

**Board of Adjustments and Appeals**  
**Tuesday, June 15, 2021**  
**@ 6:00 p.m.**



# City of Indian Rocks Beach

1507 Bay Palm Boulevard, Indian Rocks Beach, Florida 33785

[www.indian-rocks-beach.com](http://www.indian-rocks-beach.com)

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

Library  
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Public Services  
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## AGENDA

### CITY OF INDIAN ROCKS BEACH BOARD OF ADJUSTMENTS AND APPEALS

TUESDAY, JUNE 15, 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: APRIL 20, 2021**
4. **BOA CASE NO. 2021-05 — 306 BAHIA VISTA DRIVE**  
Owner/Applicant: Steven R. Levine  
Mary L. Levine  
Representative: Jay Bowers, Coral Stone Builders, LLC  
Subject Location: 306 Bahia Vista Drive, Indian Rocks Beach, Florida  
Legal Description: Bahia Vista Subdivision, Lot 6 & part of Water Lot A lying within side lot lines extended northerly, according to the plat thereof recorded in Plat Book 31, Page 26, of the Public Records of Pinellas County, Florida.  
Parcel #: 12-30-14-02394-000-0060.  
Variance request: Variance request from Section 94-86 to allow the dock to encroach 6 feet into the 12 foot side yard setback for the installation of new boat lift.
5. **OTHER BUSINESS.**
6. **ADJOURNMENT.**

**APPEAL:** If a person decides to appeal any decision made with respect to any matter discussed at such meeting or hearing, will need a record of the proceedings and for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per s. 286.0105, F.S. Verbatim transcripts are not furnished by the City of Indian Rocks Beach and should one be desired, arrangements should be made in advance by the interested party (i.e. court reporter).

In accordance with the Americans with Disability Act and s. 286.26, F.S., any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the City Clerk's office with your request telephone 727/595-2517 or [doreilly@irbcity.com](mailto:doreilly@irbcity.com) no later than four (4) business days prior to the proceeding for assistance.

POSTED: June 11, 2021

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

**AGENDA ITEM NO. 2**  
**ROLL CALL**

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

**MINUTES — APRIL 20, 2021  
CITY OF INDIAN ROCKS BEACH  
BOARD OF ADJUSTMENTS AND APPEALS**

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The Regular Meeting of the Indian Rocks Beach Board of Adjustments and Appeals was held on **TUESDAY, APRIL 20, 2021**, at 6:00 p.m., in the City Commission Chambers, 1507 Bay Palm Boulevard, Indian Rocks Beach, Florida.

**1. CALL TO ORDER.** Chair DeVore called the meeting to order at 6:00 p.m.

**2. ROLL CALL:**

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

**OTHERS PRESENT:** City Attorney Randy Mora, Planning Consultant Hetty C. Harmon, AICP, and Office Administrator Lorin Kornijtschuk.

**ABSENT:** Board Member Waldemar H. Clark, Jr.

**VACANT POSITIONS:** 1<sup>st</sup> Alternate Board Member and 2<sup>nd</sup> 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:            March 16, 2021**

**MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER LABADIE TO APPROVE THE MARCH 26, 2021 MINUTES AS SUBMITTED. UNANIMOUS APPROVAL BY ACCLAMATION.**

**4. BOA CASE NO. 2021-02 — 416-20<sup>th</sup> AVENUE**  
**Owner/Applicant:            Matthew & Lauren Campo**  
**Subject Location:            416 20<sup>th</sup> 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.**

*[Beginning of Staffing Report]*

**SUBJECT: BOA CASE NO. 2021-02.** Variance request from Section 94-87 to allow the dock to extend 10 feet beyond the permitted 50 foot dock length for the installation of a new dock for property located at 416-20<sup>th</sup> 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 Matthew & Lauren Campo  
PROPERTY LOCATION: 416 20th Avenue  
ZONING: 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 a variance of 10 feet for the length of the dock to extend 10 feet beyond the 50-foot dock length because of 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. *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.

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

**CORRESPONDENCE RECEIVED:** Letters of support were received from Dale Segura, 414 20<sup>th</sup> Avenue, and Dennis Hart, 422 20<sup>th</sup> Avenue.

*[End of Staffing Report]*

City Attorney Mora read the title of Agenda Item No. 4, BOA Case No. 2021-02.

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

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

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

Planning Consultant Harmon introduced BOA Case No. 2021-02. She stated the applicant is requesting a variance from Section 94-87 to allow a variance of 10 feet to allow the dock to extend to 60 feet beyond the allowed 50-foot maximum dock length to construct a new dock on the property at 416-20<sup>th</sup> Avenue. The variance is because of the shallowness and to avoid the mangroves in the area.

Planning Consultant Harmon presented a PowerPoint presentation showing an aerial view, which shows the existing dock, the mangroves, and his neighbor's docks that go beyond 50 feet.

**Matthew Campo, 416-20th Avenue, applicant,** stated he is proposing a variance to the allowable dock length of 50 feet to 60 feet. His existing dock is only 45 feet 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, he would not have 36" depth at mean low water. The lots adjacent to his currently have the same condition and have 60-foot dock lengths.



Vice-Chair Watt clarified that this variance is strictly about the length of the dock and does not have anything to do with the side setbacks.

Mr. Campos stated all other aspects of the dock comply with the City Codes.

There were no public questions or comments.

Member Labadie asked if there were any storm sewers in close proximity which bring sand off the streets.

Mr. Campos stated yes, and in his packet, that is one of the hardships he pointed out. Approximately two to three houses to the east, there is a storm sewer; and over the years, it has created a shallow beach.

Vice Mayor Watt noted that the abutting neighbors' docks' length is 60 feet with 12-foot clearance on each side.

Chair DeVore stated his concern is if this is a true hardship to the City.

Member Labadie stated shallowness is becoming a problem, and it keeps getting worse. He said he has three of those storm sewers in his area and stated during high tide is the only time he can launch his boat.

**MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER LABADIE TO RECOMMEND TO THE CITY COMMISSION APPROVAL 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 FEET BEYOND THE ALLOWED 50-FOOT 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.**

**ROLL CALL VOTE:**

**AYES: WATT, LABADIE, ALVAREZ**

**NAYS: DEVORE**

**ABSENT: CLARK**

**MOTION CARRIED BY A VOTE OF 3 TO 1.**

- 5. BOA CASE NO. 2021-01 — 1615-1<sup>st</sup> Street**  
**Owner/Applicant: Reverend Jon Roberts**  
**Agent/Representative: Bob Lima & Garg Spivack**  
**Calvary Episcopal Church**  
**Subject Location: 1615-1st Street, Indian Rocks Beach, Florida**  
**Legal Description: Indian Beach Re-Revised 3<sup>rd</sup> 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.

*[Beginning of Staffing Report]*

**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 1615-1<sup>st</sup> Street, Indian Rocks Beach, Florida.

**OWNER:** Calvary Episcopal church  
**PROPERTY LOCATION:** 1615-1<sup>st</sup> Street  
**ZONING:** P/SP- Public/Semi-public

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 an 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. *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.

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

*[End of Staffing Report]*

City Attorney Mora read the title of Agenda Item No. 5, BOA Case No. 2021-01.

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

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

City Attorney Mora asked Member Alvarez if he knew the date and time he conducted the site visited, with Member Alvarez responding April 19, 2021, at 5:00 p.m.

City Attorney Mora asked Member Alvarez if he had any communications with the applicant or anyone on behalf of the applicant while present. Member Alvarez responded negatively.

City Attorney Mora asked Member Alvarez what was the nature of his inspection, with Member Alvarez responding visually.

City Attorney Mora asked Member Alvarez if he walked to the rear of the property.

Member Alvarez stated he walked to the seawall, and then there is a fence, so he was restricted a little bit. However, he did look on both sides of the property.

City Attorney Mora asked if Member Alvarez believed that limited site visit of walking to the fence line and looking over the property in any way impairs his ability to impartially adjudicate this matter, with Member Alvarez responding negatively.

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

Planning Consultant Harmon introduced BOA Case No. 2021-01. The applicants are requesting a variance from Section 110-131(10)(c) to allow for a new dock as an accessory use for property located at 1615-1<sup>st</sup> Street, Indian Rocks Beach.

Planning Consultant Harmon stated a dock is not listed as an accessory use for public/semi-public zoned property. It is listed as an accessory use in single-family, medium-density residential, and multi-family zoned properties.

Planning Consultant Harmon made a PowerPoint Presentation showing aerial views of the property and the dock plan. She stated that there is one existing dock there, and the City did not grant a variance or a special exception to build that dock. If this were a residential property, the property would be allowed one dock with two slips every 50 feet.

Planning Consultant Harmon stated staff had recommended denial based on the City Code, stating that docks are not stated as an accessory use in the public/semi-public zoning district.

Member Alvarez inquired if the City Code was written after the existing dock was built and if there was any history concerning the existing dock as to when it was built.

Planning Consultant Harmon stated the dock was built after 1981, and the property appraiser's website shows it was built in the 1990's.

Member Alvarez stated since the property is zoned public/semi-public, they are not entitled to a dock, with Planning Consultant responding affirmatively.

Member Watt asked how does the City Code apply to something like this?

Planning Consultant Harmon stated there could be commercial docks. Someone could own a commercial dock with boat slips, and there are limitations on the number of slips.

Member Watt asked if the special exception is specific to this property or based strictly on the zoning. Planning Consultant responded strictly based on zoning that a dock is not allowed as an accessory structure in the public/semi-public zoning district.

Member Watt asked if the City received any objections from the surrounding property owners, with Planning Consultant Harmon responding negatively.

**Gary Spivack, Vestry, Official Agent for Calvary Episcopal Church**, provided the Board and staff with a handout, which he reviewed. The handout provided Calvary's mission, hardship, and factors to consider.

#### **CALVARY MISSION**

- Community involvement and improvement.
  - Food pantry.
  - AA meetings.
- Christian worship, fellowship, and community outreach.
  - Sunday services.
  - Bible study.
  - Sunday school.
  - Youth and adult programs.
- Provide spiritual support to their church members and community.
  - Provide waterfront access at no charge; donations accepted.
  - Provide beach and village parking at no charge; donations accepted.

#### **HARDSHIP TO CALVARY**

- Impact of pandemic on Calvary operations.
  - Sunday service in-person attendance one-third or pre-pandemic levels.
  - Youth programs canceled.
  - Sunday school canceled.
  - Minimal fellowship opportunities.
  - Weddings, baptisms, and funerals curtailed.
- Improve outdoor opportunities through waterfront improvements.
  - Second dock to increase outdoor operations.
  - Outdoor chapel for service, weddings, baptisms, and funerals.
  - Beautification and improvement of waterfront property.

#### **FACTORS TO CONSIDER**

- Calvary is semi-public property with 320' of prime waterfront.
  - Private property (50' of waterfront) allow for one dock structure.

- Several private homes in IRB have more than one dock. (Example: 208-16th Avenue and 210-16th Avenue).
- Request for variance to build a second dock on 320' waterfront.
- Improved waterfront would enable resumption of normal operations; increase programs, provide public access to the waterfront.
- Improved dock would permit access for emergency and first responders, as necessary. (Example: Parking lot for emergency helo access)
- Work with their neighbors to improve access. (Example: 207-18th Avenue dock encroaches on north Calvary seawall.)
- No liability exposure to IRB-Calvary is covered by the Church Insurance Agency of Vermont for public access as well as church member access.

## CONCLUSIONS

- Increase Christian programs and participation through outdoor access.
  - Provide outdoor services.
  - Resume outdoor bible study, Sunday school, and youth programs.
  - Create outdoor fellowship opportunities.
  - Conduct outdoor weddings, baptisms, funerals, and other services.
- Provide spiritual support to their members and community.
  - Increase member and community access to the waterfront.
  - Post invitational signage to encourage community use, similar to parking.
- Request the Board grant their request for a variance.
  - Increase community involvement.
  - Improve community waterfront as a resource.

Vice-Chair Watt asked if they intended to have boats docked at this dock or would it be used more like a pier.

Mr. Spivack stated it would be used for services as well as for boat docking both for the public and their members.

Vice-Chair Watt asked if anyone could use the dock for boat docking, with Mr. Spivack responding yes. They do not charge, but they do request a donation. It would be operated the same way as they do with their parking lot.

Vice-Chair Watt asked if there is a difference between a dock and pier in the City Code, with Planning Consultant Harmon responding they are the same.

Member Alvarez stated it is transitory in nature. If the dock was going to be used to attend services on Sunday morning or an event, it is not a permanent situation.

Chair DeVore stated it is not income producing but more of an amenity to the Church.

Mr. Spivack stated they do not charge for parking. It is strictly on a donation basis.

Member Labadie stated if boats would be permitted to park overnight, and if so, would they be permitted to stay for a couple of nights. He said he is concerned about the discharge of waste from the boats.

Mr. Spivack stated the Church is located within a no-discharge zone, and that is a Federal regulation.

Planning Consultant asked Mr. Spivack if a person would be able to dock their boat at the dock for a couple of nights when they were visiting a friend.

Mr. Spivack responded affirmatively and stated they would welcome that.

Chair DeVore asked if the Church plans on continuing the youth sailing program, with Mr. Spivack responding that the sailing program moved to the Clearwater Yacht Club some time ago.

Member Alvarez stated this is a unusual case. The Board is discussing a variance on zoning.

City Attorney Mora stated a variance by definition is permitting something that is a derogation from the City Code. A variance is making an exception to the rule. He stated this Board considers variances and special exceptions. Variances have to do with structures themselves, and special exceptions have to do with the use that deviates from the permitted uses.

City Attorney Mora stated the applicant here had characterized the application as a special exception to be considered an accessory use of the property with the accessory use is the existence of a structure.

City Attorney Mora stated any inch of its existence is an inch of derogation of the City Code. Ultimately, whether or not a variance is appropriate to overcome that restriction is this Board's determination based on the record before them.

City Attorney Mora opened public testimony and comment.

**Roberto Lima, 960 Starkey Road, #1103**, stated he has been a member of Calvary Church for over 18 years and has seen many changes over the last couple of years, especially this last year because of COVID-19 and the effect it has had on church attendance. He stated church attendance is one-third of what it was before COVID-19. The Church would like to provide outdoor services for weddings, funerals, church services, and youth programs. They plan on landscaping the area in the back to provide a bigger space for people to congregate for events and church services.

**Kathleen Bliesner, 1612-1st Street**, stated she is not in favor of this variance. She said she does understand what the Church wants and what the Church is trying to do. Every weekend, their parking lot is used for beach parking, and about 300 people come and go from the beach. They walk through their lawn and back up into their yard. They have tried to be neighborly and to talk to the Church with no avail. She stated the difficulty here is the City has a Church that wants to do what the Church wants to do. The Church is in the middle of the residential neighborhood. It has been tough to live near the Church over the last couple of years because of the weekend parking situation.

Ms. Bliesner stated if the Church is not a business, then it should be defined. If they should have a dock, give them a dock, but it does not look like they should.

Ms. Bliesner stated the Church does not charge for parking, but they are out there with flags and parking cars for \$10. There are signs that say they expect donations.

Ms. Bliesner asked the Board to follow the law stating it is very difficult to live across the street from the Church.

**Alan Edwards, 213 18th Avenue,** stated the dock is important to the community and said he supports the Church in what they are doing.

Member Labadie stated he understands the need for the dock. He has a problem in that the waterway backing up to the Church's seawall is a small area to get in and out. There are other residences along the way, and when more boats start to go in and out of this area, it will cause congestion, and that is an issue for him. The intentions are good.

Member Alvarez stated Calvary had been an exemplary community member for 60 years, which he is a part of. In looking at what they are trying to accomplish in their request, he sees it is not as an undue hardship in the overall approach. What they are trying to do is continue to service a community through this COVID period. He feels their pain in terms of helping the Church to continue with their financial affairs. This one item helps them in that cause. He is going to look at this a little bit differently. He does not see the impact on those surrounding the church property in terms of the dock.

**MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER WATT TO RECOMMEND TO THE CITY COMMISSION APPROVAL 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.**

**ROLL CALL VOTE:**

**AYES: DEVORE, WATT, ALVAREZ**

**NAYS: LABADIE**

**ABSENT: CLARK**



**MOTION CARRIED BY A VOTE OF 3 TO 1.**

**6. OTHER BUSINESS.**

Planning Consultant Harmon stated there would be a Board of Adjustments and Appeals Meeting on May 18, 2021.

**7. ADJOURNMENT.**

**MOTION MADE BY MEMBER ALVAREZ, SECONDED BY MEMBER LABADIE, TO ADJOURN THE MEETING AT 7:00 P.M. UNANIMOUS APPROVAL.**

June 15, 2021  
Date Approved

\_\_\_\_\_  
Stewart DeVore, Chair

/dor

**AGENDA ITEM 4.**

**BOA CASE NO. 2021-05  
306 Bahia Vista Drive**

**BOARD OF ADJUSTMENTS AND APPEALS  
AGENDA MEMORANDUM**

**MEETING OF:**

**Board of Adjustment:** June 15, 2021  
**City Commission:** July 13, 2021

**AGENDA ITEM: 4**

**SUBMITTED AND**

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

**APPROVED BY:** Brently Gregg Mims  
City Manager

**SUBJECT:** **BOA CASE NO. 2021-05:** Variance request from Section 94-86 to allow the dock to encroach 6 feet into the 12 feet side yard setback for the installation of a new boat lift for property located at 306 Bahia Vista Drive, Indian Rocks Beach, Florida, and legally described as Bahia Vista Subdivision Lot 6 & part of Water Lot A lying within side lot lines extended northernly, according to the plat thereof as recorded in Plat Book 31, Page 26, of the Public Records of Pinellas County, Florida.  
Parcel #12-30-14-02394-000-0060

**OWNER** Steve Levine  
**LOCATION of PROPERTY:** 306 Bahia Vista Dr  
**ZONING:** S- Single Family

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

**BACKGROUND:**

Steve Levine is requesting to install a boat lift on an existing dock. Due to the size of the desired boat lift, it will encroach in to the required side yard setback by 6 feet leaving a 6 foot distance between the boat lift and the side property line extended. The abutting property to the west who is impacted by the reduced setback has no objections and signed off on the location of the new boatlift.

**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 deep allowing the use the existing dock.*

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 boat lift to be constructed on an existing dock.*

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 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 NO. 2021-05: Variance request from Section 94-86 to allow the dock to encroach 6 feet into the 12 feet side yard setback for the installation of a new boat lift for property located at 306 Bahia Vista Drive, Indian Rocks Beach, Florida, and legally described as Bahia Vista Subdivision Lot 6 & part of Water Lot A lying within side lot lines extended northerly, according to the plat thereof as recorded in Plat Book 31, Page 26, of the Public Records of Pinellas County, Florida.



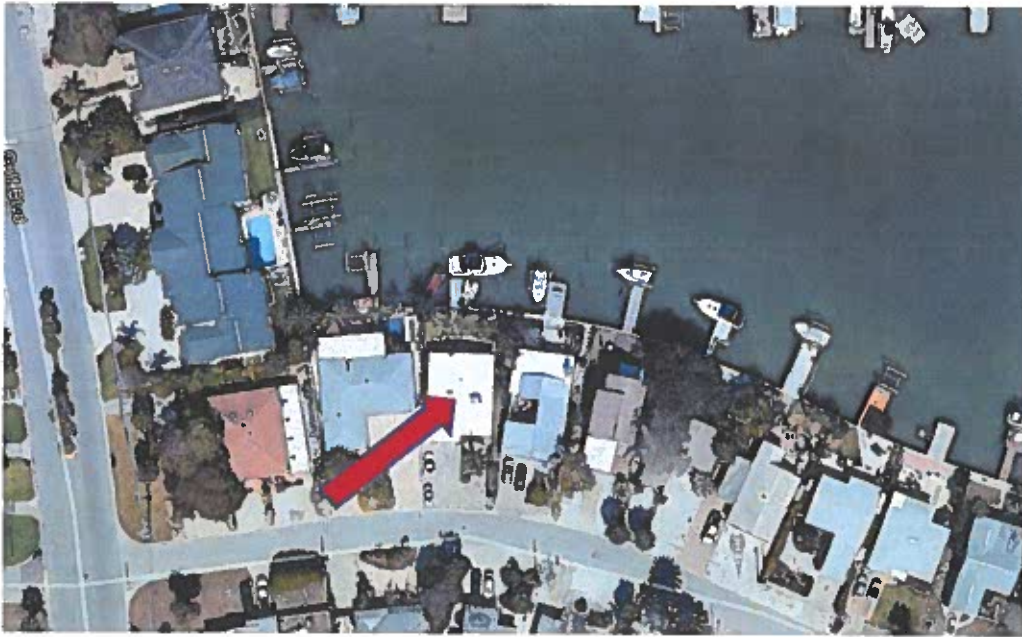
**306 Bahia Vista Dr.  
BOA CASE NO. 2021-05**



**BOA CASE NO. 2021-05:** Variance request from Section 94-86 to allow the dock to encroach 6 feet into the 12 feet side yard setback for the installation of a new boat lift for property located at 306 Bahia Vista Drive, Indian Rocks Beach, Florida, and legally described as Bahia Vista Subdivision Lot 6 & part of Water Lot A lying within side lot lines extended northerly, according to the plat thereof as recorded in Plat Book 31, Page 26, of the Public Records of Pinellas County, Florida.



## 306 Bahia Vista Dr.

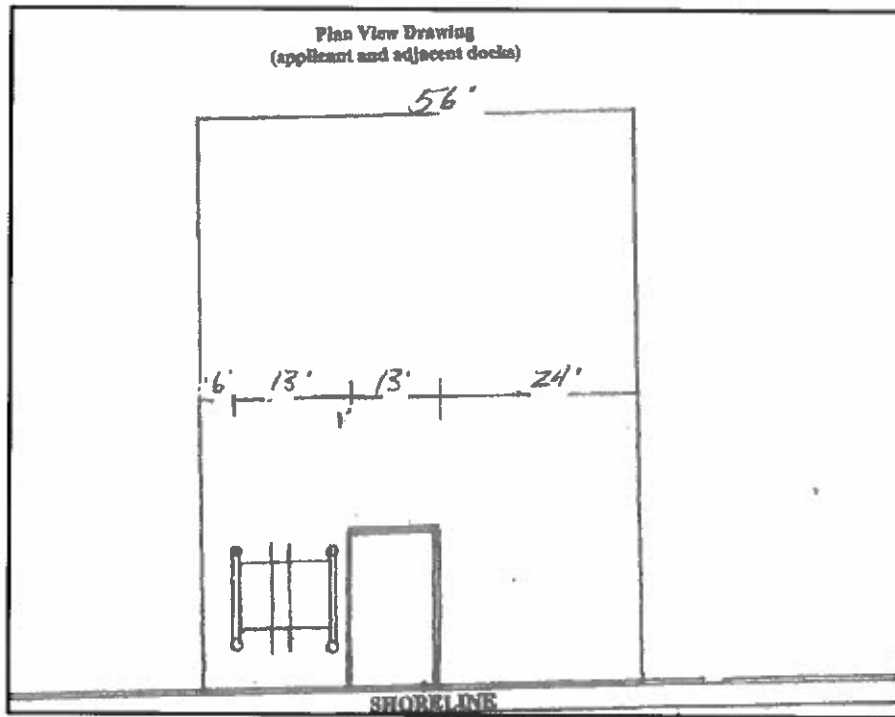




# 306 Bahia Vista Dr.



# 306 Bahia Vista Dr.





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, JUNE 15, 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, JUNE 15, 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. 2021-05.

**YOU ARE HEREBY NOTIFIED** as a property owner of land within 150 feet of the property located at **306 BAHIA VISTA DRIVE, INDIAN ROCKS BEACH, FLORIDA 33785**, of the following variance request:

***A variance request from Section 94-86 to allow the dock to encroach 6 feet into the 12-foot side yard setback for the installation of a new boat lift for the property located at 306 Bahia Vista Drive, Indian Rocks Beach, Florida, and legally described as Bahia Vista Subdivision, Lot 6 & part of Water Lot A lying within side lot lines extended northerly, according to the plat thereof as recorded in Plat Book 31, Page 26, of the Public Records of Pinellas County, Florida. Parcel #12-30-14-02394-000-0060.***

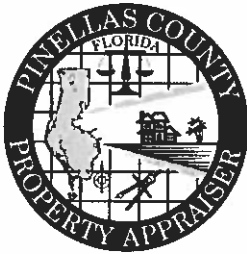
**FOR FURTHER INFORMATION REGARDING THIS REQUEST, PLEASE CONTACT HETTY C. HARMON, PLANNING CONSULTANT, AT 863/646-4771, EXT. 211 OR E-MAIL: [hharmon@irbcity.com](mailto:hharmon@irbcity.com).**

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](mailto:doreilly@irbcity.com). All correspondence must be received by the City Clerk no later than **Tuesday, June 15, 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](mailto:doreilly@irbcity.com) no later than seven (7) 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 May 27, 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: 19 May 2021

Subject Parcel: 12-30-14-02394-000-0060

Radius: 150 feet

Parcel Count: 20

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

Total pages: 4

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

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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

MAIL: PO Box 1957, Clearwater, FL 33757

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

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**12-30-14-55321-000-0050**  
OF A BOAT SLIP  
UNIT 5 TOGETHER WITH USE  
CONDO  
MARINERS COVE LANDING

DOMBROWSKI, TRUDY  
729 E GULF BLVD UNIT 5  
INDIAN ROCKS BEACH FL 33785-3738

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**12-30-14-02394-000-0040**  
LOT 4 & S 15FT OF LOT 3  
BAHIA VISTA SUB

STELLING, HAROLD ERIC  
5379 DUHME RD  
ST PETERSBURG FL 33708-2708

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**12-30-14-55321-000-0030**  
OF A BOAT SLIP  
UNIT 3 TOGETHER WITH USE  
CONDO  
MARINERS COVE LANDING

KOEHNE, CLARENCE  
KOEHNE, CHANDA  
729 E GULF BLVD UNIT C  
INDIAN ROCKS BEACH FL 33785-3747

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**12-30-14-02394-000-0090**  
LINES EXTENDED N'LY  
A LYING WITHIN SIDE LOT  
LOT 9 & PART OF WATER LOT  
BAHIA VISTA SUB

WILKERS, HEIDI M REV TRUST  
WILKERS, HEIDI M TRE  
312 BAHIA VISTA DR  
INDIAN ROCKS BEACH FL 33785-3702

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**12-30-14-55321-000-0010**  
UNIT 1  
CONDO  
MARINERS COVE LANDING

EICHER, SHARMAN L LIVING TRUST  
EICHER, SHARMAN L TRE  
9200 98TH AVE  
SEMINOLE FL 33777-1724

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**12-30-14-55321-000-0001**  
COMMON ELEMENTS  
CONDO  
MARINERS COVE LANDING

MARINERS COVE LANDING CONDO ASSN INC  
2949 WEST BAY DR  
LARGO FL 33770-2621

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**12-30-14-55321-000-0040**  
OF A BOAT SLIP  
UNIT 4 TOGETHER WITH USE  
CONDO  
MARINERS COVE LANDING

BASTAN, JAMES  
BASTAN, BONNIE  
296 WYCKOFF RD  
EATONTOWN NJ 07724-1410

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**12-30-14-02394-000-0670**  
LOT 67 LESS E 3.6FT MOL  
BAHIA VISTA SUB

ZARKA, NADEEM  
ZARKA, JULIA M  
301 BAHIA VISTA DR  
INDIAN ROCKS BEACH FL 33785-3703

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**12-30-14-02394-000-0660**  
OF LOT 67  
LOT 66 AND E 3.6FT  
BAHIA VISTA SUB

SMITH, HOYT THOMAS III  
SMITH, HOYT THOMAS JR  
305 BAHIA VISTA DR  
INDIAN ROCKS BEACH FL 33785-3703

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**12-30-14-02394-000-0070**

LINES EXTENDED N'LY  
A LYING WITHIN SIDE LOT  
LOT 7 AND RIP RTS  
BAHIA VISTA SUB

YOUNG, JERRY L  
YOUNG, JANICE M  
308 BAHIA VISTA DR  
INDIAN ROCKS BEACH FL 33785-3702

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**12-30-14-02394-000-0640**

LINES EXTENDED S'LY  
A LYING WITHIN SIDE LOT  
LOT 64 & PART OF WATER LOT  
BAHIA VISTA SUB

GALISH, LISA  
309 BAHIA VISTA DR  
INDIAN ROCKS BEACH FL 33785-3703

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**12-30-14-02394-000-0080**

LOT 8  
BAHIA VISTA SUB

ATTKISSON, KEVIN W  
ATTKISSON, LISA C  
1600 STAFFORD SPRINGS PL  
CENTERVILLE OH 45458-6033

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**12-30-14-02394-000-0680**

LOT 68  
BAHIA VISTA SUB

717 EAST GULF BLVD LLC  
LINDACHSTR 14/2  
KIRCHHEIM TECK 73230

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**12-30-14-02394-000-0630**

LINES EXTENDED S'LY  
A LYING WITHIN SIDE LOT  
LOT 63 & PART OF WATER LOT  
BAHIA VISTA SUB

HOLMES, SCOTT A  
HOLMES, ANN M  
311 BAHIA VISTA DR  
INDIAN ROCKS BEACH FL 33785-3703

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**12-30-14-02394-000-0100**

LINES EXTENDED N'LY  
A LYING WITHIN SIDE LOT  
LOT 10 & PART OF WATER LOT  
BAHIA VISTA SUB

JENKINS, KAREN M  
9394 DURANGO LN  
GILROY CA 95020-8120

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**12-30-14-55321-000-0020**

OF A BOAT SLIP  
UNIT 2 TOGETHER WITH USE  
CONDO  
MARINERS COVE LANDING

WESSELS, WILLIAM H & VIRGINIA M REV LIVING TRUST  
WESSELS, WILLIAM H TRE  
811 N US ROUTE 15  
DILLSBURG PA 17019-1618

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**12-30-14-55321-000-0060**

UNIT 6  
CONDO  
MARINERS COVE LANDING

NAZAROV, OLEG  
NAZAROVA, ELENA  
706 AV VICTORIA  
WESTMOUNT QC H3Y 2S1

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**12-30-14-02394-000-0050**

LOT 5  
BAHIA VISTA SUB

HUNTER, NICHOLAS A  
HUNTER, MELANIE  
2285 POINTE PL

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**12-30-14-02394-000-0650**

LINES EXTENDED S'LY  
A LYING WITHIN SIDE LOT  
LOT 65 & PART OF WATER LOT  
BAHIA VISTA SUB

STARR, BRENDA F  
STARR, EDWARD W  
307 BAHIA VISTA DR  
INDIAN ROCKS BEACH FL 33785-3703

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**12-30-14-47412-000-0420**

WATER LOT B LESS DEEDS  
LA HACIENDA REPLAT

PINELLAS COUNTY  
ATTN: ENVIRONMENTAL MGMT  
315 COURT ST  
CLEARWATER FL 33756-5165

**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. BBA 2021-25      Date Received 5-12-2021

**APPLICANT**

Name: STEVE LEVINE  
Address: 306 BAHIA VISTA DR  
City: INDIAN ROCKS FL  
Zip Code: 33785  
Tel: 727 224 9787  
Fax:   
Mobile: SAME  
Email: INFO@WATER SPORTS US  
.COM

**AGENT/REPRESENTATIVE**

Name: JAY POWERS  
Company: CORAL SPONE TRADING LLC  
Address: 11417 84<sup>TH</sup> AVE. N.  
City: SEMINOLE  
Zip Code: 33772  
Tel: 727 481 8441  
Fax:   
Mobile: SAME  
Email: TJLevin@7706.com  
.COM

**SITE DETAILS**

Address: 306 BAHIA VISTA DR W  
City: INDIAN ROCKS BEACH FL  
Legal Description: BAHIA VISTA SUB LOT 6 & PART OF WATER LOT A LYING WITHIN  
SIDE LOT LINES EXTENDING NLY  
Zoning: 101 SINGLE FAMILY  
Size: 1224 / 1736 TOTAL

12/30/14/02394/000/0062  
Parcel ID:   
Zip Code: 33785  
Future Land Use:   
  
SIX 115



**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"/>
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...**

<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Total Requested</b>
Rear-no alley setback (feet):			
Rear-north/south street (feet):			
Street-front setback (feet):			
Side-one/both setback (feet):			
Minimum green space (%):			
Habitable stories (#):			
Minimum lot size (sq. ft.):			
Building height (feet):			
Off-street parking (spaces):			
ISR (%):			
FAR (%):			
Dock length (feet):			
Dock width (feet):	18'6"	6.6'	6'6"
Signage (#):			
Accessory structure (sq. ft.):			
Accessory structure height (feet):			
Lot size (sq. ft.):	55 x 115 56 x 114		

Other:

What is the proposed use of the property?

SFD

## **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:

Special conditions that exist include. Due to the shallow water depth behind the house near the back of the inlet it limits the location of the lift to the area requested.

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

Special circumstances: As a senior citizen heading into retirement who will be counting on my harvest from the sea to offset food purchases and cost of living at the time when my wife and I go to fixed income, this will aid in overcoming that financial barrier.

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:

My neighbor has tie poles within 6' of my property, many other properties have same, so there is nothing special about using property that I own and knowing that same variances have been approved over time in this neighborhood to long term owners and users of water as a resource for food.

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:

My neighbor to the west side of the my property has signed off on the variance as it was submitted to the city office and it only affects her as mentioned her tie poles only affect me, neither of us have a problem with this. The western end of the inlet between Bahia Vista and La Hacienda is packed full of boat lifts and none of us have a problem with that. Unnecessary hardship of this, as a Florida native and Indian rocks property owner since October 1984 entails the following: As a senior citizen heading into retirement who will be counting on my harvest from the sea to offset food purchased when my wife and I go to fixed income it overcomes that financial barrier. The safety of boarding a properly lifted boat far outweighs the danger of using a home town own boat ramp with no parking and heavy traffic from vrbo renters lost, drunk and disoriented on 15th avenue.

Further the danger to this senior citizen at the belleair boat ramp is similar especially on weekends where those facilities are too small to handle the demand. By granting this lift it will free up one more parking spot at the ramp for the public at large.

**HARDSHIP CONTINUED...**

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

Yes

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:

Correct

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

My wife Mary and myself believe the board of adjustment and appeals and the city commission should grant this application for the following reasons.

When I purchased this house in 1984 it was and is today my conduit to harvest from the sea as many before me have done in this community that uses the waters for sustenance. As a St Petersburg native my family of fishermen, divers and sailors have always gravitated to the water and used it as a source of food and recreation. The safety of boarding a properly lifted boat far outweighs the danger of using a home town boat ramp with no parking and heavy traffic from vrbo renters lost and disoriented on 15th avenue. Further the danger to this senior citizen at the belleair boat ramp is similar especially on weekends where those facilities are too small to handle the demand. By granting this lift it will free up one more parking spot at the ramp for the public at large.

Loss of quality of life due to local laws that have made IRB a motel zone and the circus that has followed it insults the moral value of our community by diluting it with strangers and the filth, noise and crime that will follow. I pull trash out of my inlet daily. Having the ability to use my property as I see fit will help dissolve the hardship that I feel by being boxed into the Holiday inn zone now called Indian rocks beach.

Further we have been a good neighbor, we ran the Little Miss Beauty and the beach competition in concert with the city for over 5 years, we have been and will continue to be a contributor to the HOA, food bank, art center and both churches for many years to come.

**CERTIFICATION**

Date: 4.22.21

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.

Before me this date personally appeared:

Name: STEVEN R LEVINE

Signature: [Handwritten Signature]

Personally known/Form of Identification

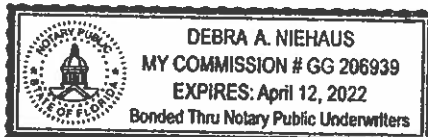
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day 22 Month April 2021

Notary Public State of Florida at Large: Debra A Niehaus

Notary Public Commission Expiration: April 12, 2022

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: \_\_\_\_\_

I, \_\_\_\_\_ do hereby designate and appoint

\_\_\_\_\_ 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: \_\_\_\_\_ Signature: \_\_\_\_\_

My agent of record may be contacted at:

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Before me this date personally appeared:

Name: \_\_\_\_\_

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: \_\_\_\_\_ Month: \_\_\_\_\_ 20\_\_\_\_\_

Notary Public State of Florida at Large: \_\_\_\_\_

Notary Public Commission Expiration: \_\_\_\_\_

State of Florida  
County: Pinellas

Permit Number \_\_\_\_\_  
Parcel ID Number 1230/14/02394/000/0060

### NOTICE OF COMMENCEMENT

State of Florida  
County of Pinellas

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

- 1. Description of property (legal description): BAHIA VISTA SUB. LOT 6 & PART OF WATERLOT A
- a) Street (job) Address: 306 BAHIA VISTA DR. INDIAN ROCKS BEACH, FL. 33785
- 2. General description of improvements: INSTALL A NEW BOAT LIFT

- 3. Owner information or Lessee information if the Lessee contracted for the improvement:
  - a) Name and address: STEVEN & MARY LEVINE 306 BAHIA VISTA DR. INDIAN ROCKS BEACH, FL. 33785
  - b) Name and address of fee simple titleholder (if different than Owner listed above) N/A
  - c) Interest in property: OWNERS

- 4. Contractor information
  - a) Name and address: CORAL STONE BUILDERS LLC 11417 84TH AVE. N. SEMINOLE, FL. 33772
  - b) Telephone No.: 727 481-8441 Fax No.: (optional) \_\_\_\_\_

- 5. Surety (if applicable, a copy of the payment bond is attached)
  - a) Name and address: N/A
  - b) Telephone No.: \_\_\_\_\_
  - c) Amount of Bond: \$ \_\_\_\_\_

- 6. Lender
  - a) Name and address: N/A
  - b) Telephone No.: \_\_\_\_\_

- 7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
  - a) Name and address: \_\_\_\_\_
  - b) Telephone No.: \_\_\_\_\_ Fax No.: (optional) \_\_\_\_\_

- 8. a) In addition to himself or herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
- b) Phone Number of Person or entity designated by Owner: \_\_\_\_\_

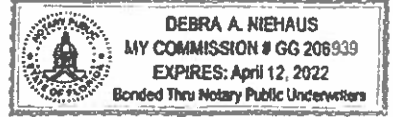
- 9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_ 20\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

(Signature of Owner or Lessee, or Owner's or Lessee's (Authorized Officer/ Director/ Agent/ Manager) \_\_\_\_\_ (Print Name and Provide Signatory's Title/Office)  
The foregoing instrument was acknowledged before me by means of  physical presence or  on-line notarization, this 25 day of February, 2021, by Debra A. Niehaus as \_\_\_\_\_ (type of authority, e.g. officer, trustee, attorney in fact)  
for Debra A. Niehaus, as \_\_\_\_\_ (type of authority, e.g. officer, trustee, attorney in fact)  
for \_\_\_\_\_ (name of party on behalf of whom instrument was executed).

Personally Known  Produced ID  Notary Signature \_\_\_\_\_  
Type of ID \_\_\_\_\_ Print name Debra A. Niehaus



**CORAL STONE BUILDERS LLC**  
**11417 84<sup>TH</sup> AVE. N. SEMINOLE, FL. 33772**  
**727 565-5693 CGC1505750 727-481-8441**

**PROPOSAL FOR THE INSTALLATION OF A NEW  
BOATLIFT FOR STEVE LEVINE @ 306 BAHIA VISTA DR. INDIAN  
ROCKS BEACH FL. 33785.**

**SCOPE OF WORK**

1.] REMOVE THE [2] EXISTING DAVITS & PLACE WHERE  
CUSTOMER DESIRES.

2.] INSTALL [4] NEW 2.5 CCA MARINE GRADE PILINGS &  
INSTALL A 10 K "BOAT LIFT US" PREMIUM ALUMINUM CRADLE  
LIFT WITH DIRECT DRIVE GEARS, STAINLESS STEEL MOTORS,  
PADDED ALUMINUM BUNKS, GEM 2 REMOTE CONTROL WITH  
AUTO STOP LIMITER SWITCH. MOUNT THE TOP BEAMS TO THE  
PILINGS WITH 304 STAINLESS STEEL BOLTS, HANG THE CRADLE  
ON THE CABLES & ADJUST THE BUNKS & GUIDES FOR  
CUSTOMERS BOAT.

**TOTAL COST FOR WORK AS DESCRIBED ABOVE TO  
INCLUDE ALL PERMITS, MATERIALS, LABOR, TAXES &  
INSURANCE. UTILITIES NOT INCLUDED. .**

**TOTAL COAT \$10,250.00**  
**1/3<sup>RD</sup> DOWN [RECEIVED]**  
**BALANCE UPON COMPLETION**

**SIGNATURES OF AGREEMENT TO PROCEDE**

**CUSTOMER** 

**CSB AGENT** 

**DATE** 4/2/21





**CITY OF INDIAN ROCKS BEACH**  
**1507 BAY PALM BLVD. INDIAN ROCKS BEACH, FL. 33785 (727)595-2517**  
**PRIVATE DOCK PERMIT APPLICATION**

APPROVED  DENIED \_\_\_\_\_  
 \_\_\_\_\_  
 City of Indian Rocks Beach Official      Date

Permit Fee: \_\_\_\_\_

Permit required from Pinellas County  YES  NO  
 If yes, deliver approved City of Indian Rocks Beach Dock Permit to Pinellas Water & Navigation  
 315 Court Street Clearwater, FL 33756. (727) 464-3385

**I. PROPERTY OWNER INFORMATION:**

A. Applicant's Name: STEVE & MARY LEVINE

B. Mailing Address: 306 BANIA VISTA DR.  
 City: INDIAN ROCKS BEACH State: FL. Zip: 33785

C. Telephone No: 727-224-9187 E-mail Address: INFO@MARLINSPORTSWEST.COM

**II. AGENT INFORMATION:**

A. Name: CORAL STONE BUILDERS LLC

B. Address: 11417 84TH AVE N.  
 City: SEMIWOLE State: FL Zip: 33776

C. Telephone No: 727 481-0441 E-mail Address: TJ IRVIN 77@AOL.COM

**III. SITE INFORMATION:**

A. Construction Site Address: SAME AS ABOVE  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

B. Parcel ID Number: 12 130 14 02394 1000 0060

**IV. PROJECT DESCRIPTION:**

A. Nature and Size of Project:  
INSTALL 4 PILLARS FOR A 10K LIFT  
LEAVE 2 DAVID  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Square Feet: 0



**V. CONTRACTOR INFORMATION:**

I, LARRY BAUM a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the City of Indian Rocks Beach Code, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: Larry Baum Cert No.: 1621565766  
Company Name: CORAL STONE BUILDINGS Telephone No: 727 481-8441  
City: SEMIOLA State: FL Zip: 33772  
E-mail Address: TIRKING77@aol.com

**VI. OWNER'S SIGNATURE:**

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the criteria of the City of Indian Rocks Beach Code for such construction. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not the City of Indian Rocks Beach, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

7-9-21  
Date

[Signature]  
Legal Owner's Signature



**DISCLOSURE FORM**

In order to alleviate any potential conflict of interest with City of Indian Rocks Beach staff, it is required that the City be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the City (attach additional sheets if necessary).

**A. PROPERTY OWNERS:**

Name: STEPH & MARY LEVINE

Name: \_\_\_\_\_

Address: 306 PALM VISTA DR  
IRB FL 33705

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

**B. REPRESENTATIVES:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

**C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:**

Interest is: contingent  absolute

Name: \_\_\_\_\_

Specific interest held: \_\_\_\_\_

**D. OWNER'S SIGNATURE:**

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

X 

Date 5/1/21

If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5<sup>th</sup> Floor  
315 Court Street  
Clearwater, FL 33756

County

**PRIVATE DOCK PERMIT APPLICATION  
PINELLAS COUNTY WATER AND NAVIGATION**

**I. PROPERTY OWNER INFORMATION:**

A. Applicant's Name: STEVEN & MARY LEVINE  
B. Mailing Address: 306 BAHIA VISTA Dr.  
City: INDIAN ROCKS BEACH State: FL. Zip: 33785  
C. Telephone No.: 727 224-9787 E-mail Address: INFO@WATERSPORTSWEST.COM

**II. CONTRACTOR INFORMATION (Pro):**

A. Name: CORAL STONE BUILDERS LLC  
B. Address: 11417 84TH AVE. N.  
City: SEMINOLE State: FL. Zip: 33772  
C. Telephone No.: 727 481-8441 E-mail Address: TJIRVING77@AOL.COM

**III. AGENT INFORMATION (if different from Contractor):**

A. Name: \_\_\_\_\_  
B. Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
C. Telephone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**IV. SITE INFORMATION:**

A. Construction Site Address: SAME AS ABOVE  
City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
B. Site Parcel ID Number: 12 / 30 / 14 / 02394 / 000 / 0060  
C. Incorporated:  Unincorporated:   
D. Affected Water Body: CLEARWATER HARBOR  
E. Previous Permits: \_\_\_\_\_

**VI. CONTRACTOR INFORMATION:**

I, LARRY BANG a GENERAL contractor,  
whose contractor license # CGC1505750 expires on 10/2022

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed: Larry Bang Date: 2/25/21

- You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.

**VII. PROPERTY OWNER'S SIGNATURE:**

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor - and agent if listed - to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality - in addition to the County - is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed: \_\_\_\_\_ Date: 2/25/21

F. Date applicant assumed property ownership: 10/2009 month/year

G. Obstructions: (Dogs, Fences, etc.) <sup>gate</sup> GATE

H. All other information pursuant to Chapter 58, Article XV (Water and Navigation Regulations).

**V. PROJECT DEVIATION INFORMATION (FOR UNINCORPORATED ONLY):**

A. Signature from Adjacent Owner Required under Code Section 58-555(b): Yes  No

Amount of deviation: Length: \_\_\_\_\_  
Width: \_\_\_\_\_  
Setbacks: Left: \_\_\_\_\_ Right: \_\_\_\_\_

Other: \_\_\_\_\_

❖ Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.

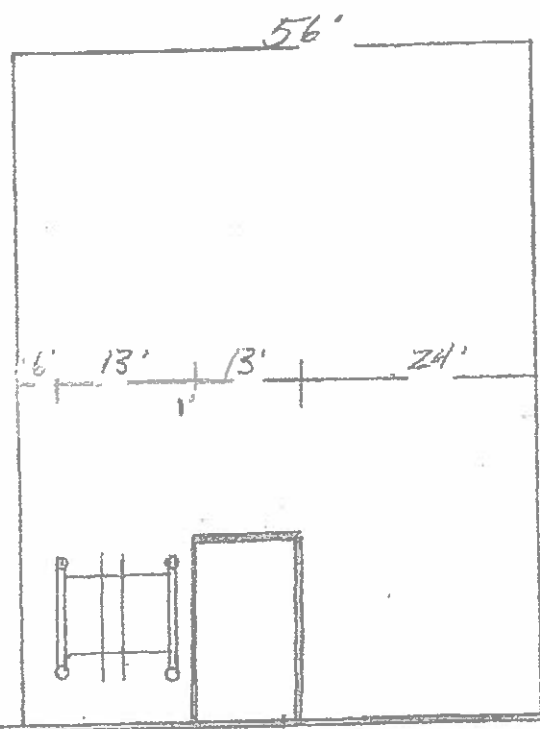
Owner Name: **STEVE LEVINE**

Site Address: **308 BAHIA VISTA DR. INDIAN ROCKS BEACH FL. 33795**

Nature and Size of Project: **REMOVE [2] EXISTING DAVITS & INSTALL [4] NEW PILINGS FOR A 10 K CRADLE LIFT**

Total Project Square Footage:	<u>0</u>	New Square Footage:	<u>0</u>
Total Number of Pilings:	<u>4</u>	Diameter of Pilings:	<u>10" TO 12"</u>
Waterway Width	<u>250</u>	Waterfront Width	<u>56'</u>

Plan View Drawing  
(applicant and adjacent docks)



**SHORELINE**

The undersigned does not object to the proposed project as drawn in the space provided above.

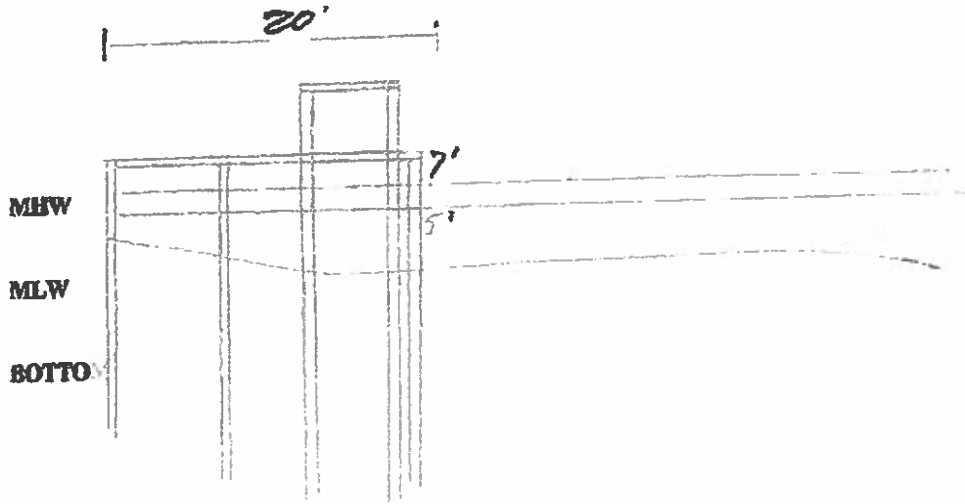
Left Owner	Right Owner
Signature <i>ML</i>	Signature
Date 3/8/21	Date
Municipality Approval	Water and Navigation Approval

Owner Name: **STEVE LEVINE**

300 BAHIA VISTA DR, INDIAN ROCKS BEACH FL. 33706

Site Address: \_\_\_\_\_

**Profile View Drawing**





**LETTER OF NO OBJECTION**

Left Lot Owner's Name NICHOLAS & MELANIE HUNTER

Mailing Address 2285 POINT PLACE CINCINNATI OHIO Zip 45244

I certify that I am the owner of LOT 5 which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

306 BAHIA VISTA DR. INDIAN ROCKS BEACH FL. 33785

I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: [Signature] Date 3/8/2021

**NOTARY:**

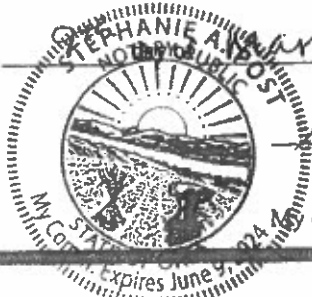
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

physical presence or  online notarization this 9th day of March, 2021 by

personally known OR  produced identification

Type of Identification Produced \_\_\_\_\_

Witness my hand and official seal this 9th day of March, 2021



Stephanie A. Post  
Notary Public

My commission expires: \_\_\_\_\_

Right Lot Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_

I certify that I am the owner of \_\_\_\_\_ which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY:**

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by

Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public

My commission expires: \_\_\_\_\_

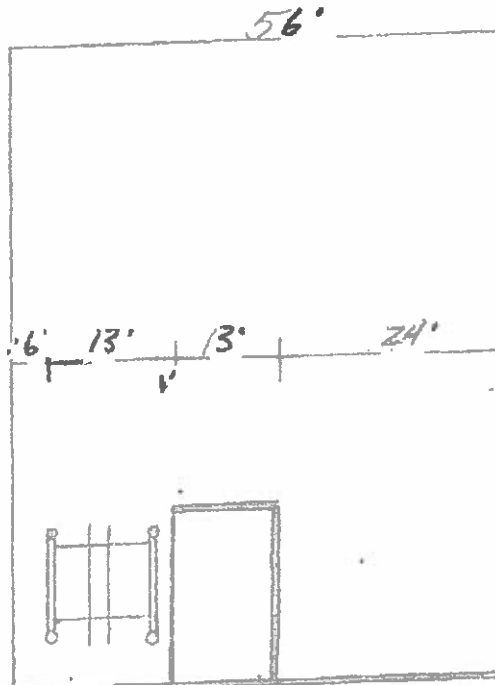
Owner Name: **STEVE LEVINE**

Site Address: **300 BAY VISTA DR. SEVEN ROCKS BEACH FL 33705**

Nature and Size of Project: **REMOVE [2] EXISTING DAVITS & INSTALL [4] NEW PILINGS FOR A 10 K CRADLE LIFT**

Total Project Square Footage:	<u>0</u>	New Square Footage:	<u>0</u>
Total Number of Pilings:	<u>4</u>	Diameter of Pilings:	<u>10" TO 12"</u>
Waterway Width	<u>250</u>	Waterfront Width	<u>56'</u>

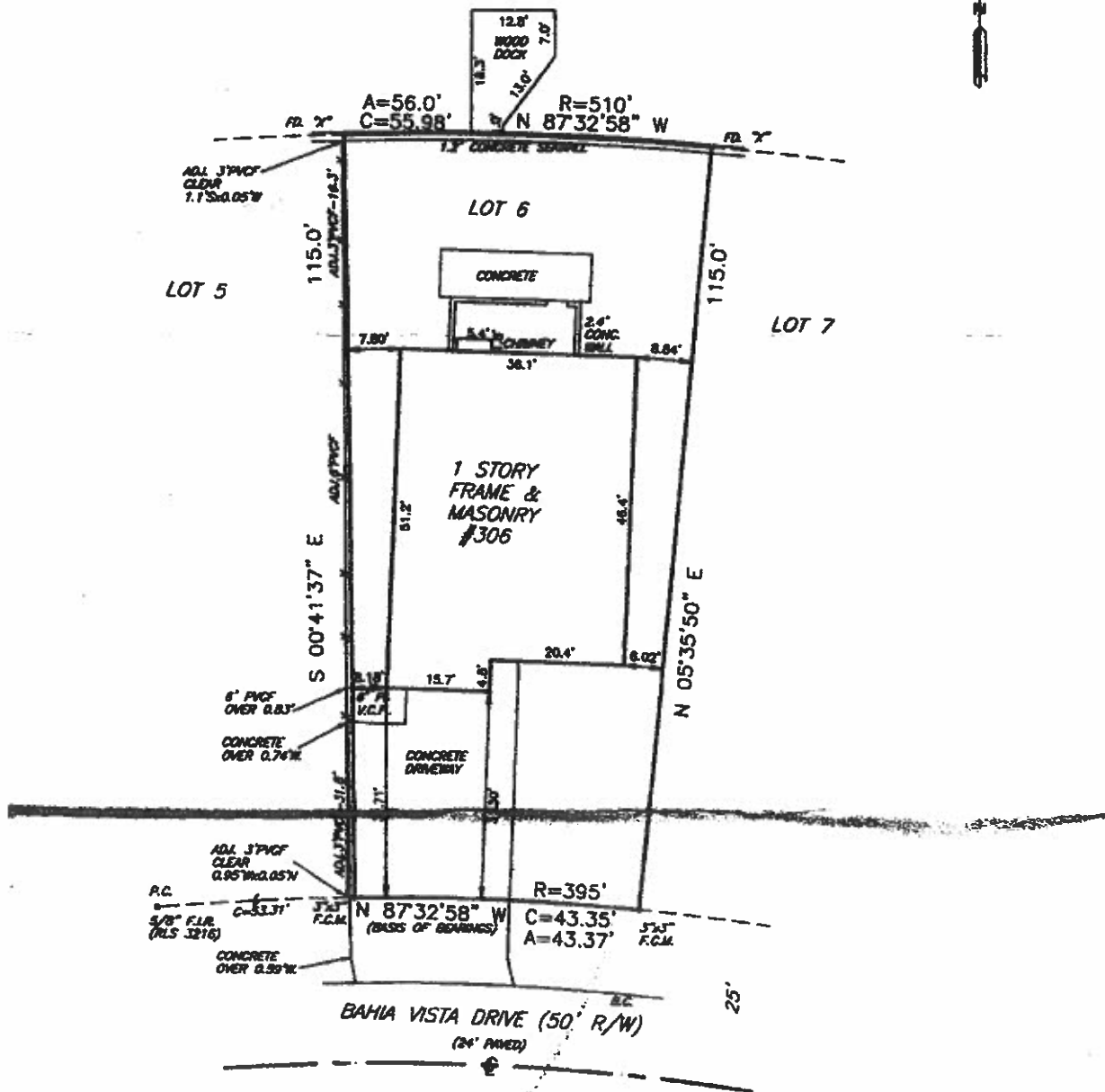
Plan View Drawing  
(applicant and adjacent docks)



<b>SHORELINE</b>			
The undersigned does not object to the proposed project as shown in the space provided above.			
Left Owner		Right Owner	
Signature	Date	Signature	Date
<i>[Signature]</i>	3-8-2021		
Municipality Approval		Water and Navigation Approval	

22

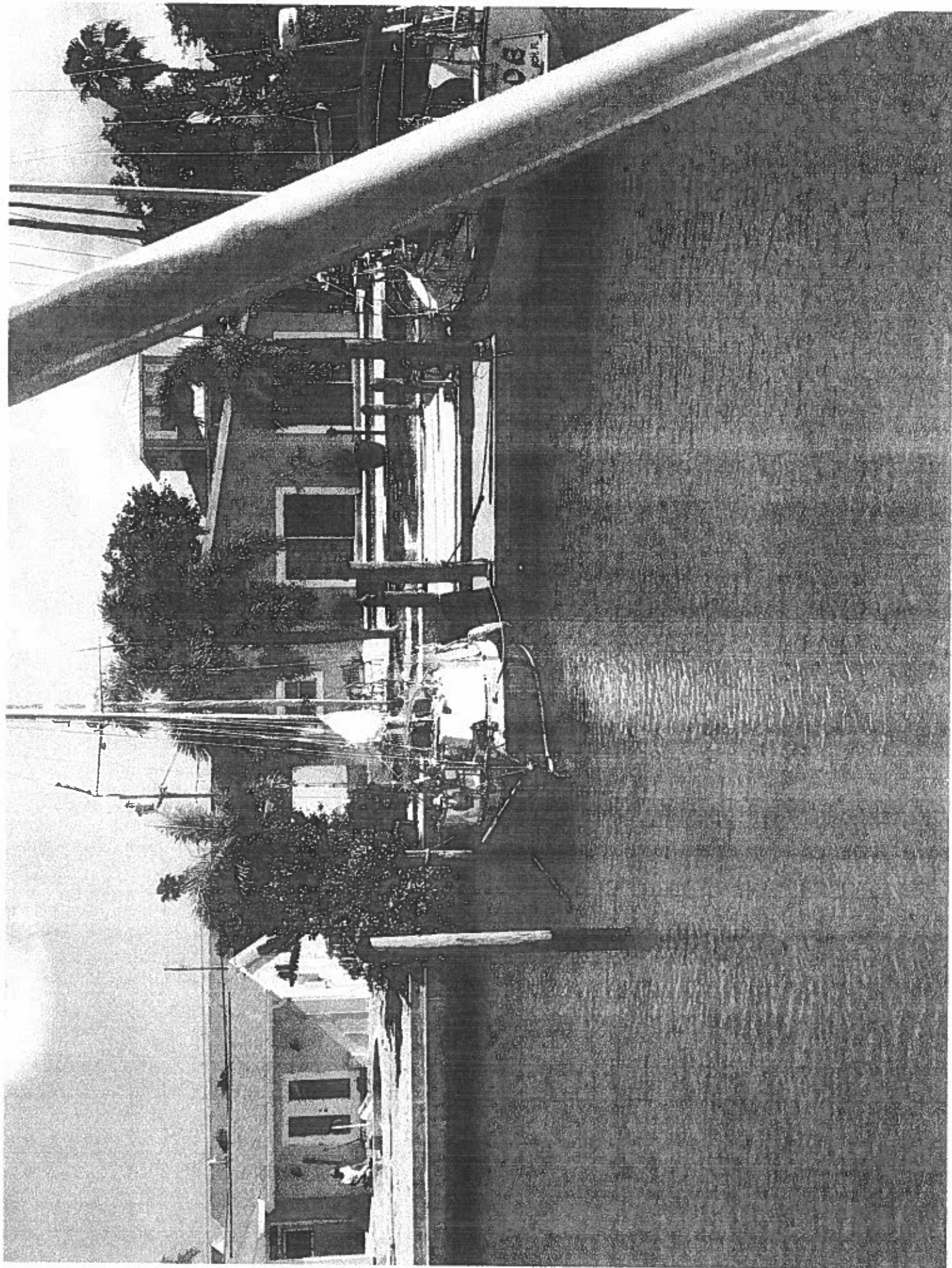
WATER LOT A



A BOUNDARY SURVEY OF LOT 6, BAHIA VISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

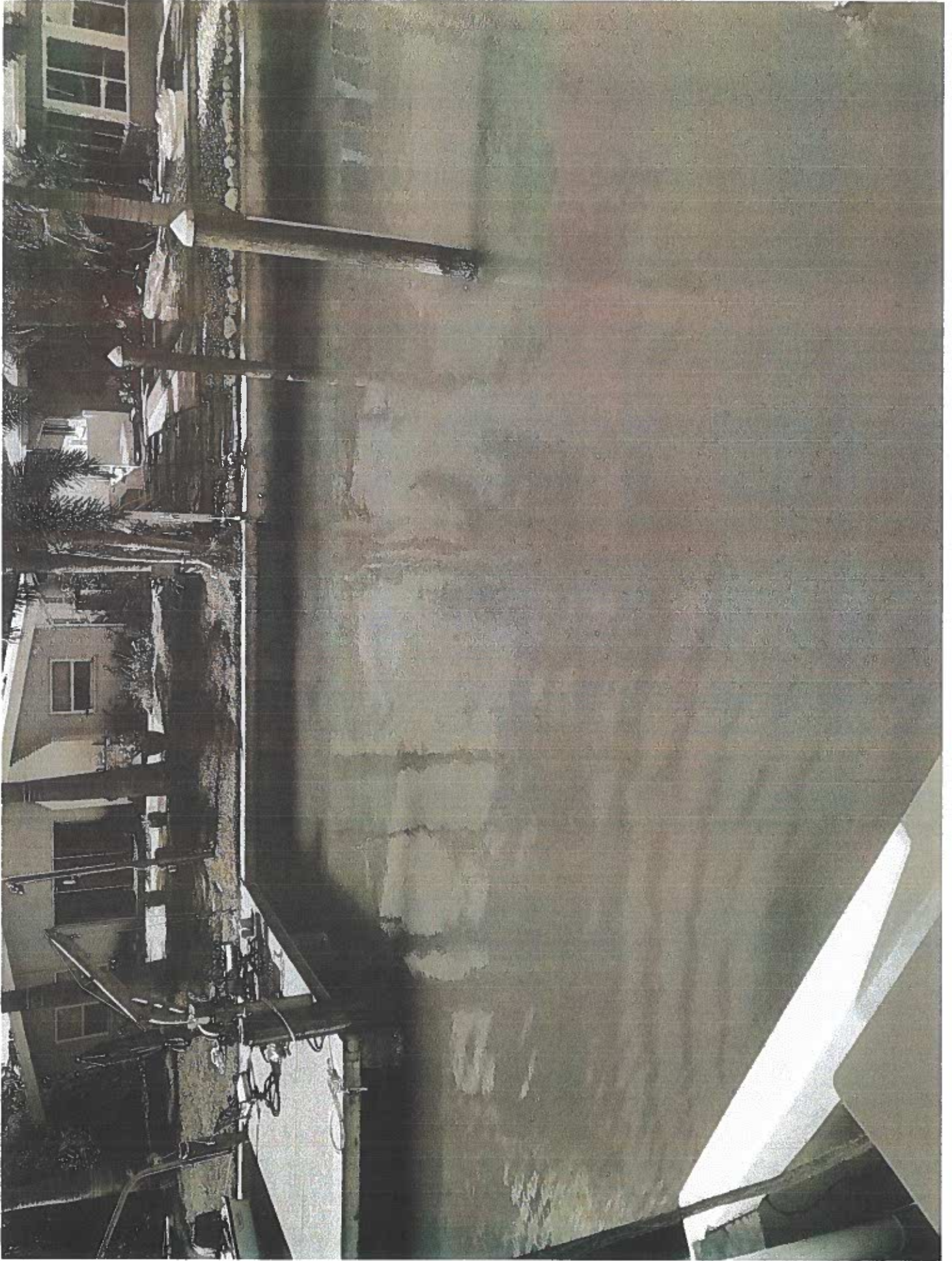
<p>JOB NUMBER: 90270          TELEPHONE: (727) 360-0636          DATE OF FIELD SURVEY: 10/01/09          SCALE: 1 INCH = 20 FEET          DRAWN BY: DCH</p>	<p><b>DAVID C. HARNER</b>          PROFESSIONAL LAND SURVEYOR          9925 GULF BOULEVARD          TREASURE ISLAND, FL 33706          SECTION 12 TOWNSHIP 30 SOUTH RANGE 14 EAST</p>	<p>FLOOD ZONE: "AE"          FLOOD MAP DATE: 9/03/03          COMMUNITY NUMBER: 125117          PANEL NUMBER: 0113 G          CHECKED BY: DCH</p>
<p>CERTIFIED TO: <b>STEVEN R. LE VINE</b>          FIDELITY NATIONAL TITLE INSURANCE COMPANY          CORNERSTONE BANK</p>		
<p>I HEREBY CERTIFY TO THE HEREIN NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREIN, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61012-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.</p>		
<p>NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY; ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREIN NAMED PARTY OR PARTIES ARE DEPICTED HEREON.</p>	<p><i>DCH</i> 10/02/09  <b>DAVID C. HARNER P.L.S.</b>          REGISTRATION NUMBER 5930</p>	
<p>LEGEND:          A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB CH=CHORD LENGTH C=CIRC C.L.F.=CHAINLINK FENCE          CONC=CONCRETE B.M.=BENCHMARK C/D=COVERED CONC CL=CENTERLINE CH BRG=CHORD BEARING          CONG=CONCRETE FT=FINISHED FLOOR F.L.P.=FOUND IRON PIPE S.L.R.=SET IRON ROD WITH CAP IRON          EL=ELEVATION F.P.=FOUND IRON PIPE F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METER STRIP P.O.L.=POINT ON LINE          B=BEED B=BEED W=WOOD WALL W.F.=WOOD FENCE DR=DRAINAGE UR=UTILITY EASE=EASEMENT          B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT          *NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER*</p>		

23



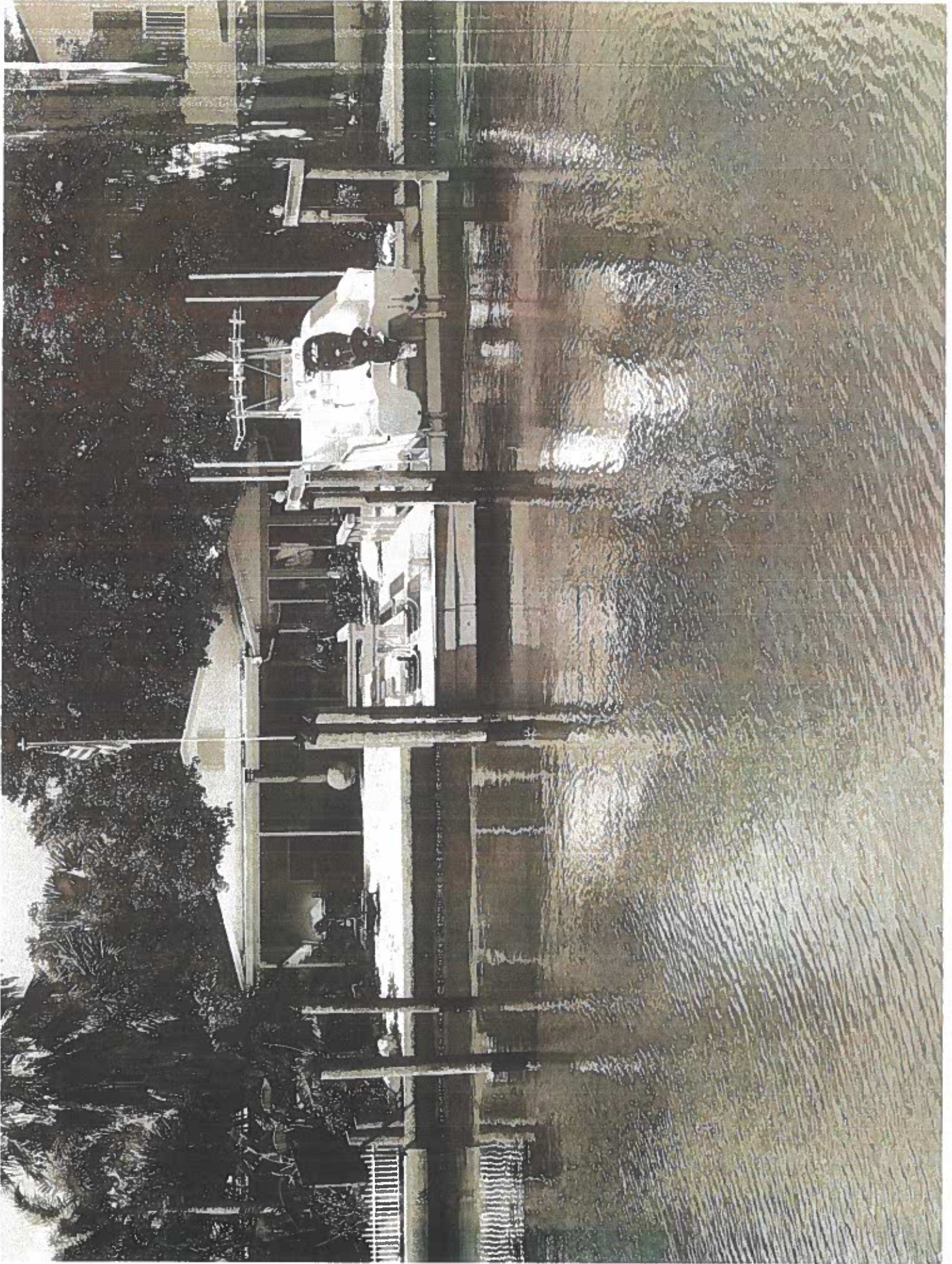
1401115 Wn4





306 BAHIA VISTA DR 304 BAHIA VISTA





317- Annual Report



[12-30-14-02394-000-0060](#)  
[Compact Property Record Card](#)

Updated May 7, 2021

[Email Print](#)
[Radius Search](#)

FEMA WIM

Ownership/Mailing Address LEVINE, STEVEN R LEVINE, MARY L 306 BAHIA VISTA DR INDIAN ROCKS BEACH FL 33785-3702	Change Mailing Address 306 BAHIA VISTA DR INDIAN ROCKS BEACH
---	--

Property Use: 0110 (Single Family Home)
 Current Tax District: INDIAN ROCKS BEACH (IRB)
Total Living SF: 1,224
Total Gross SF: 1,736
Total Living Units: 1

BAHIA/VISTA SUB LOT 6 & PART OF WATER LOT A LYING WITHIN SIDE LOT LINES EXTENDED N/T/Y

[File for Homestead Exemption](#)
(click here to hide) Legal Description

Exemption	2021	2022	2021 Parcel Use
Homestead:	Yes	Yes	Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

**Parcel Information Latest Notices of Proposed Property Taxes (CRIM Notices)**

Year	Just Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
167307510	\$445,000	121030276062	A		3126

2020 Final Value Information

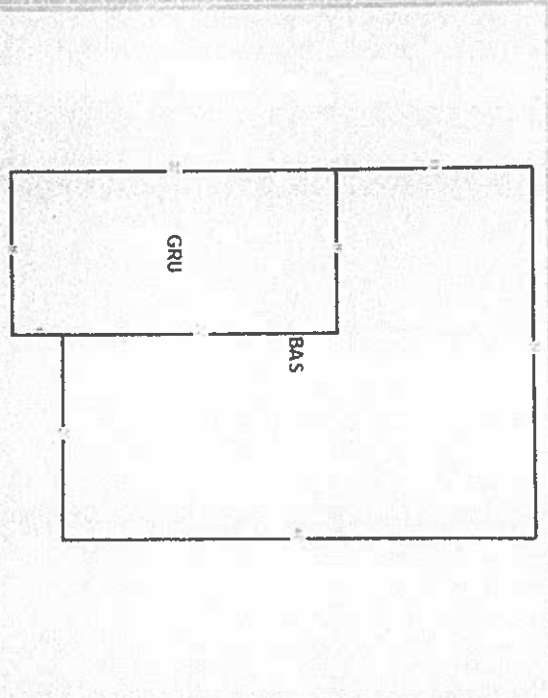


Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	51x115	7200.00	50.9200	1.0600	5388.621	PP

[click here to hide] 2021 Building 1 Structural Elements Back to Top

Site Address: 306 BAHIA VISTA DR

- Building Type: Single Family
- Quality: Average
- Foundation: Continuous Footing Poured
- Floor System: Slab On Grade
- Exterior Wall: Cb Strucco/Cb Reclad
- Roof Frame: Gable-Or Hip
- Roof Cover: Roll Composition
- Stories: 1
- Living units: 1
- Floor Finish: Carpet/Hardtile/Hardwood
- Interior Finish: Drywall/Plaster
- Fixtures: 6
- Year Built: 1956
- Effective Age: 38
- Heating: Central/Duct
- Cooling: Cooling (Central)



Open plot in New Window

Building 1 Sub Area Information

Living Area SE

0

512

Compact Property Record Card



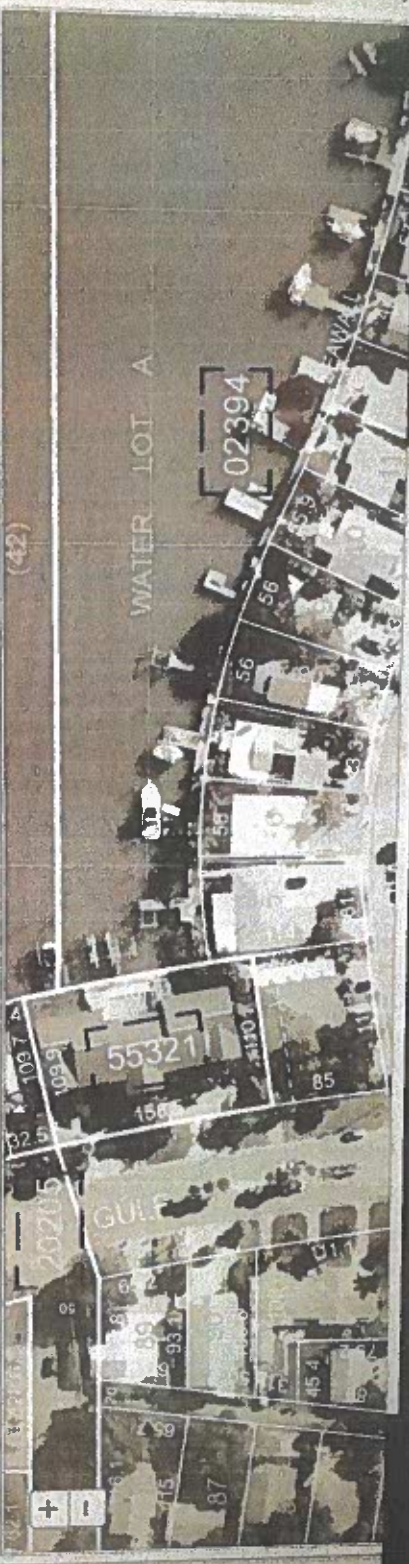


Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$55.00	117.00	\$6,435.00	\$2,574.00	1968
FIREPLACE	\$4,000.00	1.00	\$4,000.00	\$1,680.00	1968
BT LFT/DAV	\$2,000.00	2.00	\$4,000.00	\$1,600.00	1960
BT LFT/DAV	\$1,500.00	2.00	\$3,000.00	\$1,200.00	1968
PATIO/DECK	\$10.00	300.00	\$3,000.00	\$1,200.00	1968

(click here to hide) Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
201200456	SIDING/EXTERIOR WALL	17 Jul 2012	\$3,500



msi

Property Appraiser HOME  
Search Our Database  
Appraisal Info  
Forms / Change of Address  
Exemptions / Save Our Homes / Partiality  
Tax Estimator  
Transfer Personal Property  
Unlawfully / Property Maps  
Trusts in Marriage  
Tax Relief / Property Rights  
Eloquency / FAQs

Type here to search

12:30 PM 5/7/2021

**AGENDA ITEM NO. 5**

**OTHER BUSINESS**



**AGENDA ITEM NO. 6**

**ADJOURNMENT**