

Town of Indian Shores

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

www.myindianshores.com



PLANNING, ZONING AND BUILDING COMMITTEE MEETING AGENDA – APRIL 6, 2010

BEGINS AT 4:30 p.m.

- | <u>ITEM NO.</u> | <u>ITEM</u> |
|-----------------|---|
| 1.0 | APPROVAL OF AGENDA |
| 2.0 | CONSIDERATION OF APPROVING MINUTES OF MEETING HELD ON FEBRUARY 16, 2010. (Pages 2 thru 4) |
| 3.0 | PUBLIC HEARING (Pages 5 thru 7)
Quasi-Judicial |
| 3.1 | Consideration of a request from Bruce Duncan, to construct a new single family garage with storage above, and exterior parking, located at 19906 Gulf Blvd., Indian Shores, FL 33785. |
| 4.0 | ITEMS FOR COMMITTEE ACTION:
None. |
| 5.0 | ITEMS FOR REVIEW: |
| 5.1 | Project Status Report for February 2010. (Pages 8 thru 10) |
| 5.2 | Building Permit Log for February and March of 2010. (Pages 11 and 12) |
| 6.0 | UNSCHEDULED ITEMS. |


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.

James J. Lawrence
Mayor

Joan G. Herndon
Vice Mayor

Carole Irelian
Councillor

Steve Sutch
Councillor

William F. Smith
Councillor

E.D. Williams
Town Administrator
Chief of Police

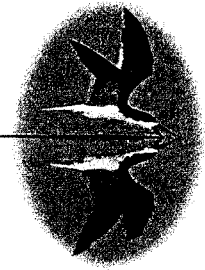
Mary Karayianes
Director of Finance
and Personnel

Marcia Grantham
Town Clerk

James Yacavone
Town Attorney

Lawrence G. Nayman
Building Code
Administrator

Town of Indian Shores



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PLANNING, ZONING AND BUILDING COMMITTEE MEETING MINUTES – FEBRUARY 16, 2010

The Planning, Zoning and Building Committee convened at 4:30 p.m. Those present were: Councilor Smith, Chairperson; Mayor Lawrence, Vice Chairperson; and John McBaine, Citizen Member.

Also present: Councilor Irelan, Fred Strahlendorf, Anne Miller, and Art Newsome.

ITEM NO. ITEM

1.0 APPROVAL OF AGENDA

Chairperson Smith added the following items to the agenda:

4.5 CONSIDERATION OF A REQUEST FROM THE BUILDING OFFICIAL TO ATTEND THE LEVEL 4 – OFFICER SAFETY AND FIELD APPLICATIONS AT THE FLORIDA INSTITUTE OF GOVERNMENT FROM APRIL 12 THROUGH APRIL 15, 2010. COST FOR CLASS IS \$435.00

4.6 CONSIDERATION FROM THE TOWN TO UTILIZE A BANNER FOR A TOWN FUNCTION (SEC. 94-74.4) TO ADVERTISE THE FIRST ANNUAL INDIAN SHORES ST. PATRICKS DAY ARTS & CRAFTS FESTIVAL ON MARCH 17, 2010.

-MOTION BY Mayor Lawrence-seconded by Mr. McBaine to approve the agenda as modified for February 16, 2010. Motion carried 3-0.

2.0 CONSIDERATION OF APPROVING MINUTES OF MEETING HELD ON JANUARY 5, 2010

-MOTION BY Mr. McBaine-seconded by Mayor Lawrence to approve the Minutes of meeting held on January 5, 2010. Motion carried 3-0.

3.0 PUBLIC HEARING

-None.

James J. Lawrence
Mayor

Joan G. Herndon
Vice Mayor

Carole Irelan
Councilor

Steve Sutch
Councilor

William F. Smith
Councilor

E.D. Williams
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Director of Finance
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James Yacavone
Town Attorney

Lawrence G. Nayman
Building Code
Administrator

ITEMS FOR COMMITTEE ACTION:

- 4.1 CONSIDERATION OF A REQUEST FROM THE BUILDING OFFICIAL TO ATTEND THE 2010 FLORIDA FLOODPLAIN MANAGERS ASSOCIATION CONFERENCE IN LAKE MARY, FL., FROM MARCH 3 THROUGH MARCH 5, 2010.

REGISTRATION FEE:	\$199.00
HOTEL:	\$267.00
TRAVEL:	\$137.75
PER DIEM:	<u>\$108.00</u> (\$36 PER DAY)
TOTAL:	\$711.75

MOTION BY Mayor Lawrence-seconded by Mr. McBaine to approve the consideration of a request from the Building Official to attend the 2010 Florida Floodplain Managers Association Conference in Lake Mary, FL from, March 3 –5, 2010, with the approximate cost of \$711.75. **Motion carried 3-0.**

- 4.2 CONSIDERATION OF A REQUEST FROM THE BUILDING OFFICIAL TO ATTEND THE 2010 BOAF ANNUAL CONFERENCE IN TAMPA, FL., FROM JUNE 6 THROUGH JUNE 9, 2010.

REGISTRATION FEE:	\$300.00
PER DIEM:	<u>\$144.00</u>
TOTAL:	\$444.00

MOTION BY Mr. McBaine-seconded by Mayor Lawrence to approve the consideration of a request from the Building Official to attend the 2010 BOAF Annual Conference in Tampa, FL., from June 6 – 9, 2010, with the approximate cost of \$444.00. **Motion carried 3-0.**

- 4.3 CONSIDERATION OF A REQUEST FROM THE BUILDING OFFICIAL TO ATTEND THE IAEI CONFERENCE IN TAMPA, FL., FROM MAY 5 THROUGH MAY 8, 2010.

REGISTRATION FEE:	\$125.00
PER DIEM:	<u>\$144.00</u>
TOTAL:	\$269.00

MOTION BY Mayor Lawrence-seconded by Mr. McBaine to approve a request from the Building Official to attend the IAEI Conference in Tampa, FL., from May 5-8, 2010, with the approximate cost of \$269.00. **Motion carried 3-0.**

- 4.4 SEC. 18-56. ACTION ON THE APPLICATION FOR SITE PLAN APPROVAL ON PROJECTS REQUIRING SITE PLAN APPROVAL.

The Building Official explained that due to a recent BA Hearing, during which plans were submitted and reviewed for exterior changes at, 19103 Whispering Pines Drive, that he felt his approval was sufficient, and that some plans did not need to go to the PZB Committee, for site plan review, based on Town Ord. 18-56 which gives the Building Official the authority to use his own discretion on submitting plans to the PZB Committee for site plan review.

MOTION BY Mr. McBaine- seconded by Mayor Lawrence to approve a request from the Building Official to accept his approval of site plan review for exterior changes at 19103 Whispering Pines Drive, based on Town Ord. Sec 18-56.

Motion carried 3-0.

- 4.5 CONSIDERATION OF A REQUEST FROM THE BUILDING OFFICIAL TO ATTEND THE LEVEL 4, OFFICER SAFETY AND FIELD APPLICATIONS, AT THE FLORIDA INSTITUTE OF GOVERNMENT FROM APRIL 12 THROUGH APRIL 15, 2010. COST FOR CLASS IS \$435.00.

MOTION BY Mayor Lawrence-seconded by Mr. McBaine to approve a request from the Building Official to attend the Level 4, Officer Safety and Field Applications, at the Florida Institute of Government from April 12-15, 2010, with the approximate cost of \$435.00. **Motion carried 3-0.**

- 4.6 CONSIDERATION FROM THE TOWN TO UTILIZE A BANNER FOR A TOWN FUNCTION (SEC. 94-74.4) TO ADVERTISE THE FIRST ANNUAL INDIAN SHORES ST. PATRICKS DAY ARTS & CRAFTS FESTIVAL ON MARCH 17, 2010.

MOTION BY Mr. McBaine-seconded by Mayor Lawrence to approve a request for the Town to utilize a banner for a Town function (Sec. 94-74.4) to advertise the First Annual Indian Shores St. Patrick's Day Arts & Crafts Festival on March 17, 2010. **Motion carried 3-0.**

5.0 ITEMS FOR REVIEW:

- 5.1 Project Status Report for January 2010.
The Committee Members reviewed the Project Status Report for January 2010.
- 5.2 Building Permit Log for January 2010.
The Committee Members reviewed the Building Permit Log for January 2010.

6.0 UNSCHEDULED ITEMS.
None.

The PZB Committee adjourned at 5:06 p.m.

Submitted by



Joyce Ciccarello
Administrative Assistant, Building/Planning Dept.

**TOWN OF INDIAN SHORES
STAFF REPORT**

Date: March 15, 2010

TO: PLANNING, ZONING, AND BUILDING COMMITTEE
FROM: PLANNING & ZONING DEPARTMENT
HEARING DATES: PZB: April 6, 2010 TOWN COUNCIL April 13, 2010
SUBJECT: 19906 Gulf Blvd., Indian Shores

I. APPLICANT INFORMATION

- A. Description: Single family garage with second floor storage and exterior parking.
- B. Applicant: Bruce Duncan
- C. Agent: N/A
- D. Owner: Bruce Duncan and Lenora Hay

II. PROPERTY INFORMATION

- E. Location: 19906 Gulf Blvd., Indian Shores
- F. Parcel Number/Zoning: 24/30/14/42912/001/0560
- G. Surrounding Zoning & Existing Uses: Resort/Facility/Medium (RFM)

III. BACKGROUND

Description of what currently exists: Single Family Residence

IV. PZB REVIEW AND COMMENTS:

SITE PLAN REVIEW DATE: April 6, 2010
REQUIRED REVISIONS: None

V. PUBLIC CORRESPONDENCE None

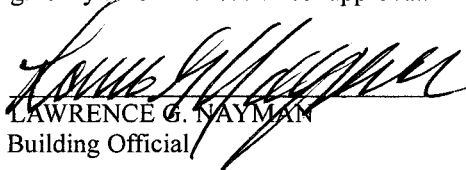
VI. REQUIREMENTS

- 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: Elevation Certificate, Survey dated 11/11/09, three sets of sealed site plan drawings.

VII. STAFF RECOMMENDATION

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


LAWRENCE G. NAYMAN
Building Official

TOWN OF INDIAN SHORES
SITE PLAN REVIEW APPLICATION

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

1. PROPERTY OWNER:

Name BRUCE DUNCAN
Address 19906 GULF BLVD City/State INDIAN SHORES, FLA
Zip 33785 Phone (Home) 727.596.2362 (Office) _____
Mobile _____ Fax SAME

2. GENERAL INFORMATION:

Property Location or Address (List all properties involved).

19906B GULF BLVD
Legal Description(s) _____
Parcel Number(s) SEC 2A, TWP 30S, RGE 14E LOT #56 BLK. 1
Proposed Use of Property, i.e. multi family (townhome/condominium/duplex), single family, commercial. SINGLE FAM. GARAGE
Current Use of Property SINGLE FAMILY, EXTERIOR PARKING
Number of Existing Units on Property 1
Proposed Number of Units and floors over parking 0
Total Valuation \$ 60,000

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

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

4. ENGINEER/SURVEYOR

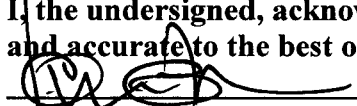
Name DENNIS SIMPSON
Address 1666 SPITSWOOD CIR City/State PALM HARBOR
Zip 34683 Office Phone 727.787.3723 Fax _____

5. ARCHITECT

Name BRUCE DUNCAN
Address 19906B GULF BLVD City/State INDIAN SHORES, FLA
Zip 33785 Office Phone 727.596.2362 Fax _____

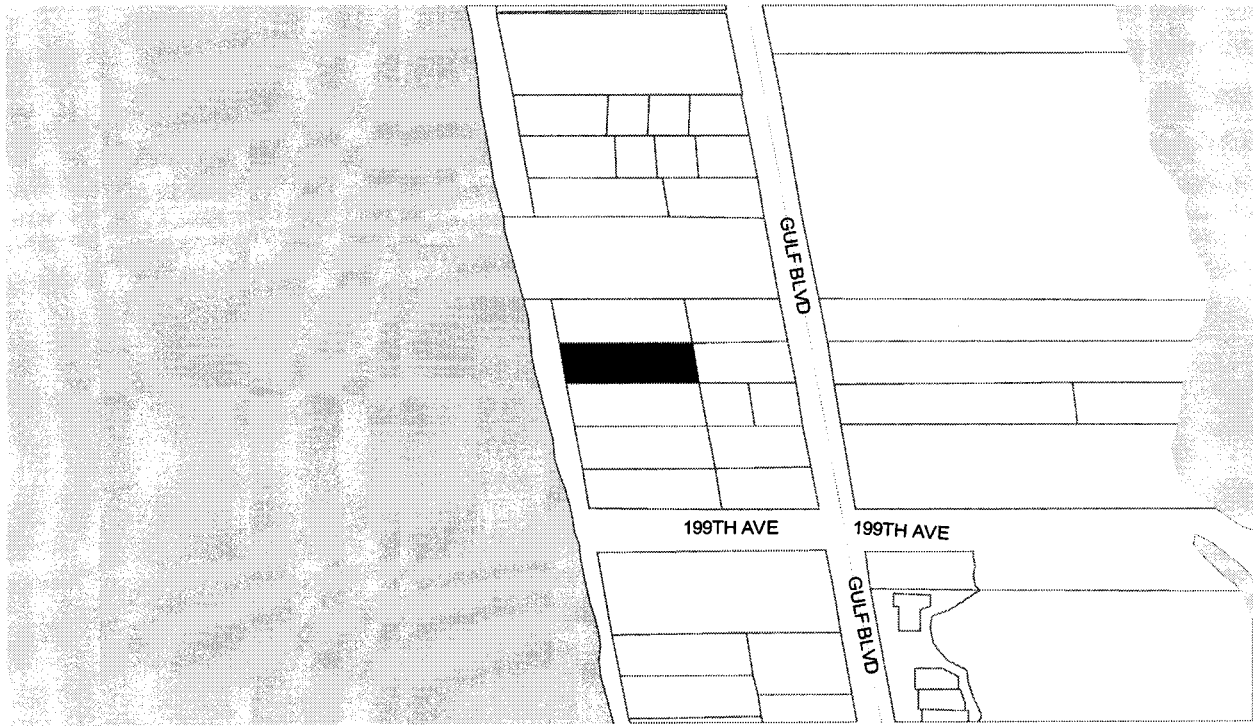
6. SIGNATURE

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



Signature of Owner/Authorized Agent

State of Florida, County of Pinellas Sworn to and subscribed before me this ____ day of _____, A.D. 20____
to me and/or by _____, who is personally known or has produced _____ as
identification. Notary Public _____ My commission expires: _____



PROJECT STATUS REPORT

March 2010

LeSoleil Condominiums, 19000 Gulf Blvd., 4 units:

*Foundation Permit issued April 2005, BP2005-83.
Building permits issued August 2005, BP2005-155.
Council Workshop on September 20, 2005 addressed a tentative agreement for public parking along the north side of 19000 Gulf Blvd.
Owner agreed to pave part of 186th Avenue West to replace public parking removed as a result of redevelopment involving property bordering 190 Avenue.
Structural work completed up to roof. (November 2006)
Drywalling interior. (January 2007)
Drywalling of interior complete as of April 2007.
Interior complete on floors two thru penthouse. (November 2007)
Certificate of Occupancies issued for Unit 4 and Common Area on March 19, 2008.
Letters sent, via certified mail, on Dec. 3, 2008 and January 12, 2009 requesting contractor to walk building w/Larry. If no response by January 26, 2009, contractor will be referred to Pinellas County Construction Licensing Board for violating the Florida Building Code, Section 105.4, Conditions of the Permit.
February 2009, Larry walked the project with the builder.
January 23, 2009 violation issued for non-conforming signs.
Violator is compliant as of May 2009.
Plumbing inspection performed on July 14, 2009.
Certificate of Occupancy issued on January 6, 2010 for Unit 3.
No activity for February 2010.
No activity for March 2010.*

Alta Vita Condominiums, 19640 Gulf Blvd., 11 UNITS:

*Building Permit issued August 2005, BP2005-149.
Structural work completed up to roof.
Interior work in progress.
Dry-walling seventh, sixth, and fifth floors. (October 2006)
Dry-walling third and fourth floors. (January 2007)
No change in activity as of April 2007.
Certificates of Occupancies issued for units 701/702, and Common Area. (November 2007)
Certificate of Occupancy issued for unit 601 on August 25, 2008.
Certificate of Occupancy issued for unit 602 on September 25, 2008.
Certificate of Occupancy issued for unit 501 on December 10, 2008.
Final inspection for the Fitness Room performed on May 21, 2009.
No activity for the month of December 2009 or January 2010.
No activity for the month of February 2010.
No activity for March 2010.*

New Town Hall

*Seventeen Request for Qualifications (RFQ) for engineers and architects received September 8, 2009 at 1:00 p.m.
December 8, 2009 Town selected ARC3 architectural services, Adams Design for civil engineering and surveying services, EMA Engineers, Inc for the structural engineering services, and Gulf Coast Testing Laboratory Inc., geotechnical services.
December 2009 working information to demolish current structures.
New Community Center ground-breaking took place on January 29, 2010.
Annex building scheduled to be demolished on April 1, 2010 (no fooling).*

VIOLATIONS:

Mr. C. H. Chapman
Mrs. Jacqueline Chapman
4309 Bayshore Blvd.
Tampa, Florida 33611-1630

Location of violation: 18527 Gulf Blvd.

Violation issued on June 12, 2006

- Installation of a roof on a Sunday without a permit
- As of September 30, 2006 no permit secured.
- Waiting for search warrant. 4/2007.
- Inspection warrant issued and inspection performed on July 25, 2007.
- Hearing is scheduled for 12/12/07.
- Final Decision issued on December 13, 2007.
- January 15, 2008 is 60 days from original "Unsafe Building" notice.
- No response on January 15, 2008 from Chapman, waiting for a draft of a certificate to file as an official record with the County that the building was determined to be unsafe.
- January 2008 Certificate of Unsafe Building submitted to Yacavone to file it with the County.
- January 2008 waiting for a court date.
- March 2008 waiting for a court date.
- May 2008 waiting for a court date.
- August 2008 waiting for a court date.
- October 2008 waiting for a court date.
- June 2, 2009 mediation scheduled.
- July thru September waiting for a court date.
- December 2009 - Trial date scheduled to begin February 16, 2010.

Vista Village North, Inc.
c/o Mr. Paul R. Straubinger
7662 131st Street North
Seminole, FL 33776

Location of violation: 19651 Gulf Blvd – Docks

Violation issued on January 7, 2009

- The un-permitted electrical wiring on docks has created a life safety condition.
- February 2009, no response to violation notice.
- Violation is scheduled for the June 17, 2009 Special Magistrate Hearing.
- Electrical permit issued and passed final inspection on August 12, 2009.
- Sent Affidavit of Compliance after Noncompliance to the Special Magistrate and Straubinger's attorney on August 28, 2009.
- Special Magistrate Hearing is scheduled for October 14, 2009 to contest the Special Magistrates' Order.
- October 2009 Hearing has been continued to an un-determined future date.
- Currently being reviewed by attorneys.

Jason A. Early
57 Oakland Avenue
Union Town, PA 15401 2818

Location of violation: 19103 Whispering Pines Drive

Violation issued on July 1, 2009.

- Enclosure of porch without a permit.
- BA Hearing scheduled for January 27, 2010 for a setback variance.
- CE2010-0017 scheduled for Special Magistrate Hearing on May 12, 2010.

Violations continued

Arthur C. Solomon

Janet E. Solomon

6709 Alpine Ln

Colleyville TX 76034 7290

Location of violation: 18500 Gulf Blvd., Unit 210

Violation issued on December 10, 2009

-Interior remodel of unit involving electric, and plumbing without the issuance of a permit.

-CE2010-0018 scheduled for Special Magistrate Hearing on May 12, 2010.

Florence Erickson

2959 Los Gatos Drive

Belleair Bluffs, FL 33770 1704

Location of violation: 20238 Gulf Blvd.

Violation issued on September 2, 2009

-Deteriorating condition of the structure is creating life-safety conditions.

-CE20100015 scheduled for Special Magistrate Hearing on April 7, 2010.

Florence Erickson

2959 Los Gatos Drive

Belleair Bluffs, FL 33770 1704

Location of violation: 20238 Gulf Blvd.

Violation issued on October 29, 2009

-Property not maintained.

-CE201000016 scheduled for Special Magistrate Hearing on April 7, 2010.

Seascape Twnhm of Indian Shores Hmown Assn Inc.

C/O Dalton S LLC

2840 West Bay Dr. #135

Belleair Bluffs, FL 33770 2620

Location of violation: 19206 Gulf Blvd., Indian Shores

Violation issued on March 26, 2010

-Swimming Pool gate is not self-closing nor self-latching, needs to be repaired.

Stephen R. Longfellow

Karen Longfellow

19206 Gulf Blvd., Unit 101

Indian Shores, FL 33785 2161

Location of violation: 19206 Gulf Blvd., Unit 101, Indian Shores

Violation issued on March 26, 2010

-Spa below Base Flood Elevation (BFE), and in the footprint of building.

BUILDING PERMIT LOG

FOR THE MONTH OF FEB 2010

Date of App.	Permit Type and Number	Project Name & Address	Job Description	MIF	SF	PROP CLS	CM	MISC	N	A	M	R	D	Comm	Value of Contract	Misc.	Residential	Amount of Fee	Date Paid	Date of Deposit
2/1/10	PL2010-011	19417 GB #D 110	REPAIR	1							1						\$2,400	\$ 53.10	2/1/10	2/9/10
2/1/10	EL2010-007	18610 GB #707	WIRE SHUTTERS	1							1						\$650	\$ 37.70	2/1/10	2/9/10
2/1/10	EL2010-008	18500 GB #402	INT RM/DL	1							1						\$2,700	\$ 33.10	2/2/10	2/9/10
2/1/10	BP2010-023	19201 VISTA LN	C/O GARAGE DOOR	1							1						\$1,244	\$ 45.40	2/2/10	2/9/10
2/1/10	BP2010-024	19201 VISTA LN	C/O GARAGE DOOR	1							1						\$1,244	\$ 45.40	2/2/10	2/9/10
2/1/10	MC2010-008	18650 GB #212	REPAIR	1							1						\$3,314	\$ 61.30	2/4/10	2/9/10
2/2/10	PL2010-012	19417 GB #C106	A/C C/O	1							1						\$1,900	\$ 45.40	2/4/10	2/9/10
2/2/10	BP2009-096	19701 GB #125	REVISIONS TO CONTRACT	1							1						\$31,413	\$ 51.04	2/12/10	2/16/10
2/5/10	BP2010-025	19811 GB	POOL EQUIPMT ENCL	1							1						\$1,001	\$ 45.40	2/12/10	2/16/10
2/9/10	MC2010-009	20000 GB #505	A/C C/O	1							1						\$1,001	\$ 45.40	2/12/10	2/16/10
2/9/10	PL2010-013	19616 GB	POOL HEATER	1							1						\$3,317	\$ 61.30	2/10/10	2/10/10
2/9/10	BP2010-026	19701 GB #210	W/DW RPLCMNT	1							1						\$2,400	\$ 53.10	2/15/10	2/22/10
2/9/10	BP2010-027	19701 GB #426-5	W/DW RPLCMNT	1							1						\$6,918	\$ 102.15	2/23/10	2/26/10
2/10/10	BP2010-028	19730 GB	ENCL GAZEBO FOR PL BTH	1							1						\$6,242	\$ 92.20	2/10/10	2/22/10
2/10/10	PL2010-014	19616 GB #401	RPLC ELECT WTR HTR	1							1						\$6,000	\$ 37.70	2/10/10	2/22/10
2/11/10	PL2010-015	19450 GB #401	WTR HTR RPLCMNT	1							1						\$7,000	\$ 37.70	2/11/10	2/16/10
2/11/10	BP2010-029	19725 GB #401	W/DW RPLCMNT	1							1						\$625	\$ 45.40	2/17/10	2/16/10
2/15/10	MC2010-030	19725 GB #501	W/DW RPLCMNT	1							1						\$1,934	\$ 45.40	2/17/10	2/22/10
2/15/10	MC2010-011	19803 GB #503	A/C C/O	1							1						\$1,934	\$ 45.40	2/17/10	2/22/10
2/19/10	BP2010-032	19829 GB	EXT DOORS PL BTH	1							1						\$7,693	\$ 92.20	2/19/10	2/22/10
2/19/10	PL2010-016	19627 GB #304	RPLC WTR HTR	1							1						\$1,124	\$ 45.40	2/19/10	2/22/10
2/22/10	MC2010-012	20045 GB	A/C WORK	1			1				1						\$775	\$ 37.70	2/23/10	2/26/10
2/22/10	BP2010-033	19722 GB #2	PATIO COVER	1							1						\$3,587	\$ 61.30	2/25/10	2/26/10
2/23/10	MC2010-013	19130 GB #12	A/C C/O	1							1						\$6,592	\$ 102.15	2/24/10	2/26/10
2/25/10	BP2010-037	19937 GB	EXT STAIR RPR	1							1						\$500	\$ 102.70	2/25/10	2/26/10
2/26/10	EL2010-010	19838 GB	REPAIRS	1							1						\$2,100	\$ 53.10	2/26/10	2/26/10
TOTAL															\$ 2,900.00		\$96,307	\$ 1,562.59		
SITE VISITS				10							26									
INSPECTIONS				71																
TOTAL MF PERMITS				25																
TOTAL SF PERMITS				0																
TOTAL MISC PERMITS				0																
TOTAL CM PERMITS				1																
NEW CONSTRUCTION				0																

Multi Family Residential
1 & 2 Family Residential
Residential Resort Facilities
Commercial
Institutional, Seawalls, Pools, Fences, Signs, Landscaping, & Non-valued Docks.

NEW
ADDITION
MISC
RENOVATION
DEMOLITION

Comm
Misc.
Residential

N
A
M
R
D

