

Town of
INDIAN SHORES, FLORIDA

19305 Gulf Boulevard
Indian Shores, Florida 33785-2214
Tel. << 727 >> 595-4020
FAX: 596-0050
E-Mail: indshore@myindianshores.com

**PLANNING, ZONING, AND BUILDING COMMITTEE MEETING
AGENDA –NOVEMBER 3, 2009**

BEGINS AT 4:30 p.m.

MAYOR
James J. Lawrence

VICE MAYOR
Joan G. Herndon

COUNCILORS
Carole Irelan
William F. Smith
Steve Sutch

TOWN CLERK
Marcia Grantham

**DIRECTOR OF
FINANCE**
Mary Karayianes

CHIEF OF POLICE
TOWN ADMINISTRATOR
E. D. Williams

**BUILDING CODE
ADMINISTRATOR**
Lawrence G. Nayman

ITEM NO.

ITEM

1.0

Approval of Agenda

2.0

**Consideration of approving Minutes of meeting held on October 6, 2009.
(Pages 2 - 5)**

3.0

**Public Hearing (Pages 6 – 9)
Quasi-Judicial**

3.1

**Consideration of a request for a site plan review from Joan and Charles
Jackson for a deck with an elevated room at 19320 Gulf Blvd, Indian Shores,
Fl.**

4.0

**Items for Committee Action:
None.**

5.0

Items for Review: (Page 10)

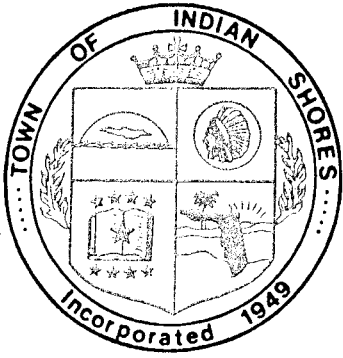
5.1 Building Permit Log for September 2009.

6.0

Unscheduled Items.

Marcia Grantham
MARCIA GRANTHAM, CMC
Town Clerk

Any person who decides to appeal any decision of the Planning, Zoning & 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.



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*PLANNING, ZONING AND BUILDING COMMITTEE MEETING
MINUTES –October 6, 2009*

MAYOR
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VICE MAYOR
Joan G. Herndon

COUNCILORS
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ADMINISTRATOR**
Lawrence G. Nayman

The Planning, Zoning and Building Committee convened at 4:30 p.m. Those present were: Councilor Smith, Chairperson; Councilor Sutch, Vice Chairperson; John McBaine, Citizen Member; Anne Miller and Pat Soranno Citizen Alternates.

Also present: Mayor James J. Lawrence; Vice Mayor Herndon; Lawrence G. Nayman, Building Official; Joyce Ciccarello, Administrative Assistant to Building/Planning Dept.; E. D. Williams, Chief of Police/Town Administrator, Art Newsome, Louis Llearandi, Connie Paglen, Robert Nunez, Liz Barrett, and Janet Hoppe.

ITEM NO. ITEM

1.0 Approval of Agenda.
-MOTION BY Councilor Sutch-seconded by Mr. McBaine to approve the agenda as published for October 6, 2009.
Motion carried 3-0.

2.0 Consideration of approving Minutes of meeting held on May 26, 2009.
-MOTION BY Mr. McBaine-seconded by Councilor Sutch to approve the Minutes of meeting held on May 26, 2009.
Motion carried 3-0.

Chairperson Smith called the Public Hearing to order, read the General Rules and Procedures and administered the oath. Note: When the PZB Committee sits as a quasi-judicial body, the two Council/Committee members shall be excused from the Committee and the Committee shall consist of John McBaine, Citizen Member, who will Chair the Public Hearing, with Ms. Miller and Mr. Soranno, the two alternate Citizen Members.

Mr. Nayman, Ms. Llerandi, Mr. Llerandi, Robert Nunez, and Liz Barrett stood and took the oath.

Chairperson Smith turned over the Chair to Citizen Member, John McBaine to conduct the Public Hearing and excused himself and Councilor Sutch.

3.0 Public Hearing.
Quasi-Judicial

3.1 Consideration of a request from Sunburst Cove Condominium Association to convert existing gazebo into a swimming pool restroom at 19730 Gulf Blvd, Indian Shores, Florida 33785.

Mr. Nayman, the Building Official, submitted his Staff Report and recommended approval to the Committee stating that converting the existing gazebo into a swimming pool restroom meets the required Town Ordinances.

Mr. Nayman also stated that the property was originally permitted for a pool bath, but was built as a gazebo instead because of Health Department regulations at that time that are no longer in effect, therefore the wisex restroom is sufficient. He also added that the footprint for the pool bath is seventy-five square feet.

Questions and comments ensued regarding placement and height of existing gazebo.

MOTION BY Mr. Soranno seconded by Anne Miller to recommend Council approval to convert existing gazebo into a swimming pool restroom.

Motion carried 3-0.

3.2 Consideration of a request from Ms. Elizabeth Barrett, to construct a new two story residence, built over existing swimming pool and pool deck, located at 19646 Gulf Blvd., Indian Shores, FL 33785.

Mr. Nayman, the Building Official, submitted his Staff Report and recommended approval to committee members contingent upon the following conditions:

1. *Sign an agreement that no additional finishes (such as carpet or drywall), walls or partitions, electrical devices, plumbing fixtures, or air conditioning, can be erected below the first living level.*
2. *Prior to issuance of a Certificate of Occupancy, the two existing buildings, consisting of two units each, will each be converted into a single family dwelling (So upon completion of project, only 3 dwellings will exist at 19646 Gulf Blvd.).*
3. *Balconies on the North, East, and South elevations show balconies that are not compliant with Ord. 110-337(b)(8)(A)(c), and therefore need to be removed from the drawings.*

Councilor Smith made the comment that it is unusual for an applicant to submit so many last minute changes as this applicant has done, and that it is not the way that the Building/Planning Department likes to conduct Town business.

MOTION BY *Ms. Miller-seconded by Mr. Soranno to recommend approval to Council contingent upon the following conditions:*

1. *Sign an agreement that no additional finishes (such as carpet or drywall), walls or partitions, electrical devices, plumbing fixtures, or air conditioning, can be erected below the first living level.*
2. *Prior to issuance of a Certificate of Occupancy, the two existing buildings, consisting of two units each, will each be converted into a single family dwelling.*
3. *Balconies on the North, East, and South elevations show balconies that are not compliant with Ord. 110-337(b)(8)(A)(c), and therefore need to be removed from the drawings.*

Motion carried 3-0.

4.0 *Items for Committee Action:*

- 4.1 *Consideration of a request from the Building Official to revise permit fees. The Committee Members considered reviewing and revising the permit fees, further discussion will continue at future PZB meetings.*

5.0 *Items for Review:*

- 5.1 *Project Status Report for October 2009. The Committee Members reviewed the Project Status Report for October 2009.*

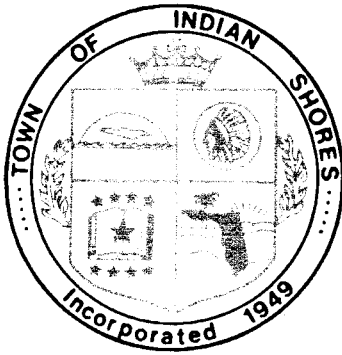
- 5.2 Building Permit Log for June thru August 2009.
The Committee Members reviewed the Building Permit Logs for June thru August 2009.*
- 6.0 Unscheduled Items.
-None.*

The PZB Committee adjourned at 5:50 p.m.

Submitted by



*Joyce Ciccarello
Administrative Assistant
Building/Planning Department*



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**TOWN OF INDIAN SHORES
NOTICE OF PUBLIC HEARING**

MAYOR

James J. Lawrence

VICE MAYOR

Joan G. Herndon

COUNCILORS

Carole Irelan

William F. Smith

Steve Sutch

TOWN CLERK

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E. D. Williams

**BUILDING CODE
ADMINISTRATOR**

Lawrence G. Nayman

The Planning, Zoning, and Building Committee of Indian Shores, Florida, will hold a Public Hearing on Tuesday, November 3, 2009 at 4:30 p.m. for consideration of a request for Site Plan Review. The Town of Indian Shores Town Council, will hear recommendation of this request on Tuesday, November 10, 2009 at 7:00 p.m. in the Town Hall located at 19305 Gulf Boulevard, Indian Shores, Florida.

**PUBLIC HEARING:
Quasi-Judicial**

3.1 Consideration of a request for a site plan review from Joan and Charles Jackson for a deck with an elevated room at 19320 Gulf Blvd, Indian Shores, Fl.

Any person who decides to appeal any decision of the Planning, Zoning and Building Committee with respect to any matter considered at any 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.
Phone: 727-595-4020, ext 26, Fax: 727-596-0050.

**Publish Dates: 10/18/09
10/25/09**


MARCIA GRANTHAM, CMC
Town Clerk

TOWN OF INDIAN SHORES
SITE PLAN REVIEW APPLICATION

Phone: 727-517-3940, Fax: 727-595-2352

1. PROPERTY OWNER:

Name JOAN C. JACKSON & CHARLES W. JACKSON
Address 44 ADALFA AVE City/State TAMPA, FL
Zip 33606 Phone (Home) 813-254-3844 (Office) 813-222-0414
Mobile 813-766-9700 Fax 813-222-0018

2. GENERAL INFORMATION:

Property Location or Address (List all properties involved).
19320 GULF BLVD INDIAN SHORES, FL 33785
Legal Description(s) (SEE ATTACHED)
Parcel Number(s) 30/30/15/42804/001/0090
Proposed Use of Property, i.e. multi family (townhome/condominium/duplex), single family, commercial. SINGLE FAMILY
Current Use of Property SINGLE FAMILY
Number of Existing Units on Property N/A
Proposed Number of Units and floors over parking 0 (DECK plus ELEVATED ROOM)
Total Valuation \$ 7,500.00

3. APPLICANT (If same as Owner, write "same")

Name SAME
Address _____ City/State _____
Zip _____ Phone (home) _____ Office _____
Mobile _____ Fax _____

4. ENGINEER/SURVEYOR

Name DAVID SMITH SURVEYING, INC.
Address 1406 W. LINEBAUGH AVG City/State TAMPA, FL
Zip 33612 Office Phone 813-935-1960 Fax 813-933-9446

5. ARCHITECT

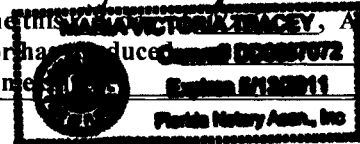
Name PETE ALFONSO, JR.
Address 5001 N. NEBRASKA City/State TAMPA, FL
Zip _____ Office Phone 813-231-5800 Fax 813-231-5810

6. SIGNATURE

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge.

Charles W. Jackson
Signature of Owner/Authorized Agent

State of Florida, County of Pinellas Sworn to and subscribed before me this 11th day of NOVEMBER, A.D. 2009
to me and/or by _____, who is personally known or has produced _____ as
identification. Notary Public Marisa V. Tracey My commission expires 08/08/2012



~~Lawyers~~ Title Insurance Corporation 81137202

O.R. 5239 PAGE 114

THIS WARRANTY DEED, Made this 29th day of July A. D. 1981
between JOHN E. SAGE and ARLINE I. SAGE, his wife

of the County of PINELLAS in the State of FLORIDA hereinafter
called the Grantor, and JOAN C. JACKSON, 1/2 undivided interest and
CHARLES W. JACKSON, 1/2 undivided interest, not as joint tenants
but as tenants in common.

whose mailing address is: 325 Blanca Avenue
Tampa, Florida Zip 33606

hereinafter called the Grantee,

WITNESSETH, That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the Grantee, and Grantee's heirs or successors, and assigns forever, all that certain parcel of land in the County of Pinellas and State of Florida, to wit:

Rec 4.00
1 St .45
3 Int
Total 4.45

OK

THAT PART of Lot 9, Block 1, REVISED INDIAN PASS BEACH, according to plat thereof recorded in Plat Book 3, page 39, and in Plat Book 4, page 35, Public Records of Pinellas County, Florida, lying Westerly of State Road No. 699 (Gulf Boulevard), TOGETHER WITH the strip of land between the above described property and the waters of Gulf of Mexico (said strip shown on plat as Gulf Beach Drive) and lying between the Northerly and Southerly boundary lines of said lot extended Westerly to the Gulf of Mexico.

THIS IS A CORRECTIVE DEED REPLACING ORIGINAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 5121, PAGE 1004, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA ON WHICH THE DOCUMENTARY STAMPS WERE PAID.

Karl...

CLERK CIRCUIT COURT

AUG 26 4 12 PM '81

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1981 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) *Nancy L. Taylor*
(Wit.) *...*
(Wit.)
(Wit.)

John E. Sage (Seal)
JOHN E. SAGE
Arline I. Sage (Seal)
ARLINE I. SAGE
Arline I. Sage (Seal)

**TOWN OF INDIAN SHORES
STAFF REPORT**

Date: November 3, 2009

TO: PLANNING, ZONING, AND BUILDING COMMITTEE
FROM: PLANNING & ZONING DEPARTMENT
HEARING DATES: PZB: November 3, 2009 TOWN COUNCIL: November 10, 2009
SUBJECT: Review of plans for a deck with an elevated room.

I. APPLICANT INFORMATION

- A. Description: Decking with an elevated room.
- B. Applicant: Joan and Charles W. Jackson
- C. Agent: N/A
- D. Owner: Joan and Charles W. Jackson

II. PROPERTY INFORMATION

- E. Location: 19320 Gulf Blvd., Indian Shores, FL
- F. Parcel Number/Zoning: 30/30/15/42804/001/0090
- G. Surrounding Zoning & Existing Uses: Resort/Facility/Medium (RFM)

III. BACKGROUND

Description of what currently exists: A single-family home.

IV. PZB REVIEW AND COMMENTS:

SITE PLAN REVIEW DATE: November 3, 2009
REQUIRED REVISIONS: None.

V. PUBLIC CORRESPONDENCE None submitted

VI. REQUIREMENTS

- A. The developer is responsible for acquiring all other jurisdictional permits,
- B. Construction plans, signed and sealed by a registered architect/engineer licensed to practice in the State of Florida, must be submitted within six months of the date of final site plan approval, unless an additional six month extension is granted (or site plan will expire).

List of Exhibits: Boundary Survey, signed, sealed, and dated 10/22/09. Building Plans consisting of sheets 1 and 1A, signed, sealed and dated 10/07/09.

VII. STAFF RECOMMENDATION

To the best of my knowledge, the following plans are in compliance with the Federal Statutes, the State of Florida Statutes, the Pinellas County Ordinances, and the Town of Indian Shores Ordinances. Thus, I give my recommendation for approval.

Lawrence G. Nayman

LAWRENCE G. NAYMAN
Building Official

BUILDING PERMIT LOG										FOR THE MONTH OF SEPT 2009									
Date of App.	Permit Type and Number	Project Name & Address	Job Description	PROP CLS				JOB CLASS				Value of Contract		Amount of Fee	Date Paid	Date of Deposit			
				MF	SF	RF	CM	MISC	N	A	M	R	D				Comm	Misc.	
9/1/2009	MC2009-104	19531 GB #419	A/C C/O	1												9/1/2009	9/4/2009		
9/1/2009	MC2009-105	18400 GB #1314	A/C C/O	1												9/1/2009	9/4/2009		
9/1/2009	PL2009-069	20000 GB #801	INT RMDL	1												9/1/2009	9/4/2009		
9/1/2009	PL2009-114	18650 GB #312	EXT RPRS & PAINTING	1												9/1/2009	9/4/2009		
9/2/2009	PL2009-070	18650 GB #312	RPLC WTR HTR	1												9/2/2009	9/4/2009		
9/2/2009	EL2009-038	20000 GB #801	RPLC WTR HTR	1												9/2/2009	9/4/2009		
9/2/2009	MC2009-106	20000 GB #1005	INT RMDL	1												9/2/2009	9/4/2009		
9/3/2009	BAA APP	19103 WP DIR	VARIANCE APPLICATION	1												9/3/2009	9/4/2009		
9/3/2009	MC2009-115	19103 WP DIR	WINDW & SHUTTER INSTL	1												9/3/2009	9/4/2009		
9/3/2009	MC2009-107	18632 GB	A/C C/O	1												9/3/2009	9/4/2009		
9/3/2009	PL2009-072	18650 GB #209	RPLC WTR HTR	1												9/3/2009	9/4/2009		
9/8/2009	BP2009-116	18650 GB #603	STORAGE CLOSET	1												9/8/2009	9/11/2009		
9/9/2009	PL2009-074	18500 GB #110	RPLC WTR HTR	1												9/9/2009	9/11/2009		
9/9/2009	PL2009-075	19725 GB	RPLC WTR HTR	1												9/9/2009	9/11/2009		
9/9/2009	MC2009-108	20000 GB #801	IRRIGTN RPRS & RCLMD WTR	1												9/10/2009	9/15/2009		
9/9/09	PL2009-073	19936 GB	INT RMDL	1												9/10/2009	9/15/2009		
9/10/2009	BP2009-117	19701 GB #312	IRRIGATION SYSTEM	1												9/10/2009	9/11/2009		
9/14/2009	MC2008-109	19914 GB #2	WINDW/RPLCMNT	1												9/16/09	9/22/09		
9/14/2009	BP2009-118	19701 GB	A/C C/O	1												9/16/09	9/22/09		
9/15/2009	PL2009-076	19450 GB #404	BAL RPRS	1												9/16/09	9/22/09		
9/16/09	MC2009-054	19130 GB #301	RPLC WTR HTR	1												9/16/09	9/22/09		
9/18/09	PL2009-077	19222 GB	A/C C/O	1												9/17/09	9/23/09		
9/18/09	BP2009-119	18700 GB #2	RCLMD WTR	1												9/23/09	9/28/09		
9/21/09	MC2009-110	19531 GB #617	RCLMD WTR	1												9/23/09	9/28/09		
9/21/09	BP2009-120	20060 GB	SHUTTERS	1												9/23/09	9/28/09		
9/21/09	MC2009-121	19648 GB	SHUTTERS	1												9/23/09	9/28/09		
9/21/09	BP2009-034	18400 GB	STRUCTURE RPRS	1												9/23/09	9/28/09		
9/23/09	PL2009-079	19451 GB #301	RPLC WTR HTR	1												9/23/09	9/28/09		
9/25/2009	MC2009-112	19451 GB #301	GRILLS/SPA HTR	1												9/23/09	9/30/09		
TOTAL				28	2												9/30/2009		
SITE VISITS				13															
INSPECTIONS				65															
TOTAL MF PERMITS				28															
TOTAL SF PERMITS				2															
TOTAL MISC PERMITS				0															
TOTAL CM PERMITS				0															
NEW CONSTRUCTION				0															
				MF	Multi Family Residential														
				SF	1 & 2 Family Residential														
				RF	Residential Resort Facilities														
				CM	Commercial														
				MISC	Institutional, Seawalls, Pools, Fences, Signs, Landscaping, & Non-valued, Decks.														
				N	NEW														
				A	ADDITION														
				M	MISC														
				R	RENOVATION														
				D	DEMOLITION														