

# INDIAN SHORES

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**PLANNING, ZONING AND BUILDING (PZB) COMMITTEE MEETING AGENDA  
TUESDAY, NOVEMBER 9, 2021, BEGINS AT 4:00 P.M.  
INDIAN SHORES MUNICIPAL CENTER, 4<sup>TH</sup> FLOOR  
(Facial coverings/masks are recommended while in Town Hall.)**

**ITEM # AGENDA ITEM**

- 1.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Agenda for November 9, 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 September 8, 2021. (Ref.: pgs. 1-3)
- 4.0 Presentation on Future Land Use Map (FLUM) Amendment by Forward Pinellas Planning Analyst Nousheen Rahman.

(See pages 1-8 of the "November 9, 2021 PZB and Town Council Meeting Reference Material Packet or [click here](#) to view online.)

5.0 **PUBLIC HEARING: Quasi-Judicial**

**First reading of Ordinance 2021-09.**

**AN ORDINANCE OF THE TOWN OF INDIAN SHORES, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY REVISING THE FUTURE LAND USE MAP PURSUANT TO THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, TO RECLASSIFY A PARCEL OF PROPERTY FROM TRANSPORTATION/UTILITY TO INSTITUTIONAL FOR A MORE OR LESS 0.74 ACRE PARCEL LOCATED AT 18455 GULF BOULEVARD,**

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

**PARCEL NUMBER 30-30-15-00000-330-1300; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

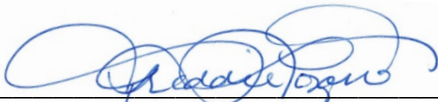
(See pages 9-17 of the "November 9, 2021 PZB and Town Council Meeting Reference Material Packet or [click here](#) to view online.)

6.0 **PUBLIC HEARING: Quasi-Judicial**

**Consideration of a request for a Site Plan Review from Robert and Erica Balkema for the construction of a single-family home, 1-unit with 2 stories over parking. The location is at 19914 Gulf Blvd., Unit #1, Indian Shores, FL 33785, Parcel #24-30-14-42912-001-0430.**

(See pages 18-34 of the "November 9, 2021 PZB and Town Council Meeting Reference Material Packet or [click here](#) to view online.)

- 7.0 Citizen's comments on any subject.
- 8.0 PZB Committee members' comments on any subject.
- 9.0 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 WEDNESDAY, SEPTEMBER 8, 2021, BEGAN AT 4:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4<sup>TH</sup> FLOOR

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**The Meeting convened at 4:00 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:** PZB Council Alternate Councilor Mike Petruccelli, Vice Mayor Mike Hackerson, Town Administrator Bonnie Dhonau, Town Clerk Freddie Lozano, Building Official Neal Mazzei, Interim Town Engineer Jerry Dabkowski, Sarah Lynn Westmoreland Mullins, LLC, Danny Powell of West Central Signs (SignStar, DBA), Fire Commissioner Larry Schear, PZB Alternate Citizen Member Roland Goerner, Town resident Claudia Leonardi.

**Those absent:** None.

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### ITEM # AGENDA ITEM

#### 1.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Agenda for September 8, 2021.

**Motion by Dr. Rinker** – seconded by **Councilor Smith** to approve the Planning, Zoning and Building Committee Meeting agenda for September 8, 2021. **All ayes. Motion carried 3-0.**

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

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

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Town Clerk

Regina Kardash, Esq.  
Town Attorney

**3.0 Consideration of approving the Planning, Zoning and Building Committee Meeting Minutes of August 17, 2021.**

**Motion by Councilor Smith** – seconded by **Dr. Rinker** to approve the Planning, Zoning and Building Committee Meeting minutes of August 17, 2021. **All ayes. Motion carried 3-0.**

**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.**

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

**Mr. Lozano** administered the Oath to Mr. Mazzei, Mr. Dabkowski, and Mr. Powell who wished to testify in the hearing.

**Mr. Dabkowski** updated the Board on each of the open items in his letter of recommendation. The items included a legal description discrepancy, no high-water line on the plans, stormwater management plan, electrical engineering plan, and a completed Storm Water Pollution Prevention Plan (SWPP).

He spoke with Celia Nichols of Nichols Landscape and Architecture, Inc., who assured him that the high-water line will be on the plans that the surveyor will sign and seal. This does not impact the project.

Every item on the list was resolved and/or addressed. He is comfortable with the structural design and thinks that the finished product will meet all the Town's expectations.

**Mr. Mazzei** mentioned having conversations with the contract signing company regarding the building's velocity zone standard requirements with regards to the Town's floodplain ordinance and higher standards, which will be addressed by the engineer when the building permit plans are submitted. He did not see any issues with the site plan and commented that it is a very good project.

**Mr. Powell** commented that this project has been in the works for many years and that the plans have been reviewed many times. The contractor is confident that this will be a spectacular project and is excited to get started. The project is anticipated to begin as early as next week if the site plan is approved and when permits are issued. It will be a multi-phased project with the plaza, arch, landscaping and irrigation expected to be completed in the first quarter of 2022. The bronze statue is slated for July 2022.

**Mr. Housman** questioned what possible impacts the project could have to the sidewalk in the northeastern corner and the type of materials being used to construct the monument arch.

**Mr. Powell** replied that a portion of the sidewalk will be demolished, and several new sidewalks will be installed that will connect to Gulf Blvd. and to the monument plaza. The arch will be constructed with aluminum with stainless steel fasteners and anchors. The fossil panels will be made of very durable DHPL (Digital High-Pressure Laminate) panels that have decades of life.

**Motion** by **Mr. Housman** – seconded by **Ms. Riva** to approve the recommendation of the Monument Project site plan 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, as presented. **All ayes. Motion carried 3-0.**

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

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

**7.0 Meeting adjournment.**

4:22 P.M.

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Freddie Lozano  
Town Clerk