

**CITY OF ANNA MARIA  
PLANNING & ZONING BOARD  
COMPREHENSIVE PLAN MEETING  
MAY 4, 2006  
7:00 P.M.**

**CALL TO ORDER (7:00 p.m.)**

**PLEDGE TO THE FLAG**

**ROLL CALL:** Margaret Jenkins, Acting Chair Doug Copeland, Randall Stover, Jim Conoly

**Absent with excuse:** Chair Fran Barford, Frank Pytel, Sandra Mattick

**Also present:** Facilitator Tony Arrant, Mayor SueLynn

**Press:** Sun

**1. Review Minutes from April 10, 2006 Meeting**

**MOTION:** Margaret Jenkins moved to approve the April 10<sup>th</sup>, 2006

**Planning & Zoning Board Meeting Minutes, as amended, seconded by Jim Conoly.**

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

**2. Review Comp Plan Elements**

Acting Chair Doug Copeland indicated that the remaining elements of the Comprehensive Plan could be reviewed relatively quickly, and that the intent was to complete their review at this evening's meeting.

**a. Capital Improvement Element**

Acting Chair Doug Copeland read aloud the Goals, Policies and Objectives of the Element and asked those present to interrupt him, as necessary, for question and comment.

Relative to ***Policy 1.3.1***, Mayor SueLynn said she was concerned about the reference to an Island Elected Officials Group and its function, since the Barrier Island Elected Officials Organization did not function in any specified capacity. **Upon review and discussion of *Policy 1.3.2*, there was consensus to strike reference to the 'Intergovernmental Coordination Committee (ICC)', and the 'Island Elected Officials Group' from the Policy language.**

Tony Arrant explained that the highlights he had put in red reflected, in his view, important policy decisions. Randall Stover asked, relative to ***Policy 1.4.5*** and 'total debt service', for a sample scenario. Mr. Arrant clarified that the policy meant that the City would not annually owe more than ten percent of its annual income to debt service. **Randall Stover recommended adding the word 'annual' to the language after the word 'total' and prior to the word 'debt', and there was consensus to do so.**

Discussion continued and Acting Chair Doug Copeland asked if the City Auditor could perhaps explain some of the language in the policies contained in this Element.

John Cagnino, a resident who works in the finance industry, offered the definition of 'the net operating income' as the net income before debt service. **Relative to *Policy 1.4.1.*, Mr. Cagnino suggested adding the language "by major rating agencies" to the reference to the 'AAA' rating, and there was consensus among members of the P&Z Board to do so.**

**Acting Chair Doug Copeland received consensus to request that the Mayor contact the City Auditor to explain policies in this Element about which the Board had questions, and the Mayor agreed to do so.**

As the review continued, Randall Stover asked, relative to **A. Background**, whether the five-year schedule of capital improvements had been used to document the fiscal integrity of Anna Maria's Comprehensive Plan. Mayor SueLynn said that a five-year plan had been developed and followed by the Capital Improvements Advisory Committee (CIAC) and the Commission for the past two to three years. Tony Arrant clarified that cities are expected to have annual operating budgets to run through the fiscal year. He said the Comprehensive Plan then calls for a five-year schedule of capital improvements that relate to the Plan. Tony Arrant noted that capital improvements for additional water, sewer, drainage, solid waste, or recreation and open space were not called for in any of the elements of the City's current or proposed Comprehensive Plan revision. He said that last year's legislation from Tallahassee mandated that the City would need to amend the five-year schedule annually for roads, water, sewer, drainage, solid waste, or recreation and open space as of 2007, in effect, requiring annual Comprehensive Plan amendment. The Facilitator noted that the Plan schedule probably did not match the CIAC's five-year capital improvements plan. Tony Arrant recommended employing some proactive language. **There was consensus to strike the title, 'Background', and to strike the words 'has been' in favor of the words 'shall be' [used], and to entitle the 'A.' label to 'Five-Year Schedule of Capital Improvements', after striking the 'B.' heading.**

**There was consensus to accept the Capital Improvement Element as revised.**

**b. Intergovernmental Coordination Element**

Acting Chair Doug Copeland read the Goals, Objectives, and Policies of the Element and again asked those present to interrupt him as necessary for question and comment.

**There was consensus to accept the language in *Policy 1.1.3*, as amended to eliminate reference to the 'ICC' and the 'Island Elected Officials Group'. There was further consensus to eliminate *Policy 1.1.4* as redundant.**

Relative to *Policy 1.3.3*, Randall Stover noted references to the Island Elected Officials Group and other groups in the Comprehensive Plan and expressed the concern that the City would be giving undue authority to an unofficial group. Tony Arrant said that none of the language in the policy conferred authority to any

particular group. Mayor SueLynn noted, relative to the Barrier Island Elected Officials (BIEO), that it was a loose-knit group that discussed various issues affecting the Island, but that it, as far as she knew, served no official function. Randall Stover suggested saying instead “The City shall ... identify and discuss...”

Acting Chair Doug Copeland referred to *Policy 1.1.4* and asked what the ‘planning and decision making’ requirements called for in Chapter 163, Part II, F.S. would consist of. **Tony Arrant recommended using instead the language “The City shall continue to fulfill...”, and striking Policy 1.1.4. with the explanation that it is redundant, and there was consensus to do this.**

Discussion addressed the fact that there are no schools in Anna Maria. Mayor SueLynn noted that the City recently opted out of the school board process again.

Mayor SueLynn asked, relative to *Policy 1.1.2*, if references to the ‘SBNEP’ and the ‘TBEP’ should be eliminated. Tony Arrant noted that at some point, the Island cities must have agreed to the verbiage because this exact language exists also in the Comprehensive Plans of the other two Island cities.

Acting Chair Doug Copeland asked whether or not the BIEO was ‘a forum to identify and discuss’ issues. Mayor SueLynn said she could live with the language in *Policy 1.1.1*, but felt that *Policy 1.1.2* was superfluous.

Randall Stover agreed that a forum was needed for the Island municipalities to communicate, and discussion revealed that the BIEO, at minimum, served that function.

**MOTION: Jim Conoly moved to accept *Policy 1.1.1* and *Policy 1.1.2* as revised, seconded by Acting Chair Doug Copeland.**

**Vote: Three Ayes. One Nay. Motion carried.**

Randall Stover asked if the City did what was said in *Policy 1.1.6*. Mayor SueLynn responded that this was done, but not on a regular basis. She responded that the Tampa Bay Regional Planning Council (TBRPC) invited the City to its meetings, however, the distance to Tampa and between the locations of the meetings of the bodies mentioned made attendance by representatives of the City impractical.

Former P&Z Board member Tom Turner recalled attending Metropolitan Planning Organization (MPO) and TBRPC meetings when he served the City.

**Relative to *Policy 1.2.4*, there was consensus for using the wording “The City shall” and striking the words ‘through the public works department’.**

Regarding *Policy 1.3.2*, and disputes relative to disposal sites, Acting Chair Doug Copeland said he did not know if the City had ever resolved them through the Coastal Resources Interagency Management Committee’s dispute resolution process.

**There was consensus to accept the Intergovernmental Coordination Element with the changes agreed upon at this evening's meeting.**

Mayor SueLynn informed the Board, in response to a question from Randall Stover, that Commissioner Jane von Hahmann was the County Commissioner that represented the three Island cities.

**c. Coastal Conservation**

Tony Arrant noted that the updates to the Goals, Objectives and Policies were the only things to be reviewed in this Element, as the data and analysis had not changed. Acting Chair Doug Copeland read the Goals, Objectives, and Policies aloud.

Acting Chair Doug Copeland read Frank Pytel's question regarding *Policy 1.4.1*, and Tony Arrant responded that the word 'minimum' defined the number. **There was consensus to leave the Policy as written.**

Relative to *Policy 1.4.3*, Acting Chair Doug Copeland said that requirements about the shorelines and seawalls had been removed from the Infrastructure Element with a note to address them in this Element. Jim Conoly indicated that he thought it best to allow for flexibility, something that, he observed, the language in this Policy accomplished. **There was consensus to keep the language in the Policy as it now stands.**

**Regarding Policy 1.4.6, Acting Chair Doug Copeland** asked if this was the site plan review contained in the Land Development Code, or the site plan review by the Building Official. There was consensus to add the language "in the land development regulations"

Randall Stover asked to substitute the word 'require' for 'encourage' in *Policy 1.4.4*. **There was a tie vote, and the action was to leave the language as it stands.**

Discussion followed, with the participation of resident Robin Wall, regarding gopher tortoises and *Policy 1.5.3*. **There was consensus to include the map in the data and analysis, as per Robin Wall's request, and mention protection of the habitat. There was consensus to add the language "existing habitat shall be protected from future development and/or require a management plan that addresses mitigation and/or relocation"**

Discussion continued relative to *Policy 1.5.1*. A representative of the press noted that the incubation of turtle eggs is now illegal; and that the nesting season runs from May 1st through October 31<sup>st</sup>, through the summer months. The press representative suggested contacting the Florida Wildlife Commission (FWC) and the Turtle Watch organization for more information. **Acting Chair Doug Copeland suggested putting in a note for the Commission to consult with these organizations to formulate a revised policy, and there was consensus to do so.**

There was discussion relative to Randall Stover's question as to how the City was doing what was mandated to be done by **Objective 1.7.** Relative to **Policy 1.7.4,** there was consensus to add the words "where technically feasible".

Randall Stover requested that the word 'adequate' be stricken from **Policy 1.7.6.** Instead, there was consensus to add the word 'existing' in between the words 'providing' and 'adequate'.

Acting Chair Copeland recommended continuing the meeting to a date and time certain to review the remainder of this Element, as well as the Parks and Recreation & Open Space Element, and there was consensus to do so.

**d. Parks and Recreation & Open Space**

Not addressed.

**DATE FOR NEXT MEETING**

June 5th, 2006, at 7:00 p.m.

**PUBLIC COMMENT**

Offered throughout the meeting.

**PRESS COMMENT**

Offered during the meeting..

**ADJOURNMENT**

**MOTION: Jim Conoly moved to adjourn the meeting and Margaret Jenkins seconded the motion.**

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

Acting Chair Doug Copeland adjourned the meeting at 9:40 p.m.