

**MINUTES
LONGBOAT KEY TOWN COMMISSION
REGULAR MEETING
March 15, 2012 - 2:00 P.M.**

Present: Mayor Jim Brown, Vice Mayor David Brenner, Commrs. Jack Duncan, Lynn Larson, Hal Lenobel, Phillip Younger, Pat Zunz

Also: Town Manager Dave Bullock, Town Attorney David Persson,
Present: Town Clerk Trish Granger

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Brown called the meeting to order at 2:00 p.m. and Vice Mayor Brenner led the Pledge of Allegiance.

Commr. Duncan welcomed Commr. Younger back.

COMMITTEE REPORTS AND COMMUNICATIONS

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1. Manatee County Special Liaison Report - No items were presented.

3. Other Reports

A. Organizations

Commr. Zunz noted two presentations relating to a proposed North end project being conducted and reviewed the issues discussed.

Mayor Brown noted the actions were not organized by the Town and was being done by a independent organization.

2. Sarasota County Special Liaison Report

A. Organizations

Commr. Duncan noted two presentations at the ManaSota League of Cities meeting relating to ethics and labor negotiations.

B. Government Agencies

Commr. Duncan noted participation with a local family relating to an accident resulting in a death and the family's attempt to have alcohol banned at Sarasota County beaches.

3. Other Reports - Continued

B. Organizations

Vice Mayor Brenner noted attendance at the Manatee Economic Development Corporation meeting and reviewed the issues discussed.

4. Proclamation – Water Conservation Month – April 2012

Mayor Brown presented the Water Conservation Month, April 2012, to Public Works Director Juan Florensa.

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Mr. Florensa thanked the residents and businesses for compliance with water conservation efforts.

PUBLIC TO BE HEARD

5. Opportunity for Public to Address Town Commission

A. Planning, Zoning, and Building

Mr. Morris Kertzer, Juan Anasco Drive, commented on the deletion of hedge height restrictions throughout Longboat Key and the associated issues between neighbors.

Commr. Zunz noted that bamboo is not considered a hedge and trimming could result in the death of the bamboo.

Commr. Duncan inquired and Planning, Zoning, and Building Department Planner Steve Schield advised that there is not a large volume of complaints received relating to the height of hedges. Discussion ensued with Mr. Schield on the following topics/issues:

- historical review on the consideration of hedge heights
- the actions taken to remove the restriction of heights on side yards
- maintaining the restrictions on waterfront yards
- previous lack of enforcement on the hedge heights.

There was consensus to schedule the issue on a future agenda for discussion.

DISCUSSION ITEMS

6. Discussion Regarding Proposed Community Center

The Town Commission authorized staff to select an architectural firm to further develop a new conceptual plan for a proposed community center located at Bayfront Park. Wannemacher Jensen Architects, Inc. was selected for this work. The architects will present their findings and recommendations for a new community center to the Town Commission at this meeting. Recommended Action: Pending discussion, provide direction to Manager.

Mayor Brown presented an overview on the previous consideration of a new facility at the Bayfront Park Recreation Center site.

Ms. Lisa Wannemacher and Mr. Jason Jenson with Wannemacher Jensen Architects, Inc., gave a PowerPoint presentation on a proposed Community Center. Discussions were held with Ms. Wannemacher, Mr. Jenson, Public Works Director Juan Florensa, and Town Manager Dave Bullock on the following topics/issues:

- estimated costs included furnishing
- estimated length of construction (18 months to two years)
- options to utilize the facility as a command station following a hurricane
- final design to be determined
- funding options
- existing conditions and necessary ADA requirements if remodeling is done on current building

6. Discussion Regarding Proposed Community Center - Continued

- existing economic conditions
- funding sources and restrictions on utilizing the Land Acquisition Fund
- Infrastructure Surtax (IST) funding for Streets and Drainage/options to reallocate funding/additional IST funding allocations
- grant opportunities/assistance with funding from Sarasota County for improvements
- private contributions
- condition of existing Recreation Center/ADA (Americans With Disabilities Act) issues
- consideration of programs to be offered/businesses to be housed
- lack of summer program for children because of existing conditions of the facility
- consideration to start improvements on the grounds prior to approval of a new facility
- tier pricing to provide a reduced fee for Town residents
- opportunity to take advantage of lower building costs and lower interest rates on loans in the current market
- annual cost for operating and maintenance of a new facility
- options to develop accurate cost accounting for the proposed facility.

There was majority consensus to authorize the Town Manager to work with Wannemacher Jensen Architects to develop a more viable cost estimate for the project and phasing options.

Discussion ensued on the timeframe for surveying residents to determine the level of support for a Community Center.

Mr. Larry Grossman, St. Judes Drive, commented on and supported the concept of a new Community Center.

Subsequent to discussion on the process for improvements, funding sources, and the determination of the community's position, there was majority consensus for the Town Manager to develop a process for surveying the community on the interest for a new Community Center.

RECESS: 3:50 p.m. - 4:02 p.m.
(Note: Commr. Younger left the meeting at 3:50 p.m.)

7. Discussion Regarding Update to Future Land Use Map

At the March 5, 2012 Regular Meeting Commissioners heard a citizen request to consider updating the Town's future land use map to properly designate town-owned property as open space. Staff is researching the issue and will present their findings and recommendations on how to proceed with updates to the future land use map. Recommended Action: Pending discussion, provide direction to Manager.

Town Manager Dave Bullock noted Staff's review and Planning, Zoning, and Building Department Planner Steve Schield reviewed the zoning on Town owned property and noted the previous land use changes on the properties. Discussions were held with Mr. Schield and Town Attorney David Persson on the following topics/issues:

7. Discussion Regarding Update to Future Land Use Map - Continued

- difference between the Future Land Use designation, zoning designation, and the Comprehensive Plan designation on properties
- current land use versus land use designation
- government use open space versus designation of open space on privately owned property
- the request to change the designation to open space to reflect current use
- restrictions placed on the property when deeded to the Town
- most advantageous zoning for the Town
- development limitations due to the existing wetlands on the property.

Town Attorney Persson advised that a Settlement Stipulation in 1988 indicates that the property was subject to a density swap and designated for park and open space purposes.

Mr. Bob Craft, Binnacle Point Drive, supported changing the zoning on the property located at 5810 Gulf of Mexico Drive.

Mr. Larry Grossman, St. Judes Drive North, supported zoning amendments to reflect the correct land use designations.

There was consensus to forward the issues for consideration by the P&Z Board.

8. Discussion Regarding Continuation of Video Production Services

As part of the FY 2011-12 Budget, funds were provided for Studio 26 to provide videotape production and live-stream video of Longboat Key Town Commission meetings for a 6-month period. In an effort to offset the cost of these services Town staff and Studio 26 were asked to develop a program to offer advertising opportunities to Longboat Key businesses. The Commission will consider continuation of Studio 26 services at the March 15, 2012 Regular Workshop Meeting. Recommended Action: Pending discussion, provide direction to Manager.

Town Manager Dave Bullock noted current funds budgeted for the video recording and live streaming of Town Commission meetings and advised that the funding for the services would continue through May 2012, and advised that Town Clerk Trish Granger is seeking sponsorship from local businesses to continue the services past May 2012.

Town Clerk Granger advised that an advertising contract had been developed for review and was approved by the Town Attorney's office for utilization and outlined the presentations to be made to Longboat Key, Lido Key, and St. Armands Key (LLSA) Chamber of Commerce to determine the interest.

Vice Mayor Brenner noted his initiation of the opportunity, the issues addressed relating to the content of the advertisements to be accepted, and the opportunity to partner with the business community. Discussions were held on the following topics/issues:

8. Discussion Regarding Continuation of Video Production Services - Continued

- Town's ability to film segments at no charge highlighting local amenities (Durante Park, Public Tennis Center, beaches, etc.)
- concern over advertising liability that the Town may encounter
- legal review of the contract terms/restrictions on advertising content
- option/opportunity for private individual to "sponsor" a spot on their enjoyment of living on Longboat Key
- political advertising
- application of sovereign immunity.

Mayor Brown inquired and Town Manager Bullock advised that the intent of the program is to supplement or fully fund the cost of the video services provided depending on the level of participation by the local businesses and noted that Staff would report back on the progress made prior to the end of May 2012.

Mayor Brown inquired and Town Clerk Granger advised that she would obtain the current viewing figures from Studio 26 and provide the information to the Commission.

There was consensus to proceed as outlined by the Town Manager.

TOWN COMMISSION COMMENTS

A. Public Works

Commr. Zunz inquired as to placing a discussion item on a future agenda relating to pedestrian crosswalks on Gulf of Mexico Drive. Town Manager Dave Bullock noted that Staff has contacted the Florida Department of Transportation (FDOT) regarding pedestrian issues and advised that staff is attempting to schedule FDOT Representatives at a future workshop meeting.

B. Planning, Zoning, and Building

Commr. Larson commented on the issues existing at the Colony Beach and Tennis Resort and requested that the Town Manager and Town Attorney report back on issues that need to be addressed by the Town relating to the conditions on the property.

C. Organizations

Vice Mayor Brenner requested that the Manatee County Tourist Development Council be included on the list of Commission appointments to outside Boards and Committees.

D. Organizations

Vice Mayor Brenner noted attendance at the presentation relating to the proposed North end project by a private organization.

TOWN ATTORNEY COMMENTS

A. Litigation

Town Attorney David Persson noted distribution on the reply filed on behalf of the Town in the Islandside Property Owners Coalition (IPOC) Writ of Certiorari.

TOWN MANAGER COMMENTS

A. Town Commission

Town Manager Dave Bullock noted previous Commission discussion relating to the establishment of a Charter Review Committee (CRC) and requested direction on the Commission's intent to establish a CRC.

Subsequent to individual comments, there was consensus to schedule the issue for discussion in the Fall.

B. Planning, Zoning, and Building

Town Manager Dave Bullock noted the retirement of Mr. John Fernandez, current Town Building Official, and advised that he was exploring options to utilize Manatee County Staff until a full-time replacement was hired.

C. Planning, Zoning, and Building

Town Manager Dave Bullock noted that he had granted a request for an extension of work hours from 7:00 a.m. until 6:00 p.m. for a 30-day period for the Publix redevelopment. Town Manager Bullock advised that additional extensions can be requested for subsequent construction periods. (See item later this meeting.)

D. Public Works

Town Manager Dave Bullock noted a presentation by the telecommunications consultant on Friday, March 16, 2012, at Christ Church from 3:00 p.m. to 7:00 p.m., and reviewed the presentation schedule.

E. Planning, Zoning, and Building

Town Manager Dave Bullock noted distribution of framing questions for the Comprehensive Plan Update process and requested Commission direction on the process to proceed. (See item later this meeting.)

C. Planning, Zoning, and Building - Continued

Vice Mayor Brenner inquired and Town Manager Bullock commented on the time change and the Publix request for extended hours.

Commr. Zunz noted concern with the length of hours to be worked and Town Manager Bullock and Town Attorney David Persson advised of an appeal process to the Town Commission on the extended work days.

E. Planning, Zoning, and Building - Continued

There was consensus to proceed to the Planning and Zoning Board on the framing questions to be utilized.

F. Elections

Town Manager Dave Bullock provided the early voting participation totals as of March 14, 2012.

TOWN MANAGER COMMENTS - Continued

G. Planning, Zoning, and Building

Upon inquiry, Town Manager Dave Bullock provided information relating to the interviewing process for the Planning, Zoning, and Building Director's position.

PRESS TO BE HEARD - No items were presented.

PUBLIC TO BE HEARD - Continued

5. Opportunity for Public to Address Town Commission

C. Organizations

Mr. George Spoll noted that a presentation on the North end of Longboat Key would be made at the next Federation of Condominiums meeting on March 17, 2012, and invited the Commissioners to attend.

ADJOURNMENT

Mayor Brown adjourned the March 15, 2012, Regular Workshop at 4:48 p.m.

Trish Granger

Trish Granger, Town Clerk

James L. Brown

James L. Brown, Mayor

Minutes Approved: 05-07-2012