



City of Anna Maria

**AMENDED MINUTES
PLANNING AND ZONING BOARD MEETING
CITY OF ANNA MARIA COMMISSION CHAMBERS
Tuesday January 9, 2018, 4:00 pm**

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 PM

PLEDGE TO THE FLAG

ROLL CALL

Present: Chair Crane, Board Member Carl Pearman, Board Member Jim Conoly, Board Member Monika Beard, Board Member Margaret Jenkins, Board Member David Youngs

Absent: Board Member Bob Carter

Staff Present: City Planner Robin Meyer and Administrative Assistant Liz Cleary

PUBLIC COMMENT

None

OLD BUSINESS

1. None

NEW BUSINESS

2. Discussion of the City's Building Permit application and instructions.

City Planner Meyer passed out what the city currently requires for permits but had been advised by the new Building Official that the application will be changing substantially. City Planner Meyer walked the Board through the checklist of what is currently required. Staging is handled by Public Works and entails where workers park and where the dumpster is located etc. Code Enforcement makes sure the trash is picked up and that work is contained to the specific property. Other items required are product information sheets, NOA, NOC etc. Elevation certificates are part of the final legal survey. The new Building official will start requiring a foundation survey which we don't require currently.

Board member Pearman had a question about Gladiolus and the waterline and how Code Enforcement handles these issues. City Planner Meyer will follow up with Code Enforcement regarding that specific location.

Chair Crane would like to see the actual staging plan in the permit packet and would like the Board to have additional input on permit requirements and requested that it be a continuing agenda item.

3. Discussion of information on Bed and Breakfast Ordinances from other jurisdictions

The question is: Does the Board want to allow the use of B&B's in the City ordinance? City Planner Meyer passed out example ordinances (coastal communities, comparable size) that the board can use as a reference. If the Board decides to allow B&B's it is important to use rules and regulations.

Chair Crane thinks it will help with noise levels if we let it be a new designation. He also thought it could generate more income for homeowners who don't want to rent their entire home and it could provide a more personal experience for some tourists.

Board Member Pearman asked about the legality of B&B's in an R1 district. Per City Planner Meyer if you change the ordinance to allow permitted use then it is fine. Board Member Pearman expressed concern that allowing B&B's will then open the door for people to want more (in terms of commercial venture) and therefore doesn't want to allow new business ventures in an R1 district. The bottom line was that Board Member Pearman doesn't see a need for adding B&B's to ordinance.

Board Member Beard asked about the benefit of B&B's versus renting out an entire property. City Planner Meyer offered to do more research and gather information on B&B neighborhood impacts.

Board Member Beard expressed concern about more cars and traffic issues. City Planner Meyer says that's why regulations would need to be in place to address this. And while we can handle traffic and parking issues, he reminded the Board that the City does not have the authority or power to enforce occupancy rates on the island.

Board Member Youngs thinks it may create incentive for people to build B&B's rather than single family homes which concerns him, but the positive is that B&B's could help people who want to homestead and it would help promote residents here. City Planner Meyer thinks that could be controlled by regulations. But the issue of exterior egress door rules prompted a debate. City Planner Meyer will do additional research and asked the Board for specific questions. Board Member Beard asked him to research traffic impact.

As an aside City Planner Meyer will provide a tabbed Comprehensive Plan for the February Board Meeting.

4. Discussion of Future Land Use Section of the Comprehensive Plan for Code Changes

City Planner Meyer had passed out ideas for zoning changes for future land use that are not covered in the current code. The example provided addressed flora and fauna but any items could be turned into into regulations. He is looking for feedback from the Board about the types of regulations they would like to create. Chair Crane brought up traffic circles as an example. Board Member Youngs mentioned the traffic flow by Rod and Reel Pier being one of the more dangerous intersections. Another dangerous intersection he wanted to mention is at North Shore

and Willow. This prompted the discussion of having speed bumps at certain designated areas. City Planner Meyer will do research on traffic slowing devices but asked the Board to recommend intersections that are worse than others. Chair Crane suggested asking Public Works Manager Dean Jones about possible intersections that were dangerous. Board Member Youngs also mentioned garbage trucks backing up in streets b/c larger trucks can't turn around. This prompted a discussion of the Chilson cul-de-sac. City Planner Meyer will check with City Engineer Lynn Burnett about possibilities to remedy cul-de-sacs.

5. Other

Chair Crane re-addressed building permits and the need for pre-permit meetings and wondered if the new building official would have any thoughts about that? City Planner Meyer doesn't see much of a need overall - maybe on future big projects but not for the normal single-family home.

MINUTES

Meeting of December 12, 2017

Motion: To approve the minutes of December 12, 2017

Action: Motion Passed by Board Member Carl Pearman, seconded by Monika Beard
The motion passed unanimously

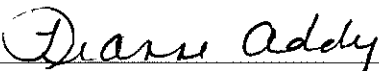
NEXT MEETING

Regular Meeting – January 9, 2018

Adjournment

Motion: To adjourn the meeting at 5:17 pm.

Action: Motion passed by Board Member Jenkins, seconded by Board Member Beard
The motion passed unanimously



LeAnne Addy, City Clerk



Liz Cleary, Administrative Assistant

Minutes approved: 3-13-18

SHOULD ANY INTERESTED PARTY SEEK TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, THEY WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS BE MADE, WHICH RECORD INCLUDES



THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
(FSS 286.26) IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK FOR ASSISTANCE AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (941) 708-6130.