

**CITY OF ANNA MARIA
CITY COMMISSION WORK SESSION
MEETING HELD AT ANNA MARIA COUNCIL CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
THURSDAY, APRIL 9, 2009**

CALL TO ORDER

Chair Quam called the Work Session to order at 7:00 p.m.

PRESENT: Mayor Fran Barford, Commissioner Jo Ann Mattick, Commissioner Dale Woodland, Chair John Quam, Deputy Chair Christine Tollette, and Commissioner Chuck Webb.

Staff present: City Clerk Alice Baird, Building Official Bob Welch, City Planner Alan Garrett, City Attorney Jim Dye, and Minutes Clerk Stacey Johnston.

Press present: Sun, Islander.

1. Discussion to Amend Code to Allow Motels in the Commercial District.

Commissioner Mattick asked that the item be placed on the Agenda. She said her goal was not to say that motels/hotels should be allowed in the Commercial District, only that a general discussion be held to determine whether or not any further motels/hotels or tourist accommodations be allowed in the City.

Commissioner Tollette referred to the six lots on N. Bay Blvd. and Pine Ave. stating it would be an ideal location for a tourist accommodation district. Pointing out that commercial operations are allowed in the ROR District, whether or not to allow motels/hotels should also be clarified. She said she would only be in favor of allowing them to be built in the Commercial area of Pine Ave.

City Attorney Dye stated that in order to determine the feasibility or possibility of allowing motels in the Commercial Zoning District, the Commission must first start with the Comprehensive Plan – Commercial Future Land Use Category. He informed that the CP prohibits motels from being built in any other zoned district.

Commissioner Tollette said it was her understanding that the City was only looking at allowing a motel on the six lots at N. Bay Blvd and Pine Ave. She questioned if a motel could not be built on those lots then what else could be.

Commissioner Woodland gave a background on how the idea of a motel for the six lots originated. He had suggested to Micheal Coleman that the six lots would be a perfect location for a motel unit and had agreed to support a future discussion relating to the lots. He pointed out, however, that it had been unanimous throughout Anna Maria that a motel at that location would not be a good idea and would have a negative impact on the citizens and the City. He said he also agreed.

Commissioner Webb suggested that an accurate definition of motels/hotels be established. He said he saw no difference in a multi-family structure than a nightly rental. He felt that the distinguishing factor is when a kitchen is in the unit.

City Attorney Dye cautioned the Commission to not focus only on the six lots for crafting language relating to motels/hotels because it could be seen as spot zoning. He suggested determining whether or not overnight accommodations in any characteristic (motel, bed & breakfast, etc.) is or is not desirable. If desirable, a regulatory package can then be determined.

Chair Quam said he is not in favor of motels in the City and saw no benefit. He felt it was important to protect the City Pier by not taking away any parking or make it more intense than it currently is. He felt traffic would also be an issue on Gulf and Pine if motels were allowed.

Chair Quam pointed out that many motel units have been converted to condos due to profitability and the City has no control over the conversions. He felt if motels are allowed, they may then be converted to condos. He further felt if the Commission is opposed to allowing any further motels, no additional taxpayer dollars for consultants, staff time, etc. should take place.

Commissioner Tollette felt it was important that it be known what could be built on the six lots if not a motel/hotel.

Planner Garrett explained that businesses allowed in the Commercial area include marinas, a several level restaurant, antique shops, small animal clinics, etc. The prohibited uses include bowling alleys, motels, used car lots, taverns, etc. Explanation followed. He informed that structures are allowed to be built to 37-feet – top of the roof to the crown of the road - building coverage of 40-feet and lot coverage of 60-feet. Planner Garrett said unless prohibited, a Publix or CVS with no limit to square footage could be built – provided the vertical requirement of the CP for each level and the parking is complied with.

Explanation followed by *Planner Garrett* relating to the six lots zoned as Commercial and being designated ROR and how development would be governed. The City will perform a rezoning to change the twelve lots in the City from Commercial to ROR. He stated that nothing prohibits an applicant from asking for a CP change to have the property being designated as Commercial or even a new district being added. Planner Garrett read the current definition of motel.

Public Comment

Charlie Daniels, 725 Holly Rd, said Anna Maria was a residential community and the Commission should respect the desires of the residents by taking a stand to not allow any more motels.

Larry Albert, 711 Gladiolus, was opposed to any more motels and asked where the Commercial District was located.

Robin Wall, 112 Palmetto, explained where the Commercial District was located.

Ms. Wall felt the definition of a motel was a building with units housing transient activity for a fee. She asked that the ambiance of the City not be altered. She

also felt the zoning map should be brought into compliance with the Future Land Use Map.

Tom Turner, N. Shore Dr., felt the six lots should remain ROR. He used the example of Villa Rosa and the possibility of future condos at that location.

Carl Pearman, 610 Fern, said he was opposed to any further motels/hotel development. He questioned how the idea of additional motels came up and pointed out the Commission were there to represent the citizens.

Margaret Jenkins, Chilson Ave., stated Anna Maria currently has four motels, which she felt is more than adequate. She said not one individual she has spoke to is in favor of any additional motels.

Micheal Coleman, Pine Ave., said he was also opposed to additional motels in Anna Maria. A history of how the issue of motels on the six lots originated followed. Discussion followed relating to the Anna Maria Guest House proposed for that location. He said if it were not an appropriate location for the Anna Maria Guest House then the Commission should consider what would happen to the lots. He said the simplest thing would be to build homes on the lots, but he did not feel it was the best use of the land.

Commission Discussion

It was *Commissioner Webb's* opinion that a determination of whether or not guest house, bed & breakfast, etc. is defined as a motel and if they would be allowed in the ROR. He reiterated the necessity of a new definition of motel/hotel being established. *Commissioner Tollette* agreed.

Commissioner Woodland said he was opposed to any units that are more than one per lot.

Planner Garrett informed that the definition of family was no more than four unrelated people living together. Discussion followed.

ACTION: It was agreed that at the April 23, 2009 meeting the Commission would vote on authorizing the Mayor to request the Planning & Zoning Board to determine a definition for motels/hotels and what type of rental unit will be allowed in Anna Maria.

2. **Review of the Following Land Development Regulations.**
 - a. **Sliding Scale for Lot Coverage**
 - b. **Vertical Setbacks**
 - c. **Floor Area Ratios**
 - d. **Coastal High Hazard Area**
 - e. **Non-Conforming Use**
 - f. **Building and Lot Coverage**
 - g. **Percentage Reductions for Paver Blocks**

Planner Garrett discussed bulk and the “Mega House Issue” and how different communities have tried regulating those type structures. Explanation of the different type of land development regulation concepts followed by Planner Garrett.

- Building and Lot Coverage – 40% lot coverage for Residential and 35% building coverage.
- Sliding Scale for Lot Coverage – As lots increase in size, the lot coverage percentage goes down. Planner Garrett noted that it would not be an advantage to purchase additional lots to build on since the scale decreases.
- Percentage Reductions for Paver Blocks – Homeowners are requesting reductions for lot coverage if using paver bricks, shell for driveways, etc. Doing so allows maximizing building coverage. Explanation followed relating to the effects of not allowing for reductions.
- Floor Area Ratio (FAR) – City does not currently utilize this concept. Planner Garrett explained that the FAR takes into account all square footage of the home – 1st and 2nd levels. A FAR is the ratio of the floor area towards the lot size. Examples followed.
- Vertical Setbacks (Daylight Plane) – Can be started at either the property line or setback line. A specific vertical distance is allowed and then the roof angle meet (various degrees – normally 45 degrees). Explanation followed.

Planner Garrett referred to the pictures presented to the Commission of the different examples of development in the City. He asked that the Commission determine what type of construction they preferred, what they were trying to accomplish/prevent, and what they were trying to solve.

Commissioner Webb said he would like to prevent the box construction (McMansions) and vertical walls and to accomplish the recessed cracker style of development.

Commissioner Tollette said she would like to see more architectural interest and prohibit the box type construction. She suggested an Architectural Review Board allowing incentives.

Commissioner Mattick spoke in favor of utilizing the FAR method noting that it would be applicable to any new or existing structures (including duplexes) in the City.

Commissioner Woodland said he also wanted to prohibit the box type construction. He hoped to allow the owner and builder the maximum flexibility to not build a box and provide something simple to define and implement. Commissioner Woodland gave the example of a huge home built in North Carolina.

Discussion followed relating to the different concepts, the wedding cake concept, roof pitches and wind loads relating to roof pitches, and creating a system of incentives. Planner Garrett explained the Floor Area Ratio concept in detail.

ACTION: After discussion, it was the consensus of the Commission that Planner Garrett bring back information relating to the Floor Area Ratio concept, determination of the minimum base, and providing incentives. How the FAR relates to any renovated properties and duplexes will also be addressed.

Public Comment

Micheal Coleman, Pine Ave., felt the more regulations there are the less creativity there will be. He suggested that a homeowner be allowed the freedom to express themselves on their own properties within limits. He was in favor of incentives but felt it was wrong to try and place too much control.

James Jenkins, 1212 Gulf Dr., said he used to have a Gulf view until two large homes were built on either side of him. He now looks at the side of one of those homes. Mr. Jenkins said if something is not done, the future of Anna Maria will be just like those two large homes.

Adjournment

Chair Quam moved to adjourn the meeting at 8:52 p.m. Commissioner Webb seconded the motion. Motion carried – Aye.

Alice Baird, CMC, City Clerk