

INDIAN SHORES

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PLANNING, ZONING AND BUILDING COMMITTEE MINUTES – AUGUST 2, 2017

The Planning, Zoning and Building Committee convened at 2:00 P.M. Those present were: Councilor Hackerson, Chairperson; Councilor Smith, Vice-Chair; Fred Strahlendorf, Citizen Member; Candiss Rinker, Alternate Citizen Member; and Ann Miller, Alternate Citizen Member.

Also Present: Attorney Kelly Fernandez; Greg Yantorno, Building Official; Stephanie Waters, Town Clerk; Bonnie Dhonau, Town Administrator; Mark Housman, Alternate Citizen Member; and Freddy Solis, representative of Alvarez Homes and applicant.

ITEM # AGENDA ITEM

1.0 Approval of Agenda for August 2, 2017.

Motion by Fred Strahlendorf – seconded by **Councilor Smith**, to approve the Agenda for August 2, 2017. **Motion carried 3-0.**

2.0 Comments from the public on any Agenda item.

There were no public comments.

3.0 Consideration of approving the Minutes of the March 14, 2017 meeting.

Motion by Councilor Smith– seconded by **Fred Strahlendorf** to approve the Minutes of the March 14, 2017 meeting. **Motion carried 3-0.**

Patrick C. Soranno
Mayor

Diantha Schear
Vice Mayor

Mike Hackerson
Councilor

Michael (Mike) Petruccelli
Councilor

William F. (Bill) Smith
Councilor

Bonnie Dhonau
Town Administrator

Terry E. Hughes
Chief of Police

Susan L. Scrogam
Director of Finance
and Personnel

Stephanie V. Waters
Town Clerk

Gregory Yantorno
Building Official

Regina Kardash, Esq.
Town Attorney

4.0 **PUBLIC HEARING: Quasi-Judicial**

Consideration of a request for Site Plan Review from Shylendra and Madhu Kumar, to construct a single family home with 2 floors over parking. Located at 20230 Gulf Blvd. Indian Shores, Florida 33785 parcel number 13-30-14-42840-013-0070.

Councilor Hackerson read the following statement:

"This is a quasi-judicial proceeding and any decision of the Board must be supported by substantial and competent evidence. In rendering its decision, the Board shall rely solely upon the testimony which is relevant and material and any testimony given in the form of an opinion will not be relied upon unless given by a qualified witness.

You shall have the right to give testimony, and to present evidence and witnesses. The applicant, the Board and any interested persons shall be given an opportunity to ask questions of any witness. Any persons who wish to testify shall be administered an Oath to swear or affirm to tell the truth.

At this time, if there is anyone who wishes to testify before the Board, please rise for the administration of the Oath."

Councilor Hackerson administered the oath to Freddy Solis, Building Official Greg Yantorno, and Town Engineer Robert Brotherton.

Councilor Hackerson read the following statement:

"Section 2-111 of the Code of Ordinances requires that when the PZB sits as a quasi-judicial body, the two Council members shall be excused from the Committee, and the Committee will consist of the Citizen Member, who will be the Acting Chairperson for the meeting, and two alternate Citizen Members."

Councilor Hackerson and **Councilor Smith** left the dais.

Ann Miller and **Candiss Rinker** took their place on the dais as the alternate Citizen Members.

Fred Strahlendorf assumed the Chair duties.

Mr. Strahlendorf read the item by title only.

Mr. Strahlendorf gave the applicant an opportunity to speak.

Freddy Solis, with Alvarez Homes, represented the applicant. He said the home meets all requirements, and he would answer any questions.

Ms. Rinker asked if the home would be a single family, primary residence.

Mr. Solis advised it would be single family, and the goal was eventually for it to be a primary residence, but not initially.

Mr. Strahlendorf asked the Building Official to testify.

Building Official Greg Yantorno said he had reviewed the site plan, it meets or exceeds all the code requirements and he recommended approval.

Mr. Strahlendorf asked the Town Engineer to testify.

Town Engineer Robert Brotherton reviewed the site plan in detail. He said the home will go where two structures currently stand, and that a demolition permit had been issued.

Mr. Brotherton said the parking exceeds the requirements, and the driveway would need to be permitted by FDOT but that the application had been submitted.

Mr. Brotherton reviewed each page, and it was determined that two drawings had not been provided to the Board in their packet.

Town Clerk Waters said she had the drawings in full scale if any member of the Board wished to review those two pages.

Consensus of the Board was that enough information was available, that the full set of drawings was supplied to the Town and they did not need additional information.

Mr. Strahlendorf opened the public hearing.

Mark Housman asked about the turning radius in the driveway.

Mr. Brotherton said the turning radius exceeded all standards.

Councilor Smith questioned the triple line on the beach side of the drawing.

Mr. Brotherton advised it was a seawall, but that the property line ran through creating the triple line on the drawing.

Ms. Rinker requested verification that the storm water was designed to run away from the beach.

Mr. Brotherton confirmed the storm water was designed to run towards Gulf Blvd.

Motion by **Candiss Rinker**– seconded by **Ann Miller** to approve a recommendation to the Town Council to approve the site plan to construct a single family home at 20230 Gulf Blvd. **Motion carried 3-0.**

Mr. Strahlendorf closed the public hearing.

Councilor Hackerson and **Councilor Smith** returned to the dais.

Councilor Hackerson resumed his duties as Chair.

5.0 Open discussion

Councilor Smith asked if there was any way to force an easement for beach renourishment when substantial changes were being made to a property.

Mr. Brotherton said he recommended the Town look into if beach easements could be required the same way that drainage is required during redevelopment of a site.

Mark Housman asked about the new construction and how it would impact plans for the Gulf Blvd Beautification project.

Councilor Hackerson said the front of the property is right-of-way and will not be planted due to the current demolition on the property.

Candiss Rinker asked about irrigation plans for the property.

Mr. Solis said they would design the irrigation and landscaping to work with the project.

Motion by **Fred Strahlendorf**– seconded by **Councilor Smith** to adjourn the meeting. **Motion carried 3-0.**

The meeting adjourned at 2:22 p.m.



Stephanie V. Waters, CMC
Town Clerk