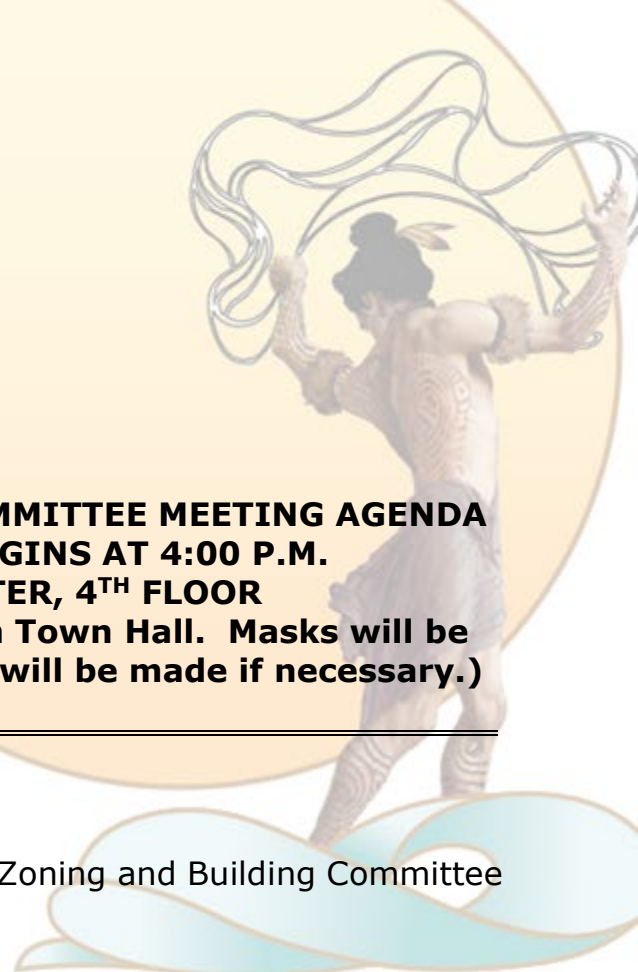


INDIAN SHORES

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



**PLANNING, ZONING AND BUILDING (PZB) COMMITTEE MEETING AGENDA
WEDNESDAY, SEPTEMBER 8, 2021, BEGINS AT 4:00 P.M.
INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR
(Facial coverings/masks are required while in Town Hall. Masks will be
provided as needed. Special accommodations will be made if necessary.)**

ITEM # AGENDA ITEM

- 1.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Agenda for September 8, 2021.
- 2.0 Comments from the public on any agenda item.
- 3.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Minutes of August 17, 2021. (Ref.: pgs. 1-4)
- 4.0 **PUBLIC HEARING: Quasi-Judicial**

Consideration for recommendation of a Site Plan review request from The Town of Indian Shores to develop a Monument Project located at the Northwest corner of the Tiki Gardens Parking area, 19601 Gulf Boulevard, Indian Shores, FL 33785. (S24, T30S, R18E) Parcel # 24-30-14-42912-006-0030. The project will consist of a new sculpture with arch, interpretive signage, circular plaza, lighting, landscape and irrigation.

[\(See hard copies or click here to view the 19601 Gulf Blvd. Monument Project Site Plan Application Reference Material Packet.\)](#)

- 5.0 Citizen's comments on any subject.

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

Patrick C. Soranno
Mayor

Mike Hackerson
Vice Mayor

Diantha Schear
Councilor

Michael (Mike) Petruccelli
Councilor

William F. (Bill) Smith
Councilor

Bonnie Dhonau
Town Administrator

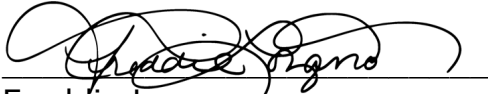
Richard (Rick) Swann
Chief of Police

Susan L. Scrogam
Director of Finance
and Personnel

Freddie G. Lozano
Town Clerk

Regina Kardash, Esq.
Town Attorney

- 6.0 PZB Committee members' comments on any subject.
- 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, AUGUST 17, 2021, BEGAN AT 4:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR

The Meeting convened at 4:00 P.M.

Those present: PZB Citizen Member Dr. Candiss Rinker, PZB Alternate Citizen Members Claudia Riva and Mark Housman, and Town Attorney Regina Kardash.

Also present: Vice Mayor Mike Hackerson, Town Administrator Bonnie Dhonau, Town Clerk Freddie Lozano, Building Official Neal Mazzei, Interim Town Engineer Jerry Dabkowski, Police Captain Glen Smith, Michael McCoy of Residential Designs, Inc., and PZB Alternate Citizen Member Roland Goerner.

Those absent: PZB Council Members: Madam Chair Councilor Diantha Schear, Councilor Mike Petruccelli, and Councilor Bill Smith.

ITEM # AGENDA ITEM

1.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Agenda for August 17, 2021.

Dr. Rinker made the Quasi-Judicial Hearing announcement. In the absence of the PZB Council Members, she informed the meeting attendees that she and the PZB Alternate Members will be conducting the hearing.

Mr. Lozano administered the oath to those who planned to testify before the Committee; Mr. Dabkowski, Mr. Mazzei, and Mr. McCoy.

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

Motion by **Dr. Rinker** – seconded by **Mr. Housman** to approve the Planning, Zoning and Building Committee Meeting agenda for August 17, 2021. **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 July 13, 2021.

Motion by **Dr. Rinker** – seconded by **Mr. Housman** to approve the Planning, Zoning and Building Committee Meeting minutes of July 13, 2021. **All ayes. Motion carried 3-0.**

4.0 PUBLIC HEARING: Quasi-Judicial

Consideration of a request for a Site Plan Review from Daniel J. Hickey, Authorized Representative of Roosevelt Road Holdings, LLC., for the construction of a single-family home with 2 stories over parking. The location will be at 19004 and 19006 Gulf Boulevard, Indian Shores, Florida, Lots 24 and 25, Parcel #s 30-30-15-42588-000-0240 and 30-30-15-42588-000-0250.

Dr. Rinker opened the public hearing for comments regarding the site plan from Mr. Mazzei and Mr. Dabkowski.

Mr. Dabkowski commented that based upon his review, the proposed site plan meets and exceeds the Town's code requirements. He recommended approval of the site plan contingent upon the applicant/owners obtaining a driveway permit from the Ulmerton office of the Florida Department of Transportation (FDOT) and submit it to the Building Official prior to the issuance of a building permit.

Mr. McCoy commented that the property has been designed to maximize gulf views and that it will be an enhancement to the Town.

Attorney Kardash asked Mr. McCoy if he was aware that the Town's floodplain ordinance and code requires a non-conversion agreement with regards to the building's first floor, which will be required probably at the point of obtaining the building permit.

Mr. McCoy is aware that a non-conversion agreement must be executed and added that he always adds notes and disclaimers to his floor plans stating what can and cannot be done on each.

Ms. Riva inquired about the additional purchase of the property next to the site plan named Wendy's House and what the plans are for it, and why the three lots were not purchased at the same time.

Mr. McCoy responded that Wendy's House will be remodeled inside, and the outside will have the same design elements as the main house. It will be mainly used as a guest house. The owners are looking to possibly install a swimming pool in the back. The additional lot was purchased after the first two lots were already in the design process.

Mr. Housman questioned if the driveway's width of 12-foot 9 inches for three cars that opens onto Gulf Blvd. meet the Town's code.

Mr. McCoy replied that the driveway was altered based on FDOT restrictions due to concerns over the amount of traffic coming off Gulf Blvd.

Mr. Dabkowski added that FDOT typically provides for a minimum and maximum driveway width of 12-20 feet.

Mr. Mazzei would like to know which address street number the owners would like to utilize. He suggested using 19006 to remain consistent with anything related to the property moving forward and in case a decision is made in the future to split the property. He requested that Mr. McCoy send an email stating which street number will be used.

It is estimated that the project will take two years to complete.

There were no further comments.

Dr. Rinker closed the hearing and asked for a motion.

Motion by **Mr. Housman** – seconded by **Ms. Riva** to approve the recommendation of the 19004 and 19006 Gulf Blvd. site plan review for Council approval with the stipulation that the applicant/owners obtain a driveway permit from the FDOT office located on Ulmerton Road and submit it to the Building Official prior to the issuance of a building permit.

PZB Committee polled. All ayes. Motion carried 3-0.

Attorney Kardash noted that this site plan will go before the Town Council at the September 8 Town Council meeting.

5.0 Citizen’s comments on any subject. None.

6.0 Council members’ comments on any subject. None.

7.0 Meeting adjournment.

4:16 p.m.

Freddie Lozano
Town Clerk