



City of
PALMETTO
Florida

Planning and Zoning Board Meeting
January 20, 2022 at 5:45 PM
Zoom Meeting Application Was Utilized for the Meeting

City Commission Chambers
516 8th Avenue West
Palmetto, FL 34221

Planning and Zoning Board Members Present

Randy Iaboni, Chairman
Paul Marchese
Jon Moore
William Price, III
Pamela Roberts

Staff Present

Kera Hill, Development Services Supervisor
Marisa Powers, Assistant City Attorney
Penny Johnston, Executive Assistant

Chairman Randy Iaboni called the meeting to order at 5:45 p.m. Roll call revealed all Board members were present. There were no guests in the room or on Zoom intending to address the Planning and Zoning Board.

1. PLANNING & ZONING BOARD AGENDA APPROVAL

MOTION: **Mr. Price moved, Mr. Moore seconded, and the motion carried 5-0 to approve the January 20, 2022 Agenda.**

2. APPROVAL OF MEETING MINUTES

MOTION: **Mr. Price moved, Mr. Marchese seconded, and the motion carried 5-0 to approve the December 16, 2021 Minutes as written.**

3. FLOODPLAIN ORDINANCE NO. 2021-02 (K.HILL)

Mrs. Hill, Development Services Supervisor introduced the Floodplain ordinance amendment to the Board. In 2004 the Floodplain ordinance was adopted and hasn't been updated in such time. The Florida Division of Emergency Management State Floodplain Office (FDEM) recently

contacted local jurisdictions throughout the State encouraging review and revision of flood provisions pursuant to the newly adopted 7th Edition Florida Building Code. Staff has been working with FDEM on the proposed amendment to ensure all requirements have been met.

Discussion ensued regarding the ordinance amendment and the flood requirements. Staff explained the regulations are directly from FEMA and are outlined in the Florida Building Code, the ordinance amendment is to further implement these regulations.

Discussion ensued regarding the recent FEMA map updates and having maps shown in order to adopt ordinance. Staff explained that Manatee County has an online portal to view the maps and view flood zone information for a property. Comments were expressed about forms used for flood zones and the effects of the changes made by FEMA. Staff explained that the Building Department provides flood information to residents and assists with questions they have regarding their property. Typos were found relating to “accumulation” and previous permits “issued”. Suggested modifications include: to add page numbers, remove “at least”, “shall” to “may”, add definition of “LIMWA”, and adding an additional Whereas Clause to further explain the reasoning for the ordinance amendment.

Mrs. Hill explained that staff will review the suggested modifications with the City Attorney’s office before the item is heard by the City Commission.

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF PALMETTO AMENDING THE CITY OF PALMETTO CODE OF ORDINANCES, CHAPTER 14, FLOODPLAIN MANAGEMENT; ADOPTING UPDATED FEMA FLOOD INSURANCE ROUTE MAPS (FIRM); AMENDING SPECIFIC FLOOD MANAGEMENT DEFINITIONS; PROVIDING CRITERIA FOR ACCESSORY STRUCTURES IN FLOOD HAZARD AREAS; PROVIDING FOR A ONE-YEAR PERIOD FOR CUMULATION OF SUBSTANTIAL IMPROVEMENTS; REQUIRING DECLARATION OF LAND RESTRICTION/NONCONVERSION AGREEMENTS FOR ENCLOSURES UNDER ELEVATED BUILDINGS; PROVIDING SPECIFICATIONS FOR ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; PROVIDING FOR LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE FOR SIMILAR PROVISIONS IN CHAPTER 7, BUILDINGS AND BUILDING REGULATIONS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Mr. Price moved, Mr. Marchese seconded, and the motion failed 2-3 to recommend denial of Ordinance 2021-02 to the City Commission, until the Board can review flood maps. Mr. Iaboni, Mr. Moore, and Ms. Roberts voted nay.

MOTION: Mrs. Roberts moved, Mr. Moore seconded, and the motion carried 4-1 to recommend approval of Ordinance No. 2021-02 with suggested modifications. Mr. Price voted nay.

4. FINAL ORDER GRANTING APPROVAL OF AA 2021-03

The Planning and Zoning Board approved Administrative Appeal, AA 2021-03, Jon and Vicki Moore, located at 704 Riverside Drive West at the December 16, 2021 meeting.

Mr. Moore asked to recuse himself on this item.

MOTION: Mr. Price moved, Mr. Marchese seconded, and the motion carried 4-0 to approve the Final Order Approving AA 2021-03.

5. NEW BUSINESS

There was no new business.

6. OLD BUSINESS

Mrs. Hill reported that the City Commission approved the first reading and for staff to advertise for amending the RM-5/ RM-6 district requirements (footnote 8) on January 3, 2022. Staff is projecting the item to be heard at the February Planning and Zoning Board meeting.

Chair Iaboni adjourned the meeting at 7:05 p.m.

The January 20, 2022 Planning and Zoning Board meeting minutes were approved on February 17, 2022 by the Planning and Zoning Board.