



# City of Anna Maria

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**MINUTES**  
**PLANNING & ZONING BOARD MEETING**  
**CITY OF ANNA MARIA COMMISSION CHAMBERS**  
**TUESDAY – JUNE 14, 2016 – 4:00 P.M.**

**Pledge of Conduct:** We may disagree, but we will be respectful of one another. We will direct all comments to the issues. We will avoid personal attacks.

## **CALL TO ORDER**

Chair Crane called the meeting to order at 4:00 p.m.

## **PLEDGE TO THE FLAG**

## **ROLL CALL**

**Present:** Boardmember Jim Conoly, Boardmember David Youngs, and Chair Jonathan Crane.

**Excused Absence:** Boardmembers Margaret Jenkins and Carl Pearman.

**Also Present:** City Clerk Diane Percycoe, Administrative Assistant Kristine Dittmann, and City Planner Bruce McLaughlin.

**Press:** Islander.

## **OLD BUSINESS**

### **1. Report on Pending and Additional Comprehensive Plan Elements**

*Chair Crane* reminded that Boardmember Pearman had wanted to make sure the Tours and Enhancement and Impact Mitigation Element would not be a hindrance to the <sup>1</sup>Mayors-in dealing with the Tourist Development Council – and potentially getting reimbursed via the Bed Tax to pay for the City's infrastructure.

After speaking to the Mayor, Chair Crane informed Mayor Murphy is addressing the infrastructure costs by means of a Resolution.

*Planner McLaughlin* referred to the Historical Preservation Element stating within a short period of time, it will definitely become a part of the Comprehensive Plan. He has met with Mayor Murphy and resident Jack Brennan. Mr. Brennan has done a lot of work on historic structures and neighborhoods, and has provided the City with an excellent starting point for the inventory analysis. Though participation in the Historic Preservation will be voluntary, the more background that's available should encourage more participation in the program.

Planner McLaughlin informed he had been tasked going forward relating to the Historical Preservation being placed into the Comprehensive Plan – inventory and analysis – along with placing it into a format for final adoption by the City Commission. The inventory and analysis and draft polices should be brought back to the P&Z in September 2016.

*Chair Crane* referred to a newspaper article in the Islander suggesting the City would be asking FEMA to relax its remodeling restrictions as part of this Ordinance.

*Planner McLaughlin* did not feel FEMA could exempt properties from its regulations just because they are historic.

*Chair Crane* was concerned the Historic Preservation Ordinance would not get off the ground without the property owner being provided something substantial.

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<sup>1</sup> Amended at 7-12-16 meeting to read "Mayor".

*Planner McLaughlin* explained the Historic Preservation Element will provide broad goals, objectives, and polices which will be implemented in much greater detail by the Ordinance.

**NEW BUSINESS**

**2. Coastal and Conservation Element of the City of Anna Maria’s Comprehensive Plan**

Discussion followed relating to the Coastal and Conservation Element. Updates were presented as follows:

- Native/Non-Native, and Invasive/Non-Invasive - The appropriate terms and groups need defined, and will be used throughout the final document.

- **COASTAL AND CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES**

- A. Introduction

- Pursuant to Section 163.3177, FS Florida Statutes (hereinafter “F.S.”) ~~and sections 9J-5.012(3) and 5.103(2) FAC,~~ the following represents the Coastal Management and Conservation Goals, Objectives and Policies of Anna Maria...

- GOAL 1. OBJECTIVE 1.1

- Policy 1.1.2: The City shall through the planting of non-invasive wetland vegetation mitigate adverse impacts resulting from prior alteration of natural hydrologic and circulation patterns in surface and groundwater (e.g., finger canals).

- GOAL 1. OBJECTIVE 1.2.2: The City shall make all reasonable efforts to ensure that the state and local governments preserve hydrologically significant wetlands and other natural flood plain features.

- GOAL 1. OBJECTIVE 1.3.3: The City shall participate, where appropriate, with ~~the~~ all relevant state and county programs (~~i.e.~~ e.g. Conservation and Recreational Land Programs and the Manatee County Endangered Lands Acquisition Program) in acquiring lands for environmental protection purposes and recreational use...

*Planner McLaughlin* confirmed both the Conservation and Recreational Land Programs and the Manatee County Endangered Lands Acquisition Program both still exist.

- GOAL 1. OBJECTIVE 1.4

- Policy 1.4.1: Updated name to reflect actual name as: “landscape and tree ordinance”.

- Policy 1.4.2: Updated to reflect formal title to: “The Land Development Code Regulations”.

- Policy 1.4.6: (b) The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted, and violations of the City’s Landscape and Tree Ordinance shall be punishable as provided in the City Code; and

- GOAL 1. OBJECTIVE 1.5

- Policy 1.5.2: Added the reference to the Florida Fish and Wildlife Conservation Commission.

- GOAL 1. OBJECTIVE 1.6

- Policy 1.6.2: In order to reduce non-point source pollutant loadings, a stormwater management shall be undertaken in full compliance with the City Code ~~follow the regulations set out in this Plan.~~

- **GOAL 1. OBJECTIVE 1.6**  
**Policy 1.6.4:** The City shall coordinate with adjacent municipalities and the county, ~~through the Intergovernmental Coordination Committee as appropriate,~~ to protect estuaries...
- **GOAL 1. OBJECTIVE 1.7**  
**Policy 1.7.1:** Construction seaward of the Coastal Construction Control line shall be subject to the permitting procedures pursuant to ~~Section Chapter~~ 161.05 FS F.S.
- **Policy 1.7.5:** Changed “by development regulations” to read: “through the City’s Land Development Regulations”.
- **Policy 1.7.6:** Updated year of Coastal Zone Protection Act by changing 1985 to 1996.
- **Policy 1.7.7:**  
b) Access shall be consistent with the standards included in the Recreation and Open Space Element of the Comprehensive Plan.
- New – **Policy 1.7.9: Provision shall be made in the City Code to prohibit unauthorized obstruction of beach ~~\*\*and water access ways and for the removal of any such obstruction now existing.~~**

*Planner McLaughlin* announced Mayor Murphy has asked him to look into all issues relating to beach access and beach use, along with obstruction and what uses are permitted. The P&Z Board will be updated as the project is pursued.

- **GOAL 1. OBJECTIVE 1.8**  
**Policy 1.8.1:** Add that the City shall coordinate with the Florida Department of Environmental Protection (hereinafter “FDEP”).
- **GOAL 1. OBJECTIVE 1.10**  
**Policy 1.10.1:** Remove “their Intergovernmental Coordination Committee” and replace with an appropriate mechanism.
- **Policy 1.10.2:** The City shall review the comprehensive plans of neighboring municipalities and adjacent coastal counties to determine if coastal resources of the barrier islands are being managed in a consistent manner.

*Planner McLaughlin* felt the Policy was worthwhile, but was unsure if it could be implemented.

*Chair Crane* questioned who in Anna Maria would be reviewing the other municipality’s comprehensive plans.

*Planner McLaughlin* felt the review should be handled by the P&Z Board due to their statutory duty of trying to find land development regulations consistent with the Comprehensive Plan. If the Policy is left in place, an analysis of Holmes Beach’s Comprehensive Plan could be held by the P&Z Board in a couple of months.

*Chair Crane* referred to the requirements of the P&Z Board as stated in the code. He did not feel there was any reference to the P&Z Board being responsible for reviewing other Comprehensive Plans. Though it could be difficult, he was not opposed to the review.

*Planner McLaughlin* provided examples of how he felt coordination with Holmes Beach, and possibly even Pinellas County, could be beneficial. He suggested reviewing Holmes Beach’s plan to determine if it’s something the Board should pursue. Discussion followed.

*Chair Crane* suggested using the terminology that the City should be “mindful” for reviewing the neighboring comprehensive plans – versus “shall review”.

- Consensus to update Policy 1.10.2 to read as follows:  
The City shall ~~review~~ be mindful of the comprehensive plans of neighboring municipalities and adjacent coastal counties to determine if coastal resources of the barrier islands are being managed in a consistent manner.
- Policy 1.10.4: Remove “their Intergovernmental Coordination Committee” and replace with an appropriate mechanism.
- Policy 1.10.5: Remove the reference to: “Pursuant to Section 9J 5.012(3)(b)11.
- Policy 1.10.6: The City shall assist the Surface Water Improvement and Management Program to implement the Tampa Bay Surface Water Improvement and Management (hereinafter) S.W.I.M. Plan.
- GOAL 2. Objective 2.1: This Objective will be tabled and discussed at a later time. *Chair Crane* has questions about “subsidizing development”. <sup>2</sup>*In this context, “subsidizing development” means providing infrastructure.* Planner *McLaughlin* will review other Coastal Comprehensive Plans to look for better terminology.
- Objective 2.2  
Policy 2.2.2: The City of Anna Maria shall continue to implement the growth management directives which limit densities in the Coastal High Hazard Area to no more than 6 dwelling units per acre, or as otherwise vested, consistent with the Future Land Use Map of this Comprehensive Plan.
- Policy 2.2.3: “SLOSH” defined as Sea, Lake and Overland Surges from Hurricanes (hereinafter “SLOSH”).
- Objective 2.4  
Policy 2.4.4: Policy reformatted and rewritten for clarity.
- Goal 3. Objective 3.1  
Policy 3.1.2: Corrected Town of Longboat to Town of Longboat Key.
- Renumbered Objective 3.3 to Objective 3.2 – and Policies 3.3.1 and 3.3.2 were renumbered as Policy 3.2.1 and Policy 3.2.2.

**P&Z Board Discussion**

- In response to *Boardmember Conoly’s* question if there was an inventory of all the various lots in Anna Maria, *Planner McLaughlin* said he was not aware of any inventory. Discussion followed.
- *Boardmember Youngs*<sup>3</sup> presented the example of purchasing two 5,000-sq. ft. lots. He asked if one large home could be built in the middle.

*Planner McLaughlin* provided explanation.

- *City Clerk Percycoc* referred to Policy 1.7.9 “unauthorized obstruction of beach access ways”. She pointed out there are currently signs in place that refer to “water access ways”, and asked if that reference should be added.

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<sup>2</sup> Amended 7-12-16 to add additional clarification for “subsidizing development”

<sup>3</sup> Amended 7-12-16 to add “s” for “Youngs”

*Planner McLaughlin* agreed the language could be changed to “beach and water access ways”.

It was agreed new Policy 1.7.9 is changed to read as follows:

- **\*\*Policy 1.7.9: Provision shall be made in the City Code to prohibit unauthorized obstruction of beach and water access ways and for the removal of any such obstruction now existing.**

**Motion: Move to accept the Coastal and Conservation Element of the City of Anna Maria’s Comprehensive Plan as amended.**

**Action: Approved. Moved by Boardmember David Youngs, Seconded by Boardmember Jim Conoly.**

**Motion carried – All Aye.**

**3. Future Topics**

Review of the Comprehensive Plan Elements will continue. The next two Elements will be discussed at the July meeting.

**MINUTES**

**Consider approval of the May 17, 2016 Planning & Zoning Board Meeting Minutes.**

**Motion: Move that the May 17, 2016 Planning & Zoning Board Meeting Minutes be approved as written.**

**Action: Approved. Moved by Boardmember Jim Conoly, Seconded by Boardmember David Youngs.**

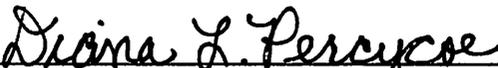
**Motion carried – All Aye.**

**NEXT MEETING**

**The next meeting is scheduled for Tuesday, July 12, 2016, 4:00 p.m.**

**ADJOURNMENT**

**The meeting was adjourned at 4:57 p.m. on motion made by Boardmember Jim Conoly and seconded by Boardmember David Youngs. Motion carried – All aye.**

  
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Diana L. Percycoc, CMC, City Clerk

**Minutes approved as amended: JULY 12, 2016**