

**CITY OF ANNA MARIA
PLANNING & ZONING MEETING
MEETING HELD AT ANNA MARIA COUNCIL CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
TUESDAY, AUGUST 18, 2009
6:30 P.M.**

CALL TO ORDER

Boardmember Jim Conoly called the Work Session to order at 6:30 p.m.

PLEDGE TO THE FLAG

ROLL CALL: Boardmembers Margaret Jenkins, Sandra Mattick, Mike Yetter, and Randall Stover (6:34 p.m.).

Absent w/excuse: Chair Doug Copeland and Vice-Chair Frank Pytel.

Staff Present: City Clerk Alice Baird and City Planner Alan Garrett,

1. Discussion Regarding Revisions to Section 90 Internal Traffic Circulation, Access and Storage.

Planner Garrett informed that the Board would be reviewing the parking regulations portion of the Code that evening. Final approval of the proposed Ordinance would require a Public Hearing. He reviewed the changes proposed for Section 90 of the Code as follows:

- Removal of the following words throughout Chapter 90 – “driveways and roads” and replaced with generalized terms such as “access and accessways.” The current code has no definition for egress and access. The Board had no objection to the change.
- Sec. 90-3. Off-street parking requirements – Planner Garrett explained that smaller existing establishments on Gulf Dr. are unable to expand due to having to bring all parking up to Code. Staff recommends that the current Code language be loosened up relating to the parking required for the addition/portion being added on to any existing building. Staff proposes that in the event of a business enlarging their floor area, the parking shall only be provided for the increase in floor area rather than the addition being considered a completely new construction project and subject to minimum off-street parking requirements. Examples and discussion followed.

Boardmember Jenkins asked if it were possible for businesses to share in the purchase of one lot for shared parking.

Planner Garrett stated that the ultimate solution is that one taxing district is created along Pine Ave. The City’s eminent domain allowance could provide public parking by purchasing property for that purpose. Parking in Siesta Key was used as an example.

ACTION: On straw vote, it was agreed that the existing Code (Sec. 90-3. (c) *Increase in floor area or capacity*) be changed to only require parking for existing businesses for what portion of the business is being added on to an existing business. The vote was 4 to 1 with Boardmember Stover voting No.

- Sec. 90-1 (2) *Intersections*. Visibility Triangle. The current Code states that no structure or trees can be built in the visibility triangle. However, Planner Garrett informed that there is no language relating to prohibiting parking and loading.

Staff recommends “parking, loading” also be prohibited. Discussion followed regarding the Code language stating there shall be no parking within ten feet of a driveway. The P&Z Board had no objection to the proposed changes.

- Sec. 90-3 (k) (1) *Commercial Uses* – TABLE INSET. City Planner Garrett discussed proposed changes relating to restaurant parking. He explained that a restaurant is the only time when parking is based on the business square footage plus the number of employees. It was pointed out that a small business such as a wine and cheese tasting establishment would fall under the restaurant category.

Staff proposes that a two-tiered parking requirement be established. The break-off point would be for those restaurants having more than 25 seats. The other alternative would be that the definition of “restaurant” be redefined. Other alternative solutions were discussed.

ACTION: The Board agreed that there was a need for revisions. Further discussion will be held at a future Workshop.

- Sec. 90-3. (4) (1) *Surfacing*. Remove “washed shell” and “or asphaltic or cement” from the Code and add “250 filter mix”. Planner Garrett informed that the City is encouraging that more concrete and asphalt be used.

Boardmember Yetter recommended “and maintained” be added to the last sentence in subsection (1) *Surfacing* and read as follows:

“All off-street parking lots shall be graded and drained *and maintained* in accordance with applicable Stormwater management requirements.”

Public Comments

Tom Turner, N. Shore Dr., felt that limiting a small coffee shop, pastry shop, etc. to only a specific number of allowed seating could cause them to go out of business.

Robin Wall, Palmetto Ave., said she was opposed to the definition of restaurant being redefined.

2. Approve Minutes of Meeting Held June 16, 2009.

MOTION: Boardmember Mattick moved that the June 16, 2009 P&Z Board Meeting Minutes be approved as written. Boardmember Jenkins seconded the motion. Motion carried – All Aye.

3. Adjournment.

Boardmember Conoly adjourned the meeting at 7:37 p.m. The next meeting is scheduled for Tuesday, September 15, 2009.

Alice Baird, CMC, City Clerk

MINUTES APPROVED: _____