

# INDIAN SHORES

Ph 727.595.4020 Fax 727.596.0050  
19305 Gulf Boulevard, Indian Shores, FL 33785  
www.myindiashores.com

## PLANNING, ZONING AND BUILDING (PZB) COMMITTEE MEETING AGENDA TUESDAY, MARCH 8, 2022, BEGINS AT 4:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4<sup>TH</sup> FLOOR

### ITEM # AGENDA ITEM

- 1.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Agenda for March 8, 2022.
- 2.0 Comments from the public on any agenda item.
- 3.0 Consideration of approving the minutes of the February 22, 2021, PZB Committee Meeting. (Ref. pgs.: 1-2)
- 4.0 **PUBLIC HEARING: Quasi-Judicial**

**(Continued from the February 22, 2022, Planning, Zoning and Building Committee as a result of a lack of quorum.)**

**Disclosure of ex parte communications:** (Ref. pgs.: 3-4)

The Special Town Council Meeting Minutes of February 22, 2022, Agenda Item #4, submitted as ex parte communications resulting from discussions regarding 19914 Gulf Blvd., Units 2 and 3.

**Consideration of a request for a Site Plan Review from Hendershot General Contractors, LLC, to construct a duplex residence with two stories over parking at 19914 Gulf Boulevard, Units 2 and 3, Indian Shores, FL 33785, Parcel ID. 24-30-14-42912-001-0440.**

(See the "March 8, 2022, 19914 GULF BLVD., UNITS 2 & 3 Site Plan Review Meeting Materials Reference Packet", or view online at <https://www.myindiashores.com/DocumentCenter/View/4373/March-8-2022-19914-Gulf-Blvd-Units-2-and-3-Site-Plan-Review-Meeting-Materials-Reference-Packet>)

Patrick C. Soranno  
Mayor

Mike Hackerson  
Vice Mayor

Diantha Schear  
Councilor

Michael (Mike) Petruccelli  
Councilor

William F. (Bill) Smith  
Councilor

Bonnie Dhonau  
Town Administrator

Richard (Rick) Swann  
Chief of Police

Susan L. Scrogam  
Director of Finance  
and Personnel

Freddie G. Lozano  
Town Clerk

Regina Kardash, Esq.  
Town Attorney

5.0 Citizens' comments on any subject.

6.0 PZB Committee members' comments on any subject.

PLEASE SILENCE ALL CELL PHONES  
PLEASE LIMIT PUBLIC COMMENTS TO 4 MINUTES

7.0 Meeting adjournment.



Freddie Lozano  
Town Clerk

*Any person who decides to appeal any decision of the Planning, Zoning and Building Committee with respect to any matter considered at any such meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.*

*Any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the Town Clerk's office with your request within 24 hours prior to the start of the meeting. Phone 727.595.4020, Fax 727.596.0050.*

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## PLANNING, ZONING AND BUILDING (PZB) COMMITTEE MEETING MINUTES TUESDAY, FEBRUARY 22, 2022, BEGAN AT 3:10 P.M. INDIAN SHORES MUNICIPAL CENTER, 4<sup>TH</sup> FLOOR

### The Meeting convened at 3:10 P.M.

**Those present:** Councilor and Madam Chair Diantha Schear, Councilor and Vice Chair Bill Smith, PZB Citizen Member Dr. Candiss Rinker, PZB Alternate Citizen Member Roland Goerner, and Town Attorney Regina Kardash.

**Also present:** Mayor Patrick Soranno, Vice Mayor Mike Hackerson, Councilor Mike Petruccelli, Town Administrator Bonnie Dhonau (by telephone), Town Clerk Freddie Lozano, Building Official Brian Rusu, Interim Town Engineer Jerry Dabkowski, and Jude Hendershot of Hendershot General Contractors, LLC.

**Those absent:** PZB Alternate Citizen Members Mark Housman and Claudia Riva.

### ITEM # AGENDA ITEM

#### 1.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Agenda for February 22, 2022.

**Motion** by **Dr. Rinker** – seconded by **Councilor Smith** to approve the Planning, Zoning and Building Committee Meeting agenda for February 22, 2022. **All ayes. Motion carried 3-0.**

#### 2.0 Comments from the public on any agenda item. None

#### 3.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Minutes of December 14, 2021, and December 21, 2021.

Patrick C. Soranno  
Mayor

Mike Hackerson  
Vice Mayor

Diantha Schear  
Councilor

Michael (Mike) Petruccelli  
Councilor

William F. (Bill) Smith  
Councilor

Bonnie Dhonau  
March 8, 2022

Richard (Rick) Swann  
March 8, 2022

Susan L. Scrogam  
and Personnel

Freddie G. Lozano  
March 8, 2022

Regina Kardash, Esq.  
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**Motion by Councilor Smith** – seconded by **Dr. Rinker** to approve the Planning, Zoning and Building Committee Meeting minutes of December 14, 2021, and December 21, 2021. **All ayes. Motion carried 3-0.**

**4.0 PUBLIC HEARING: Quasi-Judicial**

**Consideration of a request for a Site Plan Review from Hendershot General Contractors, LLC, to construct a duplex residence with two stories over parking at 19914 Gulf Boulevard, Units 2 and 3, Indian Shores, FL 33785, Parcel ID. 24-30-14-42912-001-0440.**

**Attorney Kardash** noted that the Quasi-Judicial hearing did not have a quorum.

**Mr. Lozano** took a roll call. Dr. Rinker and Mr. Goerner were present. PZB Alternate Citizen Members Claudia Riva and Mark Housman were not present.

**Motion by Dr. Rinker** – seconded by **Mr. Goerner** to approve the continuance of the Site Plan Review for 19914 Gulf Blvd., Units 2 and 3, to March 8, 2022. **All ayes. Motion carried 4-0 (Madam Chair Schear, Vice Chair Smith, Dr. Rinker, and Mr. Goerner).**

**Dr. Rinker** and **Attorney Kardash** apologized to Mr. Hendershot for the lack of a quorum.

**Mr. Hendershot** replied that he understood.

**5.0 Citizen’s comments on any subject.** None.

**6.0 PZB Committee members’ comments on any subject.** None

**7.0 Meeting adjourned.** 3:13 P.M.

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Freddie Lozano  
Town Clerk

Council Schear as Chair of the committee and Vice Mayor Hackerson as the Alternate Chair

**Mayor Soranno** listed the qualified candidates for consideration and would like their names included in the amended resolution:

- Noelle Daniel
- Michael Howard
- Mark McKee
- Rita Moreau
- Candiss Rinker
- Claudia Riva (Alternate 1)
- John Schilthuis (Alternate 2)

**Mayor Soranno** opened the floor for public comments, which there were none.

**Motion** by **Vice Mayor Hackerson** – seconded by **Councilor Petruccelli** to approve Resolution 03-2022 as amended to include Councilor Schear as Committee Chair, Vice Mayor Hackerson as Alternate Chair, and to list the names of the approved Committee candidates.

**Council polled. All ayes. Motion carried 5-0.**

#### **4.0 PUBLIC HEARING: Quasi-Judicial**

**Consideration of a request for a Site Plan Review from Hendershot General Contractors, LLC, to construct a duplex residence with two stories over parking at 19914 Gulf Boulevard, Units 2 and 3, Indian Shores, FL 33785, Parcel ID. 24-30-14-42912-001-0440.**

**Motion** by **Councilor Smith** – seconded by **Councilor Schear** to table and continue the Site Plan Review request for 19914 Gulf Blvd., Units 2 and 3, at the March 8, 2022, Planning, Zoning and Building Committee and Town Council meetings. **All ayes. Motion carried 5-0.**

Following the motion, a conversation ensued on why the approval of this property's site plan had been prolonged. In addition to a lack of a quorum at the earlier Planning, Zoning and Building (PZB) Committee Quasi-Judicial Hearing, reasons such as flood elevation and a narrow drive aisle were briefly discussed. The contractor advised Mr. Dabkowski of the delayed delivery of the rock bed supplies. The contractor stated that installation of the drainage system would resume when the supplies arrive. Items of concern for this site plan have been addressed, and Mr. Dabkowski's most current letter recommends its approval.

Due to conversations on certain specifics of this property, Attorney Kardash requested that the minutes of this meeting be included as part of the record for the March 8 Quasi-Judicial Hearing as ex parte disclosure.

Lastly, the number of PZB Committee Alternate Citizen Members will be reviewed to determine if the number of alternates should be increased to ensure a quorum for future meetings.

**Motion by Councilor Smith** – seconded by **Councilor Schear** to table and continue the Site Plan Review request for 19914 Gulf Blvd., Units 2 and 3, at the March 8, 2022, Planning, Zoning and Building Committee and Town Council meetings.

**Council polled. All ayes. Motion carried 5-0.**

### **AGENDA AMENDMENT**

#### **2.0B Memorandum from Attorney Kardash on ADA Compliance –Beach Signage.**

**Attorney Kardash** is seeking authorization to amend the Town's 1979 ordinance regarding animals. The amendment provides an exemption to allow for service animals on the beach. If authorized, the first reading of the amended ordinance will be at the March 8, 2022, Town Council Meeting.

**Motion** by **Vice Mayor Hackerson** – seconded by **Councilor Petruccelli** authorizing Attorney Kardash to amend the Town's animal ordinance to provide an exemption for service animals on the beach.

**Council polled. All ayes. Motion carried 5-0.**

#### **5.0 Consideration of Memorandum of Understanding (MOU) between the Town of Indian Shores and Forward Pinellas for Special Planning Project No. 2022-1 – Town of Indian Shores Evaluation and Appraisal Review (EAR).**

**Attorney Kardash** mentioned that this MOU is for Forward Pinellas Planning Analyst Nousheen Rahman to make statutory updates to the Town's Comprehensive Plan. A capital and maintenance plan will be incorporated to