

**CITY OF ANNA MARIA  
CITY COMMISSION WORKSESSION  
and  
SPECIAL MEETING  
MEETING HELD AT ANNA MARIA COMMISSION CHAMBERS  
10005 GULF DRIVE – ANNA MARIA, FL  
THURSDAY, JANUARY 8, 2009  
7:00 P.M.**

**CALL TO ORDER**

Chair Quam called the meeting to order at 7:02 p.m.

**PRESENT:** Mayor Fran Barford, Commissioner Jo Ann Mattick, Commissioner Dale Woodland, Commissioner John Quam, Commissioner Christine Tollette, and Commissioner Chuck Webb.

**Staff present:** City Clerk Alice Baird, Building Official Bob Welch, City Planner Alan Garrett, Administrative Assistant Ann Marie Thorpe, Sergeant John Kenney, and Minutes Clerk Stacey Johnston.

**Press present:** Sun, Islander.

**1. Presentation/Discussion on Proposed Development of Six (6) Lots on North Bay Blvd.**

*Mayor Barford* stated that in the interest of the City this issue should be brought out in the Sunshine requirements in order for the City to get direction from the City Commission relating to the development of the six lots on North Bay Blvd.

*Applicant Michael Coleman* for the Pine Avenue Restoration Project explained that when they were presented the opportunity for the six lots, it was suggested the location would be a good place for a hotel/motel even though they were not allowed in the LDR's.

Mr. Coleman presented a rendering of their recommendation for the property that was referred to as the Anna Maria Guest House. The proposal includes twenty-four units setting on the Bay and would not be classified as a hotel/motel. He felt the location was a good place for a low intensity use such as the proposed Guest House.

In reviewing the existing codes and ordinances, a preliminary site plan had been made. He said it appeared they could comply with the existing parking ordinances. Electric cars would be provided for the occupants and would serve as a green project based on energy, efficiency, etc.

Mr. Coleman informed that there has already been money invested on the project and he asked for the opinion of the City Commission prior to moving forward.

*Chair Quam* informed he had obtained a legal opinion from City Attorney Dye and the Commission would not be giving any direction relating to the project that evening due to the City Codes not permitting it. He referred Mr. Coleman to the

City Code procedures that require an application be filed with the City, followed by the City starting the process of the required three public hearings.

Mr. Coleman said it was his understanding that an informal meeting could have given them at least some direction.

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---- *Chair Quam* announced that an item would be added to the Special Meeting agenda for consideration of Ordinance No. 09-698 - Appeal of the Requirements for a Traffic Stop at the Crescent Bridge.

## 2. **Transportation Enhancement Grant Committee Presentation.**

*Commissioner Mattick* thanked the Transportation Enhancement Grant Committee members for all their work, time, and effort over the past year. Commissioner Mattick serves as the Commission Liaison for the committee.

Commissioner Mattick provided a background relating to the grant. The City was awarded a grant from FDOT in 2005, which is to be used for the enhancement and beautification of the business district. The committee has worked for over a year to determine the type of project that would have lastly benefits, require limited maintenance, and maintain the character of the City. After research it was determined that the City Pier area would be the best solution for the area and the business district as a whole and would achieve the goals of the grant.

*Sissy Quinn*, Anna Maria Historical Society Executive Director, presented a background and history of Anna Maria and the City Pier that was originally built in 1911. She noted that the City would soon be celebrating the 100<sup>th</sup> Anniversary of the City Pier. She has written wording for a historical marker that they hope to obtain from the State.

*Committee member Tim Eiseler*, responsible for the concept drawing of the City Pier proposal, explained the concept to the Commission. All ideas that were generated by the committee, along with a site analysis, were utilized in preparing the concept drawing. The committee determined how the City Pier area could be reinforced as a focal point for the community, along with enhancing the existing area for functionality – yet still maintain the character and allow for a “Gateway Feature” in the community. Mr. Eiseler reviewed the following:

- Ability to see the views of the Pier and water when driving down Pine Ave.
- Trolley maneuverability around the Pier area.
- Parking issues. Allowing for maximum available parking and for being able to park where one can view the water from their vehicle.
- Access to the beach and Pier.
- Benches to allow individuals to sit and have a view of the water.
- Circulation pattern of the parking lot – parking lot proposed as one-way.
- Proposed boardwalks.
- Creation of small picnic shelters to allow for gathering spaces and shade.

- Area for delivery trucks and the Trolley to park.
- Creation of landscape guidelines and small low-key signage for property owners along the way.
- Integration of Manatee County's plans for the Bay Front Park to coincide with the City Pier plans.

*Commissioner Mattick* informed that the total grant awarded is \$371,000. \$45,000 of that amount will be released in July 2009 for the design work. The remaining amount will be released in July 2010 for the actual construction.

Commissioner Mattick informed that Manatee County has agreed to provide \$8,000 per shelter for the Trolleys. The City can come up with their design of the shelters; however, an Interlocal agreement will be required.

Bumpers are proposed for each of the parking spaces and a shaded area will be designated specifically for motorcycles. The existing newspaper racks, trash containers, sea grapes, etc. will be relocated. New vegetation will be planted.

*Commissioner Woodland* asked if funding was available for the entire project. He further suggested that specific construction materials be considered (composite materials, stainless steel screws and bolts, etc) due to the brutality of the area as a result of wind damage, salt spray, etc.

Commissioner Mattick informed that proprietary products couldn't be used with Federal Grant monies.

*Chair Quam* said his concern involved the parking spaces. He said there are currently twenty-five parking spaces and the proposal only shows twenty-one. Chair Quam suggested reducing the length of the boardwalk on the left and add additional parking at that location.

*Mayor Barford* informed they are working with the county to bid out some of the projects through the Local Agency Program (LAP).

### **Public Comment**

In response to the concern from **Tom Turner**, N. Shore Dr., *Commissioner Mattick* informed that the parking agreement the City has with the Waterfront Restaurant would be protected.

**Janet Aubrey**, 410 Spring, apologized for having to withdraw from her participation on the committee. She congratulated the committee for the overall view and feel of the proposed project.

**Sandy Mattick**, 307 Pine Ave., felt the project was a great idea. She stated that visitors often stop in her store on Pine Ave. to get directions to the City Pier.

**ACTION:** It was the consensus of the Commission that the Transportation Enhancement Grant Committee precedes with working on the proposed project.

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*Chair Quam recessed the Work Session at 7:41 p.m. for the purpose of opening the Special Meeting.*

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### **Special Meeting for Public Hearing – 7:30 p.m.**

***Chair Quam called the Special Meeting to order at 7:41 p.m.***

- 1. ROR Zoning District – Providing for Amendments to Sec. 114-281; Use Regulations and Sec. 114-282; Lot, Yard, Bulk, and Parking Requirements. First Reading and Public Hearing – Ordinance 09-697**  
*City Clerk Baird read the Ordinance by title.*

*Chair Quam officially declared the Public Hearing open.*

*Chair Quam informed there was no recommendation on Ordinance 09-697 from the P&Z Board. The P&Z Board met on Tuesday, January 6, 2009 and continued their Public Hearing until Tuesday, January 20, 2009.*

The advertised Public Hearing for that evening would allow for City Commission and public comment. There would be no vote by the City Commission on the Ordinance that evening and the Second Reading of the Ordinance originally scheduled for January 22, 2009 will be postponed until the February 12, 2009 meeting.

#### **Public Comment**

***Janet Aubrey***, 410 Spring Ave., said her property abuts the Pine Ave. Restoration Project and she agrees with the changes that have been made to the Ordinance.

Past AMI Chamber President ***Don Schroeder***, Holmes Beach, said he agreed with the concept and felt moving forward continues the process of what was intended with the regeneration of the business and people in Anna Maria and the County. He felt it will increase the revenue stream in the City and he agreed with the Commission taking a strong stance towards the project.

P&Z Boardmember ***Sandy Mattick***, 307 Pine Ave., informed she owns and operates and also lives in the back of the Pine Ave. General Store. She is the only one in the ROR District that actually operates as it was meant to. She felt it was important to remove the owner/occupant requirements.

Ms. Mattick said the General Store currently has packaged sales and sells beer and wine. She asked that the Commission approve deleting package sales from the Prohibited Uses in the ROR.

**Sissy Quinn**, 301 N. Bay Blvd, representing the Historical Society, said she loves the new construction on Pine Ave. Ms. Quinn presented a picture of the former Anna Maria Inn to indicate the design closeness of the new construction.

**Tom Turner**, N. Shore Ave., said he had no objection to the Pine Ave. Restoration Project plan if were to revert to the original one submitted. However, he was concerned about the removal of the owner/occupied requirement and also objected to the pools being constructed on the properties.

Mr. Turner felt that prior to any further action being taken, the P&Z Board should look at the basic concept of the project and consider what has been added.

**Robin Wall**, 112 Palmetto, said she would like packaged sales to remain on the Prohibited Uses list. Recognizing the General Store has packaged sales; she suggested they remain as a non-conforming use.

Ms. Wall referenced the maximum building coverage allowed on Pine Ave. for office/retail at 40% and 35% for single-family home only. She suggested that the 40% be reduced to 35% and felt the office/retail buildings being built were too big and had too much lot coverage.

**Carol Ann Magill**, 403 Spring Ave., said there is a resistance and discussion relating to the change in the ROR regarding the owner/occupied requirement being removed.

She said it was very disconcerting for her to hear that "it was a done deal" before the Ordinance was approved. Explanation followed.

Ms. Magill felt the impact of the change should be looked into further prior to action being taken. She said it was her understanding that the Pine Avenue Restoration Project had the assurance of all the P&Z Board and the City Commission that the changes would all be approved in their favor.

**Micheal Coleman**, Pine Ave., stated he had received a lot of support relating to the Pine Ave. buildings being built. He said the idea of the project being a rush job or that they had received assurances from either of the two City boards was false.

Mr. Coleman said when it was decided to remove the owner/occupied requirements it allowed the ability for broadening the market and that the Ordinance would give flexibility in the market place. The worst thing that could happen would be that the buildings were built and then they set empty. He informed that the Pine Avenue Restoration Project was to restore an original idea from the City Pier to the Gulf of Mexico as a walking, mixed-use center to keep Anna Maria from being a bedroom community.

**Resident**, 504 Spring Ave., said it was great to restore the buildings on Pine Ave. He suggested that the existing landscape in the area be preserved.

*Hearing no further comments, Chair Quam closed the public comments portion of the hearing.*

*Mayor Barford* stated that the City of Anna Maria was not in any out of the Sunshine dealings with the restoration project.

Mayor Barford asked Sergeant Kenney to address the allegations that confining rentals to a specific time period would create certain issues.

*Sergeant John Kenney* informed that the rentals in the City do not cause any problems. Issues are addressed as they occur involving noise, parties, etc., however, there was no difference on Pine Ave. than on Spring Ave.

*Chair Quam* pointed out that the proposed Ordinance covers the entire ROR District and not just the Pine Ave. Restoration Project.

*Commissioner Tollette* said she attended the January 6 P&Z Hearing.

Commissioner Tollette informed that Planner Garrett takes direction from the P&Z Board and the City Commission. The proposed Ordinance was based on the direction given to Planner Garrett from the two boards and was written at their direction with the assistance of the City Attorney.

Commissioner Tollette stated that she took exception to a comment heard from a former City Commissioner stating that the P&Z Board and City Commission purposely schedule meetings during times when they are aware that most of the residents are away and unable to respond or express an opinion. She informed that all meetings are noticed and posted and all agendas and minutes are posted on the Internet and available at City Hall.

Commissioner Tollette stated that never do the Board members act in any way to mislead anyone.

*Commissioner Woodland* said he had met with Nancy Pedota and also with Micheal Coleman. He provided a background of the owner/occupied requirement being removed and why it might have originally be required. Commissioner Woodland said when he first suggested the owner/occupied requirement be removed he had not considered rentals units – only residences. He stated he was now opposed to removing the owner/occupied requirement.

**2. Emergency Ordinance – Ordinance 09-698 – Pertaining to Traffic Regulations for the Public Roads and Rights-of-way Within the Corporate Limits of the City of Anna Maria.**

*Mayor Barford* explained that the stop signs were placed at the Crescent St. Bridge as a result of taking a proactive approach to protect the life of the bridges.

In meeting with law enforcement, it was determined that the best way to enforce it would be to place stop signs on both sides of the bridge approaches.

Issues of vandalism and defacing have now occurred at the Crescent St. Bridge. That bridge does not have the truck traffic, as does the N. Bay Blvd. Bridge. It is now felt that the Crescent St. Bridge would be better served with a 15 M.P.H. speed limit at the intersections approaching both sides of the bridge. The stop signs would remain at the N. Bay Blvd. bridge approaches.

*Sergeant Kenney* acknowledged there had been felony vandalism by means of paint thrown on the bridge. He said after meeting with Mayor Barford, Public Works Director McKay, and various Crescent St. residents, it was determined there was not as much commercial traffic on the bridge and the alternative of the 15 M.P.H. speed zones was reached.

**MOTION: Commissioner Woodland moved to adopt Ordinance 09-698 on an Emergency Basis. Commissioner Tollette seconded the motion. On Roll Call Vote the motion carried unanimously.**

### **Special Meeting Adjournment**

**On motion made by Chair Quam and seconded by Commissioner Tollette, the Special Meeting was adjourned at 8:17 p.m. All Ayes.**

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### **Chair Quam reconvened the Work Session at 8:17 p.m.**

#### **3. Discussion on Property Located at 425 Pine Ave., Offered for Lease/Purchase to the City.**

*Randall Stover*, 425 Pine Ave., distributed plans of a building he owns with a partner at 425 Pine Ave. He informed that the industrial building was 3,500 sq. feet with great accessibility with door openings on both sides of the building. A detailed explanation of the building followed.

Mr. Stover introduced the opportunity to the City for leasing, lease purchasing, or purchase of the building for use by the City Public Works Department. He felt though not an immediate need for the City there might be a need in six months to one year and that it was the only facility available of that type in the City.

The building has been up for sale and currently has a negotiating cash offer on it. That offer has currently been stalled but he felt the parties were still interested in purchasing it. However, there is an opportunity to offer it to the City at this time.

*Mayor Barford* stated there were pros and cons relating to the City obtaining the building, however, the City did need to be proactive about City properties - yet look at the economic impact. The City staff would like direction from the City Commission.

*Commissioner Woodland* felt the Public Works should be located closer to the City Hall Building and said he would like to consider obtaining the building.

*Commissioner Tollette* said she would like to look at the financial aspect of leasing, lease purchase, or purchasing the building.

*Commissioner Webb* said he had a conflict of interest and would not be voting on the issue. He then spoke as a citizen of the community.

Commissioner Webb pointed out that the building did have a garage and vehicle lift and it had always been used that way. He stated if the City had control of the building it would always have control as to what happens to the building in the future.

*Randall Stover* informed that the reason Commissioner Webb would be abstaining was that he provides legal services for him. He acknowledged that if the City were interested in the building it would stop the purchase process currently in motion. However, if the parties agree to the total costs, his partner will insist that the cash offer be accepted.

Mr. Stover reminded that the City had also looked into purchasing the building at the time he actually purchased it. He stated as a citizen he might discourage the City from purchasing the building, however, on the other hand, it was the perfect building and opportunity for the City to do so.

*Commissioner Mattick* said she would also like to see the financial aspects involved and would also like the off-sight storage of records amounts compiled.

#### **Public Comment**

**Mark Alonzo**, 406 N. Shore Dr., acknowledged that the building was beautiful but would be very expensive for only storing one truck with one employee. He suggested if the building were to be obtained that the City should then sub-let it out.

**ACTION:** It was the consensus of the Commission that the financial aspects for obtaining the building at 425 Pine Ave. be pursued. Commissioner Webb abstained.

#### **5. Old/New Business List**

*Commissioner Tollette* made reference to Commissioner Mattick's previous request for addressing Commission attendance at meetings. She asked that discussion also be held relating to City Commissioners who serve as liaisons on

boards and committees that they be required to attend the appointed committee meetings and then make official reports to the City.

*Chair Quam* informed he hoped to place the issue on the next work session agenda.

**Public Comment on Agenda Items Only – None.**  
**Press Comment – None.**

**ADJOURNMENT**

**Chair Quam moved to adjourn the meeting at 8:31 p.m. Commissioner Woodland seconded the motion. Motion carried – Aye.**

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**Alice Baird, CMC, City Clerk**

**Minutes approved:** \_\_\_\_\_