

**CITY OF ANNA MARIA
SPECIAL COMMISSION MEETING
JUNE 9, 2005
6:00 P.M.**

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL: Commissioner Dale Woodland, Commissioner Carol Ann Magill, Commission Chair John Quam, Commissioner Duke Miller

Absent: Deputy Commission Chair Linda Cramer

Also present: Mark Barnebey (Kirk Pinkerton) for GSR Developments; Frank Foran (George F. Young) for GSR Developments; Anna Maria City Engineer Tom Wilcox (BDI), Building Official Kevin Donohue, Mayor SueLynn, City Attorney Jim Dye, Minutes Clerk Sylvie Reichmann

Press: Sun, Islander, Herald

1. VILLA ROSA FINAL SITE PLAN REVIEW

Mark Barnebey introduced himself as counsel for GSR Developments and said that most of the final documents had been sent to the City Attorney to review for compliance with the City Code. He referred to a drawing mounted on an easel. Mr. Barnebey noted that the entranceway had been designed according to the Commission's request, allowing for better access by emergency vehicles and for cars to turn around if they did not wish to enter the subdivision.

Mr. Barnebey said that a new concurrency letter for water and sewer, as stipulated by the Commission, was requested and had been received the day of this meeting. Relative to the stipulation for sprinklers, he said that these had been satisfied.

Mr. Barnebey said that documents for the homeowners association had also been drawn up and would be sent for the City Attorney's office for review.

In conclusion, Mark Barnebey indicated that the developers had met all the requirements of the code relative to the final site plan and the final plat.

Commission Comment

Commissioner Carol Ann Magill asked if the final concurrency letters and SWFWMD permits were in the Commissioners' packets. Frank Foran introduced himself and said that these documents had been submitted and were included in the packets.

Commission Chair John Quam invited City Engineer Tom Wilcox to take the floor. City Engineer Tom Wilcox confirmed that he had found everything stipulated to have been received in order. He noted that his list of comments of November 2003 had been satisfied and told the Commission that he saw no further items to comment on at this point.

Commission Chair John Quam invited City Attorney Jim Dye to take the floor. City Attorney Jim Dye said that on the face of the plat, the heading certificate of ownership and dedication language would need to be adjusted to indicate that the roads, easements, utilities, and rights-of-way are private unless specifically identified as public. He noted that the homeowner's association documents are clear relative to responsibility for upkeep and enforcement. City Attorney Jim Dye said that City and emergency agencies such as ambulance and fire are entitled to enter and serve the subdivision.

Commissioner Carol Ann Magill asked how the stipulation for open swales could be enforced, and the City Attorney responded that this is a regulation in the homeowners' association documents, and that it would also be enforced by SWFWMD as a condition of their permit.

Mayor SueLynn asked for clarification of reference to FDOT standards, and City Engineer Tom Wilcox responded that these are publicly available on the Internet and other publications. Mayor SueLynn noted that Lot 10 was 22 sq. ft. smaller than the 7,500 sq. ft. shown on the large scale plat.

Frank Foran said that he felt the dimensions shown on the large scale plat are the correct ones. Mr. Barnebey said that his clients would agree to a stipulation to change the plat to the correct dimensions.

MOTION: Commission Chair John Quam moved to approve:

- 1) The final development plan**
- 2) The final plat and**
- 3) The associated documents**

of the Villa Rosa Subdivision, as presented at this meeting, with the following stipulations:

- a) The certificate of dedication on the first page of the plat will be revised to indicate the rights-of-ways, roads, easements, and utilities are private unless specifically noted as public.**
- b) The lot sizes of Lots 5 through Lot 11 on the final development plat will be adjusted to match the lot sizes shown on the final development plan.**

Additionally, the City appreciates the donation of \$10,000 for a park and thanks the developers.

The motion was seconded by Commissioner Duke Miller.

Roll Call Vote: Four to Zero. Motion carried unanimously.

ADJOURNMENT

MOTION: Commissioner Duke Miller to adjourn the meeting, and Commissioner Carol Ann Magill seconded the motion.

The meeting adjourned at 6:33 p.m.

Respectfully submitted,

Alice Baird
City Clerk

June 23rd, 2005
Date