

**MINUTES
LONGBOAT KEY TOWN COMMISSION
REGULAR WORKSHOP MEETING
JANUARY 21, 2014 - 1:00 P.M.**

Present: Mayor Jim Brown, Vice Mayor David Brenner, Commrs. Jack Duncan, Terry Gans, Lynn Larson, Phill Younger, Pat Zunz

Also Present: Town Manager Dave Bullock, Town Attorney Maggie Mooney-Portale, Town Clerk Trish Granger

CALL TO ORDER

Mayor Brown called the Regular Meeting to order at 1:00 p.m. in the Town Commission Chamber, 501 Bay Isles Road, Longboat Key, Florida, and Vice Mayor Brenner led the Pledge of Allegiance.

PUBLIC TO BE HEARD

1. Opportunity for Public to Address Town Commission

A. Organizations

Ms. Madelyn Spoll, Harbourside Drive, thanked the Commissioners who attended the Garden Club's Arbor Day event at the Bicentennial Park and the Public Works Department for their assistance with the event, noted the donation of a tree by the Garden Club to the Town to be planted on Gulf of Mexico Drive, and invited the Commissioners to participate in the Garden Club's Taste of the Key Fashion Show.

B. Regional Study

Mr. Gene Jaleski, Cedar Street, commented on and suggested the Town participate in regional studies of beach issues. Mayor Brown noted recent attempts to collaborate with local governmental entities and advised that Staff is aware of regional projects that the Town could participate in.

COMMITTEE REPORTS AND COMMUNICATIONS

2. Manatee County Special Liaison Report

A. School Board

Commr. Zunz noted attendance at the Manatee County School Board meeting and reviewed the issues discussed.

Commr. Larson commented on the fine assessed by the State and suggested that the Commission forward correspondence to the State regarding the fine levied. Vice Mayor Brenner commented on Commr. Zunz's attendance and the taxes paid by Longboat Key homeowners.

B. Organizations

Vice Mayor Brenner noted that Commr. Zunz, Town Manager Bullock, and he attended the Manatee County Council of Governments meeting on January 7, 2014, and reviewed the issues discussed.

COMMITTEE REPORTS AND COMMUNICATIONS- Continued

2. Manatee County Special Liaison Report - Continued

C. Organizations

Vice Mayor Brenner noted that Commr. Zunz and he attended the Manatee County Economic Development Corporation ribbon cutting for Air Products, located near Port Manatee, in Manatee County.

3. Sarasota County Special Liaison Report

A. Boards/Committees

Vice Mayor Brenner noted a meeting of the Finance Committee and reviewed the issues discussed. Commr. Larson commented on the inability to issue Pension Bonds as Tax Free Bonds.

4. Other Reports

A. ULI Implementation Advisory Committee Report - See item later this meeting.

B. Organizations

Commr. Duncan requested that a ManaSota League of Cities report be included as a standing Agenda item and reviewed the issues relating to legislative priorities and advocating efforts on various legislative issues.

CONSENT ITEMS

5. Endorsement of Gulf of Mexico Drive Sidewalk – Broadway Street to Longboat Pass Bridge

Staff will seek Town Commission endorsement to submit a Transportation Alternative Grant application to the Metropolitan Planning Organization (MPO) to construct a 1,500-foot sidewalk on the east side of Gulf of Mexico Drive from Broadway Street to Longboat Pass Bridge. Recommended Action: Pending approval of the Consent Agenda, this item will be provided to the MPO with a certified copy of the January 21, 2014 Workshop Meeting Minutes.

Commr. Younger commented on the map included in the Staff report and suggested that the sidewalk be extended to the bridge. Following comments, Town Manager Dave Bullock confirmed that the extension could be included in the request.

Following comments by Commr. Larson, Town Manager Bullock advised that Staff could also include the portion of the West side of the road from Broadway Street to Firehouse Road in the request.

Commr. Younger requested to pull Item 5 for discussion, without objection.

Commr. Younger commented on the request for the continuance of the sidewalk on the West side of the road and the additional costs that may be incurred and suggested that the project be limited in order to receive approval on the request.

CONSENT ITEMS - Continued

5. Endorsement of Gulf of Mexico Drive Sidewalk – Broadway Street to Longboat Pass Bridge - Continued

Upon inquiry, Commr. Younger noted that he could discuss the issues with the MPO Staff and Town Manager Bullock advised they could submit the documentation as two projects.

There was consensus to approve the endorsement to submit a Transportation Alternative Grant application to the Metropolitan Planning Organization (MPO).

DISCUSSION ITEMS

6. Update on the Town's Beach Program

The Town Manager, along with Kevin Bodge and Albert Browder of Olsen Associates, Inc., will update the Town Commission on the Town's beach program. A PowerPoint presentation will be used to illustrate the coastal engineers' findings and recommendations for Commission consideration. Recommended Action: Pending discussion, provide direction to Manager.

Town Manager Dave Bullock commented on the efforts relating to the Town's Beach Program and advised that Olsen Associates, Inc., would provide an update on the state of the beach.

Dr. Al Browder, Senior Engineer with Olsen Associates, Inc., gave a PowerPoint presentation entitled "Beach Project Update." Discussions were held with Dr. Browder and Dr. Kevin Bodge, Senior Engineer with Olsen Associates, Inc., and Town Manager Dave Bullock on the following topics/issues:

- Slide R-44 to R-29, "Post Debby" depiction
- date depicted on slide entitled "Current Shoreline Position"
- slide entitled "Future Shoreline Position (assuming current trends continue)"
- estimated sand yardage/volumetric requirements for the North end of Longboat Key
- locations of the F-2 and B-3 sites
- projected time frame to permit sand removal from New Pass
- utilization of sand that has excreted to other areas along the shoreline
- slide entitled "Preliminary Opinion of Project Cost" (page 32)
- Scenario C options - estimated number of trucks per hour
- basis relating to structures to be built on North end
- slide entitled "Potential Funding Sources" (page 33) relating to FEMA (Federal Emergency Management Agency) reimbursement
- placement of additional structures in lieu of continuance sand placement
- knowledge and investment requirements to engage in dredging business
- use of seawall versus utilization of a groin
- previous depictions on the use of groins
- impact resulting from the use of a series of groins along the beach line
- impediments to removing the seawall at 6633 Gulf of Mexico Drive (GMD)
- recent approvals for the rebuilding of the seawall at 6633 GMD/eminent domain process.

RECESS: 2:42 p.m. - 2:52 p.m.

6. Update on the Town's Beach Program - Continued

Discussions continued on the following topics/issues with Dr. Browder, Dr. Bodge, and Town Manager Bullock on the following topics/issues:

- utilization of sand by-pass systems
- review of groins in Breezy Point, New York
- permitting amendments for the North end of Longboat Key/consideration to possibly relocate the remaining two structures
- targeting areas requiring nourishment versus nourishment of entire beach area
- locating suitable sand sources
- identification of new technology/structures that may be viable sources/methods
- approach being utilized in the confirmation of the Town's Comprehensive Beach Management Plan
- investigation of existing and future sand sources/possible depletion of existing sand supply/volume change analysis
- determination of a "dry" beach line.

Mr. Bob Appel, Gulf of Mexico Drive, commented on erosion issues on the North end of Longboat Key.

Town Manager Bullock commented on the funding requirements for the North end structures, the available funding for beach projects, and FEMA reimbursement options.

Upon inquiry, Mr. Appel noted his preference to begin and complete the project approved.

Following comments by Commr. Duncan, Town Manager Bullock commented on the process for the permitting and construction of two permeable groins and/or the process to apply for a permit for a terminal groin on the North end of Longboat Key, and the original permit approval conditions.

Mr. Herman Kruesle, Gulf of Mexico Drive, commented on erosion issues on the North end of Longboat Key.

Town Manager Bullock noted the assignment given to Olsen and Associates, Inc., was directed to presume that the North end project would be proceeding.

Mr. Gene Jaleski, Cedar Street, commented on erosion issues on the North end of Longboat Key.

Ms. Barbara Wood, Gulf of Mexico Drive, commented on erosion issues on the North end of Longboat Key.

Town Manager Bullock commented on the Manatee County permitting process for the Longboat Pass navigational channel and the historical dredging process.

Ms. Wood continued her comments on issues relating to beach nourishment options.

6. Update on the Town's Beach Program - Continued

Town Manager Bullock commented on the existing Beach Districts, project funding, and the funding formula for providing beach access areas. Discussions were held on the agreement relating to the Port Dolphin pipeline.

Ms. Karyn Erickson, representing Longbeach Condominium, commented on erosion issues on the North end of Longboat Key.

Mr. Richard Wood, Gulf of Mexico Drive, commented on erosion issues on the North end of Longboat Key.

Discussions were held with Town Manager Bullock on the following topics/issues:

- the issuance of the permits for the North end structure project from the Florida Department of Environmental Protection and the Federal permit
- the estimated time frame for mobilization to begin the project after the issuance of the permits
- identification of "Beer Can" (Greer) Island as a Manatee County park
- Federal permitting process
- originally filed challenges to the permit (McClash, Jaleski, Longbeach Condominium).

Ms. Becky Jones, Gulf of Mexico Drive, commented on the conditions existing at the Longbeach Condominiums. Discussions were held on the permitting process during Ms. Jones' comments.

Ms. Erickson, representing Longbeach Condominium, commented on existing conditions on the property.

Mayor Brown closed the public comment portion.

Following comments on at-risk properties on the North end of Longboat Key, Town Manager Bullock commented on the Olsen Associates report and future steps that will be taken addressing recommendations outlined within the report.

Commr. Zunz requested that the location of the permeable groins be verified. Discussion ensued on the intent of the permeable groins to protect the Longbeach Condominiums, 360 North, and North Shore Road, the emergency construction of the seawall to protect the erosion impacting North Shore Road, the existing policy to utilize beaches to protect upland properties, and the property owner versus public duty to protect private property.

There was consensus to authorize the Town Manager to develop a contract for an update to the Town's Beach Management Plan.

4. Other Reports - ULI Implementation Advisory Committee Report

7. Urban Land Institute (ULI) Implementation - Staff Report

Town staff will discuss their efforts toward implementation of the focus area initiatives based on the ULI study recommendations. The presentation will include a progress update of the proposed Bayfront Park improvements, Gulf of Mexico Drive corridor enhancements, the Town Center concept and other initiatives. Recommended Action: Pending discussion, provide direction to Manager.

4. Other Reports - ULI Implementation Advisory Committee Report - Continued

7. Urban Land Institute (ULI) Implementation - Staff Report - Continued

Following comments by Town Manager Dave Bullock, Planning, Zoning, and Building (PZB) Department Director Alaina Ray provided an update on the recommendations of the ULI Implementation Advisory Committee and noted the upcoming meeting schedule of the Committee.

Following comments by Town Manager Bullock, Public Works Director Juan Florensa provided an overview of the Gulf of Mexico Drive Pedestrian Crossings. Discussions were held on the following topics/issues:

- lack of a proposed crosswalk at Broadway and Gulf of Mexico Drive
- deeded beach access for Country Club Shores property owners and lack of a proposed crosswalk in the area
- timeline for pedestrian study during anticipated height of tourist season (March 2013)
- criteria needed to warrant a crosswalk installation
- reconsideration of recommendations by the Florida Department of Transportation (FDOT)
- ability for Town to perform a warrant (engineering) analysis to determine necessity for areas that are requesting crosswalks
- requirements for traffic to stop when pedestrian is present at crosswalks
- **request for Staff to provide the previous report submitted by FDOT, without objection**
- option to request a reduced speed limit on Gulf of Mexico Drive
- submission of two sidewalk grant applications to the Metropolitan Planning Organization (MPO)
- previous review of costs for sidewalk construction for public versus private contracts
- FDOT control of sidewalks (right-of-ways) and compliance requirements on State roadways
- lack of State funding for landscaping improvements on Gulf of Mexico Drive (GMD)

RECESS: 5:07 p.m. - 5:15 p.m.

Town Manager Dave Bullock commented on the concept of the Town Center and reviewed discussions to date and previous considerations of a Town Center Concept during the initial Arvida Development Plan.

PZB Director Ray provided an overview of steps required to amend the Land Development Code revisions to provide for a suggested Town Center and Town Manager Bullock noted options for review by Urban Land Planners. Upon inquiry, Town Manager Bullock noted the numerous activities that have to be coordinated.

Discussion ensued on the level of authority to grant to the Town Manager to continue to explore the Town Center Concept.

Town Manager Bullock provided an overview of steps taken relating to Bayfront Park improvements, noting that the Sarasota County Commission adopted a Resolution relating to development of neighborhood park land, and advised that he would be discussing options with Sarasota County administrators. Discussion ensued on previous plans developed for the Bayfront Park property.

4. Other Reports - ULI Implementation Advisory Committee Report - Continued

7. Urban Land Institute (ULI) Implementation - Staff Report - Continued

Following comments by Town Manager Bullock, PZB Director Ray provided an overview of items being addressed in the Comprehensive Plan and Land Development Codes and the time frame for consideration. Discussions were held with Town Manager Bullock on the following topics/issues:

- options to fast-track the processes
- anticipated costs for consultants if fast-track is approved
- options to utilize the University of Florida planning group
- anticipated additional funding requirements for the Planning Department
- amendments required resulting from the Islandside litigation case.

Assistant Town Manager Anne Ross provided an overview of the efforts relating to the Digital Communications recommendations suggested by the ULI Review Group.

Town Manager Bullock commented on the integration of the ULI Implementation Advisory Committee and the Town Commission utilizing the recommendations of the ULI Focus Group.

Discussions were held on the role of the ULI Implementation Advisory Committee and coordination with Staff and Commission direction.

Town Manager Bullock provided an overview of planning and building issues currently not addressed. Individual comments followed on the Town Center Concept Plan and public vetting opportunities.

Upon inquiry, PZB Director Ray advised that the final ULI report is anticipated to be delivered within 2 weeks.

Individual comments followed on the Gulf of Mexico Drive lighting issues and consideration by the Metropolitan Planning Organization.

PUBLIC TO BE HEARD

8. Opportunity for Public to Address Town Commission - No items were presented.

TOWN COMMISSION COMMENTS

A. Town Commission

Mayor Brown thanked Vice Mayor Brenner for presiding over the January 6, 2014, Regular Meeting due to his absence.

TOWN ATTORNEY COMMENTS - No items were presented.

TOWN MANAGER COMMENTS

A. Budgets

Town Manager Dave Bullock advised that the 5-Year Budget Feature demonstration would be provided at a future meeting and distributed the Revenue Report provided to the Investment Advisory/Finance Committee.

PRESS TO BE HEARD - No items were presented.

ADJOURNMENT

Mayor Brown adjourned the January 21, 2014, Regular Meeting at 6:00 p.m.

Minutes Approved: 03-03-2014