

# INDIAN SHORES

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## PLANNING, ZONING AND BUILDING COMMITTEE MEETING MINUTES TUESDAY, MARCH 23, 2021, BEGAN AT 4:03 P.M. INDIAN SHORES MUNICIPAL CENTER 4<sup>th</sup> FLOOR

**The meeting convened at 4:00 p.m.**

**Those present:** Councilor and Chairperson Mike Hackerson, Councilor and Vice Chairperson Bill Smith, Citizen Member Dr. Candiss Rinker, Alternate Citizen Members Claudia Riva and Mark Housman, and Town Attorney Regina Kardash.

**Also present:** Mayor Patrick C. Soranno, Vice Mayor Diantha Schear, Town Administrator Bonnie Dhonau, Town Clerk Freddie Lozano, Town Engineer Larry Fluty, Building Official Darin Cushing, Chief Rick Swann, Captain Glen Smith, and Fire Commissioner Larry Schear.

**Those absent:** None

### ITEM # AGENDA ITEM

**1.0 Consideration of approving the Planning, Zoning and Building Committee meeting agenda for March 23, 2021.**

**Motion by Dr. Rinker** – seconded by **Councilor Smith** to approve the Planning, Zoning and Building Committee Meeting agenda for March 23, 2021. **Motion carried 3-0.**

**2.0 Comments from the public on any agenda item. None**

**Patrick C. Soranno**  
Mayor

**Diantha Schear**  
Vice Mayor

**Mike Hackerson**  
Councilor

**Michael (Mike) Petruccelli**  
Councilor

**William F. (Bill) Smith**  
Councilor

**Bonnie Dhonau**  
Town Administrator

**Richard (Rick) Swann**  
Chief of Police

**Susan L. Scrogam**  
Director of Finance  
and Personnel

**Freddie G. Lozano**  
Town Clerk

**Regina Kardash, Esq.**  
Town Attorney

**3.0 Consideration of approving the Hybrid Planning, Zoning and Building meeting minutes of January 12, 2021.**

**Motion by Councilor Smith** – seconded by **Dr. Rinker** to approve the Planning, Zoning and Building Committee Meeting Minutes of January 12, 2021. **Motion carried 3-0.**

**4.0 PUBLIC HEARING: First Reading of Ordinance 2021-01**

**AN ORDINANCE OF THE TOWN OF INDIAN SHORES, FLORIDA, AMENDING THE INDIAN SHORES CODE OF ORDINANCES, CHAPTER 86 – FLOODS, SUBPART B LAND DEVELOPMENT CODE, TO REFERENCE TOWN CONTRACTORS RESPONSIBILITIES AS TOWN OFFICIALS, TO UPDATE AND IMPLEMENT DEFINITIONS CONSISTENT WITH THE FLORIDA BUILDING CODE AND FEMA REGULATIONS WHILE MAINTAINING THE TOWN’S HIGHER COMMUNITY BUILDING STANDARDS, TO CLARIFY THE BURDEN OF PROOF AND CONDITIONS FOR VARIANCES, REMOVE EXTRANEOUS DEFINITIONS AND REFERENCES TO FLOODWAYS REMAINING FROM THE FEMA MODEL ORDINANCE, AND REAFFIRM LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE BY AMENDING SECTION 86-14.- DESIGNATION.; AMENDING SECTION 86-16.- APPLICATIONS AND PERMITS; AMENDING 86-17.- SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATIONS AND CALCULATIONS; AMENDING 86-37.- BUILDINGS, STRUCTURES AND FACILITIES EXEMPT FROM THE FLORIDA BUILDING CODE, LOWEST FLOOR INSPECTION; AMENDING SECTION 86-45.- CONDITIONS FOR ISSUANCE OF VARIANCES; AMENDING SECTION 86-52.- DEFINITIONS; AMENDING SECTION 86-63.- FLORIDA BUILDING CODE, RESIDENTIAL; AMENDING SECTION 86-64.- FLORIDA BUILDING CODE, BUILDING; AMENDING SECTION 86-65.- FLORIDA BUILDING CODE, EXISTING BUILDING; AMENDING SECTION 86-75.- CONCRETE SLABS USED AS PARKING PADS, ENCLOSURE FLOORS, LANDINGS, DECKS, WALKWAYS, PATIOS, AND SIMILAR NONSTRUCTURAL USES IN COASTAL HIGH HAZARD AREAS (ZONE V AND AE); AMENDING SECTION 86-77.- OTHER DEVELOPMENT IN COASTAL HIGH HAZARD AREAS (ZONE V AND AE); PROVIDING FOR APPLICABILITY; PROVIDING FOR REPEAL OF ORDINANCE OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING INCLUSION IN THE TOWN OF INDIAN SHORES LAND DEVELOPMENT CODE; PROVIDING FOR CERTIFICATION BY THE TOWN COUNCIL THAT THIS ORDINANCE IS**

**IN COMPLIANCE WITH THE TOWN'S COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Attorney Kardash** and **Building Official Cushing** are comfortable with the revisions made to the Ordinance. The ordinance changes and changes to the whereas clauses are now reflected in the ordinance title. They worked with Pinellas County Floodplain Administrator Lisa Foster to ensure that the ordinance, which contains higher standards and the substantial improvement 10-year cumulative, is in line with the County's. Language that the Federal Emergency Management Agency (FEMA) requested to include was implemented. The language now closely mirrors FEMA's with the exception to the 10-year cumulative rolling average.

**Motion** by **Dr. Rinker** – seconded by **Councilor Smith** to approve the first reading of Ordinance 2021-01. **Motion carried 3-0.**

**5.0 Meeting adjournment.**

4:14 p.m.



Freddie Lozano  
Town Clerk