

**CITY OF ANNA MARIA
PLANNING & ZONING BOARD MEETING
MEETING HELD AT ANNA MARIA COUNCIL CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
TUESDAY, JUNE 7, 2011
6:00 P.M.**

CALL TO ORDER

Chair Mattick called the meeting to order at 6:00 p.m.

PLEDGE TO THE FLAG

ROLL CALL: Boardmembers Margaret Jenkins, Lou Ellen Wilson, Nancy Yetter, Mike Pescitelli, Tom Turner, Carl Pearman, and Chair Sandy Mattick.

Staff Present: City Clerk Alice Baird, Building Official Bob Welch, City Planner Alan Garrett, and Minutes Clerk Stacey Johnston.

Press: Sun and Islander.

PUBLIC HEARING

City Clerk Baird administered the oath to all persons wishing to speak.

Chair Mattick opened the Public Hearings for Agenda items 1 and 2.

1. A Public Hearing to Consider an Amended Final Site Plan for the Historic Green Village at 503/507 Pine Avenue, Lots 13, 14, 15, and 16, Block 2, Anna Maria Beach Subdivision.

Applicant: Mike and Lizzie Thrasher, Owners – The Anna Maria Historic Green Village

Staff Presentation

Planner Garrett announced that he had verified that the property has been properly posted, it has been duly advertised, and the proof of publication and the certificate of mailings have been received.

Applicant Presentation

Engineer **Lynn Townsend-Burnett**, LTA Engineers, representing the Applicant, addressed the Board. Engineer Burnett addressed the following amendments:

- Building “B” was originally presented as an open-air gazebo and has now been eliminated. The request is to amend the building square footage.
- The LDC requires the parking spaces must be within 300-ft. The Historic Anna Maria Green Village has made an agreement with The Roser Church for parking offsite. The Roser Church has agreed to provide a three-month notice if they wished to change their arrangement. Engineer Burnett informed that approximately 7 of the required 14 off-site parking spaces would be required for the employees. She provided an explanation of the parking re-configuration. Discussion followed.
- Explanation by Engineer Burnett relating to the proposed Voltaic Panels over a portion of the parking area. She explained how the “green intent” would be a benefit. The height of the panels is approximately 10-ft. to 14-ft.

Engineer Burnett informed that the Church has painted the bumpers green to distinguish where the parking spaces will be located for the Historic Village. The entrance to the parking lot will remain the same.

Boardmember Pearman said he had concerns relating to the entrance of the Roser parking lot not being changed to accommodate for the Historic Village parking. He further questioned the contingency plan if The Roser Church were to end the agreement at some point.

Planner Garrett responded stating that staff would require seating to be removed from the restaurant. The Historic Village currently has enough on-site parking to accommodate for 13 seats. There would be no parking issue if the restaurant were to revert to retail.

Clarification followed relating to the required space between the buildings for complying with the Fire Code and the crosswalk on Tarpon that will allow persons to cross the street to the parking at The Roser Church.

Public Comment

It was clarified for **Rick Catlin**, Islander Newspaper, that 14 parking spaces were being requested.

Hearing no further public comment, Chair Mattick officially closed the Public Hearing.

- MOTION:** Boardmember Turner moved and Boardmember Jenkins seconded the motion to recommend that the City Commission accepts the Amended Final Site Plan for 503/507 Pine Avenue, Lots 13, 14, 15, and 16, Block 2, Anna Maria Beach Subdivision with the following stipulations:
- The parking spaces for residential units shall be signed for residential use only.
 - The site shall be operated or managed as a unified site. If the site should cease to be operated or managed as a unified site, each lot will then be subject to additional review and amendment to ensure continued compliance with City Codes.
 - The parcel shall be modified to remove the sidewalk along Tarpon Street and in its place, the proposed deck and Building "A" shall be reduced, removed, or modified so as to allow a three-foot walkway between the parking spaces and the deck and Building "A".
- ACTION:** On Roll Call Vote, the motion carried unanimously.

The Amended Final Site Plan recommendation will be presented to the City Commission at the June 23, 2011 meeting.

2. **A Public Hearing to Consider a Thirty-Five Foot Front Yard Variance from the Provision of Section 114-282 (4) Requiring a Thirty-five Foot Front Yard Setback for the Historic Green Village at 503/507 Pine Avenue, Lots 13, 14, 15, and 16, Block 2, Anna Maria Beach Subdivision to Allow Front Porch Steps within the Front Yard Setback.**

Reference: Rosedale Cottage

Applicant: Mike and Lizzie Thrasher, Owners – The Anna Maria Historic Green Village

Staff Presentation

Planner Garrett informed that the Rosedale Cottage is nonconforming. The variance request is to allow the front-porch steps to be within the front-yard setback. Planner Garrett noted that the original plan was for the steps to go down the side of the building which would not increase the nonconformity. However, the applicant has determined that for marketing purposes and esthetic appeal, it would be better to walk from the sidewalk onto the steps and porch.

Applicant Presentation

Engineer **Lynn Townsend-Burnett** presented pictures of the Rosedale Cottage structure during the 1920's showing the original structure and original steps. She said the Applicant was asking to maintain the historic nature of the building. Though increasing nonconformity, the approval would allow the structure to remain as originally designed. She explained there would be 4 or 5 steps and that they would be located approximately 1-ft from the sidewalk.

Public Comment – None.

Hearing no public comment, Chair Mattick officially closed the Public Hearing.

- MOTION:** Boardmember Turner moved and Boardmember Pescitelli seconded the motion to forward a recommendation to the City Commission for approval of a 35-ft. front-yard variance from the provisions of Section 114-282 (4) requiring a 35-ft. front-yard setback for 503/507 Pine Avenue, Lots 13, 14, 15, and 16, Block 2, Anna Maria Beach Subdivision to allow front porch steps only - within the front yard setback – Reference: Rosedale Cottage only – and based on the following stipulations:
1. There are no substantial practical difficulties and hardships in carrying out the strict letter of the regulation, and these difficulties and hardships are due to existing conditions and unique circumstances of the historic nature of the buildings in the area which are peculiar to the specific property involved and which are not generally applicable to other properties or structures in the same district;
 2. The condition giving rise to the requested variance is due to the unique circumstances not created by the applicant or any person presently having an interest in the property;
 3. N/A
 4. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public;
 5. The proposed variance will not substantially diminish property values in, or alter the essential character of, the area surrounding the site;
 6. The variance request is based on the presence of nonconformities in the district or adjoining districts;
 7. The proposed variance is the minimum modification of the regulations at issue that will afford viable relief; and
 8. The effect of the proposed variance is in harmony with the general intent of the Comprehensive Plan, this chapter, and the specific intent of the subject area of the provision.
- ACTION:** On Roll Call Vote, the motion carried unanimously.

The variance request recommendation will be presented to the City Commission at the June 23, 2011 meeting.

ADDITIONAL BUSINESS

Agenda Items for July 2011 P&Z Board Meeting

Planner Garrett announced that an Ordinance for the LDR changes, along with a Site Plan for Pine Ave. would be considered by the P&Z Board at their July 5 meeting.

Planner Garrett acknowledged that he, Boardmember Turner, and Doug Copeland had been meeting to review recommended Code changes. An update would be provided to the P&Z Board at their next meeting.

TIF Committee Update

Mayor Selby will be providing an update at the June 9 Commission Work Session relating to the TIF.

Filter Mix at Rod & Reel Pier

Chair Mattick informed that a member of the public spoke to her. She stated that the Gibbons' live across the street from the Rod & Reel Pier and are experiencing sand dunes in their front yard as a result of the fill being placed at the City at the Rod & Reel Pier. She asked if a recommendation could be made requesting the issue be looked into.

Building Official Welch informed the material was 250-filter mix. He agreed to forward the concern to Public Works Director McKay for his review.

MINUTES

Consider Planning & Zoning Board Meeting Minutes for April 5, 2011.

MOTION: Boardmember Turner moved that the April 5, 2011 Planning & Zoning Board Meeting Minutes be approved as written. Boardmember Pescitelli seconded the motion. Motion carried – All Aye.

ADJOURNMENT

The meeting was adjourned by Chair Mattick at 6:38 p.m.

The next P&Z meeting will be held on Tuesday, July 5, 2011, 6:00 p.m.

Alice Baird, CMC, City Clerk

MINUTES APPROVED: _____