

4. Other Reports - Continued

A. Employee Service Award

Mayor Brown noted the Employee Service Award presentation to Lieutenant Pete Collandra, Fire Department, for 25 years of Service was pulled from consideration.

DISCUSSION ITEMS FOR CONSIDERATION OF THE TOWN COMMISSION

5. National Flood Insurance Program (NFIP) Update

The Town participates in the National Flood Insurance Program (NFIP) Community Rating System which is administered by the Insurances Services Office. Based on the Town's preparedness, mitigation and community awareness activities citizens who purchase NFIP flood insurance qualify for a 20% discount on their flood insurance rates. This item is placed on the November 12, 2012 Regular Workshop Consent Agenda to provide an update on the NFIP program. Recommended Action: None, informational only.

Following comments by Town Manager Dave Bullock, Public Works Project Manager James Linkogle presented an overview of the National Flood Insurance Program (NFIP). Discussions were held on the following topics/issues:

- correspondence included in the Staff report from Ms. Sandra Knight relating to zone districts
- standing water in low lying areas, especially during high tides
- program required to earn the 4500 score rating/updated CRS scoring manual anticipated in early 2013
- opportunities to reach the 25% scoring discount
- Repetitive Loss/Severe Repetitive Loss Funding Programs
- requirements to carry flood insurance if loan is federally funded
- identification of discount on flood insurance premiums.

Town Manager Bullock commended Mr. Linkogle on his and the Public Works' departmental efforts.

6. Property Maintenance Codes - Proposed Ordinance 2012-26, Creating Chapter 104, Property Maintenance Code, Amending Chapter 96, Health and Sanitation Code, and Amending Chapter 150, Buildings

At the September 22, 2011 Regular Workshop and October 6, 2012 Special Workshop Meetings the Town Commission discussed issues relating to property maintenance and enforcement of existing Town Codes. Staff was directed to conduct meetings seeking community input, review property maintenance issues throughout the island, and develop a recommendation for Commission consideration. Recommended Action: Pending discussion, provide direction to Manager.

Following comments by Town Manager Dave Bullock, Planning, Zoning, and Building (PZB) Department Planner Steve Schield presented an overview the International Property Maintenance Code (IPMC) and proposed Ordinance 2012-26 which would establish Chapter 104 and amend Chapters 96 and 150 of the Town Code.

6. Property Maintenance Codes - Proposed Ordinance 2012-26 - Continued

Discussions were held with Mr. Schield, PZB Department Code Enforcement Officer Amanda Nemoytin, and Town Attorney David Persson on the following topics/issues:

- number of the public who attended the Public Outreach meeting in January 2012
- Town's "Welcome" signs
- exterior storage concerns
- adopt the International Property Maintenance Code or develop a Code for Longboat Key
- allowing a registered boat in setback or yard versus driveway
- determination of an "approved" parking area/process to identify an approved parking area/requirement for a Zoning Exemption to designate an approved parking area
- number of boats allowed on a property
- number of complaints/violations identified per year
- number of communities similar to Longboat Key that have adopted or incorporated the IPMC and enforcement issues
- consideration of aging structures on Longboat Key
- lack of enforcement for dumpsters at restaurants/other facilities
- Core Value included in the Vision/Mission/Core Value Statement relating to well-designed and well-maintained neighborhoods, communities, and commercial areas to protect way of life and property values
- integration of codes and land uses for long-term planning
- utilization of by-laws for developments versus the Zoning Code
- current allowances provided for storage trailers/boat trailers on property
- inclusion of time provisions to allow current uses to be sunset
- lack of enforcement staffing for current Code and needs (staffing) for a higher level of enforcement
- consideration of long-term planning efforts/integrated Codes
- vacant residential properties versus vacant commercial properties
- process to be utilized to inform the community
- on-going review and modifications to existing Codes
- phasing options to incorporate portions of the IPMC
- community acceptance
- options to levy additional fees on abandoned property
- current Code Enforcement process and lien structure
- impact of foreclosure processes on property conditions.

There was consensus to direct Staff to develop a Property Maintenance Code in accordance with issues discussed this date for inclusion in the Town's Code of Ordinances and to schedule the matter on a future agenda for further consideration.

RECESS: 2:40 p.m. - 2:50 p.m.

7. Proposed Ordinance 2012-23, Amending Chapter 30, Meetings

At the November 5, 2012 Regular Meeting the Town Commission adopted the 2013 Town Commission Meeting Schedule. Staff was directed to prepare Ordinance 2012-23, amending Chapter 30 to provide for the change to scheduled workshop meetings.