



# City of Anna Maria

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## MINUTES PLANNING & ZONING BOARD MEETING CITY OF ANNA MARIA COMMISSION CHAMBERS TUESDAY, OCTOBER 20, 2015 - 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 Margaret Jenkins, Boardmember Maureen McCormick, Boardmember Carl Pearman, and Chair Jonathan Crane.

**Absent w/excuse:** Boardmember David Youngs.

**Also present:** City Planner Alan Garrett and Public Works, Planning & Building Administration Char Patterson.

### NEW BUSINESS

#### 1. **Public Hearing – Ordinance #15-803 - An Ordinance of the City of Anna Maria pertaining to a temporary moratorium on the processing of building permits**

*Planner Garrett* read the Ordinance title.

*Chair Crane* opened the Public Hearing.

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

*Planner Garrett* explained the temporary moratorium process and purpose for the proposed Ordinance.

*Chair Crane* explained F.S. Sec. 509.32 prohibits Cities from limiting the duration of rentals unless they already had something in place prior. Explanation followed.

*Planner Garrett* informed the City cannot limit the duration or the frequency of rentals. As a result, the proposed Ordinance follows the State's regulations.

Discussion continued. Chair Crane explained that his information comes from the Florida State Statute.

*Boardmember Pearman* presented his stance on the Ordinance, and asked if the City Commission had reviewed the Ordinance.

*Planner Garrett* reported the City Commission had discussed the Ordinance drafted by City Attorney Vose. They have not held their Public Hearing on the Ordinance yet.

**Motion: Move that Ordinance 15-803 be recommended for approval.**

**Action: Moved by Boardmember Carl Pearman, and the motion was seconded.**

**Motion carried on vote of 3 to 1 with Chair Crane voting No.**

**Aye - Commissioners Jenkins, Pearman, and McCormick**

**No - Chair Crane**

**2. Public Hearing - Ordinance #15-804 - An Ordinance of the City of Anna Maria pertaining to Swimming Pools and Hot Tubs as lot coverage**

*Planner Garrett read the Ordinance title.*

Planner Garrett explained the proposed Ordinance would result in swimming pools permitted after January 1, 2016 being counted as pervious surfaces, and will continue to be counted as impervious prior to January 1, 2016.

*Chair Crane opened the Public Hearing.*

*Hearing no public comment, the Public Hearing was closed.*

*Boardmember Pearman* noted he was opposed to not being able to repair water features, waterfalls, slides, etc.

*Chair Crane* referred to Section 3 relating to setbacks. He questioned changing the setbacks from 7-ft. to 10-ft. He pointed out they shall be from the lot line. He questioned about trying to get the setbacks changed and not tying it to the height of the house. He also noted pools are not a structure.

It was noted the P&Z Board already had a general consensus to change the setbacks to 10-ft.

*Boardmember Jenkins* referred to allowing only one pool per lot. She questioned if hot tubs are being considered a pool.

*Chair Crane* questioned the issuance of permits to repair waterfalls, fountain features, etc., and asked if a time frame should be placed on the issuance of a permit. Discussion followed.

**Motion: Move that Ordinance 15-804 be recommended for approval, with the exception of “not” on Repairing the Fountains, and to add language that the pools shall be set back the minimum, except the side-yard Setback being established at 10-ft.**

**Action: Approved. Moved by Boardmember Carl Pearman and Seconded by Boardmember Margaret Jenkins.**

**Motion carried – All Aye.**

**3. Public Hearing - Ordinance #15-805 - An Ordinance of the City of Anna Maria pertaining to Land Clearing Permits**

*Planner Garrett read the Ordinance title.*

*Chair Crane opened the Public Hearing.*

*Hearing no public comment, the Public Hearing was closed.*

*Chair Crane* questioned if the size of a lot determines the amount of demolition.

*Boardmember Pearman* asked if the existing trees and the grand trees are defined. He also asked if any other vegetation was protected unless it is in the Land Conservation Area.

Discussion continued on the length of a building.

**Motion: Move that Ordinance 15-803 be recommended for approval.**

**Action: Approved. Moved by Chair Jonathan Crane, Seconded by Boardmember Margaret Jenkins.**

**Motion carried – All Aye.**

4. **Public Hearing - Ordinance #15-806 - An Ordinance of the City of Anna Maria pertaining to Demolition Permits**

*Planner Garrett* read the Ordinance title, then presented an overview of the proposed Ordinance.

*Chair Crane* opened the Public Hearing.

*Hearing no public comment, the Public Hearing was closed.*

*Boardmember Jenkins* asked for clarification relating to a 'Demolition Permit shall not be issued prior to the approval of a Building Permit.' She pointed out the proposed Ordinance states the lot cannot be vacant.

**Motion: Move that Ordinance 15-806 be recommended for approval.**

**Action: Approved. Moved by Chair Jonathan Crane, Seconded by Boardmember Margaret Jenkins.**

**Motion carried – All Aye.**

**MINUTES**

**Consider approval of the September 8, 2015 P&Z Board Meeting Minutes.**

**Motion: Move that the September 8, 2015 P&Z Board Meeting Minutes be approved as written.**

**Action: Approved. Moved by Boardmember Margaret Jenkins, Seconded by Chair Jonathan Crane.**

**Motion carried – All Aye.**

**ADDITIONAL BUSINESS**

*Chair Crane* recommended discussion relating to the Local Construction Board be placed on the next meeting.

**ADJOURNMENT**

**The meeting adjourned at 4:40 p.m. on motion made by Chair Crane and seconded by Boardmember Jenkins. All Aye.**



Diana L. Percycoe, CMC, City Clerk

Minutes approved: 11/10/15