



City of Anna Maria

P.O. Box 779 10005 Gulf Drive,
Anna Maria, FL 34216-0779
(941) 708-6130 Fax (941) 708-6134
SUNCOM: 516-6740

**MINUTES
PLANNING & ZONING BOARD MEETING
CITY OF ANNA MARIA COMMISSION CHAMBERS
TUESDAY, SEPTEMBER 8, 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 Carl Pearman, Chair Jonathan Crane, Boardmember Maureen McCormick, and Boardmember David Youngs.

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

NEW BUSINESS

Public Hearing - Ordinance #15-801 - An Ordinance of the City of Anna Maria pertaining to Living Area Ratio and Maximum Lot Coverage.

"AN ORDINANCE OF THE CITY OF ANNA MARIA, FLORIDA, AMENDING THE CODE OF THE CITY OF ANNA MARIA AS TO SECTION 70-1(B) OF CHAPTER 70, LAND DEVELOPMENT REGULATIONS, BY AMENDING THE DEFINITIONS OF HABITABLE AREA, AND LIVING AREA RATIO (LAR), AND BY AMENDING SUBSECTION (3), ALLOWABLE LOT COVERAGE AND LIVING AREA RATIO, OF SECTION 114-222, DIVISION 2, R-1, R-2 RESIDENTIAL DISTRICT, OF CHAPTER 114, ZONING, AND BY AMENDING SUBSECTION (2), ALLOWABLE LOT COVERAGE AND LIVING AREA RATIO, OF SECTION 114-282, DIVISION 5, ROR, RESIDENTIAL/OFFICE/RETAIL DISTRICT, OF CHAPTER 114, ZONING, AND PROVIDING FOR CONFLICTS, SEVEREABILITY, CODIFICATION, AND EFFECTIVE DATE."

Planner Garrett read the Ordinance title.

Planner Garrett explained the LAR (Living Area Ratio) was adopted for determining how large of a building someone could build, which was defined by any area that was air conditioned. Ordinance #15-801 describes that the Living Area Ratio (LAR) is a ratio of the total air conditioned floors of all structures on the lot or parcel - not to exceed 40 percent. The maximum impervious surface is not to exceed 50 percent. The Comprehensive Plan is not in agreement, as it reads 40 percent of residential lots. As a result, the Ordinance needs to be amended to change the maximum impervious surface including building coverage to 40 percent of the lot or parcel.

Boardmember Pearman asked about the houses currently being built.

Planner Garrett explained that the Building Department has been working with the contractor/owners. Examples followed.

Chair Crane stated the Commission was concerned that the LDC and the Comp Plan have some inconsistencies. As a result, the Commission have asked that the Planning & Zoning Board take on the task of reviewing the LDC to insure it's consistent with the Comprehensive Plan.

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

Planner Garrett explained that the Board could make a motion to approve the Ordinance as amended.

Motion: Move that Ordinance 15-801 be approved as amended.

Action: Approved. Moved by Boardmember Maureen McCormick and seconded by Boardmember Carl Pearman.

Motion carried – All Aye.

OLD BUSINESS

Residential Docking Facilities

Planner Garrett explained the issues with the residential docking facilities. Noting that a structure needs to be 15-ft. from the water, *Planner Garrett* stated the docks are not structures. The decking is different than pilings which are structural.

Planner Garrett noted that all docking facilities shall comply with side-yard setbacks as prescribed in Chapter 114. All docks should be able to be rebuilt if they do not exceed 20-ft. in length from the centerline. What is currently allowed may not give someone the distance to dock the boat because of the shallow waters, mangroves, etc.

Planner Garrett asked the Board if they felt all docks should be brought in compliance - and if they want to be more lenient with repairing of the docks.

Chair Crane felt they should be more lenient. He asked if a definition of a commercial dock should be added.

Planner Garrett stated the Fiske property at the end of South Bay was determined to be commercial. However, there are not any standards for commercial docks. *Planner Garrett* will research the other Island Cities codes relating to Commercial Docks.

Discussion continued on bringing the residential versus the Commercial docks back for discussion on the next meeting to discuss grandfathering, disparity, making a standard or rule, non-conforming uses, normal maintenance/repair, etc.

Review of Comprehensive Plan

Discussion followed relating to the City Commission's request for the P&Z Board to begin reviewing the City's Land Development Codes to insure they are consistent with the Comprehensive Plan. Recommendations made by the P&Z Board would then be forwarded to the City Commission and State.

MINUTES

Consider approval of the July 14, 2015 and August 18, 2015 P&Z Board Meeting Minutes

➤ **July 14, 2015 Minutes**

Chair Crane referred to page 3 of 5 – “Attending Meeting by Electronic Means” – noting a letter needed to be written to the Mayor requesting the P&Z Board be added to the Commission policy for utilizing Skype technology when a Boardmember is absent. He noted in the future, the Board needs to denote who is to write the letter.

Boardmember Youngs said he does not remember stating “27 vehicles at a site” as referenced on page 3 of 5 – Parking of Contractors, Landscapers, and Pool Maintenance Vehicles. He asked that “27” be changed to state “numerous.”

Motion: Move that the July 14, 2015 P&Z Board Meeting Minutes be approved as amended.
Action: Approved. Moved by Boardmember David Youngs and seconded by Boardmember Margaret Jenkins.
Motion carried – All Aye.

➤ **August 18, 2015 Minutes**


Motion: Move that the August 18, 2015 P&Z Board Meeting Minutes be approved as written.
Action: Approved. Moved by Boardmember Maureen McCormick and seconded by Boardmember Margaret Jenkins.
Motion carried – All Aye.

October P&Z Board Meeting

Boardmember Youngs announced he will be unable to attend the October 2015 meeting.

ADJOURNMENT

The meeting was adjourned at 5:02 p.m. on motion made by Boardmember Carl Pearman and seconded by Boardmember Margaret Jenkins. Motion carried – All Aye.



Diana L. Percycoc, CMC, City Clerk

Minutes approved: 10/20/15