



City of Anna Maria

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MINUTES
PLANNING & ZONING BOARD MEETING
CITY OF ANNA MARIA COMMISSION CHAMBERS
THURSDAY, JANUARY 29, 2015 - 6:00 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

City Planner Alan Garrett called the meeting to order at 6:00 p.m.

Present: Boardmember Margaret Jenkins, Boardmember Jack Brennan, Boardmember Jonathan Crane, and Boardmember Maureen McCormick.

Excused: Boardmember Carl Pearman.

Also present: Building/Planning/Public Works Char Patterson, Finance/Deputy Clerk II/Code Enforcement Diane Sacca, and City Planner Alan Garrett.

NEW BUSINESS:

1. Election of Chair and Vice-Chair

Planner Garrett introduced new P&Z Boardmember Maureen McCormick. He informed that both Boardmember McCormick and reappointed Boardmember Jenkins had already been sworn-in by City Clerk Percycoe.

Noting the code requires seven Planning & Zoning Board members, having five members in attendance that evening would qualify for a quorum. Mayor Murphy will be asked to seek applicants for two additional members.

Planner Garrett informed that the City's code requires the P&Z Board elect a Chair and Vice-Chair in January of each year. Noting that Lou Ellen Wilson has resigned from the P&Z Board, he would be conducting the meeting.

P&Z Chair Election

Planner Garrett asked for nominations for the position of Planning & Zoning Board Chair for the upcoming year.

Boardmember Jenkins nominated Boardmember Jonathan Crane. Boardmember Jack Brennan seconded the nomination. Hearing no further nominations, Planner Garrett closed nominations.

Vote: On unanimous vote, Jonathan Crane was elected as the Planning & Zoning Board Chair for the upcoming year.

P&Z Vice-Chair Election

Planner Garrett asked for nominations for the position of Planning & Zoning Board Vice-Chair for the upcoming year.

Boardmember McCormick nominated Boardmember Jack Brennan. Chair Jonathan Crane seconded the nomination. Boardmember Jack Brennan stated at this time, he would not be interested in serving as the Vice-Chair.

When asked if Micheal Coleman could continue to serve as the Vice-Chair, *Planner Garrett* announced that Mr. Coleman’s term had expired and he had not yet completed an application for reappointment. Both Boardmember Jenkins and McCormick also were not interested in serving as Vice-Chair at this time.

Action: It was the consensus of the Board that election of the P&Z Board Vice-Chair would be postponed until a full board was in attendance.

2. Discussion of Meeting Day and Time

Planner Garrett informed it had been suggested by Mayor Murphy and himself that that a new time and date should be selected for the P&Z Board meetings. Planner Garrett stated he works in Anna Maria on Tuesdays and Thursdays of each week. Thursdays are Commission meeting dates and there could be a conflict holding P&Z meetings on Thursdays.

Planner Garrett pointed out historically the P&Z Board have met at 6:00 p.m. They are finding that most of the Boardmembers would be available earlier and asked if 3:30 p.m. would work for holding the monthly meetings – still on Tuesdays. Discussion followed.

Action: It was consensus of the Board that the P&Z Board Meetings will be changed and held on the second Tuesday of each month at 4:00 p.m.

Planner Garrett announced that once a full-time Attorney has been retained by the City, more meetings would be dedicated to Sunshine Law, Zoning Code, Comp Plan, and the role of the P&Z Boardmembers. He spoke with Mayor Murphy and inquired if he would be amiable to allowing the P&Z Board to not only look at Public Hearing items, or items the Zoning Code requires P&Z review, but also hold Workshops where there may be issues the P&Z Boardmembers would like discussed and fine-tuned. Those issues would then be taken before the City Commission for their consideration. Examples would include certain types of policy changes, code changes, or process changes. Planner Garrett stated he hopes the P&Z Board can serve as a conduit to the City Commission by understanding certain issues and assisting with research for moving forward with recommendations.

Planner Garrett informed he has a list of Ordinances that need reviewed. Staff would like the Ordinances brought before the P&Z Board for discussion and recommendation then forwarded to the City Commission for their consideration. Examples followed.

Chair Crane stated he would like to see the P&Z Board have more power and address more issues. As an example, he felt the Board should review every Building Permit. He stated if a Building Permit were to come before the P&Z Board, and for example it has too much impact for the area, the Board could review it relating to the ecosystem of the Island. As a result, moratoriums, Bert Harris suits, etc. could be avoided.

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Commissioner will be able to determine. He asked if the P&X Board should include Board members. Chairman asked the Board Chairman & Board Association. 2012 Annual General Meeting of Board members

to address and update on land development Code regulations.

Chairman advised that currently Chairman Board has been meeting twice per month Board

whereas those times are according they feel should be addressed by the Board. The P&X Board is responsible for the Board and that should be the meeting place. Chairman said Chairman will forward Chair's Office a list of items to the P&X Board in the coming. Chairman is currently as a Board for the City. The P&X Board members should have some P&X Board with a few committees and

responsibility should establish committees and Board

Chairman advised the P&X Board will have the authority to make recommendations on any

The Commission will look that responsibility that they will have as the first authority for review. If the City will be the authority that they will go to the City Commission the City for review. The City - and also the City to the P&X Board as the first authority. Chairman advised that the authority of when the Commission in the past had transferred

Board authority that

Board is not taking the same way. Board members Chairman advised that currently the P&X Board will have the authority to review the P&X Board members. The Board will have P&X Board will have that is currently being addressed by the Board. The Board will have the authority to review the P&X Board members. Chairman advised that the authority to when other planning &

Board could review when they will to ensure the authority has been met

where certain criteria is more appropriate. A. The Board will be working like to see if the P&X Commission could be working recommendations etc. Chairman advised the City has a Commission Commission continued working to find appropriate board. Board members responsibilities non-

overlapping they will be to be addressed. Commission and Board members followed

for the Board. The Board members will be responsible and allow for Board Board. Chairman advised that there is an issue regarding when the Board Board. Chairman advised that there is a few Board where Board members will have a significant

the City. Some that includes the City. The Board will be working like to see if the P&X Commission

Chairman. He advised that currently Board will have the authority to review the P&X Board members. The Board will have the authority to review the P&X Board members. Chairman advised that there is an issue regarding when the Board Board. Chairman advised that there is a few Board where Board members will have a significant

responsibilities are part of the Boarding Board Board.

Chairman advised that the Board Board will be working like to see if the P&X Commission

Chair Crane stated all the large houses are bad for the ecosystem - and none of those considerations are part of the Building Permit policy.

Planner Garrett explained that the code would need to be changed to cover Chair Crane's concerns. Also, the City has a very limited level of service for the utilities and a lot of the structures impact the water and wastewater systems at a greater amount than for a normal dwelling. He suggested first determining what the issues are and how they can be addressed in the City's code that provides the City the power to better look at the Building Permits.

Planner Garrett informed there is a new trend where every homeowner will have a swimming pool. Numerous pool permits are being seen. There is an issue, however, with the setbacks for the pool permit. The setbacks, landscaping, etc. to help mitigate and allow for better capability, may need to be addressed. Discussion and further examples followed.

Discussion continued relating to pool setbacks, potential pool buffering requirements, non-conforming docks, parking requirements, etc. Planner Garrett stated the City has a settlement where certain criteria is more subjective. As they come in, he would like to see if the P&Z Board could review them with him to ensure the criteria has been met.

Boardmember Brennan stated he had researched the internet relating to what other Planning & Zoning Board's duties are elsewhere and in Florida. He found there are many issues the P&Z Board could handle that is currently being addressed by the Anna Maria City Commission. Though many of the duties are being handled by P&Z Boards elsewhere, the Anna Maria P&Z Board is not tasked the same way. Boardmember Brennan questioned what authority the P&Z Board actually has.

Planner Garrett presented the example of when the Commission in the past had relinquished the rights for reviewing Site Plans - and gave the right to the P&Z Board as the final authority for review. If the Site Plan was denied, the challenge would then go to the City Commission. The Commission later took that responsibility back and they now serve as the final authority.

Planner Garrett stated the P&Z Board still has the authority to make recommendations on any rezoning, special exceptions, variances, and plats.

Boardmember Brennan agreed with former P&Z Boardmember Aubry's past comments, and felt if the P&Z Board is not actually functioning proactively as a Board for the City, then why are their meetings even being held. Boardmember Brennan will forward Chair Crane a list of duties he found that other P&Z Boards are responsible for. The Board can then discuss whether those duties are something they feel should be addressed by the Anna Maria P&Z Board.

Planner Garrett informed that currently Bradenton Beach has been meeting twice per month to address and update all Land Development Code regulations.

3. General discussion of Board members

Boardmember Brennan stated the Florida Planning & Zoning Association's 2015 Annual Conference will be held in Bradenton. He asked if the P&Z Board should attend.

Planner Garrett informed day registrations are available. Certain issues discussed at the Conference may be relevant to issues on the Island.

Planner Garrett will advise Mayor Murphy that *Boardmember McCormick* requested the Board receive a copy of the proposed Vacation Ordinance.

Planner Garrett then turned the meeting over to newly elected Chair Crane.

Chair Crane asked the Board to stand for the Pledge of Allegiance. Roll Call was taken.

MINUTES:

Consider approval of the November 4, 2014 Planning & Zoning Board Meeting Minutes.

Chair Crane asked if the Board could receive the minutes earlier than with the meeting materials.

Planner Garrett acknowledged the minutes can be forwarded to the Boardmembers once completed.

The following corrections were recommended on the November 4, 2014 minutes:

- Page 1 – Item # 1 - figuration s/b reconfiguration
- Page 3 – Item # 2 - increase s/b decrease
- Pages 4 & 5 – Item # 2 - interruption s/b interpretation.

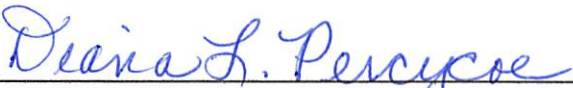
Motion: Move to approve the minutes as modified.

Action: Approved. Motion was made by Boardmember Jack Brennan. Seconded by Boardmember Maureen McCormick.

Motion carried – All Aye.

Adjournment

On motion made by Boardmember Maureen McCormick and seconded by Boardmember Jack Brennan, the meeting was adjourned at 6:35 p.m.


Diana L. Percycoe, CMC, City Clerk

Minutes approved: 12/8/15