

INDIAN SHORES



19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com | Ph: 727.595.4020 | Fax: 727.596.0050

*** PUBLIC MEETING ***

BOARD OF ADJUSTMENTS AND APPEALS MEETING AGENDA WEDNESDAY, MARCH 12, 2025, BEGINS AT 3:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR

ITEM # AGENDA ITEM

- 1.0 Consideration of approving the Board of Adjustment and Appeals (BAA) meeting agenda for March 12, 2025.
- 2.0 Public comments on any agenda item.
- 3.0 Nominations and appointments of BAA Chairperson and Vice Chairperson.
- 4.0 **PUBLIC HEARING: Quasi-Judicial**

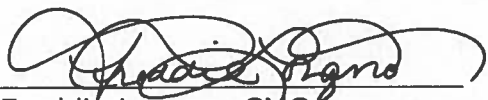
Consideration of a request for a variance from the Town's Setback requirements, as outlined in Sec. 110-327 (2) of the Town's Land Development Code. The homeowner/applicant is seeking approval for a setback variance request of approximately 2.5 feet on the north side of the lot, 1.0 feet on the south side, and an east side setback to allow second level deck to extend into the side yard 4 feet to 4 feet 6 inches leaving an approximate 0.6 feet setback on the east side of the property.

**Parcel ID #: 30-30-15-34722-004-0230
Address: 202 192nd Ave. E.
Indian Shores, FL 33785**

This section of the Town's Code of Ordinances specifies for lot lines bordering streets (excluding Gulf Boulevard), the setback is generally 10 feet. However, for lots along Whispering Pines Drive, 191 Ave., 192 Ave., 193 Ave., and Second Street East in the Indian Shores Town Square Planning area, the setback can be reduced to 5 feet for one- and two-story buildings. Three-story buildings must have the second and third stories set back at least 10 feet. (Ref. pgs.: 1-23)

PLEASE SILENCE ALL CELL PHONES
PLEASE LIMIT PUBLIC COMMENTS TO 3 MINUTES

- 5.0 Citizens' comments on any subject.
- 6.0 Board members' comments on any subject.
- 7.0 Meeting Adjournment.


Freddie Lozano, CMC
Town Clerk

Any person who decides to appeal any decision of the Board of Adjustments 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.

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.



INDIAN SHORES BUILDING DEPARTMENT

2/7/2025

To: Board of Adjustments
Re: 202 192nd Avenue Indian Shores Fl.

Dear Board Members,

As the Building Official and Floodplain manager for the Town of Indian Shores, I am requesting that the board approves the variance for the house located at 202 192nd Avenue,

The reason for the variance is due to the Town Ordinance, 86-17, I have found that the structure has been substantially damaged and it must be brought into compliance. To bring the home into compliance, the home must be lifted out of the flood. After reviewing the proposed plans and working with the contractor to raise the home, it will cause the house to be over the setbacks, this not due to the homeowner, but due to the town ordinance.

Please see the setback ordinance 110-327 and floodplain ordinance 86-15, 86-17

Sec. 110-327. - Setbacks.

The minimum building setback from any lot line is as follows:

(1) From any lot line bordering any portion of Gulf Boulevard:

a. Eighteen feet

b. Ten foot setback for lots bordering on Gulf Boulevard within the Indian Shores Town Square Plan area.

(2) From any lot line bordering any portion of a street other than Gulf Boulevard, ten feet, except lots lines bordering Whispering Pines Drive, 191 Ave., 192 Ave., 193 Ave. and second street east, in the Indian Shores Town Square Planning area can be reduced to five feet for one and two-story buildings, and for three-story buildings the second and third story must be setback at least ten feet.

(3) For mixed uses and non-residential uses on lots, located in the Indian Shores Town Square Planning area the internal lot line setback can be reduced to zero when adjoining another mixed or non-residential use.

(4) From any lot line not bordering any portion of either a street or the coastal construction control line:

Five feet of side setback for the first 20 feet of the height of the sidewall above the minimum required piling height, plus one-half foot increase in side setback for every one foot of increase in sidewall height.

INDIAN SHORES BUILDING DEPARTMENT

(5) For any lot bordering any portion of the intercoastal waterway, a minimum setback distance of ten feet measured from the easternmost portion of the lot at which the lot's buildable area has a width, measured in a north-south direction, of 45 feet and a minimum setback distance of ten feet landward from any high-water line.

(6) For any lot containing or bordering on property containing mangrove growth, a minimum setback distance of six feet for any building, structure, paving or improvement other than a boardwalk leading to an approved dock, measured from the outermost branches of any mangrove tree on or adjacent to the lot.

(7) If the top story's floor area is less than 20 percent of the floor area of floor immediately below, then the top floor sidewall height will not be included in the formula for setbacks of the building in subsection 110-327(4). The top floors sidewalls shall be setback at least five feet from the sidewalls of the floor immediately below and at least 20 feet from the sidewall of the floor on the street side immediately below. The remaining 80 percent roof area of the floor immediately below may not be permanently or temporarily screened or enclosed, in any fashion or manner, nor may it be used as or constructed to be used as a patio, deck, observation deck, platform, stage, floor or other similar use, except for mechanical equipment. Nothing herein shall be construed to authorize any person to exceed any building height restrictions contained elsewhere in this Code.

(8) The rear setback for gulf front lots shall be a minimum of 18 feet. The measurement shall be from the rear property line or from the coastal construction control line, whichever is the most eastward. Accessory structures of 100 square feet of floor area or less are exempt.

Sec. 86-15. - General.

The floodplain administrator is authorized and directed to administer and enforce the provisions of this article. The floodplain administrator shall have the authority to render interpretations of this article consistent with the intent and purpose of this article and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this article without the granting of a variance pursuant to division 7 of this article.

Sec. 86-17. - Substantial improvement and substantial damage determinations and calculations.

Substantial improvement shall be calculated retroactive and cumulatively for a rolling ten years beginning with the current request for a building permit (including the current value of the proposed improvements) as well as past reconstruction, repairs to a damaged structure, modifications and/or additions to the structure during the previous ten years.

- (1) Substantial improvement. The floodplain administrator, in coordination with the building official, shall determine whether work proposed for existing buildings

INDIAN SHORES BUILDING DEPARTMENT

constitutes[s] "substantial improvement" as that term is defined in division 9 of this article.

- a. For the purposes of this section, the costs of improvements for a project shall be obtained from one of the following sources:
 1. Detailed cost estimate from the licensed general contractor of record in the form of a cost itemization affidavit; or
 2. Professional construction estimation software, such as Marshall and Swift, or the FEMA substantial damage estimation program FEMA P-784.
- b. For the purposes of this section, the "market value" shall be established as defined in division 9 of this article.
- c. For structures in which the substantial improvement percentage is greater than or equal to 40 percent, a more precise market value may be required.

(2) Substantial damage. The floodplain administrator, in coordination with the building official, shall determine whether work proposed for existing buildings constitute[s] "substantial damage" as that term is defined in division 9 of this article. Substantial damage includes "repetitive loss" as that term is defined in division 9 of this article.

a. Cost to repair a structure shall be calculated for full repair to the building before damage condition, even when the owner elects not to restore the building to its prior state. The cost to repair shall also include the cost of any improvement that the owner has opted to include during the repair project. For the purposes of this section, the cost to repair shall be obtained from one of the following objective third party sources:

1. A licensed general contractor of record, in the form of a cost itemization affidavit; or

2. Professional construction estimation software, such as Marshall and Swift or the FEMA substantial damage estimation program FEMA P-784.

b. Market value shall be established as defined in division 9 of this article.

c. For structures in which the substantial damage percentage is greater than or equal to 40 percent, a more precise market value may be required.

(3) Tracking of substantial improvement and substantial damage, repairs and additions to existing structures. The cost of improvements, repairs, reconstruction, and damage repairs over the previous ten-year period (including currently proposed improvements or repairs), divided by the current market value equals the percent improvement at the time of building permit application. When during the ten-year period (including currently proposed improvements or repairs) the substantial improvement equals or exceeds 50 percent; the building must be brought into conformance with the flood damage prevention requirements of this chapter and the Florida Building Code.

Example: Building permit requested in 2020 for \$30,000.00 in improvements to the building. The current market value of the building in 2020 = \$170,000.00.

\$20,000.00 improvement made in 2011

INDIAN SHORES BUILDING DEPARTMENT

\$10,000.00 improvement made in 2015

\$28,600.00 improvement made in 2018

The cumulative improvements made from 2010 to 2018 equal 34 percent of the current building market value. With the currently proposed \$30,000.00 of improvements proposed in 2020, the cumulative improvements would total \$88,600.00 or 52 percent of cumulative improvements. The building must be brought into conformance with the flood damage prevention requirements of this chapter, or the total improvements must be reduced in scope to allow the issuance of a building permit for the approved improvement.

Sincerely,



Brian Rusu

Brian Rusu CBO, CFM

Building Official – Floodplain Administrator

Building, Zoning & Code Enforcement Director

Town of Indian Shores

19305 Gulf Blvd 33785

Phone: 727-474-7785

Fax: 727-596-0050

Website <http://www.myindianshores.com/2229/Building-Department>

CERTIFICATION

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND
CORRECT COPY OF

Sec. 110-327 (2) of the Indian
Shores Code of Ordinance.
PUBLIC RECORDS OF THE TOWN OF
INDIAN SHORES, FLORIDA

Sec. 110-327. Setbacks.

The minimum building setback from any lot line is as follows:

- (1) From any lot line bordering any portion of Gulf Boulevard:
 - a. Eighteen feet
 - b. Ten foot setback for lots bordering on Gulf Boulevard within the Indian Shores Town Square Plan area.
- (2) From any lot line bordering any portion of a street other than Gulf Boulevard, ten feet, except lots lines bordering Whispering Pines Drive, 191 Ave., 192 Ave., 193 Ave. and second street east, in the Indian Shores Town Square Planning area can be reduced to five feet for one and two-story buildings, and for three-story buildings the second and third story must be setback at least ten feet.
- (3) For mixed uses and non-residential uses on lots, located in the Indian Shores Town Square Planning area the internal lot line setback can be reduced to zero when adjoining another mixed or non-residential use.
- (4) From any lot line not bordering any portion of either a street or the coastal construction control line:

Five feet of side setback for the first 20 feet of the height of the sidewall above the minimum required piling height, plus one-half foot increase in side setback for every one foot of increase in sidewall height.
- (5) For any lot bordering any portion of the intercoastal waterway, a minimum setback distance of ten feet measured from the easternmost portion of the lot at which the lot's buildable area has a width, measured in a north-south direction, of 45 feet and a minimum setback distance of ten feet landward from any high-water line.
- (6) For any lot containing or bordering on property containing mangrove growth, a minimum setback distance of six feet for any building, structure, paving or improvement other than a boardwalk leading to an approved dock, measured from the outermost branches of any mangrove tree on or adjacent to the lot.
- (7) If the top story's floor area is less than 20 percent of the floor area of floor immediately below, then the top floor sidewall height will not be included in the formula for setbacks of the building in subsection 110-327(4). The top floors sidewalls shall be setback at least five feet from the sidewalls of the floor immediately below and at least 20 feet from the sidewall of the floor on the street side immediately below. The remaining 80 percent roof area of the floor immediately below may not be permanently or temporarily screened or enclosed, in any fashion or manner, nor may it be used as or constructed to be used as a patio, deck, observation deck, platform, stage, floor or other similar use, except for mechanical equipment. Nothing herein shall be construed to authorize any person to exceed any building height restrictions contained elsewhere in this Code.
- (8) The rear setback for gulf front lots shall be a minimum of 18 feet. The measurement shall be from the rear property line or from the coastal construction control line, whichever is the most eastward. Accessory structures of 100 square feet of floor area or less are exempt.

[Code 1979, § 23-22(6); Ord. No. 93-3, § 5, 7-13-93; Ord. No. 00-5, § 15, 12-12-00; Ord. No. 03-3, § 4, 6-10-03; Ord. No. 03-5, § 1, 10-14-03; Ord. No. 2004-5, § 1, 4-12-04; Ord. No. 04-12, § 2, 8-10-04; Ord. No. 2004-20, § 1, 11-9-04]

Created: 2024-01-03 12:04:29 [EST]

(Supp. No. 59)

**TOWN OF INDIAN SHORES, FLORIDA
BOARD OF ADJUSTMENT AND APPEALS**



Application No.: BAA-_____

Date: 1/13/2025

1. Application for:

_____ **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: _____

Property Address: 202 192nd Ave E, Indian Shores, FL 33785

Legal Description: GULF VIEW CABIN VILLA BLK D, LOTS 23 AND 24

Building Permit Application No.: _____

3. Owner of Property:

Name: Mark and Jenna Zais

Mailing Address: 202 192nd Ave E

City: Indian Shores State: FL Zip: 33785

Bus. Telephone: (____) - _____ Res. Telephone: (719) - 332-5461 (Mark)

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

Name: JAS Developers, LLC - DBA JAS Builders

Mailing Address: 5920 Carrier St N

City: St Petersburg

State: FL

Zip: 33714

Bus. Telephone: (866) - 235-7415

Res. Telephone: () -

Acting as Agent for Owner: ☒ ***Yes** No

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

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

Sec. 110-327. Setbacks: (2) From any lot line bordering any portion of a street other than Gulf Boulevard, ten feet, except lots lines bordering Whispering Pines Drive, 191 Ave., 192 Ave., 193 Ave. and second street east, in the Indian Shores Town Square Planning area can be reduced to five feet for one and two-story buildings, and for three-story buildings the second and third story must be setback at least ten feet. (attached)

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

Homeowner/applicant requests variance of East side setback to allow second level deck to extend into the side yard 4 to 4'6" leaving an approximate 0.6' setback on the east side of the property.

7. Names and mailing addresses of all affected.

Property Owners and Residents:

Neighboring properties should not feel an impact. The east side of the property abuts an assumed easement and preservation area beyond that. There is a chance the Town might consider the lot neighboring the rear yard could be affected.

Parcel Number 30-30-15-34722-004-0190

Owner Name: LANGE, GREGG RAYMOND SR

Site Address: 19209 WHISPERING PINES DR INDIAN SHORES, FL 33785

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

Brian Rusu Freddie Lozano

Yvonne Williams

9. Certification:

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

Lauren Trosclair

Lauren Trosclair (Jan 13, 2025 20:52 EST)

Signature of Applicant

1/13/2025

Date of application

Application fee of \$250.00 received: Yes No

Signature of Town staff member receiving the fee

Date fee received

RECEIPT

Town of Indian Shores

19305 Gulf Blvd, Indian Shores, FL 33785

(727) 474-7786



VR-IS25-00001 | Variance - Residential

Receipt Number: 1196

Payment Amount: \$250.00

January 16, 2025

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Online	Lauren Trosclair	Lauren Trosclair	E04C54C72E3946B28BB1E7708A 38E58D

Comments

Assessed Fee Items

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
01/14/25	Variance		\$250.00	\$250.00	\$0.00
<i>Totals:</i>			\$250.00	\$250.00	
<i>Previous Payments</i>					\$0.00
<i>Remaining Balance Due</i>					\$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
202 192ND AVE E Indian Shores, FL 33785	ZAIS, MARK AND JENNA	202 192ND AVE E Indian Shores, FL 33785-2150	\$0.00

Description of Work

Homeowner/applicant requests variance of East side setback to allow second level deck to extend into the side yard 4 to 4'6" leaving an approximate 0.6' setback on the east side of the property.







202 192nd Ave E - Variance Application

Final Audit Report

2025-01-14

Created:	2025-01-14
By:	JAS Engineer (info@jasbuilder.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEOMPI5FhoYSkTfqC05RwWkXH5XDiQVc-

"202 192nd Ave E - Variance Application" History

-  Document created by JAS Engineer (info@jasbuilder.com)
2025-01-14 - 1:51:55 AM GMT- IP address: 47.197.221.20
-  Document emailed to lauren@jasengineer.com for signature
2025-01-14 - 1:52:21 AM GMT
-  Email viewed by lauren@jasengineer.com
2025-01-14 - 1:52:32 AM GMT- IP address: 47.197.221.20
-  Signer lauren@jasengineer.com entered name at signing as Lauren Trosclair
2025-01-14 - 1:52:55 AM GMT- IP address: 47.197.221.20
-  Document e-signed by Lauren Trosclair (lauren@jasengineer.com)
Signature Date: 2025-01-14 - 1:52:57 AM GMT - Time Source: server- IP address: 47.197.221.20
-  Agreement completed.
2025-01-14 - 1:52:57 AM GMT



Adobe Acrobat Sign

I/we Mark and Jenna Zais authorize and permit JAS Builders to act as my/our representative and agent in any manner regarding the issuance of this application which relates to property described as the parcel ID # listed below. I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, or conditions of this application. In understanding this, I/we release the Town of Indian Shores from any liability resulting from actions made on my/our behalf by the authorized agent and representative.

*NOTE: All correspondence will be sent to the authorized representative. It will be the responsibility to keep the owner(s) adequately informed as to the status of the application

Parcel Number: **30-30-15-34722-004-0230**
Owner Name: **ZAIS, MARK**
ZAIS, JENNA
Site Address: **202 192ND AVE E**
INDIAN SHORES, FL 33785

Authorized Agent:

Lauren Trosclair Jan 13, 2025
Lauren Trosclair (Jan 13, 2025 14:31 EST)
Signature Date

Property Owner:

J. Zais Jan 13, 2025
Jenna Zais (Jan 13, 2025 14:12 EST)
Signature Date

Mark Zais Jan 13, 2025
Mark Zais (Jan 13, 2025 14:29 EST)
Signature Date












202 192nd Ave E - Authorized Agent Letter

Final Audit Report

2025-01-13

Created:	2025-01-13
By:	JAS Engineer (info@jasbuilder.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAK0B7H1wLMAXbQ1uimAyOJK5JPGydOGTI

"202 192nd Ave E - Authorized Agent Letter" History

-  Document created by JAS Engineer (info@jasbuilder.com)
2025-01-13 - 7:02:48 PM GMT- IP address: 47.197.221.20
-  Document emailed to Jenna Zais (jennazais11@gmail.com) for signature
2025-01-13 - 7:04:27 PM GMT
-  Email viewed by Jenna Zais (jennazais11@gmail.com)
2025-01-13 - 7:04:34 PM GMT- IP address: 74.125.210.128
-  Document e-signed by Jenna Zais (jennazais11@gmail.com)
Signature Date: 2025-01-13 - 7:12:36 PM GMT - Time Source: server- IP address: 67.8.216.206
-  Document emailed to Mark Zais (markzais@gmail.com) for signature
2025-01-13 - 7:12:38 PM GMT
-  Email viewed by Mark Zais (markzais@gmail.com)
2025-01-13 - 7:13:24 PM GMT- IP address: 74.125.210.130
-  Document e-signed by Mark Zais (markzais@gmail.com)
Signature Date: 2025-01-13 - 7:29:26 PM GMT - Time Source: server- IP address: 67.8.216.206
-  Document emailed to lauren@jasengineer.com for signature
2025-01-13 - 7:29:28 PM GMT
-  Email viewed by lauren@jasengineer.com
2025-01-13 - 7:31:14 PM GMT- IP address: 47.197.221.20
-  Signer lauren@jasengineer.com entered name at signing as Lauren Trosclair
2025-01-13 - 7:31:44 PM GMT- IP address: 47.197.221.20
-  Document e-signed by Lauren Trosclair (lauren@jasengineer.com)
Signature Date: 2025-01-13 - 7:31:46 PM GMT - Time Source: server- IP address: 47.197.221.20



Adobe Acrobat Sign

✓ Agreement completed.

2025-01-13 - 7:31:46 PM GMT



Adobe Acrobat Sign

INDIAN SHORES



19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com | Ph: 727.595.4020 | Fax: 727.596.0050

February 18, 2025

Dear Indian Shores Property Owner:

Please be advised that the Board of Adjustment and Appeals of Indian Shores, Florida will hold a Public Quasi-Judicial Hearing on March 12, 2025, at 3:00pm. The location of the hearing is in the 4th Floor Council Chambers of the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, Florida 33785, when a variance request for the property located at 202 192nd Avenue East, Indian Shores, FL 33785, will be heard for consideration of approval.

PUBLIC HEARING: Quasi-Judicial

Consideration of a request for a variance from the Town's Setback requirements, as outlined in Sec. 110-327 (2) of the Town's Land Development Code. The homeowner/applicant is seeking approval for a setback variance request of approximately 2.5 feet on the north side of the lot, 1.0 feet on the south side, and an east side setback to allow second level deck to extend into the side yard 4 feet to 4 feet 6 inches leaving an approximate 0.6 feet setback on the east side of the property.

**Parcel ID #: 30-30-15-34722-004-0230
Address: 202 192nd Ave. E.
Indian Shores, FL 33785**

This section of the Town's Code of Ordinances specifies for lot lines bordering streets (excluding Gulf Boulevard), the setback is generally 10 feet. However, for lots along Whispering Pines Drive, 191 Ave., 192 Ave., 193 Ave., and Second Street East in the Indian Shores Town Square Planning area, the setback can be reduced to 5 feet for one- and two-story buildings. Three-story buildings must have the second and third stories set back at least 10 feet.

This notice is being sent to you in your capacity as a condominium officer or due to your past role as one. If you are currently or have previously served in this position, please ensure that this notice is shared with the members of your association to facilitate their participation. Additionally, if there have been any changes to your condominium board's membership, kindly update the Town Clerk with the new information to enhance communication and support.

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

All interested parties are invited to attend. 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.

Sincerely,

Freddie Lozano
Town Clerk

INDIAN SHORES



19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com | Ph: 727.595.4020 | Fax: 727.596.0050

AFFIDAVIT OF MAILING:

State of Florida

County of Pinellas

I, Yvonne Williams, Building Permit Specialist of the Town of Indian Shores, Florida, the 18 day of February, 2025, mailed the Notice of a Public Quasi-Judicial Hearing by the Board of Adjustment and Appeals, scheduled on March 12, 2025, beginning at 3:00pm on the 4th Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

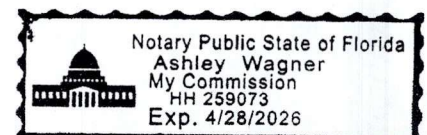
Attached:

1. The notice detailing the variance request for the property located at 202 192nd Avenue East, Indian Shores, FL 33785.
2. A list of adjacent property owners and/or registered agents the notice was mailed to.

Signature of Affiant

SUBSCRIBED AND SWORN TO, OR AFFIRMED, before me on this 18th day of February, 2025, by Yvonne Williams.

Signature of Officer Administering Oath or of Notary Public



Vista Village Townhomes
5901 Sun Blvd STE 200
St. Pete, FL 33715

Vista Village Towhomes
901 N Hercules Ave STE A
Clearwater, FL 33765

Vista Bay Condo ASSN
19111 Vista Bay Dr
Indian Shores, FL 33785

Bennett Invest Prop LLC
3712 W Azeele St
Tampa, FL 33609

Lange, Gregg Raymon SR
19209 Whispering Pines DR
Indian Shores, FL 33785

Klich, Roza
215 Norman Ave
Brooklyn, NY 11222

Klich, Roza
134 Ascan Ave
Forest Hills, NY 11375

Mangueira, Zachary L
19215 Gulf Blvd
Indian Shores, FL 33785

Radziwonski, Andrew
11699 Sharon Dr
Largo, FL 33774

Mark Zais
10019 Parley Dr
Tampa FL 33626

Burnett, Duane A
19217 Gulf Blvd
Indian Shores, FL 33785

Rogacki, Jeffery
1625 W Temperance RD
Temperance, MI 48182

Bonga Bonga INC
19201 Gulf Blvd
Indian Shores, FL 33785

Ragozzino, Louis
394 Laning St
Southington, CT 06489

Stefura, Frank
19142 Whispering Pines Dr
Indian Shores, FL 33785

Logsdon, David Lawrence
1120 Dunbar Ave S
Tampa, FL 33629

Markov, Dimitar
11502 7th LN N #1407
St. Pete, FL 33716

Emmons, Ritchie
11528 Navel Orange Way
Tampa, FL 33626

Sun Vista Building LLC
329 Overlook Dr
Belleair, FL 33756

Dailey, Terrance P
13253 72nd Terr
Seminole, FL 33776

Rogacki, Lynn
1625 W Temperance RD
Temperance, MI 48182

Lauren Trosclair
JAS Builders
5920 Carrier St N
St. Petersburg FL 33714

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Sun Vista Building LLC
Street and Apt. No., or PO Box No.
329 Overlook Dr
City, State, ZIP+4®
Belleair FL 33756

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
David Lawrence Logdon
Street and Apt. No., or PO Box No.
1120 Dunbar Ave S
City, State, ZIP+4®
Tampa FL 33629

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Bonga Bonga Inc
Street and Apt. No., or PO Box No.
19201 Gulf Blvd
City, State, ZIP+4®
Indian Shores FL 33785

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Jeffery Rogacki
Street and Apt. No., or PO Box No.
1625 W Temperance Rd
City, State, ZIP+4®
Temperance MI 48182

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Gregg Raymon S Lange
Street and Apt. No., or PO Box No.
19209 Whispering Pines Dr
City, State, ZIP+4®
Indian Shores FL 33785

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Lynn Rogacki
Street and Apt. No., or PO Box No.
1625 W Temperance Rd
City, State, ZIP+4®
Temperance MI 48182

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Richie Emmons
Street and Apt. No., or PO Box No.
11528 Navel Orange Way
City, State, ZIP+4®
Tampa FL 33626

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Frank Stefura
Street and Apt. No., or PO Box No.
19142 Whispering Pines
City, State, ZIP+4®
Indian Shores FL 33785

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Roza Klich
Street and Apt. No., or PO Box No.
134 Ascan Ave
City, State, ZIP+4®
Forest Hills NY 11375

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Roza Klich
Street and Apt. No., or PO Box No.
215 Norman Ave
City, State, ZIP+4®
Brooklyn NY 11222

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Vista Bay Condo Assn
Street and Apt. No., or PO Box No.
19111 Vista Bay Dr
City, State, ZIP+4®
Indian Shores FL 33785

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Lauren Tronclair JAS Builders
Street and Apt. No., or PO Box No.
5920 Carrier St N
City, State, ZIP+4®
St Petersburg FL 33714

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Andrew Radziwonski
Street and Apt. No., or PO Box No.
11699 Sharon Dr
City, State, ZIP+4®
Largo FL 33774

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Mark Zais
Street and Apt. No., or PO Box No.
10019 Parley Dr
City, State, ZIP+4®
Tampa FL 33626

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To
Bennett Invest Prop LLC
Street and Apt. No., or PO Box No.
3712 W Azeele St
City, State, ZIP+4®
Tampa FL 33609

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.69

Total Postage and Fees
\$ 9.64

Sent To
Vista Village Townhomes
901 N. Hercules Ave Ste. A
Clearwater FL 33765

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

92 8054 9589 0710 5270 1569

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.69

Total Postage and Fees
\$ 9.64

Sent To
Terrance P Dailey
13253 72nd Terr
Seminole FL 33776

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

92 8054 9589 0710 5270 1569

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.69

Total Postage and Fees
\$ 9.64

Sent To
Dimitar Markov
11502 7th LN N #1407
St. Pete FL 33716

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

85 8054 9589 0710 5270 1569

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.69

Total Postage and Fees
\$ 9.64

Sent To
Louis Raccuzzino
394 Lanning St
Southington CT 06489

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

61 8054 9589 0710 5270 1569

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.69

Total Postage and Fees
\$ 9.64

Sent To
Duane A Burnett
19217 Gulf Blvd
Indian Shores FL 33785

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

61 8054 9589 0710 5270 1569

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$.69

Total Postage and Fees
\$ 9.64

Sent To
Zachary L Mangueira
19215 Gulf Blvd
Indian Shores FL 33785

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

54 8054 9589 0710 5270 1569

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

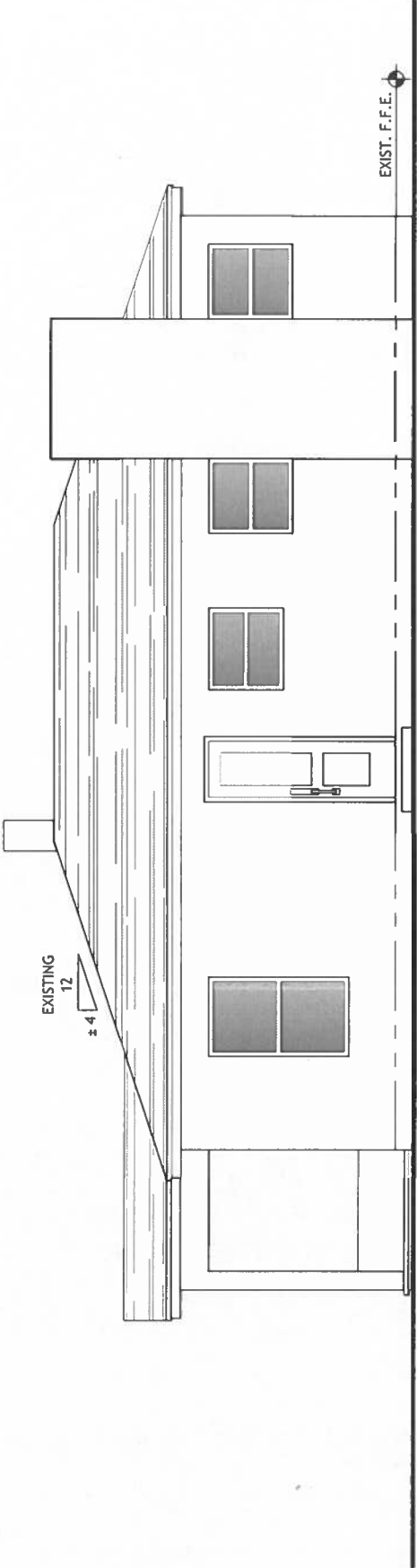
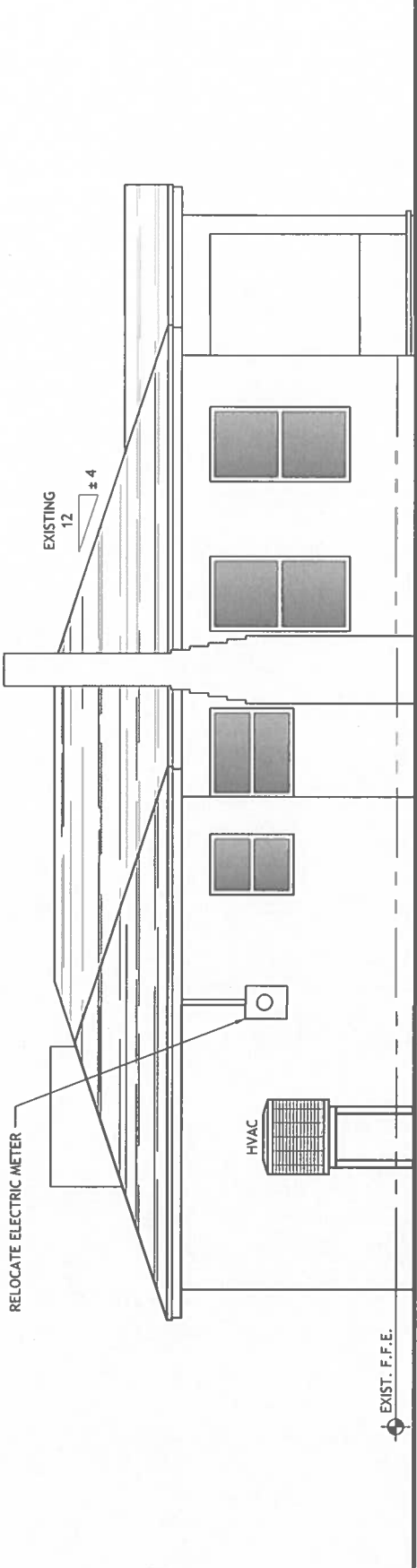
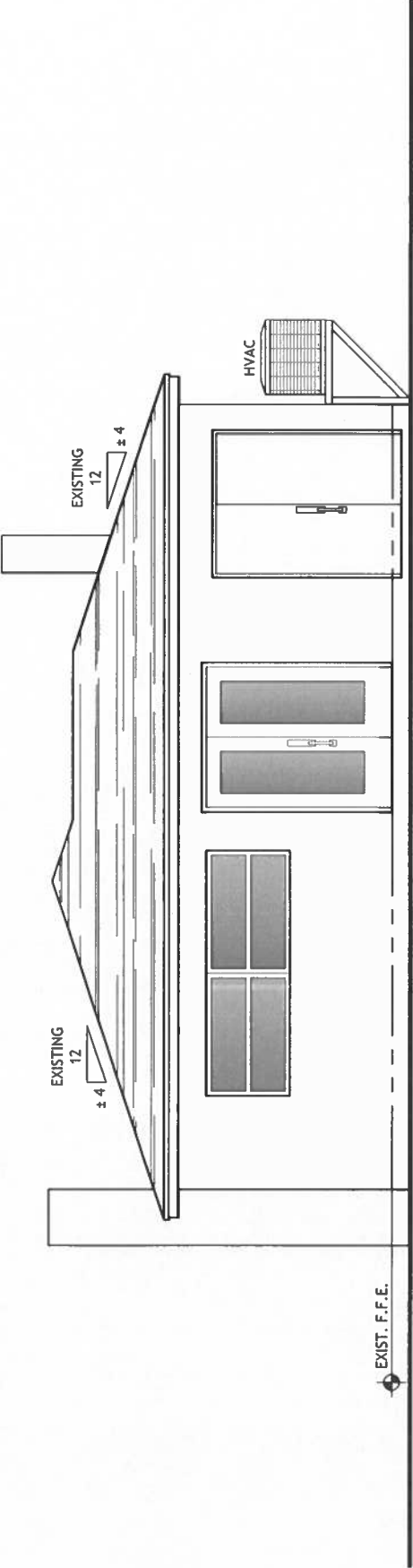
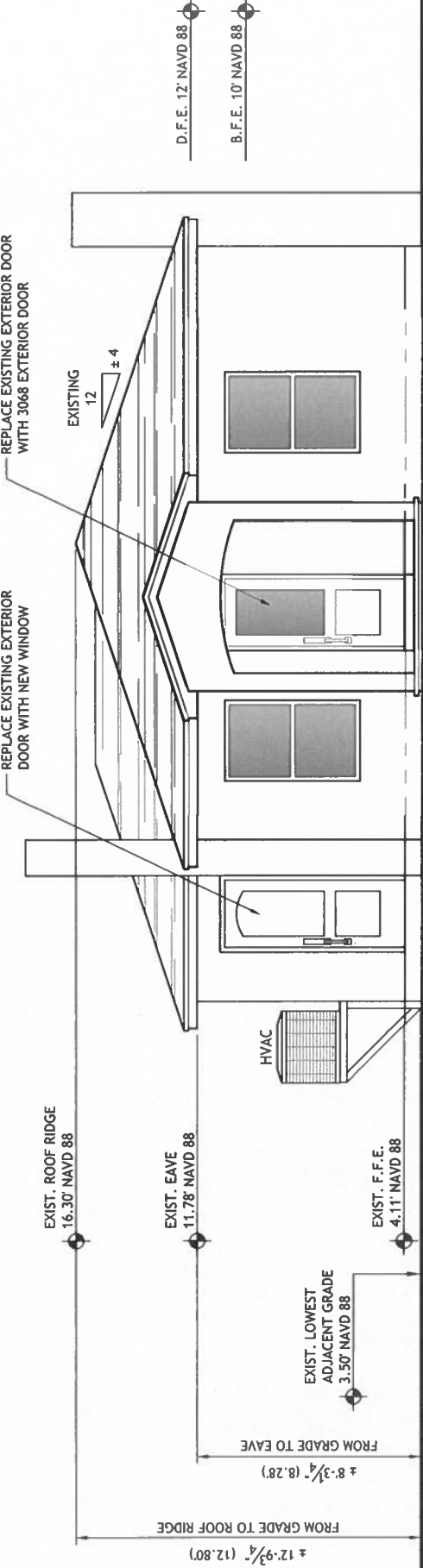
Postage
\$.69

Total Postage and Fees
\$ 9.64

Sent To
Vista Village Townhomes
5901 Sun Blvd Ste. 200
St. Pete FL 33715

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

04 8054 9589 0710 5270 1569



At this document is digitally signed, printed copies are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Title: STRUCTURAL ENGINEERING DESIGN FOR RESIDENTIAL RENOVATION LOCATED AT 202 192ND AVENUE E INDIAN SHORES, FL 33785 Prepared for: JAS ENGINEERING



VOELKEL
ENGINEERING

103 Bay Bridge D. Gulf Breeze, FL 32561
Office: (850) 284-0333
www.VoelkelEngineering.com

FL CA: 35353

Revision	Date

FOR REVIEW ONLY
without signature and seal.

PRELIMINARY
FOR REVIEW/BID ONLY
(Not to be used for permitting without the engineer's original signature and seal.)

J. Christian Voelkel FLPE 81229

Designed By: JCV / DLK
Checked By: JCV
Project #: JAS-241011

Scale: As Noted

Sheet: 9 of 9

