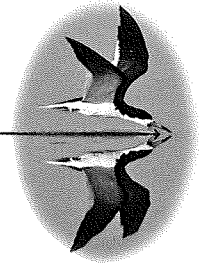


Town of Indian Shores

19305 Gulf Boulevard, Indian Shores, FL 33785
ph 727.595.4020 fax 727.596.0050

www.myindianshores.com




BOARD OF ADJUSTMENT

AGENDA - 18 NOVEMBER 2014

BEGINS 2:00 PM

ITEM NO.

- 1.0 **Organization of Officers:
Nomination of Chairperson and Vice Chairperson**
- 2.0 **PUBLIC HEARING: Consideration of a request from Ashton
Woods Residential LLC, located at 19915 Gulf Blvd. Indian Shores,
Florida 33785, for administrative review relative to furnish and
decorate 2 models in Building 5, Units 505 and 506 known as
Waterside at Indian Shores.**


Elaine Jackson, MMC
Town Clerk

Any person who decides to appeal any decision of the Board of Adjustment and Appeals 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.

James J. Lawrence
Mayor

Joan G. Herndon-Parrott
Vice Mayor

William F. Smith
Councilor

Patrick C. Soranno
Councilor

Michael "Mike" Petruccelli
Councilor

Bonnie Dhonau
Town Administrator

Terry E. Hughes
Chief of Police

Walter H. Pierce, III
Director of Finance
and Personnel

Elaine N. Jackson, MMC
Town Clerk

Robert J. Metz, Jr.
Town Attorney

Malcolm Green
Building Official

Town of Indian Shores



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Ashton Woods Homes, Tampa Residential LLC
2450 Maitland Center Parkway Suite 30
Maitland, FL 32751

10/21/14

Request for unit 505 & 506 as models:

1. I, Malcolm Green, Building Official for the Town of Indian Shores, am in receipt of your request to allow units 505 & 506 of your project located at 19915 Gulf Blvd. Indian Shores, FL. 33785.
2. After a review of the Town Code section 110-321 (1) only 1 combination rental/sales office and model is permitted in a building.
3. This request is denied for reasons show in 2 above.

Malcolm Green
Building Official
Town of Indian Shores
19305 Gulf Blvd.
Indian Shores, FL. 33785

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Town Attorney

Malcolm Green
Building Official

City Official, Indian Shores:

Please consider this a formal request for permission to furnish and decorate two model homes at our Waterside community located on Gulf Boulevard. The two homes we would like to designate are Unit 506 and Unit 505 at 19915 Gulf Boulevard. If you have any questions regarding this request, please do not hesitate to contact me at lance.gilmet@ashtonwoodshomes.com or 407-335-4997 x102.

Sincerely,



Lance Gilmet
Vice President of Operations
Ashton Woods Homes, Florida

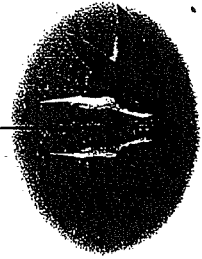


© 2014 Ashton Woods Homes. In an effort to continuously improve its product, Ashton Woods Homes reserves the right to change plans, specifications and pricing without notice in its sole discretion. Square footage is approximate and window, floor and ceiling elevations are approximate, subject to change without prior notice or obligation and may vary by plan elevation and/or community. Special wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basements are available subject to site conditions. Homestile premiums may apply. Please see Sales Representative for additional information.

Town of Indian Shores

19305 Gulf Boulevard, Indian Shores, FL 33785
ph 727.595.4020 fax 727.596.0050

www.myindianshores.com



Request for Administrative Review

Board of Adjustment

10/22/2014

I, Malcolm Green, Building Official for the Town of Indian Shores requests the Board of Adjustments to hear a request from Ashton Woods Residential, LLC asking to have 2 models in Building 5 of their project known as Waterside at Indian Shores.

Their initial request dated 10/21/2014 was denied by Malcolm Green, based on his decision that the Towns Code of Ordinances Section 110-321 allows only 1 per building.

Malcolm Green
Building Official
Town of Indian Shores
19305 Gulf Blvd.
Indian Shores, FL. 33785

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Building Official

TOWN OF INDIAN SHORES, FLORIDA
BOARD OF ADJUSTMENT AND APPEALS

1. Application for: Application No.: BAA-_____

Administrative Review (Sec. 110-63, Indian shores Code)
It is alleged that there is error in any order, requirement, decision of determination made by an administrative official in the enforcement of Chapter 110 or any applicable building ordinance, code or regulation as provided in Sec. 110-63.

_____ **Special Exception (Sect. 110-81, Indian Shores Code)**
A zoning use that would not be appropriate generally or without restriction throughout the particular zoning district or classification, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, morals and the general welfare.

_____ **Variance (Sec. 110-84, 110-87 to 110-88, Indian Shores Code)**
Request for variance from the terms of Chapter 110 or the applicable building ordinances, codes and regulations as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of Chapter 110 or such ordinances, codes and regulations would result in unnecessary and undue hardship as provided in Sec. 110-84.

2. Name (if any), Address, and Legal Description of Real Property involved in Appeal:

Property Name: Waterside at Indian Shores

Property Address: 19915 Gulf Blvd; Units 501-506

Legal Description: _____

Building Permit Application No. BP2014-060

3. Owner of Property

Name: Ashton Tampa Residential, LLC

Mailing Address: 2450 Maitland Center Prwy, #301

City Maitland State FL Zip 32751

Bus. Telephone (407) 647-3700 Res. Telephone(____)_____

4. Applicant (If not the owner of property involved in appeal)

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Bus. Telephone (____) _____ Res. Telephone _____

_____ Acting as Agent for Owner: ** (yes) or (No)

**Copy of letter designating applicant as agent must be submitted with this application.

5. Specific provisions of Indian Shores Code involved in appeal:

Having only one model per building.

6. Appeal: (Concise and specific statement of issues(s) on which Board is requested to give a favorable decision.)

Request to place two models in building 5.
We have no intentions to add any other models to any future building. This will allow us to model an Interior & Exterior Unit.

7. Names and Mailing Addresses of All Affected.

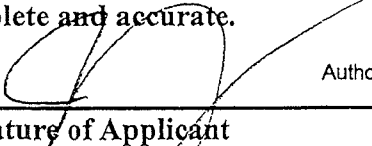
Property Owners and Residents:

N/A

8. Names of members of Town's Staff who are requested to be present at the Board's public hearing:


9. Certification:

I certify that, to the best of my knowledge, the information provided above is complete and accurate.


John Reny
Authorized Representative

Signature of Applicant 10/17/14
Date of Application

Check for application fee of \$250.00 received: (Yes) (No)


Signature of person receiving fee and date received.

Ashton Tampa Residential, LLC 955859 Town of Indian Shores 015853

Inv. Date	PO / Invoice No.	Community / Lot #	Amount	Hold/Ins.	Discounts	Net Payment
10/17/14	IS MODEL BUILD		250.00			250.00

Total 250.00 0.00 0.00 250.00

Ashton Tampa Residential, LLC
 2450 Maitland Center Parkway, Suite 301
 Maitland, FL 32751

Wells Fargo Bank, NA
 1210

015853
 1124

Date	Amount
10/17/2014	\$*****250.00

PER *[Signature]*
 PER *[Signature]*

Ashton Tampa Residential, LLC

Pay *****TWO HUNDRED FIFTY AND 0/100 DOLLARS

To the order of: Town of Indian Shores, FL

⑈015853⑈ ⑆121000248⑆ ⑆123815938⑈

**TOWN OF INDIAN SHORES
STAFF REPORT**

Date: November 13, 2014

TO: BOARD OF ADJUSTMENT
FROM: BUILDING OFFICIAL
HEARING
DATES: BAA November 13, 2014
SUBJECT: ASHTON WOODS RESIDENTIAL (Model)

I. APPLICANT INFORMATION

A. Description: Units 505 & 506 _____
B. Applicant: Ashton Woods Residential _____
C. Agent: N/A
D. Owner: Ashton Woods Residential _____

II. PROPERTY INFORMATION

E. Location: 19915 Gulf Blvd. _____
F. Parcel Number/Zoning: _____
G. Surrounding Zoning & Existing Uses: Residential/Office/Retail (ROR)

III. BACKGROUND

Description of what currently exists: N/A _____

IV. PZB REVIEW AND COMMENTS:

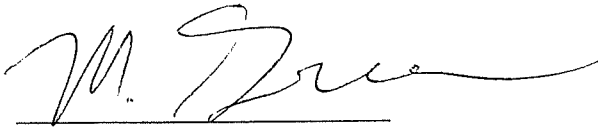
Site Plan Review Date: N/A _____

V. PUBLIC CORRESPONDENCE None

VI. REQUIREMENTS: Provide the Town with Certification that no additional Models will be used in this project.

BAA Meeting – November 18, 2014

VII. STAFF RECOMMENDATION : I recommend approval of this request, as this will reduce from a possible 8 Models to TWO Models.



**MALCOLM GREEN
BUILDING OFFICIAL**