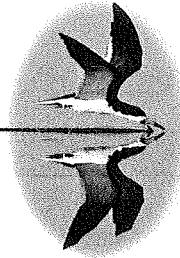


# Town of Indian Shores



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

[www.myindianshores.com](http://www.myindianshores.com)

## BOARD OF ADJUSTMENT

## AGENDA - 9 DECEMBER 2014

**BEGINS 3:30 PM**

**ITEM NO.**

Elaine Jackson, MMC  
**Town Clerk**

**Elaine Jackson, MMC**  
**Town Clerk**

**Any person who decides to appeal any decision of the Board of Adjustment and Appeals with respect to any matter considered at any such meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.**

James J. Lawrence  
Mayor

Joan G. Herndon-Parrott  
Vice Mayor

William F. Smith  
Councillor

Patrick C. Soranno  
Councilor

Michael "Mike" Petruccelli  
Councilor

Bonnie Dhonau  
Town Administrator

Terry E. Hughes  
Chief of Police

Walter H. Pierce, III  
Director of Finance  
and Personnel

Elaine N. Jackson, MMC  
Town Clerk

Robert J. Metz, Jr.  
Town Attorney

Malcolm Green  
Building Official

# Town of Indian Shores

19305 Gulf Boulevard, Indian Shores, FL 33785  
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Ashton Woods Homes, Tampa Residential LLC  
2450 Maitland Center Parkway Suite 30  
Maitland, FL 32751

10/21/14

Request for unit 505 & 506 as models:

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

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

James J. Lawrence Mayor	Joan G. Herndon-Parrott Vice Mayor	William F. Smith Councilor	Patrick C. Soranno Councilor	Michael "Mike" Petruccelli Councilor
Bonnie Dhonau Town Administrator	Terry E. Hughes Chief of Police	Walter H. Pierce, III Director of Finance and Personnel	Elaine N. Jackson, MMC Town Clerk	Robert J. Metz, Jr. Town Attorney
				Malcolm Green Building Official

City Official, Indian Shores:

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

Sincerely,



Lance Gilmet  
Vice President of Operations  
Ashton Woods Homes, Florida

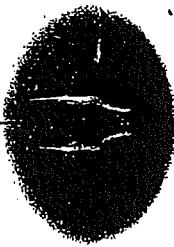


© 2014 Ashton Woods Homes. In an effort to continuously improve its product, Ashton Woods Homes reserves the right to change, plans, specifications and pricing without notice. In its sole discretion, Square footage is approximate and window, floor and ceiling elevations are approximate, subject to change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

# TOWN of Indian Shores

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

[www.myindianshores.com](http://www.myindianshores.com)



Request for Administrative Review

Board of Adjustment

10/22/2014

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

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



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

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Town Attorney

Malcolm Green  
Building Official

## TOWN OF INDIAN SHORES, FLORIDA

### BOARD OF ADJUSTMENT AND APPEALS

1. Application for: Application No.: BAA-\_\_\_\_\_

AA

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.

11/18/14

X

Variance (Sec. 110-84, 110-87 to 110-88, Indian Shores Code)

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

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

Property Name: Waterside at Indian Shores

Property Address: 19915 Gulf Blvd; Units 501 - 505

Legal Description: \_\_\_\_\_

Building Permit Application No. BP2014-060

3. Owner of Property

Name: Ashton Tampa Residential, LLC

Mailing Address: 2450 Maitland Center Pkwy, #301

City Maitland State FL Zip 32751

Bus. Telephone (407)647-3700 Res. Telephone(\_\_\_\_)

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

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Bus. Telephone (\_\_\_\_) \_\_\_\_\_ Res. Telephone \_\_\_\_\_

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

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

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

Having only one model per building.

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

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

7. Names and Mailing Addresses of All Affected.

Property Owners and Residents:

N/A

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

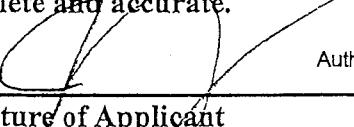
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9. Certification:

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

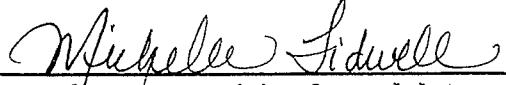
  
John Reny  
Authorized Representative

10/17/14

Signature of Applicant

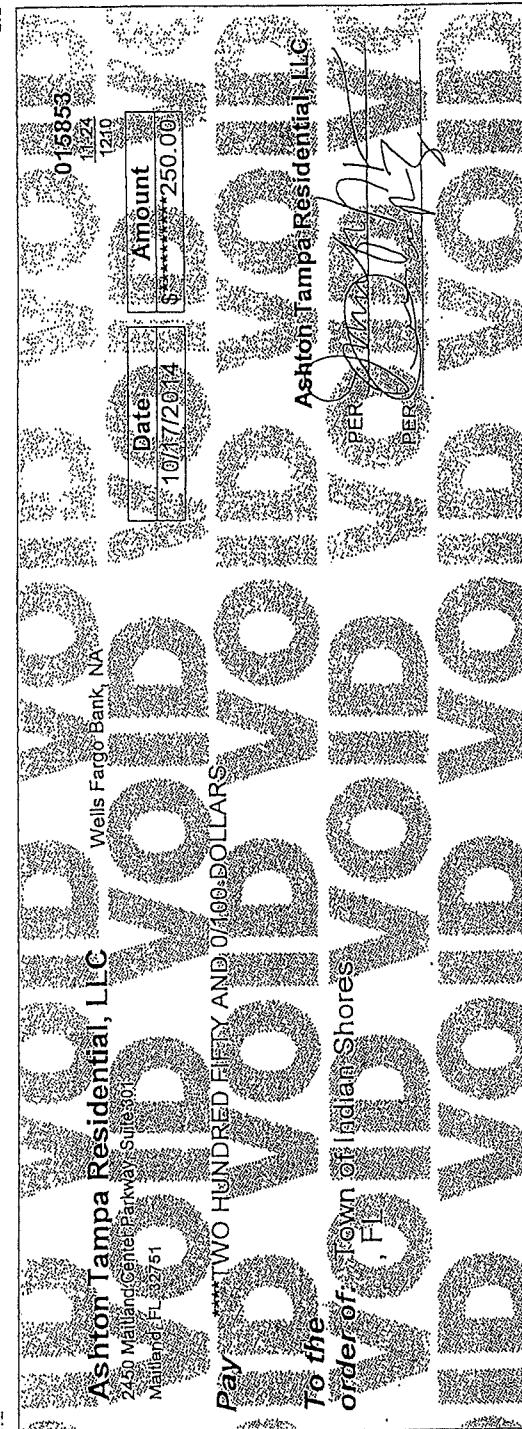
Date of Application

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

  
Signature of person receiving fee and date received.

Ashton Tampa Residential, LLC			9555859	Town of Indian Shores	0158553		
Inv. Date	PO / Invoice No.	Community / Lot #		Amount	Hold/Ins.	Discounts	Net Payment
10/17/14	IS MODE1_B1111D			250.00			250.00

Total 250.00 250.00



Digitized by srujanika@gmail.com

**TOWN OF INDIAN SHORES  
STAFF REPORT**

*Date: November 13, 2014*

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

**I. APPLICANT INFORMATION**

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

**II. PROPERTY INFORMATION**

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

**III. BACKGROUND**

*Description of what currently exists:* N/A

**IV. PZB REVIEW AND COMMENTS:**

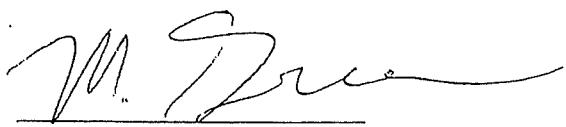
*Site Plan Review Date:* N/A

**V. PUBLIC CORRESPONDENCE** None

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

*Staff Report —*  
*Page 2*

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



MALCOLM GREEN  
BUILDING OFFICIAL