



# City of Anna Maria

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**MINUTES  
PLANNING & ZONING BOARD MEETING  
CITY OF ANNA MARIA COMMISSION CHAMBERS  
TUESDAY, JANUARY 26, 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 4:05 p.m.

**PLEDGE TO THE FLAG**

**ROLL CALL:**

**Present:** Boardmember David Youngs, Chair Jonathan Crane, Boardmember Jim Conoly, and Boardmember Margaret Jenkins (4:31 p.m.).

**Absent:** Boardmember Carl Pearman.

**Also Present:** City Clerk Diane Percycoc, City Planner Alan Garrett, and Mayor Dan Murphy.

**Press:** Sun and Islander.

**NEW BUSINESS**

**1. Public Hearing - Ordinance No. 15-808**

**An Ordinance of the City of Anna Maria, Florida, amending the code of the City of Anna Maria by adding Section 114-137 providing for the determination of nonconforming uses, structures and lots.**

*Planner Garrett* read the Ordinance title.

Planner Garrett explained the proposed Ordinance would be considered by the City Commission as part of the moratorium issues dealing with non-conforming uses. The Ordinance addresses that in order to tell if there's a non-conforming status of a property - that determination would be needed by the City Planner. The City Planner has the authority to make the determination. If the Applicant disagrees with the City Planner, an appeal can be made before the P&Z Board.

There are very few non-conforming uses in the City. However, determination is often needed on a daily basis to determine if the lot is non-conforming.

*Chair Crane* presented suggested amended Ordinance language. After discussion, it was agreed Sec. 114-137 read as follows:

"Sec. 114-137. Determination of non-conforming uses, structures and lots.

Upon application and payment of a fee as set by the City Commission by resolution the City Planner shall make a determination as to whether or not any use, structure or lot is a non-conforming use within the meaning of Section 114-133. The Planning and Zoning Board shall ~~consider~~ hear any appeals which may be taken from actions or ruling of the city planner under this articles, and such appeals may be made by any person, entity, officer, department board or bureau affected by such action or ruling. Any such appellant may seek further, de novo, review by the City Commission.

*Chair Crane opened the Public Hearing for public comment.  
Hearing no public comment, Chair Crane closed the Public Hearing.*

**Motion: Move to accept Ordinance 15-808 as amended.**

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

**Motion carried – All Aye w/Boardmember Jenkins absent.**

**2. Election of Planning and Zoning Board Chairman and Vice-Chairman per Division 2, Section 2-23**

*Chair Crane asked for nominations for the position of Planning and Zoning Board Chairman for the upcoming year.*

Chairman

➤ **Motion: Boardmember David Youngs moved to reappoint Jonathan Crane as Planning & Zoning Board Chair for the upcoming year. Boardmember Jim Conoly seconded the motion.**

**Motion carried – All aye w/Boardmember Jenkins absent.**

Vice-Chair

**Motion: Boardmember David Youngs moved to defer the selection of Planning & Zoning Board Vice-Chair until more board members are present. Boardmember Jim Conoly seconded the motion.**

**Motion carried – All Aye w/Boardmember Jenkins absent.**

**3. Future Land Use Element of the City of Anna Maria's Comprehensive Plan**

*Chair Crane noted he had been considering the process the Board will take for their review of the Comprehensive Plan. He said he could continue to red-line language for review and others could take the lead on the different elements. In addition, he spoke to Mayor Murphy that day who suggested at some point prior to full consensus of any proposed changes in an element, that he as Chair run the changes by each City Commissioner on an individual basis for their recommendations.*

*Boardmember Youngs suggested subcommittees be formed – for instance Chair Crane and Mayor Murphy would discuss recommended changes to present to the P&Z for their final approval. He was in favor of having Commission involvement as suggested.*

*Chair Crane noted the only drawback to Boardmember Youngs' suggestion is it would require their review being noticed as a public meeting.*

It was agreed that at the next meeting, the P&Z will set up the subcommittees.

*Boardmember Youngs said he would be interested in discussions relating to updated technology and to have fiber backbone connections as a goal in the Comprehensive Plan. He also has an interest in including more definitions relating to bicycle traffic in the Comp Plan.*

*Planner Garrett noted the Board may also want to look at adding Ferry Services in the Transportation Element.*

*Chair Crane recommended language be added in the Comprehensive Plan addressing the need to work with neighboring municipalities.*

Policy 1.1.2

As an example, *Chair Crane* referred to the current language "Ensure that all development is consistent with Federal Flood Insurance regulations."

Commissioner Woodland had suggested to Chair Crane that the Federal Flood Insurance may lower their standards to the point the City would not want to be “consistent”. As a result, Chair Crane is recommending adding “or more stringent than”.

**Public Comment**

*Joe Hendricks*, Sun Reporter, asked for clarification relating to fiber backbone, and ask what the City currently has available.

*Boardmember Youngs* responded informing currently there is only coax, along with a maximum transmission rate based on Bright House’s capability shared by the entire Island.

*Note: Boardmember Jenkins was noted arriving.*

**4. Future Topics – No discussion**

**Next Meeting Date**

The next meeting is scheduled for Tuesday, February 16, 2016 at 4:00 p.m.

**Public Comment**

*Mayor Murphy* congratulated Jonathan Crane on his re-election as the P&Z Board Chair. He thanked Chair Crane for all he has done for the Anna Maria citizens, and said he was looking forward to working with him during his second term as Chair.

Mayor Murphy also congratulated City Planner Alan Garrett on his signing a contract with the City of Anna Maria. Planner Garrett will be working additional hours on a weekly basis for Anna Maria.

**Adjournment**

**On motion made by Boardmember Conoly and seconded by Boardmember Jenkins, the meeting was adjourned at 4:34 p.m. Motion carried - All Aye.**

*Diana L. Percycoc*

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Diana L. Percycoc, CMC, City Clerk

Minutes approved: 2/16/16