

**CITY OF ANNA MARIA
CITY COMMISSION WORK SESSION
MEETING HELD AT ANNA MARIA COUNCIL CHAMBERS
10005 GULF DRIVE – ANNA MARIA, FL
THURSDAY, JUNE 9, 2011
6:00 P.M.**

CALL TO ORDER

Chair Webb called the Work Session to order at 6:00 p.m.

PRESENT: Mayor Michael Selby, Commissioner Dale Woodland, Chair Chuck Webb, Commissioner John Quam, and Commissioner Eugene Aubry.

Absent: Vice-Chair Jo Ann Mattick.

Staff Present: City Clerk Alice Baird, Finance Director/Deputy City Clerk Diane Percycocoe, City Attorney Jim Dye, Planner Alan Garrett, Public Works Director George McKay, and Minutes Clerk Stacey Johnston.

Press: Sun and Islander.

1. City Audit Presentation by Ed Leonard and Randy Dillingham.

Ed Leonard and Randy Dillingham of Christopher, Smith, Leonard, Bristow & Stanell, P.A. addressed the Commission to present the September 30, 2010 Audit report.

A detailed presentation relating to the September 30, 2010 Financial Statements followed by *Mr. Leonard*. *Mr. Leonard* reviewed the Government Side Financial Analysis, the Total Liabilities and Fund Balance, and the Net Change in Fund Balance. He noted that expenses had increased due to the capital projects and expenditures and to legal expenses incurred by the City for the previous year.

Mr. Dillingham reviewed the Cash and Investments, Long-term Debt, the Schedule of Revenues and Expenditures and Changes in the Fund Balances, the Report on Internal Control, and the Management Letter.

Discussion followed relating to the City's recent payoff of the loan and the need to replenish the reserves that are currently around 20%. *Mr. Leonard* estimated that after one year the reserves would increase to 30% and to 40% after two years.

2. First Reading – Ordinance 11-721 – Parking, Stopping, and Standing.

City Clerk Baird read the Ordinance title.

Commissioner Quam presented corrections to Section Three - Amendment to the areas of Parking for Elm Avenue. It was the consensus that the changes be made and Planner Garrett will verify and make the appropriate changes for the Final Ordinance.

3. Discussion Regarding the Future Uses at the Historic Green Village located at 503/507 Pine Avenue.

• **Thelma by the Sea at 501 Pine Avenue – Bed & Breakfast**

Lizzie Thrasher, co-owner of the Historic Green Village, addressed the Commission to discuss proposed uses for some of the buildings at the Historic Green Village. She noted that the Thelma by the Sea (formerly the Angler's Lodge) will be set in the ground and renovation will begin on the building once the permit has been obtained.

Ms. Thrasher informed that they had received requests that the Thelma by the Sea be made into a Bed & Breakfast that would comprise of converting the current five bedrooms into three bedroom suites and a reception area on the second floor and a commercial area on the first floor.

City Planner Garrett noted that a Bed & Breakfast was not a permitted use in the ROR District – only single-family residences or upper story residential unit above an office or retail.

Ms. Thrasher informed that the breakfast would be provided by the Village Café.

The Wikipedia definition of Bed & Breakfast was read by *Commissioner Quam*. It was noted that whenever professional staff was used rather than the management, the facility would no longer be referred to as a Bed & Breakfast and would fall under the category of a Hotel. He was concerned about the change and how it would affect the entire ROR District.

City Attorney Dye advised if the Commission did decide to amend the Code, they would have full authority to add definitions or controls in order to address any concerns.

Planner Garrett clarified that the definition of a single-family was when sleeping, eating, and bathing are provided. *Chair Webb* pointed out that only sleeping and bathing would be allowed on the second floor. He further noted that short-term rentals are currently being allowed in the ROR and Residential Districts. He suggested the Bed & Breakfast requests be provided through the Special Exceptions section of the Code.

City Attorney Dye agreed that the City's Code could be amended to allow for a Bed & Breakfast as a permitted use with either a Site Plan or Special Exception review first.

Requirements such as location requirements, acreage requirements, and number of rooms per unit were used as examples by *Planner Garrett*. *Planner Garrett* pointed out that the development was built under Chapter 90. One residential parking space per unit would be needed which would require one additional space – for a total of 5 residential parking spaces for the Village.

Commissioner Aubry informed he would not be able to vote due to a conflict but wanted to comment. He pointed out that the Angler's Lodge was a lodging type structure for many years. He felt now converting it to a Bed & Breakfast facility was the ideal use.

ACTION: After discussion, it was consensus that City Planner Garrett work with the Thrashers to determine the standards for criteria that would need to be met in order to apply for a Bed & Breakfast or the Special Exception for a Bed & Breakfast. The definition of a Bed & Breakfast will be explored and how it would affect the Comp Plan. It was agreed that the City Commission would review the issue at the next meeting and determine at that time whether or not to send it to the Planning & Zoning Board to their recommendation.

- **Alcohol Dispensation at Occasional Village Café Evening Events**

Ms. Thrasher noted that the Village Café is often used as a meeting type place primarily for the local residents. She asked about the ability for dispensing beer and wine at the Café. *Ms. Thrasher* confirmed that the restaurant is expected to be open full time.

Planner Garrett provided the Code requirements relating to the selling or dispensing of beer and wine. He explained that the exception is that a full restaurant is open and serving at all times that the beer and wine would be dispensed. The restaurant must serve a full course meal to include a salad or vegetable, an entrée, a beverage, and bread.

ACTION: It was agreed that City Planner Garrett will work with the Thrasher's to determine what is required in order to craft the operation of the Village Café to meet the Code requirements in order to allow beer and wine to be served.

- **Farmers Market on the Deck at the Village Café**

Lizzie Thrasher stated it had been suggested that a Farmer's Market showcasing the produce of the local farmers be held in either the parking lot at the Historic Green Village, or on the Village Café deck.

ACTION: It was agreed that the request to hold a Farmer's Market should be made via the Special Event's Permit application. Since the number of events per application is not prohibited by the Code, a listing of the dates can be added to one permit application for the Commission's consideration.

- **Green Village Concept**

Ms. Thrasher handed out Greening of Anna Maria examples and projects for the Commission's consideration. She expressed the importance of energy, land management, water conservation, recycling, and resident education.

Public Comment

Micheal Coleman, Pine Ave. informed that the City has a checklist for becoming a "Green City" and discussed how easy it would be to meet all the requirements. There are many benefits for becoming a "Green City" and he encouraged the City to pursue achieving the designation.

Rose Quinn-Bare, representing Waste Management, offered her services to the City as a worker or consultant by holding recycling fairs, providing products, and explaining how to save energy, etc.

ACTION: It was agreed that the EEEEC should be involved with the process. *Mayor Selby* agreed to contact the EEEEC.

4. Discussion Regarding the Manatee County Watershed Evaluation.

Public Works Director McKay explained that the Manatee County Watershed Evaluation was a cooperative effort of the three Island Cities. Mayor Selby reminded that the Commission had previously approved the \$7,500 cost. A SWFWMD grant match will be provided. It was noted that Bradenton Beach and Holmes Beach will also be participating.

Public Works Director McKay informed that Anna Maria will have the ability to input into the GPS system in approximately 1 to 2 years. Each City and the County will have the ability to access all data in the system.

Commissioner Woodland suggested the City begin organizing the data into one specific location that will be input into the system at the later date.

5. Discussion Regarding the Six Vacant Lots at Pine Avenue and N. Bay Blvd.

Mayor Selby gave a report as a result of the committee formed to discuss the TIF program opportunity. Though the TIF would be a great opportunity for the City it would not help in purchasing the six lots at Pine Ave and N. Bay Blvd. He stated he would, however, like to continue with the TIF discussions that could assist the City in the future.

Mayor Selby informed he spoke with the lender of the six lots the previous week and was presented with a proposal for the City to purchase the lots. The offer presented was for purchase of the six lots at a cost of \$3 million at three and three-quarters percent interest for ten years at interest only, no payments for the first two years. He noted the loan has been in default for over one year.

Chair Webb pointed out the City has the power of emanate domain and can take the property at the fair market value. He felt the fair market value should be determined and then that amount can be compared to what the bank is asking for the property.

Discussion followed as to the real estate opportunities that the City has missed in the passed and the opportunity for the City to purchase the six lots at this time. It was also noted that the citizens have supported the purchase of the lots.

Commissioner Woodland also agreed the lots should be purchased by the City – however, with the caveat that they only be used in a non-profit effort.

Chair Webb agreed that the property should be acquired but voiced concern about the size and its location. He said he would support the purchase of the lots limited to the extent that the City can come up with a plan for its use.

Public Comment

George McKay addressed the Commission as an Anna Maria resident. Mr. McKay pointed out that in the future the bridge at that location will need to be looked at as far as repairs or replacement. He stated that FDOT dollars can be obtained but to appropriately address the concerns at that location, the property to the north and south of the area would to be considered. The project could be accomplished in phases. Explanation followed.

Micheal Coleman, Pine Ave. agreed that fair market value was appropriate. He informed that his business had negotiated a price to purchase the six lots. However, their \$2.5 million cash offer was turned down. He did not feel the lender will agree to negotiate the property down from his \$3 million offer given to the City.

Mr. Coleman encouraged the City to pursue purchasing the property.

Margaret Jenkins, Chilson Ave. felt the City should purchase the lots. She suggested the City look into the possibility of obtaining a grant.

Continued Commission Discussion

Commissioner Woodland stated he was opposed to obtaining the property through emanate domain and wanted it to be a community project rather than a government project. Commissioner Woodland volunteered to work with the Mayor to come up with a plan to address the legal and financial issues for the lots.

ACTION; **It was agreed that Mayor Selby will pursue obtaining an appraisal on the six lots.**

Additional Business

Contract Services between Rusty Monroe, the Center for Municipal Solutions (CMS), Regarding Regulating Towers & Wireless Facilities.

Mayor Selby informed that the cost amount for CMS to look at the City's Telecommunications Ordinance for any recommended changes or amendments would be \$500 to \$1,000.

ACTION: It was the consensus that Mayor Selby asks CMS to provide a proposed contract to the City.

Public and Press Comment on Agenda Items Only – None.

Adjournment

The meeting was adjourned at 7:29 p.m. on motion made by Commissioner Woodland and seconded by Commissioner Quam. Motion carried – All Aye.

The next Regular Commission Meeting is scheduled for Thursday, June 23, 2011.

Alice Baird, CMC, City Clerk

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