

**RESOLUTION NO. 18-2023**

**A RESOLUTION OF THE TOWN OF INDIAN SHORES, FLORIDA, IDENTIFYING AND DECLARING THAT THERE IS AVAILABLE TOWN OWNED REAL PROPERTY THAT WOULD MEET THE REQUIREMENTS FOR AFFORDABLE HOUSING; INCORPORATING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, the Town of Indian Shores, Florida, is a Florida municipal corporation; and

**WHEREAS**, the Town of Indian Shores owns a limited amount of real property; and

**WHEREAS**, the Florida Legislature enacted the “Live Local Act” (hereinafter “Act”), effective July 1, 2023, codified at Chapter 2023-17, Laws of Florida, and signed by the Governor on March 29, 2023; and

**WHEREAS**, the “Act” revised Fla. Stat. § 166.0451 to require municipalities to compile a list of available real property owned in fee simple that would be suitable for affordable housing, hold a public hearing to adopt the list by Resolution, and post the list on the municipal website by October 1, 2023; and

**WHEREAS**, the real property owned by the Town consists of nine fee simple parcels within its jurisdiction; and

**WHEREAS**, the Town Council acknowledges that two of the fee simple parcels of real property (Exhibit A) owned by the Town are suitable for development as affordable housing as defined by State or Federal law;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, AS FOLLOWS:**

**Section 1.** The foregoing findings are hereby acknowledged as factual, conclusive, and incorporated into this Resolution as if fully set forth herein.

**Section 2.** If any provision of this Resolution, or the legality of any decision ratified by this Resolution, is ever found to be invalid or unenforceable as a matter of law by a court of competent jurisdiction, the offending provision shall be stricken and the remainder shall continue in full force and effect.

**Section 3.** This Resolution shall become effective immediately upon its passage in the manner provided by law, and the Town Clerk is hereby directed to post this Resolution on the Town’s website as required by Fla. Stat. § 166.0451.

The above and foregoing Resolution, upon Motion by Vice Mayor Diantha Schear and seconded by Councilor Mike Petruccelli, was duly approved and adopted at a regular Town of Indian Shores Town Council meeting held on the 25<sup>th</sup> day of September, 2023.

Voting in favor of the Resolution: Mayor Patrick C. Soranno, Vice Mayor Diantha Schear, Councilor Bill Smith, Councilor Mike Petruccelli, and Councilor Ellen A. Bauer

Voting in opposition to the Resolution: None.

Absent: None.

Abstaining: None.

**PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF  
INDIAN SHORES, FLORIDA, THIS 25<sup>th</sup> DAY OF September, 2023.**

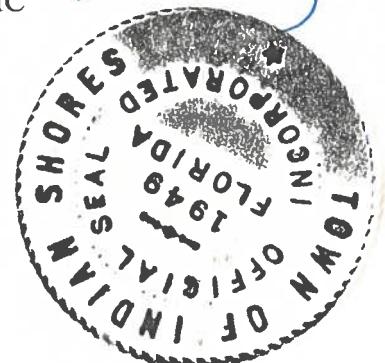
ATTEST:



Patrick C. Soranno  
Mayor



Freddie Lozano, CMC  
Town Clerk



## Exhibit A

### Parcel Summary (as of 25-Sep-2023)

Parcel Number

**30-30-15-34722-003-0160**

Owner Name

INDIAN SHORES, TOWN OF

Property Use

0000 Vacant Residential - lot & acreage less than 5 acres

Site Address

2ND ST  
INDIAN SHORES, FL 33785

Mailing Address

19305 GULF BLVD  
INDIAN SHORES, FL 33785-2214

Legal Description

GULF VIEW CABIN VILLA BLK C, LOTS 16,17,26 AND 27

Current Tax District

INDIAN SHORES (IS)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0

### Parcel Map



Year	Homestead	Use %	Property Exemptions & Classifications
2024	No	0%	Government
2023	No	0%	
2022	No	0%	

Miscellaneous Parcel Info						
Last Recorded Deed		Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate
11888/0678		\$383,700	121030277031	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>
21/41						

2023 Preliminary Values						
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2023	\$326,536	\$126,855	\$0	\$0	\$0	

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$200,354	\$115,323	\$0	\$0	\$0
2021	N	\$121,367	\$104,839	\$0	\$0	\$0
2020	N	\$114,826	\$95,308	\$0	\$0	\$0
2019	N	\$105,618	\$86,644	\$0	\$0	\$0
2018	N	\$133,187	\$78,767	\$0	\$0	\$0

**Exhibit A**

## 2022 Tax Information



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

Tax Bill	2022 Millage Rate	Tax District
<a href="#">View 2022 Tax Bill</a>	15.3771	(IS)

### Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
13-Mar-2002	\$26,000	U	I	HAMMON JOHN	INDIAN SHORES, TOWN OF	11888/0678
28-Feb-1986	\$43,000	Q				06170/0014
31-Dec-1979	\$13,500	Q				04813/0748

### 2023 Land Information

Land Area: 0.0923 acres | 4,021 sf      Frontage and/or View: None      Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	50x40	\$11,500	50.00	FF	.6741	\$387,608

### 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

### Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">BP2003139</a>	DEMOLITION	09/25/2003	\$0

## Parcel Summary (as of 25-Sep-2023)

## Parcel Map

## Parcel Number

30-30-15-34722-006-0120

## Owner Name

INDIAN SHORES, TOWN OF

## Property Use

1090 Vacant Commercial Land w/XFSB

## Site Address

2ND ST

INDIAN SHORES, FL 33785

## Mailing Address

19305 GULF BLVD

INDIAN SHORES, FL 33785-2214

## Legal Description

GULF VIEW CABIN VILLA BLK F, LOT 12, 13, 14, 15  
AND S 1/2 OF LOT 11

## Current Tax District

INDIAN SHORES (IS)

## Year Built

Heated SF	Gross SF	Living Units	Buildings
			0



## Exemptions

Year	Homestead	Use %	Status		Property Exemptions & Classifications	
					Government	
2024	No	0%				
2023	No	0%				
2022	No	0%				

## Miscellaneous Parcel Info

Last Recorded Deed		Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
10856/0353			121030277031	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	21/41

## 2023 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$378,569	\$108,409	\$0	\$0	\$0

## Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$320,503	\$98,554	\$0	\$0	\$0
2021	N	\$206,688	\$89,595	\$0	\$0	\$0
2020	N	\$206,156	\$81,450	\$0	\$0	\$0
2019	N	\$206,156	\$74,045	\$0	\$0	\$0
2018	N	\$206,156	\$67,314	\$0	\$0	\$0

## 2022 Tax Information



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

Tax Bill	2022 Millage Rate	Tax District
<a href="#">View 2022 Tax Bill</a>	15.3771	(IS)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
27-Mar-2000	\$30,000	U	I	USA HUD	INDIAN SHORES, TOWN OF	10856/0353
03-Jun-1999	\$100	U	I	MIDFIRST BK	USA HOUSING & URBAN DEV	10538/0837
30-Mar-1999	\$100	U	I	MCARTHUR REGINA	MIDFIRST BANK	10459/0378
08-Oct-1990	\$6,000	U	I	TROIANO ROBERT P	MCARTHUR, REGINA	07397/0438
28-May-1987	\$53,000	Q				06503/2289

## 2023 Land Information

Land Area: 0.1060 acres | 4,617 sf

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	112x40	\$4,500	112.50	FF	.8600	\$435,375

## 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	2,500.0	\$10,000	\$10,000	0

## Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">200192</a>	DEMOLITION	07/13/2001	\$0