

CITY OF INDIAN ROCKS BEACH
BOARD OF ADJUSTMENT MEETING

AGENDA PACKET

CITY HALL

1507 BAY PALM BLVD. INDIAN ROCKS BEACH, FL. 33785

TUESDAY, OCTOBER 20, 2026

6:00 PM



AGENDA

CITY OF INDIAN ROCKS BEACH BOARD OF ADJUSTMENTS & APPEALS

TUESDAY, OCTOBER 20, 2026 AT 6:00 PM

City of Indian Rocks Beach City Hall, 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 Liz Covington**
- **Member Mark Rieumont**
- **Member Jacqueline Russo**
- **Alternate Member Thomas McMullen**
- **Alternate Member Laura West**

3. Approval BOA Meeting Minutes: May 19, 2026

4. BOA CASE NO: 2026-04

Owner/Applicant: David Brian Arnett

Subject Location: 442 18th Ave

Variance Request: Variance request from Sec.94-86 (a)(1) of the Code of Ordinances, of 7 feet into the required 12-foot side setback, resulting in a total setback of 5 feet on the west side for the installation of a new boat lift.

5. BOA CASE NO: 2026-05

Owner/Applicant: Lois A Early

Location: 1205 1ST Street

Variance Request: Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 3.5 feet inches into the required 25 foot front setback, resulting in a total front setback of 21.5 feet for the stairs and deck for access to the proposed elevation of the existing home and from Sec. 110-103(a) of .5 ft into the allowed 5ft side setback for deck resulting in a total side setback of 4.5 ft. on the south side for property.

6. BOA CASE NO: 2026-06

Owner/Applicant: Lion TB Construction Company Inc

Location: 451 20th Ave

Variance Request: Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 4.1 feet inches into the required 25 foot front setback, resulting in a total front setback of 20.9 feet for the construction of a new home.

7. OTHER BUSINESS

8. 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 15, 2026.

AGENDA ITEM 3

Approval of Board of Adjustment Meeting Minutes MAY 19 , 2026

**CITY OF INDIAN ROCKS BEACH
BOARD OF ADJUSTMENTS & APPEALS
REGULAR MEETING**

Tuesday, May 19, 2026

*City of Indian Rocks Beach City Hall,
1507 Bay Palm Blvd., Indian Rocks Beach, FL 33785.*

1. CALL TO ORDER

Chair David Watt called the meeting to order at 6:04 P.M.

2. ROLL CALL

Members Present:

- Chair David Watt
- Vice Chair Karen O'Donnell
- Member Stewart DeVore
- Member Liz Covington (Alternate)
- Member Jacqueline Russo (arrived after roll call, 6:08 P.M.)
- Member Mark Rieumont (arrived at 6:55, did not participate)

Quorum Status: Quorum established

Note: Member Russo joined after initial roll call was completed. Member Covington participated as alternate. Full board (5). Member Rieumont arrived at the end of the meeting and did not participate.

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

3. Approval BOA Meeting Minutes: January 20, 2026

Motion: Move to approve the minutes

Moved by: Member DeVore

Seconded by: Vice-Chair O'Donnell

Vote outcome: Passed by consent (5-0)

Action Taken: Minutes from January 20, 2026 approved

4. BOA CASE NO: 2026-02

Owner/Applicant: John and Pauline Goodgame

Subject Location: 2709 Bay Blvd

Property ID: 06-30-15-42246-000-0340

Legal Description: Lot Twelve, 12th addition to the revised map of Indian Rocks Beach recorded in Plat Book 31, page 25 of the Public Records of Pinellas County

Variance Request

Variance request from Sec.110-131(1)(g) of the Code of Ordinances, of 1'10" above the required 35-foot maximum building height resulting in a building height of 36'10" feet for a new residential dwelling.

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

No ex-parte communications were reported by any board members. No site visits were conducted by board members.

Staff Presentation

Presenter: Hetty Harmon, Planning and Zoning Consultant

Staff presented the variance request for height variance of 1 foot 10 inches above the 35-foot maximum building height. The request is to increase ceiling height in the garage area to provide more headroom and address flooding concerns. Building height measured from crown of road at 3.94 feet. The additional height would be utilized in the ground floor/garage area, not the living spaces. Staff noted initial confusion with drawings but confirmed the request is for 36'10" total building height.

Applicant Representative, Greg Gallagher, Dream Coast Builders, 304 Prospect Ave, Clearwater 33756 explained the request for a variance.

Public Comment

No public speakers addressed this item.

Board Discussion

Board members discussed the request in context of flood mitigation.

Motion: Motion to approve BOA Case No. 2026-02

Moved by: Member DeVore

Seconded by: Vice Chair O'Donnell

Ayes: Member Covington, Member Russo, Member DeVore, Vice Chair O'Donnell

Nays: Chair Watt

Vote outcome: Approved (4-1), with Chair Watt casting the dissenting vote

Action Taken: Variance approved (4-1). Case will proceed to the June 9, 2026 City Commission meeting.

5. BOA CASE NO: 2026-03

Owner/Applicant: 960 Gulf LLC / Giuseppe Morabito

Location: 960 Gulf Blvd #5

Legal Description: A parcel of land lying and being in that portion of the S 75 feet of the N 750 feet of Government Lot 1, Section 12, Township 30 S, Range 14 E that lies between Gulf Blvd and the Gulf of Mexico according to map or plat thereof as recorded in Book 232, 3-4, Page 2235 Public Records of Pinellas County, Florida

Variance Request

Variance request from Sec.110-131(5)(f) of the Code of Ordinances:

- 29.5 feet into the required 35 ft front yard setback resulting in a total front yard setback of 5.5 feet
- 2.5 feet into the required 7.5 foot side yard setback resulting in a total side yard setback of 5.0 feet on the south side
- 5.0 feet into the required 10.0 foot rear yard setback resulting in a total rear yard setback of 5.0 feet

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

No ex-parte communications were reported by any board members. No site visits were conducted by board members.

Staff Presentation

Presenter: Hetty Harmon, Planning and Zoning Consultant

Staff presented variance request for property at 960 Gulf Blvd #5, one of 10 houses along an easement access area. Property is non-conforming. Current structure is 480 square feet; proposed structure is 991 square feet, one-story elevated. Existing structure already sits within setbacks that would not be allowed today (currently 7.5 feet from seawall, proposing 5.5 feet). Property has 15-foot access easement to north (7.5 feet on subject lot, 7.5 feet on northern lot). Front yard is Gulf side (seawall), rear yard is opposite Gulf toward Gulf Blvd. Owner has right under code to elevate existing structure in exact same footprint with same square footage without variance, but is requesting to increase square footage which requires setback variances. Staff clarified that if variance is granted for setbacks, owner could build up to two stories within that footprint without returning to board.

Staff further clarified that applicant could elevate existing structure within current footprint without variance, maintaining same square footage (approximately 486 square feet). Confirmed stairs could be allowed into rear yard setback per code. Noted neither of the two Gulf-front homes applied for repair permits after recent storms; one owner reported only couple inches of water damage. Clarified that 46-foot height would require much greater setbacks (35 feet maximum height with 15 total feet setback, minimum 7 feet on one side). Stated the one drawing showing distances to other structures provided by applicant were not accurate as they were not official surveys.

Owner/Applicant, Giuseppe Morabito, 337 Beach Dr SE, Saint Petersburg, 33705, provided extensive background.

Public Comment

Marion Smith, 960 Gulf Blvd: opposed variance.

Andrew Knox, unit owner at 940 Gulf Blvd: opposed variance

Brian Abrams, 940 Gulf Blvd: opposed variance

Board Discussion

Board Members discussed the requested variance .

Motion: Motion to deny BOA Case #2026-03

Moved by: Member DeVore

Seconded by: Vice Chair O'Donnell

Vote outcome: Denied

Vote Count: 5-0

Ayes: Member Covington, Member Russo, Member DeVore, Vice Chair O'Donnell, Chair Watt

Nays: None

Action Taken: BOA Case No. 2026-03 variance request denied. (5-0) Case will proceed to the City Commission Meeting on July 14, 2026.

6. OTHER BUSINESS

Chair Watt welcomed Member Rieumont and Member Russo, and Alternate Member Covington. Member DeVore commented it was great to see full board, for the first time in years.

7. ADJOURNMENT

Motion: Motion to adjourn

Moved by: Member DeVore

Seconded by: Member Russo

Vote outcome: Carried

Action Taken: Meeting adjourned at approximately 7:06 PM.

ATTESTATION

These minutes constitute a true and accurate record of the proceedings of the City of Indian Rocks Beach Board of Adjustments & Appeals meeting held on Tuesday, May 19, 2026.

David Watt, Chair

Board of Adjustments & Appeals

Lorin A. Kornijtschuk City Clerk

City of Indian Rocks Beach

Date: _____

AGENDA ITEM 4

BOA CASE NO: 2026-04

BOARD OF ADJUSTMENTS AND APPEALS

AGENDA MEMORANDUM

MEETING OF:

Board of Adjustment: October 20, 2026
City Commission: November 10, 2026

AGENDA ITEM: 4

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

AUTHORIZED BY: Ryan Henderson, City Manager

SUBJECT:

BOA CASE NO. 2026-04 –442 18th Ave

Variance request from Sec.94-86 (a)(1) of the Code of Ordinances, of 7 feet into the required 12 foot side setback, resulting in a total setback of 5 feet on the west side for the installation of a new boat lift for property located at 442 18th Ave Indian Rocks Beach, Florida, and legally described as Lot 20 Fourth Addition to Re-Revised Map of Indian Beach recorded in Plat Book 27 Page 1 of the Public Records of Pinellas County.
Property ID # 06-30-15-42102-000-0200

OWNER David Brian Arnett Trust
LOCATION of PROPERTY: 442 18th Ave
ZONING: S- Single Family

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

BACKGROUND:

The applicant is requesting to encroach 7 feet inches into the 12 foot side yard setback to accommodate the boat slip for the pontoon boat. The pontoon boat currently is located on the southside of the dock but they would like to install a lift for the ease of getting in and out of the boat.

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 not applicable to all lots in the same zoning district.

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 add 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.

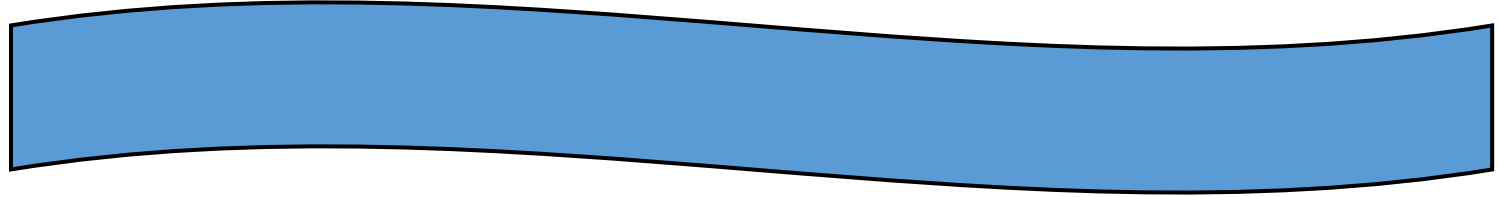
Granting the variance will not be in harmony with the general intent and purpose of subpart B.

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 October 2 ,2026 (Sec. 2-149 of the Code of Ordinances.)

CORRESPONDENCE: No correspondence has been received.

MOTION:

I move to recommend that the City Commission **APPROVE/DENY BOA CASE NO. 2026-04 – 442 18th Ave** Variance request from Sec.94-86 (a)(1) of the Code of Ordinances, of 7 feet into the required 12 foot side setback, resulting in a total setback of 5 feet on the west side for the installation of a new boat lift for property located at 442 18th Ave Indian Rocks Beach, Florida, and legally described as Lot 20 Fourth Addition to Re-Revised Map of Indian Beach recorded in Plat Book 27 Page 1 of the Public Records of Pinellas County.



442 18th Ave
BOA CASE NO. 2026-04



2026-04 –442 18th Ave

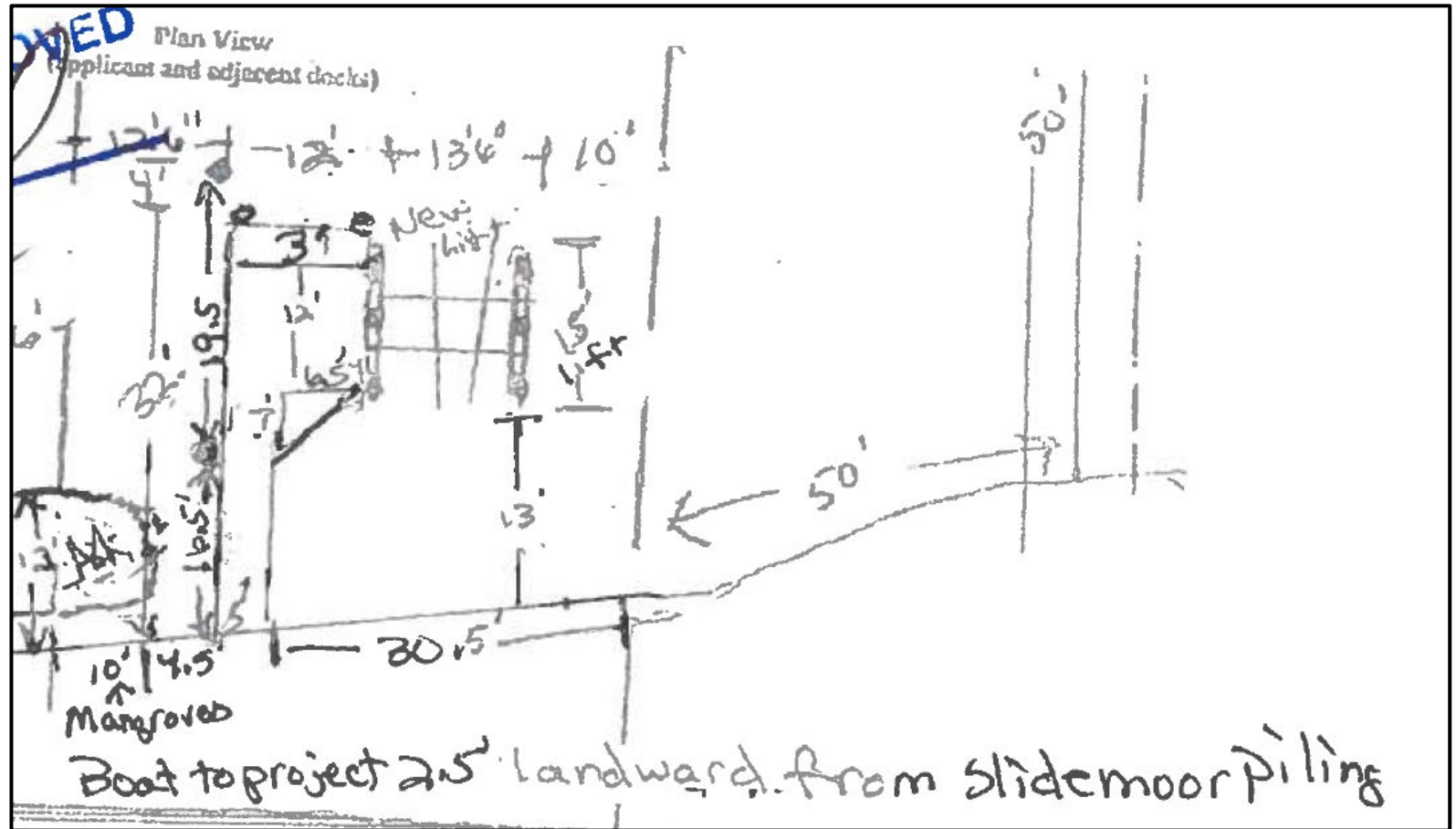
Variance request from Sec.94-86 (a)(1) of the Code of Ordinances, of 7 feet inches into the required 12 foot side setback, resulting in a total setback of 5 feet on the west side for the installation of a new boat lift for property located at 442 18th Ave Indian Rocks Beach, Florida, and legally described as Lot 20 Fourth Addition to Re-Revised Map of Indian Beach recorded in Plat Book 27 Page 1 of the Public Records of Pinellas County.



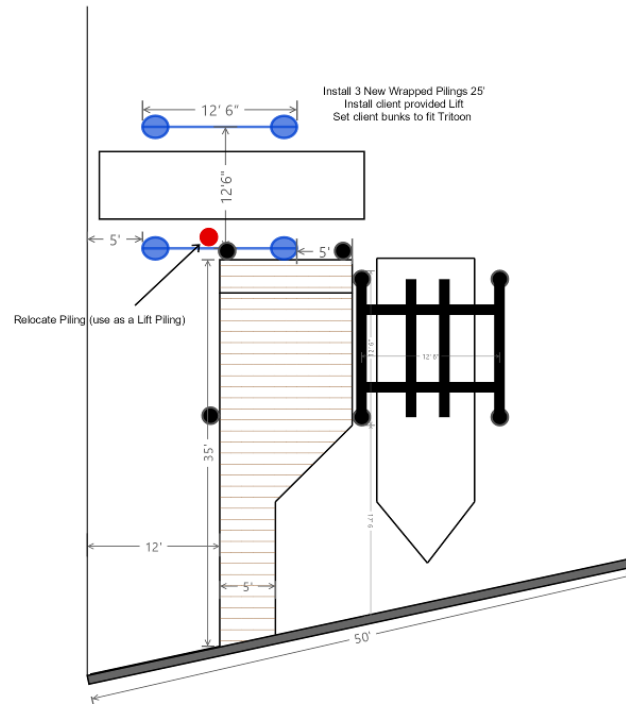
442 18th Ave



Existing dock and lift permit



Proposed new lift



Florida Seawall Solutions
24526 NW 178th Place
High Springs, FL 32643
813-377-2463

Project Address:
Brian Arnett
442 18th Ave
Indian Rocks Beach, FL
(913) 915-2665

Created By:
Brandon Conklin
(813) 772-0672
conklin@floridaseawallsolutions.com

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.

2026-04

Date Received

8/26/2026

APPLICANT

Name: ARNETT, DAVID BRIAN

Address: 442 18TH AVE

City: INDIAN ROCKS BEACH

Zip Code: 33785

Tel: 913-915-3665

Fax:

Mobile:

Email: Brian@midwesttinting.com

AGENT/REPRESENTATIVE

Name: Jason Batten

Company:

Address:

City:

Zip Code:

Tel: 727-424-6499

Fax:

Mobile:

Email:

SITE DETAILS

Address: 442 18th Ave

Parcel ID: 06-30-15-42102-000-0200

City: INDIAN ROCKS BEACH

Zip Code: 33785

Legal Description: INDIAN BEACH RE-REVISED 4TH ADD LOT 20 & RIP RTS

Zoning:

Future Land Use:

Size:

SITE DETAILS CONTINUED...

Does applicant own any property contiguous to the subject property? ☐ Yes ☒ No

If yes, provide address
and legal description:

Have previous applications been filed for this property? ☐ Yes ☒ No

If yes, describe:

Has a certificate of occupancy or completion been refused? ☐ Yes ☒ No

If yes, describe:

Does any other person have ownership or interest in the property? ☐ Yes ☒ No

If yes, is ownership or
interest contingent or
absolute:

Is there an existing contract for sale on the property? ☐ Yes ☒ No

If yes, list all parties on
the contract:

Is contract conditional or absolute? ☐ Conditional ☐ Absolute

Are there options to purchase? ☐ Yes ☐ No

VARIANCE REQUEST**Regulation****Required****Proposed****Total
Requested**

Gulf-front setback (feet):

Bay-front setback (feet):

Alley setback (feet):

VARIANCE REQUEST CONTINUED...

Regulation	Required	Proposed	Total Requested
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):			
Signage (#):			
Accessory structure (sq. ft.):			
Accessory structure height (feet):			
Lot size (sq. ft.):			

Other:

What is the proposed use
of the property?

HARDSHIP

A variance is granted on the basis of evidence being presented that justifies an undue and unnecessary hardship upon the applicant; a hardship that prevents reasonable use of the property. The following criteria, set forth in Code Section 2-152, Variances, will be used to evaluate the request for variance in order to determine if a hardship is present and if the variance will impact the overall public welfare.

Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

The subject property is constrained by its limited lot width and corresponding riparian area, which restrict the placement of marine structures within the allowable dock envelope. In order to accommodate two permitted boat lifts, the layout must extend toward the side setback to provide a functional walkway for safe access. These constraints are unique to the property's dimensions and waterfront configuration and are not generally applicable to other properties in the same zoning district.

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

The hardship is not the result of any action by the applicant but is inherent to the physical dimensions of the lot and its waterfront orientation, which limit the ability to configure compliant access and lift placement within standard setbacks.

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:

The request does not confer a special privilege, as the installation of two boat lifts is a permitted accessory use for waterfront residential properties. The variance is only required to allow reasonable placement and safe access due to the physical constraints of the property.

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:

Strict application of the side setback and dock placement requirements would prevent the reasonable configuration of a walkway providing safe and practical access to the vessel lifts. Without the requested relief, the property owner would be unable to fully utilize permitted waterfront improvements in a safe and functional manner.

HARDSHIP CONTINUED...

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

The requested variance represents the minimum necessary deviation to allow for an additional slip for the pontoon boat near the side setback, enabling safe, long-term access to the boat lifts while maintaining a reduced structural footprint.

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:

The proposed improvements will not interfere with navigation, neighboring properties, or public use of the waterway. The reduced-width walkway and minimal piling layout ensure compatibility with surrounding development and consistency with the intent of applicable marine construction regulations.

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

Approval of this variance will allow reasonable and safe use of the property by enabling access to two permitted boat lifts while accommodating the physical limitations of the lot. The design minimizes impacts and represents a practical solution consistent with the intent of the City's land development regulations.

AGENT OF RECORD

Date: 4-10-26

I, David Brian Annett do hereby designate and appoint

JASON BATTEN 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: David Brian Annett Signature: David Brian Annett

My agent of record may be contacted at:

Company: Magnate C/O Jason Batten

Address: 98 Devon Drive

City/State: Clearwater Beach Zip Code: 33767

Telephone: 727-424-9326 Fax: _____

Before me this date personally appeared:

Name: David Brian Annett

Signature: David Brian Annett

☐ Personally known/Form of Identification FLDL

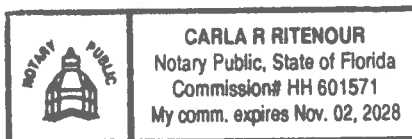
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 10 Month: April, 2026

Notary Public State of Florida at Large: Carla Ritenour

Notary Public Commission Expiration: 11/2/2028

State of Florida
County: Pinellas



CERTIFICATION

Date: 4/10/26

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: Darryl Brown August 4

Signature: Darryl Brown

Personally known/Form of Identification _____



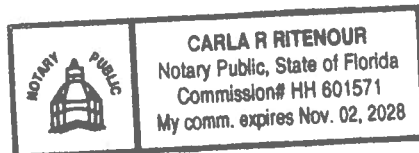
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 10 Month: Apr. 1, 2026

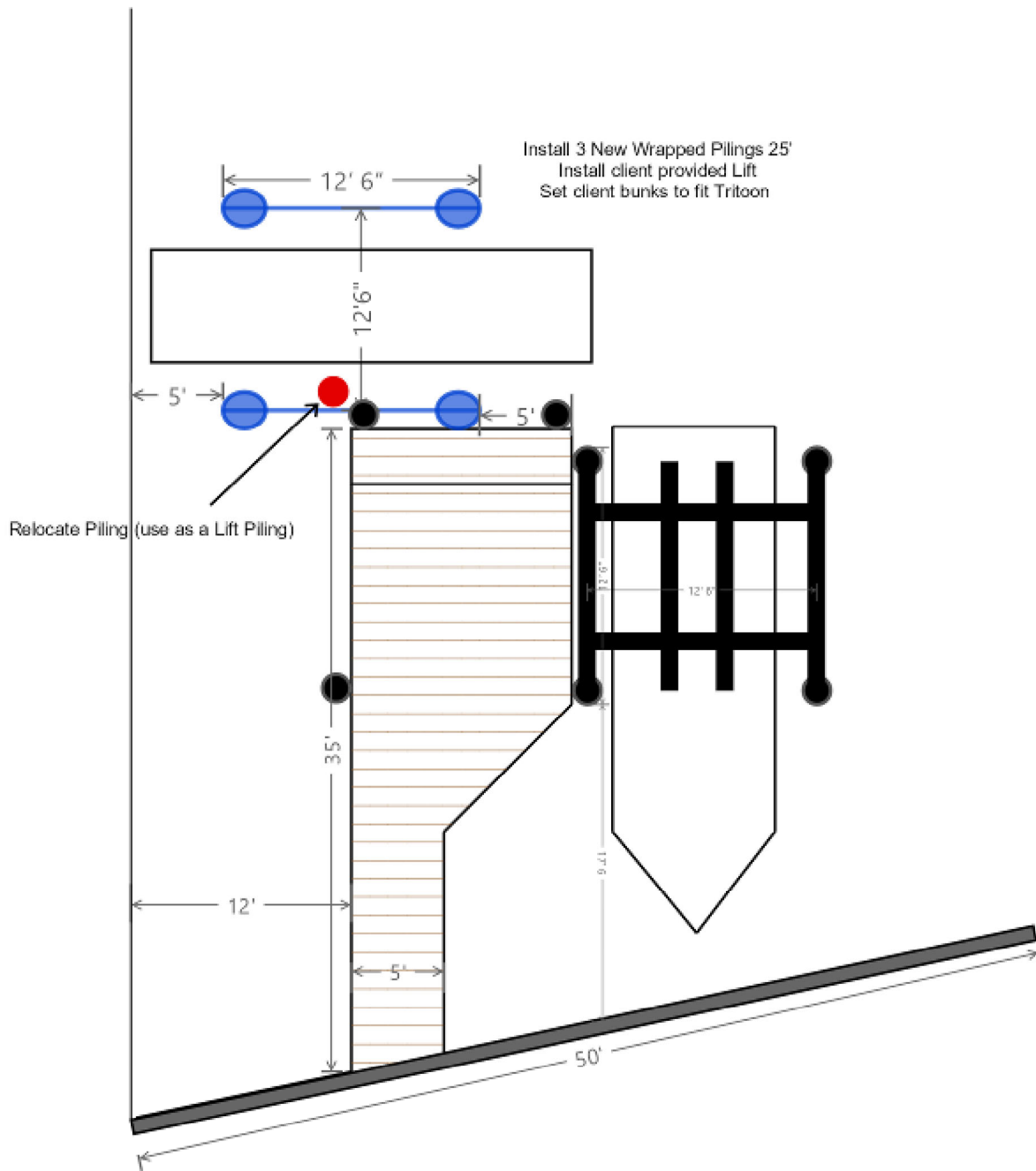
Notary Public State of Florida at Large: Carla Ritenour

Notary Public Commission Expiration: 11/2/2028

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.



Florida Seawall Solutions
24526 NW 178th Place
High Springs, FL 32643
813-377-2463

Project Address:
Brian Arnett
442 18th Ave
Indian Rocks Beach, FL
(913) 915-2665

Created By:
Brandon Conklin
(813) 772-0672
conklin@floridaseawallsolutions.com

SPECIFIC CONDITIONS PAGE

Pinellas County Water & Navigation Permit: **WND-24-01013**

Pinellas County Special Conditions:

- No mangrove removal will be permitted for the proposed construction. Branches should be tied back during construction.
- Future trimming of mangrove branches which overhang the deck surface and are within eight (8) vertical feet of the deck surface is allowed without further approvals from the County. Trimming is only allowed to the edges of the decked surface of the dock and the edge of the slip projection as specified on the approved plan (starting at approximately 14' waterward from the seawall). Trimming beyond this may require permits from the Water and Navigation Section (727-453-3385).

Owner Name: ARNETT, DAVID BRIAN Site Address: 442 18TH AVE

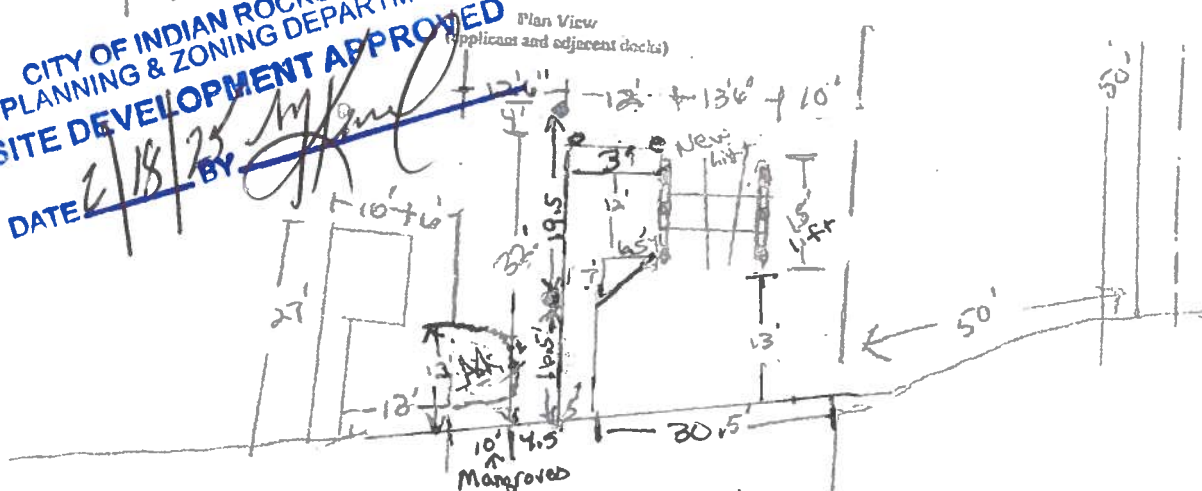
Nature and Size of Project: Remove existing lift. 1 piling remains, relocate 3 pilings and
install 2 new pilings and Install 20K BoatLift/US lift, Install 2 bollard pilings on
left side of dock and install 2 Slide Moors

Total Project Square Footage:	~~312~~ <u>287.75</u>	New Square Footage:	<u>0</u>
Total Number of Pilings:	<u>7</u>	Diameter of Pilings:	<u>10</u>
Waterway Width	<u>350</u>	Waterfront Width	<u>50</u>

Plan View Drawing
(applicant and adjacent docks)

SEE CONDITIONS

CITY OF INDIAN ROCKS BEACH
PLANNING & ZONING DEPARTMENT
SITE DEVELOPMENT APPROVED
DATE 2/18/23 BY [Signature]



Boat to project 25' landward from slidemoor piling

SHORELINE

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

Left Owner

Right Owner

Signature

Date

Signature

Date

Municipality Approval

Water and Navigation Approval

CITY OF INDIAN ROCKS BEACH
PLANNING & ZONING DEPARTMENT
SITE DEVELOPMENT APPROVED
DATE 12/5/24 BY [Signature]

Permit No.: WND-24-01013

Date Approved: 02/20/2025

Approved By: A. Winoski

Pinellas County Water and Navigation

AGENDA ITEM 5
BOA CASE NO: 2026-05

BOARD OF ADJUSTMENTS AND APPEALS

AGENDA MEMORANDUM

MEETING OF:

Board of Adjustment: October 20, 2026
City Commission: November 10, 2026

AGENDA ITEM: 5

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

AUTHORIZED BY: Ryan Henderson, City Manager

SUBJECT:

BOA CASE NO. 2026-05 –1205 1st St

Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 3.5 feet inches into the required 25 foot front setback, resulting in a total front setback of 21.5 feet for the stairs and deck for access to the proposed elevation of the existing home and from Sec. 110-103(a) of .5 ft into the allowed 5ft side setback for deck resulting in a total side setback of 4.5 ft. on the south side for property located at 1205 1st St Indian Rocks Beach, Florida, and legally described as Lot 15, Block 81, First Addition to Re-Revised Indian Beach subdivision recorded in Plat Book 23 Page 11 of the Public Records of Pinellas County.
Property ID # 01-30-14-42048-081-0150

OWNER Lois A Early Trust
LOCATION of PROPERTY: 1205 1st St
ZONING: S- Single Family

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

BACKGROUND:

The applicant is requesting to encroach 3.5 feet inches into the 25 foot front yard setback to accommodate the stairs and deck for access to the proposed elevated home. The existing home has a front porch that encroached into the front setback but will be removed when elevated. Also they want to add an elevated deck on the rear, they are allowed to add onto the existing building as long as it doesn't encroach less than 5ft into the side setback. They are requesting to follow the existing house side setback of 4.5ft.

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 existing home is at grade and does have a front porch that encroaches into the front setback but will be removed when elevated.

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 add stairs and deck.

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.

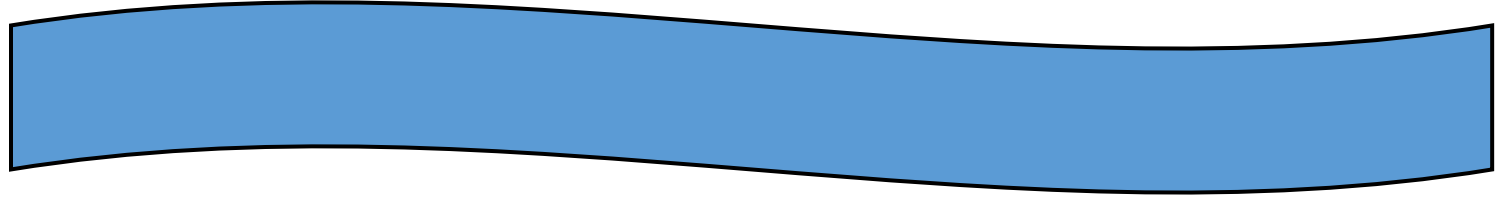
Granting the variance will not be in harmony with the general intent and purpose of subpart B.

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 October 2, 2026 (Sec. 2-149 of the Code of Ordinances.)

CORRESPONDENCE: No correspondence has been received.

MOTION:

I move to recommend that the City Commission **APPROVE/DENY BOA CASE NO. BOA CASE2026-05 –1205 1st St** Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 3.5 feet inches into the required 25 foot front setback, resulting in a total front setback of 21.5 feet for the stairs and deck for access to the proposed elevation of the existing home and from Sec. 110-103(a) of .5 ft into the allowed 5ft side setback for deck resulting in a total side setback of 4.5 ft. on the south side for property located at 1205 1st St Indian Rocks Beach, Florida, and legally described as Lot 15, Block 81, First Addition to Re-Revised Indian Beach subdivision recorded in Plat Book 23 Page 11 of the Public Records of Pinellas County.



1205 1st St
BOA CASE NO. 2026-05



BOA CASE NO. 2026-05 –1205 1st St

Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 3.5 feet inches into the required 25 foot front setback, resulting in a total front setback of 21.5 feet for the stairs and deck for access to the proposed elevation of the existing home and from Sec. 110-103(a) of .5 ft into the allowed 5ft side setback for deck resulting in a total side setback of 4.5 ft. on the south side for property located at 1205 1st St Indian Rocks Beach, Florida, and legally described as Lot 15, Block 81, First Addition to Re- Revised Indian Beach subdivision recorded in Plat Book 23 Page 11 of the Public Records of Pinellas County.



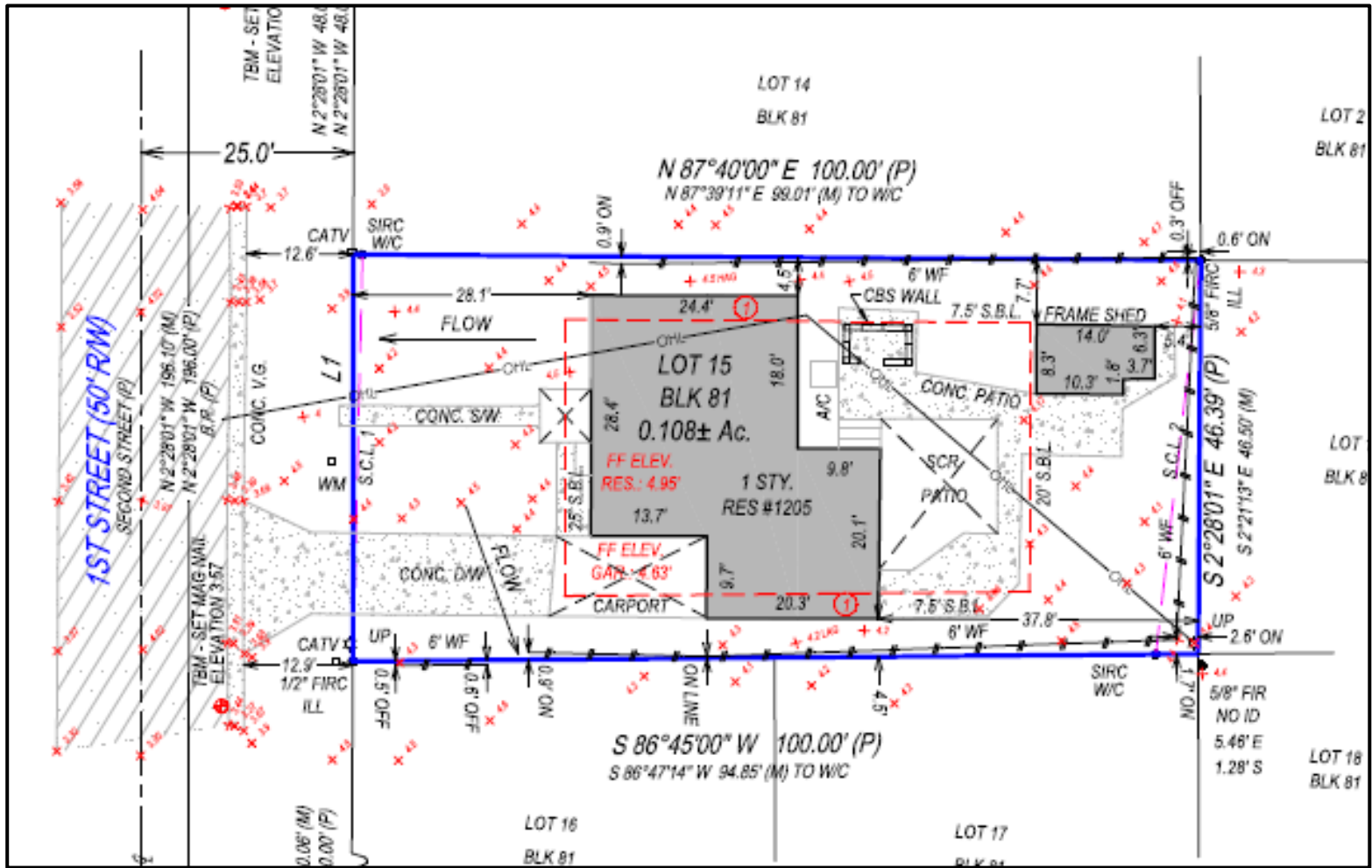
1205 1st St



1205 1st St



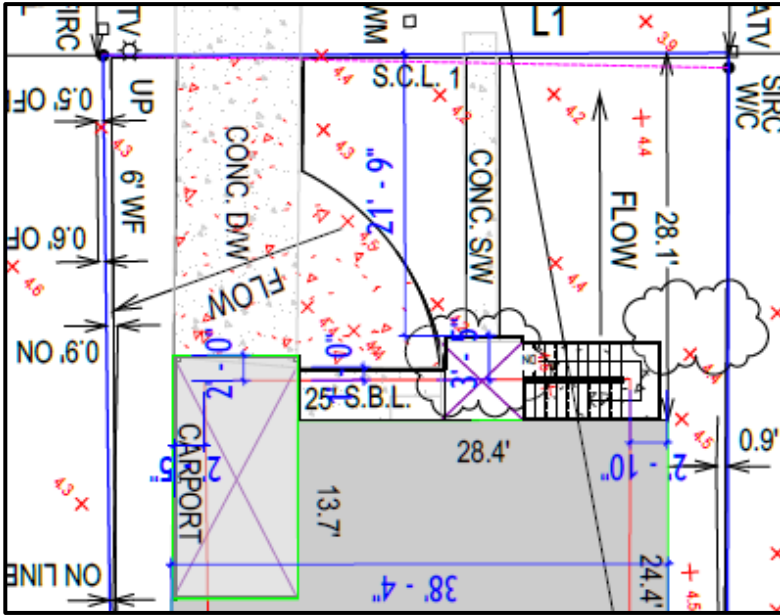
Survey



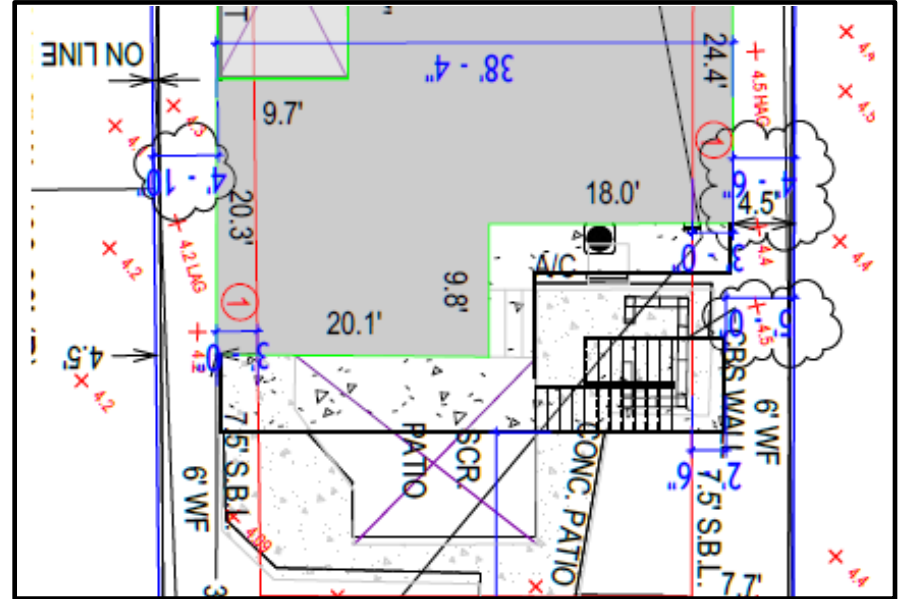
The site plan illustrates the layout of the property at 10000 Sycamore Drive. The main building is an L-shaped structure with a central core and two wings. Key features include:

- Building Footprint:** The main building has a footprint of approximately 18.0' by 20.1'. It includes a central core with a staircase and a large open area.
- Parking and Driveways:** There is a carport (13.7' by 9.7') and a driveway (10.3' by 3.7') leading to a frame shed (14.0' by 6.3').
- Surrounding Infrastructure:** The property is bordered by a concrete wall (CONC. V.G.) on the left and a concrete wall (CONC. S/W) on the right. A concrete driveway (CONC. D/W) leads from the street to the carport.
- Utilities and Landmarks:** The plan shows various utility lines, including a CATV line, a SIRC W/C (water treatment), and a 1/2" FIRC (fire) line. There are also several trees and landscaping elements.
- Dimensions and Distances:** Numerous dimensions are provided for building sections, parking areas, and distances from the street. For example, the distance from the street to the building is 12.6', and the distance from the building to the carport is 13.7'.

Proposed Setbacks



Front Setback



Side Setback

Proposed Front Elevation



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

Paid \$500 ✓

For Office Use Only

Application No.

26-05

Date Received

9-11-2026

APPLICANT

Name: Lois Early
Address: 1205 1st Street
City: Indian Rocks Beach
Zip Code: 33785
Tel:
Fax:
Mobile: 301-219-0738
Email: lois.early236@gmail.com

AGENT/REPRESENTATIVE

Name: Christine Anderson
Company:
Address: 1205 1st Street
City: Indian Rocks Beach
Zip Code: 33785
Tel:
Fax:
Mobile: 727-480-2567
Email: ctanda23@yahoo.com

SITE DETAILS

Address: 1205 1st Street Parcel ID: 01-20-14-42048-081-0150
City: Indian Rocks Beach Zip Code: 33785
Legal Description: Indian Beach Re-Revised 1st add Blk 81, lot 15
Zoning: 0110 Single Family Home Future Land Use:
Size: 48 x 100

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):			
Bay-front setback (feet):			
Alley setback (feet):			

VARIANCE REQUEST CONTINUED...

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>Total Requested</u>
Rear-no alley setback (feet):			
Rear-north/south street (feet):			
★ Street-front setback (feet):	25'	21'7"	3'5"
★ Side-one/both setback (feet):	5'	.5	4.5'
Minimum green space (%):			
Habitable stories (#):			
Minimum lot size (sq. ft.):			
Building height (feet):			
Off-street parking (spaces):			
ISR (%):			
FAR (%):			
Dock length (feet):			
Dock width (feet):			
Signage (#):			
Accessory structure (sq. ft.):			
Accessory structure height (feet):			
Lot size (sq. ft.):			

Other:

What is the proposed use
of the property?

Primary Residence

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.

- 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:

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

- 3 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:

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

HARDSHIP CONTINUED...

5

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

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:

7

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

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:

The property has unique existing conditions that create a special circumstance, including the location and configuration of the existing home, front porch/front door and the carport (which all share the same roof) in close proximity to the required front setback. These conditions significantly limit the configuration of the property and existing home (built in 1953) and limits the available space for a safe and functional front entrance stair and the continual use of the carport area when lifted. A 3' wide switchback stair is necessary to accommodate safe access while working within the existing site and building conditions. The proposed stair will utilize substantially the same area as the existing porch and is designed to minimize the requested encroachment. The carport pushes past the front setback due to the carports structural columns that hold the roof that is connected to the existing home. These circumstances are peculiar to this property and make strict compliance with the setback requirement particularly burdensome.

2

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

The special conditions and circumstances arise from the existing configuration of the property and its front porch/front door and carport access conditions(after it is elevated), and are not a result of an action by the applicant. The front porch/front door and the carport are existing and the proposed 3' switchback stair and walkway to the carport area are necessary to provide reasonable access to the property while maintaining a practical stair configuration and access to the carport area. The carport support columns are structural and hold the roof (which is attached to the existing home) and want to utilized the carport area as it was usable before elevating. The request setback encroachment is attributed to the existing site conditions rather than a hardship created by the applicant.

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.

Granting this variance is limited to an approximately 3'5" or less encroachment into the front setback to accommodate a 3' wide switchback stair and a 3' wide walkway to the carport area providing access to the existing front porch/front door and carport area. This will not add additional living area or an expansion of the principal structure and is limited to the specific site condition requiring a practical means of access. The requested relief is minimum necessary to allow reasonable use of the home and will not provide a special development advantage over similar situated properties.

4

The literal interpretation of the provision of Subpart B, Code Sections 78-110, 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.

Strict application of the front setback requirement would result in an unnecessary and undue hardship by limiting reasonable access to the existing front porch/front door and carport area. Due to the existing location of the front door and the limited area available for access, a proposed 3' wide switchback stair is necessary to provide safe and practical access and requires only an approximately 3'5" encroachment into the front setback. The walkway to the carport area is less than 3' encroachment and it will enable the utilization of the space after it is elevated as it was utilized prior. Without the variance the property will not have a reasonable means of accessing the existing front porch/front door and carport area while maintaining a practical stair configuration and access to the property.

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

The requested variance is the minimum necessary to allow reasonable and safe use of the property. The proposed 3' wide switchback stair is necessary to provide safe and practical access to the existing front porch/front door and requires only a 3'5" encroachment into the front setback and not going beyond what is already existing. The carport area and associated access requires less than 3' of encroachment(smaller in some areas). The relief is the minimum to accommodate the stair and access to the carport area after the elevation. The carport will stay the same without any additional changes from what is already currently existing. A smaller encroachment would not allow a functional stair configuration and limit any access to the carport area.

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:

The variance should be granted because the requested is the minimum relief necessary to allow safe and practical access to the property. The proposed improvements are necessary to provide safe and practical access to the elevated home. The requested setback relief is limited to the minimum area necessary for the front stair and carport access. The improvements will remain consistent with the existing residential character of the property and surrounding neighborhood. The variance will not create adverse impacts to neighboring properties, obstruct access, or otherwise negatively affect public health, safety, or welfare. The proposed improvements will also maintain the existing location and character of the home and are not intended to create additional development impacts. The requested relief is limited in scope and does not involve any expansion of the principal structure beyond what is necessary to provide access. Granting this variance will allow reasonable use of the property while preserving the intent and purpose of the zoning regulations.

7

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

I respectfully request approval of this variance from the applicable front set back requirement to permit the construction of a 3' wide front switchback stair serving the existing front porch/front door and a walkway to the existing carport area that is connected to the existing home with structural support columns. The variance is necessary to allow safe, practical and reasonable front stair configuration and carport area access on this property while keeping the minimum variance necessary to afford relief. The request is based on unique existing configuration, existing site conditions, does not create a special privilege and will allow reasonable use of the property while maintaining the general intent and purpose of the front setback. Strict enforcement of the front setback would create an unnecessary hardship due to the existing site and building conditions. The proposed 3' wide switchback stair will encroach approximately 3'5" into the front setback, consistent with the location of the existing front porch/front door and the elevated carport area would encroach less than 3' and is the minimum relief necessary to provide safe and functional access to the home. The necessity to lift the home is driven by changing environmental risks, flood plans and wanting to continue to enjoy the community of IRB with my children, grandchildren and great grandchildren. Lifting the existing non-conforming older home will protect it from future storm surges while working with the existing home and the structural support posts. We are strictly seeking a small amount of space to accommodate the geometry of the existing useable space now and after it is elevated. The proposed stair and elevated carport area will remain limited in scale and will be designed to complement the existing residence without changing the existing space. The requested 3'5" or less encroachment is relatively minor in relation to the overall property and will not create a substantial change to the homes character, but will allow all the currently available space still useable after the home is elevated. The variance will not adversely affect neighboring properties, views, privacy, drainage, or the character of the surrounding neighborhood.

CERTIFICATION

Date: 9-7-2026

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: Lois Early

Signature: *Lois Early*

☒ Personally known ☐ Form of Identification _____

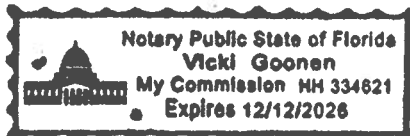
Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 7 Month: September, 20 26

Notary Public State of Florida at Large: *Vicki Goonen*

Notary Public Commission Expiration: 12/12/26

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: Sept. 2, 2026

I, Lois Early do hereby designate and appoint
Christine Anderson 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: Christine Anderson Signature: Christine Anderson

My agent of record may be contacted at:

Company: _____

Address: 1205 1st Street

City/State: Indian Rocks Beach Zip Code: 33785

Telephone: 727-480-2567 Fax: _____

Before me this date personally appeared:

Name: Lois Early

Signature: Lois Early

☒ Personally known/Form of Identification _____

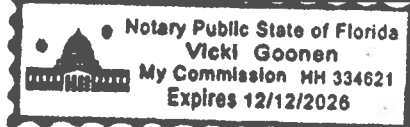
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Sworn to and subscribed before me this: Day: 7 Month: September, 20 26

Notary Public State of Florida at Large: Vicki Goonen

Notary Public Commission Expiration: 12/12/26

State of Florida
County: Pinellas





www.exacta.com | Office: 866.735.1916 | Fax: 866.744.2882



PROPERTY ADDRESS:
1205 1ST STREET, INDIAN ROCKS BEACH, FLORIDA 33735

SURVEY NUMBER: FL2602.3326

DATE SIGNED: 02/26/26 FIELD WORK DATE: 2/24/2026

REVISION DATES:

(REV: 1 2/27/2026)

POINTS OF INTEREST
1. RESIDENCE OVER 7.5' SETBACK LINE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter S.J. 17.050 through S.J. 17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

C. BOYD ALLEN

State of Florida Professional Surveyor and Mapper
No. 3832
Exact Land Surveyors, LLC | LBS 1291



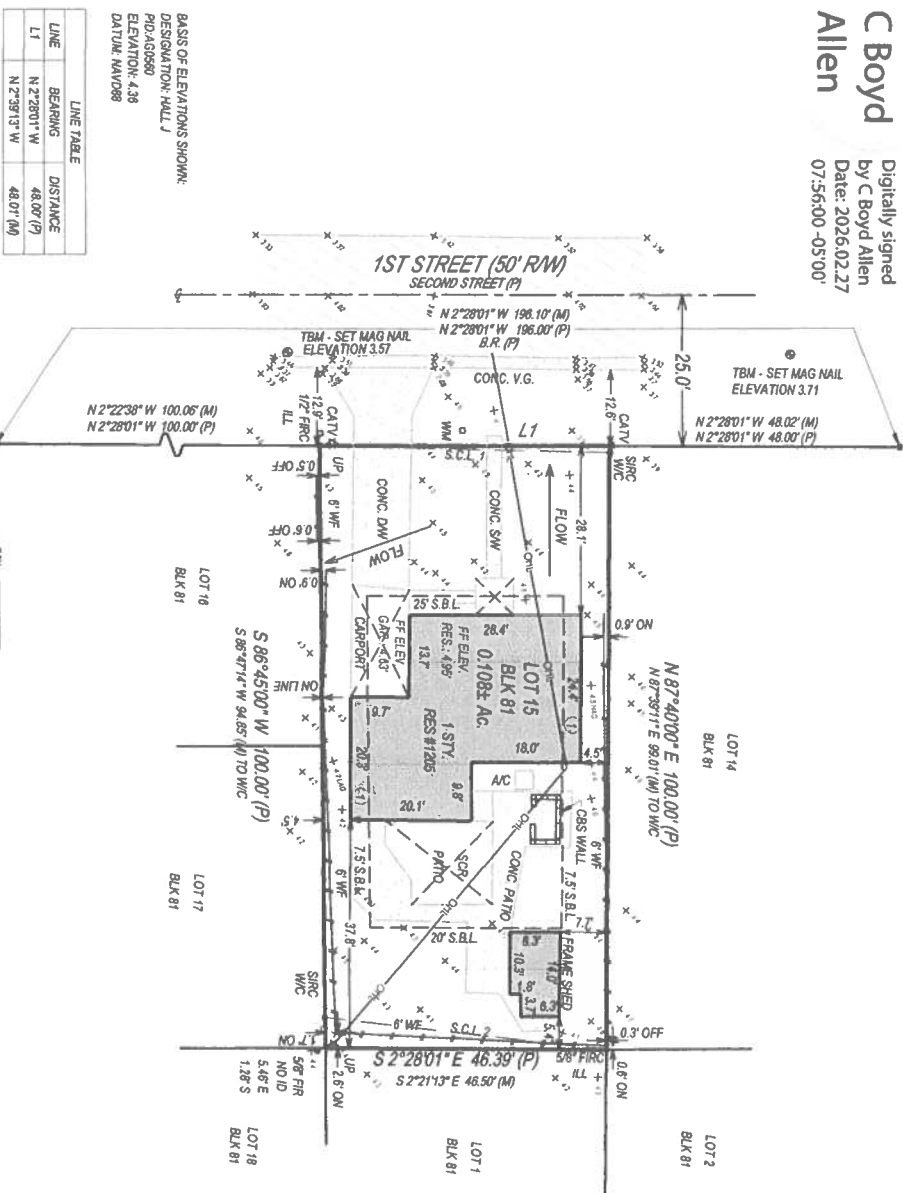
AFFILIATE MEMBERS

Exact Land Surveyors, LLC
131 West Broward Street, Suite 300, Ocala, FL 32765
O: 866.735.1916 | F: 866.744.2882
JBA/2391

2802.3326
BOUNDARY & TOPOGRAPHIC SURVEY
PINELLAS COUNTY

1/2" FRC
LL

C Boyd
Allen
Digitally signed
by C Boyd Allen
Date: 2026.02.27
07:56:00 -05'00'



LINE TABLE

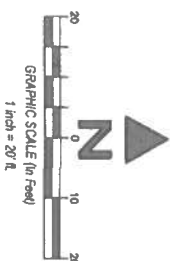
LINE	BEARING	DISTANCE
L1	N 2°28'01" W	48.00' (P)
	N 2°38'13" W	48.07' (M)

SURVEY CLOSURE LINES

1. S 1°10'27" E 48.01'
2. S 3°45'23" W 48.81'

SURVEYOR'S NOTES
NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED
SETBACK INFORMATION PROVIDED BY PINELLAS COUNTY

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



This architectural elevation drawing shows a section of a building facade. On the left, a large, multi-paned window is set into a wall with a textured, stone-like finish. To the right of the window is a door with a small, dark, rectangular feature above it. Above the door, a staircase with a dark railing leads up to a second level. The building has a white upper section with a window and a dark, horizontal band below it. The drawing is rendered in a clean, line-art style with some shading to indicate depth and texture.

INDEX

- #### SITE LOCATION

Deborah Johnson

[illegible]

PRELIMINARY DRAWINGS FOR
REVIEW OR PRE-APPROVAL
ONLY.

**THESE DRAWINGS ARE NOT
INTERNEED FOR
CONSTRUCTION.**

References



MODERN MOVERS
THE SLAB HOME ELEVATION EXPERTS

Modern Movers

Project Number	2026.006
Date	07/20/2026

PROPOSED SECOND FLOOR TO BE AT LFE + 1' FRETBOARD
+ 16.96' NAVD83

ZONE	AF
COASTAL	NO
WQ	E M/VORES
QPR	E M/VORES
MIN. PANG.	12 NOV-01.13
EFFECTIVE DATE	05/24/2021

SETBACK	LE...	EXISTING	PT
PROFIT	25	28.1	21
REVENUE	20	27.8	22
PROD. (UNIT)	7.8	4.5	4
PROD. (COST)	7.8	4.5	4

LEVEL	EXISTING	LEVEL	PROPOSED
L40	4.7	L40	4.7
H40	4.5	H40	4.5
CL40	N/A	PROP L4	3.00
CL 11	4.54	PROP L3	18.96
H07	N/A	H07	N/A
CL 12	N/A	PROP L3	14.96

[illegible]

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[illegible]

1205 1ST ST. INDIAN ROCKS
BEACH, FL 33785

COO1

Scale	1/8" = 1'-0"
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EXISTING AREAS	
LOT AREA	4,682.50 FT
LIVING SPACE: 1ST FLOOR	962.50 FT
2ND FLOOR	N/A
TOTAL LIVING SPACE	962.50 FT
CLOAKED	N/A
POUCHES	460.50 FT

EXISTING COVERED PATIO & STORAGE SHED TO BE REMOVED

COVERED PATIO

STORAGE

STUDY

KITCHEN

BATHROOM

BEDROOM

PRIMARY BEDROOM

DINING ROOM

LIVING ROOM

ENTRY

Media Room

Dimensions: 40'-0", 38'-0", 18'-0", 20'-0", 6'-0", 24'-4", 9'-8", 13'-8", 20'-4"

[illegible]

Project Number	2026.006
Date	07/20/2016
Drawn By	?
Checked By	RCB
C101	
Scale	1/4" = 1'-0"

Scale 1/4" = 1'-0"

NOTE:

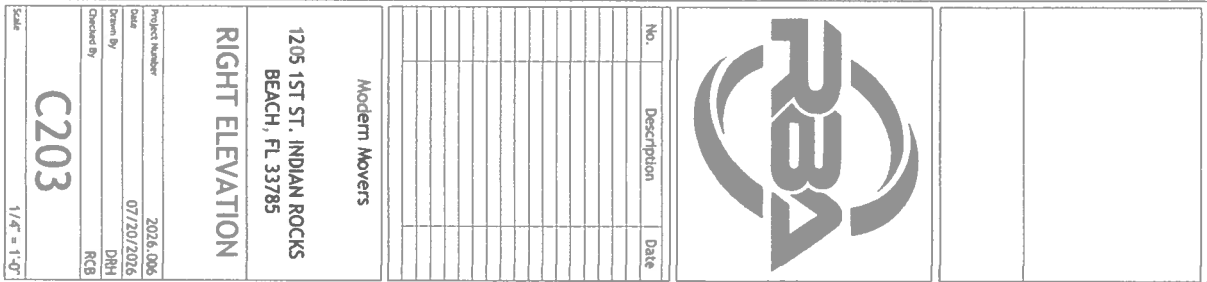
1. ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER, VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURER'S SPEC. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



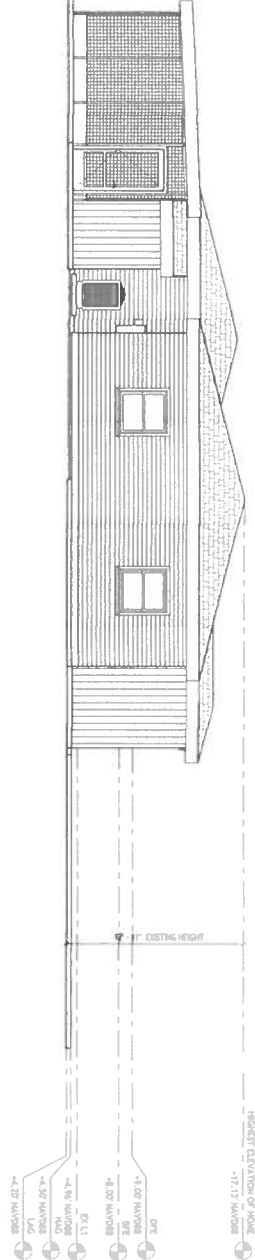
Architectural elevation drawing of a building facade. The drawing includes the following elements:

- Annotations (top right):**
 - EXISTING FLOOR LEVEL
 - HIGHEST ADJACENT GRADE
 - LOWEST ADJACENT GRADE
 - EXISTING FOUNDATION STRUCTURAL MEMBER
 - NEAR HIGHER DOOR
 - PROPOSED FLOOR LEVEL
- Building Features:**
 - A gabled roof with a stone-textured finish.
 - Three rectangular windows on the upper level.
 - A door on the lower level with a transom window.
 - A small square window above the door.
 - A decorative 'X' pattern on the wall to the left of the door.
- Level Markers and Dimensions (bottom):**
 - A vertical line indicates a height of **52' - 1" EXISTING HEIGHT**.
 - Five circular level markers are shown with corresponding elevations:
 - 0.0' (at the top of the vertical line)
 - +0.0' (at the base of the vertical line)
 - +0.00' (at the base of the vertical line)
 - +0.00' (at the base of the vertical line)
 - +0.00' (at the base of the vertical line)
 - Additional text at the bottom right: **HIGHEST ELEVATION OF HOME +17.15' NAVD83**

NOTE: ALL PROPOSED WINDOWS & DOOR TO BE PROVIDED & INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS. ALL WINDOWS ARE TO BE IMPACT RATED

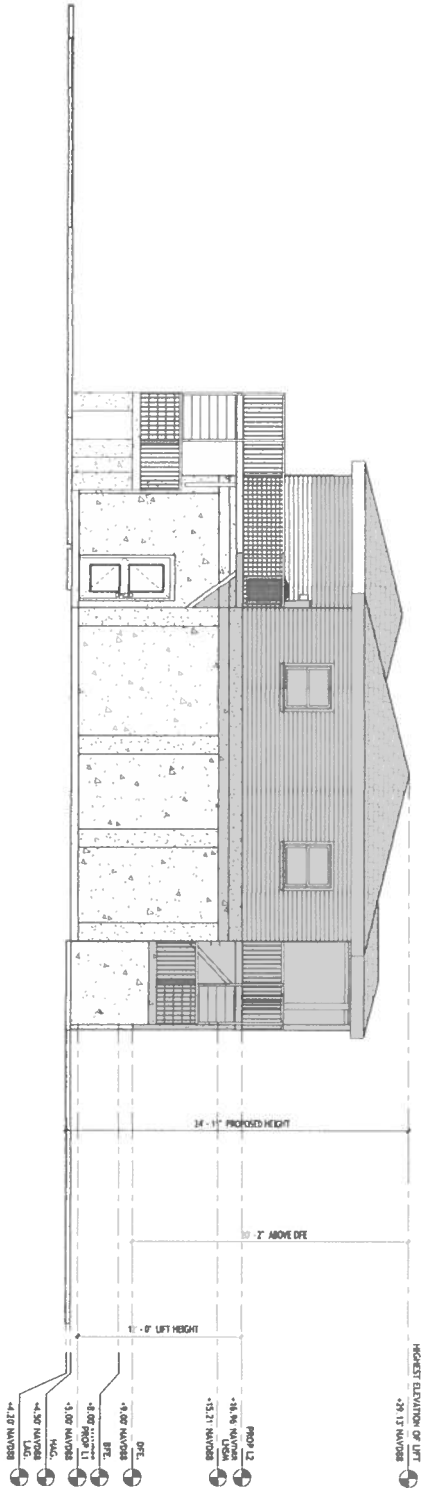


LEGEND	
ABBREVIATION	MEANING
A/C	AIR CONDITIONING UNIT
BFE	BASE FLOOD ELEVATION
DPE	DESIGN FLOOD ELEVATION
EX	EXISTING FLOOR LEVEL
HAG	HIGHEST ADJACENT GRADE
LAG	LOWEST ADJACENT GRADE
UWH	LOWEST HORIZONTAL STRUCTURAL MEMBER
WAF	WETTEST HIGHER FLOOR
PG00	PROPOSED FLOOR LEVEL



1 POSTING LEFT ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED WINDOWS & DOOR TO BE PROVIDED & INSTALLED BY HOMEOWNER SEPARATELY. MANUFACTURED VENTIL AIR HANDLER/PLANE OPENINGS WITH MANUFACTURER'S SPEC'S. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENCE OVER THE PLAN DIMENSIONS. ALL WINDOWS ARE TO BE IMPACT RATED



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

[illegible]

Modern Movers

1205 1ST ST. INDIAN ROCKS
BEACH, FL 33785

LEFT ELEVATION

Project Number	2026.006
Date	07/20/2026
Drawn By	DRH
Checked By	RCB

C204

Scale $1/4" = 1'-0"$

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

FL2602.3326EC

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

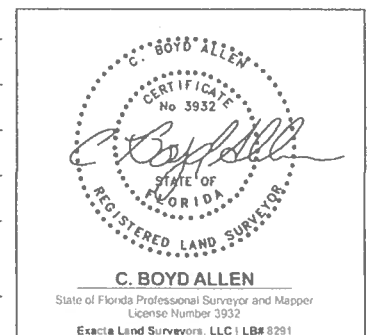
SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>LOIS A EARLY, TRE; JAMES GARLAND EARLY LIVING TRUST</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1205 1ST STREET</u>	Company NAIC Number: _____
City: <u>INDIAN ROCKS BEACH</u> State: <u>FLORIDA</u> ZIP Code: <u>33785</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>TAX ID: 01-30-14-42048-081-0150</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>27 53 42.79 N</u> Long. <u>082 50 47.48 W</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>THE CITY OF INDIAN ROCKS BEACH</u>	B1.b. NFIP Community Identification Number: <u>125117</u>
B2. County Name: <u>PINELLAS</u>	B3. State: <u>FLORIDA</u> B4. Map/Panel No.: <u>12103C-0113</u> B5. Suffix: <u>H</u>
B6. FIRM Index Date: <u>8/24/2021</u>	B7. FIRM Panel Effective/Revised Date: <u>08/24/21</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>8</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: <u>N/A</u> ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

FL2602.3326EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1205 1ST STREET</u>		FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____	
City: <u>INDIAN ROCKS BEACH</u> State: <u>FLORIDA</u> ZIP Code: <u>33785</u>			
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)			
C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.			
C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>HALL J ; AG0560 ; 4.36</u> Vertical Datum: <u>NAV88</u>			
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____			
Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? If Yes, describe the source of the conversion factor in the Section D Comments area.		☐ Yes ☒ No	
		Check the measurement used:	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>4.96</u>	☒ feet	☐ meters
b) Top of the next higher floor (see Instructions):	<u>N/A</u>	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>N/A</u>	☒ feet	☐ meters
d) Attached garage (top of slab):	<u>4.63</u>	☒ feet	☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>4.76</u>	☒ feet	☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	<u>4.2</u>	☒ feet	☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	<u>4.5</u>	☒ feet	☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>N/A</u>	☒ feet	☐ meters
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No			
☐ Check here if attachments and describe in the Comments area.			
Certifier's Name: <u>C BOYD ALLEN</u>		License Number: <u>3932</u>	
Title: <u>PROFESSIONAL SURVEYOR AND MAPPER</u>	Digitally signed by C Boyd Allen		
Company Name: <u>EXACTA LAND SURVEYORS, LLC</u>	Date: <u>2026.02.26</u>		
Address: <u>131 WEST BROADWAY STREET, SUITE 1001</u>	13:19:48 -05'00'		
City: <u>OVIEDO</u>	State: <u>FL</u>	ZIP Code: <u>32765</u>	
Signature: 	Date: <u>2/26/2026</u>		
Telephone: P: (866)735-1916	Ext.: _____	Email: _____	
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.			
Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments): LATITUDE & LONGITUDE ESTABLISHED BY GPS NOTE: C2.E = AC UNIT PAD, E SIDE.			
CENTERLINE ROAD ELEVATION: 3.97			



ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

FL2602.3326EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

1205 1ST STREET

City: INDIAN ROCKS BEACH

State: FLORIDA

ZIP Code: 33785

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

FL2602.3326EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1205 1ST STREET

City: INDIAN ROCKS BEACH

State: FLORIDA

ZIP Code: 33785

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

FL2602.3326EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

1205 1ST STREET

Policy Number: _____

City: INDIAN ROCKS BEACH State: FLORIDA ZIP Code: 33785

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

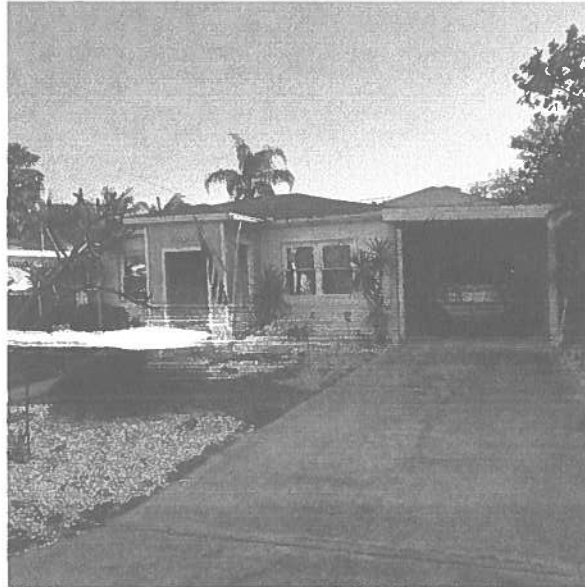


Photo One

Photo One Caption: Front View 02/24/2026

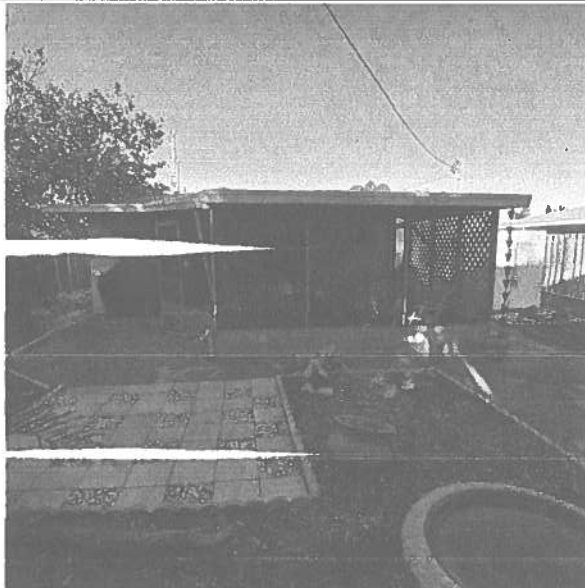


Photo Two

Photo Two Caption: Rear View 02/24/2026

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

FL2602.3326EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

1205 1ST STREET

Policy Number: _____

City: INDIAN ROCKS BEACH State: FLORIDA ZIP Code: 33785

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

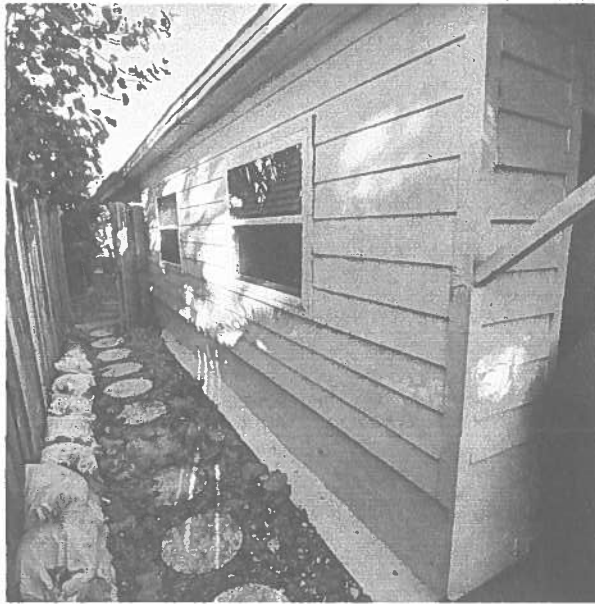


Photo Three

Photo Three Caption: Right Side View 02/24/2026

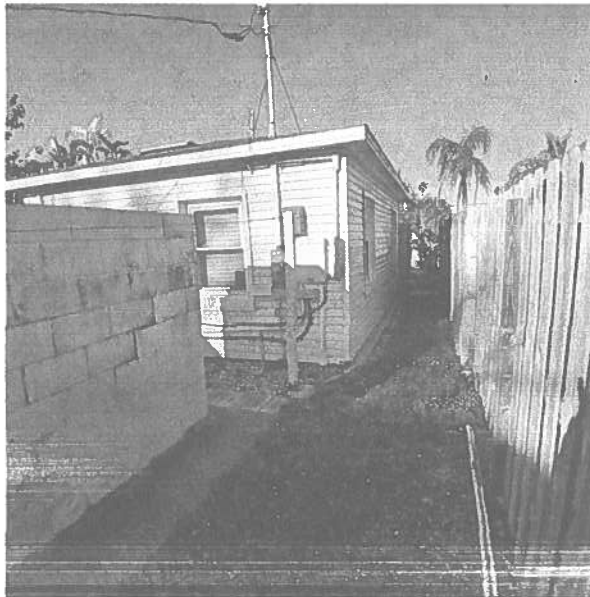


Photo Four

Photo Four Caption: Left Side View 02/24/2026

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

FL2602.3326EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

1205 1ST STREET

Policy Number: _____

City: INDIAN ROCKS BEACH State: FLORIDA ZIP Code: 33785

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Five

Photo Five Caption: AC

Photo Six

Photo Six Caption:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

FL2602.3326EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

1205 1ST STREET

Policy Number: _____

City: INDIAN ROCKS BEACH State: FLORIDA ZIP Code: 33785

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Seven

Photo Seven Caption:

Photo Eight

Photo Eight Caption:

CITY OF INDIAN ROCKS BEACH

PLANNING DETAIL

Planning Information

Planning No: 202300163	Property No: 468	Address: EARLY, JR, JAMES G & LOIS A 1205 1ST ST INDIAN ROCKS BEACH, FL 337852801
Type: Variance- Existing noncomform	Review Type: Parallel	
Date Granted: 00/00/0000	Expiration Date: 00/00/0000	
SetBack 1:	SetBack 2:	
SetBack 3:	SetBack 4:	
Property Use:	Date Denied: 00/00/0000	
Status:		
Description:		
Comments:		

REVIEWS

FEES

<u>Fee Date</u>	<u>Type</u>	<u>Fee</u>	<u>Amount Paid</u>	<u>Date Paid</u>
09/14/2026	Advertising fees	\$100.00	\$100.00	09/14/2026
09/14/2026	Variances-Other	\$400.00	\$400.00	09/14/2026
Total:		\$500.00	\$500.00	

AGENDA ITEM 6
BOA CASE NO: 2026-06

BOARD OF ADJUSTMENTS AND APPEALS

AGENDA MEMORANDUM

MEETING OF:

Board of Adjustment: October 20, 2026
City Commission: November 10, 2026

AGENDA ITEM: 6

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

AUTHORIZED BY: Ryan Henderson, City Manager

SUBJECT:

BOA CASE NO. 2026-06 – 451 20th Ave

Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 4.1 feet inches into the required 25 foot front setback, resulting in a total front setback of 20.9 feet for the construction of a new home for property located at 451 20th Ave Indian Rocks Beach, Florida, and legally described as Lot 3, and East ½ of Lot 2, Eighth Addition to Re-Revised Indian Beach subdivision recorded in Plat Book 28 Page 89 of the Public Records of Pinellas County.

Property ID # 06-30-15-42174-000-0030

OWNER

LION TB CONSTRUCTION COMPANY INC

LOCATION of PROPERTY:

451 20th Ave

ZONING:

S- Single Family

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

BACKGROUND:

The applicant is requesting to encroach 4.1 feet inches into the 25 foot front yard setback to accommodate the new construction that was constructed. This was due to a discrepancy in the building plans.

The allowed front setback is 25ft feet, the final set of plans showed the 25ft setback from the house to the property line. The land development application that was submitted showed 20 ft front setback. It was changed to the 25ft setback when approved. Other parts of the plans showed 20ft however they were very difficult to read and the site plan dimensions are reviewed for the setbacks.

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 not applicable to all lots in the same zoning district.

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

The applicant's plans had a discrepancy in the front yard setback.

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 continue the construction of the dwelling.

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.

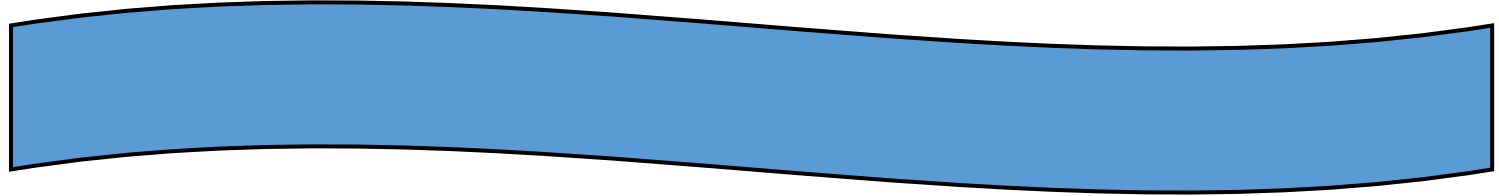
Granting the variance will not be in harmony with the general intent and purpose of subpart B.

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 October 2, 2026 (Sec. 2-149 of the Code of Ordinances.)

CORRESPONDENCE: 2 responses opposing variance have been received.

MOTION:

I move to recommend that the City Commission **APPROVE/DENY BOA CASE NO. 2026-06 – 451 20th Ave** Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 4.1 feet inches into the required 25 foot front setback, resulting in a total front setback of 20.9 feet for the construction of a new home for property located at 451 20th Ave Indian Rocks Beach, Florida, and legally described as Lot 3, and East ½ of Lot 2, Eighth Addition to Re-Revised Indian Beach subdivision recorded in Plat Book 28 Page 89 of the Public Records of Pinellas County.



451 20th Ave
BOA CASE NO. 2026-06



BOA CASE NO. 2026-06 – 451 20th Ave

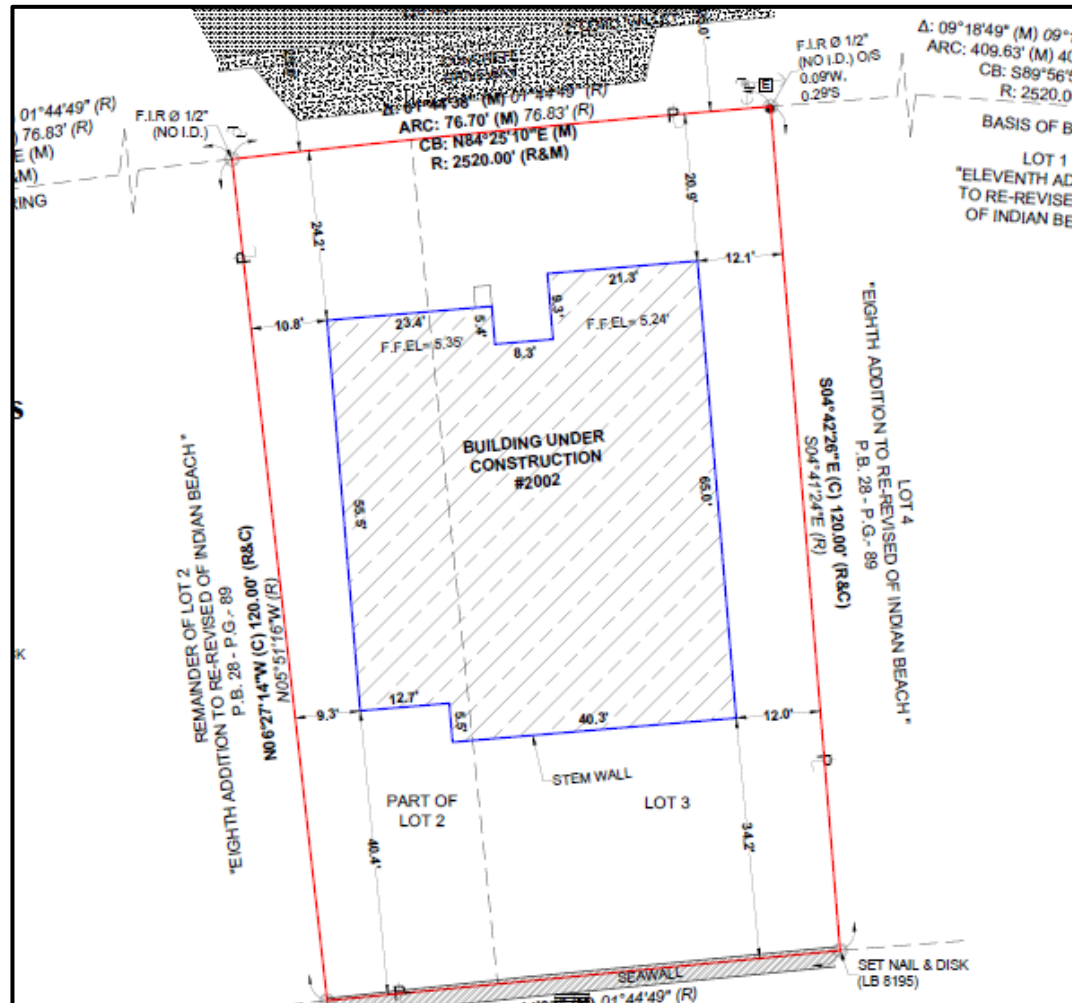
Variance request from Sec.110-131 (f)(1) of the Code of Ordinances, of 4.1 feet inches into the required 25 foot front setback, resulting in a total front setback of 20.9 feet for the construction of a new home for property located at 451 20th Ave Indian Rocks Beach, Florida, and legally described as Lot 3, and East ½ of Lot 2, Eighth Addition to Re-Revised Indian Beach subdivision recorded in Plat Book 28 Page 89 of the Public Records of Pinellas County.



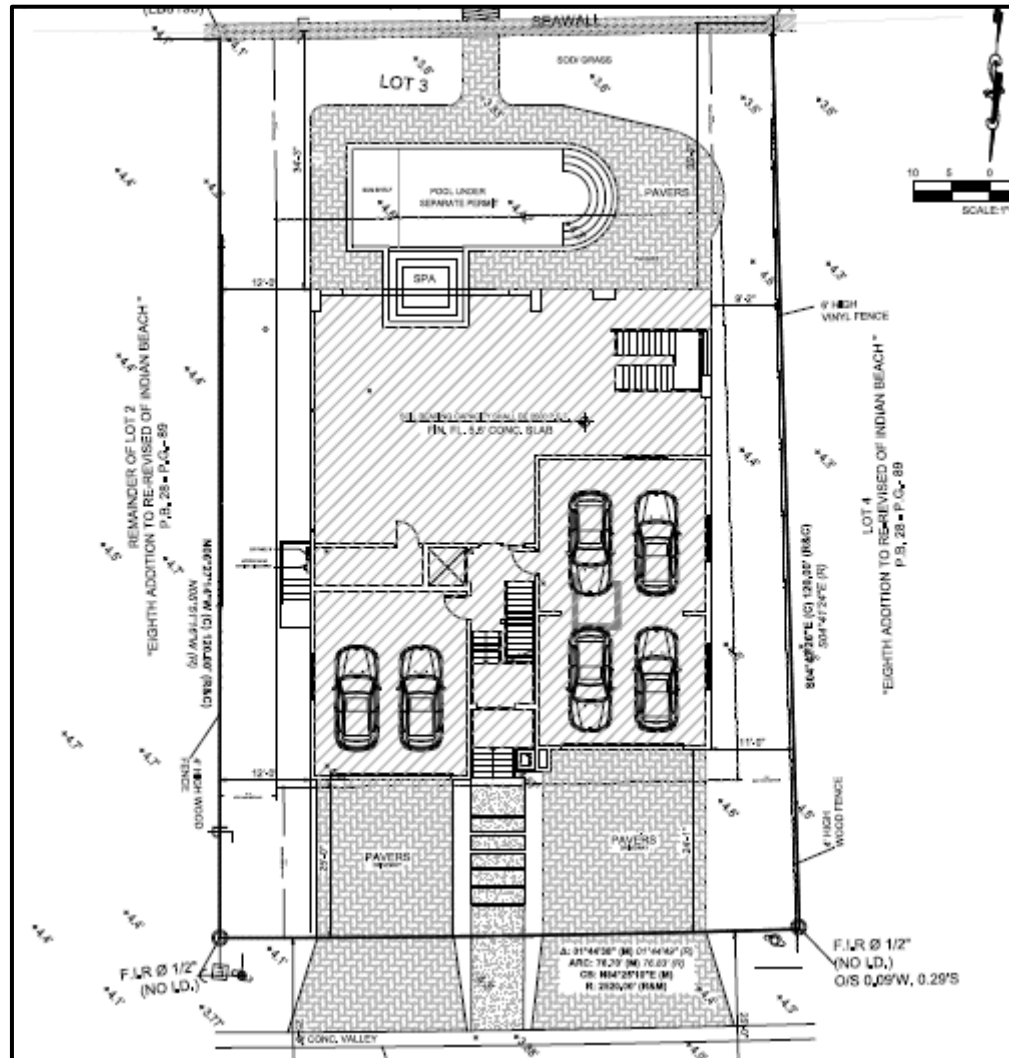
451 20th Ave



Tie –in Survey



Approved Site Plan



[illegible]

Photos



Photos



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:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

AGENT/REPRESENTATIVE

Name:

Company:

Address:

City:

Zip Code:

Tel:

Fax:

Mobile:

Email:

SITE DETAILS

Address: Parcel ID:

City: Zip Code:

Legal Description:

Zoning: Future Land Use:

Size:

SITE DETAILS CONTINUED...

Does applicant own any property contiguous to the subject property? ☐ Yes ☒ No

If yes, provide address
and legal description:

Have previous applications been filed for this property? ☒ Yes ☐ No

If yes, describe:

Building Permit - New SFR

Has a certificate of occupancy or completion been refused? ☐ Yes ☒ No

If yes, describe:

Does any other person have ownership or interest in the property? ☐ Yes ☒ No

If yes, is ownership or
interest contingent or
absolute:

Is there an existing contract for sale on the property? ☐ Yes ☒ No

If yes, list all parties on
the contract:

Is contract conditional or absolute? ☐ Conditional ☐ Absolute

Are there options to purchase? ☐ Yes ☐ No

VARIANCE REQUEST**Regulation****Required****Proposed****Total
Requested**

Gulf-front setback (feet):

Bay-front setback (feet):

Alley setback (feet):

VARIANCE REQUEST CONTINUED...

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>Total Requested</u>
Rear-no alley setback (feet):			
Rear-north/south street (feet):			
Street-front setback (feet):	25.0	20.90	4.10
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):			
Signage (#):			
Accessory structure (sq. ft.):			
Accessory structure height (feet):			
Lot size (sq. ft.):			

Other:

What is the proposed use
of the property?**Detached Single Family Residence**

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:

The originally permitted plans as submitted in December of 2025 contained an error on the callout of the front setback dimension in plan view and incorrectly labeled it as 25'. However, on the same site plan the Site Data Table correctly identified the proposed setback as 20.2', and incorrectly stated the required setback as 20.0'.

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

The land development application as originally submitted stated the front setback as 20.2' and the rear as 34.3', which is correct based on the location of the home on the plan and per the site plan's Site Data Table. However, without any notification, when the approval was granted by the City the form was revised and the setbacks were stated as 25.0' rear and 25.0' front. This was not made known to us and we proceeded with County permitting, and constructed the home.

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:

Due to the hardship stated above the home will have a smaller front setback, which is unfortunate since there is a larger than required rear setback. From a massing perspective the home is not larger than required; it is merely closer to the ROW than allowed.

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:

The issue of the land development application being updated with no notification to the design and or construction team, and the fact the site data table, as approved, states the setback is 20.2' is grounds for a hardship. As constructed the home has a minimum front setback of 20.9', and that is occurring for approx. 50% of the home's front facade. The remainder of the home is at a front setback of 24.2'.

HARDSHIP CONTINUED...

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

This is based on the tie-in survey and the minimum setbacks as constructed.

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:

Due to the hardship stated above the home will have a smaller front setback, which is unfortunate since there is a larger than required rear setback. From a massing perspective the home is not larger than required; it is merely closer to the ROW than allowed.

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

The plans, as approved, state the front setback is 20.2' per the Site Data Table and the Land Development Application as originally submitted states the setback is 20.2'.

CERTIFICATION

Date: 08/12/2026

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:

Oleg Sandulyak

Name: _____

Signature: _____

☒ Personally known/Form of Identification DL

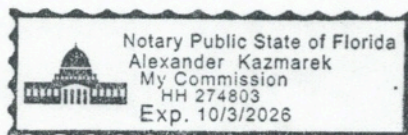
☐ Who, being first duly sworn, deposes and attests that the above is a true and correct certification.

Sworn to and subscribed before me this: Day: 12 Month: August, 20 26

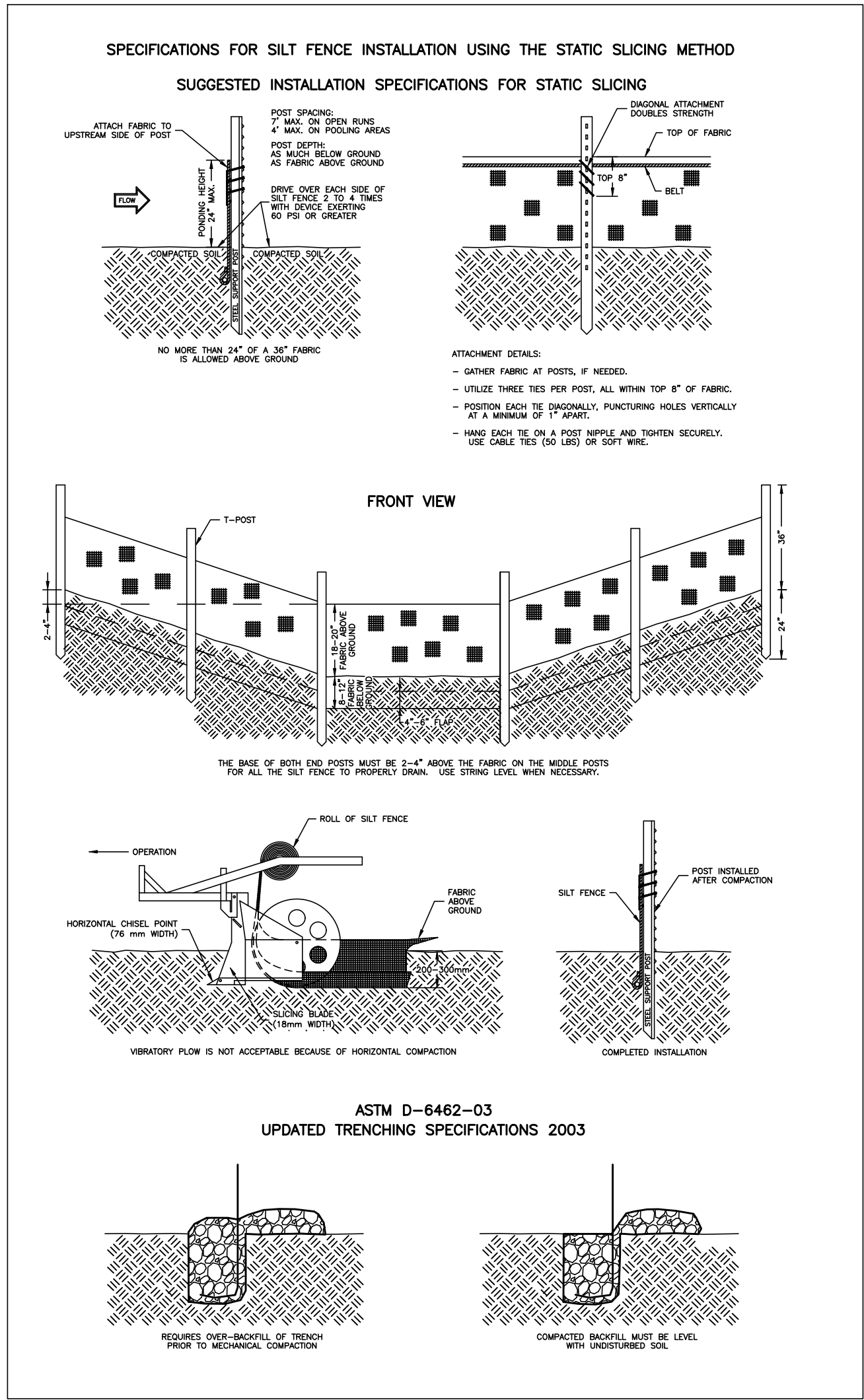
Notary Public State of Florida at Large: Alexander Kazmarek

Notary Public Commission Expiration: 10.03.2026

State of Florida
County: Pinellas

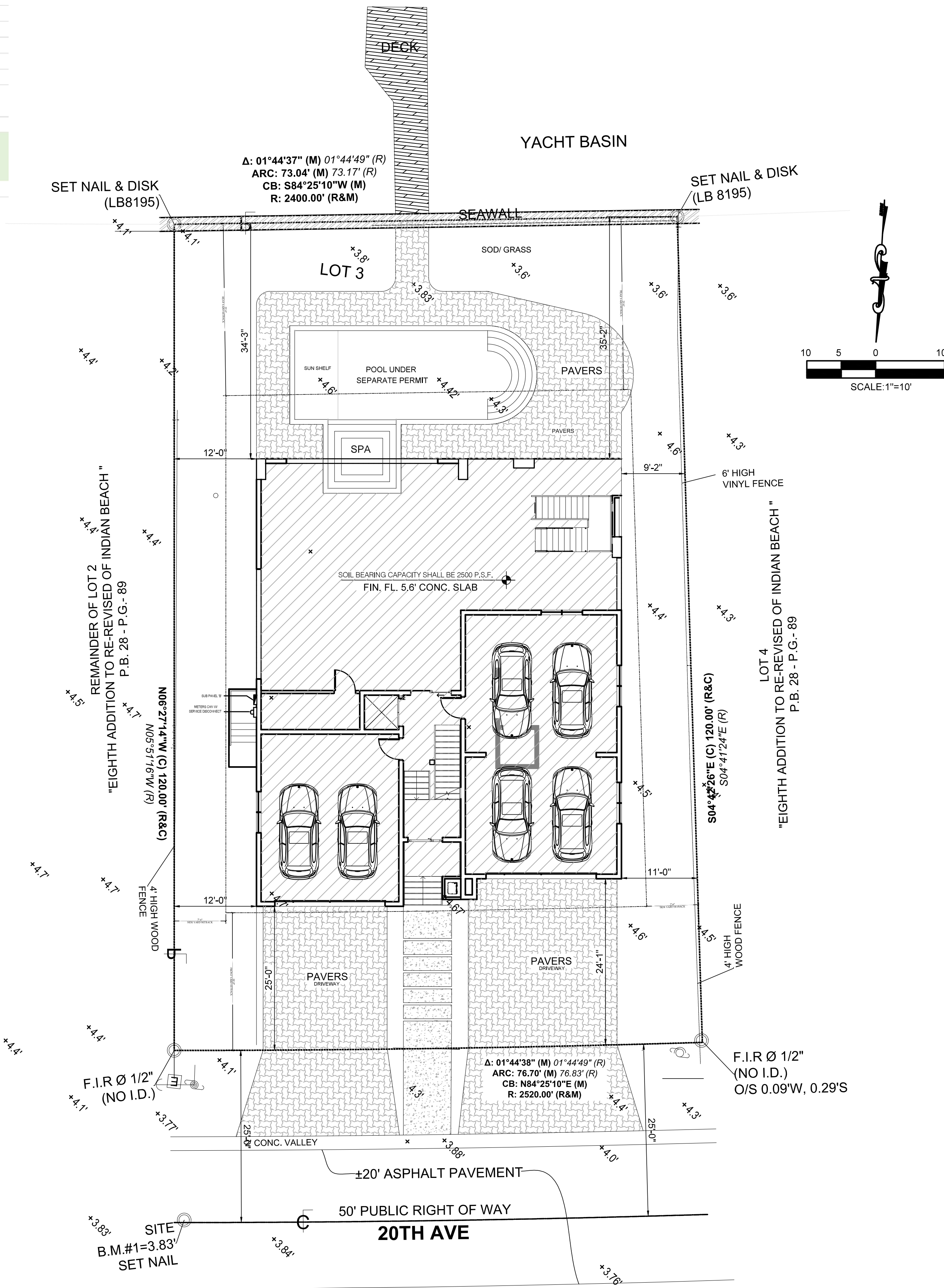


APPLICATIONS FILED BY CORPORATIONS MUST BEAR THE SEAL OF THE CORPORATION OVER THE SIGNATURE OF AN OFFICER AUTHORIZED TO ACT ON BEHALF OF THE CORPORATION.



IMPERVIOUS AREA	
TOTAL LOT AREA	= 9,013 SQ.FT.
GROSS HOUSE AREA	= 2,599 SQ.FT.
CONC. DRIVE	= 1,223 SQ.FT.
TOTAL LOT COVERAGE	= 3,822 SQ.FT.
TOTAL SITE IMPERVIOUS PROVIDED	= 42.6%
MAX ALLOWABLE IMPERVIOUS	= 60%
	42.6% < 60%

SITE DATA TABLE:				
CATEGORY	ALLOWABLE		PROPOSED	
ZONING DISTRICT	SINGLE FAMILY (S)		SINGLE FAMILY (S)	
	SINGLE -FAMILY DISTRICT		SINGLE -FAMILY DISTRICT	
FUTURE LAND USE	RESIDENTIAL		RESIDENTIAL	
SETBACKS	FRONT:	20.00 ft.	FRONT:	20.2' ft.
	REAR 20% OF THE LOT:	25.00 ft.	REAR:	34.30 ft.
	SIDE:	7.50 ft.	SIDE:	10.20 ft.
B.F.E.	AF - 9 COASTAL		AF - 9 COASTAL	
FINISHED FLOOR ELEVATION	FIRST LIVING FLOOR ABOVE B.F.E. 9' + 2' OF FREEBOARD (11' N.A.V.D.)		FOYER LEVEL @ 9'-7" N.A.V.D. FIRST LIVING FLOOR @ 17'-4" N.A.V.D.	
SITE AREA	8,984.00 sq. ft.		8,984.00 sq. ft.	
LOT COVERAGE	0.40 Max.	3,593.60 sq. ft.	3,355.00 sq. ft.	37.34%
BUILDING HEIGHT	35' FROM B.F.E. TO THE MEAN ROOF		30' FROM B.F.E. ROOF DECK	
IMPERVIOUS SURFACE	0.30 Min.	2,695.20 sq. ft. Max.	4,617.00 sq. ft.	51%
FLOOR AREA RATIO	N/A		N/A	



Site Plan
1"= +10'-0"

PROFESSIONAL STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED BY ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED BY ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. UNLESS OTHERWISE SPECIFIED, DIMENSIONS AND LOCATIONS SHALL BE AS SHOWN ON THE PLANS.

REVISIONS	DESCRIPTION
NO.	DATE

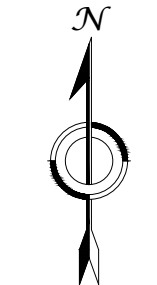
PROJECT
BYNZAR RESIDENCE ONE
451 20TH AVE
INDIAN ROCKS BEACH, FL 33785

SITE PLAN

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA LICENSE NO. 135065
EMAIL: JACK@JABODZIAK.COM
5665 CENTRAL AVE SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN BY MT
UPDATED ON Oct. 30, 25
DATE AUG - 2025
JOB PROJECT # 2025-039
SHEET # SP

SECTION 06, TOWNSHIP 30S, RANGE 15E. PINELLAS COUNTY



SCALE: 1" = 20'

LOCATION MAP
(NOT TO SCALE)

I HEREBY CERTIFY: THAT THIS "TIE - IN SURVEY" AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TIE - IN SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

-  CENTER LINE
-  PROPERTY CORNER
-  PROPERTY LINE
-  UTILITY POLE
-  ELECTRICAL BOX
-  POWER POLE WITH TRANSFORMER
-  GUY WIRE
-  FOUND OR SET MONUMENT

6528 U.S. 301 UNIT 106
RIVERVIEW, FL. 33578
L.B. 8195 - L.S. 6919
contact@gpsflorida.net



**PROFESSIONAL
SURVEYOR AND MAPPER**
PHONE: (813) 423-3483
FAX: (813) 398-0111
www.gpsflorida.net

ORIGINAL FIELD DATE 03/26/2026

JOB NO. 25-9671

DRAWN CAL

SHEET

1/1

From: [Linda Gowen](#)
To: lorink@irbcity.com
Cc: [Hetty Harmon](#); ivaughan@irbcity.com; jwilson@irbcity.com; jbigelow@irbcity.com; hking@irbcity.com; kwatt@irbcity.com; rhenderson@irbcity.com
Subject: 451 20th Ave
Date: Saturday, October 10, 2026 4:40:40 PM
Attachments: [Screenshot_20261008_102048_Messages.jpg](#)
Importance: High

I have lived in IRB since 1986, We have owned our home since 1995. We live directly across from 451 20th Ave.

We OBJECT to the request for the 4.1 foot variance. Not only did they not obey the setback rule, as all homeowners have done in the neighborhood, but it is clearly not a single family home. According to the plans it is a House with 5 master suites which will be yet another rental. It's bad enough living across the street from the Party Mansion now we will have this atrocity here too. It will be like having two large hotels across from us. So NO they should not be allowed the variance since they disobeyed the law. If you allow this property to slide then others can extend their garages for more space or even extend the front of their houses. Where will it stop.

I'm sure this builder, Private Provider has other, rules, and permits, that he has ignored as well, like Why were the inspection results submitted to Pinellas Building Department on October 7, 2026 (nine months after the Initial inspection)

How can a private provider do their own inspections?

Was it built to plan, we never saw any pilings being driven in the ground to support this size building, was this inspected by an engineer?

Is Jessie Blackstone, the private provider and his own inspection company, and isn't his license suspended?

Also we understand that another story is going to go up, is that considered a 4th floor, Does that follow the fl. Bldg. code ?

How come it took so long to catch all these errors.

Please look at the attachment, Fl Statutes 403.9333. I did some research and it appears that the builder caused his own self-imposed hardship by trying to get around the setback rules. So if this is the case, the city or county cannot grant him a variance.

Regards,

Linda Gowen & Salvatore Iemolo

2001 Bayview Place, IRB, Fl 33785

727-543-3044/727-543-5448

gowen.linda@gmail.com/siemolo@tampabay.rr.com

From: [Botanical Resource](#)
To: lvaughan@irbcity.com; jwilson@irbcity.com; jbigelow@irbcity.com; hking@irbcity.com; kwatt@irbcity.com
Cc: rhenderson@irbcity.com; [Hetty Harmon](#)
Subject: Objection to variance request for 451 20th Ave IRB
Date: Thursday, October 8, 2026 2:07:08 PM
Attachments: [451_20TH_AVE - TIE IN SURVEY.pdf](#)
[IMG_4394.jpeg](#)

Hello,

I am a long term resident of IRB and live in close proximity to 451 20th Ave.

The request for the front set back variance should be denied because the property owner created the problem regarding the TWO front set back encroachments.

The property is a "standard" lot and nothing about the size/shape of the lot creates a hardship for the owner to allow a variance for a front set back setback requirement of 25 foot.

All other property owner's on the street, in the neighborhood, (including brand new construction) all follow the requirement of a 25 foot front set back.

Please note that there are TWO front set back violations, not just the one listed in the variance application. See attached Tie In Survey obtained from IRB records.

1. The east wall has a 4.1 foot encroachment into the required 25 foot front set back. This results in that wall being only a 20.9 foot front set back.

2. The West wall has a .8 foot encroachment into the required 25 foot front set back. This results in that wall being only a 24.2 foot front set back.

If you do a quick internet search it will show that Florida law prohibits granting a variance that was cause by the property owner/builder.

The property owner needs to address the problem of the front set back violations with his builder or whomever decided to place the walls in the 25 foot front set back requirement.

Thank you,

Pamela Seefeld
2005 Bayview Place
IRB, FL 33785

AGENDA ITEM 7
OTHER BUSINESS

AGENDA ITEM 8

ADJOURNMENT