

**CITY OF ANNA MARIA
PLANNING & ZONING BOARD
REGULAR MEETING
SEPTEMBER 25, 2006
7:00 P.M.**

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL: Chair Fran Barford, Sandra Mattick, Randall Stover, Frank Pytel, Jim Conoly

Absent with excuse: Margaret Jenkins, Vice-Chair Doug Copeland

Also present: Scott Rudacille, attorney for Ms. Pike; City Engineer Tom Wilcox, James Schotsch, P.E. (BDI, Inc.); City Clerk Alice Baird, Building Official Kevin Donohue, Building Department Assistant Diane Sacca

Press: Sun, Islander

Chair Barford cautioned the Board members that the microphones recently installed with the new sound system in the Anna Maria City Hall meeting chamber were very sensitive. She noted that Vice-Chair Doug Copeland and Margaret Jenkins were absent for this evening's meeting, and confirmed that there was still a quorum in attendance.

1. Development Review of Site Plan Lot Split: 608 North Shore Drive – Consuelo M. Pike, property owner; Scott Rudacille, attorney / agent

Chair Fran Barford informed the Board that the Commission was considering the elimination of Ordinance 114-427, relating to the lot split process and the involvement of the P&Z Board. She said that the City Attorney had advised her that the Board must continue to use the current Ordinance 114-427, as it will remain in effect in the City until the new one is adopted.

Chair Fran Barford asked Building Official Kevin Donohue to take the floor. The Building Official gave those present an update relative to the Lot Split Ordinance, and indicated that was its first reading. He said the proposal was to delete 114-426 as well as 114-427. He reported that the City had as yet received no objections to the proposed deletions from the public, and indicated that the second reading of the Ordinance and Public Hearing was scheduled for October 19th, 2006. Building Official Donohue reminded those present that the City was using site plan approval process to manage development activities.

Frank Pytel noted that there existed in Anna Maria a variety of lot sizes and shapes that would meet the minimum 7,500 sq. ft. area requirement. He pointed out that the designs available to someone building on an irregular-shaped lot would be different than those that would be appropriate for a 75 ft. x 100 ft. lot. Frank Pytel observed that although these lots have the same amount of area, the feel, and the types of construction differ. Mr. Pytel asserted that this variety contributed to the atmosphere and character in the City of Anna Maria. He expressed the opinion that this was more appealing than long,

narrow lots platted side-by-side. Frank Pytel asked Kevin Donohue if this might be why the Code had a specific size requirement for lots.

Building Official Kevin Donohue responded that he had investigated, but to his knowledge, there was no stated reason why the lots were required to be 75 ft. x 100 ft. He noted that when the bulk of a house is limited by width, one particular type of house will proliferate. Building Official urged Frank Pytel to speak directly to the Commission. Referring to the fact that, in the area and bulk table, the minimum lot size in the City currently is 50 ft. x 100 ft.

Scott Rudacille, of the Kirk Pinkerton law firm, took the floor on behalf of his client. He said that he and his client, Consuelo M. Pike, were present at this evening's meeting, and that they were proposing a lot split. Mr. Rudacille said that both lots would exceed the required 7,500 sq. ft. in area. He said that he did not know of any other planning issues at this time, other than the removal of 114-426.

Mr Rudacille said that the new lot closest to Cypress Avenue would have 73 ft. of road frontage, however, it would be 75 ft. wide across the back. He indicated that the lot would be 110 ft. deep, and noted that there is a structure on the eastern lot. Mr. Rudacille said the lot had been split in such a way as to keep more of the existing structure.

Tom Wilcox of HDR, Inc. took the floor and indicated that if the conflicting language is removed from the Code as planned, he thought Ms. Pike should be able to carry out the intended lot split. He suggested recommending conditional approval. Mr. Wilcox indicated that the property consisted of three parcels of land, which allowed parcels B & C to be combined. He described the current case as a technicality involving the planned removal of conflicting sections in the Code, and noted that the Petitioner was hoping not to need to wait for this to come into effect and then re-apply for the lot split.

Scott Rudacille said that Ms. Pike currently lives on the eastern lot, and planned to sell the new lot. He confirmed that part of her house would need to be torn down in order to achieve the lot split.

Frank Pytel said he felt that if B&C are combined, the new lot split would be more conforming. Mr. Rudacille responded that the owner wished to keep as much of the original house as possible.

Randall Stover asked for an explanation for the 2 ft. diagonal aspect of the split. Connie Pike would like to keep as much of her house as possible, and needed the 10 ft. setback in order to make the two lots.

MOTION: Frank Pytel moved to approve the lot split as presented, with the removal of obstructions to meet setback requirements. Jim Connolly seconded the motion.

Vote: Four Ayes; One Nay. Motion carried.

2. New Business

The next P&Z Meeting was scheduled for October 23rd, 2006

3. Old Business

Chair Fran Barford noted that on September 26th, there would be a Comprehensive Plan Workshop for the Commission, and that a Special Meeting would be held on October 3rd to vote on any changes.

ADJOURNMENT

MOTION: Jim Connolly moved to adjourn the meeting, seconded by Sandra Mattick.

Vote: All Ayes. Motion carried.

The meeting adjourned at 7:40 p.m.