

**CITY OF ANNA MARIA  
SPECIAL COMMISSION MEETING  
OCTOBER 3, 2006  
4:00 P.M.**

**CALL TO ORDER**

**PLEDGE TO THE FLAG**

**ROLL CALL:** Mayor SueLynn, Commissioner Christine Tollette, Commissioner Dale Woodland, Commission Chair John Quam, Deputy Commission Chair Linda Cramer, Commissioner Duke Miller

**Also present:** Tony Arrant, AICP – Institute of Government, Florida State University (Facilitator & Planning Consultant); City Planner Alan Garrett, AICP; City Clerk Alice Baird

**Press:** Sun, Islander (5:45 p.m.)

**1. Vote on Proposed Changes to the COMPREHENSIVE PLAN as Submitted by the Local Planning Agency.**

Commissioner John Quam stated that the Commission had before it the complete Comprehensive Plan, with recommended changes, as reviewed, approved, and submitted by the Local Planning Agency (LPA) [Anna Maria Planning & Zoning Board. He indicated that the changes approved by the Commission at this current meeting would then be again considered through the Public Hearing process before being adopted by a formal vote. The Commission Chair noted that the earliest Public Hearing date, assuming that the Commission's review is completed by the end of this afternoon's meeting, would be in mid-November.

**There was consensus among the Commissioners for public comment to be heard after each seconded motion at this afternoon's meeting.**

Tony Arrant took the floor and informed those present that he would facilitate the review of all eight elements in the Comprehensive Plan, including the Future Land Use Map, during this afternoon's meeting. He asked the Commissioners to tell him what, if any, changes needed to be made to the text of the Plan document, as well as the draft Future Land Use Map submitted by the City's LPA. Mr. Arrant said that he would revise the Future Land Use Map with the changes made during this current meeting, and would submit a new draft, labeled with the date of the advertised Public Hearing. He noted that he would need to submit the new draft of the map to the City Clerk before the Public Hearing is advertised, so that the public will have access to the latest version at least two weeks in advance of the Public Hearing.

The Facilitator again clearly emphasized that this current meeting was not a public hearing, and that anyone wanting to reserve the right to legal challenge would need to comment for the record at the upcoming formal Public Hearing.

He noted that any comments coming from the public at this afternoon's meeting would simply be comments, without formal standing in the record.

Tony Arrant recommended going through the elements that needed no further deliberation or policy decisions first, and moving each element forward to the Public Hearing after it is reviewed. He noted that the elements known to require further deliberation were the Capital Improvements Element, the Infrastructure Element, and the Future Land Use Element, including the Future Land Use Map. Mr. Arrant pointed out that certain policy decisions regarding the Future Land Use Element could require the Commission to make additional changes to the Future Land Use Map. **There was consensus among the Commissioners to review the elements individually as suggested, concluding with the Future Land Use Element.**

#### **Traffic Element**

Tony Arrant explained that the data and analysis had shown that all of the City's roadway segments are operating at an adequate level of service (LOS), and population projections indicate that they will continue to do so. He said that most of the changes to the element were prompted by changes in the laws and nomenclature. He concluded his summary by stating that he did not see that there were any open issues relating to this Element.

**MOTION: Commissioner Duke Miller moved to carry this version of the Traffic Element to the Public Hearing, seconded by Commissioner Linda Cramer.**

**Vote: All Ayes. Motion carried.**

#### **Public Comment**

None offered.

#### **Housing Element**

Tony Arrant said that the only issue discussed relative to this Element, also related to the Future Land Use Element. He indicated that the issue was whether or not the city could expect to have affordable housing, and whether or not eliminating the medium density residential category would affect the availability or affordability of housing. The Facilitator said that after multiple workshops, it had been the conclusion of the Ad-Hoc Committee and the LPA that the difference between 6.0 units or 8.0 units per gross acre would not affect affordability for someone who made \$38,000 per year, given the current cost of housing on the Island.

**MOTION: Commissioner Duke Miller moved to carry this version of the Housing Element to the Public Hearing, seconded by Commissioner Linda Cramer.**

**Vote: All Ayes. Motion carried.**

#### **Infrastructure Element**

Tony Arrant noted that some substantive policy changes would take place, given the data and analysis done by the Ad-Hoc Committee. He noted that the Commission was only required to adopt the goals, policies, and objectives related to this element. Mr. Arrant observed that the City needed to coordinate with the County for the continuation of the future provision of water and sewer services at the City's adopted LOS standards. He said that a policy had been placed for each service that says that the City will negotiate with the County at least a year or two prior to the expiry of an agreement. The Facilitator noted that the sewer and the water service agreements, were scheduled to expire at separate dates. He noted that there had been some discussion about moving those dates up. Tony Arrant said that the unresolved issue pertained to drainage.

Mr. Arrant said that if the Commission is comfortable with the dates set for renegotiation of the water and sewer agreements, it could move the Element forward to the Public Hearing. He said that the Commission would have the opportunity to deliberate further at this afternoon's meeting, and another opportunity at the second Public Hearing, to occur after approval of the EAR by the Department of Community Affairs (DCA). Tony Arrant said that a third opportunity to reconsider the dates would occur at the meeting where the Commission will be adopting the amendments. He noted that the drainage issue would need to be decided upon at this afternoon's meeting, as it remained unresolved.

### **Objective 2.1**

Tony Arrant recalled that he had been asked to review the City's drainage study, because the current Comprehensive Plan states an interim LOS standard, which is a ten-year frequency for a 60-minute storm event. He noted that the SWFWMD report says that the City should adopt a LOS for a 25-year, 24-hour storm event, however, it goes on to say that the City could never successfully implement this, because it has two tides per day that bring the water level up to within 3 feet of the surface. Mr. Arrant said that in his opinion, the City should adopt this LOS standard for public facilities, and keep the interim standard for all private facilities on existing lots.

**MOTION: Commissioner Duke Miller moved to carry this version of the Infrastructure Element to the Public Hearing, seconded by Commissioner Linda Cramer.**

**Vote: All Ayes. Motion carried.**

### **Public Comment**

Georgia Van Cleeve of Magnolia Avenue noted that there are four main tidal areas that surface water drains into, one being Lake LaVista, and another one that runs from her property into the canal. She asked if there was any maintenance plan for clearance of the silt build-up at the end of the canal, which is one of the main outlets for drainage from the city. Ms. Van Cleeve noted that the residents along the canal adjacent to her home have deeded ownership to the midway point

along it. She said however, the undeveloped lot at the end of the canal does not have ownership of any part of the canal, and therefore it remains the City's responsibility to maintain that outlet.

Diane Canniff asked what the consequences could be when items are sent to the DCA to allow them to decide. Tony Arrant said, relative to the City's maintenance of the interim LOS standard for drainage, that since the 25-year storm event LOS would be impractical, he did not expect any negative reaction from the DCA – rather, he would hope that they could come back with helpful feedback.

Tony Arrant explained, in response to a question from Commissioner Miller, that the drainage LOS standard in the Comprehensive Plan requires the City to ascertain that any new development or re-development will meet the LOS standard.

The Facilitator indicated, relative to the Recreation and Open Space Element, that the reviewing bodies had gone through a great deal of data and analysis. He stated that among the issues the Commission needed to address was a policy that provided for a percentage of vacant lots for open space. Commissioner Christine Tollette and Mayor SueLynn asked Tony Arrant if he was referring to *Policy 1.4.1*.

**There was consensus among the Commissioners at this point to review the Coastal and Conservation Element.**

#### **Coastal and Conservation Element**

Discussion began with *Policy 1.4.1*, during which Tony Arrant recalled that the issues discussed at the Work Session pertained to what relationship the percentage (25% of native vegetation that must be left undisturbed) would have on maximum allowable lot coverage (35% on residential lots, and 65% on commercial lots). He indicated that these percentages would not cause problems. Mr. Arrant pointed out that the issue was what would be considered 'native vegetation on-site'.

Tony Arrant expressed the opinion that this policy is not going to have a very large effect, since the City has very few vacant lots with native vegetation on them. He noted that the only problem he could have seen, was a commercial lot on Pine Avenue with native vegetation on it might have incurred some hardship.

Mr. Arrant stated that, in the absence of a clear definition of 'native vegetation', the basic interpretation of this policy is that any existing vacant lot would need to fence off 25% for no development. He noted that the norm, in his experience, was 10%.

Commissioner Duke Miller recommended eliminating the policy because it placed an undue burden on the developer. Tony Arrant suggested, instead, to

allow the entire lot to be disturbed, and require that 25% of the plantings be of native species. He pointed out that such an approach would be consistent with other policies in the Plan that call for the eradication of non-native species.

Commissioner Miller agreed that native species should be encouraged, while non-native, invasive species should be removed.

Discussion followed regarding species that should be removed, according to **Policy 1.4.4**. Commissioner Miller recommended using the word ‘require’ rather than ‘encourage’ in reference to the land development regulations and the removal of exotics, however, as no consensus was reached, he stated that he was also comfortable with leaving the word ‘encourage’ as it stands.

**MOTION: Commissioner Duke Miller moved to carry this version of the Coastal and Conservation Element to the Public Hearing, along with Policy 1.4.1, as revised at this meeting, seconded by Commissioner Linda Cramer.**

#### **Public Comment**

Diane Canniff suggested that the word ‘invasive’ be included with the term ‘exotic species’, pointing out that such landscaping plants as hibiscus and frangipani come from Asia and Polynesia. She also inquired if there was another tree ordinance reference in a different Element of the Plan. Mayor SueLynn confirmed that there was no tree ordinance, as such, in the Plan.

**AMENDED MOTION: Commissioner Duke Miller moved to carry this version of the Coastal and Conservation Element to the Public Hearing, along with Policy 1.4.1, as revised at this meeting, to also include the addition of the word ‘invasive’ before the word ‘exotic’. The motion was seconded by Commissioner Linda Cramer.**

**Vote: All Ayes. Motion carried.**

#### **Recreation & Open Space Element**

Tony Arrant reported that the LOS standards had been simplified through this review, and noted that the City had included complicated tables in previous version of the Plan. He recalled that the Commission had adopted the entire data and analysis section of the previous version of the Plan, and strongly recommended that this Commission not do so. Mr. Arrant explained that static listings and references to studies were not required, by State law, to be adopted. He said the LOS standard had now been streamlined to say that access must be provided, based on general population, to everything needed for recreation and open space. The Facilitator noted that this Element is no longer required by the State to be in Comprehensive Plans.

Mr. Arrant said the only other issue he had been aware of during review of this Element, and not specific to a Policy, was that of beach access. He advised that every beach access currently listed must be properly maintained by the City.

Commissioner John Quam stated that he had noted *Policy 1.2.1* for further review. Tony Arrant explained that this Policy required an advisory board to deal with collecting and spending money.

Commissioner Duke Miller suggested designating the Commission as the Parks & Recreation Advisory Board, and Tony Arrant agreed.

Mr. Arrant said the real issues were the other actions referred to in the language in *Policy 1.5.2* that said that land must be set aside by new development and re-development for future recreational needs. He noted that *Policy 1.5.7* stated that a Recreational Trust Fund was to be established. Tony Arrant informed those present that this fund had been created, but had brought in very little money. Mayor SueLynn confirmed with Tony Arrant that a fee could be attached to all new development and all re-development permits issued by the City.

**MOTION: Commissioner Duke Miller moved to carry this version of the Recreation & Open Space Element to the Public Hearing, along with the amendment to *Policy 1.4.4*, seconded by Commissioner Linda Cramer.**

**Vote: All Ayes. Motion carried.**

#### **Public Comment**

Georgia Van Cleeve of Magnolia Avenue said she was supportive of the nomination of Commissioner Tollette to the Recreational Trust Fund Advisory Board, because she saw that the Commissioner was also currently the Commission Liaison to the Anna Maria Island Community Center.

Diane Canniff questioned why business people were specified as members in *Policy 1.2.1* and recommended that this reference be stricken.

**AMENDED MOTION: Commissioner Duke Miller moved to carry this version of the Recreation & Open Space Element to the Public Hearing, along with the amendment to *Policy 1.4.4*, as well as that to *Policy 1.2.1*, in which all words after ‘Board’ shall be stricken. The motions was seconded by Commissioner Linda Cramer.**

**Vote: All Ayes. Motion carried.**

#### **Public Comment**

None Offered.

#### **Intergovernmental Coordination Element**

**MOTION: Commissioner Dale Woodland moved to carry this version of the Intergovernmental Coordination Element to the Public Hearing, seconded by Commissioner Duke Miller.**

**Vote: All Ayes. Motion carried.**

**Capital Improvements Element**

Tony Arrant explained that this was the Element that implemented concurrency, and that all the LOS standards contained in the Infrastructure Element were re-stated in it, as well as the LOS standards from the Traffic Element.

Mr. Arrant noted there was an issue regarding the wording in **Policy 1.4.5**, relative to the stated 10% and whether or not this was an annual amount. He indicated that now, a vote was required by the Commission relative to **Policy 1.4.1**, and the Auditor's recommended change, as per his letter to the City (please see attached). Mayor SueLynn confirmed that the City Auditor had recommended that the debt service for a general obligation debt not exceed 15% of annual net revenues.

**MOTION: Commissioner Dale Woodland moved to amend Policy 1.4.5 with the Auditor's suggested change, seconded by Commissioner Linda Cramer. Vote: All Ayes. Motion carried.**

**Public Comment**

Diane Canniff asked whether or not the City would be able pay off the loan quickly, with the percentage of revenue being 15%. Tony Arrant said he believed the language said that the City's maximum ratio of debt service to revenue could not exceed 15%. Mayor SueLynn said that this needed to be clarified with the City Auditor.

Tom Turner of 850 North Shore Drive said he did not think the debt service threshold should be increased to 15%.

John Cagnino of 9807 Gulf Drive indicated that he saw no problem with the wording of the policy, which said simply that the City could not be *obligated to pay more* than 15% of its net revenue each year in debt service. Mr. Cagnino added, the only term he was unclear about was the 'net' revenue, since he did not know what the City was taking in or spending.

**MOTION: Commissioner Duke Miller moved to carry this version of the Capital Improvements Element to the Public Hearing, along with the amendment to Policy 1.4.5, seconded by Commissioner Dale Woodland. Vote: All Ayes. Motion carried.**

**Future Land Use Element**

Tony Arrant informed the Commissioners of the following changes to this Element that were identified at the last meeting and which are required to be voted upon at this afternoon's meeting: GOAL 1, *Policy 1.3.4*, *Policy 1.35*, and *Policy 1.4.1*. He said there had also been discussion regarding putting *Policy 1.9.3* back into the Element.

**MOTION: Commissioner Dale Woodland moved to accept the language for GOAL 1 as recommended. Commissioner Duke Miller seconded the motion. Vote: All Ayes. Motion carried.**

**Public Comment**

None offered.

Tony Arrant recalled, relative to *Policy 1.3.4*, that the LPA had suggested a ratio of the mix in ROR of 100% / 70%. He noted that discussion among the Commissioners to reverse the numbers in the ratio, with added clarification of what this meant. Mr. Arrant indicated that the new language shown in blue had been suggested by the Mayor.

Commissioner Christine Tollette distributed copies of information relative to her walking survey of Pine Avenue for the Commissioners' review.

Tony Arrant explained to Commissioner Woodland that the reason he had commented that the DCA might not like to see the 100% was that over the past two years, he had seen two amendments where the State's comment had been: Since it appeared that the City wished to encourage the ratio to go all the way to one side, was this really a mixed use? He pointed out that the law and the administrative code say that the City must have a ratio of the mix, as well as a density and intensity standard for each individual use.

Discussion followed among the Commissioners and the Mayor relative to the ratio of the mix for ROR property. Commissioner Cramer noted that the five vacant lots on Pine Avenue could potentially become purely residential developments under the currently suggested ratio of the mix.

**Commissioner Dale Woodland confirmed that there was consensus among the Commissioners that they did not wish to see Pine Avenue go 100% residential.** Commissioner Christine Tollette said that she would be comfortable with a 70% residential mix.

Discussion continued, during which the classification of condominiums as well as the property for church use were taken into consideration.

**Commissioner John Quam confirmed that there was consensus among the Commissioners to set the percentage for residential use at 60%.**

**MOTION: Commissioner Linda Cramer moved to accept the amendments to *Policy 1.3.4*, as made at this meeting, seconded by Commissioner John Quam. Vote: All Ayes. Motion carried.**

**Public Comment**

None offered.

Tony Arrant confirmed, relative to **Policy 1.3.5**, that the Commissioners had before them the LPA's suggestion, which was a maximum number of six structure types, along with Mayor SueLynn's suggestion, shown in blue.

Commissioner Duke Miller expressed disagreement with allowing commercial use elevated above the first floor, if that use would be for a restaurant or a bar. Tony Arrant said that this concern could generally be handled through the City's land development code, by adopting an ordinance to limit the second floor, or elevated floor uses in ROR.

**MOTION: Commissioner Duke Miller moved to amend Policy 1.3.5 to limit commercial use on an elevated floor to professional, office or retail use. Commissioner Linda Cramer seconded the motion.**

**Vote: All Ayes. Motion carried.**

**Public Comment**

Tom Turner of 850 North Shore Drive recommended a requirement that the owner and the lessee be one and the same for the entire structure, so as to avoid getting into a duplex situation.

Marie Franklin questioned where the restrictions would end. She noted that she has residential neighbors who have loud parties and entertainment, and they are only limited by the noise ordinance. Ms. Franklin noted that she had rental units adjacent to the Sandbar, and she has not had one complaint about the music.

John Cagnino of 9807 Gulf Drive expressed support for Mayor SueLynn's suggestion to help preserve a commercial element in the city. He also strongly recommended allowing restaurants with music on elevated floors in the ROR, stating that they could be required to be enclosed, i.e. not on a deck.

Robin Wall of 112 Palmetto Avenue expressed support for limiting noisy commercial activity on elevated floors.

Georgia Van Cleeve of Magnolia Avenue asked whether or not parking restrictions would automatically limit the ability of a property owner to put a restaurant on an elevated floor.

Diane Canniff received explanation of the definition of the ROR land use district.

Carol Ann Magill of 403 Spring Avenue thanked Commissioner Duke Miller for addressing restaurants on elevated floors. She cautioned the Commissioners to be as specific as possible in choosing their policy language, so as to leave no doubt as to interpretation.

Tom Turner of 850 North Shore Drive said he thought the Commission was losing sight of the ROR district, noting there was no lot currently in the ROR district with enough area to accommodate a restaurant or sizable retail interest, because of the City's parking requirements.

Commissioner Quam asked if there was any further comment regarding the Mayor's proposed last sentence: "No residential structures are permitted in the ROR land use category without a first floor commercial use or office use."

Commissioner Dale Woodland said he felt that for the long term, the suggested language was much too restrictive, and that the ratio of the mix percentages provide both short term and long-term effects.

Commissioner Duke Miller agreed, noting that a ratio is what the State is looking for.

Tony Arrant noted that **Policy 1.4.1** provided for the reconstruction of a property that had been destroyed by natural causes, notwithstanding the ratio of the mix.

**MOTION: Commissioner Dale Woodland moved to accept Policy 1.4.1 as amended. Commissioner Duke Miller seconded the motion.**

**Vote: All Ayes. Motion carried.**

Tony Arrant asked the Commissioners if they wished to put **Policy 1.9.3** back in. Commissioner Cramer suggested striking the word 'residential'. Commissioner Tollette recommended defining 'developers'. Tony Arrant pointed out that non-residential development would not create a demand for new recreation facilities. **There was consensus to remove the word 'residential' before 'developers'.**

Commissioner Woodland said he had a problem with the wording "according to the need that will be generated by the developer." Tony Arrant responded that through Senate Bill 360, by 2008 the State would require the City to adopt into its Comprehensive Plan and make calculations using a ratio of generated need based upon population every time it issued a permit. He said this would translate into a sliding scale, based on the standard of 2.83 persons per household, for purposes of maintaining concurrency. The Facilitator noted that once this calculation is made, it would only be a minor step to assign a dollar amount to it, if the City wishes to pursue charging a fee.

**MOTION: Commissioner Linda Cramer moved to accept Policy 1.9.3 as amended. Commissioner John Quam seconded the motion.**

**Vote: Four Ayes; One Nay. Motion carried.**

**Public Comment**

None offered.

**MOTION: Commissioner Duke Miller moved to carry this version of the text of the Future Land Use Element to the Public Hearing, as amended, seconded by Commissioner Linda Cramer.**

**Vote: All Ayes. Motion carried.**

**Public Comment**

None offered.

Discussion followed relative to the time available to complete review of the Future Land Use Map. Tony Arrant indicated that it is legally possible for the Commission to change the Future Land Use Map after public comment is heard on it at a Public Hearing. Mayor SueLynn reminded the Commissioners that this evening they had two paid consultants attending their meeting.

**MOTION: At 6:30 p.m., Commissioner Linda Cramer moved for a 5-minute recess, seconded by Commissioner John Quam.**

**Vote: All Ayes. Motion carried.**

**Future Land Use Map**

Tony Arrant confirmed that the draft Future Land Use Map before the Commission at this meeting was dated May 4<sup>th</sup>, 2006.

Discussion followed as to whether or not to change the lot on the north side of Pine Avenue that is across the street from City Hall to Commercial land use, as suggested by Commissioner Quam. Commissioner Woodland said that he would not support that change, since the property north of it is residential, and would have no buffer. It was noted that the property currently is designated for ROR use. Commissioner Quam reminded those present that they must be considering how the city will look in ten to twenty years, not how each individual owner feels today. Commissioner Miller said he felt the corner in question would be well-suited for Commercial land use. Commissioner Cramer said she was reluctant to change the property to Commercial land use.

**MOTION: Commissioner John Quam moved to change the proposed Future Land Use Map to designate the lot on the north side of Pine Avenue at the corner of Gulf Drive to Commercial land use.**

**Motion failed for lack of a second.**

City Planner Alan Garrett reminded the Commissioners that buffering could be addressed in the land development regulations.

(continued)

**MOTION: Commissioner Dale Woodland moved to change the four lots on the west end of Pine Avenue on the northwest corner of Pine Avenue and the Gulf of Mexico from the proposed ROR land use category to the existing Residential land use category. Commissioner Duke Miller seconded the motion.**

**Vote: Three Ayes; Two Nays. Motion carried.**

Mayor SueLynn noted that someone could be interested in putting a restaurant on one of the lots in the future, and Commissioner Miller responded that this would be unlikely because of parking restrictions.

**Public Comment**

Carol Ann Magill of 403 Spring Avenue expressed support for Commissioner Woodland's motion. She noted that the street in that area is very narrow and has a beach access at the end of it.

Diane Canniff also voiced support for the motion.

Commissioner Linda Cramer said she supported the proposed ROR land use designation.

**MOTION: Commissioner Linda Cramer moved to retain the Commercial land use designation on Gulf Drive at the southeast corner of Magnolia Avenue down to Palmetto Avenue. Commissioner Christine Tollette seconded the motion.**

Tony Arrant reminded those present that the discussion was not about zoning, but rather, land use.

Mayor SueLynn noted that the owner of a lot on the corner of Gulf Drive and Spring Avenue had requested numerous times that the lot be designated ROR so that he could build a house there.

**Public Comment**

Diane Canniff asked for a written definition of land use as compared with zoning.

Marie Franklin indicated that there were conflicts on the east side of Gulf Drive and expressed support for Commercial land use on the west side at Palmetto Avenue. She said that the two lots there had always been Commercial.

John Cagnino of 9807 Gulf Drive indicated that 7,500 sq. ft. is required for a residence in the ROR district, and would require the combination of both of those lots. He also noted that a residence would be allowed to be taller than a commercial structure.

Tony Arrant noted that zoning could not be changed at this meeting.

**Commissioner Cramer withdrew her motion, and Commissioner Tollette withdrew her second.**

**MOTION: Commissioner Linda Cramer moved to designate lots on the east side of Gulf Drive, from the southeast corner of Magnolia Avenue at Gulf Drive to Palmetto Avenue, for Commercial land use on the proposed Future Land Use Map. Commissioner John Quam seconded the motion.**

**Vote: Three Ayes; Two Nays. Motion carried.**

### **Public Comment**

Diane Canniff confirmed that passing this motion would mean that there would be no residential land use allowed on the lots specified in the motion.

Commissioner Linda Cramer asked for a motion to designate the northwest corner of Palmetto Avenue at Gulf Drive for Commercial land use, and indicated that she would abstain from voting because of her ownership of that property. She reiterated the history of the Tampa Bay Regional Planning Council (TBRPC) scrivener's error on the currently adopted Future Land Use Map. The Commissioner said that a correction had been recommended by the TBRPC to the Planning & Zoning Board and was forwarded to the City Commission on November 26<sup>th</sup>, 1991. She said that a letter of transmittal to the DCA was adopted by the Commission to make the correction. Commissioner Cramer noted that Ordinance 523, which she read by title, had been passed on April 14<sup>th</sup>, 1992. The Commissioner indicated that the Commission had specifically requested her lot in Area 3, Blk 31 to be changed to Commercial land use. Commissioner Cramer said she believed the letter of transmittal had been sent to the DCA. The Commissioner noted that after the April 1993 Commission meeting, Marie Franklin had received a copy of the letter to the DCA listing the requested changes, from Ann Beck, who was City Clerk at that time. Commissioner Cramer asked that Ms. Franklin take the floor and add the letter into the record.

**MOTION: Commissioner Christine Tollette moved to designate the northwest corner of Palmetto Avenue at Gulf Drive for Commercial land use on the proposed Future Land Use Map. Motion failed for lack of a second.**

Tony Arrant explained to Commissioner Cramer that on the current adopted Future Land Use Map, her property is designated for medium density residential land use. He indicated that on the proposed map, the property is designated residential. Mr. Arrant said that neither one of those changes could change the zoning from Commercial, however, even if the property is zoned Commercial, it could not be developed for Commercial land use. Tony Arrant said that the research he had done did not yield any evidence from the DCA that the referenced Ordinance was ever submitted into the public record. Therefore, he said, it appeared that the City's intent was there, but they never followed through with it.

Commissioner Cramer asked if she would be able to appeal to the DCA within sixty days after the Map is approved at the Public Hearing. Tony Arrant said that the Map was being submitted as part of the EAR amendment. He said that as soon as the City submitted the proposed EAR amendment, it would hold another Public Hearing and go through everything that had been reviewed, and propose to change the Plan by ordinance. The Facilitator indicated that another Public Hearing would then follow. Mr. Arrant said that then the DCA would review the proposed ordinance and comment. He said that after approximately seven months, another Public Hearing would be held by the City, at which the new ordinance would be adopted. Tony Arrant said that at the same hearing, everything that occurred historically on the Map would be formally repealed. In summary, the Facilitator said the process would take approximately one year from this evening's meeting.

**MOTION: Commissioner Dale Woodland moved to carry the proposed Future Land Use Map, as amended, to the Public Hearing. Commissioner John Quam seconded the motion.**

**Vote: Three Ayes; Two Nays. Motion carried.**

**Public Comment**

Marie Franklin indicated that she had a list of several changes that needed to be considered.

**2. Set Date for Public Hearing on the Comprehensive Plan.**

Tony Arrant said that he needed to give the GIS mapping staff two to three weeks' notice when he turned in the change order. **There was consensus to hold the Public Hearing on November 21<sup>st</sup>, 2006 at 7:00 p.m.**

**ADJOURNMENT**

**MOTION: Commissioner Linda Cramer moved to adjourn the meeting, seconded by Commissioner Duke Miller.**

**Vote: All Ayes. Motion carried.**

The meeting adjourned at 7:21 p.m.

Respectfully submitted,

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date