

**CITY OF ANNA MARIA
PLANNING & ZONING BOARD
WORKSHOP HELD AT ANNA MARIA COMMISSION CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
TUESDAY, DECEMBER 16, 2008
6:30 P.M.**

CALL TO ORDER

Planning and Zoning Chair Doug Copeland called the meeting to order at 6:30 p.m.

PLEDGE TO THE FLAG

PRESENT: Boardmembers Margaret Jenkins, Mike Yetter, Chair Doug Copeland, Frank Pytel, Randall Stover, and Jim Conoly.

Absent: Boardmember Sandra Mattick.

Staff present: City Clerk Alice Baird, Planner Alan Garrett, Building Official Bob Welch, Mayor Fran Barford, City Commission Chair John Quam, City Commissioner Dale Woodland, and Minutes Clerk Stacey Johnston.

Press: Sun.

1. Section 70 Discussions Relating to Residential Density Definitions Pertaining to Dwelling Units and Hotel/Motel Uses.

City Planner Garrett reminded that the City has a one-year time period to bring the LDR's into compliance with the Comprehensive Plan. He said he felt good about the ROR District and also the R-1/R-2 merger.

Planner Garrett noted that the City's current definition of dwelling has no rental time frame. As currently written, a person can rent a home in the City on either a daily, weekly, monthly, semi-annual, or annual basis. Though not currently being an issue, he noted there is no distinction between a hotel or motel versus a residential unit.

Planner Garrett stated if there appear to be issues relating to the rental time frames, he and Building Official Welch may want to better define a dwelling unit. They are beginning to see persons adding extra sinks, refrigerators, hot plates, etc. in side rooms and it may be necessary to determine if a particular single-family dwelling is being built into a duplex and being rented. The language missing in defining a dwelling is the definition of "kitchen" that normally constitutes with major kitchen appliances.

Boardmember Stover felt the City should defend against making a single-family unit into a duplex, however, if a family has a large enough home and wanted to add a refrigerator or hand sink for example, it should be allowed.

Planner Garrett informed that the City had not received complaints relating to one-day rentals in Anna Maria. There are four to five hundred property owners in Anna Maria currently paying the bed tax.

2. **Section 90 Discussions of Parking and Loading Standards Along with Suggested Modifications and the Addition of Tandem Parking as a Parking Option.**

Planner Garrett stated that in Anna Maria any existing retail facilities in the City wishing to add on must bring the entire parking up to Code. Whereas, in most all other cities it is only required that the portion being added on is required to be brought up to code.

He pointed out that the Code currently requires a parking space to measure 10-foot wide by 20-foot long. Most other jurisdictions require a parking space to be 9-foot wide by 18 to 19-foot long. *Planner Garrett* felt the City should maintain the 10-foot x 20-foot requirement based on the City's demographics and the transient population.

Planner Garrett would like to see the following changes to the parking code as a result of the questions addressed during recent Pine Ave. Site Plan reviews:

- **Clear visibility triangles.** Recent Site Plans are seeing parking closer to the intersection due to a parking space and an automobile not being a structure or a planting. If it were to become an issue in the City and a visibility triangle should be maintained, *Planner Garrett* suggested that other items such as parking, bicycle racks, etc. be included in the definition. *Planner Garrett* asked for discussion relating to this issue.

Boardmember Pytel suggested that the corner of Gulf & Pine (Ginny and Jane's) corner be listed as a visibility triangle area.

Boardmember Stover said there were at least three locations in the City where the parking spot was located up to the stop signs. He felt that disability should be protected.

Building Official Welch informed that FL Statute prohibits parking within 20-feet of a stop sign.

Planner Garrett stated he would like "parking" to be included in the discussion process during the public hearing.

According to *Boardmember Jenkins*, the shrubbery at Bortell's parking lot obstructs vision when trying to pull out onto Gulf Dr. due to it being so close to the road

- **Bicycle parking.** The City has been diligent at requiring the bicycle parking due to it being a valid mode of transportation in the City. Both *Planner Garrett* and the Building Official have been enforcing this section.
- **Parking Facility Dimensions Table.** *Planner Garrett* explained how the number of parking spaces and the unit of measurement are determined – Example: 100 employees must provide 25 spaces. He noted that a

restaurant, bar, etc. is the only type of business that requires additional parking spaces based on the number of employees. Explanation followed.

Planner Garrett referred to “Each person regularly employed” under the Unit of Measurement chart that requires 0.75 parking spaces and the language “Parking space requirements for each business will be determined by whatever unit of measurement requires the greater number of spaces”. He said there would never be enough employees within the City’s zoned districts to require more parking than the square footage. He suggested that line be deleted in the Code.

Boardmember Stover pointed out that there is a construction company and lawn maintenance company on Pine Ave. that have more employees than parking spaces. He questioned how many spaces on the right-of-way should be taken up on Pine Ave. for those companies and felt this situation should be considered when eliminating that language in the Code.

Planner Garrett agreed there was no trigger mechanism that alerts the City that a business has expanded and additional parking would be required. Planner Garrett will review the section for better clarification.

Boardmember Pytel suggested language be included that allows for an easier enforcement process.

Building Official Welch suggested the City might want to annually inspect the businesses for compliance and specify a time limit that one could park in the right-of-way.

- ***Handicapped parking spaces.*** *Planner Garrett* informed that the number of parking spaces is not in addition to the number of spaces allowed – that they are calculated as part of the total number spaces allowed.
- ***Tandem parking.*** Tandem parking is allowed in single-family and duplex areas. *Planner Garrett* suggested that tandem parking be allowed under the following circumstances and defined as such in the Code: 1) Upper-story residential in the ROR would be allowed tandem parking, and 2) Tandem parking allowed in the C-1 or R-1 Districts as long as signed “For Employees Only.”

Boardmember Stover felt that with the additional commercial and residential on Pine Ave., a real parking problem could occur. He asked how the City could restrict long-term parking at that location and further suggested that it be determined where and how trucks would be allowed. Discussion followed.

- ***Mandated 90° parking – removed.***

- **Loading requirements.** *Planner Garrett* informed that loading is based on the amount of total square footage and one space is generally found to be required for each of the businesses – 10-feet wide x 25-feet in length. He noted that the City can require for 55-feet in length if necessary.

3. 503 Pine Avenue Site Plan - Update of the City Commission's Actions Regarding the Parking Variance as Stipulated in the 503 Pine Avenue Site Plan.

Planner Garrett distributed an updated Site Plan for 503 Pine Avenue. He pointed out that 503 Pine Avenue includes the historic home on the site and the applicant came before the City with a variance request for four parking spaces. The P&Z Board made recommendation to approve the variance and forwarded it to the City Commission. The P&Z Board also recommended approval of the Site Plan predicated on the City granting the variance.

After review of the variance request by the City Commission, the applicant was given a continuance. The new Site Plan shows where the applicant has provided all parking on the site and is utilizing the tandem parking provision with the agreement that it will be for employees only. The change has now negated the need for the variance and is now being presented to the P&Z Board for clarification and determination that it meets the intent of when the Site Plan was approved.

Micheal Coleman, applicant representing Pine Avenue Restoration LLC, explained where the changes were made on the Site Plan to allow for the tandem parking.

Boardmember Stover commended the applicant for adapting to the Code.

Planner Garrett informed that as part of the Resolution, the City would make a staff condition that would require the signage for the tandem spaces to be for employees only.

Chair Copeland suggested that due to visibility purposes, the last two parking spaces before Tarpon Ave. be labeled as compact cars only.

Boardmember Yetter pointed out that only one retail unit shows two employees. He questioned how the different retail units with different owners would coordinate the tandem parking between the employees. He also asked where the run-off currently drains.

Planner Garrett said there might be a need for parking agreements and a function of the lease through the developers and the rental or sales agreements. In answer to the drainage issue, *Planner Garrett* explained that during the plan and development phase, the City might find a need to require more of a swale and retention to handle the run-off. Indication of the general flow is required to be placed on the Site Plan.

Discussion followed. It was noted there would be no parallel parking allowed behind the tandem parking and if it were to occur it could be signed as "No Parking along the Right-of-Way." There will be no parallel parking in front of the historical building – only bicycle parking will be allowed.

ACTION: It was agreed that the P&Z Board recommend that the Parking Variance request for 503 Pine Avenue Site Plan would not be required and that the newly proposed tandem parking on the site be accepted.

4. 315/317 Pine Avenue Site Plan - Update on Actions and Progress of the Site Plan Compliance.

Planner Garrett informed that two buildings are currently under construction as a result of the approval of the 315/317 Pine Avenue Site Plan. The City has now been approached for putting two small swimming pools in the rear property in order to make the units more desirable. The approval of the swimming pools can be accomplished as an administrative review. He informed that a swimming pool does not add impervious coverage by its definition and the City administration is allowed to grant up to a certain square footage of pervious coverage - thus allowing for a pool and small deck.

According to Planner Garrett, if the lots had been used as single-family – which they are allowed to since meeting the square footage area – the pool would have then been allowed in the rear yard. He pointed out that the fence had already been required along the alleyway and will allow for more compatibility and buffering. The swimming pools had been approved administratively as an amendment to the Site Plan.

Discussion followed relating to whether or not a spa would be excluded.

Next Meeting Date

Planner Garrett informed that an advertised Public Hearing would be held on January 6, 2009. All changes discussed during the P&Z Workshops relating to the ROR District will be presented in an Ordinance form.

Public Comment

Tandem Parking Clarification

Robin Wall, 112 Palmetto, asked if tandem parking would need to be added to the Code prior to the Site Plan approval. Ms. Wall also asked if other established businesses could re-design to include a tandem-parking situation.

City Planner Garrett explained that tandem parking is not prohibited and confirmed that three cars deep would not be allowed. Any businesses requesting a tandem-parking situation would be required to submit a revised Site Plan.

EEEC Committee Resignation

City Planner Garrett said he was surprised to see that Robin Wall would not be renewing her term on the EEEEC Board. He stated he was glad she helped create the Landscaping Code and would be presenting it to the P&Z Board when addressing the R-1 and R-2 Districts. City Planner Garrett thanked Ms. Wall for all her hard work and said he was pleased she would continue to assist him with the Landscaping Code.

Tandem Parking on Site Plan

Micheal Coleman, Pine Ave., acknowledged that the Code stated all parking should be placed on site and thus the Site Plan was amended accordingly.

Landscape Code / Robin Wall

Micheal Coleman said he was impressed with Robin Wall's work relating to the proposed Landscape Code. The ideas from the Landscape Code proposal will be mimicked on the Pine Restoration projects.

Property Rental Terms

Carol Ann Magill, 403 Spring Ave., informed that the City of Holmes Beach has limited the rentals in R-1 to monthly or longer and would no longer allow for daily or weekly rentals in the R-1 District. This change was a result of short-time rentals causing a disturbance to the full-time residents in that district. Those homeowners who had consistently rented their homes on a daily or weekly basis will be grandfathered from the change for a period of ten years.

Ms. Magill said she would like Anna Maria to address the rental situation in the City prior to any problems occurring.

Comments – 503 Pine Ave Site Plan

In reviewing the Pine Ave. Site Plan, *Commissioner Dale Woodland* asked if there was adequate access for fire and safety concerns. He did not feel there was adequate access in the back.

Commissioner Woodland made reference to the "Parking space requirements for each business will be determined by whatever unit of measurement requires the greater number of spaces" language. He said his calculations were based on each business, along with rounding the number, and that he came up with a higher number than the City did.

Public and Quasipublic Uses.

Boardmember Conoly asked City Planner Garrett to explain the definition of public and quasipublic uses.

City Planner Garrett informed that examples of "public uses" include anything owned by the government such as a City Hall, etc. "Quasipublic uses" would include museums, schools, churches, etc. – any entity open to the public.

Adjournment.

On motion made by Boardmember Jenkins and seconded by Boardmember Pytel, the meeting was adjourned at 7:47 p.m. Motion carried – All Aye.

The next regular meeting is scheduled for Tuesday, January 6, 2009, 6:30 p.m.

Alice Baird, CMC, City Clerk