

OCTOBER 21, 2025

**CITY OF INDIAN ROCKS BEACH
BOARD OF ADJUSTMENTS
AND
APPEALS MEETING**

**AT:
6:00 PM**

**LOCATION:
CIVIC AUDITORIUM
1507 Bay Palm Blvd.
Indian Rocks Beach, FL. 33785**



AGENDA

CITY OF INDIAN ROCKS BEACH BOARD OF ADJUSTMENTS & APPEALS

TUESDAY, OCTOBER 21, 2025 AT 6:00 PM

LOCATION:

IRB Civic Auditorium, 1507 Bay Palm Blvd., Indian Rocks Beach, FL. 33785

1. CALL TO ORDER

2. ROLL CALL

- **Chair David Watt**
- **Vice Chair Karen O'Donnell**
- **Member Stewart DeVore**

3. Approval of August 19, 2025, Meeting Minutes.

4. BOA CASE NO: 2025-05- 2618 Gulf Blvd., INDIAN ROCKS BEACH, FLORIDA

Owner/Applicant: Robert Pergolizzi- Driftwood Sands Board of Directors

Subject Location: 2618 Gulf Blvd., Indian Rocks Beach, FL. 33785.

Variance Request: Variance request from Sec.110-1131(5)(f) of the Code of Ordinances, of 14 feet into the required 25 foot front yard setback, resulting in a total front yard setback of 11 feet and 5.7 feet into the required 7 foot side yard setback resulting in a total side yard setback of 1.3 feet for the installation of a carport for property located at 2618 Gulf Blvd Indian Rocks Beach, Florida, and legally described as Driftwood Sands Condominium according to plat thereof as recorded in Plat Book 62, Page 106, public records of Pinellas County, Florida. Parcel # 01-30-14-22615-000-0001

5. OTHER BUSINESS

6. ADJOURNMENT

APPEALS: Any person who decides to appeal any decision made, with respect to any matter considered at such hearing, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon

which the appeal is to be based, per s. 286.0105, F.S. Verbatim transcripts are not furnished by the City of Indian Rocks Beach, and should one be desired, arrangements should be made in advance by the interested party (i.e., Court Reporter).

In accordance with the Americans with Disability Act and s. 286.26, F.S., any person with a disability requiring reasonable accommodation to participate in this meeting should contact the City Clerk's Office with your request, telephone 727/595-2517 lorink@irbcity.com, no later than THREE (3) days before the proceeding for assistance.

POSTED: October 17, 2025.

**Approval of August 19, 2025
Meeting Minutes**

**CITY OF INDIAN ROCKS BEACH
BOARD OF ADJUSTMENT MEETING MINUTES
August 19, 2025 – 6:00 P.M.
Holiday Inn, 401 2nd Street, Indian Rocks Beach, FL. 33785**

ROLL CALL

- **Chair David Watt** – Present
 - **Vice Chair Karen O'Donnell** – Present
 - **Member Stewart DeVore** – Present
 - **Also Present:** City Attorney Matthew Maggard, Planning Consultant Hetty Harmon, City Clerk Lorin Kornijtschuk
-

APPROVAL OF MINUTES

Motion: Member DeVore moved to approve the May 20, 2025, meeting minutes.

Second: O'Donnell

Vote: Unanimous approval

QUASI-JUDICIAL PROCEDURE

- City Attorney Maggard explained the quasi-judicial process, emphasizing that the board would be applying facts to the current city code based on substantial competent evidence received through testimony. All persons intending to testify were sworn in under oath. Confirmed no board members had ex parte communications with the applicant or conducted site visits.
-

CASE 2025-04 – 515 Harbor Drive North

Staff Presentation

Planning Consultant Harmon presented BOA Case 2025-04, a variance request for dock encroachment and setbacks at 515 Harbor Drive North.

Board Questions to Staff:

- Chair Watt inquired about dock length extensions and code requirements for projected property lines.
- Discussion of setback requirements for properties under 50 feet of frontage versus those under 45 feet.
- Clarification that boat positioning is not regulated, only dock and lift structures.

PUBLIC COMMENT

Representative for the applicant, Mr. Jake Troyer, Speeler Foundations: Presented scaled drawings and aerial photographs showing:

- Current dock with boat on the lift encroaches approximately 5 feet 4 inches into the left side setback
- Proposed dock extends further than the existing but rotates the boat lift 90 degrees to pull the boat straight into the property rather than parallel to the seawall.

Board Questions for Mr. Jake Troyer, Speeler Foundations:

- Chair Watt asked about reducing the dock width from 6'8" to 4 feet and pulling the structure back 4-5 feet, and an angled dock approach.
- Member DeVore inquired about dredging easement possibilities and questioned the need for a 24,000-pound capacity lift for a 33-foot boat.
- Vice-Chair O'Donnell asked about an angled dock approach as an alternative design.
- Mr. Troyer explained that manufacturer's standard dimensions require a 15-foot width for structural integrity and safe boat clearances

Michael Yoders, 517 Harbor Drive North: Opposed the variance.

James Steinlage, Applicant, 515 Harbor Drive North: Responded to concerns:

- Current dock already encroaches approximately 4 feet into setbacks
- Previous boat (27-foot Regal with 29'8" overall length) extended over the property line as projected into the water
- Proposed 33-foot boat with 36-foot overall length represents a minimal increase
- Current configuration creates navigation challenges; proposed design improves conditions
- Lift positioned the same length as the neighbor's dock at 517 Harbor Drive North
- Angled approaches were considered but created wider structural requirements
- Design provides better access while reducing impact on both neighboring properties

Board Discussion

Chair Watt noted the substantial encroachment and suggested exploring alternatives with smaller variances that might be more reasonable. The impact on neighboring properties' views and navigation.

Member DeVore emphasized the importance of limiting congestion and maintaining navigation while achieving less intrusive setback impacts. Recognition that future boat sizes cannot be controlled, only structural dimensions.

Vice Chair O'Donnell concerned that the significant size of requested variance relative to setback requirement proposal and acknowledged that some solution might be achievable with modifications.

MOTION AND VOTE

Motion: Member DeVore moved to deny BOA Case 2025-04 (515 Harbor Drive North)

Second: Vice Chair O'Donnell

Vote:

- Chair Watt – **Deny**
- Vice Chair O'Donnell – **Deny**
- Member DeVore – **Deny**

Motion carried unanimously (3-0)

Planning Consultant Harmon advised that the case will proceed to City Commission on September 9, 2025, at 6:00 p.m.

ADJOURNMENT

Motion: Member DeVore moved to adjourn at 6:41 p.m.

Second: O'Donnell

Vote: Unanimous

Meeting adjourned at 6:41 p.m.

AGENDA MEMO

BOARD OF ADJUSTMENTS AND APPEALS

AGENDA MEMORANDUM

MEETING OF:

Board of Adjustment: October 21, 2025
City Commission: November 12, 2025

AGENDA ITEM: 4

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

AUTHORIZED BY: **Dan Carpenter** , Interim City Manager

SUBJECT: **BOA CASE NO. 2025-05 – 2618 Gulf Blvd.**

Variance request from Sec.110-1131(5)(f) of the Code of Ordinances, of 14 feet into the required 25 foot front yard setback, resulting in a total front yard setback of 11 feet and 5.7 feet into the required 7 foot side yard setback resulting in a total side yard setback of 1.3 feet for the installation of a carport for property located at 2618 Gulf Blvd Indian Rocks Beach, Florida, and legally described as Driftwood Sands Condominium according to plat thereof as recorded in Plat Book 62, Page 106, public records of Pinellas County, Florida. Parcel # 01-30-14-22615-000-0001

OWNER **Driftwood Sands Condominium Association**
LOCATION of PROPERTY: 2618 Gulf Blvd
ZONING: CT- Commercial Tourist

Direction	Existing Use	Zoning Category
North	Residential	CT
East	Commercial/ Residential	B
South	Residential	CT-
West	Gulf	N/A

BACKGROUND:

The applicant is proposing a add a carport for nine existing parking spaces, the carport would not exceed 9.5 feet in height and will encroach 14 feet into the required 25 foot front yard setback, resulting in a total front yard setback of 11 feet and 5.7 feet into the required 7 foot side yard setback resulting in a total side yard setback of 1.3 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.

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

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

The applicant did not create any special conditions or circumstances.

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

Granting the variance would confer special privileges to the applicant.

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

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

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

This is the minimum variance to allow the owner to build a carport for existing parking

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

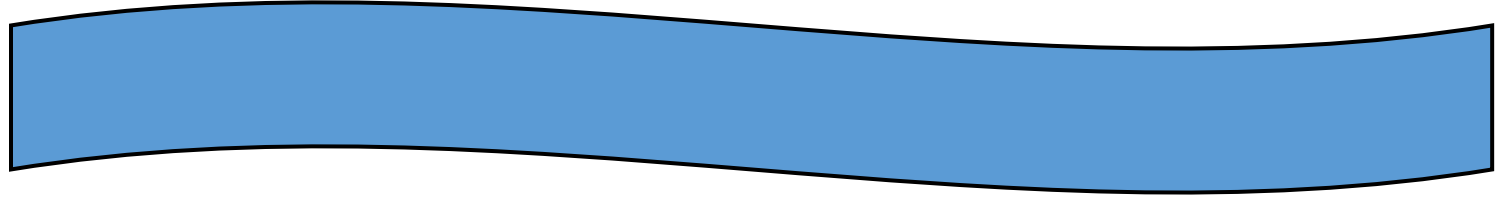
Granting the variance will not be in harmony with the general intent and purpose of subpart B.

NOTICE: A public notice was mailed by first class mail to property owners within 150 feet in any direction of the subject property and posted on subject property on September 26, 2025 (Sec. 2-149 of the Code of Ordinances.)

CORRESPONDENCE: No objections were received.

MOTION:

I move to recommend that the City Commission **APPROVE/DENY BOA CASE NO. 2025-05 – 2618 Gulf Blvd.** Variance request from Sec.110-1131(5)(f) of the Code of Ordinances, of 14 feet into the required 25 foot front yard setback, resulting in a total front yard setback of 11 feet and 5.7 feet into the required 7 foot in height side yard setback resulting in a total side yard setback of 1.3 feet for the installation of a carport for property located at 2618 Gulf Blvd Indian Rocks Beach, Florida, and legally described as Driftwood Sands Condominium according to plat thereof as recorded in Plat Book 62, Page106, public records of Pinellas County, Florida.



2618 Gulf Blvd
BOA CASE NO. 2025-05

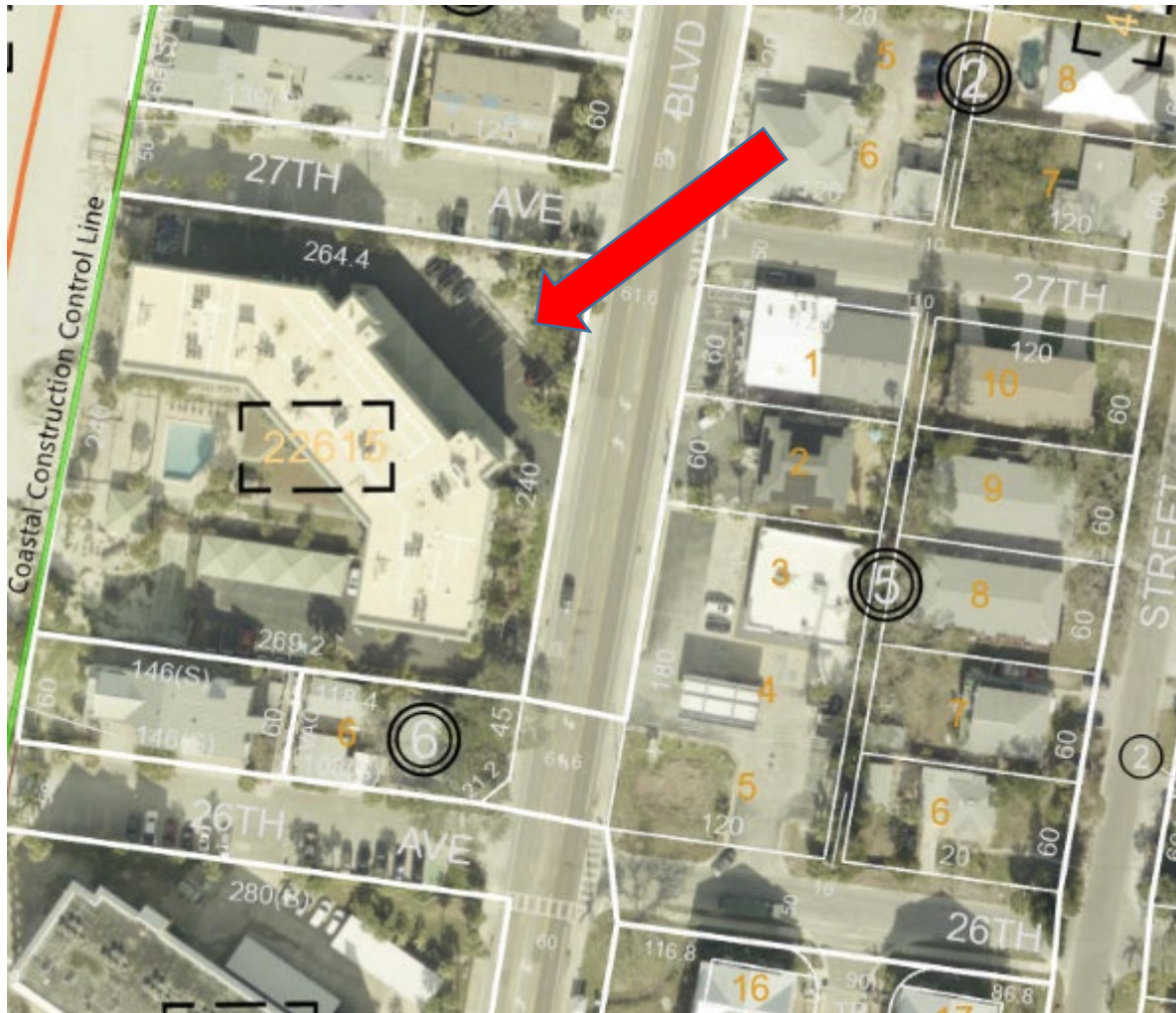


BOA CASE NO. 2025-05 – 2618 Gulf Blvd.

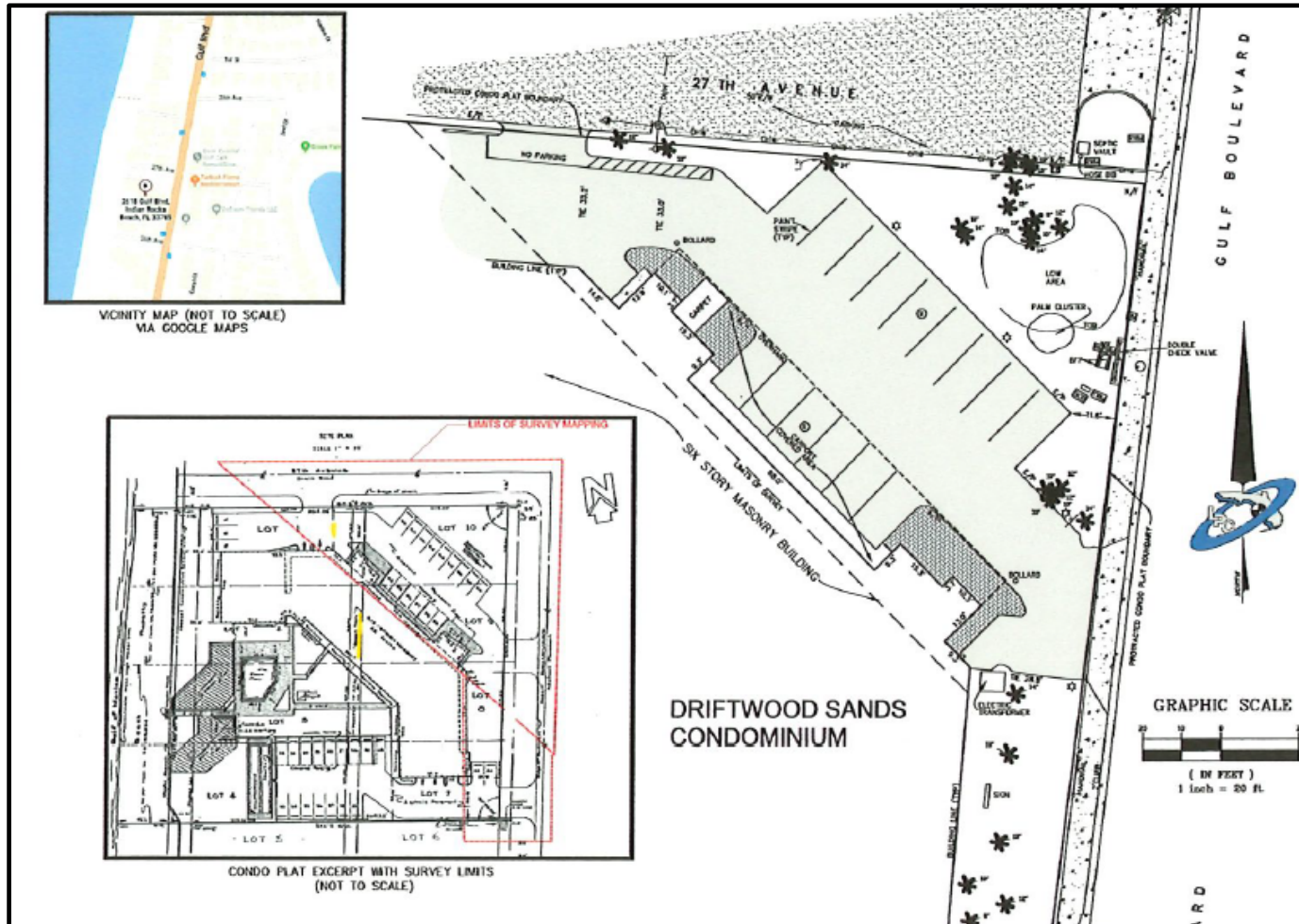
Variance request from Sec.110-1131(5)(f) of the Code of Ordinances, of 14 feet into the required 25 foot front yard setback, resulting in a total front yard setback of 11 feet and 5.7 feet into the required 7 foot side yard setback resulting in a total side yard setback of 1.3 feet for the installation of a carport for property located at 2618 Gulf Blvd Indian Rocks Beach, Florida, and legally described as Driftwood Sands Condominium according to plat thereof as recorded in Plat Book 62, Page106, public records of Pinellas County, Florida.



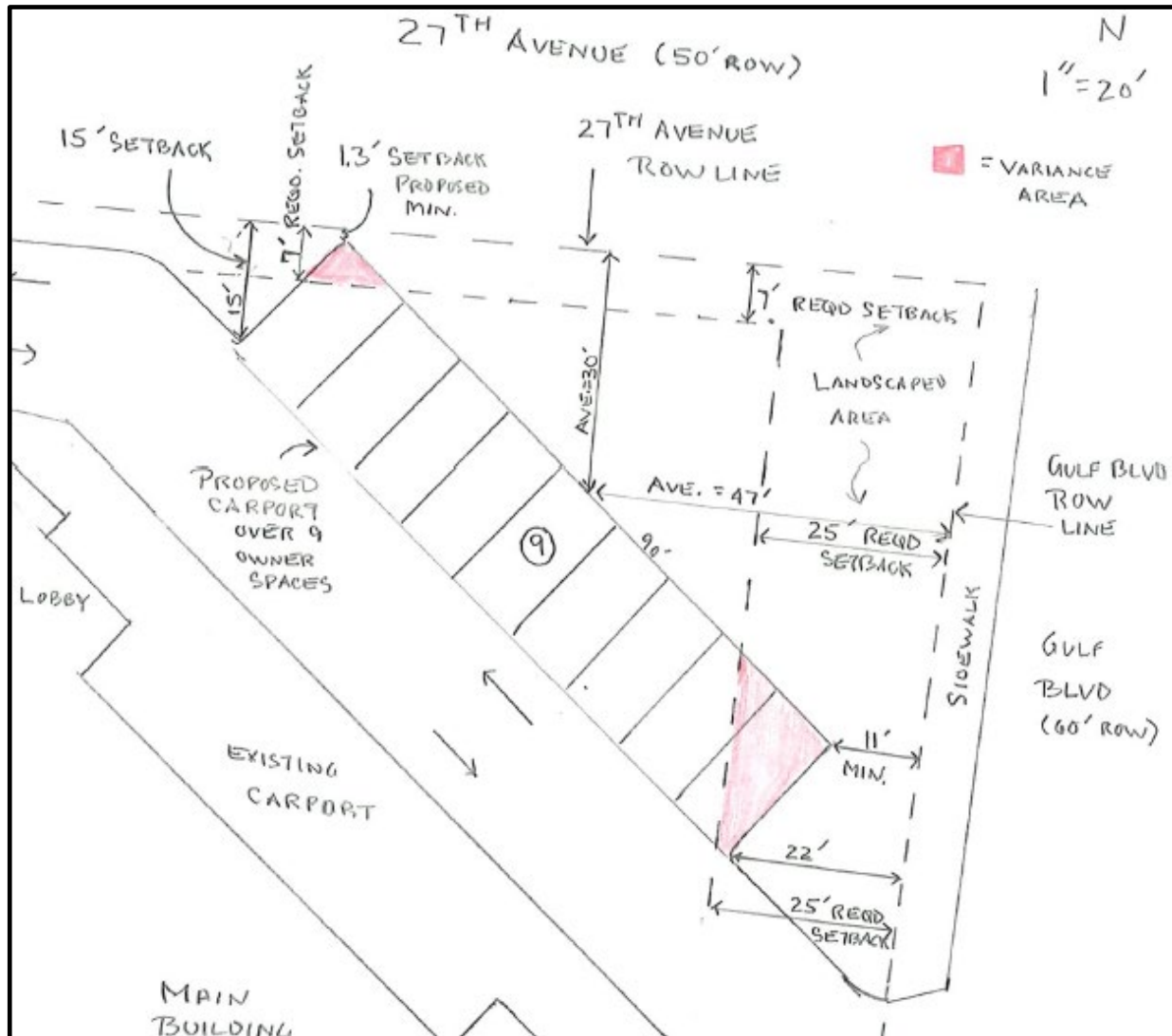
2618 Gulf Blvd



Survey



Proposed Site Plan



Looking North on Gulf Blvd



Looking Southeast from 27th Ave



Looking south on Gulf Blvd



Dolphin Reef- 2504 Gulf Blvd- existing carport



Ms. Hetty Harmon, AICP
City Planner
City of Indian Rocks Beach
1507 Bay Palm Blvd.
Indian Rocks beach, FL 33785

The Driftwood Sands Condominium Association is pleased to submit this Application for Variance for your consideration. Driftwood Sands is located at #2618 Gulf Blvd. in the northernmost part of the City of Indian Rocks Beach (Parcel ID# 01-30-14-22615-000-0001). Please find enclosed the following items:

1. Application for Variance
2. Certification Form
3. Narrative Summary
4. Legal Description
5. Property Appraiser Property Card
6. Aerial Photo
7. Survey (Specific Purpose Survey of Variance Area)
8. Proposed Carport Variance Plan
9. Application Review Fee Check

Driftwood Sands is seeking to construct a low-level carport for some exterior parking spaces in the northeastern portion of our property. Setback variances to Gulf Blvd and 27th Avenue are requested. We look forward to your review and the subsequent public hearings. Please contact me with any questions.

Sincerely,



Robert Pergolizzi

Driftwood Sands Board of Directors

2618 Gulf Blvd, Indian Rocks Beach, FL 33785

727-644-2695

APPLICATION

APPLICATION FOR VARIANCE

CITY OF INDIAN ROCKS BEACH PLANNING AND ZONING

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

For Office Use Only

Application No.

Date Received

APPLICANT

Name: DRIFTWOOD SANDS CONDO ASSN.
Address: 2618 GULF BLVD
City: INDIAN ROCKS BEACH
Zip Code: 33785
Tel: 727 644-2695
Fax:
Mobile: 727 644-2695
Email: pcrgo2@briighthouse.com

AGENT/REPRESENTATIVE

Name: ROBERT PERGOLIZZI
Company: DRIFTWOOD SANDS CONDO ASSN.
Address: 2618 GULF BLVD #503
City: INDIAN ROCKS BEACH
Zip Code: 33785
Tel:
Fax:
Mobile: 727 644-2695
Email: pcrgo2@briighthouse.com

SITE DETAILS

Address: 2618 GULF BLVD

Parcel ID: 01/30/14/22615/000/0001

City: INDIAN ROCKS BEACH

Zip Code: 33785

Legal Description: SEE ATTACHED

Zoning: COMMERCIAL TOURIST (CT)

Future Land Use: RESORT FACILITIES HIGH (RFH)

Size: 1.49 Acres

SITE DETAILS CONTINUED...

Does applicant own any property contiguous to the subject property?

☐ Yes☒ NoIf 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☒ NoIf yes, is ownership or
interest contingent or
absolute:

DRIFTWOOD SANDS CONDO ASSN.
OWNS THE COMMON AREA

Is there an existing contract for sale on the property?

☐ Yes☒ NoIf yes, list all parties on
the contract:

Is contract conditional or absolute? NA

☐ Conditional☐ Absolute

Are there options to purchase?

☐ Yes☒ No**VARIANCE REQUEST****Regulation****Required****Proposed****Total
Requested**

Gulf-front setback (feet):

NA

Bay-front setback (feet):

NA

Alley setback (feet):

NA

VARIANCE REQUEST CONTINUED...

Regulation	Required	Proposed	Total Requested
Rear-no alley setback (feet):	NA		
Rear-north/south street (feet):	NA		
Street-front setback (feet): GOLF BLVD	25'	11'	
Side-one/both setback (feet): 27th AVE.	7'	1.3	
Minimum green space (%):	NA		
Habitable stories (#):	5		
Minimum lot size (sq. ft.):	NA		
Building height (feet):	NA	SEE ATTACHED NARRATIVE	
Off-street parking (spaces):	NA		
ISR (%):	NA		
FAR (%):	NA		
Dock length (feet):	NA		
Dock width (feet):	NA		
Signage (#):	NA		
Accessory structure (sq. ft.):	NA		
Accessory structure height (feet):		SEE ATTACHED NARRATIVE	
Lot size (sq. ft.):	1.49	1.49	

Other:

SEE ATTACHED VARIANCE NARRATIVE SUMMARY

What is the proposed use of the property?

EXISTING RESIDENTIAL CONDOMINIUM
VARIANCE IS FOR CARPORT STRUCTURE

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:

1

SEE ATTACHED NARRATIVE SUMMARY

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

2

SEE ATTACHED NARRATIVE SUMMARY

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:

3

SEE ATTACHED NARRATIVE SUMMARY

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:

4

SEE ATTACHED NARRATIVE SUMMARY

HARDSHIP CONTINUED...

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

5

SEE ATTACHED NARRATIVE SUMMARY

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:

6

SEE ATTACHED NARRATIVE SUMMARY

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

7

SEE ATTACHED NARRATIVE SUMMARY

CERTIFICATION

Date: 9/17/2025

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:

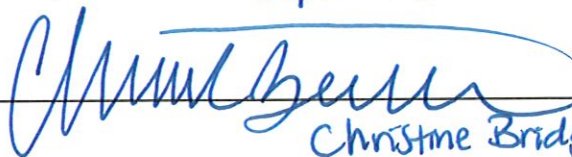
Name: ROBERT PERGOLIZZI, BOARD MEMBER ORIFTWOOD SANDS CONDO ASSN.

Signature: 

☒ Personally known/Form of Identification N/A

☐ 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: 17 Month: September, 20 25

Notary Public State of Florida at Large: 
Christine Bridgewater

Notary Public Commission Expiration: July 5, 2027

State of Florida
County: Pinellas

CHRISTINE BRIDGEWATER
Notary Public, State of Florida
My Comm. Expires Jul. 05, 2027
No. HH 417405

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.

Driftwood Sands Condominium – Carport Setback Variance Application

Narrative Summary

I. INTRODUCTION

The Driftwood sands Condominium is located at #2618 Gulf Blvd. in the northernmost part of the City of Indian Rocks Beach (Parcel ID# 01-30-14-22615-000-0001). This residential condominium is 5-stories over ground level parking located on a 1.49-acre parcel on the west side of Gulf Blvd. directly on the beach, and was built in 1982. The condominium building contains 45 residential living units with associated parking and ground floor amenities including pool, pool deck, and barbeque area. Large areas of open green space are located within the courtyard area, near the seawall, and along Gulf Blvd. Vehicle parking for owners is primarily located under the building and attached carports. The variance request is for a new carport to cover nine (9) existing owner parking spaces located in the northeastern part of the property. The location of these 9 parking spaces necessitates this variance application for setbacks to Gulf Blvd (east) and 27th Avenue (north) for small portions of the proposed carport.

II. LAND USE AND ZONING

The Driftwood Sands property has Resort Facilities High (RFH) Land Use and Commercial Tourist (CT) zoning. Adjacent parcels have the following land use and zoning:

North – 27th Avenue Right-of Way (50-foot-wide ROW) To the north of 27th Avenue are 3-story townhomes with RFH Land Use and CT zoning.

South – Residential townhomes on land having RFH Land Use and CT zoning.

East – Gulf Blvd. Right of Way (60-foot-wide ROW). To the east of Gulf Blvd are businesses and townhomes on land having Commercial general (CG) Land Use and Business (B) zoning.

West – Beach and the Gulf of America.

III. PROPERTY COMPLIANCE WITH ZONING REGULATIONS

The Driftwood Sands property complies with all bulk regulations of the CT zoning district per the zoning code:

Density: 30 units/acre allowed, 30 units/acre exist.

Lot Width: 50 feet minimum required, 240 feet lot width along Gulf Blvd.

Lot Depth: 100 feet minimum required, 269 feet lot depth to seawall/CCCL.

The variance sought for the new carport is to minimum setback to Gulf Blvd and setback to 27th Avenue.

IV. VARIANCE CRITERIA AND JUSTIFICATION

Variance Request:

Gulf Blvd: 25 feet setback required, 11 feet minimum requested at closest point.

27th Avenue: 7 feet setback required, 1.3 feet minimum requested at closest point.

1. 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.

Justification: Driftwood Sands is located on a corner lot having frontage along Gulf Blvd (east) and 27th Avenue (north side) therefore requiring two setbacks from public rights-of-way. The structure will only be 9.5 feet high, and due to the location of the existing paved parking spaces will be angled relative to the east and north property lines. As such, only the very corners of the proposed carport would encroach into the required setbacks.

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

Justification: The 9 parking spaces in question are pre-existing and have been used by owners for decades. The angle of the building and drive-aisle dictate the location of these parking spaces. These are the only owner reserved spaces that are not protected from the weather elements, and we seek to remedy that situation with a small carport.

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

Justification: Granting this variance will not confer a special privilege unique to Driftwood Sands. In fact, Dolphin Reef Condominium at #2504 Gulf Blvd has a similar carport located on the northeastern portion of that property within the

Gulf Blvd setback. The Dolphin Reef carport appears to be 11 feet from the Gulf Blvd right-of-way. We are only requesting the same treatment.

4. The literal interpretation of the provisions of Subpart B, Code Sections 78-110, would deprive other properties in the same zoning district under the terms of Subpart B and would result in an unnecessary and undue hardship upon the applicant.

Justification: It is understandable to require a 25-foot setback from Gulf Blvd and a 7-foot setback from adjacent properties for a multi-story building. However, the proposed carport would be 8.5-9.5 feet in height and sloped to the northeast for drainage into the landscaped area. The code required setbacks create an undue hardship for this property, especially given the minimal height of the carport relative to the condominium building. In addition, given the property is abutted by the Gulf Blvd and 27th Avenue rights-of-way, there are no immediate neighbors or structures adjacent to the carport. The commercial businesses on the east side of Gulf Blvd are buffered by the 60-foot-wide Gulf Blvd. right of way and landscaping, and the townhomes on the north side of 27th Avenue are buffered by the 50-foot-wide right of way and landscaping.

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

Justification: The carport needs to fully cover the existing 9 paved parking spaces to be effective in providing protection from hot sun and heavy downpours of rain. Therefore, the proposed variances of 11 feet to Gulf Blvd and 1.3 feet to 27th Avenue are the minimum variances necessary. It is noted that only the extreme corners of the carport would encroach into the setback, the majority of the carport would be well setback from both Gulf Blvd and 27th Avenue.

6. 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.

Justification: The proposed carport with the requested variances would be in harmony with the surrounding area and would not be injurious to the general public or nearby properties. The carport would only be 8.5-9.5 feet in height, is surrounded by landscaping on the north and east sides, and only the corners of the carport will be within the setbacks. The setback is similar to that of the Dolphin Reef condominium carport located 1-block to the south at #2504 Gulf Blvd.

7. We believe the Board of Adjustment and Appeals and the City Commission should grant this variance application because.

Justification: Driftwood Sands condominium has been a residentially occupied condominium since its inception in 1982. Driftwood Sands residents contribute to the local economy and tax base of the City of Indian Rocks Beach. The overwhelming majority of the owner reserved parking spaces are under the building or under existing carports, thereby protecting users from the elements of the hot/wet Florida weather. These 9 existing paved parking spaces are uncovered and exposed to the elements. The angle of these parking spaces relative to the east and north property lines create a unique circumstance in that a portion of these spaces falls within the prescribed building setbacks. The variances are minimal in that only a portion of the carport would encroach into the setbacks. The AVERAGE setback measured at the midpoint of the northern edge of the carport would be 47 feet from Gulf Blvd. and 30 feet from 27th Avenue. The carport would only be 8.5-9.5 feet in height, is surrounded by landscaping on the north and east sides, and only the corners of the carport will be within the setbacks. The setback is similar to that of the Dolphin Reef condominium carport located 1-block to the south at #2504 Gulf Blvd. We are requesting similar treatment to enjoy a more reasonable use of the property and maximize its property value.

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 7, 8, 9 and 10, Block 6, Re- Revised Map of Indian Beach, according to plat thereof recorded in Plat Book 5, Page 6, Public Records of Pinellas County, Florida;

Together with that portion of the vacated alley known as "Beach Trail" lying between said Lots, bounded on the North by an extension of the Northern lot lines of said Lots 1 and 10, and on the South by an extension of the Southern lot lines of said Lots 4 and 7; and all lands west of Lots 3 and 4, Block 6, Re- Revised Map of Indian Beach, according to plat thereof recorded in Plat Book 5, page 6, public records of Pinellas County, Florida; bounded on the north by a westerly extension of the north boundary of Lot 3, on the west by the Gulf of Mexico, and on the south by a westerly extension of the south boundary of Lot 4, together with all riparian rights appurtenant to said lands and to said Lots 3 and 4.

Less the East 10 feet of said Lots 7, 8, 9, and 10 conveyed to the City of Indian Rocks Beach, Florida, by deed filed February 28, 1963, and recorded in O.R. Book 1623, Page 167, as Clerk's Instrument No. 446658, Pinellas County Records.



Parcel Summary (as of 04-Aug-2025)

Parcel Map

Parcel Number

01-30-14-22615-000-0001

Owner Name

DRIFTWOOD SANDS CONDOMINIUM ASSOCIATION
INC

Property Use

0904 Condo Common Area Assn Own - open/green
space

Site Address

GULF BLVD
INDIAN ROCKS BEACH, FL 33785

Mailing Address

DRIFTWOOD SANDS
2618 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-3158

Legal Description

DRIFTWOOD SANDS, CONDO COMMON ELEMENTS

Current Tax District

INDIAN ROCKS BEACH (IRB)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
05392/2040	Find Comps	276.03	A	Current FEMA Maps	Check for EC	Zoning Map	62/106

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$0	\$0	\$0	\$0	\$0

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$0	\$0	\$0	\$0	\$0
2022	N	\$0	\$0	\$0	\$0	\$0
2021	N	\$0	\$0	\$0	\$0	\$0
2020	N	\$0	\$0	\$0	\$0	\$0
2019	N	\$0	\$0	\$0	\$0	\$0

2024 Tax Information



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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4631	(IRB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
01-Jan-1899						05392/2040

2024 Land Information

Land Area: $\cong$ 65,122 sf | $\cong$ 1.49 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	\$225	65,125	SF	1.0000	\$14,653,125

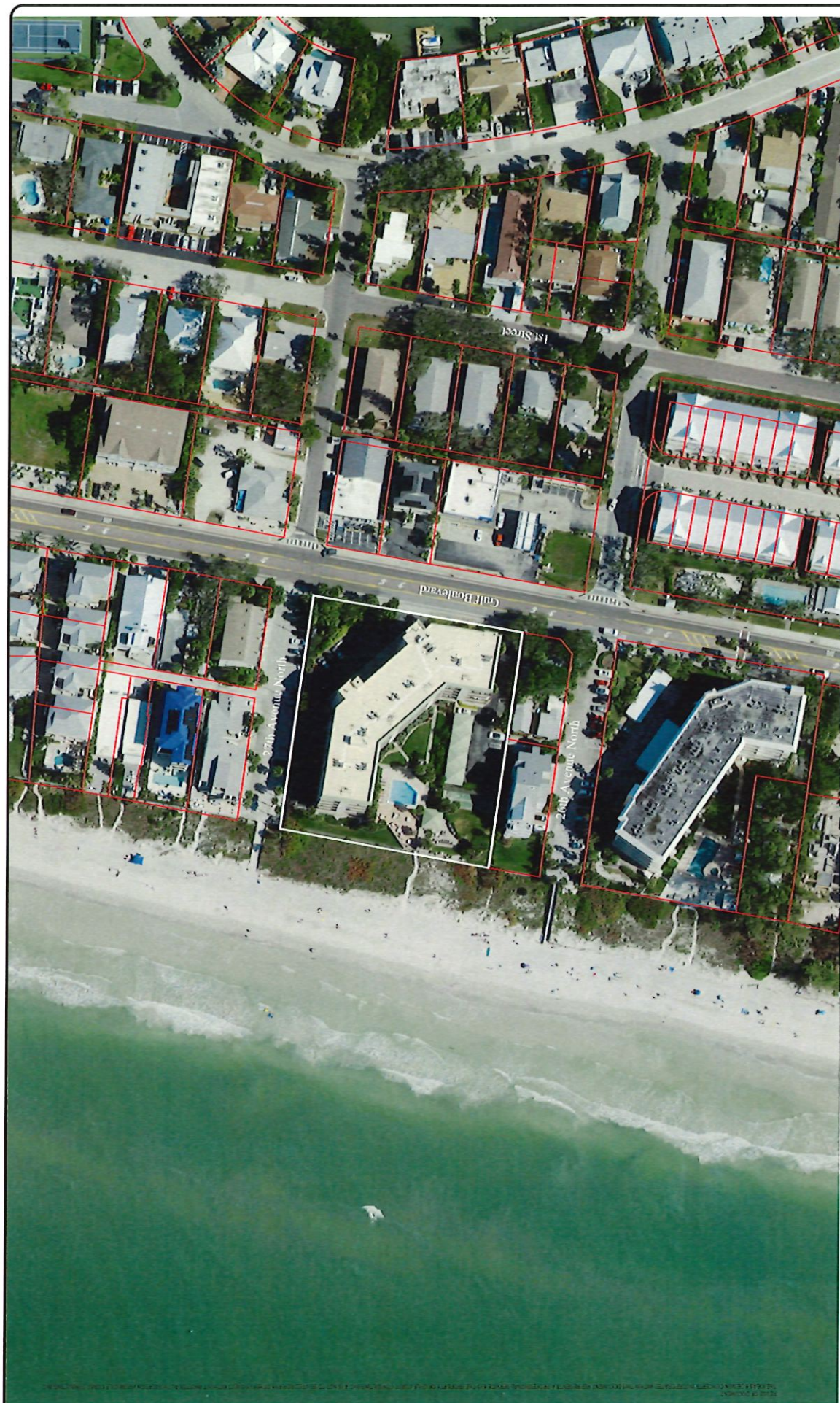
2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
MULTI PKG	\$2,000.00	14.0	\$28,000	\$28,000	1982
PATIO/DECK	\$14.00	1,267.0	\$17,738	\$7,095	1982
PATIO/DECK	\$44.00	2,896.0	\$127,424	\$50,970	1982
POOL	\$85,000.00	1	\$85,000	\$34,000	1982
PORCH	\$34.00	324.0	\$11,016	\$4,406	1982
SHUFBDCT	\$4,000.00	2	\$8,000	\$8,000	1982

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.

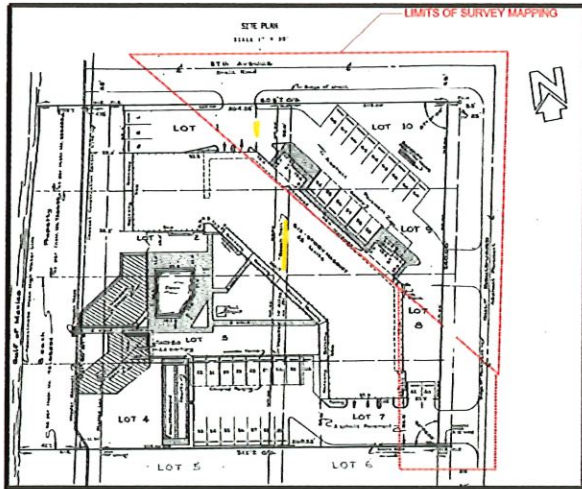
Permit Number	Description	Issue Date	Estimated Value
CBP-22-04775	ELECTRICAL	08/26/2022	\$5,949
EBP-22-14229	ELECTRICAL	08/02/2022	\$5,949
EBP-22-00337	ROOF	01/07/2022	\$105,000
CBP-21-04481	ELECTRICAL	08/12/2021	\$1,975
201900292	ELECTRICAL	05/14/2019	\$15,090
201800306	WINDOWS/DOORS	04/23/2018	\$0
201700476	HEAT/AIR	06/21/2017	\$3,300
201100230	PATIO/DECK	04/28/2011	\$25,485
200600551	NEW IMPROVEMENT	08/15/2006	\$94,496



SECTION 1, TOWNSHIP 30 SOUTH, RANGE 14 EAST, PINELLAS COUNTY, FLORIDA



VICINITY MAP (NOT TO SCALE)
VIA GOOGLE MAPS



CONDO PLAT EXCERPT WITH SURVEY LIMITS
(NOT TO SCALE)

LEGEND

B/L BEARING REFERENCE LINE	FW FOUND REBAR NO CAP SIZE AS NOTED
POL POINT ON LINE	FW FOUND GPOR PIPE SIZE AS NOTED
(D) BOUND	FW FOUND FINISHED PIPE SIZE AS NOTED
(C) COMPILED MEASUREMENT	FW FOUND FINISHED PIPE SIZE AS NOTED
(D) BOUND	FW FOUND REBAR AND CAP
(D) BOUND	FW FOUND CONCRETE MONUMENT SIZE AS NOTED
(D) BOUND	SIR SET BORN ROD
FOR POINT OF BEGINNING	STC SET 1/2" REBAR AND CAP LB #118
FOR PERMANENT CONTROL POINT	SHED SET NAIL AND DSK LB #118
FOR POINT OF COMMENCEMENT	NAIL NAIL AND SH SH
PC POINT OF COMMENCEMENT	24" GAS VALVE
PI POINT OF INTERSECTION	24" WATER VALVE
FOR PERMANENT REFERENCE MONUMENT	24" FIVE MONUMENT
FOR TEMPORARY MONUMENT	(C) BRASS MONUMENT
C/L CURB BE	(C) SHERMAN MONUMENT
F/L FENCE BE	(C) MONUMENT OF FINISH SPACES
C/W CORNER	TOP TOP OF BULK
W/ WOOD FENCE	(C) LIGHT POLE
C/W CHAIN LINK FENCE	(C) POWER POLE
FW FOUND REBAR	(C) TELEPHONE PEDESTAL
FW FOUND REBAR	(C) WIRELESS
FW FOUND REBAR	(C) ELECTRIC BOX
FW FOUND REBAR	(C) COLE BOX
FW FOUND REBAR	(C) SPARKER CONTROL BOX
FW FOUND REBAR	(C) WATER METER
FW FOUND REBAR	(C) REBAR

TREE LEGEND



DESCRIPTION:
A PORTION OF DRIFTWOOD SANDS, A CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN CONDO BOOK 62, PAGES 106 & 107, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SPECIFIC PURPOSE SURVEY

SURVEYORS REPORT

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIFIC PURPOSE SURVEY. ITS PRIMARY PURPOSE IS TO MAP SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SITE SURFACE AREA TO DETERMINE HORIZONTAL SPATIAL RELATIONS AS SHOWN HEREON.
- THIS SURVEY COMPLETES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 54-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADDITIONAL OR NATIONAL STANDARDS.
- THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACQUAINTANCE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- BOUNDARY PHOTOGRAPHED IN ACCORDANCE WITH CONDO PLAT. THEREFORE, THERE IS NO BEARING BASIS OR BEARING REFERENCE LINE. NORTH ARROW IS ASSUMED ON THE BEARING STRUCTURE.
- ANY MAPPING SHOWN HEREON IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- CERTIFICATION IS NOT TRANSFERABLE.
- COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SKETCH/MAP WITHOUT AN ORIGINAL SIGNATURE WITH IMPRESSION SEAL OR AN ELECTRONIC SIGNATURE AND SEAL BY SECURE AUTHENTICATION CODE ARE NOT VALID.

CERTIFY TO:

DRIFTWOOD SANDS CONDO ASSN.

DRAWN BY: JREH

UPDATES/HISTORY:

SHEET 1 OF 1



Digitally signed by
Vincent E. Corbitt
Reason: I attest to the
accuracy and integrity
of this document. This
document is digitally
signed and sealed.
Date: 2025.09.05
15:26:24-04'00'

DRIFTWOOD SANDS CONDO
2618 GULF BLVD
INDIAN ROCKS BEACH,
FL 33785

LAND PRECISION CORPORATION

2618 SUNSET POINT ROAD
CLEARWATER, FL 33719
727-715-2727
727-715-2728

LB#6168

JOB NUMBER: 25059

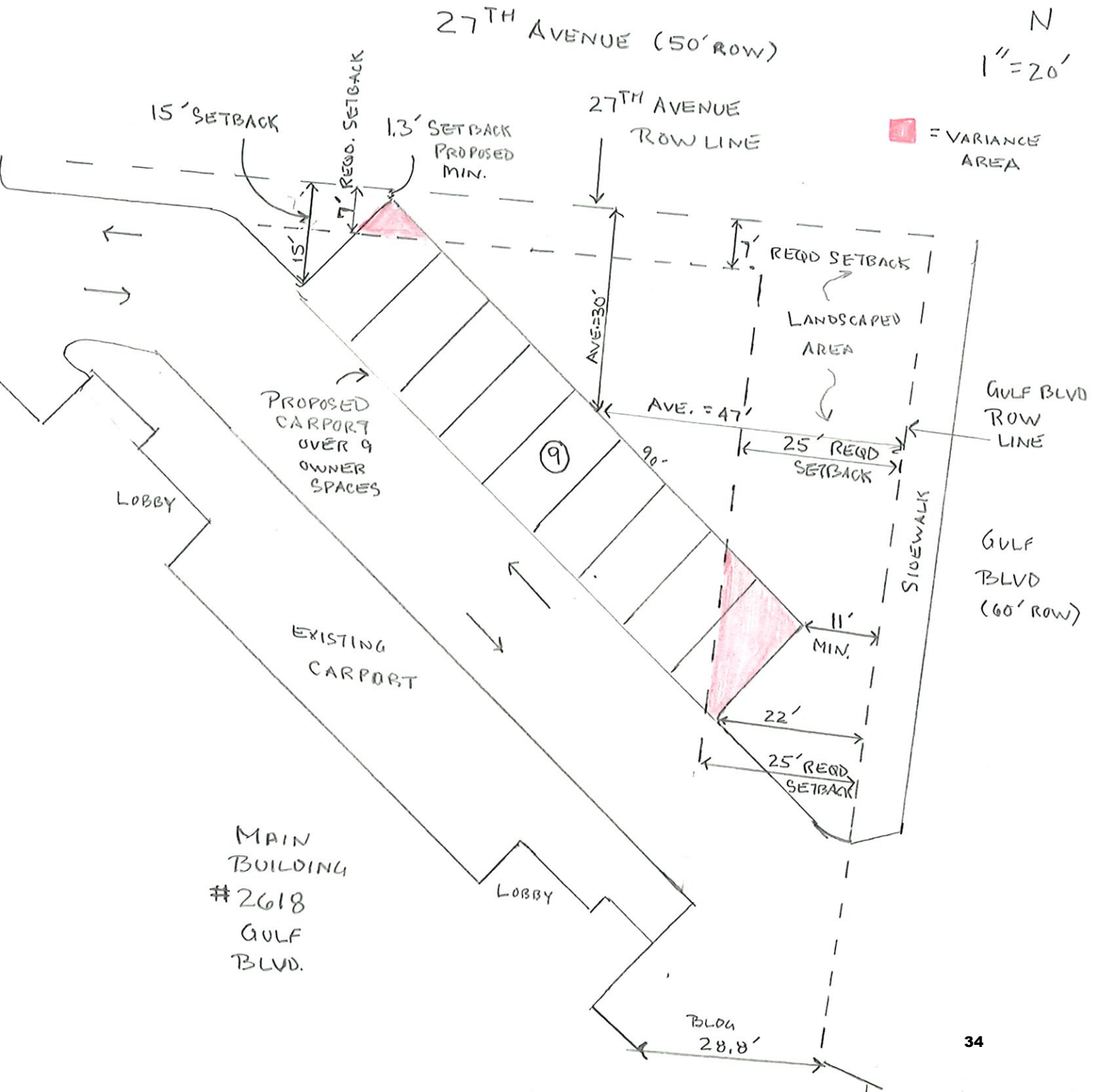
DATE SURVEYED: 8/27/2025

DATE SIGNED: 8/27/2025

PROPOSED CARPORT VARIANCE PLAN

4
N

1" = 20'



CORRESPONDENCES

From: [ART MATTIELLO](#)
To: [Lorin Kornijtschuk](#)
Subject: IRB BoA Case # 2025-05 2618 Gulf Blvd. Variance Request
Date: Thursday, October 02, 2025 11:48:25 AM

Dear Ms. Kornijtschuk,

I would like to express my support for the variances requested by 2618 Gulf Blvd for the carport. As a resident of Driftwood Sands I believe the variances are minimal in that only a small portion of the carport will extend into the setbacks. These setbacks are similar to that of our neighbor at 2504 Gulf Blvd.

Thank you,

Art Mattiello
Unit 406
2618 Gulf Blvd
IRB, Fl 33785

845.216.6941

From: [Hetty Harmon](#)
To: [Cynthia Kula](#); [Lorin Kornijtschuk](#)
Subject: RE: BOA CASE NO. 2025-05 - 2618 Gulf Boulevard
Date: Thursday, October 02, 2025 7:24:16 AM

Thank you,

Hetty C. Harmon, AICP

CivilSurv Design Group, Inc.

Work: (863) 646 – 4771 x 211

*Disclaimer: This e-mail, including any attachments, is intended only for the recipient(s) listed above and may contain confidential information, work product, and/or trade secrets or other information of a proprietary and confidential nature. By using this information the recipient shall indemnify and hold harmless CivilSurv Design Group, Inc. and its independent consultants or professional associates. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Cynthia Kula <cynthiakula@hotmail.com>
Sent: Wednesday, October 1, 2025 6:49 PM
To: hharmon@irbcity.com
Subject: BOA CASE NO. 2025-05 - 2618 Gulf Boulevard

Hello City Clerk Kornijtschuk;

I am writing to let you know that I am in support of the variance for 2618 Gulf Blvd. Let me know if there is anything else you need from me.

Thank you,
Cynthia Kula
727-641-4792
2618 Gulf Blvd., #405
Indian Rocks Beach, FL 33785-3142

From: [Hetty Harmon](#)
To: lindsaystuthers@aol.com; [Lorin Kornijtschuk](#)
Subject: RE: Variance
Date: Thursday, October 02, 2025 9:32:03 AM

Thank you,

Hetty C. Harmon, AICP

CivilSurv Design Group, Inc.

Work: (863) 646 – 4771 x 211

*Disclaimer: This e-mail, including any attachments, is intended only for the recipient(s) listed above and may contain confidential information, work product, and/or trade secrets or other information of a proprietary and confidential nature. By using this information the recipient shall indemnify and hold harmless CivilSurv Design Group, Inc. and its independent consultants or professional associates. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: lindsaystuthers@aol.com <lindsaystuthers@aol.com>
Sent: Thursday, October 2, 2025 8:45 AM
To: hharmon@irbcity.com
Subject: Variance

Good Morning,

I would just like to state,

That I am in support of the variance for the carport at

Driftwood Sands 2618 Gulf Blvd., Indian rock Beach, FL 33785.

James and Lindsay Stuthers

Unit 408

Driftwood Sands 2618 Gulf Blvd., Indian rock Beach, FL 33785.

Thank you for your consideration kind regards, James and Lindsay Stuthers

[Sent from the all new AOL app for iOS](#)

From: [Hetty Harmon](#)
To: [Lorin Kornijtschuk](#)
Subject: FW: Parking variance driftwood sands
Date: Wednesday, October 01, 2025 2:59:13 PM

FYI-

Hetty C. Harmon, AICP

CivilSurv Design Group, Inc.

Work: (863) 646 – 4771 x 211

*Disclaimer: This e-mail, including any attachments, is intended only for the recipient(s) listed above and may contain confidential information, work product, and/or trade secrets or other information of a proprietary and confidential nature. By using this information the recipient shall indemnify and hold harmless CivilSurv Design Group, Inc. and its independent consultants or professional associates. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: mturner656@aol.com <mturner656@aol.com>
Sent: Wednesday, October 1, 2025 2:53 PM
To: hharmon@irbcity.com; MARCEL TURNER <mturner656@aol.com>
Subject: Parking variance driftwood sands

I am requesting your support for a parking variance As requested by Driftwood Sands. I am an owner and have had only one parking place. I own a four bedroom , three bath condo and find the existing parking inadequate. I plan to purchase an extra parking space. Your approval of the requested variance would be very much appreciated. Thank you.

MARCEL TURNER UNIT 403 DWS.

[Sent from AOL on Android](#)

From: [Hetty Harmon](#)
To: [Lorin Kornijtschuk](#)
Subject: FW: Support for Variance Request – Driftwood Sands Carport
Date: Wednesday, October 01, 2025 11:45:10 AM

FYI-

Hetty C. Harmon, AICP

CivilSurv Design Group, Inc.

Work: (863) 646 – 4771 x 211

*Disclaimer: This e-mail, including any attachments, is intended only for the recipient(s) listed above and may contain confidential information, work product, and/or trade secrets or other information of a proprietary and confidential nature. By using this information the recipient shall indemnify and hold harmless CivilSurv Design Group, Inc. and its independent consultants or professional associates. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Mindyhb <mindyhb@aol.com>
Sent: Wednesday, October 1, 2025 11:28 AM
To: hharmon@irbcity.com
Subject: Support for Variance Request – Driftwood Sands Carport

Hi Hetty,

I'm writing to express my support for the variance request that would allow Driftwood Sands to construct a carport at the front of the property.

Many of the residents are senior citizens, with a significant number over the age of 80. The Florida heat can be especially harsh, and entering a car that has been sitting in the sun can pose real health risks for them. For those with assigned parking in the front of the building, a shaded carport would offer meaningful protection and safety.

I hope the City will consider the well-being of these residents and approve the variance for this much-needed improvement.

Thank you for your time and consideration.

Melinda Burchard

124 12th Avenue IRB,
109 16th Avenue, IRB

From: [Hetty Harmon](#)
To: [nancy lind](#)
Cc: [Lorin Kornijtschuk](#)
Subject: RE: Driftwood variance request
Date: Monday, October 06, 2025 7:09:09 AM

Thank you,

Hetty C. Harmon, AICP

CivilSurv Design Group, Inc.

Work: (863) 646 – 4771 x 211

*Disclaimer: This e-mail, including any attachments, is intended only for the recipient(s) listed above and may contain confidential information, work product, and/or trade secrets or other information of a proprietary and confidential nature. By using this information the recipient shall indemnify and hold harmless CivilSurv Design Group, Inc. and its independent consultants or professional associates. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: nancy lind <nlind1948@gmail.com>
Sent: Saturday, October 4, 2025 6:44 PM
To: hharmon@irbcity.com
Subject: Driftwood variance request

I am in favor of variance request by Driftwood Sands variance request.

Nancy J Lind

15741 Shire Drive

Orland Park, IL 60467

From: [Hetty Harmon](#)
To: [Lorin Kornijtschuk](#)
Subject: FW: Driftwood Sands variance
Date: Wednesday, October 01, 2025 2:01:03 PM

Another one

Hetty C. Harmon, AICP
CivilSurv Design Group, Inc.
Work: (863) 646 - 4771 x 211

*Disclaimer: This e-mail, including any attachments, is intended only for the recipient(s) listed above and may contain confidential information, work product, and/or trade secrets or other information of a proprietary and confidential nature. By using this information the recipient shall indemnify and hold harmless CivilSurv Design Group, Inc. and its independent consultants or professional associates. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

-----Original Message-----

From: Dottie Repka <njdottie@gmail.com>
Sent: Wednesday, October 1, 2025 1:59 PM
To: hharmon@irbcity.com
Subject: Driftwood Sands variance

We are in favor of granting the variance request from Driftwood Sands Condo Association which will be discussed at your upcoming meeting. The building is located at 2816 Gulf Blvd. The requested setbacks will not encroach upon other private property and will, for the first time allow ALL of our owners to have covered parking instead of a select group of owners.

Thank you for your consideration.

Respectfully,
Robert & Dorothy Repka
2618 Gulf Blvd, unit 307
Indian Rocks Beach, FL

Sent from my iPhone

OTHER BUSINESS

ADJOURNMENT