

**CITY OF ANNA MARIA
CITY COMMISSION WORK SESSION
MEETING HELD AT ANNA MARIA COUNCIL CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
THURSDAY, JANUARY 13, 2011
6:00 P.M.**

CALL TO ORDER

Chair Webb called the Work Session to order at 6:10 p.m.

PLEDGE TO THE FLAG

ROLL CALL: Mayor Michael Selby, Vice-Chair Jo Ann Mattick, Commissioner Dale Woodland, Chair Chuck Webb, Commissioner John Quam, and Commissioner Eugene Aubry.

Staff Present: City Clerk Alice Baird, City Attorney Jim Dye, City Planner Alan Garrett, and Minutes Clerk Stacey Johnston.

Press: Sun and Islander.

1. Discussion Regarding Cell Towers in Anna Maria.

Commissioner Aubry had requested discussion of the cell towers in Anna Maria. Commissioner Aubry discussed the Verizon cell phone signal difficulty he recently had when trying to contact both Bright House and Verizon relating to a Bright House issue. Noting that he lived at the end of the Island and that the cell phone signal was so poor, he felt not having a signal causes a security, health, and safety concern. He was concerned that in an emergency a person would be unable to even contact 911 with their cell phone.

Commissioner Aubry referenced the previous Ordinance adopted in Anna Maria and felt that in the current day of communication and technology that Anna Maria should allow for a cell tower to be installed. He suggested that Mayor Selby be authorized to contact Verizon and then look into the adoption of a new Ordinance.

Commissioner Mattick said by taking into consideration the new technology currently available, she would also support Commissioner Aubry's request to look into rewriting a new Ordinance.

Commissioner Quam stated that the Ordinance currently on the books did not prohibit personal wireless facilities. He noted that a Verizon representative was in attendance at all of the Commission's 2003 meetings when the Ordinance was discussed. Applications to place a cell tower in Anna Maria are available; however, Verizon had never submitted an application. He recommended that the residents contact Verizon to inquire why an application had never been made by their company. It was his opinion that the Commission had done their job.

Commissioner Aubry suggested that Verizon be asked to address the Commission and explain why they had not made application for installing a cell tower. He stated that the Verizon tech that came to his home had to use Alltel phone service because his Verizon phone would not work. The tech informed that the only thing Verizon would need to do in order to allow service in Anna Maria would be to turn their antennas – because the signal travels for three miles. Commissioner Aubry said it was his understanding that Verizon feels that the City's Ordinance is too strict.

Commissioner Woodland agreed with Commissioner Quam that the City should be looking into why the vendors had not been coming to the area. He suggested the Commission determine what the problem was and then proceed based on those details - rather than rewriting an Ordinance.

Chair Webb was on the Commission when the Ordinance was adopted. He said they were very careful not to prohibit cell towers in Anna Maria.

After discussion, it was agreed that City Clerk Baird would provide Mayor Selby the contact information for Stacy Frank – who is involved with the cell tower industry. Mayor Selby will contact Stacy Frank and inquire on her recommendation on how to proceed relating to the lack of cell phone coverage in Anna Maria.

2. Discussion Regarding City Commission and Planning & Zoning Joint Meetings Regarding Parking.

Chair Webb informed that the P&Z Board had inquired when the next joint work shop would be held relating to the parking. It was his opinion that the P&Z Board had addressed all the issues in their meetings and had forwarded their recommendations to the City Commission for their final consideration. He noted that the P&Z Board had recommended adoption of the new Chapter 91. He did not believe any additional joint meetings were necessary and that they would only slow down the process.

Commissioner Aubry pointed out that a straw vote was taken relating to Chapter 91 at a joint City Commission/P&Z Board work shop. As a result, the 8 to 1 vote carried in favor of proceeding with Chapter 91. He suggested no further joint meetings be held and that consideration of Chapter 91 be placed on the next City Commission meeting agenda.

Planner Garrett explained the difference in the parking plans that had been discussed and considered:

- *Pine Avenue Public Parking and Pedestrian Plan* – Parking spaces may be located partially within the City right-of-way and partially on the private property. A right-of-way use permit shall be required by the City.
- *Parking and Pedestrian Plan* – Identical to the Pine Avenue Public Parking and Pedestrian Plan except that the location of the parking spaces shall be located entirely within the private property (lot/parcel).
- New Chapter 90 language drafted by Planner Garrett with the assistance of resident Tom Turner.

Commissioner Woodland read a March 4, 2010 letter addressed to the City Commission from Kathy Daley. Commissioner Woodland stated that he agreed with Ms. Daley's written opinion concerning the debate regarding the land development regulations and their application to the ROR District.

Commissioner Woodland referred to the Sun Plaza, Studio located at Gulf and Pine, City Hall parking lot, and the Bayview Plaza developments stating that all the plans adhered to the City's current Comp Plan – specifically 1.3.8 – and Chapter 90. He questioned why the Commission would want to change the parking requirements. He felt that Chapter 91 would require a Comp Plan change and further noted that a large group of citizens were opposed to giving up a portion of the right-of-way. Feeling that the City is divided in their beliefs regarding the parking issue, he felt an open public discussion should be held in an attempt to come to an agreement.

Commissioner Aubry responded that the Comp Plan would not have to be changed if Chapter 91 was adopted. It was his opinion that Chapter 90 conflicts with the Comp Plan and that it was basically supporting the building of strip centers.

Commissioner Quam suggested that the Commission agree on which plan they wanted to pursue and then work out the details about that specific plan. He recommended the Parking and Pedestrian Plan. However, there was no Commission consensus to pursue the Parking and Pedestrian Plan.

Commissioner Mattick noted that the developments referenced by Commissioner Woodland were all on multiple lots and that type development would not work on the

internal 50-ft lots in the City. She noted that the delivery trucks were presently utilizing the right-of-way for parking. She recommended adopting a plan that would make for a walkable community.

Chair Webb stated that he participated with the original Comp Plan review process as a member of both the P&Z Board and of the City Commission. The consensus at that time was that there should be no strip development in Anna Maria. He pointed out that the developments referred to by Commissioner Woodland were developed prior to the adoption of the new Comp Plan.

Chair Webb suggested the Commission consider whether there should be more on-site parking - balanced against more open green space. It was his opinion that the green area should be preserved and that the parking should be on the streets – except for a mixed-use building with residential and retail where parking should be located on-site for the residential.

Chair Webb stated he saw no need in increasing the number of parking spaces and noted that on-site parking would do so.

Lengthy discussion and debate followed that included:

- The interpretation of language in Comp Plan Policy 1.3.8 and Chapter 90 referring to strip commercial - and for minimizing the amount of direct access to the major public roads by controlling the number and location of curb cuts.
- Difference between driveways versus parking spaces.
- Proposed 90-degree parking or angled parking. Ability to provide on-site parking if desired, however, a site plan would be required.
- The proposed parking plans would not require driving across a sidewalk.
- That on-site parking on a 50-ft wide lot would push the building to the back edge of the property and 2/3rd of the property would be parking with no vegetation. Also that it would be more hazardous. It was noted that the majority of development in the City would be on single 50-ft wide lots.
- Commissioner Woodland felt that parallel parking that backs out into a major road would be a violation of the Comp Plan and would require a change. Chair Webb responded.
- That Anna Maria has less parking requirements than the majority of other municipalities. Recent studies have indicated there are currently a sufficient number of parking spaces in Anna Maria.
- On-site parking takes four times the sq. footage for an automobile to park.
- The desire that Pine Ave be a beautiful walkable area and that automobiles do not cross sidewalks.
- Commissioner Quam suggested that it would not be fair to a developer if Pine Ave. were treated differently than the other areas of the ROR. City Attorney Dye advised that the Commission had the right to modify regulations based on the characteristics and differences of each area.

Commissioner Mattick recommended pursuing additional discussion relating to the Pine Avenue Public Parking and Pedestrian Plan. As a result, there was a 3 to 2 consensus to continue discussions relating to this plan. (Commissioners Mattick and Aubry and Chair Webb in favor and Commissioners Woodland and Quam were opposed). Chair Webb asked that Architect Gene Aubry's plan be displayed at the next meeting when the plan would be discussed – and that explanation be made as to how the Pine Avenue Public Parking and Pedestrian Plan varies from Architect Aubry's drawing.

Public Comment on Agenda Items Only

Tom Turner, N. Shore Dr. felt that tandem parking should be eliminated. He noted there were a lot of parking spaces on Crescent that could handle any overflow. He suggested that the sidewalks be moved closer to the buildings.

Mr. Turner felt that an Ad Hoc Committee should be established that would meet with Planner Garrett on Thursdays and would provide a recommendation back to the Commission.

Larry Albert, 711 Gladiolus, said as far as the green area, there would only be about a 7-ft difference between the two plans. Mr. Albert referred to the Public Parking Plan that he felt gives the developer 5-ft of the City right-of-way. He discussed the parking currently at 216 Pine Ave. and the problems that would occur with the Public Parking Plan. He said he was in favor of angled parking.

Mr. Albert was in agreement with the Parking and Pedestrian Plan, feeling that the citizens wanted the right-of-way to be preserved. Explanation and examples followed.

Sandy Mattick reminded that commercial and the ROR were two separate zoning districts. She pointed out that Bayview Plaza and Sun Plaza were both commercial buildings and could not be built the same way under the new regulations.

Ms. Mattick stated that there was a big difference in the large amount of traffic on Gulf Dr. versus Pine Ave. and agreed that the parking requirements should be treated differently based on the different streets - versus the ROR District or Commercial District as a whole.

Ms. Mattick said she was in favor of Commissioner Quam's recommendation feeling that additional space was needed in order to see prior to backing out. She suggested that the vehicles on the north side of Pine Ave. may need to be angled. She noted that Pine Ave. was designed to be a mix of residential and business and that she wanted the feel of residential - without parking lots.

Ms. Mattick then addressed the cell tower issue noting that T-Mobile also has difficulty getting a signal. She suggested that a cell tower be placed on City property prior to a resident reaping the benefits.

Micheal Coleman, Pine Ave. said he often has trouble getting a signal with AT&T. He agreed that the issue should be explored.

Mr. Coleman explained that the parking at 216 Pine Ave. was laid out for the Pine Avenue Public Parking and Pedestrian Plan. He informed that there is 9-ft between the parking spaces and building rather than only 4-ft. He noted that the UPS truck will park behind the cars to unload.

Mr. Coleman referred to the residential parking stating that if tandem parking is eliminated it would require reducing the number of spaces required for residential parking. He said tandem parking would need to be required, the parking requirement per residential unit would need to be reduced, or the requirement to be on-site would need removed.

Margaret Jenkins, Chilson Ave. stated that the reason many citizens did not want the cell towers was due to radiation concerns. She felt, however, that there was now a need.

Janet Aubry, Pine Ave, said she felt the original goal relating to the parking was to not drive over sidewalks. She said the parking at PAR's Pine Ave. building where she was living allowed for backing out behind the cars and then pull out in either direction onto the road. There were no sidewalks to drive over. She felt backing out on the property was much safer than backing out onto the road. She further noted that the delivery trucks pull in behind the cars and are off the road.

Ms. Aubry said she had tried five different cell phone companies and still cannot get a strong signal on Pine Ave. She was in favor of the issue being pursued.

Press Comment on Agenda Items Only

Rick Catlin, Islander, asked for clarification on which parking plan the Commission would be discussing.

Planner Garrett responded noting it was the Pine Avenue Public Parking and Pedestrian Plan.

Adjournment

Commissioner Quam moved to adjourn the meeting at 7:40 p.m. Commissioner Mattick seconded the motion. Motion carried – All Aye.

Alice Baird, CMC, City Clerk