

**CITY OF ANNA MARIA
CITY COMMISSION SPECIAL MEETING
MEETING HELD AT ANNA MARIA COUNCIL CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
THURSDAY, MARCH 10, 2011
6:00 P.M.**

CALL TO ORDER

Chair Webb called the Special Meeting to order at 6:00 p.m.

Present: 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, Finance Director/Deputy City Clerk Diane Percycoe, City Attorney Jim Dye, Building Official Bob Welch, Public Works Director George McKay, City Planner Alan Garrett, and Minutes Clerk Stacey Johnston.

Press: Sun and Islander.

Announcement – Moving of Angler’s Lodge to The Anna Maria Historic Green Village

Lizzie Thrasher, Anna Maria, announced that due to the successful negotiations of Ms. Sissy Quinn, the Anglers Lodge on N. Bay Blvd. that had been scheduled for demolition will be moved to The Anna Maria Historic Green Village location.

Sissy Quinn informed they found out that the “Anglers Lodge” was actually the second use of the building. When originally built, it was a small cottage owned by the Wood family who had a daughter named Thelma. As a result, the building at that time was named *Thelma by the Sea*. Ms. Quinn informed that Thelma was the very first woman who posed for the first brochure for the Anna Maria Beach Company. She stated that the home has significant history in the City.

1. Continued – Second Reading and Public Hearing – Ordinance 11-716 – Pine Avenue Parking.

City Clerk Baird read the ordinance by title.

Planner Garrett referred to the revised Ordinance No. 11-716 as discussed at the last meeting and including the recommendations that had been presented by City Attorney Dye.

A review of the proposed Ordinance followed. Comments included the following:

- To rework the following Whereas clause: “WHEREAS, a mixture of non-residential and residential uses along Pine Avenue discourages strip commercial development because it creates a walkable attractive residential and non-residential corridor; and”

Commissioner Woodland later stated that the language “discourages strip commercial development” was most likely taken from Comp Plan Policy 1.3.8. He noted that the second sentence of Policy 1.3.8 states that in order to achieve “discouraging strip commercial development,” the access points to major roads must be minimized. Commissioner Woodland objected to the wording - that Pine Avenue discourages strip commercial development due to “creating a walkable attractive residential and nonresidential corridor”. It was his opinion there was no connection between the two. Instead, he felt that the appropriate connection was in the City’s Comp Plan Policy 1.3.8.

Commissioner Woodland referred to proposed Sec. 91-3. (c) (3.) where it states that to meet the requirements the entire frontage of the lot or partial shall be provided for parking. It was Commissioner Woodland’s opinion that the proposed Ordinance does not meet the City’s Comp Plan.

Commissioner Woodland pointed out that the last WHEREAS clause states that “WHEREAS, the city commission of the city of Anna Maria hereby determines that this ordinance is consistent with and in accordance with the comprehensive plan of the city of Anna Maria.” Commissioner Woodland stated that he wanted to go on record that he

did not support the proposed Ordinance or would not support any Ordinance that clearly violated the Comprehensive Plan.

Chair Webb said he strongly disagreed noting that the section referred to strip development. Explanation followed.

Commissioner Quam said he was going along that it is consistent with the Comp Plan due to legal counsel stating that it is consistent.

Commissioner Woodland responded stating that other legal advice says the proposed Ordinance does not support the Comprehensive Plan.

- Lengthy discussion relating to Section Two (2) Lot coverage. It was the consensus to change the Maximum office/retail square footage as follows:
 - 30% internal lot/parcel to 22% internal lot/parcel
 - 35% corner lot/parcel to 30% corner lot/parcelDelete the references relating to the building coverage on the covered porch. It was noted that the changes would not preclude someone from having a porch or a setting area in the back of the structure, etc. - because they would be regulated by the setbacks.

- Sec. 91-3. (a) - *Chair Webb* felt allowing a property owner the option of utilizing Chapter 91 or to opt-out and conform to the requirements of Chapter 90 would be going against what the City was trying to create. He felt if a property owner was to opt-out there should be heightened scrutiny by both the P&Z Board and of the City Commission. *Chair Webb* suggested that choosing to conform to the requirements of Chapter 90 should require a Special Exception.

City Attorney Dye pointed out that anyone developing under Chapter 91 would be required to give up an easement to the City for a sidewalk. Therefore, the opt-out back to Chapter 90 was considered to be a safe harbor in the event a person felt that giving up a portion of their land was a taking without compensation.

City Attorney Dye reminded that standards would be required in order to guide as to what conditions the City could grant the Special Exception.

After discussion, it was the consensus that *City Planner Garrett* develops language relating to the Special Exception.

- Sec. 91-3 (c) (2.) – Residential parking spaces shall be a minimum of 9 ft wide by 18 ft long. Discussion followed relating to the height of the wheel stops. It was confirmed by *Building Official Welch* that the standard wheel stop is 6-inches.

City Attorney Dye pointed out that authorization could be placed into the Ordinance to allow the professional staff to determine regulations for the size of the wheel stops, etc.

- It was the consensus that the sidewalks be constructed of permeable concrete.
- Clarification and discussion was held relating to Sec. 91-3 (i) (1) *Sidewalks*. It was the consensus to break the section out into three categories by the types of usage – office/retail, single-family, and current/existing.

Chair Webb officially opened the public comments portion of the hearing.

Public Comment

Micheal Coleman, Pine Ave, provided a history relating to the coverage issue. He suggested determining what currently exists and not building any bigger than that amount. Mr. Coleman pointed out that the current coverage meets the current parking calculations. He noted that the total coverage at 308 Pine Ave. is 37% - details followed.

Mr. Coleman suggested keeping the language simple. He informed that building coverage at 35% would be 2 1/2% less than PAR's last project.

Sandy Mattick, 305 Pine Ave, was in favor of keeping the language relating to the sidewalk as it is currently proposed. She said she was opposed to breaking it out into the different categories. Ms. Mattick said she was also in agreement with the way the Building Coverage reference in the Ordinance was currently written.

Frank Pytel, 832 S. Bay Blvd. expressed the following concerns:

- That the proposed Ordinance conflicts with the clear and intended language of the Comp Plan.
- Concerned that the parking plan may cause getting away from the City's family-oriented roots and may be migrating toward a community that is more focused on young, party-going, wedding industry crowds - versus the current uniqueness of Anna Maria with its combination of homes and small businesses.
- Now Pine Avenue is inhabited more by transients.
- That the proposed parking plan will incrementally change the family focus of the City so that the more transient, wedding industry will be the focus.

Hearing no further public comment, Chair Webb closed the public comment portion of the Hearing.

Commission Discussion – Continued

Planner Garrett acknowledged that the following changes would be made to the proposed Ordinance:

- City Attorney Dye will reword one of the Whereas clauses.
- Modify the maximum office/retail square footage deleting the separation of building coverage and porch coverage.
- If building under Chapter 90 it shall be processed as a Special Exception.
- Create wording to break-down the single-family residential, office/retail, and existing developments as to where the sidewalk may be located.
- Bumper stops shall not exceed 6-inches in height.

Discussion followed relating to the parking spaces being designed as 60-degree angled the same direction as the traffic flow or as 90-degree to the street right-of-way line. *Commissioner Aubry* suggested that it should either be 90-degree or 60-degree parking – one or the other. He proposed and explained why he felt the parking should all be 90-degree.

MOTION: **Commissioner Mattick moved that the Second Reading and Public Hearing for Ordinance 11-716 – Pine Avenue Parking – be continued to the time and date certain of Thursday, March 24, 2011, 6:00 p.m. Commissioner Quam seconded the motion. Motion carried – All Aye.**

Public & Press Comment on Agenda Items – None.

Adjournment

The meeting was adjourned by Chair Webb at 7:05 p.m.

Alice Baird, CMC, City Clerk

MINUTES APPROVED: _____