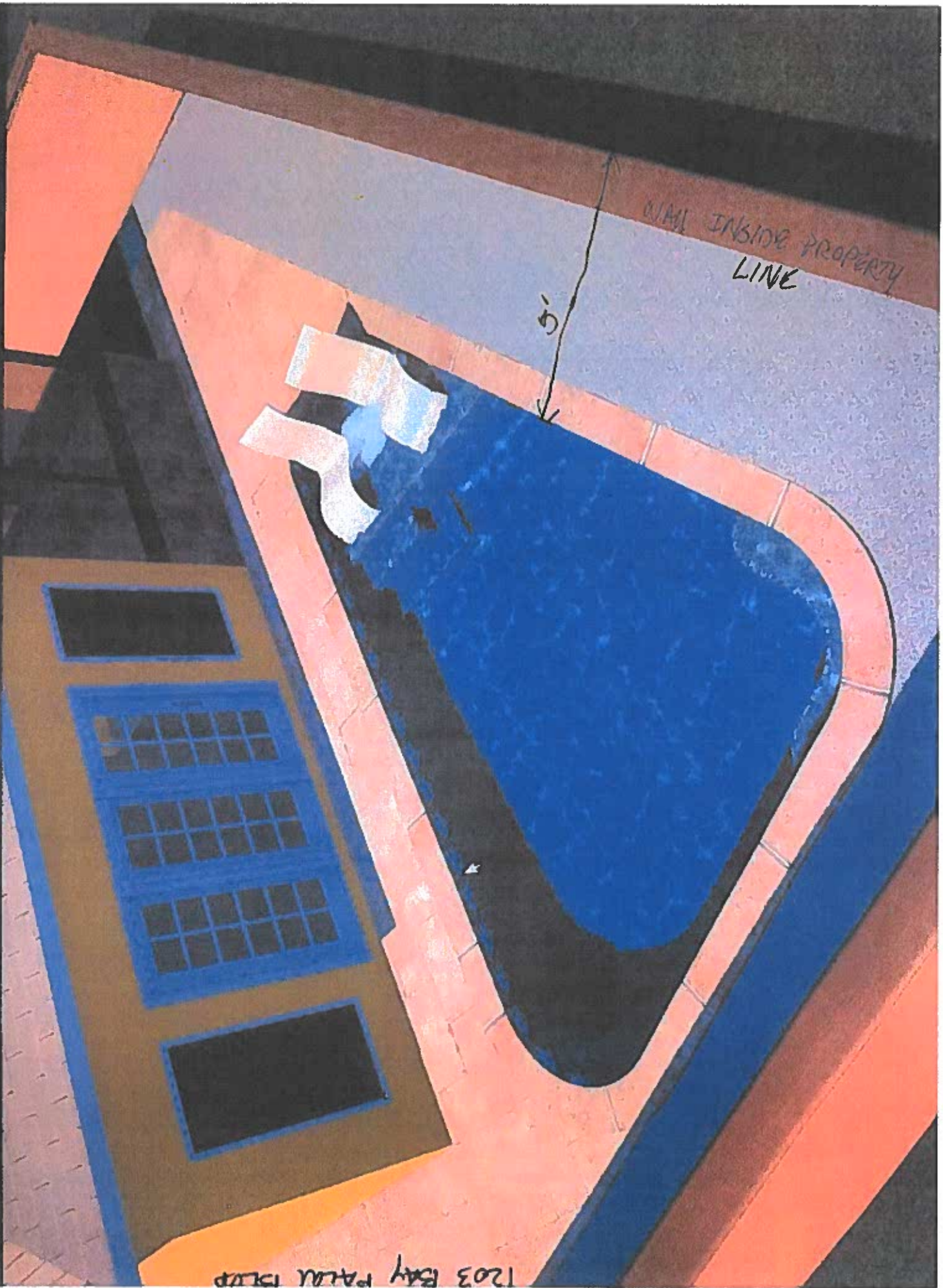
1703 BAY PALM BLVD

EXISTING
PALM TO
STAY



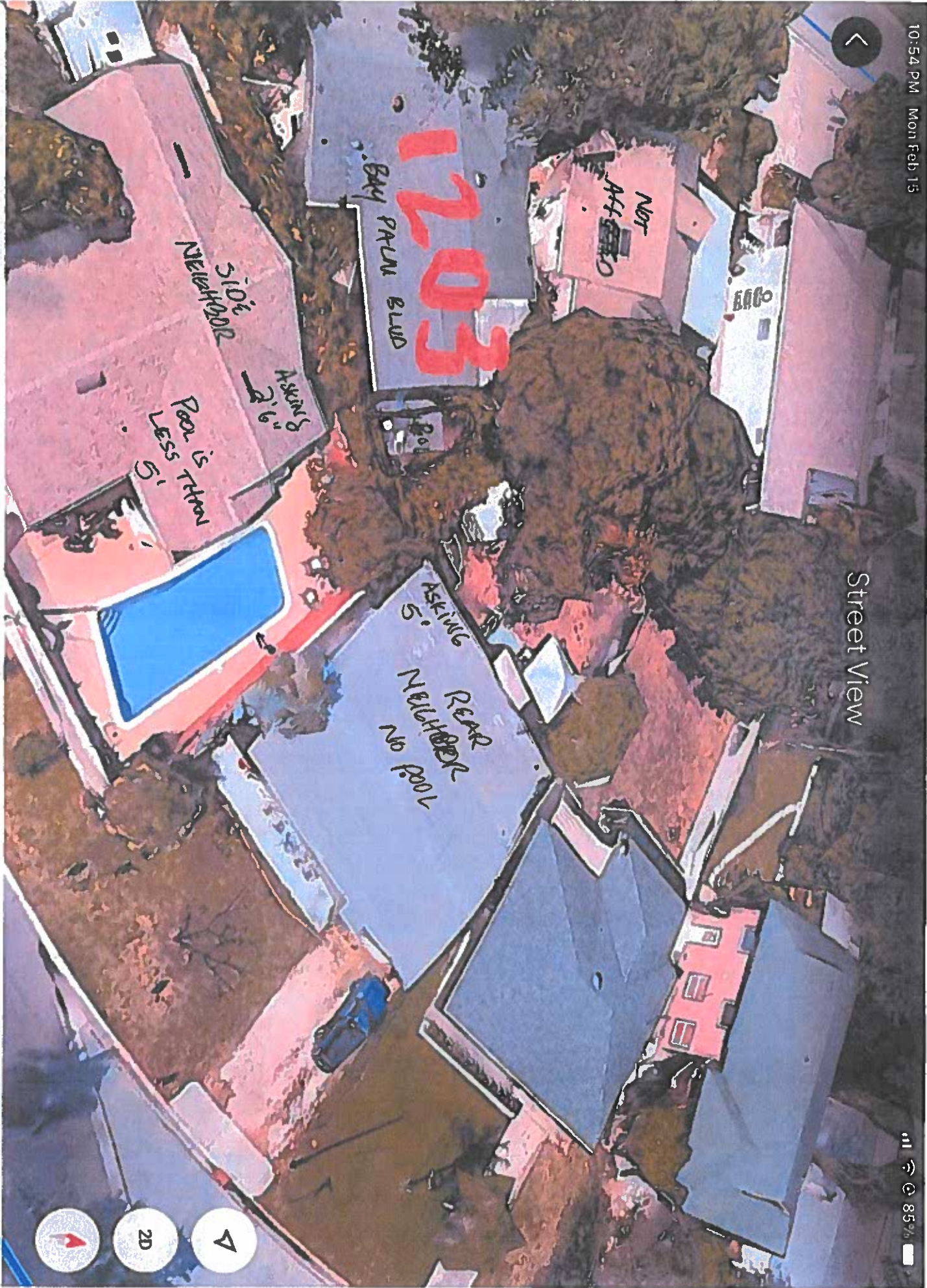


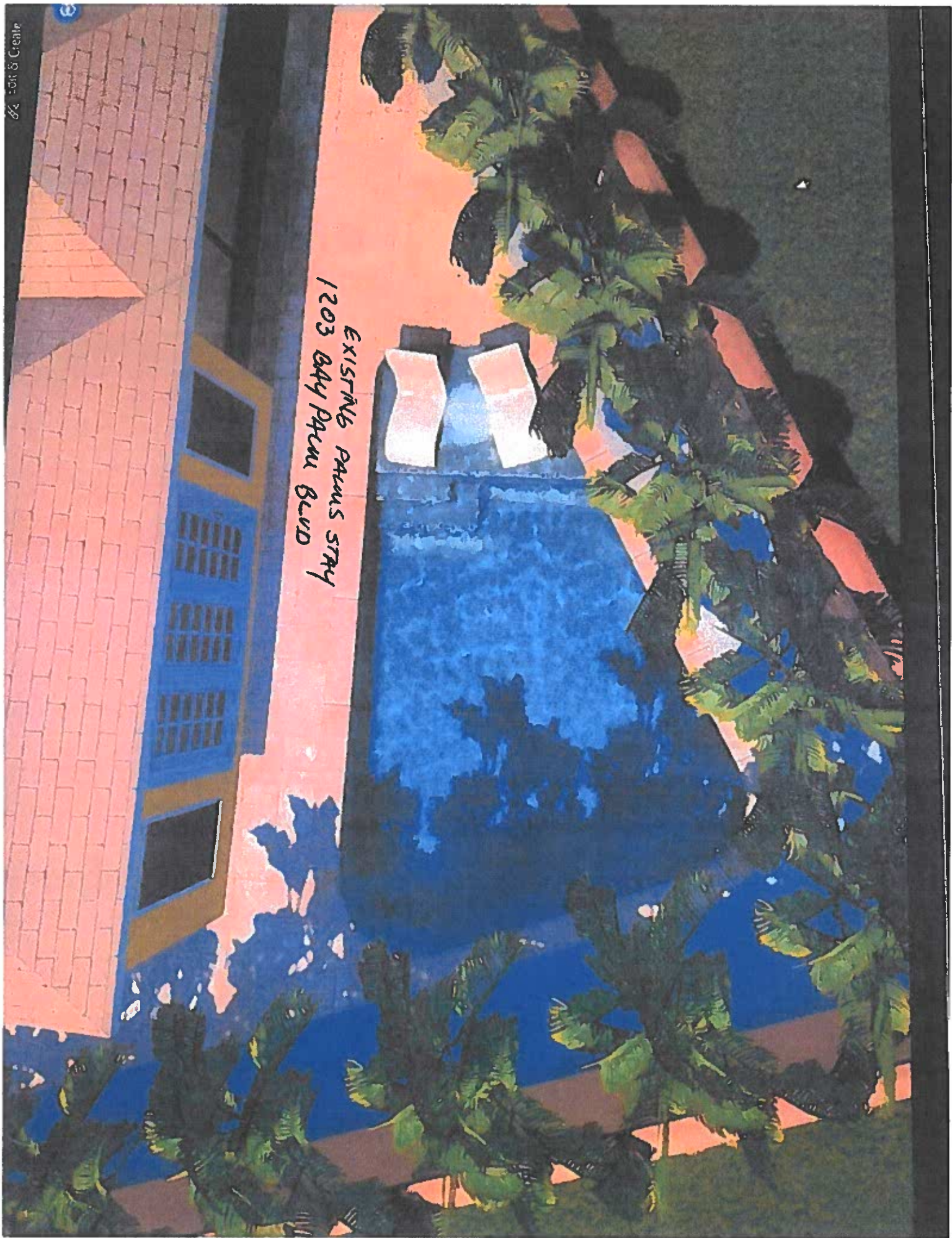
1203 BAY PALM BLVD





Street View





EXISTING POOL STRAY
1203 BAY PARK BLVD



WR # 39802549

February 15, 2021

**Modern Pools Pool
(727) 893-9214
butch@themodernpools.com**

Subject: 1203 BAY PALM BLVD

Dear Modern Pools Pool;

Thank you for contacting Duke Energy Florida, LLC for a letter of no conflict regarding your pool construction.

NO CONFLICT: Duke Energy Florida, LLC has reviewed our existing facilities at the above referenced address and has found no apparent conflict at the proposed pool location. According to the drawing(s) you have provided Duke Energy Florida, LLC has no objection to the proposed construction.

Note: Florida law requires excavators to dial **Sunshine State One Call of Florida at 811** to locate existing underground utilities prior to digging to avoid personal injury and damage to equipment.

Sincerely,

Stephanie Morales
Engineer II

From: John Klaassen <john@lightshipinsurance.com>
Sent: Wednesday, February 17, 2021 8:56:21 PM
To: Butch Brown <butch@thetemporarypools.com>
Subject: Fwd: Variance for pool

See below

Best Regards
John Klaassen
Lightship Insurance
303-292-9995
Please excuse typos & brevity I have flat thumbs
Sent from my iPhone

Begin forwarded message:

From: Shelly Patrick <shellypatrick1@yahoo.com>
Date: February 17, 2021 at 6:28:14 PM MST
To: john@lightshipinsurance.com
Subject: Variance for pool

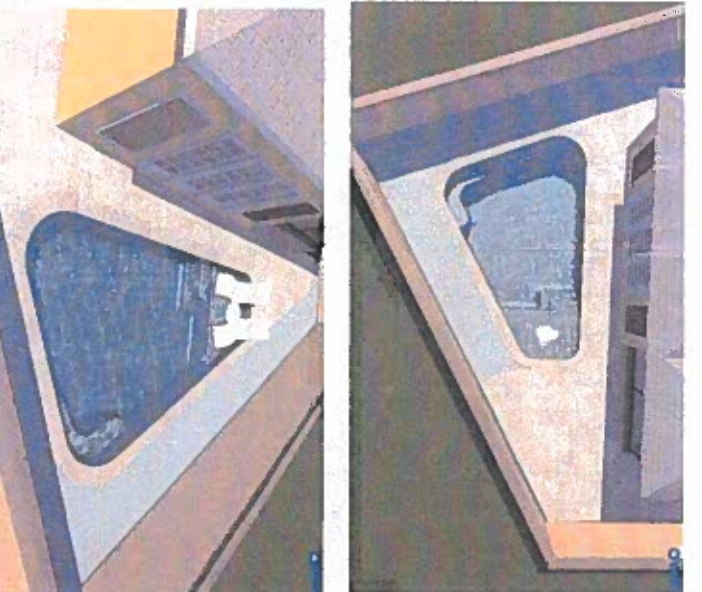
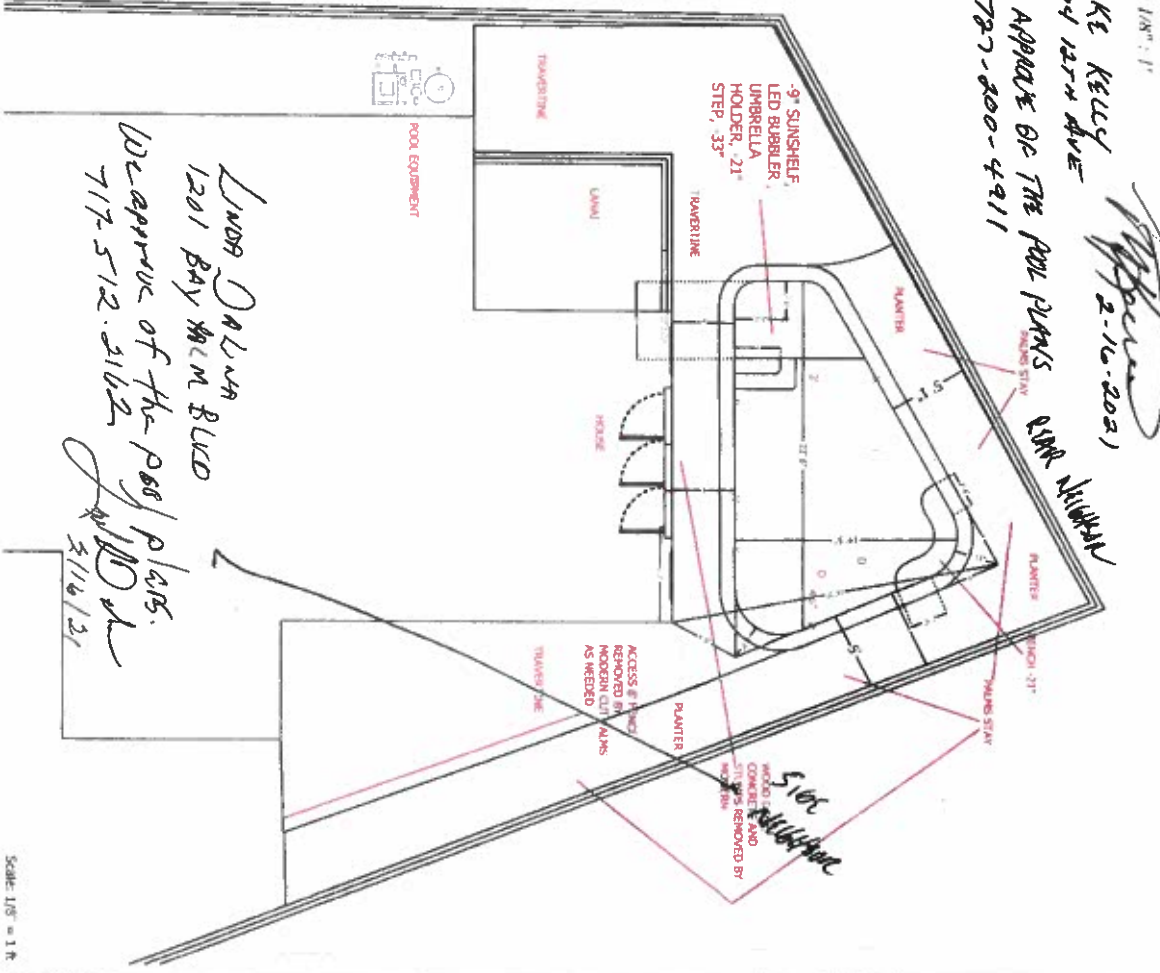
Shelly Patrick property owner of 1205 Bay Palm Blvd., Indian rocks Beach Florida 33785, and Scott Ferland are aware of the request from John Klaassen for a variance allowing a pool to be put 5 feet from the rear property line instead of 10 feet. We have no objections to this variance.

Sincerely, Shelly Patrick and Scott Ferland
Sent from my iPad

I have reviewed the plans and give my approval to proceed with the construction of this project. I, WE, understand that any changes may involve additional material, labor and/or administrative fees.

Scale: 1/8" = 1'
 Approved: 2-16-2021
 MIKE KELLY
 304 12TH AVE
 WE APPROVE OF THE POOL PLANS
 787-800-4211

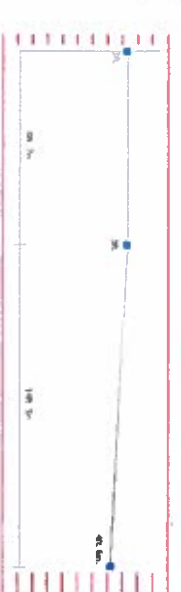
Approved:
 LINDA PALMER
 1201 BAY PALM BLVD
 WE APPROVE OF THE POOL PLANS.
 717-512-2102
 3/16/21



POOL SHELL DETAILS

Pool Beam: 8"	Pool Drain: 2"	Spa Drain: 2"
Pool Wall: 6"	Skimmer: 2"	Jet: 2"
Pool Floor: 6"	Vac line: 2"	Jet Air: 2"
Shallow Depth: 3'5"	Returns: 2"	Returns: 2"
Deep Depth: 4'7"	Bubblers: 2"	Feetwater: 2"

NOTE: FENCE BEING RE-INSTALLED BY MODERN. VARIANCE BY MODERN. CONCRETE DECK AND SPA BY MODERN. PALMS THAT ARE IN THE WAY CAN BE CUT MUCH REMOVED AT OWNER'S RISK.



PROJECT SPECIFICATIONS

POOL SPECS

Pool Size: 14.5 X 22.6'

Pool Size: 14.5' x 22.6'

Per: 41 Depth: 3.4'

Internal Area: 435 Sq. Ft. Gallons: 4385

Shape: L Hand Rail: N

Sunshelt: 35 Beach Entry: N

Swimout: N Beach: 8 Ladder: N

Waterline Top: GLASS TIBO

Coping: TRAVERTINE 6X12 SUNSET

Interior: PENNELL SHEEN T80

Skimmer: 1 Drain: 2

Returns: 2 Vac Line: YES Auto-Fill NO

SPA SPECS

Spa Size: N

SI: N Per In/Out: N Depth: N

Recess: N Jet: N Spillover: N

Shape: N Hand Rail: N

Waterline Top: N

Coping: N

Interior: N

Skimmer: N Drain: N

DECK SPECS

Deck 1: 6x6 Type: 6X12 SUNSET TRAV

Deck 2: 4x4 Type: 4x6

Floor: N Wall: N

Raised Beams: N Step Rise: N

Deck Drain: 40 Type: 1/2" X 2" SUPER

EQ / ELECTRICAL SPECS

Pool Pump: PENNELL SUPERLO V45 Hpr: 3.5

Pool Filter: PENNELL GCRP Size: 100

Jet Pump: N No.

Aux Pump: N No.

Aux Filter: N Size: N

Sonolator: PENNELL CHA OR 30

Headlight: QUATREMAN ELECTRIC 8W 125

Pool Light: PENNELL MICROBRITE COL. 0W 1

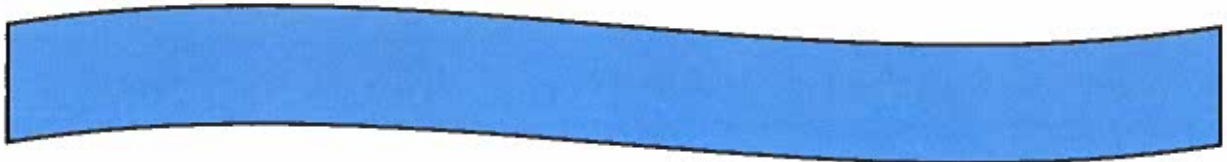
Spot Light: N 0W

Choker: 21/4" FOR

Std Home Run: Pre-Wired N

Combo: ELECTRICIAN

Switch: POOL LIGHT SWITCH A PANER



1203 Bay Palm Blvd.
BOA CASE NO. 2021-03



BOA CASE NO. 2021-03: Variance request from Section 110-344(4) to allow a variance of 5 feet into the rear yard setback and 2 feet 6 inches into the side yard setback to allow for the installation of a swimming pool for property located at 1203 Bay Palm Boulevard , Indian Rocks Beach, Florida, and legally described as Lot 7, Block 84, First Addition to Re-Revised Map of Indian Beach Subdivision, according to the map or plat thereof as recorded in Plat Book 23, Pages 11 through 13, of the Public Records of Pinellas County, Florida.



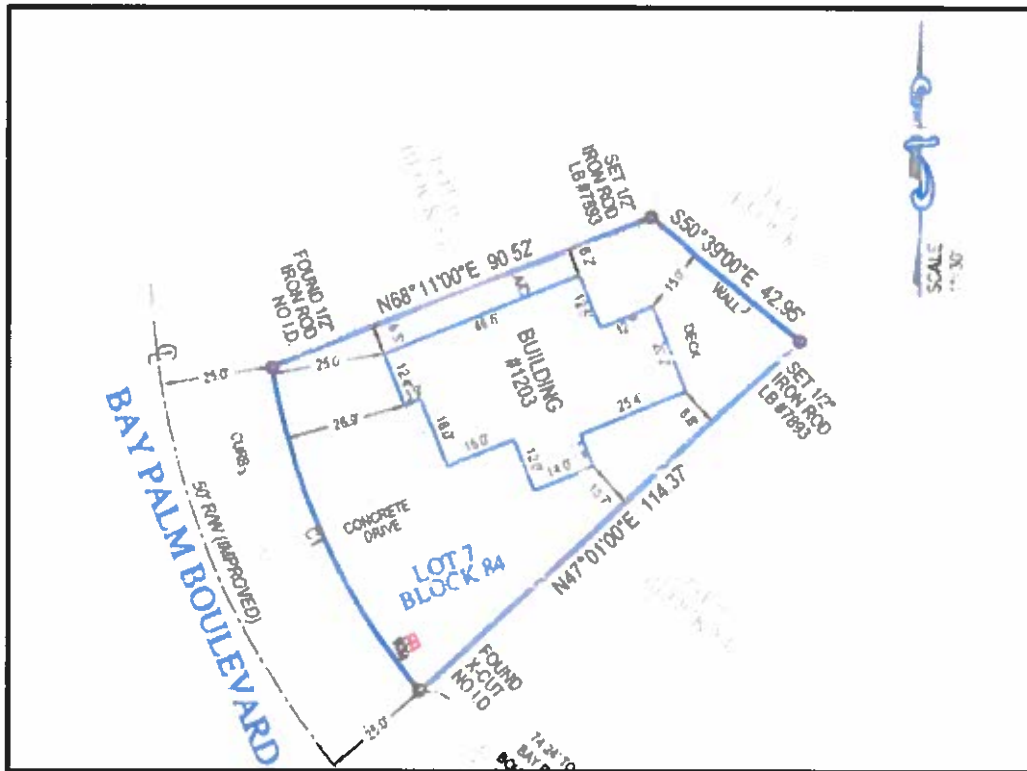
1203 Bay Palm Blvd



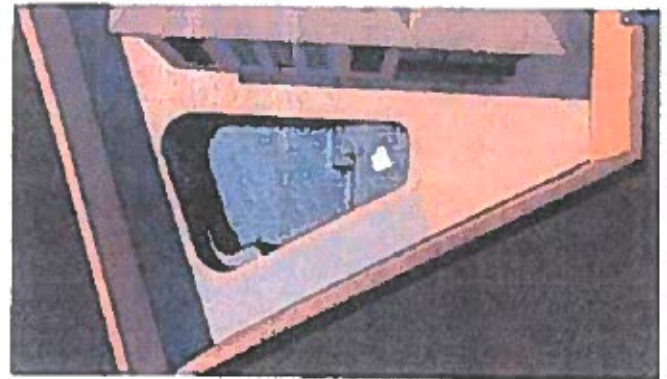
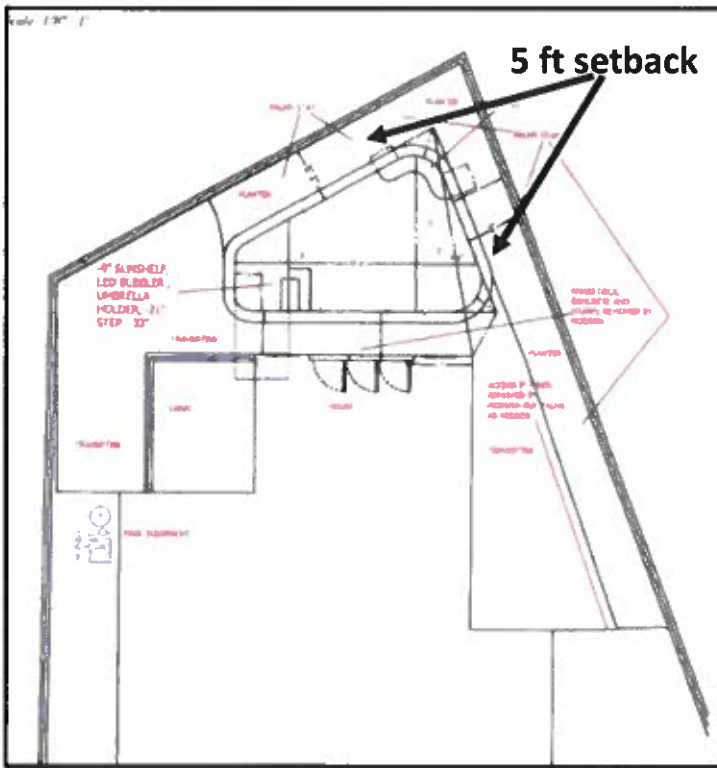
1203 Bay Palm Blvd



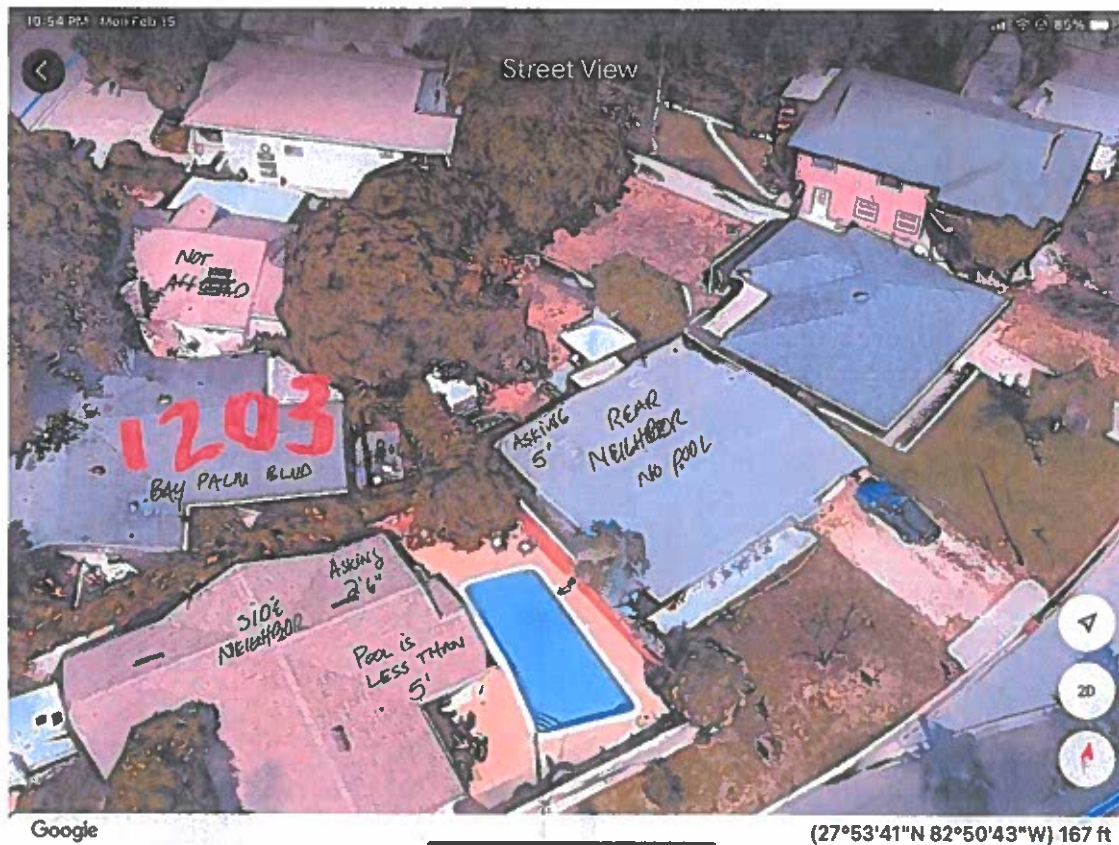
1203 Bay Palm Blvd



1203 Bay Palm Blvd



1203 Bay Palm Blvd



From: John Klaassen <john@lightshipinsurance.com>
Sent: Wednesday, February 17, 2021 8:56:21 PM
To: Butch Brown <butch@themodernpools.com>
Subject: Fwd: Variance for pool

See below

Best Regards
John Klaassen
Lightship Insurance
303-292-9995
Please excuse typos & brevity I have flat thumbs
Sent from my iPhone

Begin forwarded message:

From: Shelly Patrick <shellypatrick1@yahoo.com>
Date: February 17, 2021 at 6:28:14 PM MST
To: john@lightshipinsurance.com
Subject: Variance for pool

I, Shelly Patrick property owner of 1205 Bay Palm Blvd., Indian rocks Beach Florida 33785, and Scott Ferland are aware of the request from John Klaassen for a variance allowing a pool to be put 5 feet from the rear property line instead of 10 feet. We have no objections to this variance.

Sincerely, Shelly Patrick and Scott Ferland
Sent from my iPad



Administrative
727/595-2517
727/596-4759 (Fax)

Library
727/596-1822

Public Services
727/595-6889
727/593-5137(Fax)

**NOTICE OF PUBLIC MEETING
THE CITY OF INDIAN ROCKS BEACH — BOARD OF ADJUSTMENTS AND APPEALS
TUESDAY, MARCH 16, 2021 @ 6:00 P.M.
1507 BAY PALM BOULEVARD
INDIAN ROCKS BEACH, FLORIDA 33785**

The Board of Adjustments and Appeals of the City of Indian Rocks Beach, Pinellas County, Florida, an advisory board to the City Commission, will conduct a public meeting on **TUESDAY, MARCH 16, 2021**, which meeting convenes at 7:00 p.m., or as soon as thereafter, in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida, on BOA Case No. 2021-03.

YOU ARE HEREBY NOTIFIED as a property owner of land within 150 feet of the property located at **1203 BAY PALM BOULEVARD, INDIAN ROCKS BEACH, FLORIDA 33785**, of the following variance request:

Variance request from Section 110-344(4) to allow a variance of 5 feet into the 10 foot rear yard setback and 2 feet 6 inches into the 7 foot 6 inch side yard setback to allow for the installation of a swimming pool for property located at 1203 Bay Palm Boulevard, Indian Rocks Beach, Florida, and legally described as Lot 7, Block 84, First Addition to Re-Revised Map of Indian Beach Subdivision, according to the map or plat thereof as recorded in Plat Book 23, Pages 11 through 13, of the Public Records of Pinellas County, Florida. Parcel #01-30-14-42048-084-0070

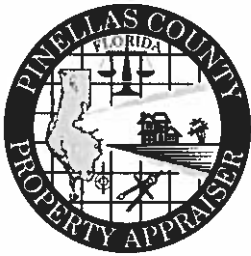
FOR FURTHER INFORMATION REGARDING THIS REQUEST, PLEASE CONTACT HETTY C. HARMON, PLANNING CONSULTANT, AT 863/646-4771, EXT. 211 OR E-MAIL: hharmon@irbcity.com.

If you desire to either support or object to the referenced variance, you may appear at the Indian Rocks Beach Board of Adjustments and Appeals Meeting on said date, or submit in writing your support or objections to Deanne B. O'Reilly, City Clerk, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida, 33785, or e-mail: doreilly@irbcity.com. All correspondence must be received by the City Clerk no later than **Tuesday, March 16, 2021, by 2:00 p.m.** The City will make such records available during normal business hours, Monday through Friday, 7:30 a.m. to 4:00 p.m., to any interested person at his or her request and expense.

If any person desires to appeal a decision made with respect to this request, such person will need a record of the proceedings and for such purposes, 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, per Section 286.0105, Florida Statutes. Verbatim transcripts are not furnished by the City of Indian Rocks Beach and should one be desired, arrangements (i.e. court reporter) should be made in advance by the interested party.

In accordance with Section 286.26, Florida Statutes, persons with a disability requiring reasonable accommodations in order to participate in this meeting should contact the City Clerk's Office with your request by telephone (727/595-2517) or email: doreilly@irbcity.com no later than 5 business days prior to the proceeding.

Notice was mailed by first class mail to the property owners within 150 feet in any direction of the subject property and posted on subject property on March 1, 2021. (Sec. 2-149 of the Code of Ordinances.)



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 18 Feb 2021
Subject Parcel: 01-30-14-42048-084-0070
Radius: 150 feet
Parcel Count: 22
Note: Parcels with protected address status are not included in this report.
Total pages: 4

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

MAIN OFFICE – COUNTY COURTHOUSE

315 Court St - 2nd Floor
Clearwater, FL 33756
Office: (727) 464-3207
Fax: (727) 464-3448
Hearing Impaired:
Office: (727) 464-3370
Commercial Appraisals:
Office: (727) 464-3284

Exemptions:
Office: (727) 464-3294
Fax: (727) 464-3408
Residential Appraisals:
Office: (727) 464-3643
Tangible Personal Property:
Office: (727) 464-8484
Fax: (727) 464-8488

NORTH COUNTY

29269 US Highway 19 N
Clearwater, FL 33761
Office: (727) 464-8780
Fax: (727) 464-8794

MID COUNTY

13025 Starkey Road
Co-Located with Tax Collector
Largo, FL 33773
Office: (727) 464-3207
Fax: (727) 464-3448

SOUTH COUNTY

1800 66th Street N
St. Petersburg, FL 33710
Office: (727) 582-7652
Fax: (727) 582-7610

ALL MAIL: PO Box 1957 – Clearwater, FL 33757

01-30-14-42048-081-0180

BLK 81, LOT 18
RE-REVISED 1ST ADD
INDIAN BEACH

FERNANDEZ, JOSEPH ANTHONY TRE
FERNANDEZ, JOSEPH TRUST
206 12TH AVE
INDIAN ROCKS BEACH FL 33785-2853

01-30-14-42048-084-0080

BLK 84, LOT 8
RE-REVISED 1ST ADD
INDIAN BEACH

DALINA, PETER B
DALINA, LINDA S
1201 BAY PALM BLVD
INDIAN ROCKS BEACH FL 33785-2859

01-30-14-42048-086-0260

OF LOT 27 DESC BEG MOST
BLK 86, LOT 26 & THAT PART
RE-REVISED 1ST ADD
INDIAN BEACH

KIM, SUSAN TRE
1105 BAY PINE BLVD INDIAN ROCKS BEACH FL 33613
LAN
914 OAK STONE DR
TAMPA FL 33613-2097

01-30-14-42048-084-0100

BLK 84, LOT 10
RE-REVISED 1ST ADD
INDIAN BEACH

SIGNORE, DANIEL S JR
306 12TH AVE
INDIAN ROCKS BEACH FL 33785-2800

01-30-14-42048-082-0080

BLK 82, LOT 8
RE-REVISED 1ST ADD
INDIAN BEACH

IACOVELLA, CHRISTOPHER A
IACOVELLA, SONIA M
7307 CALAMO ST
SPRINGFIELD VA 22150-4308

01-30-14-42048-084-0040

BLK 84, LOT 4
RE-REVISED 1ST ADD
INDIAN BEACH

HAAG, MICHAEL PAUL
HAAG, RICHARD J
27 BOLLINGER RD
ELVERSON PA 19520-9152

01-30-14-42048-084-0090

BLK 84, LOT 9
RE-REVISED 1ST ADD
INDIAN BEACH

KELLEY, MICHAEL G
KELLEY, MICHELLE L
304 12TH AVE
INDIAN ROCKS BEACH FL 33785-2800

01-30-14-42048-084-0120

BLK 84, LOT 12
RE-REVISED 1ST ADD
INDIAN BEACH

SEILER, CURT A
SEILER, RENAE
454 MARMORA AVE
TAMPA FL 33606-3837

01-30-14-42048-082-0090

BLK 82, LOT 9
RE-REVISED 1ST ADD

INDIAN BEACH

MURPHY, BERNARD
MURPHY, GENEVIEVE J
7 LITTLE KNOLL CT
MEDFORD NJ 08055-8505

01-30-14-42048-084-0060

(SEE 06-30-15S)
BLK 84, LOT 6
RE-REVISED 1ST ADD
INDIAN BEACH

PATRICK, SHELLY KATHLEEN
1205 BAY PALM BLVD
INDIAN ROCKS BEACH FL 33785-2859

01-30-14-42048-084-0030

BLK 84, LOT 3
RE-REVISED 1ST ADD
INDIAN BEACH

GAROFALO, JOHN J
1211 BAY PALM BLVD
INDIAN ROCKS BEACH FL 33785-2859

01-30-14-42048-086-0290

BLK 86, LOT 29
RE-REVISED 1ST ADD
INDIAN BEACH

PONTRELLO, WILLIAM G
305 12TH AVE
INDIAN ROCKS BEACH FL 33785-2854

01-30-14-42048-081-0010

BLK 81, LOT 1
RE-REVISED 1ST ADD
INDIAN BEACH

DIETIKER, KARL F
DIETIKER, PATRICIA D
1206 BAY PALM BLVD
INDIAN ROCKS BEACH FL 33785-2860

01-30-14-42048-081-0190

BLK 81, LOT 19
RE-REVISED 1ST ADD
INDIAN BEACH

LUSNIA, MARK A
208 12TH AVE
INDIAN ROCKS BEACH FL 33785-2853

01-30-14-42048-082-0070

BLK 82, LOT 7
RE-REVISED 1ST ADD
INDIAN BEACH

HURLEY, JONATHAN P
1104 BAY PINE BLVD
INDIAN ROCKS BEACH FL 33785-2867

01-30-14-42048-084-0050

(SEE 06-30-15S)
BLK 84, LOT 5
RE-REVISED 1ST ADD
INDIAN BEACH

1207 BAY PALM BLVD LAND TRUST
BACON, MICHAEL TRE
1207 BAY PALM BLVD
INDIAN ROCKS BEACH FL 33785-2859

01-30-14-42048-086-0270

PART DESC BEG MOST S'LY
BLK 86, LOT 27 LESS THAT
RE-REVISED 1ST ADD
INDIAN BEACH

SCHAUDER, Y R & GOLDSTEIN, B D REV LIV TRUST
SCHAUDER, YAEL RACHEL TRE
1107 BAY PINE BLVD
INDIAN ROCKS BEACH FL 33785-2866

01-30-14-42048-084-0110

BLK 84, LOT 11
RE-REVISED 1ST ADD
INDIAN BEACH

MCGAFFAGAN, EDWARD F
MCGAFFAGAN, SHIRLEY A
1200 BAY PINE BLVD
INDIAN ROCKS BEACH FL 33785-2838

01-30-14-42048-086-0280

BLK 86, LOT 28
RE-REVISED 1ST ADD
INDIAN BEACH

HAMMERSENG, WILLIAM M
LONG, SHAUNA S
255 DOLPHIN PT APT 407
CLEARWATER FL 33767-2115

01-30-14-42048-082-0100

BLK 82, LOT 10
RE-REVISED 1ST ADD
INDIAN BEACH

WENZEL, CAROL
205 12TH AVE
INDIAN ROCKS BEACH FL 33785-2852

01-30-14-42048-081-0030

BLK 81, LOT 3
RE-REVISED 1ST ADD
INDIAN BEACH

ECKHOFF, KYLE ALBERT
KRATZENBERG, LINDA
1801 DOLPHIN DR
BELLEAIR BLUFFS FL 33770-2068

01-30-14-42048-081-0020

BLK 81, LOT 2
RE-REVISED 1ST ADD
INDIAN BEACH

STEBBINS, NONIE M
STEBBINS, KENNETH E
PO BOX 1056
PLANT CITY FL 33564-1056

AGENDA ITEM NO. 5

OTHER BUSINESS

AGENDA ITEM NO. 6

ADJOURNMENT