

**CITY OF ANNA MARIA
PLANNING & ZONING BOARD MEETING
MEETING HELD AT ANNA MARIA COUNCIL CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
TUESDAY, JULY 5, 2011
6:00 P.M.**

CALL TO ORDER

Vice-Chair Turner called the meeting to order at 6:05 p.m.

PLEDGE TO THE FLAG

ROLL CALL: Boardmembers Margaret Jenkins, Lou Ellen Wilson, Mike Pescitelli, Carl Pearman, and Vice-Chair Tom Turner.

Absent: Boardmember Nancy Yetter 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

1. **A Public Hearing to consider a Final Site Plan for 313/315/317 Pine Avenue, Lots 14, 15, and 16, Block 18, Anna Maria Beach Subdivision.**
Applicant: Pine Avenue Restoration

Staff Presentation

Vice-Chair Turner announced that the construction was complete at 315 and 317 Pine Avenue. A Final Site Plan approval is now needed in order to include the change in the parking plan and the addition of 313 Pine Avenue.

Planner Garrett reported that he had verified that the advertising was correct, proof of publication has been provided, and signs had been posted on the site.

Planner Garrett referred to the engineering drawings that show the parking to be reconfigured from angled parking to 90-degree parking and the addition of building # 3 (313 Pine Ave). Explanation followed regarding the drawing being based on gross leasable square footage. An engineering drawing will be attached when the project is approved.

Vice-Chair Turner questioned a discrepancy in the floor area whereas the square footage for 313 Pine Ave. was different on the two drawings. He asked that in the future the numbers should coincide.

Vice-Chair Turner opened the Public Hearing.

Applicant Presentation

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

Micheal Coleman, Pine Ave. representing PAR said he agreed with Vice-Chair Turner relating to the potential for discrepancies on the drawings. He stated that a gross plan set - not to exceed a specific percentage - should be what is presented. He will request it be done that way for the future.

Relating to the sidewalks as questioned by Boardmember Pearman, Mr. Coleman informed that the sidewalks for 315 and 317 Pine Ave. will most likely be completed prior to construction of 313 Pine Ave. Completion is expected approximately late August or early September 2011. Building construction is scheduled to begin on 313 Pine Ave. in September.

- Mr. Coleman acknowledged that the Amended Site Plan analysis was found to be in compliance and is within the existing Chapter 91 parking and coverage regulations. He stated that by adopting Chapter 91, it has allowed them to

increase their parking by 4 spaces. What would have been 22 spaces has now been increased to 26 spaces. Mr. Coleman acknowledged that the resident parking for 315/317 Pine Ave. will be located along Crescent Ave. and the resident parking for 313 Pine Ave. will all be on Pine Ave.

- Boardmember Wilson questioned how the drainage would be handled. Mr. Coleman and Building Official Welch explained in detail. Boardmember Wilson stated that her major concerns were the drainage situation and the safety for the public walking along Pine Ave.
- Sidewalks will be a minimum of 5-ft. It has been recommended that one of the stipulations for approval is that a sidewalk easement is received from the Applicant. Upon review and approval by the City Attorney, the Applicant will be responsible to record the easement and provide the City with a copy.
- An enclosure has been built under the stairwell for both residential and commercial trash.
- Discussion followed relating to the existing swale and drainage between 313 and 315 Pine Ave.

Public Comment – None.

Vice-Chair Turner officially closed the Public Hearing.

MOTION: Boardmember Pescitelli moved and Boardmember Pearman seconded the motion to approve the Final Site Plan for 313/315/317 Pine Avenue, Lots 14, 15, and 16, Block 18, Anna Maria Beach Subdivision to include the following stipulations:

- 1) The parking spaces for the residential units shall be signed for residential use only.
- 2) 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 the City Codes.
- 3) No building permit shall be issued prior to the receipt, review and approval of the City of an appropriate sidewalk easement. Once approved, the applicant shall have the responsibility of recording the easement with a recorded copy being provided to the City.

ACTION: Motion carried – All Aye.

DISCUSSION - None.

OLD BUSINESS – None.

NEW BUSINESS

1. Regulating the Elevation of Pool Decks above Existing Grade and Sound Buffering for Pools.

Building Official Welch informed that over the years there have been a lot of pools installed in back yards. Some of the pools, regardless of meeting all regulations and coverage, will cause flooding situations, noise problems, etc. - especially homes utilized for rentals. As a result, there is now a greater need for sound buffering and language is needed in the Code that will allow the neighbors to be shielded especially when hardscape has been applied. Explanation followed.

Mr. Coleman stated that he would like to see the City take a look at this in compliance with the existing regulations and to see if there are any other regulations that should be added to the Code. He stated that by doing this, the City would be in compliance with the State Code. The motion was carried by a vote of 5-1. Explanation followed.

Building Official Welch informed that the Code requirements need to be rewritten as reasonable as possible that addresses the fill Ordinance and that will prohibit pools from being raised more than 4 to 8-inches above the existing grade. Explanation followed.

It was noted that the Building Code only requires a 4-ft fence surrounding the pool; however, many will put up a 6-ft privacy fence. Landscaping is an option but would take years to mature and is often ineffective.

Boardmember Jenkins did not feel there was a lot that could be done about the noise situation. She gave the example of the noise coming from her neighbor's home when their children were small and playing in the pool.

Boardmember Wilson agreed it was a major problem but as manager of several homeowners' associations, they have not found an answer for keeping the noise down. She said she did not understand why a homeowner would want their pool level to be even with the foundation of their home due to the possibility of overflowing and backing up into the home.

ACTION: *Vice-Chair Turner* informed that the issue will be discussed by the members at an upcoming LDR Review Committee meeting.

MINUTES

Consider Planning & Zoning Board Meeting Minutes for June 7, 2011.

MOTION: Boardmember Pescitelli moved that the June 7, 2011 Planning & Zoning Board Meeting Minutes be approved as written. Boardmember Jenkins seconded the motion. Motion carried – All Aye.

ADJOURNMENT

The meeting was adjourned by Vice-Chair Turner at 6:38 p.m.

The next P&Z meeting is scheduled for Tuesday, August 2, 2011, 6:00 p.m.

Alice Baird, CMC, City Clerk

MINUTES APPROVED: _____