

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 TUESDAY, JUNE 10, 2025, BEGINS AT 2:00 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 June 10, 2025.
- 2.0 Public comments on any agenda item.
- 3.0 PUBLIC HEARING: Quasi-Judicial (Ref. pgs.: 1-14)

Consideration of a request for a variance as outlined below:

1. The lot is a non-conforming lot, and the width does not meet the 44-foot minimum requirement of Sec.110.326.

The new home would be over the setbacks on the north side by roughly 3 inches.

2. The home would not meet the full requirements of 110-327 (4) 5'foot setback for the first 20' foot above the minimum required piling height, plus one-half foot increase in-side setback for every one foot of increase in sidewall height.

The new home is proposed to have a sidewall height of 21' 6".

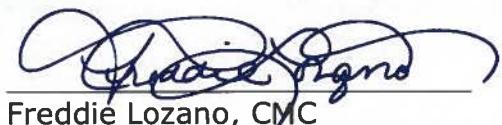
3. The new home does not meet the requirements of Sec.110-337 (b)(8) of an architectural break of maximin 25' feet.

The request is for a 25'11" architectural break.

Parcel ID #: 30-30-15-00000-330-0900
Address: 18515 Gulf Blvd.
Indian Shores, FL 33785

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

- 4.0 Board Members' comments on any subject.
- 5.0 Meeting Adjournment.



Freddie Lozano, CMC
Town Clerk

TOWN OF INDIAN SHORES, FLORIDA
BOARD OF ADJUSTMENT AND APPEALS



Application No.: BAA-

Date: 05/13/2025

1. Application for:

Administrative Review (Sec. 110-63, Indian shores Code)

It is alleged that there is error in any order, requirement, decision or 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: Parcel Number: 30-30-15-00000-330-0900

Property Address: 18515 Gulf Blvd Indian Shores, FL 33785

Legal Description: PART OF GOVT LOT 2 IN SW 1/4 OF SEC 30-30-15 DESC FROM N 1/4 COR OF SEC TH S 4512.52FT TH W 376.25FT FOR POB TH N47D40'25"E 95.8FT TH S41D38'46"E 42.71FT TH S47D10'41"W 95.45FT TH CUR LT RAD 2897.93FT ARC 43.57FT CB N42D04'34"W 43.57FT TO POB LESS R/W FOR GULF BLVD PER O.R. 4897/497

Building Permit Application No.: _____

3. Owner of Property:

Name: Scott McDonald/ Doris Ortiz

Mailing Address: 17920 Gulf Blvd APT. 1104

City: Reddington Shores State: Florida Zip: 33708

Bus. Telephone: (970) - 367-6569 Res. Telephone: (970) - 367-6569

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

Name: Jesse Eliassen

Mailing Address: 8416 Damen Lane

City: Port Richey State: Florida Zip: 34668

Bus. Telephone: (727) - 359-1915 Res. Telephone: (727) - 359-1915

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:

110-330 - Distance between buildings

110-337 - Elements of design (b) (8)(B)

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

The lot does not meet min. code of 44'-0". Original home was 20" from lot line on south and on lot line on north side.

Judging by the elevation on both sides the house meets the spirit of the code without meeting the exact distances measuring 25'-11" not 25'-0"

7. Names and mailing addresses of all affected.

Property Owners and Residents:

Gerald Alexander, 18517 Gulf Blvd Indian Shores FL

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

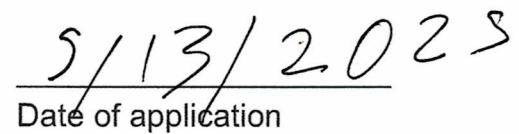
Brian Rusu

9. Certification:

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



Signature of Applicant



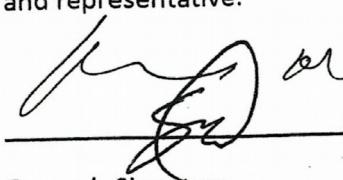
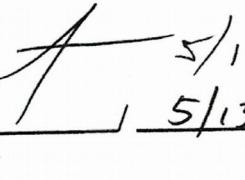
Date of application

Application fee of \$250.00 received: Yes No

Signature of Town staff member receiving the fee

Date fee received

I/We Scott McDonald Doris Perez authorize and permit JAE Carbon LLC 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 and liability resulting from actions made on my/our behalf by the authorized agent and representative.

 5/13/2025
 5/13/2025

Owner's Signature

Sworn to and subscribed before me by Deborah Parrish Notary

This 13th day of May, 20 25

Personally known

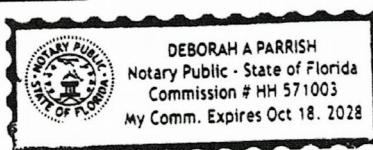
OR

Produced Identification

Type of identification Produced: FIDL FLDL

Notary signature: Deborah Parrish

Physical Presence



Variance Application
Revised: 2025/05/12

*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.

Jesse A Eliassen

5/13/2025

Owner/Representative Name (Printed)

~~Jesse Eliassen~~ ~~5/13/2025~~
~~Jesse Eliassen~~ ~~5/13/2025 AD~~

AD

Jesse Eliassen

5/13/2025

Owner or Representative Signature

Email: JELIASSEN@LIVE.COM

Personally known

OR

Produced Identification

Type of identification Produced: FL Driver License

Notary signature: *Patricia DeRoberts*



Patricia DeRoberts
Notary Public
State of Florida
Comm# HH486368
Expires 2/8/2028

Parcel Number: 30-30-15-00000-330-0900

Owner Name: Scott McDonald

Doris Ortiz

Site Address: 18515 GULF BLVD
INDIAN SHORES, FL 33785-2009

Page 2 of 2

Variance Application
Revised: 2025/05/12

TOWN OF INDIAN SHORES NOTICE OF PUBLIC QUASI-JUDICIAL HEARING

The Board of Adjustment and Appeals of Indian Shores, Florida will hold a Public Quasi-Judicial Hearing on June 10, 2025, at 2:00pm. 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, where a variance request for the property located at 18515 Gulf Blvd., Indian Shores, FL 33785, will be heard for consideration of approval.

PUBLIC HEARING:

Quasi-Judicial

Consideration of a request for a variance as outlined below:

- 1. The lot is a non-conforming lot, and the width does not meet the 44-foot minimum requirement of Sec.110.326.**
The new home would be over the setbacks on the north side by roughly 3 inches.
- 2. The home would not meet the full requirements of 110-327 (4) 5'foot setback for the first 20' foot above the minimum required piling height, plus one-half foot increase in-side setback for every one foot of increase in sidewall height.**
The new home is proposed to have a sidewall height of 21' 6"
- 3. The new home does not meet the requirements of Sec.110-337 (b)(8) of an architectural break of maximum 25' feet.**
The request is for a 25'11" architectural break.

Parcel ID #: 30-30-15-00000-330-0900

Address: 18515 Gulf Blvd.
Indian Shores, FL 33785

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.

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.

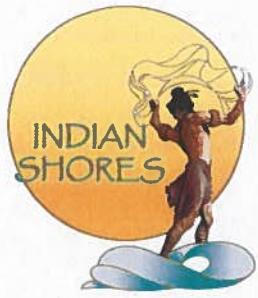
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INDIAN SHORES

19305 Gulf Boulevard, Indian Shores, FL 33785

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May 16, 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 June 10, 2025, at 2:00pm. 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 18515 Gulf Blvd., Indian Shores, FL 33785, will be heard for consideration of approval.

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

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Address: 18515 Gulf Blvd.

Indian Shores, FL 33785

If you are receiving this notice and are serving as a condominium officer or due to your past role as one, 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

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AFFIDAVIT OF MAILING:

State of Florida

County of Pinellas

I, Yvonne Williams, Building Permit Specialist of the Town of Indian Shores, Florida, the 15 day of May, 2025, mailed the Notice of a Public Quasi-Judicial Hearing by the Board of Adjustment and Appeals, scheduled on June 10, 2025, beginning at 2:00pm on the 4th Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

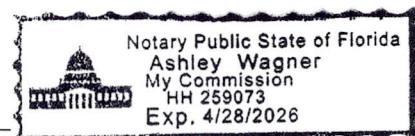
Attached:

1. The notice detailing the variance request for the property located at 18515 Gulf Blvd., Indian Shores, FL 33785.
2. A list of adjacent property owners and/or registered agents the notice was mailed to.

Yvonne Williams
Signature of Affiant

SUBSCRIBED AND SWORN TO, OR AFFIRMED, before me on this 15th day of May, 2025, by Yvonne Williams.

Ashley Wagner
Signature of Officer Administering Oath or of Notary Public



QUINONES, OSCAR A TRE
QUINONES, OSCAR A AND LILY R LIVING TRUST
18513 GULF BLVD
INDIAN SHORES, FL 33785-2009

PATTERSON, SHARON L
C/O FEATHERSTONE, KRISTINA L, POA
12419 SHAWNEE TRL
LARGO, FL 33774-2830

KUSSEL, FERDINAND
KUSSEL, TANIA
814 S FREMONT AVE
TAMPA, FL 33606-2815

HOWERTON, STEVEN LYNN
HOWERTON, CYNTHIA GARCIA
4006 W WATERMAN AVE
TAMPA, FL 33609-1235

ALEXANDER, GERALD III
ALEXANDER, JANA
2814 W MARLIN AVE
TAMPA, FL 33611-3811

ROBBINS FAMILY LIVING TRUST
ROBBINS, KENNETH G SR TRE
13306 N HAMNER AVE
TAMPA, FL 33612-3468

SAND DOLLAR OF INDIAN SHORES
CONDOMINIUM ASSN INC
570 CARILLON PKWY STE 210
ST PETERSBURG, FL 33716-1344

GALASSO, MICHAEL
18523 GULF BLVD
INDIAN SHORES, FL 33785-2009

STRAND LLC
250 COREY AVE STE 66313
ST PETE BEACH, FL 33706-1857

EL MAR TWNHM HMOWNS ASSN INC
18522 GULF BLVD APT A
INDIAN SHORES, FL 33785-2077

BEACH PALMS CONDOMINIUM ASSOCIATION
INC
901 N HERCULES AVE STE A
CLEARWATER, FL 33765-2031

QUINONES, MOISES E
1201 LAKEWOOD DR
BLACKSBURG, VA 24060-2004

AFFIDAVIT OF POSTING

STATE OF FLORIDA

PINELLAS COUNTY

I, Brian Rusu, for the Town of Indian Shores, Florida, on the 23rd day of May, 2025, did post the property at 18515 Gulf Blvd Indian Shores, FL 33785 with Variance (VR-IS25-00002). The Variance is attached as Exhibit A and a picture of the posting is attached as Exhibit B.

Brian Rusu

Brian Rusu, Building Official

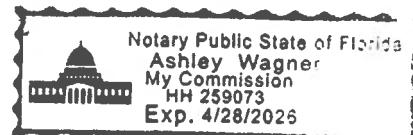
Subscribed and Sworn or affirmed before me this 29th day of May 2025,
by Brian Rusu

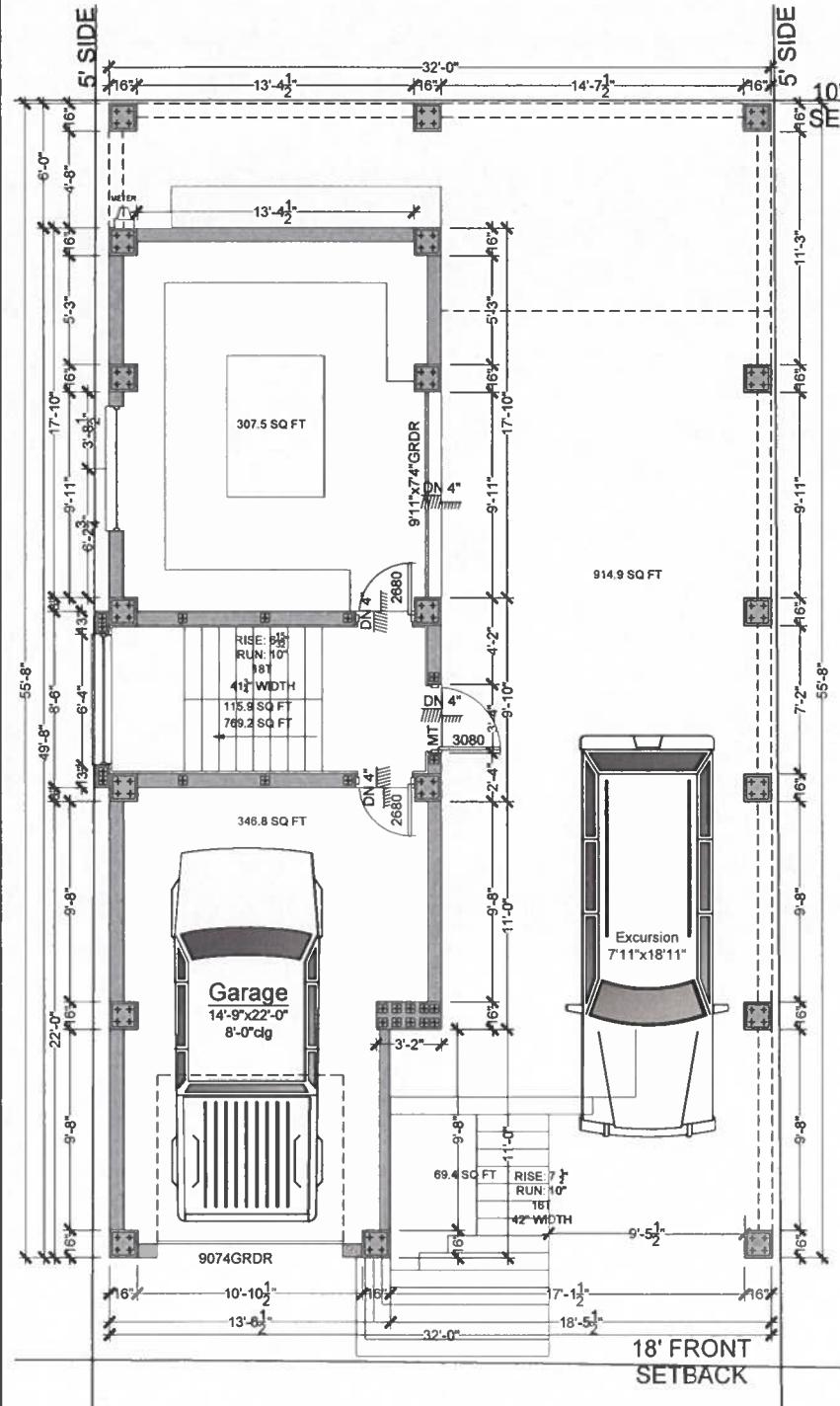
Ashley Wagner

Ashley Wagner, Building Clerk

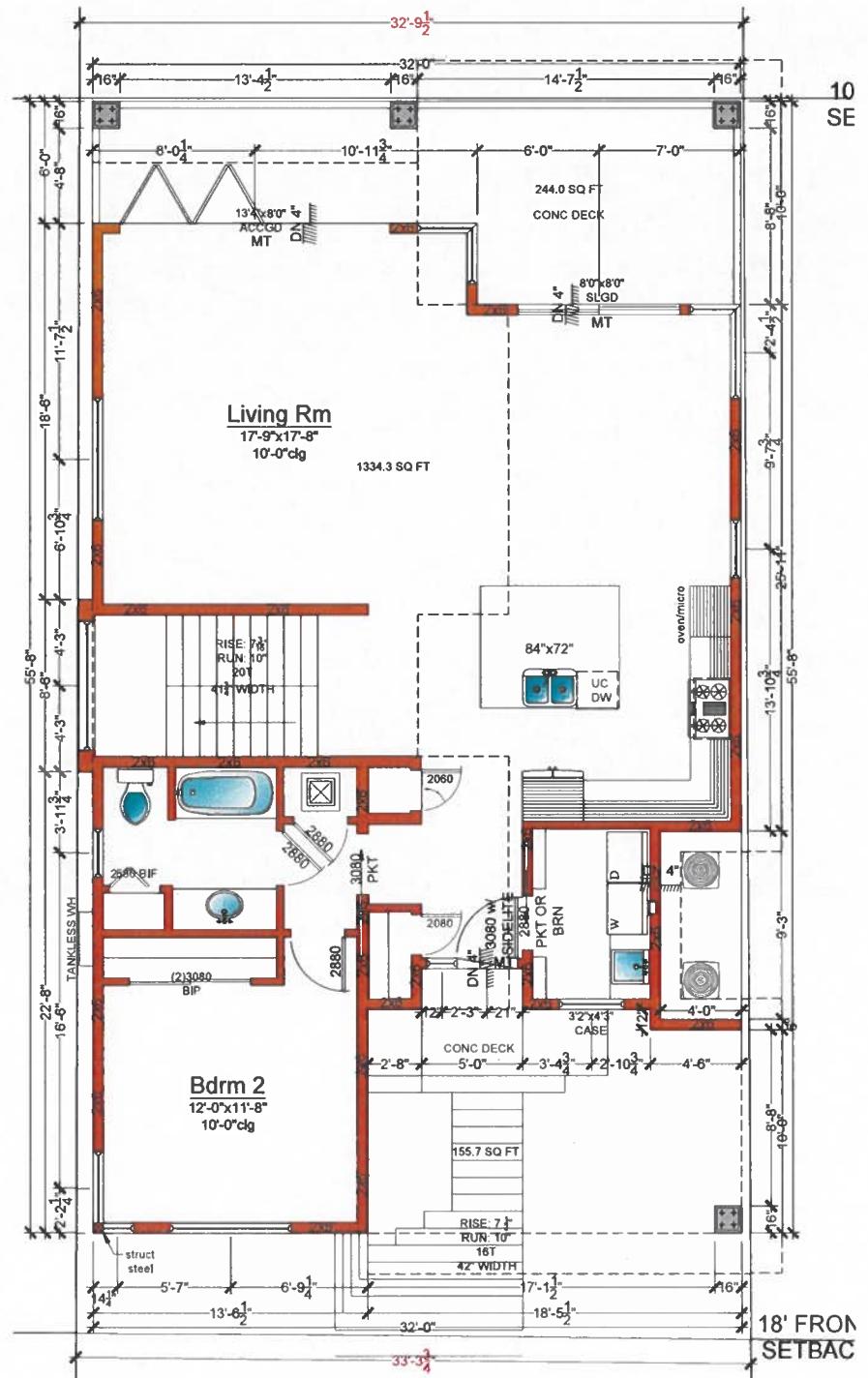
My Commission Expires 4/28/26

(SEAL)

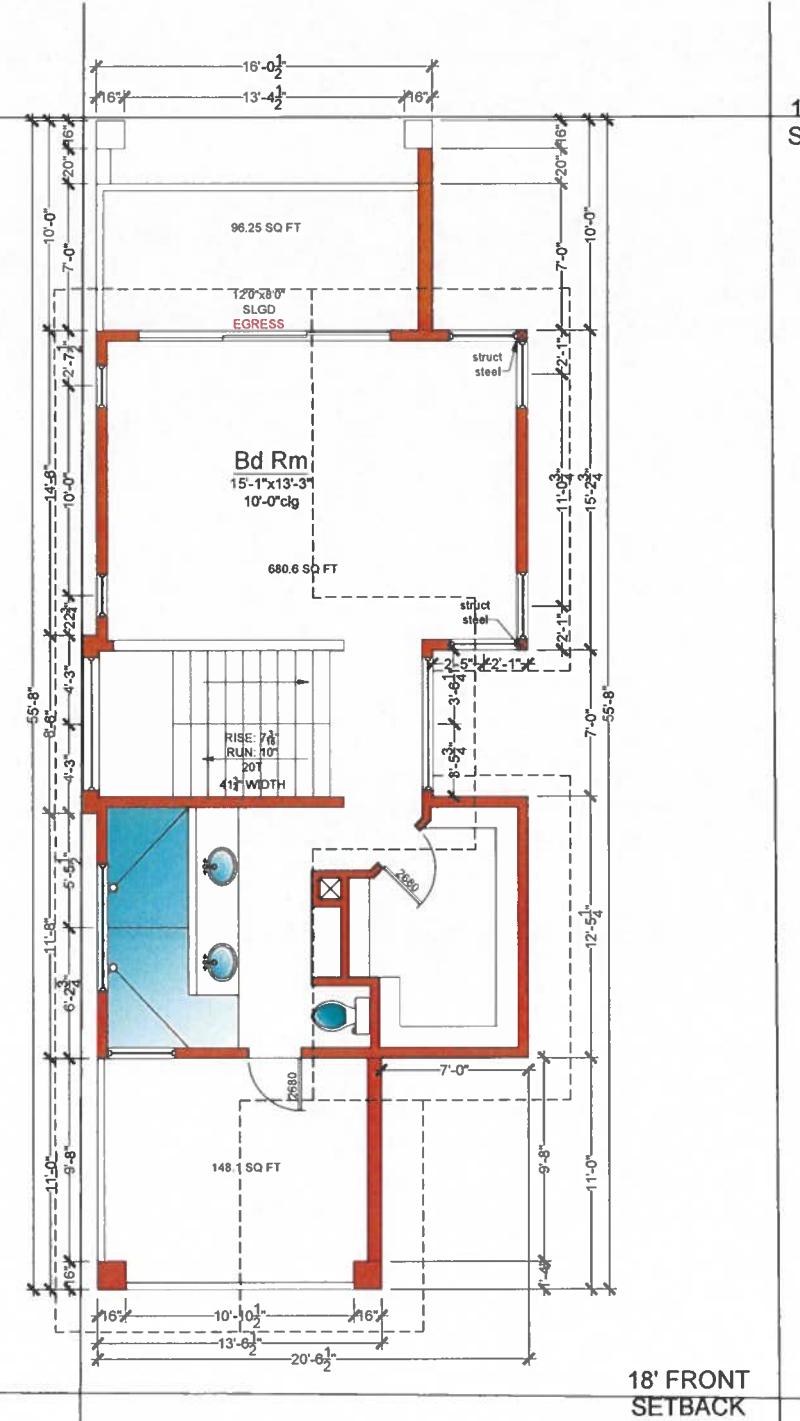




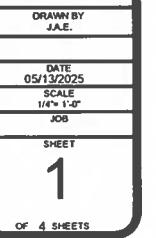
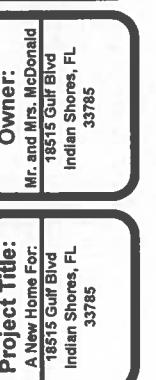
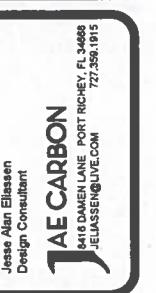
Floor Plan First Floor
scale: 1/4" = 1'-0"



Floor Plan Second Floor
scale: 1/4" = 1'-0"

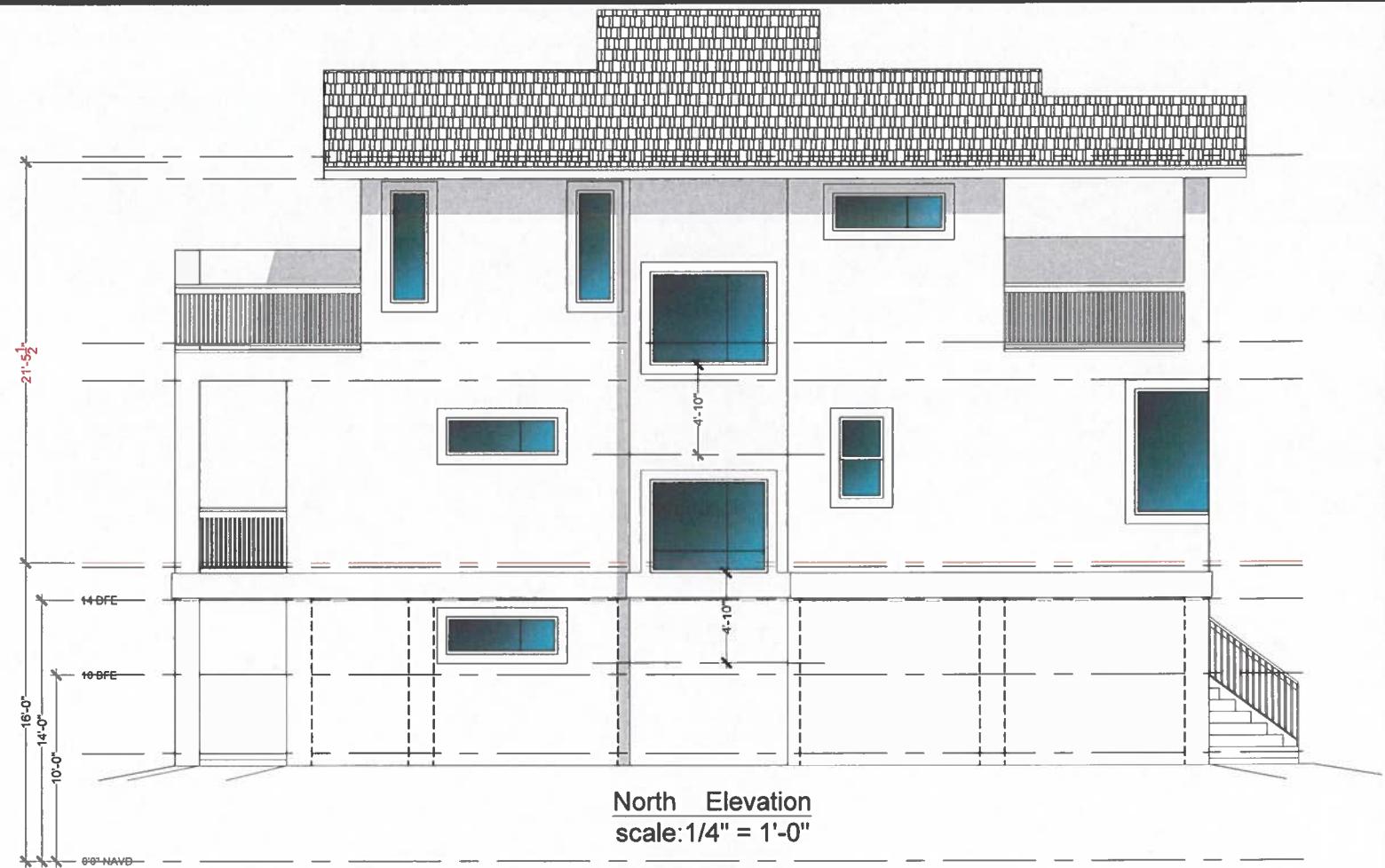


Floor Plan Third Floor
scale: 1/4" = 1'-0"





West Elevation
scale: 1/4" = 1'-0"



North Elevation
scale: 1/4" = 1'-0"



East Elevation
scale: 1/4" = 1'-0"



South Elevation
scale: 1/4" = 1'-0"



Contractor shall verify all field conditions for conformance to drawings. All measurements are to be made by the contractor and verified by the engineer prior to the issuance of a certificate of completion or finalization.

Jesse Alan Ellasen
Design Consultant
JAE CARBON
8416 DAMEN LANE, PORT RICHEY, FL 34608
727.359.1915
JELASSEN@GMAIL.COM

Owner:
Mr. and Mrs. McDonald
18515 Gulf Blvd
Indian Shores, FL
33785

Project Title:
A New Home For:
18515 Gulf Blvd
Indian Shores, FL
33785

REV	DATE	DESCRIPTION
△	05/13/2025	XX-XX
△		
△		
△		

SHEET CONTENTS
EXISTING FLOOR PLAN
DEMOLITION NOTES
RENOVATION FLOOR PLAN
NOTES
RENOVATION FLOOR PLAN
ELECTRICAL NOTES
ARCH DETAILS

DRAWN BY
JAE
DATE
05/13/2025
SCALE
1/4" = 1'-0"
JOB
SHEET
2
OF 4 SHEETS

Boundary Survey

