



# City of Anna Maria

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**MINUTES**  
**PLANNING AND ZONING BOARD MEETING**  
**CITY OF ANNA MARIA COMMISSION CHAMBERS**  
**Tuesday June 12, 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 3:58 PM

**PLEDGE TO THE FLAG**

**ROLL CALL**

Present: Board Member Conoly, Chair Crane, Board Member Carter, Board Member Pearman

Excused: Board Member Jenkins, Board Member Youngs, Board Member Beard

Staff Present: City Planner Meyer and Administrative Assistant Liz Cleary

Also present: Mayor Dan Murphy

**PUBLIC COMMENT**

**No comments**

**OLD BUSINESS**

1. None

**NEW BUSINESS**

2. Variance request for 407 Magnolia Ave, The Center of Anna Maria Island

The request would allow a 2434 square foot awning covering 5 parking stalls (4 handicap and 1 regular) to project 9'8" out into the right-of-way of Magnolia Ave.

Per City Planner Meyer, notifications for the variance were in the island newspapers, signs posted at The Center, and mailings were sent to addresses within 350 feet of the Center.

Chair Crane noted that he has gone to The Center for classes but had no monetary interests in the variance request.

Chair Crane swore in David Zaccagnino who is the Board Chair of The Center.

The purpose of the variance request, per Mr. Zaccagnino, is to try and make The Center look less "institutional" and more welcoming to increase business. He also believes it would be beneficial when having special events and help with the overcrowding at the front door. The loss of one handicap space would be made up for on the east side of building.

Board Member Carter expressed concern about the awning's ability to hold up during a hurricane. His concern was also that they wanted to use the awning for events and markets. Mr. Zaccagnino responded that they do not want to have any markets there – only special events.

Chair Crane introduced the eight-point stipulations for variance requests. Chair Crane feels that there is some ambiguity regarding the variances. Perhaps the Board needs to think about tweaking and tightening up these ordinances. Board Member Carter mentioned the possibility of an initial screen before someone can request a variance. Chair Crane will put together something more concrete for the Board to look at and City Planner Meyer will also look at criteria that is available that might be more helpful and definitive.

Mr. Zaccagnino was not aware of these stipulations being part of the variance request.

Chair Crane understands the importance of The Center but not the awning. He inquired about any concrete evidence that the awning would increase business? Mr. Zaccagnino said his reasoning is to get people to stop and investigate

Board Member Carter asked if there was any study about the best use of space? Board Member Carter suggested that The Center should have an expert help them with the best use of space. He also expressed concern about the awning pilings being too close to the right-of-way.

Board Member Pearman saw no value or increased business resulting because of the awning. He said maybe murals would be a better option. He also asked if any vegetation was being taken out of the front area? Mr. Zaccagnino responded that no vegetation would be taken out.

Board Member Pearman suggested using the Crescent side for special events with temporary tents rather than a permanent structure. He has read things in paper about The Center needing maintenance and thought it was better to use money on maintenance before spending money on an awning. He is opposed to the variance as it stands but is open to hearing other ideas.

Public:

Claudette Welsh lives across the street from The Center. She said The Center seems to have a lot of turnover with staff, they are also in the red a lot and she's concerned about where they will get money for the awning.

Mayor Dan Murphy

He was approached by Mr. Thrasher about the awning but wasn't told anything about increased revenue when discussing the awning. He doesn't feel that this variance request is ready to come before the Commission. He suggested to Mr. Zaccagnino that he come back with testimony from real estate people, more details, and a concrete study. The Center needs to fill in all these blanks before coming back for a variance request.

The Center will withdraw the variance request for 3 months, until the 9/11/18 meeting.  
The Board voted unanimously to withdraw the request until September.

### 3. Solar Access

Chari Crane deferred the agenda item until other Board members are present.

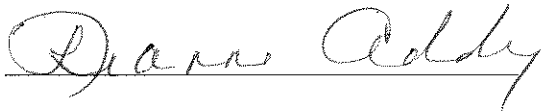
## MINUTES

Meeting of May 8, 2018  
Motion to approve the minutes of May 8, 2018.  
Motion to approve mad by Board Member Carter, seconded by Board Member Pearman.  
The motion passed unanimously.

**NEXT MEETING**

Regular Meeting July 10, 2018

**Adjournment at 5:03 PM on motion made by Board Member Pearman, seconded by Board Member Carter.**



**LeAnne Addy, City Clerk**



**Liz Cleary, Administrative Assistant**

Minutes approved: 7-10-18

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.