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**TOWN OF LONGBOAT KEY
SPECIAL WORKSHOP AGENDA**

FEBRUARY 27, 1989

9:00 A.M. TO 12:00 NOON

LUNCH BREAK

1:00 P.M. TO 5:00 P.M.

I. Items for the Consideration of the Town Commission:

Review of Department of Community Affairs Objections, Recommendations and Comments for Longboat Key; review of Consultants' preliminary recommended responses and review of Planning and Zoning Board's recommended changes to the responses and recommended amendments to the Transmittal Draft of the Comprehensive Plan.

- a. Public Participation
- b. Objectives and Policies
- c. Future Land Use Element
- d. Traffic Circulation Element
- e. Housing Element
- f. Infrastructure Element
 - 1. Sanitary Sewer Sub-element
 - 2. Solid Waste Sub-element
 - 3. Drainage Sub-element
 - 4. Potable Water Sub-element
 - 5. Natural Groundwater Aquifer Recharge Sub-element
- g. Recreation and Open Space Element
- h. Intergovernmental Coordination Element
- i. Conservation and Coastal Management Element
- j. Capital Improvements Element
- k. State Comprehensive Plan Consistency
- l. Regional Policy Plan Consistency

II. Town Commission Comments

III. Town Manager Comments

IV. Public to be Heard

V. Press to be Heard

VI. Adjournment

*minutes indexed
1-21-91*

89.05

MINUTES OF THE SPECIAL COMPREHENSIVE PLAN WORKSHOP OF THE LONGBOAT KEY TOWN COMMISSION, FEBRUARY 27, 1989, 9:00 A.M.

Present: Mayor Pollock, Vice-Mayor Brown, Commissioners Fernald, Stewart, Loiselle, Gally, Wurzburg

Also Present: Town Manager Cox, Planning Director Brady, Town Clerk Arends, Deputy Clerk Hall

I. Items for the Consideration of the Town Commission:>

This workshop was to provide a review of the following materials distributed to Commission members: 1) Department of Community Affairs Objections, Recommendations and Comments on the Comprehensive Plan for Longboat Key; 2) Responses to the DCA Report prepared by Reynolds, Smith and Hills, Consultants to the Town for the Comprehensive Plan.

Planning Director Brady said this meeting was a followup to the P & Z Board meeting at which the DCA report and Consultants' recommendations were reviewed. He said there were recommendations to revise parts of the Plan itself, and a 2-page sheet to amend the responses of the Consultants. He suggested a Commission consensus be reached for summary changes to be brought to the public hearing for formal vote on 3-7-89.

a. Public Participation; b. Objectives and Policies

Consultant John Bowers stated agenda items were based in the order listed in the DCA report. On Page 1, references to Florida Statutes under Chapter 163 did not reflect the 1985 and 1986 comments. He said 163.187 provided for the amendment procedure for Plans. He said while this was consistent with the Town's amendment in the past, this included updated language.

Commissioner Wurzburg asked if amendments to the Plan were reviewed by the State as well. Mr. Bowers said the Plan could be amended twice a year for updates or other items, which must be submitted for review by the State.

c. Future Land Use Element

Consultant Bob Clifford referred to the Consultants' report and reviewed each area of agreement or disagreement with DCA comments as listed in that material.

In reference to the Drainage Subelement Commissioner Fernald asked if the Town was doing anything about retrofitting streets as they were being redone. Mr. Cox said it depended on the design of the street, but if there was no Miami-type drain, swales were built. For A. 2 (Page 12) the following was added to read: "The Town of Longboat Key retrofits drainage facilities during reconstruction."

Commissioner Fernald said another change to the Future Land Use Map was that Frank Conrad, owner of property on the north end near the Carteret Bank designated as Office/Institutional, wished it changed back to Commercial/General. Commissioner Stewart said he

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had left a memo for the Commission before he left Town stating if that vacant lot were used as commercial more traffic would be generated, since it was next to a shopping center. Mr. Brady said this should be discussed at the public hearing. Vice-Mayor Brown asked if there was much public input or objections to the land use at the P & Z meetings. Mr. Clifford said there was considerable discussion concerning Jewfish Key. Mr. Brady said the P & Z Board had not recommended any changes. He said at the 6-15-88 public hearing part of the Buttonwood property owned by Herb Field was changed to OI.

Commissioner Fernald said she was concerned about adoption of the ordinance at the meeting scheduled for 5 P.M. this date, as zoning issues should be cleared up before voting took place. Mr. Brady explained 2 readings of the ordinance were required, and the Commission was not committed to anything by voting at the first reading. The second reading and final adoption would be on 3-7-89.

Commissioner Fernald said the OI zoning at Buttonwood and GMD would impact the residential area. Commissioner Wurzburg said he favored OI designation for both the Conrad and Field properties.

Mr. Brady said the 3-7 meeting was the time to address changes.

d. Traffic Circulation Element

Consultant Bob Agruso, traffic engineer, stated DCA was concerned that methodology used did not incorporate the relation between population and traffic. He said he agreed some of the comments were valid, and while the methodology used future land use data and population estimates, no relationship was shown between the two parameters. He said Table 7 (Page 40) would be incorporated in the Traffic Element. This looked at historical growth rates and traffic rates. For Table 7, in "A. Population Analysis" the year "1988" was corrected to read "1998".

Commissioner Wurzburg asked if the percentage of transient traffic from the other islands was addressed. Mr. Agruso said that would encompass another survey. Commissioner Loiselle said he thought a considerable percentage was through-traffic from the other islands, and DOT may have data on that.

The Level of Service standard was set at E for 1998 with no improvements. Mr. Bowers said since DOT accepted LOS E, DCA recommended the Town adopt that LOS. He said the consultant and P & Z Board agreed. He said the volume on the road and growth of volume should not be a specific issue at this time. He stated Policy 1.2.1 had been revised accordingly. On Page 36 "C. Projected Traffic" was revised to become "Analysis of Projected Traffic" (Page 38).

During the discussion regarding turning lanes Commissioner Stewart proposed any requirement to have a solid line of turning lanes be deleted to remove any requirement to do this, since DOT did not require this.

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Mr. Bowers said his office recommended those 4 safety features and the Commission had the option to make changes. He recommended it be stated Town money would not be used, but the Town should consider a continuous left-turn lane. Commissioner Stewart said those items should be deleted from Table 9 also. Commissioner Gally suggested left-turn lanes could be installed only at Country Club Shores with barriers to hinder passing. Mr. Bowers stated the P & Z Board concurred with conditions except for a turn-lane from the Manatee County Line north, and agreed with other changes as a means of making safety improvements on GMD. Commissioner Stewart referred to Table 9 and said wording for segments #1 & #2 should be the same as #3 to remove the word "continuous".

There was consensus to: 1) Change wording to state - "add left-turn lanes at appropriate connecting streets/driveways." 2) Add wording for all of GMD to - "Add a 4-foot paved outside shoulder on GMD." 3) Keep language on Page 47 concerning barriers/separations. 4) Change wording on Page 48, Objective 1.4, to replace the word "encouraging" to "requesting", concerning FDOT and future improvements on GMD.

A recess was called at 10:40 A.M. and the workshop reconvened at 10:50 A.M.

e. Housing Element

Consultant Jordon Lowe referred to Page 24 and said he understood the Town Attorney was to be consulted concerning FEMA's most recent requirements for mobile homes, as it was possible replacements would not have to be elevated.

He reviewed all other DCA comments including items the Town had not thought to be germane to Longboat Key, such as an historic preservation ordinance; to provide relocation housing; consideration of State and federal subsidy programs, part of 6 objections which did not identify programs or activities for implementation. He said on Page 25, the P & Z Board had changed Policy 2.1.2 to replace "hold down" to state "contain, or tend to contain" the consumer cost of housing.

There was discussion on Policy 4.1.1 and 4.1.2 regarding housing for elderly population and placement of group and foster care facilities. Mr. Brady advised alternatives were included in the Town's zoning for such facilities, but only by special exception.

f. Infrastructure Element1. Sanitary Sewer Subelement

Mr. Bowers referred to Page 8 and said the first objection asked the Town to add language regarding renegotiating a resolution with Manatee County to increase wastewater treatment reserve capacity for growth through the year 2000.

There was consensus to change wording in Policy 1.3.3 (Page 9) in reference to new development to convey that all new development within the Town was required to connect to the Town's sewer system, except for development on Jewfish and Sister Keys.

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2. Solid Waste Subelement

Mr. Bowers stated two paragraphs had been inserted at the end of Section B to state there was adequate capacity at the Manatee County disposal sites to handle the Town's needs beyond the year 2000.

3. Drainage Subelement

Mr. Bowers reviewed DCA objections and inserted a paragraph on Page 11 to address concerns for consistency for drainage facilities in the Coastal Element and throughout the Plan. It was recommended that A.2 (Page 12) be changed by striking the first sentence and stating: "The Town of Longboat Key retrofits drainage facilities during reconstruction of streets." Also to be added was material regarding swales as discussed earlier.

Mr. Cox asked what "new" development encompassed in Policy 3.2.5. Mr. Smally said single-family homes were exempt from the requirement. Mr. Brady suggested this could be clarified by stating "where applicable". Following discussion there was consensus to strike the word "new".

4. Potable Water Subelement

Mr. Bowers presented changes to the first paragraph under Section A (Page 12). Commissioner Stewart asked if Project 5 could be deleted, because if an interconnect with the Sarasota County water system was listed here, it would go into the Capital Improvements Element. Mr. Smally said he had indicated projects which were essential and others as nonessential; Projects 4 and 5 were non-essential. Mr. Bowers indicated those projects would be deleted.

5. Natural Groundwater Aquifer Recharge Subelement

Mr. Bowers reviewed changes on Page 14. He said revision was made to include new information issued by SWFWMD and other water management districts.

The workshop was recessed at 12:10 P.M. and reconvened at 1:00 P.M.

g. Recreation and Open Space Element

Mr. Bowers said in order to address the DCA requirement to adopt a Level of Service for this Element, the DCA recommended the Town's needs be updated. Table 4 included the standards developed as LOS as currently provided. He said this was still a working plan and could be amended following the recreation survey.

Mr. Cox said the survey was on the agenda for approval at the 3-6-89 regular meeting.

There was consensus to place the survey on the special meeting agenda for 2-27-89.

Mr. Bowers said existing facilities were reviewed to determine whether they provided the LOS the Town felt comfortable with for

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future demands. Based on input at the hearings the Town included 3 different types of recreation in the Capital Improvements Element. Commissioner Stewart said minutes of the meeting showed 5 were added to Table 4, and 4 to Capital Improvements. He read from verbatim minutes of 6-14. Vice-Mayor Brown asked who had voted for a golf course. Mr. Bowers said the existing facilities would fill the need for a golf course. Commissioner Stewart said while this was added in June, in April it had been taken out. There was consensus to delete the 9-hole golf course.

Mr. Bowers said based on the 1987 population a basketball court, softball field, 2 public tennis courts and 1 baseball/softball field were included in the 5-year Plan; in 1998 needs still would be satisfied. He stated that during the 6/88 hearing the Town decided certain facilities were required immediately; those were supported by revised LOS to arrive at figures.

There was discussion on whether Table 5 should include only current facilities with others removed until results from the survey were available. There was consensus (4-3) to eliminate the items. Mr. Bowers stated any items eliminated could be placed back in the Plan by an amendment following the survey.

George Rauch, 6670 GMD, spoke in opposition to deletion of the items. Commissioner Stewart said he viewed this as an opportunity for a committee to function to get the public behind support of the current Center. However, he said, because of the ill-feelings in the community at this time, until the survey was completed and the committee had met, it was better to not have this mandatory through adoption of the Plan.

Mr. Rauch said without Town support included in the Plan there was nothing to provide for Town funding of expansion of the recreation facilities. He said it would be subjected to annual discussion by the Commission, whereas he wished to remove politics from this issue.

Commissioner Stewart stated if the same wording was used as in the 1978 Plan that allowed the Town to support the Center, and the same support given, there would not be the opposition anticipated if more items were included in the Plan before the survey.

Mr. Rauch said he thought this matter was over the hurdle of people not wishing to support the Center, and that now it was at the point of just determining the best way to structure a plan for support. He agreed if the 1978 Plan language were used and opportunity provided to gain more land for regulation fields, the document would last for the next 10 years.

Mayor Pollock said there already was a tennis court and ball field at the Center, and possibilities were being looked into to provide additional acreage to extend the ball field.

Mr. Bowers said in looking at the P & Z Board's recommendation and public input, the Commission determined they would provide for a

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LOS table. He said DCA would accept the fact the Town was making progress in establishing LOS standards, and since Longboat Key did not presently have information available on the needs, DCA would accept the survey. He said the existing LOS could be adopted.

Sally Rauch, 6670 GMD, said there was a policy statement in the 1978 Plan indicating the facility was primary recreation and the Town dedicated additional support, however, that did not happen. She asked that a policy statement be included in the new Plan with the 4 items included. Otherwise, there was no Town commitment. She said of the 4, a basketball court and baseball field were particularly needed.

Commissioner Wurzburg recommended the Town endorse Mrs. Rauch's statement, and recognize the Center as the primary provider of services for young people; the town was committed to supporting the Center, and the LOS would be determined by the committee, based on the amount of funds raised. Commissioner Stewart said he agreed with acceptance of the policy statement, but wished to leave out the 4 mandatory items. He said the percentage of Town support would need to be negotiated, as in 1978 the Center raised 55% of the money it needed. Commissioner Fernald said the issue was not the Town running the Center, just getting the needed facilities: a baseball field and basketball court. Vice-Mayor Brown proposed using the language from 1978 Plan and including 2 items.

There was consensus to include language from the 1978 Plan and include a basketball court and baseball field on the LOS.

Mr. Bowers referred to Page 22 and said he agreed with DCA in Policy 1.1.7 that specific open space definitions should be clarified in the land development regulations, the Zoning Code.

(Commissioner Stewart left at this time - 2:10 P.M.)

Commissioner Fernald said the Town had land which had been acquired in different ways. She said it was logical and legal to leave as passive open space land acquired through transfer of density. She said land purchased with Land Acquisition Funds could be used for parks and open space. She said for the Ansel property and land adjoining the GTE property, part could be left passive and part used for active.

Mr. Bowers advised clarification should be made within those items, enhanced, and followed up on. Mr. Brady said some of the language had not been specifically adopted in the Plan, so it was appropriate to do this in the new Plan. He said the Town needed to determine whether land could be used for active or passive recreation. He said land designated with "preservation" criteria could not be used for active recreation; "conservation" designated land could be used for active recreation. In the Zoning Code open space was limited to passive recreation. Mr. Bowers recommended the Plan be amended to show and make clear where the park land uses occurred as institutional zoning.

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Mr. Bowers said the second sentence on Page 16 should be changed to say "Town Commission" instead of "Planning Board".

Commissioner Fernald commented on sentences on Page 23 concerning the current recreation inventory being in excess of typical standards, and said it should be added these were not open to the general public.

h. Intergovernmental Coordination Element

Mr. Bowers stated DCA objections listed on Page 27. A paragraph was added to identify the Division of Historic Resources in the inventory of State government coordinating entities and any existing coordination mechanisms. Regional agencies were to be included for each policy. Several changes were made to Table 2 (Page 30) under "Office with Primary Responsibility": SWFWMD = Public Works; WCIND = P & Z Board; SMATS was eliminated; MPO = Public Works and a Town Commissioner. The "Nature of Relationship" for SMATS was to be included for MPO also.

i. Conservation and Coastal Management Element

Mr. Brady said a DCA objection was the Town had not included areas seaward of the CCCL in the high hazard area. On Page 17 of the handout, the P & Z Board recommended adding the last paragraph, as approved by staff and the Town Attorney. Language was also added to Policy 1.4.10 and 2.1.2 (Page 18) to place responsibility for construction approvals in these areas on the DNR. He said the P & Z Board had been satisfied with responses to the DCA comments by Wayne Daltrey, Southwest Florida Regional Planning Council, consultant for this Element.

Commissioner Gally pointed out correction should be made by deleting the word "uninhabited" in reference to the outer islands (Jewfish and Sister Keys).

j. Capital Improvements Element

Mr. Bowers stated Policy 5.6 (Page 20) concerning conditions of issuance for Certificates of Occupancy was added in accordance with the DCA objections. He said Table 3 showed LOS changes made earlier for Drainage and Transportation. He said the Table would be further modified for Recreation to include baseball and basketball in the 5-year facilities as stated today.

k. State Comprehensive Plan Consistency

Mr. Bowers said DCA requested that the Town participate in an areawide program of management of hazardous waste materials in commercial service and institutional land uses; prohibit the disposal of hazardous waste in the sewer system in the Solid Waste Element; and provide an educational facility. A motion to incorporate this in the Plan had been made by the P & Z Board.

He said in DCA comments concerning coordination with FDOT, since no improvements were required based on the Town's impact, he felt what was being alluded to was for assessment of impact fees for roadways outside of Longboat Key. Commissioner Wurzburg stated if

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the Counties required the Town to have an impact fee, as a protection for the Town, perhaps it should be addressed in the Plan. Finance Director Sullivan said he had attended a meeting in Sarasota County recently where options were discussed for a means to pay for street work on existing roads. He said the County tax structure would not allow an increase of taxes because of the cap; the alternative would be a County-wide impact fee on existing buildings. He said if a municipality opted out, a structured reason would have to be offered, one of which might be the Town would impose an impact fee for streets already here. He said another County alternative was an additional one-cent sales tax. Commissioner Fernald said a statement should be placed in the Plan to the effect the Town would have its own impact fee for Town roads. Mr. Bowers said the Plan could state the Town would consider assessing new developments a prorated share for roads. Mr. Cox said advice previously given was that such fees could not be used for maintenance of existing facilities. The Town Attorney was to be asked to research this issue.

1. Regional Policy Plan Consistency

Mr. Bowers said Wayne Daltry had requested consistency with the regional plan.

Mr. Brady said two other issues that would come up concerned GPD land that had been given to the Town and an amendment would be needed for land use designation of open space, as DCA said there were some conflicts. Mr. Cox commented one problem was that with one parcel of 17 acres the Town had the option to use in any way.

There was consensus to leave it as it was without change.

Mr. Brady stated this change to the Future Land Use Map would be made to coincide with actual use: Sandhamn area - change lines to reflect division between commercial and residential.

It was pointed out that a few parcels at Poinsetta Street and Magnolia were divided into two zoning districts, with one owner. There was consensus no change was necessary.

There was consensus to place on the Open Space Map the Town-owned land and privately-owned property at the Binnacle Point site.

Mr. Cox stated in connection with land use, he was concerned about use of water areas, so perhaps there should be a zoning classification given to water. Mr. Brady said he agreed the Town should create a zoning district for all water areas within the corporate limits. He said the City of Sarasota had such a designation called "Marine Park District". He said a policy could be included in the Plan to state the Town would lay groundwork for a "Marine Park District" to be created for all land waterward of the MHW line, or the like.

Mr. Bowers indicated this would be incorporated in the Future Land Use Element.

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III. Town Manager Comments

Mr. Cox commented that Policy 1.4.10 (Page 18) to restrict manmade structures seaward of the CCCSL may restrict the Town from doing a beach nourishment project. Commissioner Wurzburg said it could be stated anything would have to be approved by the DNR. There was agreement to include this language in the policy.

ZBA Variance - Dreyfus.

Mr. Cox reported an application for variance was filed for the ZBA on the Dreyfus variance for side yard and rear yard. He said documents would be put together from the surveyor and from Arvida for consultation with the Town Attorney.

Associate Planner Position.

Mr. Cox said a person with the experience required had been interviewed for the position of Associate Planner. He said this position was mainly needed for inspections due to issuance of many building permits. He said the position was authorized but not provided for in the budget. He said it could be included in the mid-year budget revision.

This item was forwarded to the special meeting of 2-27-89 at 5:00 P.M.

II. Town Commission CommentsOpen Space Master Plan.

Commissioner Fernald said she wished to recommend parcels for placement on the Open Space Map since only a few parcels on the Map were still available. She said the 10 acres behind the Ansel donation could be added, as Mr. Ansel was talking about selling the land on the south side of Gulfside Road. She said 2 parcels north of the GTE building should also be added. Mr. Cox said the owners had indicated they would sell at the appraised value.

This was forwarded to the 3-16-89 workshop.

Harbourside Moorings Marina.

Vice-Mayor Brown said he would be reporting on the Marina, since he and Mr. Lovett had contacted the new owners and given them copies of relevant resolutions.

Commissioner Gally said he understood the majority of boats there were not owned by residents. He said when the Marina was approved, a fee was approved for sewage coming out of there, and the Marina currently charged people \$22 per month for that.

Mr. Cox said that was put in place to encourage boaters to empty at facilities and not dump in the Bay.

Commissioner Wurzburg said 5% commercial activity was allowed in the PUD. He asked how this affected the Marina, because with the Club activities and shopping center Bay Isles was more than 5% already.

Mr. Cox said the Club was not considered commercial, nor were the

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pro-shops part of the 5%. He said the 2.7 acre area on the south side of the Marina was included in the 5%. He said he sent documentation to the Town Attorney that the Marina was to be operated as an amenity for Bay Isles.

(Commissioner Loiselle left at this time - 4:00 P.M.)

Commissioner Gally said minutes of the P & Z Board should be reviewed for statements made by Attorney Dietz that use of the Marina was limited to residents of the PUD. Mr. Cox said this could be considered when a Site Plan was reviewed for Bay Isles.

VI. Adjournment

The workshop was adjourned at 4:10 P.M.

Patrizia L. Arends
Patrizia L. Arends, Town Clerk
Donna Hall, Deputy Town Clerk

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