

# 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, APRIL 12, 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 April 12, 2022.
- 2.0 Comments from the public on any agenda item.
- 3.0 Consideration of approving the minutes of the March 8, 2022, PZB Committee Meeting. (Ref. pgs.: 1-3)
- 4.0 **PUBLIC HEARING: Quasi-Judicial**

**Consideration of a request for a Site Plan Review from homeowner Lane Zimmer to construct a residential structure with three stories over parking at 19239 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-34722-001-0010.**

(See pages 21-39 in the "April 12, 2022 – Shared Meeting Reference Materials Packet", or view online at:

<https://www.myindiashores.com/DocumentCenter/View/4402/APRIL-12-2022---Shared-Meeting-Reference-Materials-Packet-pdf>)

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

**Patrick C. Soranno**  
Mayor

**Diantha Schear**  
Vice Mayor

**Mike Hackerson**  
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 **PUBLIC HEARING: Quasi-Judicial**

**Consideration of a request for a Site Plan Review from homeowner Dimitar Markov to construct three residences with two stories over parking on 2nd Street, Indian Shores, FL 33785, Parcel ID #s 30-30-15-34722-006-0080 (Lot 8) and 30-30-15-34722-006-0020 (Lots 2 to 7).**

(See pages 40-60 in the "April 12, 2022 - Shared Meeting Reference Materials Packet", or view online at:

<https://www.myindianshores.com/DocumentCenter/View/4402/APRIL-12-2022---Shared-Meeting-Reference-Materials-Packet-pdf>)

6.0 Citizens' comments on any subject.

7.0 PZB Committee members' comments on any subject.

8.0 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, MARCH 8, 2022, BEGAN AT 4:07 P.M. INDIAN SHORES MUNICIPAL CENTER, 4<sup>TH</sup> FLOOR

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**The Meeting convened at 4:07 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 Members Claudia Riva and Mark Housman, and Town Attorney Regina Kardash.

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

**Those absent:** Interim Town Engineer Jerry Dabkowski

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### ITEM # AGENDA ITEM

**1.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Agenda for March 8, 2022.**

**Motion by Dr. Rinker** – seconded by **Councilor Smith** to approve the Planning, Zoning and Building Committee Meeting agenda for March 8, 2022. **All ayes. Motion carried 3-0.**

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

**3.0 Consideration of approving the minutes of the March 8, 2022, PZB Committee Meeting.**

Patrick C. Soranno  
Mayor

Mike Hackerson  
Vice Mayor

Diantha Schear  
Councilor

Michael (Mike) Petruccelli  
Councilor

William F. (Bill) Smith  
Councilor

Bonnie Dhonau  
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Town Attorney

**Motion by Councilor Smith** – seconded by **Dr. Rinker** to approve the PZB Committee Meeting minutes of March 8, 2022. **All ayes. Motion carried 3-0.**

Madam Chair Schear and Vice Chair Smith recused themselves from the Dais. The PZB Citizen Members took their seats to start the hearing.

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

**Dr. Rinker** made the Quasi-Judicial announcement.

**Mr. Lozano** administered the Oath to Mr. Rusu and Mr. Hendershot who wished to testify in the hearing.

##### **Disclosure of ex parte communications:**

**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.**

After disclosing that ex parte communications regarding this site plan occurred at a previous Special Town Council meeting, Dr. Rinker and Ms. Riva confirmed to Attorney Kardash that they can still independently evaluate the evidence and testimony being presented at this hearing.

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

**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.**

The hearing began with the acceptance of the Town's files as evidence on this case.

**Motion by Ms. Riva** – seconded by **Mr. Housman** to accept the Town's files as evidence, which included the engineer's correspondence, site plans, and all additional information included in the backup materials. **All ayes. Motion carried 3-0.**

Interim Town Engineer Mr. Dabkowski was absent. Mr. Rusu, Building Official, recommended the site plan's approval based on his review with respect to the Town's codes and Mr. Dabkowski's letter. Additionally, Mr. Rusu did not see a need for a variance based on Mr. Dabkowski's letter.

**Mr. Hendershot** went over the site plan's sequence of events leading up to this hearing, which included the rescindment of the original building permit, non-compliant structural flood elevation requirements based on the Town's code and the Florida Emergency Management Agency (FEMA) flood maps, and an issue with the dimensions of the 12-foot drive aisle. The drive aisle issue has been resolved and is now compliant with the Town's code. On August 24, 2021, revisions to the FEMA flood maps were published, which ultimately made this property meet and exceed the Town's and FEMA's flood elevation requirements. He also confirmed that the cross-traffic easement agreement to allow vehicle access to lot 43 (19914 Gulf Blvd., Unit 1) from Gulf Blvd. has been fulfilled and recorded with the Clerk of Court.

The hearing was opened to the public for comments, which there were none.

**Motion** by **Mr. Housman**– seconded by **Ms. Riva** to approve and recommend for consideration of Council approval the site plan review request from Hendershot General Contractors, LLC, to construct a duplex residence with two stories over parking at 19914 Gulf Blvd., Units 2 and 3, Indian Shores, FL 33785, Parcel ID. 24-30-14-42912-001-0440. **All ayes.**  
**Motion carried 3-0.**

**5.0** Citizens' comments on any subject. None.

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

**7.0** Meeting adjournment. 4:20 p.m.

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Freddie Lozano  
Town Clerk