

**CITY OF ANNA MARIA  
PLANNING & ZONING BOARD  
REGULAR MEETING HELD AT ANNA MARIA COMMISSION CHAMBERS  
10005 GULF DRIVE – ANNA MARIA, FL  
TUESDAY, APRIL 1, 2008  
7:00 P.M.**

**CALL TO ORDER**

Planning and Zoning Chair Doug Copeland called the meeting to order at 7:01 p.m.

**PLEDGE TO THE FLAG**

**ROLL CALL:** Boardmembers Margaret Jenkins, Sandra Mattick, Mike Yetter, Chair Doug Copeland, Frank Pytel, Randall Stover (7:01 p.m.), and Jim Conoly.

**Staff present:** City Clerk Alice Baird, City Planner Alan Garrett, City Commissioner Dale Woodland, and Minutes Clerk Stacey Johnston.

**1. Workshop Discussion – Continued Discussion on Building Coverage and Lot Coverage Including Discussions on Open Space Requirements and Impervious Surface Coverage for Pervious Materials.**

*City Planner Garrett* addressed the P&Z Board. He explained that on a daily basis he is asked to provide leeway and credit for different types of materials such as paver bricks, shell, and filter mix.

Planner Garrett brought attention to an open weave type paver not seen in Anna Maria but had been researched by him.

Planner Garrett explained that most zoning codes originated in 1960. Most all codes were written by one company and have since been patterned after in regard to setbacks, lot coverage, height, building coverage, etc. He stated that in the 1960's, lot coverage and building coverage was more for mass and open space.

Over the years, the cities have transitioned lot coverage and building coverage into the stormwater concerns. Today most developers and contractors are concerned primarily with building for the stormwater, however, Planner Garrett felt it was important to still consider the mass and open space. He reminded that the City currently has no open space requirements.

Examples followed by Planner Garrett relating to the 7,500 and 5,000 sq. ft lots, the building coverage on each, and percentage of area remaining to maximize the site for the driveway, patio, pool deck, sidewalks, etc. He pointed out that pools do not count towards the building or lot coverage.

*Chair Copeland* stated that after the approval of the Comprehensive Plan, the City will no longer have a R-2 classification.

Planner Garrett answered there would still be a need to look at how to grandfather the present properties in the R-2 district. In addition, the 5,000 sq. ft. lots in the R-1 are non-conforming lots of record.

Discussion followed relating to reduction for different materials so that persons can maximize their building footprint to allow for extra square footage for sidewalks, driveways, and pool decks. The only credit currently provided by the City (30% reduction) is for basic pavers. He informed that studies show that pavers can absorb approximately 9 – 10% of water. However, there are differences in opinions on how much runoff a paver can absorb. Percentage ratio examples followed by Planner Garrett when allowing the 30% reduction.

Use of shell and filter mix to be used as a reduction was then discussed. The City has been reluctant to give a reduction for shell because over a six-month to one-year period the packing of the shell will cause no permeability properties.

Planner Garrett informed that the City has given some reduction for the use of filter mix primarily in the ROR and C-1 districts for the purpose of parking requirements.

He explained that if the City does grant some type of reduction such as pavers, shell, etc. there is a concern on how it is installed on the ground in order to allow for the proper permeability properties and pecculating.

Planner Garrett informed that the City's Ordinance limits the property owner to 35% or 45% with no reduction. The 30% reduction previously allowed by the City is an unwritten policy and it is uncertain how it began or by whom. Nothing in writing relating to the 30% reduction policy can be found in the City's files. In addition, the City has found no written documentation that a paver will reduce stormwater by 30%.

Planner Garrett asked for the P&Z recommendations and policy direction to take back to the City Commission as to whether or not the City should or should not allow for percentage reductions credits, what percentage should be allowed, and if allowed what type materials would allow for the credits.

*Boardmember Stover* felt prior to establishing a policy decision it was important to know how each of the materials work.

Planner Garrett explained that opinions will vary based on who does the testing and as to results of each of the different manufactured materials.

Boardmember Stover made reference to the puddles and flooding of water that occurs in the City and felt it was important to promote the use of pervious materials wherever possible.

Planner Garrett informed that the slope of the driveways, drainage gutters draining directly into the street, etc. are issues that the City will look at correcting

in the Building and Zoning Codes. Swales or stormwater continuation on the properties has also been considered.

*Chair Copeland* asked for a show of hands of how many Boardmembers felt coverage percentage should be allowed.

**ACTION:** By a show of hands, it was agreed there should be a 40% coverage regardless of the type of surface. Boardmember Mattick did not vote in favor of the 40%.

*Boardmember Mattick* suggested that there be incentives for decreasing from a three-story structure to a two-story.

*Boardmember Pytel* stated he likes the pavers for the aesthetics.

**ACTION:** It was the consensus of the Board that based on the 40% baseline, credit should be given regardless of the type of pervious surface. It was agreed that pervious materials should be required.

Discussion followed relating to not allowing the use of concrete or asphalt in the City except for air-conditioning pads, etc. *Planner Garrett* said he preferred handicap accesses to be a more solid surface because of the wheelchairs.

*Boardmember Jenkins* pointed out there are many elderly persons in Anna Maria and it was important to have a solid surface for them to walk on. It was agreed that allowances should be made for the use of a small amount of concrete or asphalt when certain circumstances exist.

**ACTION:** It was the consensus of the Board that the use of concrete should be limited and that when used - no credit will be given. There should be no use of asphalt.

**May 6, 2008 Meeting Agenda**

Planner Garrett informed that the May 6, 2008 meeting agenda will include a Site Plan review. The Planning & Zoning Board will also continue discussion relating to permeability, along with the different types of materials. At Chair Copeland's request, Planner Garrett acknowledged he would provide the Board with copies of Chapter 102 at the May meeting.

Discussion relating to types of materials and the amount of credit that should be allowed followed. Boardmember Jenkins did not feel shell should be allowed. Boardmember Stover agreed.

Planner Garrett informed that the City Hall parking lot was comprised of the filter mix (a sand/shell mixture).

**Public Comment**

**City Commissioner Dale Woodland** suggested the Board look at requiring there shall be no use of impervious materials rather than just no use of concrete and asphalt.

Commissioner Woodland said he has had experience with shell in his yard for approximately five years and has had no problems. In fact, his trees are growing better due to better percolation and he has had no puddles in his yard since using it.

**Michael Coleman**, 311 Pine Ave., said he used the filter mix because it can be walked on when barefoot. He informed that he has had shell in his driveway and has seen no puddles. However, he has been changing over to the filter mix since it is easier to walk on.

Mr. Coleman said he had not seen any concrete or asphalt driveways installed in Anna Maria and that pavers, shell, and filter mix was being used. He informed that the 30% came into effect two years ago.

Mr. Coleman informed that the City's Building Officials, both previous and current, along with Director of Public Works McKay, have done an excellent job of insuring that the water stays on the property.

*Planner Garrett* asked about the availability of the filter mix and its cost.

Mr. Coleman answered that filter mix was his favorite and he found it no more expensive than shell and was not hard to get. He asked what the remedy would be if no credit were given for shell or filter mix.

He stated that the entire issue of coverage, particularly in the ROR, was really driven by parking and setback requirements. It was his opinion that the requirements in the zoning for the parking and setbacks were already doing that job for the City.

**Tom Turner**, 850 N. Shore Dr., stated he had used shell for over twenty years and had never experienced any puddles.

In regard to lot coverage, Mr. Turner suggested the following as reasonable: 35% for drawing, 15% for total lot coverage = total of 50% allowance.

**Michael Coleman**, 311 Pine Ave, informed that in working with the current Transportation and Enhancement Grant with the State, filter mix and paver blocks have been approved for ADA, trolley stops, etc.

**2. Approve Minutes of March 4, 2008.**

**ACTION:** To allow time for the P&Z Board to review the March 4, 2008 minutes, it was agreed to postpone action on them until the May 6, 2008 meeting.

**3. Old/New Business – None.**

**4. Adjournment.**

On motion made by Boardmember Mattick and seconded by Boardmember Conoly, the meeting was adjourned at 8:12 p.m. Motion carried – All Aye.

A joint City Commission / P&Z Board meeting will be held on Thursday, April 10, 2008, 6:00 p.m.

The next regular meeting is scheduled for Tuesday, May 6, 2008, 7:00 p.m.

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Alice Baird, CMC, City Clerk

MINUTES APPROVED: \_\_\_\_\_