

Board of Adjustments and Appeals
Tuesday, April 20, 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, APRIL 20, 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: March 16, 2021**
4. **BOA CASE NO. 2021-02 — 416 20th AVENUE**
Owner/Applicant: Matthew & Lauren Campo
Subject Location: 416 20th Avenue, Indian Rocks Beach, Florida
Legal Description: Lot 10, and the West ½ of Lot 11, Seventh Addition of Re-Revised Map of Indian Beach.
Parcel #: 06-30-15-42156-000-0100.
Variance request: Variance request from Section 94-87 to permit a dock to extend beyond the maximum allowable 50-foot dock length for the installation of a new dock.
5. **BOA CASE NO. 2021-01 — 1615 First Street**
Owner/Applicant: Reverend Jon Roberts
Agent/Representative: Bob Lima & Garg Spyvack
Calvary Episcopal Church
Subject Location: 1615 First Street, Indian Rocks Beach, Florida
Legal Description: Indian Beach Re-Revised 3rd Addition, Block 1, Lots 16 thru 24 & part of Lot 25 desc beg NW corner of Lot 25 thence S81D41' 35"E 150 feet thence S08D23'32"W 50 feet thence N81D41'35"W 44 feet thence S08D23'32"W 37.50 feet thence N81D41'35"W 106 feet thence N08D 23'32"E 87.50 feet to point of beginning less part of Lots 16 & 19 desc com NW corner of Lot 18 thence S81D41'35"E 150 feet for point of beginning thence S08D23'32"W 102.30 feet thence N81D36'28"W 4.20 feet thence N09D34'06"E 102.32 feet thence S81D41'35"E 2.10 feet to point of beginning together with Lot 4, Block 73 of Indian Beach Revised less W'LY 10 feet for road right-of-way & vacated 10-foot alley adjacent to E of SD Lot 4.
Parcel #: 01-30-14-42084-001-0250.
Variance Request: Variance request from Section 110-131(10)(c) to allow for a new dock to be considered as an accessory use.

6. OTHER BUSINESS.

7. 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@irbcity.com no later than four (4) business days prior to the proceeding for assistance.

POSTED: April 16, 2021

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

**AGENDA ITEM NO. 2
ROLL CALL**

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

**MINUTES — MARCH 16, 2021
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, MARCH 16, 2021**, at 6:06 p.m., in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida.

1. **CALL TO ORDER.** City Clerk O'Reilly called the meeting to order at 6:06 p.m.

2. **ROLL CALL:**

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

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

ABSENT: Chair Stewart DeVore, Board Member Waldemar H. Clark, Jr., and City Attorney Randy Mora.

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.)

3. **APPROVAL OF MINUTES:** August 25, 2020

MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER LABADIE TO APPROVE THE AUGUST 25, 2020 MINUTES AS SUBMITTED. UNANIMOUS APPROVAL BY ACCLAMATION.

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.

[Beginning of Staffing Report.]

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.

OWNER: John P. Klassen
PROPERTY LOCATION: 1203 Bay Palm Boulevard
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 variances for the side and rear yard setbacks for the installation of a swimming pool. They are requesting the pool encroach 5 feet into the 10-foot rear yard setback leaving a 5 feet rear yard setback and 2 feet 6 inches into the 7-foot 6 inch south side setback leaving a setback of 5 feet.

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 backyard.*
- 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. *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.*

PUBLIC NOTICE: 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.)

CORRESPONDENCE RECEIVED: Letters of support were received from the three abutting abutting property owners: Shelly Patrick, 1205 Bay Palm Boulevard, Mike Kelley, 304 12th Avenue, and Linda and Pete Dalina, 1201 Bay Palm Boulevard.

[End of Staffing Report.]

City Clerk O'Reilly read the title of Agenda Item No. 4, BOA Case No. 2021-03.

City Clerk O'Reilly asked if any Members had any ex-parte communications with the applicant, with all Members responding negatively.

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

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

Planning Consultant Harmon introduced BOA Case No. 2021-03. She stated the applicant is requesting variances 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 the property located at 1203 Bay Palm Boulevard.

Planning Consultant Harmon presented a PowerPoint presentation showing an aerial view of the property and pools in the surrounding area, a survey of the property, and photographs of the proposed pool.

Planning Consultant Harmon stated the applicant did receive sign-offs from all three abutting property owners, saying they had no objection to the variances: Shelly Patrick, 1205 Bay Palm Boulevard, Mike Kelley, 304 12th Avenue, and Linda and Pete Dalina, 1201 Bay Palm Boulevard.

Vice-Chair Watt asked if the City had pool requirements for the hardscape setbacks because if not, that would put the concrete and patio right at the property line.

Planning Consultant Harmon stated the applicant had not asked about that yet, but she would recommend that they either slope it so that it does not drain into the adjacent neighbor's property or leave a strip of shell next to the fence. Technically, in the single-family and duplex zoning districts, the City does not have an impervious surface cap.

Vice-Chair Watt stated, as shown in the drawings, if there were a patio or hardscaping, no one would slope that toward their pool.

Planning Consultant Harmon stated this is a unique situation, and the pool builder has said that there will be gravel near the fence for drainage.

Vice-Chair Watt asked who the wall belongs to.

Planning Consultant Harmon stated it is a common wall owned by 1201 and 1203 Bay Palm Boulevard.

Butch Brown, Modern Pools, 9445 Ulmerton Road, Largo, Florida, explained the variance and stated they would not be doing any hardscaping behind the setbacks. They will be doing xeriscaping around the pool area with shell and palms. The concrete wall encompasses the whole property and encompasses the property to the south (1201 Bay Palm Boulevard). He stated the pool located at 1201 Bay Palm Boulevard is located 3 feet from the setback line and was built with variances. He stated that pool conforms to what they are trying to accomplish.

Pete Dalina, 1201 Bay Palm Boulevard, stated he has no problem or issue with the pool's construction as presented. He has a pool as well, and his neighbor has gone to great lengths to be sure that there would be no invasive issues. There is a common wall between the two properties, and that is helpful with privacy.

MOTION MADE BY MEMBER ALVAREZ, SECONDED BY LABADIE, TO RECOMMEND TO THE CITY COMMISSION APPROVAL OF BOA CASE 2021-03, VARIANCE REQUESTS 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, AND LEGALLY DESCRIBED AS LEGALLY DESCRIBED AS LOT 7, BLOCK 84, FIRST ADDITION TO RE-REVISED MAP OF INDIAN BEACH SUBDIVISION.

ROLL CALL VOTE:

AYES: ALVAREZ, LABADIE, WATT.

ABSENT: CLARK, DEVORE

MOTION CARRIED UNANIMOUSLY.

5. OTHER BUSINESS.

City Clerk O'Reilly announced that there will be a meeting on Tuesday, April 20, 2021, at 6:00 p.m.

6. ADJOURNMENT.

MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER LABADIE, TO ADJOURN THE MEETING AT 6:20 P.M. UNANIMOUS APPROVAL.

April 20, 2021
Date Approved

Stewart DeVore, Chair

/dor

AGENDA ITEM 4.

**BOA CASE NO. 2021-02
416 20th Avenue**

**BOARD OF ADJUSTMENTS AND APPEALS
AGENDA MEMORANDUM**

MEETING OF:

Board of Adjustment: April 20, 2021
City Commission: May 11, 2021

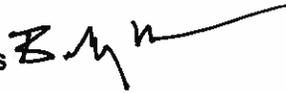
AGENDA ITEM: 4

**SUBMITTED AND
RECOMMENDED BY:**

Hetty C. Harmon, AICP
City Planner

APPROVED BY:

Brently Gregg Mims
City Manager



SUBJECT:

BOA CASE NO. 2021-02: Variance request from Section 94-87 to allow the dock to extend 10ft beyond the permitted 50 ft dock length for the installation of a new dock for property located at 416 20th Avenue, Indian Rocks Beach, Florida, and legally described as Lot 10, and the West 1/2 of Lot 11, Seventh Addition to Re-Revised Map of Indian Beach, according to the map or plat thereof as recorded in Plat Book 28, Page 78, of the Public Records of Pinellas County, Florida.
Parcel #06-30-15-42156-000-0100

OWNER
LOCATION of PROPERTY:
ZONING:

Matthew & Lauren Campo
416 20th Avenue
S- Single Family

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

BACKGROUND:

Matthew and Lauren Campo are requesting variance of 10 feet for the length of the dock to extend 10 ft beyond the 50 ft dock length due the mangroves and water depth.

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 is located in an area where there the water is shallow and has increase mangrove growth.

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; and

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.

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

BOA RECOMMENDATION:

MOTION:

I move to recommend to the City Commission **APPROVAL/DENIAL of BOA CASE 2021-02:** Variance request from Section 94-87 to allow a variance of 10 feet to allow the dock to extend to 60 ft beyond the allowed 50 ft dock length for the installation of a new dock for property located at 416 20th Avenue, Indian Rocks Beach, Florida, and legally described as Lot 10, and the West 1/2 of Lot 11, Seventh Addition to Re-Revised Map of Indian Beach, according to the map or plat thereof as recorded in Plat Book 28, Page 78, of the Public Records of Pinellas County, Florida.



416 20th Avenue
BOA CASE NO. 2021-02



BOA CASE NO. 2021-02: Variance request from Section 94-87 to allow a variance of 10 feet to allow the dock to extend to 60 ft beyond the allowed 50 ft dock length for the installation of a new dock for property located at 416 20th Avenue, Indian Rocks Beach, Florida, and legally described as Lot 10, and the West 1/2 of Lot 11, Seventh Addition to Re-Revised Map of Indian Beach, according to the map or plat thereof as recorded in Plat Book 28, Page 78, of the Public Records of Pinellas County, Florida.



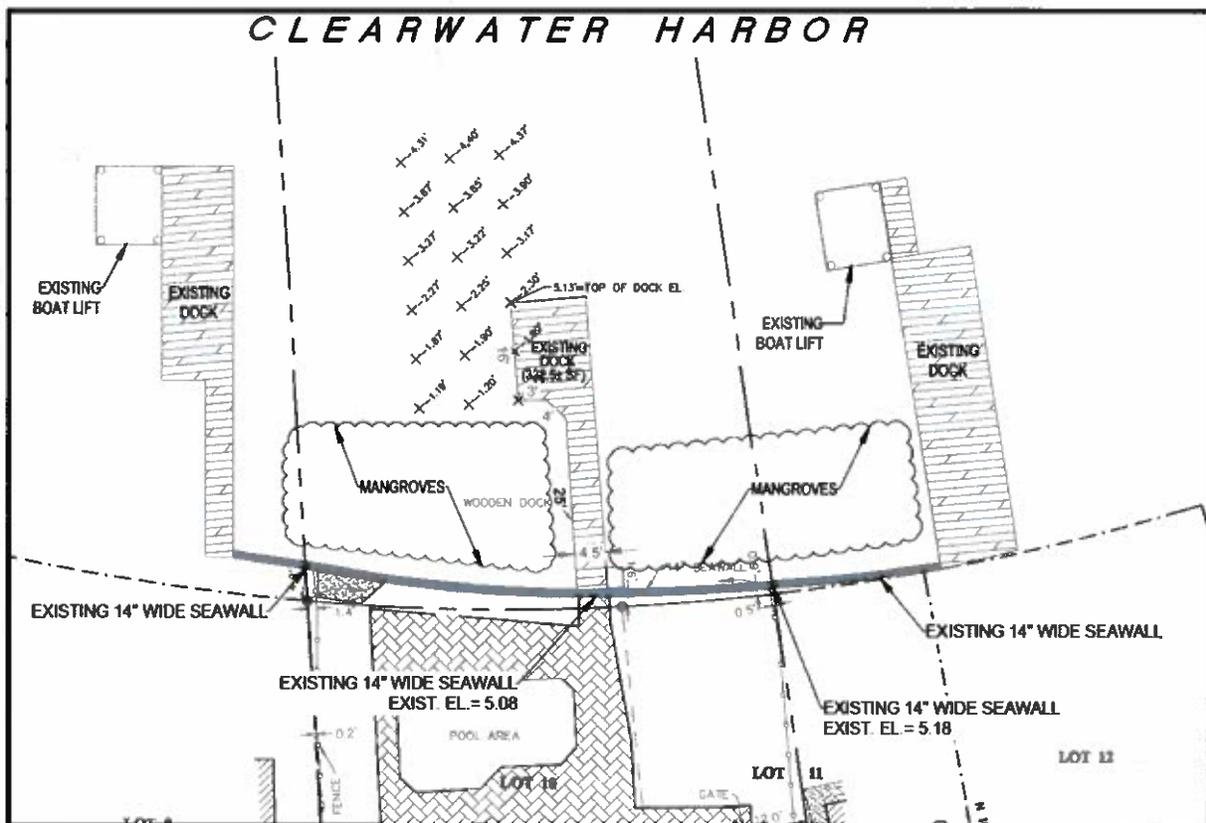
416 20th Avenue



416 20th Avenue



416 20th Avenue



Lauren and Matthew Campo
416 20th Avenue
Indian Rocks Beach, Florida 33785
(813) 470-0872

February 1, 2021

Ms. Hetty Harmon, AICP
City of Indian Rocks Beach Planning & Zoning Department
1507 Bay Palm Boulevard
Indian Rocks Beach, FL 33785
(727) 517-0404
www.indian-rocks-beach.com

RE: Application for Variance – Increase Dock Length
416 20th Avenue, Indian Rocks Beach, FL

Dear Ms. Harmon,

We are proposing a variance to the allowable dock length of 50 feet to 60 feet, note that our existing dock is only 45 feet in length and extends 20 feet past a thick mangrove cluster. In addition, the current dock location is very shallow compared to other properties in Indian Rocks Beach. At a dock length of 50-feet, our dock would not have 36" of depth at mean low water. The Lots adjacent to ours currently have the same condition and have 60-foot dock lengths. We are provided detailed information and writing justification for our unique condition.

The following items have been included:

1. Application for Variance,
2. Agent of Record;
3. Certification;
4. Variance Justification;
5. Variance Exhibits and Survey.

Please feel free to call me if you have any questions at (813) 470-0872. Thank you for your assistance with this.

Sincerely,



Matthew D. Campo

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)

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.

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

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>Total Requested</u>
Gulf-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Bay-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Alley setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>

VARIANCE REQUEST CONTINUED...

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>Total Requested</u>
Rear-no alley setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Rear-north/south street (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Street-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Side-one/both setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Minimum green space (%):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Habitable stories (#):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Minimum lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Building height (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Off-street parking (spaces):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
ISR (%):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
FAR (%):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Dock length (feet): 45' Existing Dock	<input type="text" value="50'"/>	<input type="text" value="60'"/>	<input type="text" value="10"/>
Dock width (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Signage (#):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Accessory structure (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Accessory structure height (feet):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Lot size (sq. ft.):	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>

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:

See attached.

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

See attached.

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:

See attached.

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:

See attached.

HARDSHIP CONTINUED...

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

See attached.

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:

See attached.

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

See attached.

AGENT OF RECORD

Date: 2-1-2021

I, Matthew Campo do hereby designate and appoint

Matthew Campo, P.E. 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: Matthew Campo

Signature: *Matthew Campo*

My agent of record may be contacted at:

Company: Campo Engineering, Inc.

Address: 1725 East 5th Avenue

City/State: Tampa, FL Zip Code: 33605

Telephone: (813) 470-0872 Fax: (813) 902-8782

Before me this date personally appeared:

Name: Matthew Campo

Signature: *Bonnie L. Meriwether*

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: 1st Month: February, 20 21

Notary Public State of Florida at Large: *Bonnie L. Meriwether*

Notary Public Commission Expiration: September 17, 2021

State of Florida
County: Pinellas



CERTIFICATION

Date: 2-1-21

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.

Matthew Campo

Before me this date personally appeared:

Name: Matthew Campo

Signature: *Matthew Campo*

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: 1st Month: February, 2021

Notary Public State of Florida at Large: *Bonnie L. Meriwether*

Notary Public Commission Expiration: September 17, 2021

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.

416 20th AVE - HARDSHIP JUSTIFICATION

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.

This variance request at 416 20th Ave is to increase the boat dock length from the existing length of 45 feet to 60 feet. The existing dock is an older structure that would be reconstructed to a length consistent with adjacent parcels and to reach a depth closer to 36" below mean low water (MLW). The reason for this request is due to the fact that at 50 feet, 36" below mean low water is not reached. This is based on a bathymetric engineering survey of the basin bottom elevations using Clearwater NOAA Station 8726724 elevation data.

The request for an increase in dock length is further explained and supported in the following variance justification questions below:

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:

Response: The existing lot/dock is located along the southern perimeter of a figure eight shaped waterway. Throughout the day many boats pulling skiers and tubes continually turn at this southern end and creates a high energy wake that increases the wave velocity along our sea wall. This results in more sediments being accumulated and shallower conditions along our sea wall. Similar docks along the east and west sides of this waterway are perpendicular and do not receive the same wave energy and thereby the same accumulation of sediment over time. Below is an image to show how the north and south ends of the figure eight basin have shallow conditions and increased mangrove growth.

South End of Basin (Subject Dock at Arrow)



North End of Basin Shore Line



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

Response: The existing conditions are the result of years of boat activity and potentially storm water runoff sediment that accumulates at pipe outfall locations. In addition, the increased sediments and shallow water has created a larger area of mangrove growth, which traps sediment and raises the basin bottom elevation over time. As a property owner we recognize the mangroves are good for the environment and create a habitat for wildlife. We would prefer to extend the dock and protect the wetland area. Currently the mangrove area extends 22 feet from the seawall.

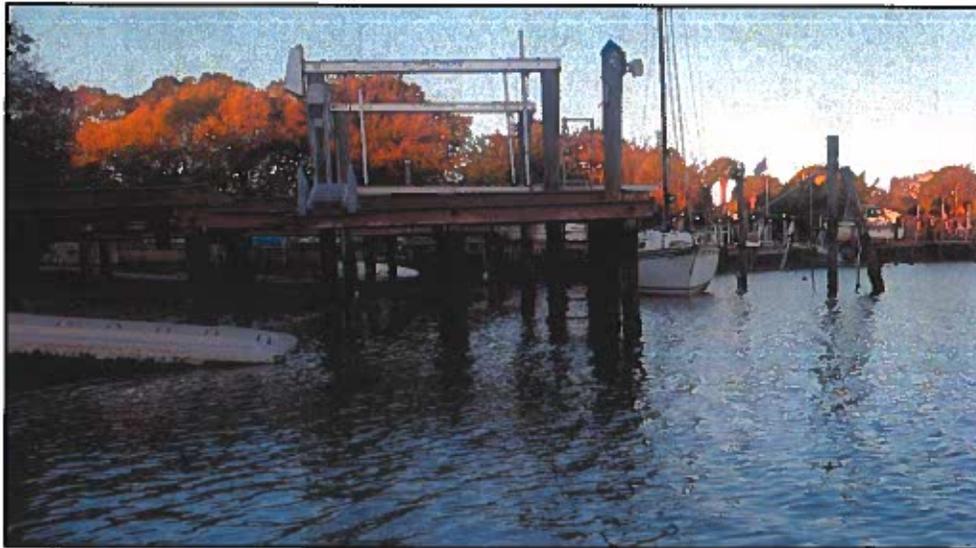
In the image below the red arrow is a storm water inflow point from 20th Avenue.



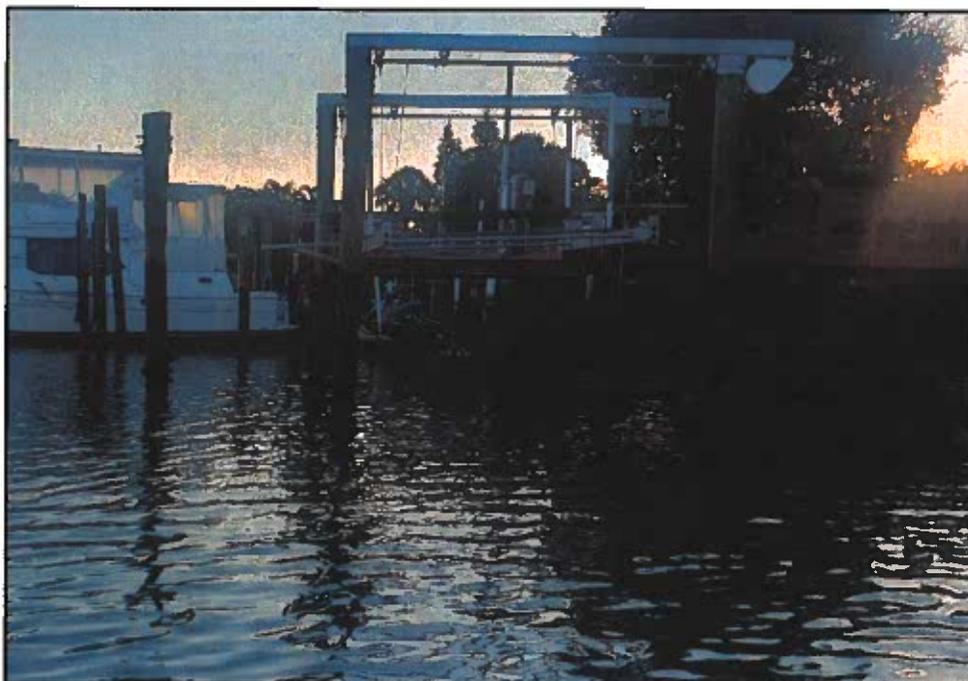
Granting this variance will not confer on the applicant any special privilege that is denied by the chapter to other lands, structures or buildings in the same zoning district:

Response: The contiguous properties to the east and west of our lot have docks that are approximately 60 feet in length as noted on existing conditions exhibit. Our dock is currently 45' and is 15 feet shorter than our neighbors. With the existing dock location, a boat is unable to reach the dock during normal and low tides. While my neighbors are on the water, I will be waiting for the tides to raise. A greater concern is that when we return from being on the water, our dock and boat slip will not be accessible.

Neighboring Docks - West



Neighboring Docks - East



416 20th Ave Dock End



A count of intercoastal water front homes was conducted to see how many properties may have this same condition. Using a February 2017 aerial image, we found that out of approximately 690 properties, 15 have similar conditions as the property at 416 20th Avenue. This confirms our request is truly unique and demonstrates a hardship upon this parcel.

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:

Response: Under Code Section 94-86 the allowable parameters for dock length is described. If the literal interpretation of the code is applied to every parcel, 15 properties out of 690 (2.1%) would experience the same undue hardship.

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

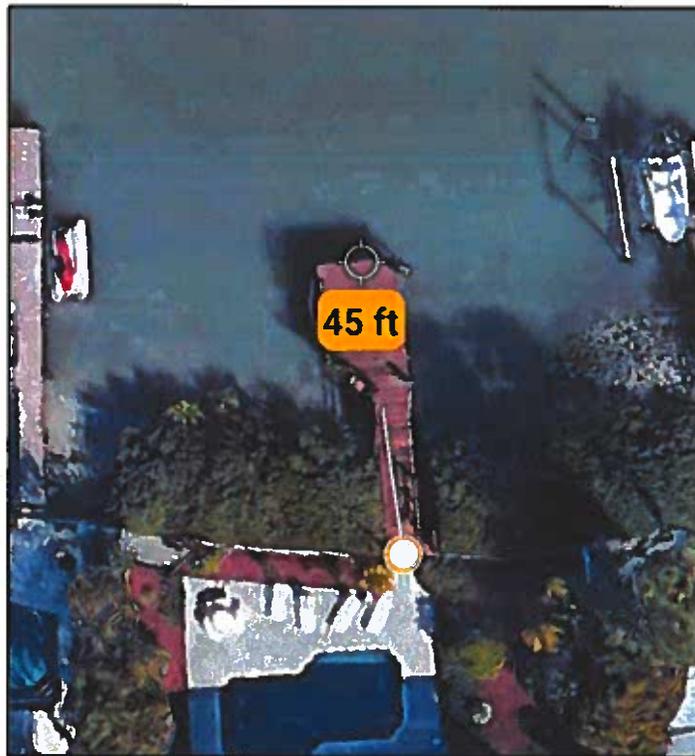
Response: We have evaluated the basin bottom depths and prepare a Proposed Conditions Plan. Extending the dock from 45' to 60' will still not result in a condition where the dock is at a water depth 36" below Mean Low Water (MLW). However, given the length of adjacent docks and in the importance of navigation safety, we feel 60 feet is the minimum possible for boat access and will still provide a safe waterway. In addition, the required side setbacks to a dock are 12' feet from the adjacent lot lines; this requirement is exceeded with a 20-foot lot line separation.

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:

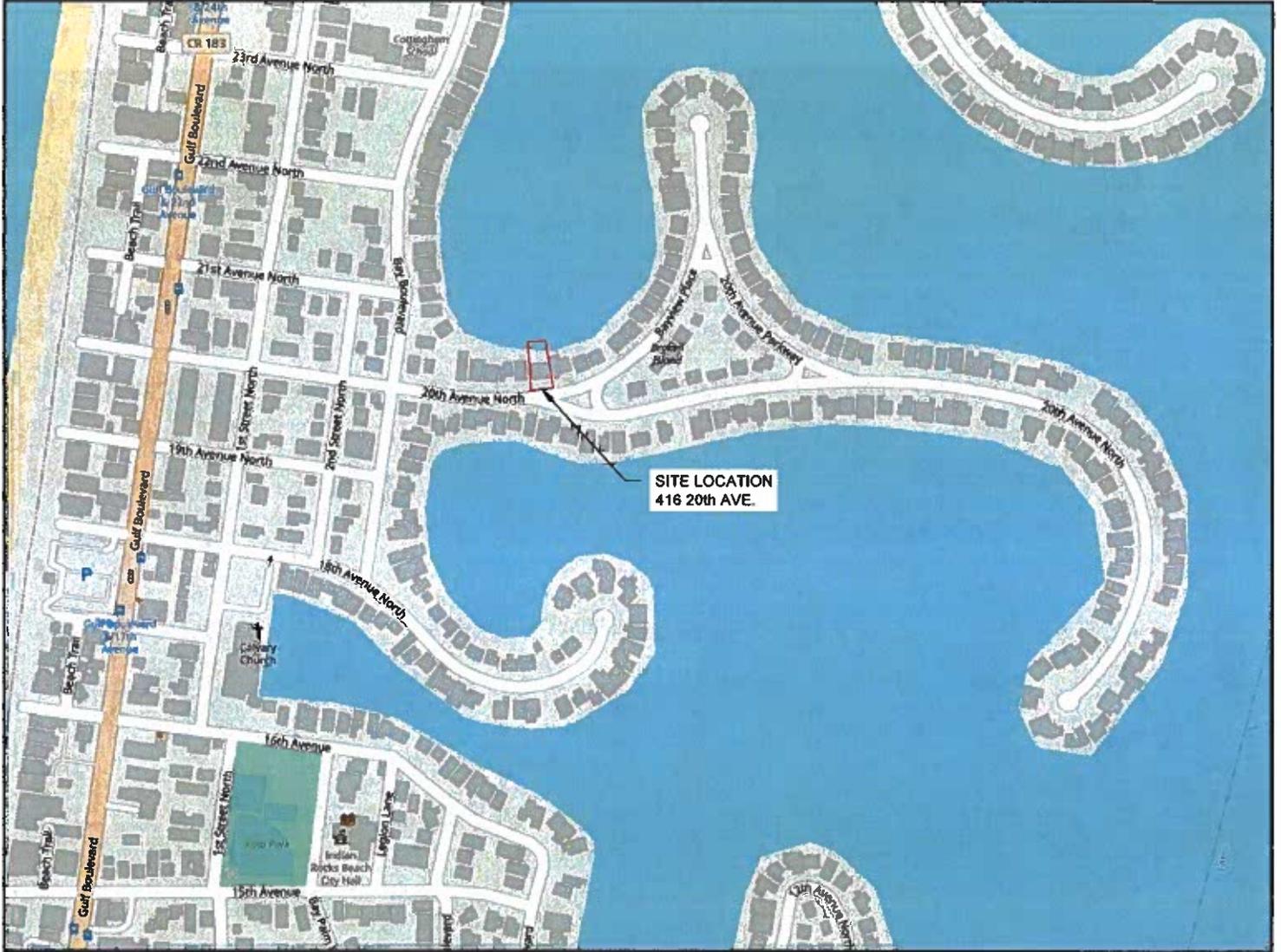
Response: The intent of the code may have multiple purposes such as safety by not allowing a dock to extend into navigable waterways, maintain reasonable access and protection of the natural resource, marine species and habitat. In addition, the intent of the code when written likely considers enjoyment of the natural resources available and protection of property values. We believe this request is in harmony with the applicable sections of Subpart B.

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

Response: As Indian Rock's Beach homeowners we would expect to have the same opportunities as our surrounding neighbors and other water front homes. In addition, as homeowners we feel access to the waterway consistent with our neighbors is vital to our property value. While many homes in Indian Rocks Beach will enjoy deep water access, we will be timing our departures and arrivals to try and enjoy the waterway as other do. Our request provides safe navigation, protects the natural resources and allows 416 20th Avenue reasonable access that the majority of Indian Rocks Beach water front parcels enjoy.



Thank you for your consideration in our request and we respectfully request approval of a variance to allow a 60-foot dock length compared to the existing length of 45 feet.



VICINITY MAP

PROPOSED:
DOCK & BOAT LIFT VARIANCE
CITY: INDIAN ROCKS BEACH
WATERWAY: INTER COASTAL WATER WAY
DATE: 10-15-2020

OWNER(S):
MATTHEW & LAUREN CAMPO
SITE ADDRESS:
416 20TH AVE
INDIAN ROCKS BEACH, FL. 33785

PARCEL ID:
06-30-15-42156-000-0100



NTS



AERIAL PHOTO

PROPOSED:
DOCK & BOAT LIFT VARIANCE
CITY: INDIAN ROCKS BEACH
WATERWAY: INTER COASTAL WATER WAY
DATE: 10-15-2020

OWNER(S):
MATTHEW & LAUREN CAMPO

SITE ADDRESS:
416 20TH AVE
INDIAN ROCKS BEACH, FL 33785

PARCEL ID:
06-30-15-42156-000-0100





SITE LOCATION
416 20th AVE.

AERIAL PHOTO

PROPOSED:
DOCK & BOAT LIFT VARIANCE
CITY: INDIAN ROCKS BEACH
WATERWAY: INTER COASTAL WATER WAY
DATE: 10-15-2020

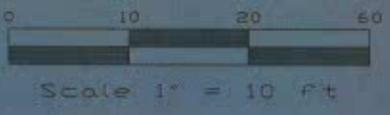
OWNER(S):
MATTHEW & LAUREN CAMPO

SITE ADDRESS:
416 20TH AVE
INDIAN ROCKS BEACH, FL 33785

PARCEL ID:
06-30-15-42156-000-0100



NTS



CLEARWATER HARBOR



416 20TH AVE.
 PARCEL ID:
 06-30-15-42156-000-0100
 FFE: 12.20' 1929 DATUM
 11.34 1988 DATUM

414 20TH AVE.
 PARCEL ID:
 06-30-15-42156-000-0090

420 20TH AVE.
 PARCEL ID:
 06-30-15-42156-000-120

NOTE
 ALL ELEVATIONS BASED ON 1988 DATUM
 1988 WATER DATUM = 0.00'
 MLW EL. = -1.28'
 SURVEY DATE COLLECTED: 03/29/20
 DATUM CONVERSION
 1929 DATUM - 0.86' = 1988 DATUM

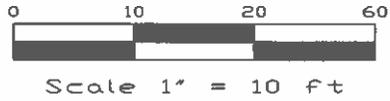
EXISTING CONDITIONS AERIAL

PROPOSED:
 DOCK & BOAT LIFT VARIANCE
 CITY INDIAN ROCKS BEACH
 WATERWAY, INTER COASTAL WATER WAY

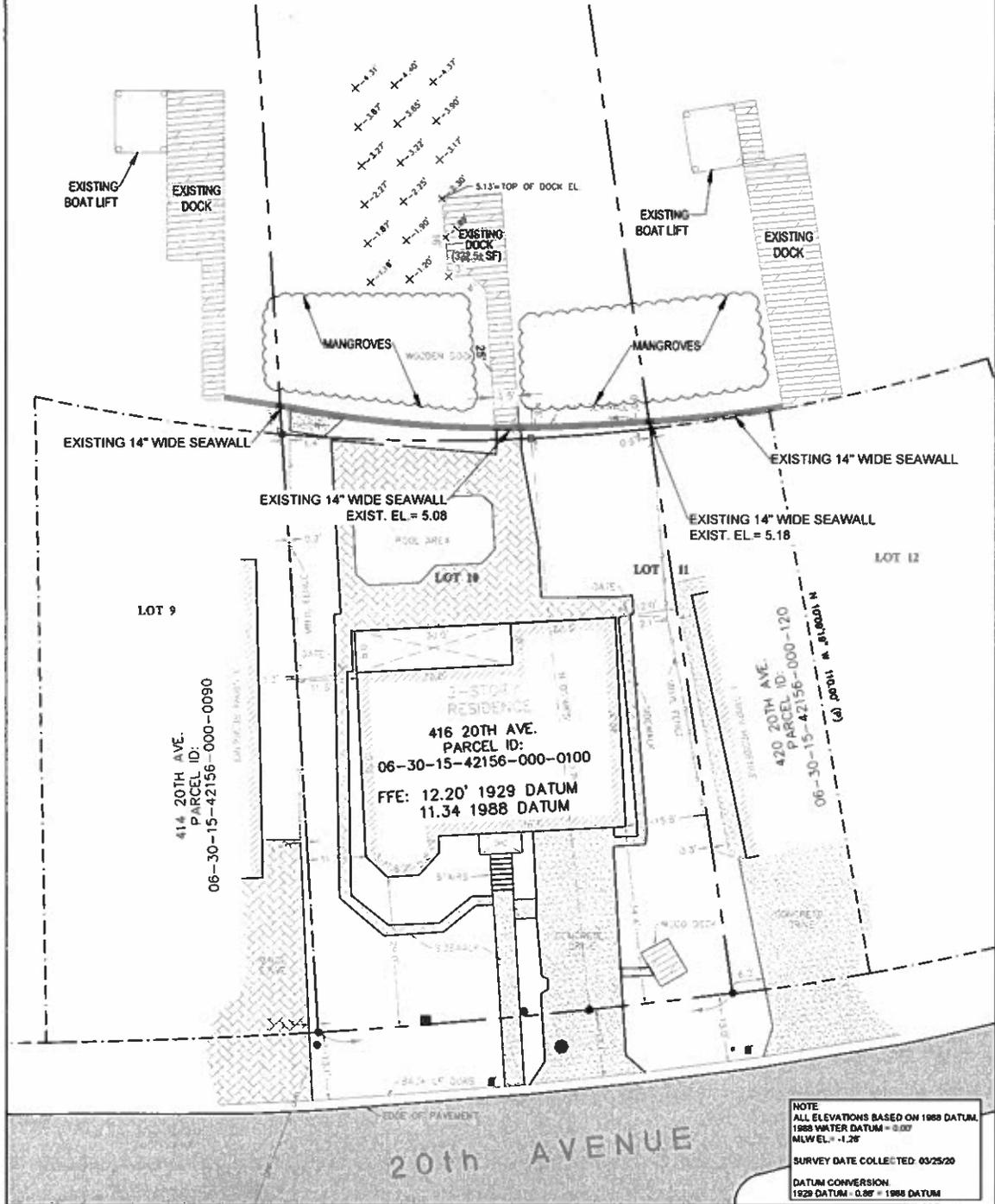
OWNER(S):
 MATTHEW & LAUREN CAMPO

SITE ADDRESS:
 416 20TH AVE.
 INDIAN ROCKS BEACH, FL 33783

PARCEL ID:
 06-30-15-42156-000-0100



CLEARWATER HARBOR

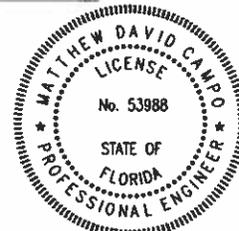


EXISTING CONDITIONS ENGINEERING SURVEY

PROPOSED:
DOCK & BOAT LIFT VARIANCE
CITY: INDIAN ROCKS BEACH
WATERWAY: INTER COASTAL WATER WAY

OWNERS:
MATTHEW & LAUREN CAMPO
SITE ADDRESS:
416 20TH AVE
INDIAN ROCKS BEACH, FL 33765

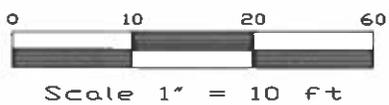
PARCEL ID:
06-30-15-42156-000-0100



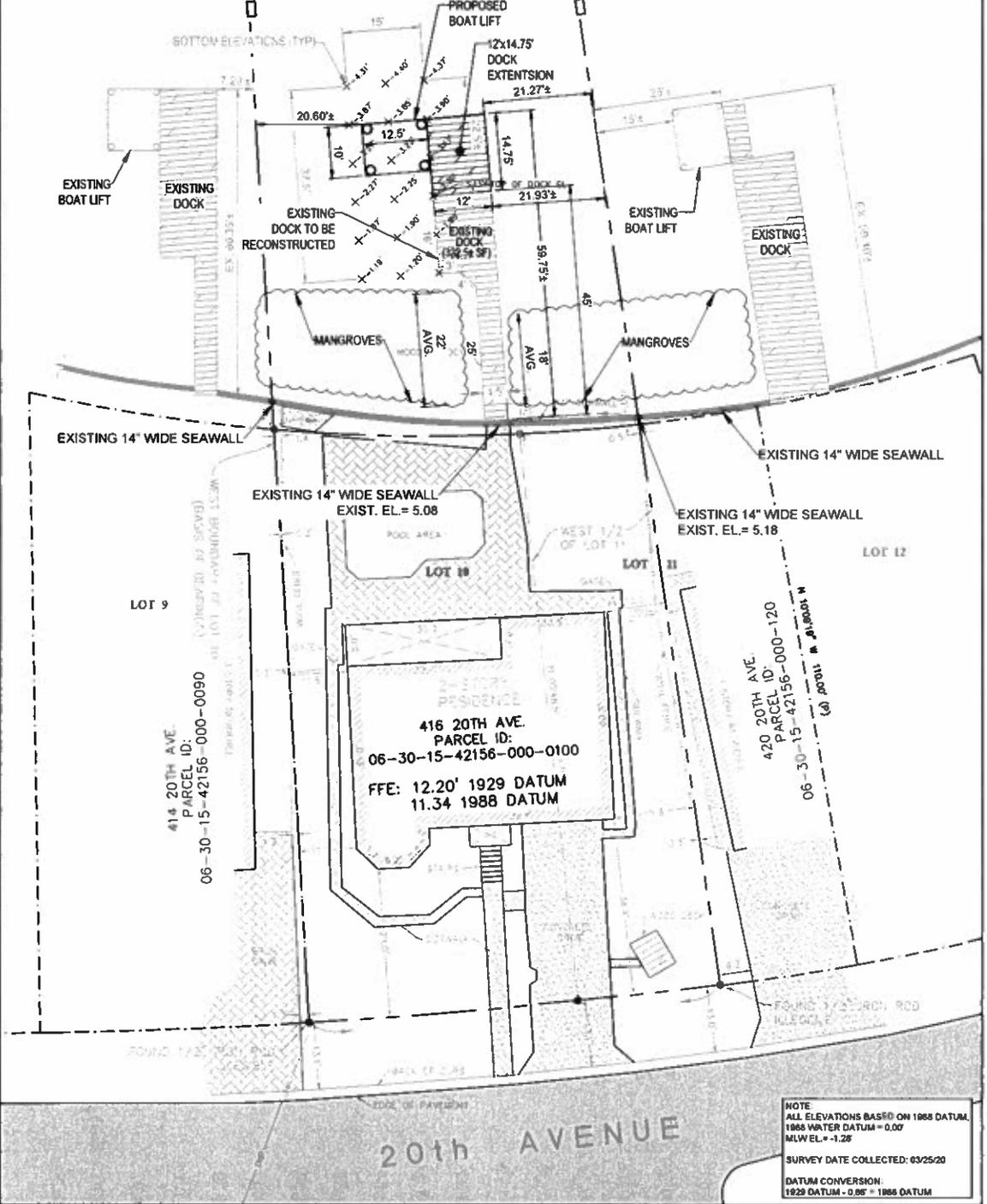
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW D. CAMPO, PE ON 01/18/2021 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTE
ALL ELEVATIONS BASED ON 1988 DATUM,
1988 WATER DATUM = 0.00'
MLWEL = -1.25'
SURVEY DATE COLLECTED: 03/25/20
DATUM CONVERSION:
1929 DATUM - 0.87' = 1988 DATUM

DEPTH AT END OF DOCK BOTTOM ELEV. = -3.20' AT PROPOSED DOCK NW CORNER NOAA MLW EL. = -1.25' 38" BELOW MLW EL. = -4.25'	DOCK AREAS: EX. DOCK AREA: 312.6'SF NEW DOCK AREA: 171'SF TOTAL DOCK AREA: 483.6'SF
PRIVATE DOCK INFORMATION: ELEVATIONS BASED ON NOAA STATION 8724724, CLEARWATER BEACH FL. (1988 DATUM) MHW EL. = 8.51' MLW EL. = -1.25' BOTTOM EL. = -3.20'	WATERWAY WIDTH: 138 FT. WATER FRONTAGE WIDTH: 71.83 FT.



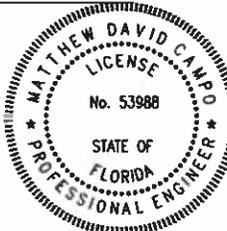
CLEARWATER HARBOR



PROPOSED CONDITION W/ EXTENDED DOCK

PROPOSED:
DOCK & BOAT LIFT VARIANCE
CITY INDIAN ROCKS BEACH
WATERWAY, INTER COASTAL WATER WAY

OWNER(S):
MATTHEW & LAUREN CAMPO
SITE ADDRESS:
418 20TH AVE.
INDIAN ROCKS BEACH, FL 33785
PARCEL ID:
06-30-15-42156-000-0100



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW D. CAMPO, PE ON 01/18/2021 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTE:
ALL ELEVATIONS BASED ON 1988 DATUM,
1988 WATER DATUM = 0.00'
MLW EL. = -1.25'
SURVEY DATE COLLECTED: 03/25/20
DATUM CONVERSION:
1929 DATUM - 0.95' = 1988 DATUM

Elevations on NAVD88

Station: 8726724, Clearwater Beach, FL

Status: Accepted (May 13 2020)

Units: Feet

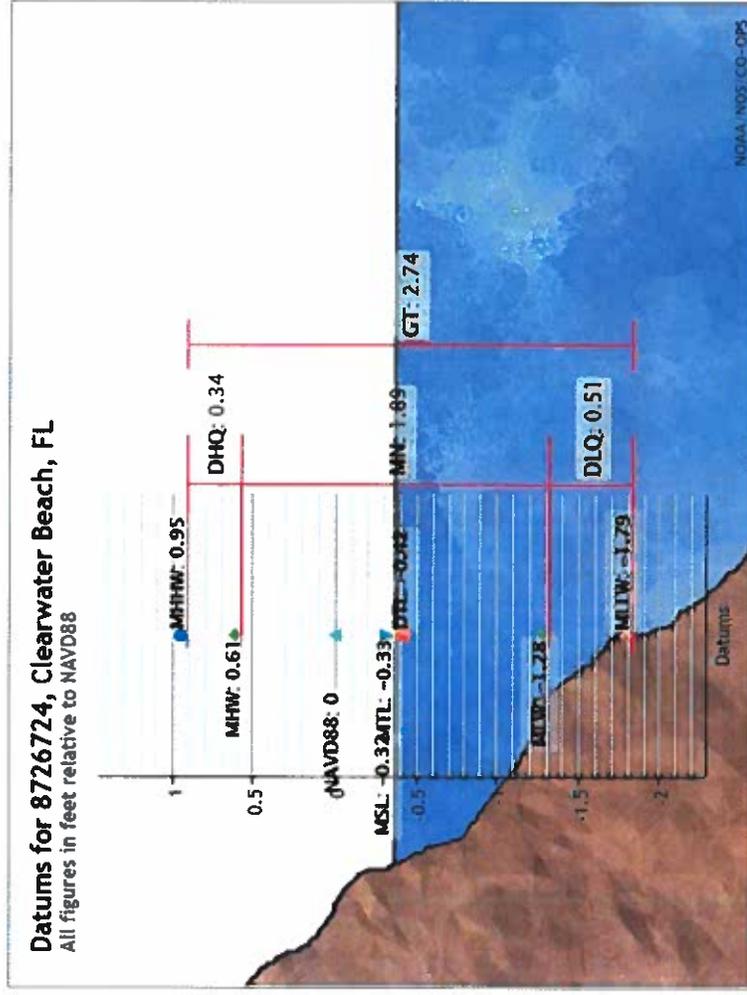
Control Station: 8727520 Cedar Key, FL

T.M.: 75

Epoch: 1983-2001

Datum: NAVD88

Datum	Value	Description
MHHW	0.95	Mean Higher-High Water
MHW	0.61	Mean High Water
MTL	-0.33	Mean Tide Level
MSL	-0.32	Mean Sea Level
DTL	-0.42	Mean Diurnal Tide Level
MLW	-1.28	Mean Low Water
MLLW	-1.79	Mean Lower-Low Water
NAVD88	0.00	North American Vertical Datum of 1988
STND	-3.52	Station Datum
GT	2.74	Great Diurnal Range
MN	1.89	Mean Range of Tide
DHQ	0.34	Mean Diurnal High Water Inequality
DLQ	0.51	Mean Diurnal Low Water Inequality
HWI	4.39	Greenwich High Water Interval (in hours)
LWI	10.43	Greenwich Low Water Interval (in hours)
Max Tide	4.97	Highest Observed Tide
Max Tide Date & Time	03/13/1993 04:48	Highest Observed Tide Date & Time
Min Tide	-4.36	Lowest Observed Tide



Showing datums for

8726724 Clearwater Beach, FL

Datum

NAVD88

LEGEND

- (P) = MEASUREMENT PER PLAT
- = FOUND IR (SIZE & IDENTIFICATION NUMBER AS NOTED)
- = SET 5/8" IR "DC JOHNSON LB 4514"
- = SET NAIL & DSD "LB 4514"
- = MAILBOX
- △ = ROADSTOP
- ▬ = UTILITY VAULT
- ⊙ = SANITARY MANHOLE
- = CLEANSIT
- = POWER / TELEPHONE POLE

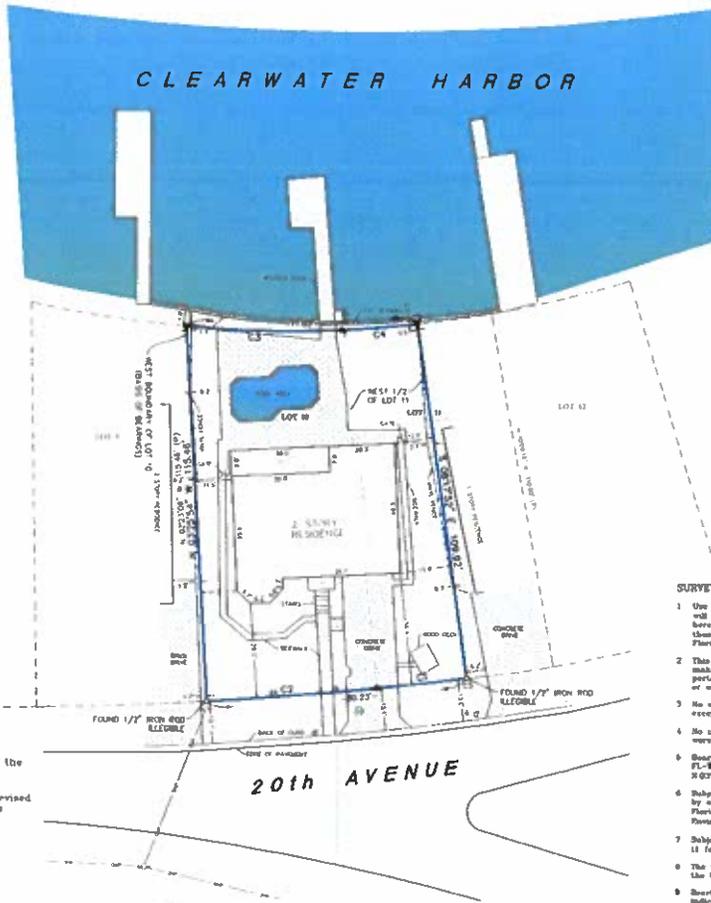
- = CONCRETE
- = WOOD DECK
- = ASPHALT
- = PAVERS

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	27.90°	1233.64'	117.64'	S 83°23'35" W	27.89'
C2	52.33°	1233.64'	225.41'	E 85°13'32" W	52.32'
C3(P)	52.33°	1233.64'	N/A	N 85°13'30" E	52.33'
C3	47.89°	360.00'	336.25'	S 89°10'18" E	47.76'
C4(P)	47.89°	360.00'	N/A	S 88°37'44" E	47.76'
C4	23.22°	360.00'	341.50'	N 85°20'42" E	23.53'
C5(P)	48.48°	360.00'	N/A	N 83°32'32" E	48.43'
C5(P)	31.01°	1233.64'	N/A	N 83°27'41" E	31.01'

DESCRIPTION: (per Official Record Book 11684, Page 1882 of the Public Records of Pinellas County, Florida)

Lot 10 and the West 1/2 of Lot 11, Seventh Addition to Re-Revise Map of Indian Beach, according to the map or plat thereof as recorded in Plat Book 28, Page 78, of the Public Records of Pinellas County Florida



SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any right or benefit to anyone other than those contained in this survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 32-17 Florida Administrative Code.
2. This survey was prepared without an abstract of title; therefore the undersigned makes no guarantee or representations regarding information shown hereon pertaining to easements, right-of-way, setback lines, agreements, reservations, or other similar matters.
3. No underground installations, improvements or encroachments have been located except those shown hereon.
4. No instruments of record reflecting easements, right-of-way and/or other things were furnished to the undersigned except as shown.
5. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the West Boundary of Lot 10 having a grid bearing of N 87°23' 54" W.
6. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp of Engineers, South-west Florida Water Management District (SWFWMD) or Florida Department of Environmental Protection (FDEP).
7. Subject property appears to be in Flood Zone "AE" with a base flood elevation of 11 feet according to FIRM Community Panel 120302130C, dated 09/03/2000.
8. The text for ties to improvements indicates the character they be in relation to the boundary.
9. Bearings and distances shown hereon are field measured, unless otherwise indicated.

DATE	REVISION	BY
DATE OF FIELD SURVEY: 01/06/2020		

This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 32-17 Florida Administrative Code.

JOHNSON ASSOCIATES
 SURVEYING AND MAPPING
 Licensed Business No. 4214
 1191 S. Curry Street
 San Antonio, TX 78216
 Phone: (512) 588-1788
 Email: survey@japros.com
 www.japros.com

Boundary Survey
Lauren Campo
Indian Rocks Beach, Lot 10
 PROJECT NO: 2019-204401BG00001
 SEC. 08 TWP. 30 S. RANG. 15 E COUNTY: Pinellas

1 of 1



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, APRIL 20, 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, APRIL 20, 2021**, which meeting convenes at 6:00 p.m., or as soon as thereafter, in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida, on BOA Case No. 2021-02.

YOU ARE HEREBY NOTIFIED as a property owner of land within 150 feet of the property located at **416-20th AVENUE, INDIAN ROCKS BEACH, FLORIDA 33785**, of the following variance request:

A variance request from Section 94-87 to permit a dock to extend beyond the maximum allowable 50-foot dock length for the installation of a new dock for the property located at 416-20th Avenue, Indian Rocks Beach, Florida, and legally described as Indian Beach Re-Revised 7th Addition, Lot 10 & W ½ of Lot 11, according to the map or plat thereof as recorded in Plat Book 28, Page 78, of the Public Records of Pinellas County, Florida. Parcel # 06-30-15-42156-000-0100.

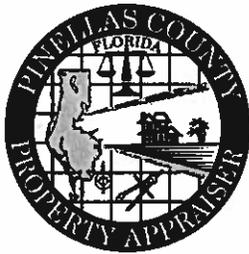
FOR FURTHER INFORMATION REGARDING THIS REQUEST, PLEASE CONTACT HETTY C. HARMON, PLANNING CONSULTANT, AT 863/646-4771, EXT. 211 OR E-MAIL: hharmon@irbcity.com.

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, April 20, 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 April 5, 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: 23 Mar 2021

Subject Parcel: 06-30-15-42156-000-0100

Radius: 150 feet

Parcel Count: 14

Note: Parcels with protected address status are not included in this report.

Total pages: 3

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.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448 TTY/TDD: (727) 464-3370

MID COUNTY
13025 Starkey Road
Largo, FL 33773

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

06-30-15-42138-000-0160

LOT 16
RE-REVISED 6TH ADD
INDIAN BEACH

ZENDEHROUH, PEDRAM
HAYNES, MARY PAGE
3841 CHARDONNAY DR
ROCKLEDGE FL 32955-5197

06-30-15-42138-000-0120

LOT 12
RE-REVISED 6TH ADD
INDIAN BEACH

AGAR, DAVID M
AGAR, DIANE C
417 20TH AVE
INDIAN ROCKS BEACH FL 33785-2929

06-30-15-42156-000-0140

PART OF LOT 15 DESC FROM
LOTS 14 & 15 LESS THAT
RE-REVISED 7TH ADD
INDIAN BEACH

WEBER, WILLIAM
WEBER, ROSE L
2000 20TH AVENUE PKWY
INDIAN ROCKS BEACH FL 33785-2967

06-30-15-42138-000-0150

DESC BEG NE COR OF LOT 14
LOT 15 & THAT PT OF LOT 14
RE-REVISED 6TH ADD
INDIAN BEACH

QUICK, CONSTANCE
423 20TH AVE
INDIAN ROCKS BEACH FL 33785-2929

06-30-15-42156-000-0060

LOT 6 & RIP RTS
RE-REVISED 7TH ADD
INDIAN BEACH

STAY, SCOTT SR
STAY, LOREEN M
7787 FARNSWORTH DR
ALGONAC MI 48001-3017

06-30-15-42138-000-0090

LOT 9 & RIP RTS
RE-REVISED 6TH ADD
INDIAN BEACH

P M S RENTALS LLC
38321 LANCASTER DR
FARMINGTON HILLS MI 48331-1614

06-30-15-42138-000-0130

DESC BEG MOST N'LY COR OF
LOT 13 & THAT PT OF LOT 14
RE-REVISED 6TH ADD
INDIAN BEACH

LEFLER, LEE M
LEFLER, SARA LEE
421 20TH AVE
INDIAN ROCKS BEACH FL 33785-2929

06-30-15-42156-000-0120

LOT 12 & E 1/2 OF LOT 11
RE-REVISED 7TH ADD
INDIAN BEACH

HAROPOPOS, LAMPROS TRE
420 20TH AVE
INDIAN ROCKS BEACH FL 33785-2930

06-30-15-42156-000-0130

LOT 13
RE-REVISED 7TH ADD
INDIAN BEACH

HART, DENNIS JAMES
NASTASI, CAROL S
PO BOX 597
BURTON OH 44021-0597

06-30-15-42138-000-0100

LOT 10
RE-REVISED 6TH ADD
INDIAN BEACH

HOWARD, ROBERT S II
HOWARD, TERESA A
109 LIVE OAK LN
LARGO FL 33770-2657

06-30-15-42156-000-0090

LOT 9 & RIP RTS
RE-REVISED 7TH ADD
INDIAN BEACH

SEGURA, DALE
SEGURA, GALE
414 20TH AVE
INDIAN ROCKS BEACH FL 33785-2930

06-30-15-42156-000-0070

LOT 7
RE-REVISED 7TH ADD
INDIAN BEACH

GEORGE, MICHAEL A
GEORGE, NAN M
1104 S DUNCAN AVE
CLEARWATER FL 33756-4521

06-30-15-42138-000-0110

LOT 11 & RIP RTS
RE-REVISED 6TH ADD
INDIAN BEACH

DE POMPIGNAN, STELLA
412 22ND ST
BELLEAIR BEACH FL 33786-3415

06-30-15-42156-000-0080

LOT 8
RE-REVISED 7TH ADD
INDIAN BEACH

HAMILTON-WOLLIN, TERRY
412 20TH AVE
INDIAN ROCKS BEACH FL 33785-2930

AGENDA ITEM NO. 5

**BOA CASE NO. 2021-01
1615 First Street**

**BOARD OF ADJUSTMENTS AND APPEALS
AGENDA MEMORANDUM**

MEETING OF:

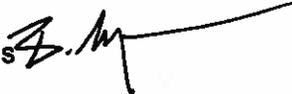
Board of Adjustment: April 20, 2021
City Commission: May 11, 2021

AGENDA ITEM: 5

**SUBMITTED AND
RECOMMENDED BY:**

Hetty C. Harmon, AICP
City Planner

APPROVED BY:

Brently Gregg Mims 
City Manager

SUBJECT:

BOA CASE NO. 2021-01: Variance request from Section 110-131(10)(c) to allow for a new dock as an accessory use for property located at 1615 1st St, Indian Rocks Beach, Florida, and legally described as, Indian Beach Re-Revised 3rd Addition Block 1, Lots 16 thru 24 & part of Lot 25 Desc beg NW corner of Lot 25 thence S81°41'35"E 150 feet thence S08°23'32"W 50 feet thence N81°41'35"W 44 feet thence S08°23'32"W 37.50 feet thence N81°41'35"W 106 feet thence N08°23'32"E 87.50 feet to point of beginning less part of Lots 16 & 19 desc com NW corner of Lot 18 thence S81d41'35"E 150 feet for point of beginning thence S08°23'32"W 102.32 feet thence N81°36'28"W 4.20ft thence N09°34'06"E 102.32 feet thence S81°41'35"E 2.10 feet to point of beginning together with Lot 4, Block 73 of Indian Beach Revised less w'ly 10 feet for road right-of-way & vacated 10 feet alley adjacent to E of SD Lot 4 (per DB 1600 PG 63 & O.R.'s 5511/975 & 5555/1136) of the Public Records of Pinellas County, Florida.
Parcel # 01-30-14-42084-001-0250

OWNER Calvary Episcopal church
LOCATION of PROPERTY: 1615 1st Street
ZONING: P/SP- Public/semipublic

Direction	Existing Use	Zoning Category
North	Residential	RM-1
East	Intracoastal/ Residential	N/A /RM-2
South	Residential	RM-1
West	Residential	RM-2

BACKGROUND:

Calvary Episcopal Church is requesting a variance to install a dock with two slips along their waterfront. Docks are not allowed as accessory use in the Public/Semipublic zoning district. Docks are only allowed in the Single Family(S), Medium Density Residential (RM-1), and Medium Density Multifamily (RM2) zoning districts as an accessory use.

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 is located in a public/semipublic zoning which does not allow for docks as a permitted or an accessory use.

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, it would allow for a dock to be constructed in a district that does not permit docks as an accessory use.

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 denial of this variance request would not deprive other owners of use and enjoyment of their properties and would not cause undue hardship on the applicant.

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

The denial of the variance would not prevent the applicant from reasonable use of their land.

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 would not be in harmony with the general intent and purpose of subpart B.

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

**BOA
RECOMMENDATION:**

MOTION:

I move to recommend to the City Commission **APPROVAL/DENIAL BOA CASE NO. 2021-01:** Variance request from Section 110-131(10)(c) to allow for a new dock as an accessory use for property located at 1615 1st St, Indian Rocks Beach, Florida, and legally described as, Indian Beach Re-Revised 3rd Addition Block 1, Lots 16 thru 24 & part of Lot 25 Desc beg NW corner of Lot 25 thence S81°41'35"E 150 feet thence S08°23'32"W 50 feet thence N81°41'35"W 44 feet thence S08°23'32"W 37.50 feet thence N81°41'35"W 106 feet thence N08°23'32"E 87.50 feet to point of beginning less part of Lots 16 & 19 desc com NW corner of Lot 18 thence S81d41'35"E 150 feet for point of beginning thence S08°23'32"W 102.32 feet thence N81°36'28"W 4.20ft thence N09°34'06"E 102.32 feet thence S81°41'35"E 2.10 feet to point of beginning together with Lot 4, Block 73 of Indian Beach Revised less w'ly 10 feet for road right-of-way & vacated 10 feet alley adjacent to E of SD Lot 4 (per DB 1600 PG 63 & O.R.'s 5511/975 & 5555/1136) of the Public Records of Pinella789+s County, Florida.



1615 1st Street
BOA CASE NO. 2021-01



BOA CASE NO. 2021-01: Variance request from Section 110-131(10)(c) to allow for a new dock as an accessory use for property located at 1615 1st St, Indian Rocks Beach, Florida, and legally described as, Indian Beach Re-Revised 3rd Addition Block 1, Lots 16 thru 24 & part of Lot 25 Desc beg NW corner of Lot 25 thence S81°41'35"E 150 feet thence S08°23'32"W 50 feet thence N81°41'35"W 44 feet thence S08°23'32"W 37.50 feet thence N81°41'35"W 106 feet thence N08°23'32"E 87.50 feet to point of beginning less part of Lots 16 & 19 desc com NW corner of Lot 18 thence S81d41'35"E 150 feet for point of beginning thence S08°23'32"W 102.32 feet thence N81°36'28"W 4.20ft thence N09°34'06"E 102.32 feet thence S81°41'35"E 2.10 feet to point of beginning together with Lot 4, Block 73 of Indian Beach Revised less w'ly 10 feet for road right-of-way & vacated 10 feet alley adjacent to E of SD Lot 4 (per DB 1600 PG 63 & O.R.'s 5511/975 & 5555/1136) of the Public Records of Pinellas County, Florida.



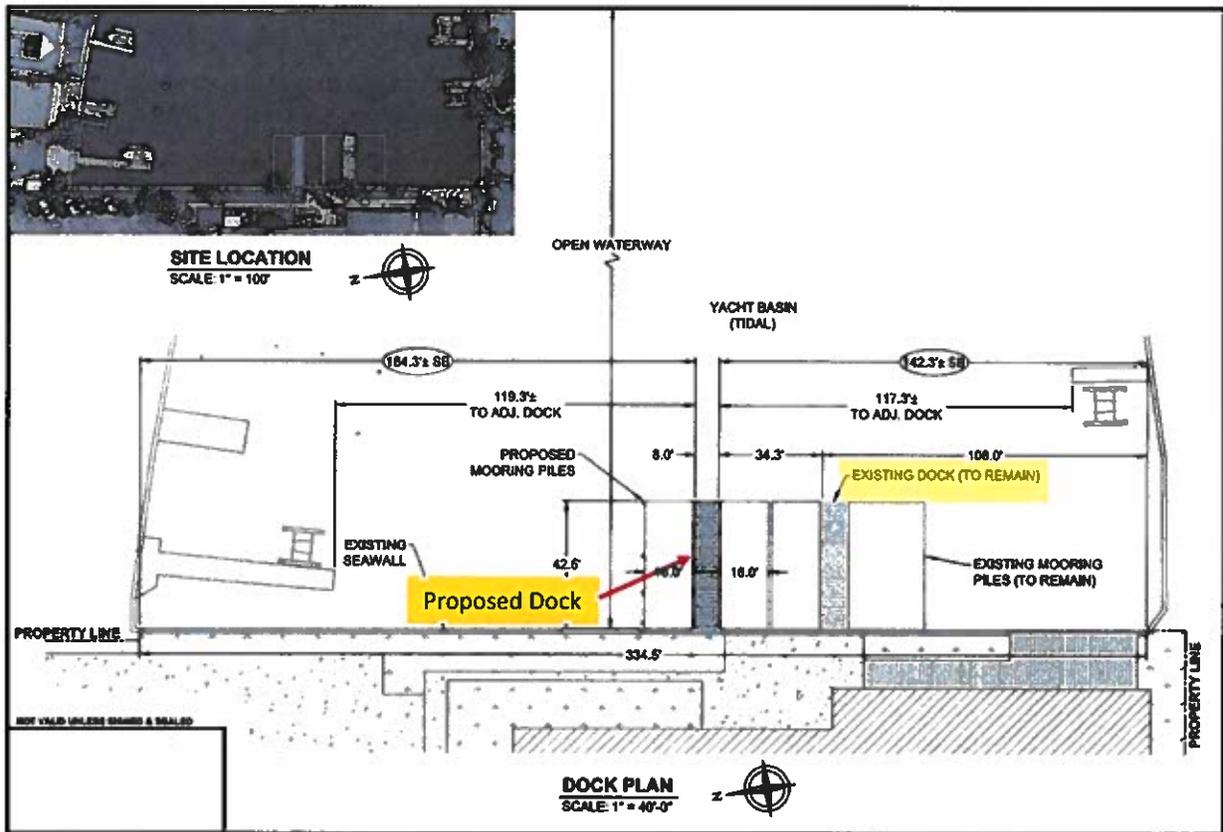
1516 1st Street

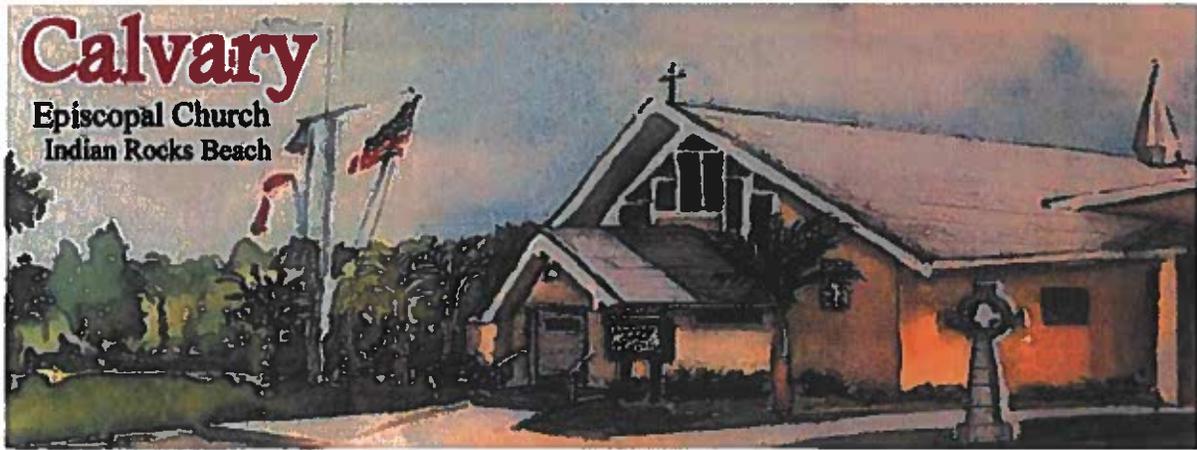


1516 1st Street



1516 1st Street





February 24, 2021

IRB City Commissioners
1507 Bay Palm Blvd.
Indian Rocks Beach, FL 33785

Dear Cookie, Phil, Diane, Edward and Joe,

An application for permission of variance has been submitted to the City of IRB for the specific request to build an additional dock to our lovely waterfront property. We have observed good interest, leadership and planning with our parish and local neighbors.

The City of IRB requires that for such an application to be permitted it must prove a hardship. As a religious non-profit in our community, our goal is to make our property the most beneficial for the City of IRB by enhancements made towards appearance and public access. Hundreds of members and visitors enjoy our beautiful surroundings, finding it a peaceful and tranquil place to meditate and revere. We hope that you feel the same.

Please support our cause to enhance our waterfront as the hardship hinges on reduced visibility, access and functionality to our most coveted eastside of our property. We earnestly intend to promote outside ceremonies with this new dockside addition, such as weddings and funerals, Easter sunrise and Animal Blessings. In addition, we intend to restore programs for our local youth, offer retreats, and provide fellowship in new and exciting ways. As we continue to journey through this challenging time of a pandemic, more and more people at our church and the local community are desiring those forms of outdoor opportunities to safely gather. We hope and pray that you will approve our request.

Sincerely,
The Rev. Jon Roberts, Rector

The Official "Agents" for Calvary who will present to you this request at the appointed time include:

Gary Spyvack, Vestry
Bob Lima, Finance Committee

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.

Date Received

APPLICANT

CALVARY EPISCOPAL CHURCH

Name:

The Rev. Jon Roberts

Address:

1615 First St.

City:

Indian Rocks Beach

Zip Code:

33785

Tel:

727/595-2374

Fax:

Mobile:

941/806-7232

Email:

jroberts@calvaryirb.org

AGENT/REPRESENTATIVE S.

FINANCE VESTRY

Name:

BOB LIMA & GARY SPYNAK

Company:

CALVARY EPISCOPAL CHURCH

Address:

1615 First St.

City:

Indian Rocks Beach

Zip Code:

33785

Tel:

727/595-2374 ~~727/628-5424~~

Fax:

Mobile:

727/641-8911 | 703/628-4424

Email:

CAPT. GARY@ATT.NET
BOBFPLLIMA@TAMPA BAY, FL. COM

SITE DETAILS

Address:

1615 First St.

Parcel ID:

City:

Indian Rocks Beach

Zip Code:

33785

Legal Description:

CALVARY EPISCOPAL CHURCH
01-30-14-42084-001-0250

Zoning:

Public / Semi Public (P/SP)

Future Land Use:

Institutional 1

Size:

< 500 sq-ft

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):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bay-front setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Alley setback (feet):	<input type="text"/>	<input type="text"/>	<input type="text"/>

VARIANCE REQUEST CONTINUED...

Regulation	Required	Proposed	Total Requested
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"/>	42	42
Dock width (feet):	<input type="text"/>	9	9
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:

Allow dock in the Public/Semi-Public zoning district

What is the proposed use of the property?

Church outdoor / liturgical functions (weddings, funerals, meditations, etc.) and overall enhancement, outreach to community

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: TRUE

The church's linear, waterfront access to the "cove" behind the church, well exceeds 500'. Surrounding residents allowed (1) dock per 50'. Simply asking variance for our (1) parcel, extended lot, to have approved complement.

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

No commercial use. Only use is for church-related events + contributing active members.

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:

TRUE. In fact, it would allow the church, the same privilege as our neighbors who are permitted a dock per 50' linear bulkhead.

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:

Not certain. Request interpretation based on neighboring docks to the church parcel. One of our neighbors on south side has a dock that runs parallel to our bulkhead with separation of only 20'. Request a historical study when that dock was permitted so close to our property.

HARDSHIP CONTINUED...

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

TRUE. It would match our current, and sole dock in place.

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:

TRUE. In addition, our Semi-Public zoned property does have permitted fencing, providing adequate safety for individuals near our waterfront.

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

We are a Community Institution ^{established} since 1963. This variance allows this historic organization, the "Church" to be fully inclusive with accessible property to all members and visitors alike. The appeal of being open to all and welcoming all, has been our trademark.

CERTIFICATION

Date: 1/19/2021

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: The Reverend Jon Roberts

Signature: *Jon Roberts*

Personally known/Form of Identification [REDACTED]

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: 21 Month: February, 2021

Notary Public State of Florida at Large: *Margaret Fichorek*

Notary Public Commission Expiration: 7/8/2023

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.

AGENT OF RECORD

Date: 2/21/2021

The Rev. Jon Roberts of I, CALVARY EPISCOPAL CHURCH do hereby designate and appoint

BOB LIMA + GARY SPYVACK as my agent^S 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: The Rev. Jon Roberts Signature: [Signature]

My agent of record may be contacted at:

Company: CALVARY EPISCOPAL CHURCH

Address: 1615 First St.

City/State: Indian Rocks Beach - FL Zip Code: 33705

Telephone: 727/595-2374 Fax: _____

Before me this date personally appeared:

Name: BOB LIMA + GARY SPYVACK

Signature: [Signature]

Personally known/Form of Identification _____

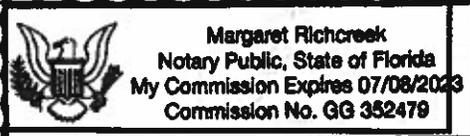
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

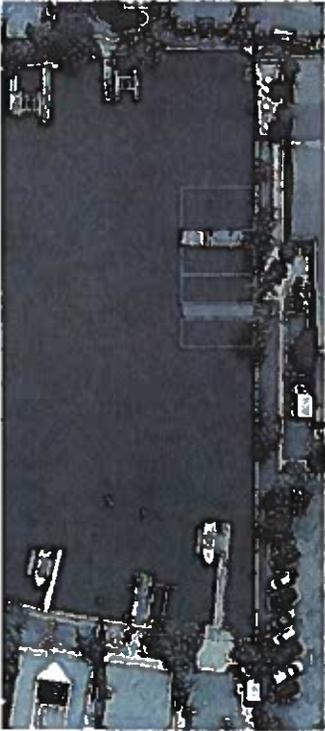
Sworn to and subscribed before me this: Day: 21 Month: February, 20 21

Notary Public State of Florida at Large: [Signature]

Notary Public Commission Expiration: 7/8/2023

State of Florida
County: Pinellas

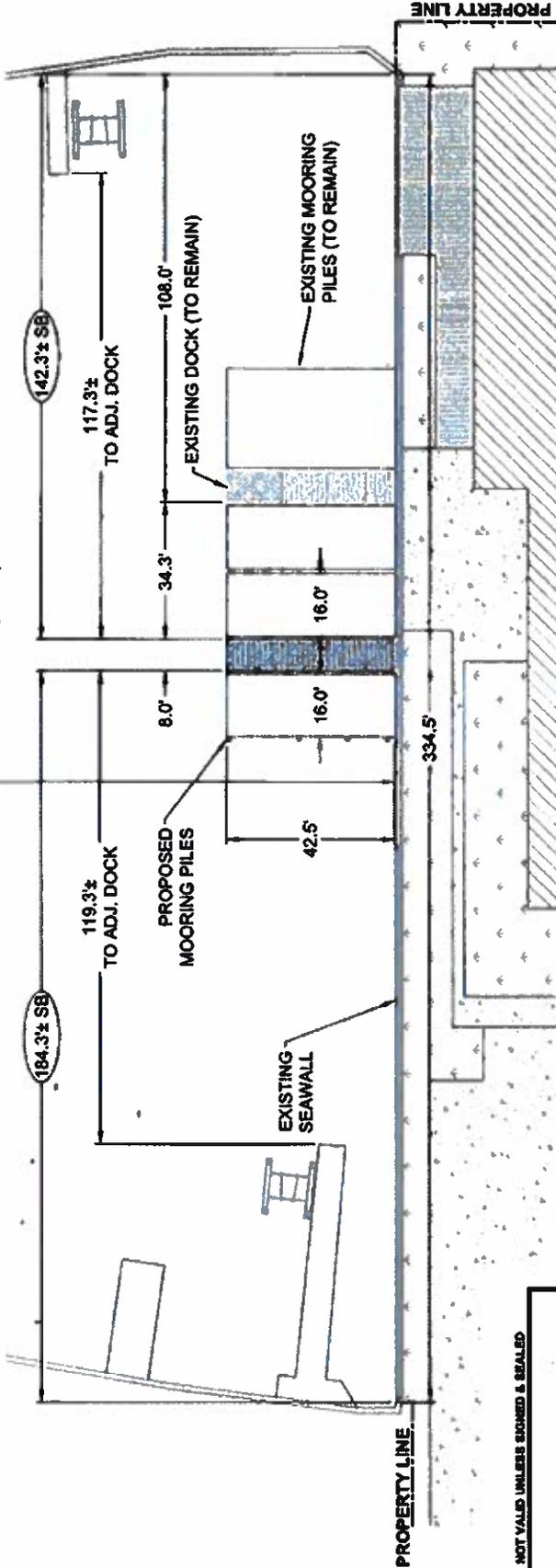




SITE LOCATION
SCALE: 1" = 100'

OPEN WATERWAY

YACHT BASIN
(TIDAL)



DOCK PLAN
SCALE: 1" = 40'-0"

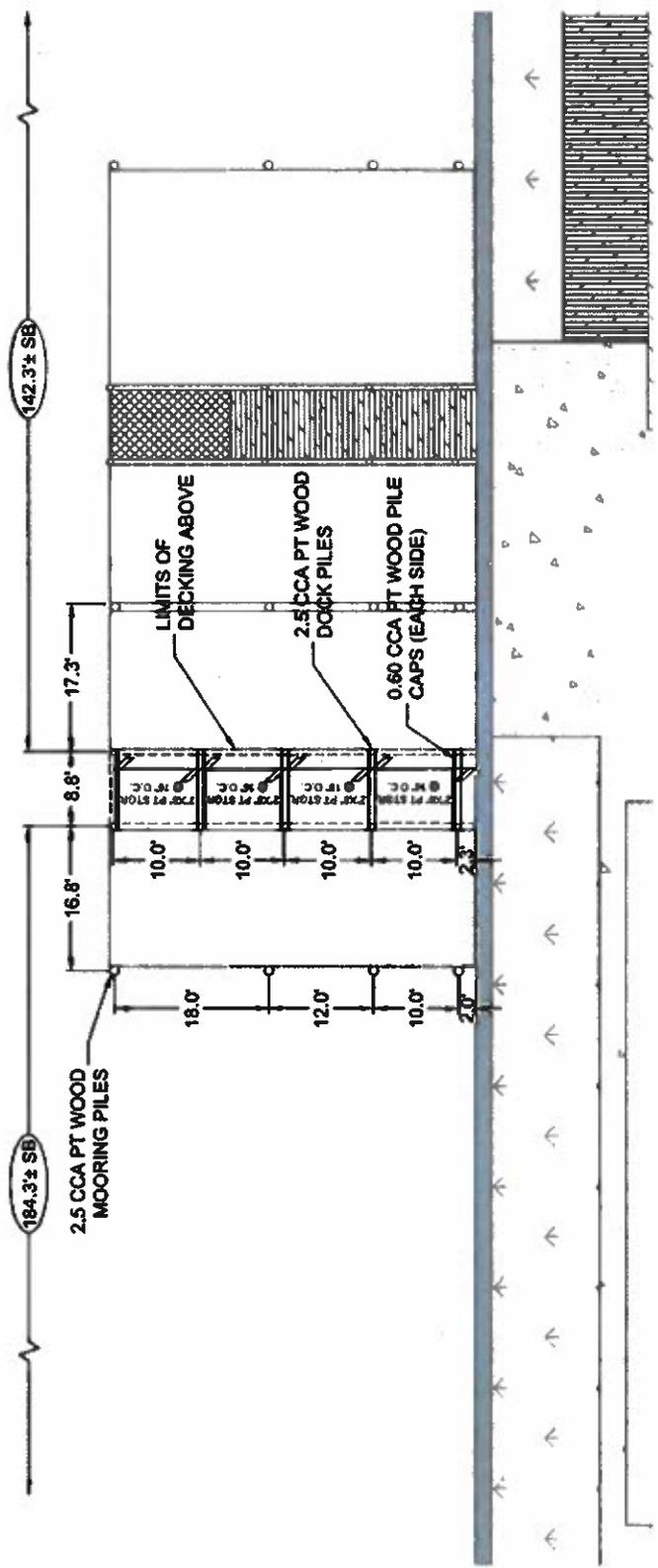
NOT VALID UNLESS SIGNED & SEALED

	FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DE LIC. # 18918 - NJ LIC. # 24695/181290 - TX LIC. # 133648 FL CERTIFICATE OF AUTHORIZATION NO. 32660 WWW.JFOSTERCONSULTING.COM P: (727) 851-1848 P.O. BOX 7376, ST. PETERSBURG, FL 33734	1615 1ST ST INDIAN ROCKS BEACH, FLORIDA	DATE: 12/21/20 COUNTY: ABS SHEET: 01 OF 03 CHECKED BY: JTF SCALE: AS NOTED
	DOCK PLANS		01

DOCK CONSTRUCTION DETAILS:

1. STRINGERS - 2"x6" 0.60 CCA P.T. WOOD @ 16" O.C. (MAX.)
2. PILE CAP - 7'x10' 0.60 CCA P.T. WOOD (ONE EACH SIDE) OR 2'x2'x16' 0.60 CCA P.T. WOOD
3. DOCK PILES - 8"x8" 2.5 C.C.A. P.T. WOOD PILE MIN 8'-0" EMBEDMENT
4. MOORING PILES - 12"x12" 2.5 C.C.A. P.T. WOOD PILE MIN 12'-0" EMBEDMENT
5. THRU BOLTS - (1) 5/8" THRU BOLT @ PILE TO OUTSIDE STRINGER (2) 5/8" THRU BOLTS @ PILE TO PILE CAP
6. DECKING BOARDS - 5/4" OR 2"x6" COMPOSITE DECKING OR #1 GRADE 0.40 A.C.C. HAND SELECT MARINE GRADE DECK BOARDS
- 6.1. 1/2" SPACING BETWEEN DECK BOARDS
- 6.2. 6" DECKING OVERHANG (ALL SIDES)
7. MEETS FBC 2020, 7TH-EDITION

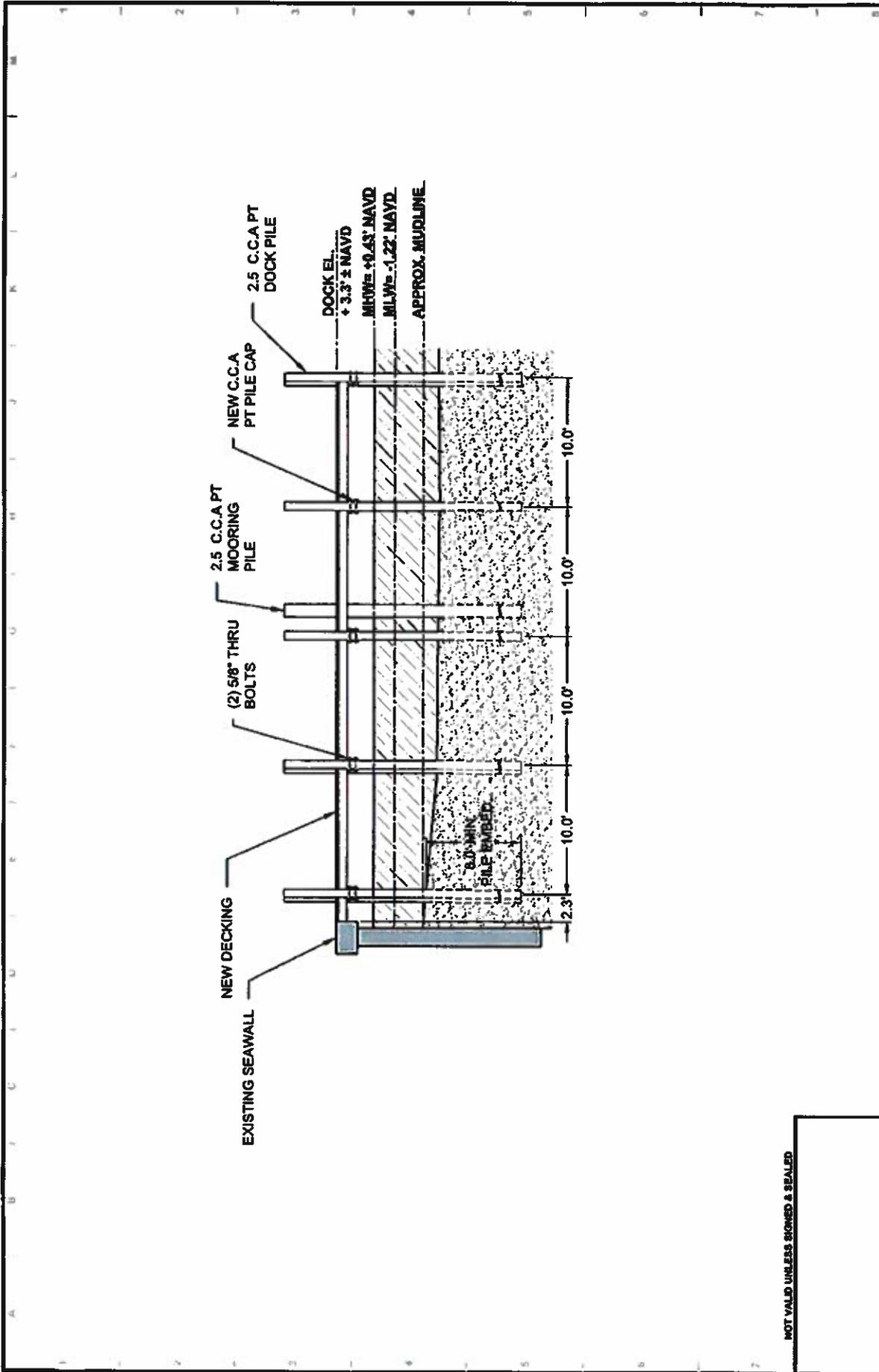
YACHT BASIN (TIDAL)



PILE PLAN
SCALE: 1" = 20'-0"

NOT VALID UNLESS SIGNED & SEALED

	FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DE LIC. # 18818 - NJ LIC. # 246803181286 - TX LIC. # 133648 FL CERTIFICATE OF AUTHORIZATION NO. 33068 WWW.FOSTERCONSULTING.COM P. (727) 821-1848 P.O. BOX 7370, ST. PETERSBURG, FL 33734	1615 1ST ST INDIAN ROCKS BEACH, FLORIDA	DATE: 12/21/20 DRAWN BY: ABS CHECKED BY: JTF SCALE: AS NOTED	FILE NO: 123456 SHEET: 02 OF 03 02
	PILE PLANS			AS NOTED



NOT VALID UNLESS SIGNED & SEALED

	FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DE LIC. # 16918 - NJ LIC. # 24605161200 - TX LIC. # 133848 FL CERTIFICATE OF AUTHORIZATION NO. 32050 WWW.FOSTERCONSULTING.COM P: (727) 631-9949 P.O. BOX 7370, ST. PETERSBURG, FL 33774		1615 1ST ST INDIAN ROCKS BEACH, FLORIDA		DATE: 12/21/20 DRAWN BY: ABS CHECKED BY: JTP SCALE: AS NOTED
	12/21/20 123456 SHEET: 03 OF 03		03		

Natal / Codi Emailed

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O.P. 5511 PAGE 975

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WARRANTY DEED

315 Court St. 1st FL. 163

THIS WARRANTY DEED, Made and executed the 19th day of

April, 1983, by CLEARWATER BEACH BANK, a Florida banking corporation, Clearwater, Florida, hereinafter called the grantor, to CALVARY EPISCOPAL CHURCH, a Florida non-profit corporation, with its permanent post office address at: 1615 First Street Indian Rocks Beach, Florida 33535, hereinafter called the grantee.

WITNESSETH: The Grantor, for and in consideration of the sum of Ten (\$10) Dollars and other valuable considerations, whereof is hereby acknowledged, by these presents does grant bargain, sell, alien, remise, release, convey and confirm unto grantee, all its right, title and interest in that certain lot situated in Pinellas County, Florida, to-wit:

Lot 25, less the southeasterly corner, Block 1, 3rd Addition to Re- Revised Map of Indian Beach, as recorded, in Plat Book 25, Page 30, of the Public Records of Pinellas County, Florida, in Section 1, Township 30 South, Range 14 East, further described as follows:

Commence at the northwesterly corner of the said Lot 25, also the P.O.B., and run thence along the north line of the said Lot, S 81°41'35" E, 150.0'; thence S 08°23'32" W, 50.0' to the northwesterly corner of the Lot 26 of the said Block; thence N 81°41'35" W, 44.0'; thence S 08°23'32" W, 37.50' to the southerly line of the said Lot; thence along the said line, N 81°41'35" W, 106.0' to the easterly right-of-way line of 1 st. (2nd-Plat) Street; thence along the said right-of-way line, N 08°23'32" E, 87.50' to the P.O.B., Containing 11,474.99 sq. ft. (0.2634 Acres), MOL:

Subject to easements and restrictions of record. Subject to taxes for the year 1983 and subsequent years. (This is a conveyance of the Grantor's interest in U PELICAN PORT, a Condominium, as recorded in O. R. B 5026, Pages 346-390, and Condominium Plat Book 42, 17 and 18, all in the Public Records of Pinellas County, Florida, and any amendments thereto, which has been terminated by all unit owners and recorded in the Public Records of Pinellas County prior to the recording of this instrument.)

TOGETHER with all the tenements, hereditaments and appurtenances or in anywise appertaining.

01 Cash 11 Cr
40 Rec 9.00
41 DS 315.00
43 Int
Tot 324.00

OH

55-315

7-314 60

AND the grantor hereby covenants with said grantee that i is lawfully seized of said land in fee simple; that it has goo right and lawful authority to sell and convey said land; that hereby fully warrants the title to said land and will defend t same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the grantor has caused these present: be executed in its name by its proper officer thereunto duly authorized, the day and year first above written.

WITNESSES:

[Handwritten signatures]

CLEARWATER BEACH BANK

BY: *Joel R. Brown*
PRES.

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an office authorized in the State and County aforesaid to take acknowl ments, personally appeared as President of Clearwater Beach Bank, the corporation named Grantor in the foregoing deed, and he acknowledged executin same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corp tion.

IN WITNESS WHEREOF, I have hereunto set my hand and of seal in the County and State last aforesaid this 19th April, 1983.

[Handwritten signature]
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT 24 1984
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF FLORIDA

DEPARTMENT OF STATE • DIVISION OF CORPORATIONS

I certify that the following is a true and correct copy of
Certificate of Reincorporation of CALVARY EPISCOPAL CHURCH,
a corporation not for profit, organized under the laws of
the State of Florida, filed on the 19th day of January,
1977, as shown by the records of this office.



GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
19th day of January
1977 .

A handwritten signature in cursive script, appearing to read "Bruce C. Smith".

SECRETARY OF STATE

FILED
JAN 13 11 25 AM 1977
TAMPA, FLORIDA

CERTIFICATE OF REINCORPORATION
OF
CALVARY EPISCOPAL CHURCH

This Certificate, filed pursuant to Section 617.012, Florida Statutes, for the purpose of reincorporating CALVARY EPISCOPAL CHURCH under Chapter 617, Florida Statutes, as amended, is issued in accordance with a resolution adopted by the Vestry of Calvary Episcopal Church at a meeting held on December 26, 1976, said resolution authorizing the Rector to execute this Certificate and the Secretary to attest to same and further accepting the provisions of Chapter 617, Florida Statutes, as amended.

WE, the undersigned, do hereby associate ourselves together for the purpose of forming a corporation, not for profit, under the general laws of the State of Florida for the incorporation of religious societies, and to that end do hereby adopt and declare the following as the Articles of Incorporation:

ARTICLE I

The name of the corporation shall be CALVARY EPISCOPAL CHURCH and it is to be located at Town of Indian Rocks Beach, Pinellas County, Florida.

ARTICLE II

and to the said Church in the Diocese of Southwest Florida. As such it accedes to, recognizes and adopts the constitution, canons, doctrine, discipline and worship of The Episcopal Church in the United States of America, and the constitutions and canons of The Episcopal Church in the Diocese of Southwest Florida.

ARTICLE III

The members of the corporation shall all be such members of the congregation as may be qualified voters at parish elections for members of the Vestry under the canons of The Episcopal Church regulating the subject in the Diocese of Southwest Florida and said members shall be entitled to vote upon all questions which may properly come before any meeting of the congregation.

No person who shall disclaim or refuse conformity with and obedience to the constitution, canons, doctrine or worship of The Episcopal Church in the United States of America or of The Episcopal Church in the Diocese of Southwest Florida shall be a member of this corporation or eligible for membership therein; nor shall any such person vote for members of the Vestry or Vestry Committee or be appointed or elected a member of the Vestry Committee or Vestry, or exercise any function in, concerned or connected with this corporation.

ARTICLE IV

The term for which the corporation is to exist shall be perpetual or until such time as said corporation shall have been dissolved by law.

NAME:	RESIDENCE:
The Reverend Canon Frank I. Titus	107 - 25th Street Belleair Beach, FL 33535
Francis H. Wood	Heritage Presbyterian Apts. #604 - 122nd Ave. N., Largo FL 33540
Mrs. Florence Krakow	17580 Gulf Blvd #317 Redington Shores, FL 33708

ARTICLE VI

The officers by whom all the affairs of the corporation are to be managed shall be the priest in charge and a body of laity composed of no fewer than 5 nor more than 12 members who shall be communicants of this corporation and qualified voters thereof. When the corporation shall have the status of a Mission under the canons aforesaid, the priest in charge shall be the Vicar, and the body of laity shall be called the Vestry Committee; and when the corporation shall have the status of a Parish under the canons aforesaid, the priest in charge shall be the Rector, and the body of laity shall be called the Vestry.

The Vicar shall be appointed by the Bishop of the Diocese of Southwest Florida, and the Rector shall be elected by the Vestry subject to the approval of the Bishop of the Diocese of Southwest Florida. The Vicar or Rector, as the case may be, shall continue in office until a vacancy shall be created by resignation or death or removal, according to the canons aforesaid, and shall, when present, preside with the right to vote at all Mission or Parish meetings and at all Vestry Committee or Vestry meetings, except when the Bishop by the said canons shall have the right to preside at a Vestry Committee or Vestry

a majority of votes shall be necessary to decide the choice, provided that the names of those chosen shall be submitted to the Bishop for his approval and appointment. The Vestry Committee shall nominate to the Bishop persons to be approved and appointed to fill any vacancies that may occur during the year. Of the persons chosen and appointed as Vestry Committee members, the Vicar shall annually name one of them as Senior Warden, and one of them shall annually be elected as Junior Warden by the Vestry Committee. The Vestry Committee shall also annually elect a Secretary and a Treasurer, who need not but may be members of the Vestry Committee. The offices of Secretary and Treasurer may be held by the same person. The term of office of members of the Vestry Committee may be more than one year; provided, however, that the term of office of one or more members of the Vestry Committee shall expire each year.

The members of the Vestry shall be chosen by ballot at an annual election which shall be held within 60 days prior to January 31st in each calendar year, and in such elections a majority of votes shall be necessary to decide the choice. In case of a vacancy in the Vestry, the Rector or Vicar shall propose for election by the Vestry a qualified member of the congregation to fill the vacancy until the next annual election, at which time such vacancy shall be filled. Of the persons chosen as members of the Vestry, one shall annually be appointed Senior Warden by the Rector and one shall annually be elected by the Vestry as Junior Warden. The Vestry shall also elect annually a Secretary and a Treasurer who need not but may be members of the Vestry. The offices of Secretary and Treasurer may be held by the same person. The term

newly appointed or elected Vestry Committee or Vestry. Other meetings may be provided for at regular times or be called by the Vicar or Rector, or in his absence by the Senior Warden, or at the request of two members of the Vestry or Vestry Committee; and the Bishop of the Diocese may, at his discretion, call a meeting of the Vestry Committee or Vestry and preside at such meeting. The other privileges and duties of the Vestry Committee or Vestry, the Wardens, the Secretary, and the Treasurer, shall be such as provided in the canons of the said Church in the United States of America and in the Diocese of Southwest Florida.

ARTICLE VII

Every person chosen a vestry member shall qualify by subscribing the following declaration and promise: "I do believe the Holy Scriptures of the Old and New Testament to be the Word of God, and to contain all things necessary to salvation; and I do yield my hearty assent and approbation to the doctrines, worship and discipline of the Episcopal Church in the United States; and I promise that I will faithfully execute the office of vestry member of Calvary Episcopal Church in Pinellas County in the City of Indian Rocks Beach, according to my knowledge and skill." No person shall act as vestry member until he has subscribed this declaration and promise.

ARTICLE VIII

The names of the officers (Rector and Vestry) who are to manage all the affairs of the corporation until the next appoint-

Mrs. Edna Elwood	911 Washington Ave., S. W., Largo, Florida
G. Paul Foerste	14437-116th Ave., North, Largo, Florida
Charles H. Curtis	12300 Vonn Road, Largo, Florida
Hugh W. Garrett	11522 Ridge Road, Largo, Florida
James M. Greeby, Jr.	1637 Southview, Largo, Florida
Carl Nelson	9550 Hamlin Blvd., Seminole, Florida
Charles H. Schoff	10190 Imperial Point Dr., W., Largo, Florida
Paul B. Shamhart	200 Skiss Point, Clearwater, Florida

ARTICLE IX

The by-laws of the corporation (which must not be inconsistent with the canons aforesaid nor with the Articles of Incorporation) are to be made, altered or rescinded by the Vestry Committee or Vestry.

ARTICLE X

No grant shall be made nor shall any charge be imposed upon any consecrated church or chapel, or any church or chapel which has been used solely for divine service belonging to the corporation, except by the consent of a majority of the whole Vestry Committee or Vestry at any regular or special meeting, nor without the consent of the Bishop acting with the advice and consent of the Standing Committee of the Diocese and the consent of the Diocesan Council. No real property held by the corporation shall be encumbered or sold except with the approval of a majority of the whole Vestry Committee or Vestry at any regular or

ARTICLE XI

In the case of the dissolution of the corporation, all of its property on the winding up of its affairs shall vest in the corporation known as the Diocese of Southwest Florida, in trust to hold and convey the same to and for some existing or future congregation, in the said Town of Indian Rocks Beach, Florida, or for members of The Episcopal Church in the Diocese of Southwest Florida, and to and for no other purposes.

ARTICLE XII

These Articles of Incorporation may be amended at a meeting of the members of the corporation, duly called and convened for such purpose, and if approved by a majority of the members present and voting, the amendment shall be submitted to the Bishop and the Diocesan Council of the Diocese, and if it be approved by them, it shall be and form part of said Articles of Incorporation upon the consequent confirmation thereof by the Secretary of State of the State of Florida.

WITNESS our hands this 17 day of August, in the year of our Lord One Thousand Nine Hundred and 1917.

Signatures:

Florence Bishop

Francis H. ...

STATE OF FLORIDA
COUNTY OF PINELLAS

BE IT REMEMBERED THAT on this 17th day of December,
A. D. 1977, before me the undersigned authority, personally
appeared Frank L. Titus, Florence Krakow, and Francis H. Wood,
to me well known as the individuals described in and who execu-
ted the foregoing Articles of Incorporation, and acknowledged the
same as and for their own act.

WITNESS my hand and official seal the day and year aforesaid

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES ON _____
CONDEMNED THESE OFFICIAL RESIDENCES OF OTHER OFFICERS

Frank L. Titus
Notary Public, State of Florida
My Commission expires:

The foregoing Certificate of Reincorporation is hereby
executed by The Reverend Canon Frank L. Titus, Rector, and
attested by Florence Krakow, Secretary.

Frank L. Titus, Rector

ATTEST:

Florence Krakow, Secretary
Florence Krakow, Secretary

(Seal)



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, APRIL 20, 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, APRIL 20, 2021**, which meeting convenes at 6:00 p.m., or as soon as thereafter, in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida, on BOA Case No. 2021-01.

YOU ARE HEREBY NOTIFIED as a property owner of land within 150 feet of the property located at **1615-1ST STREET, INDIAN ROCKS BEACH, FLORIDA 33785**, of the following variance request:

A variance request from Section 110-131(10)(c) to allow for a new dock to be considered as an accessory use for the property located at 1615-1st Street, Indian Rocks Beach, Florida, and legally described Indian Beach Re- Revised 3rd Addition, Block1, Lots 16 thru 24 & part of Lot 25 desc beg NW corner of Lot 25 thence S81D41' 35"E 150 feet thence S08D23'32"W 50 feet thence N81D41'35"W 44 feet thence S08D23'32"W 37.50 feet thence N81D41'35"W 106 feet thence N08D 23'32"E 87.50 feet to point of beginning less part of Lots 16 & 19 desc com NW corner of Lot 18 thence S81D41'35"E 150 feet for point of beginning thence S08D23'32"W 102.30 feet thence N81D36'28"W 4.20 feet thence N09D34'06"E 102.32 feet thence S81D41'35"E 2.10 feet to point of beginning together with Lot 4, Block 73 of Indian Beach Revised less W'LY 10 feet for road right-of-way & vacated 10-foot alley adjacent to E of SD Lot 4 (Per DB 1600 PG 63 & O.R.'S 5511/975 & 5555/1136). Parcel # 01-30-14-42084-001-0250.

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, April 20, 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 April 5, 2021. (Sec. 2-149 of the Code of Ordinances.)

01-30-14-42030-074-0070
BLK 74, LOT 7
INDIAN BEACH RE-REVISED

MICKIEWICZ, TERESA M
1608 1ST ST
INDIAN ROCKS BEACH FL 33785-2810

01-30-14-42030-074-0080
BLK 74, LOT 8
INDIAN BEACH RE-REVISED

BLIESNER, DAVID M
BLIESNER, KATHLEEN K
1612 1ST ST
INDIAN ROCKS BEACH FL 33785-2810

01-30-14-77288-000-0060
UNIT 6
ROYAL PALM CONDO

COSTELLO, JOSEPH M
COSTELLO, JO DEE
535 RIVER FRONT RD
GUNNISON CO 81230-9753

01-30-14-77288-000-0010
UNIT 1
ROYAL PALM CONDO

BURCHARD, MELINDA
124 12TH AVE
INDIAN ROCKS BEACH FL 33785-3726

01-30-14-77288-000-0030
UNIT 3
ROYAL PALM CONDO

KIRSTEIN, NOLA A
109 16TH AVE APT 3
INDIAN ROCKS BEACH FL 33785-2722

01-30-14-42084-001-0260
25 DESC AS FROM SE COR OF
BLK 1, LOT 26 & PART LOT
RE-REVISED 3RD ADD
INDIAN BEACH

BONE, SUZANNE
338 LA HACIENDA DR
INDIAN ROCKS BEACH FL 33785-3715

01-30-14-42084-001-0270
LAND TO SEAWALL
BLK 1, LOT 27 &
RE-REVISED 3RD ADD
INDIAN BEACH

LIJEWSKI, MARCIA
208 16TH AVE
INDIAN ROCKS BEACH FL 33785-2822

01-30-14-42084-001-0280
LAND TO SEAWALL
BLK 1, LOT 28 &
RE-REVISED 3RD ADD
INDIAN BEACH

JB COMMODORE APARTMENTS LLC
1380 GULF BLVD PH 8
CLEARWATER FL 33767-2818

01-30-14-38578-000-0001
LAND AROUND BLDGS)
COMMON ELEMENTS - (AKA
HIBISCUS GARDENS CONDO

HIBISCUS GARDENS CONDO ASSN
C/O THOMAS, RON
2407 BAY BLVD
INDIAN ROCKS BEACH FL 33785-3088

UNIT 4
HIBISCUS GARDENS CONDO

CHORNY, RONALD R
CHORNY, PATRICIA A
103 18TH AVE APT 4
INDIAN ROCKS BEACH FL 33785-2942

01-30-14-38578-000-0061
UNIT 6-A
HIBISCUS GARDENS CONDO

CWILL, JANICE B
233 35TH AVE N
ST PETERSBURG FL 33704-1407

01-30-14-42030-064-0050
BLK 64, LOT 5
INDIAN BEACH RE-REVISED

TRIPKE, BRUCE H TRE
TRIPKE, BETTY A TRE
1803 GULF BLVD
INDIAN ROCKS BEACH FL 33785-2955

01-30-14-42030-063-0050
VAC ALLEY ADJ ON W
BLK 63, LOT 5 AND E 1/2 OF
INDIAN BEACH RE-REVISED

HARBIN, HELEN A
204 18TH AVE
INDIAN ROCKS BEACH FL 33785-2918

01-30-14-42030-026-0010
BLK 26, LOTS 1 & 2
INDIAN BEACH RE-REVISED

N K F PROPERTIES LLC
147-38 20TH RD
WHITESTONE NY 11357-3502

01-30-14-42030-026-0190
BLK 26, LOT 19
INDIAN BEACH RE-REVISED

ONG, MEI LIN
991 NANTUCKET CT
SAN JOSE CA 95126-4073

01-30-14-42030-026-0211
BLK 26, E 50FT OF LOT 21
INDIAN BEACH RE-REVISED

CROWDER, CASSANDRA
MURDOCH, NATASHA
C/O JOHN OWENS
2 RAVENHURST DR
MORRISBURG ON K0C 1X0

01-30-14-04912-000-0020
LOT 2 TOGETHER WITH THE
BAYSIDE OAKS
USE OF BOAT SLIP FOR LOT 2

EDWARDS, ALAN L JR & SUSAN M JOINT TRUST
EDWARDS, ALAN L JR TRE
213 18TH AVE
INDIAN ROCKS BEACH FL 33785-2917

01-30-14-38578-000-0080
UNIT 8
HIBISCUS GARDENS CONDO

HUGHES, RONALD A
HUGHES, SHARON L
6049 SUNNYCREST DR
OAK PARK CA 91377-3817

01-30-14-38578-000-0060
UNIT 6
HIBISCUS GARDENS CONDO

GRANDMAS BEACH BUNGALOW LLC
1047 SUNNYDALE DR
CLEARWATER FL 33755-1438

01-30-14-42030-064-0060
BLK 64, LOT 6
INDIAN BEACH RE-REVISED

SAAVEDRA, CARLOS L
SAAVEDRA, MARIA L
8222 LA SERENA DR
TAMPA FL 33614-2756

01-30-14-04912-000-0001
BAYSIDE OAKS
TRACT A (COMMON AREA)

BAYSIDE OAKS NEIGHBORHOOD ASSN INC, THE
C/O
2511 ELDERBERRY DR
CLEARWATER FL 33761-2205

01-30-14-82258-000-0001
(COMMON ELEMENTS)
1600 CLUB CONDO

1600 CLUB CONDO ASSN
1600 1ST ST
INDIAN ROCKS BEACH FL 33785-2818

01-30-14-82258-000-0030
UNIT C
1600 CLUB CONDO

MCCARTY, SEAN A
MCCARTY, HEATHER G
823 E GULF BLVD APT A
INDIAN ROCKS BEACH FL 33785-3758

01-30-14-38578-000-0050
UNIT 5
HIBISCUS GARDENS CONDO

GLYNN, MICHAEL J
103 18TH AVE UNIT 5
INDIAN ROCKS BEACH FL 33785-2920

01-30-14-38578-000-0030
UNIT 3
HIBISCUS GARDENS CONDO

HUGHES, ELEANOR J REV FAMILY TRUST
HUGHES, ELEANOR J TRE
103 18TH AVE N UNIT 3
INDIAN ROCKS BEACH FL 33785-2942

01-30-14-99396-000-0010
UNIT A
BEACH, THE CONDO
YACHT CLUB OF INDIAN ROCKS

MURRAY, PATRICK JOHN
209 18TH AVE N UNIT B
INDIAN ROCKS BEACH FL 33785-2917

01-30-14-99396-000-0020
UNIT B
BEACH, THE CONDO
YACHT CLUB OF INDIAN ROCKS

MURRAY, PATRICK J
209 18TH AVE # B
INDIAN ROCKS BEACH FL 33785-2917

01-30-14-42030-063-0060
VAC ALLEY ON W
BLK 63, LOT 6 & E 1/2 OF
INDIAN BEACH RE-REVISED

TUREK, DONNA B
TUREK, LUCY B
370 ROSEWOOD AVE
WINNETKA IL 60093-2163

01-30-14-77288-000-0070
UNIT 7
ROYAL PALM CONDO

HATMAKER, PATRICIA DEE
109 16TH AVE APT 7
INDIAN ROCKS BEACH FL 33785-2736

01-30-14-77288-000-0040
UNIT 4
ROYAL PALM CONDO

SHARP, KAY M
WOODEND, THERESA
109 16TH AVE APT 4
INDIAN ROCKS BEACH FL 33785-2722

01-30-14-77288-000-0001
(COMMON ELEMENTS)
ROYAL PALM CONDO

ROYAL PALM OF INDIAN ROCKS BEACH CONDO ASSN
1213 BAYSHORE BLVD
INDIAN ROCKS BEACH FL 33785-2829

01-30-14-77288-000-0050
UNIT 5
ROYAL PALM CONDO

DIAZ, NORMA L
AHERN, CHRISTINE
PO BOX 1769
SILVER SPGS FL 34489-1769

01-30-14-77288-000-0090
UNIT 9
ROYAL PALM CONDO

BENNETT, MARY J
PYLES, ALISON A
344 LAMONT DR
DECATUR GA 30030-2343

01-30-14-38578-000-0070
UNIT 7
HIBISCUS GARDENS CONDO

MILLER, DELANO B
POHL, MARY L
1654 COWLING AVE
LOUISVILLE KY 40205-1370

01-30-14-42030-063-0030
VAC ALLEY ON E
BLK 63, LOT 3 & W 1/2 OF
INDIAN BEACH RE-REVISED

PARKER, SCOTT J
CHURCHILL, STEPHANIE
210 73RD AVE
ST PETE BEACH FL 33706-1919

01-30-14-77288-000-0110
UNIT 11

ROYAL PALM CONDO

GILCHRIST, ROBERT L
109 16TH AVE APT 11
INDIAN ROCKS BEACH FL 33785-2736

01-30-14-42030-000-0010

OF 15TH AVE N & W OF BAY
PARK LYING E OF 1ST ST & N
UNPLATTED TRACT DESIGNATED
INDIAN BEACH RE-REVISED

INDIAN ROCKS BEACH, CITY OF
1507 BAY PALM BLVD
INDIAN ROCKS BEACH FL 33785-2827

01-30-14-42030-063-0040

VAC ALLEY ADJ ON E
BLK 63, LOT 4 AND W 1/2 OF
INDIAN BEACH RE-REVISED

MCGOWAN, MARILYN A
202 18TH AVE
INDIAN ROCKS BEACH FL 33785-2918

01-30-14-42084-001-0150

OF LOTS 16 & 19 DESC BEG
BLK 1, LOT 15 & THAT PART
RE-REVISED 3RD ADD
INDIAN BEACH

ZUMWALT, MICHEL P TRUST
ZUMWALT, MICHEL P TRE
207 18TH AVE
INDIAN ROCKS BEACH FL 33785-2917

01-30-14-82258-000-0010

UNIT A
1600 CLUB CONDO

MOSES FAMILY LIVING TRUST
MOSES, LOUISE E TRE
616 PALMER RD
BELLEAIR BLUFFS FL 33770-1747

01-30-14-42030-074-0060

BLK 74, LOT 6
INDIAN BEACH RE-REVISED

ORTEGA, ARTURO F
1604 1ST ST
INDIAN ROCKS BEACH FL 33785-2810

01-30-14-77288-000-0100

UNIT 10
ROYAL PALM CONDO

TAYS, JOHN
BROOKS, ELAINE
276 SPINNAKER DR
HALIFAX NS B3N 3C6

01-30-14-77288-000-0020

UNIT 2
ROYAL PALM CONDO

DIEGUEZ, MIGUEL
2807 N ARMENIA AVE
TAMPA FL 33607-2642

01-30-14-38578-000-0020

UNIT 2
HIBISCUS GARDENS CONDO

ROGERS, WILLIAM
ROGERS, EDNA
644 CHIPPEN DR
SUN CITY FL 33373

01-30-14-99396-000-0001
(COMMON ELEMENTS)
BEACH, THE CONDO
YACHT CLUB OF INDIAN ROCKS

YACHT CLUB OF INDIAN ROCKS BEACH CONDO ASSN
INC
209 18TH AVE
INDIAN ROCKS BEACH FL 33785-2917

01-30-14-82258-000-0020
UNIT B
1600 CLUB CONDO

GUASTELLO, JAMES F
GUASTELLO, PATRICIA
1600 1ST ST APT B
INDIAN ROCKS BEACH FL 33785-2818

01-30-14-77288-000-0080
UNIT 8
ROYAL PALM CONDO

PAULSON, RENEE M
ZIMMERMAN, WILLIAM C
1045 FLUSHING AVE
CLEARWATER FL 33764-4903

01-30-14-04912-000-0010
USE OF BOAT SLIP FOR LOT 1
LOT 1 TOGETHER WITH THE
BAYSIDE OAKS

WERNER, EDWARD J
WERNER, SANDRA A
211 18TH AVE
INDIAN ROCKS BEACH FL 33785-2917

AGENDA ITEM NO. 6

OTHER BUSINESS

AGENDA ITEM NO. 7

ADJOURNMENT