

**PLANNING & ZONING BOARD**

**THURSDAY,  
FEBRUARY 9, 2023**

**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  
727/596-1822  
**AGENDA**

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

**CITY OF INDIAN ROCKS  
PLANNING & ZONING BOARD  
THURSDAY, FEBRUARY 9, 2023 @ 6:00 P.M.  
CITY COMMISSION CHAMBERS**

**1507 BAY PALM BOULEVARD, INDIAN ROCKS BEACH, FLORIDA 33785**

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1. **CALL TO ORDER.**
  2. **ROLL CALL.**
  3. **APPROVAL OF MINUTES:**       None
  4. **DISCUSSION OF** side yard setbacks in the CT zoning district.  
[Code Sec. 110-131(5)(f)(4)(ii)].
  5. **OTHER BUSINESS.**
  6. **ADJOURNMENT.**
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**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@ircity.com](mailto:doreilly@ircity.com) no later than seven (7) business days prior to the proceeding for assistance.

POSTED:     February 3, 2023

**AGENDA ITEM NO. 1**

**CALL TO ORDER**

**AGENDA ITEM NO. 2**

**ROLL CALL**

**AGENDA ITEM NO. 3**

**APPROVAL OF MINUTES**

**AGENDA ITEM NO. 4**

**DISCUSSION OF side yard setbacks  
in the CT zoning district.**

**AGENDA MEMO  
INDIAN ROCKS BEACH LOCAL PLANNING AGENCY**

**MEETING OF:** February 9, 2023 **AGENDA ITEM: 4**

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

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

**SUBJECT:** **Sec 110-131(5)(f)(4)(ii) – CT Side yard Setbacks Discussion**

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**BACKGROUND:**

At the request of the City Commission, it is requested that the Planning and Zoning Board ("P&Z") review and provide advice concerning Section 110- 131(5)(f)(4)(ii), regulating side setbacks in the commercial tourist ("CT") district. The Commission has requested that the P & Z discuss this section with staff to determine if this section should be amended. At the end of discussion, the P&Z will forward a recommendation to the City Commission.

Enclosed with this memorandum is a document summarizing the setback requirements in each of the City's zoning districts.

**STAFF RECOMMENDATION:**

Section 110-131(5)(f)(4)(ii) should be amended to more clearly establish the side yard setbacks in the CT District. The setback requirement for CT should be the same as the setbacks applicable in the RM-2 District.

**RM-2 SETBACKS**

- i. For buildings that do not exceed 25 feet in height above pilings: Total side setback of 15 feet with a minimum of seven (7) feet on either side.
- ii. For buildings that exceed 25 feet in height feet above pilings: Total side setback of 20 feet with a minimum of ten (10) feet per side.

**Section 110-131(5)f. Setbacks for CT district.**

**4. Side yard:**

- i. For buildings that do not exceed 25 feet in height above pilings: The side yard setback is a total of 15 [feet] with a minimum of seven [feet] on one side.
- ii. For buildings that exceed 25 feet in height above pilings: The side yard setback shall be a minimum of 12 percent of the building width on each side and the side yard shall be at least seven feet one side and 15 feet total on both sides.

Also, for every two feet in height above 30 feet from grade, one foot shall be added to each minimum side yard.

If the property is a corner lot abutting Gulf Boulevard and the structure fronts the beach access, the side setback shall be a minimum of 25 feet on Gulf Boulevard and the other side setback shall be the minimum as calculated based on height and width of the building.

City staff has interpreted and implemented this language as follows:

- i. For buildings that do not exceed 25 feet in height above pilings: The side yard setback is a total of 15 feet with a minimum of seven feet on one side.
- ii. For buildings that exceed 25 feet in height above pilings: The side yard setback shall be a minimum of 12 percent of the building width on each side and the side yard shall be at least seven feet one side and 15 feet total on both sides.

Also, when the building height exceeds 30 feet from grade or 20 feet above the 10 feet pilings the building will be setback an additional 1 ft for every two feet or portion thereof of the additional building height to each minimum side yard. The additional required setback will begin at 30 ft.



Below are examples of the required side yard setbacks for different building heights and lot sizes as required in the Land Development Regulations, staff interpretation of the side yard setbacks and the proposed side yard setbacks for buildings over 35 feet utilizing the RM-2 side yard setbacks.

**LAND DEVELOPMENT REGULATIONS AND STAFF INTERPRETATION**

50 ft Wide Lot			
LDR Code			
Lot Width	Building Height	Side Yard Setbacks	Building Width
50 ft	35 ft	15 ft min of 7ft on one side	35 ft
50 ft	46 ft	11.24 per side	27 ft
Staff Interpretation			
Lot Width	Building Height	Side Yard Setbacks	Building Width
50 ft	35 ft	15 ft min of 7ft on one side	35 ft
50 ft	46 ft	15 ft min of 7ft on one side on ground At 30ft add 8 ft each side	35 ft

120 ft Wide Lot			
LDR Code			
Lot Width	Building Height	Side Yard Setbacks	Building Width
120 ft	35 ft	15 ft min of 7ft on one side	105 ft
120 ft	46 ft	17.84 per side	82 ft
Staff Interpretation			
Lot Width	Building Height	Side Yard Setbacks	Building Width
120 ft	35 ft	15 ft min of 7ft on one side	105 ft
120 ft	46 ft	11.24 per side on ground At 30ft add 8 ft each side	96 ft

**PROPOSED LAND DEVELOPMENT REGULATIONS WITH RM-2 SETBACKS**

50 ft Wide Lot			
Proposed			
Lot Width	Building Height	Side Yard Setbacks	Building Width
50 ft	35 ft	15 ft min of 7ft on one side	35 ft
50 ft	46 ft	10 ft per side	30 ft

120 ft Wide Lot			
Proposed			
Lot Width	Building Height	Side Yard Setbacks	Building Width
120 ft	35 ft	15 ft min of 7ft on one side	105 ft
120 ft	46 ft	10 ft per side	100 ft

**AGENDA ITEM NO. 5**

**OTHER BUSINESS**

**AGENDA ITEM NO. 6**

**ADJOURNMENT**