

REVISED

TOWN OF LONGBOAT KEY  
REGULAR COMMISSION MEETING AGENDA

MARCH 5, 1990

7:00 P.M.

- I. Call to Order
- II. Pledge of Allegiance
- III. Proclamations and Special Presentations
- IV. Approval of Minutes  
Special January 18, January 25 and February 15,  
1990; Regular February 5, 1990.
- V. Communications and Committee Reports
- VI. Ordinances - First Reading
  1. 90-07 Film Industry.
  2. 90-08 Utilities Ordinance Amending Wastewater Fees and Charges, Marinas.
- VII. Ordinances - First Reading and Public Hearing
  1. 90-05 Amending Open Space Map.
  2. 90-06 Zoning Code Amendments.
- VIII. Ordinances - Second Reading and Public Hearing
  1. 90-03 Providing for Ad Valorem Tax Refund, Manatee County.
  2. 90-04 Supplementing Appropriation of Funds for Acquisition of 4052 Gulf of Mexico Drive.
- IX. Resolutions
- X. Other Public Hearings
- XI. Unfinished Business
- XII. New Business
  1. Acquisition by Town of Residential Portion of Lots 17-21, Plat of Subdivision of Longboat Key and Lot 13 Bailey-Dobson Subdivision.
  2. Designate Town Hall and Longboat Island Chapel as Polling Places for March 20, 1990 Election.
  3. Reschedule March 15 Workshop to March 22, 1990.
  4. Fund Raising Proposal for Beautification of Manatee County Beaches (Beach Boys Concert).
- XIII. Town Attorney Comments

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- XIV. Town Manager Comments
- XV. Town Commission Comments
- XVI. Public to be Heard
- XVII. Questions from Press
- XVIII. Adjournment

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, a record of the proceedings will be needed. For such purpose that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



MINUTES OF THE REGULAR MEETING OF THE LONGBOAT KEY TOWN COMMISSION,  
MARCH 5, 1990, 7:00 P.M.

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

Also Present: Town Manager Cox, Town Attorney Christiansen, Special  
Services Representative Lovett, Planning Director Brady,  
Public Works Director Smally, Town Clerk Arends, Deputy  
Clerk Croteau

I. Call to Order

The meeting was called to order at 7:00 P.M.

II. Pledge of Allegiance

Mayor Wurzburg led the Pledge of Allegiance to the Flag.

Commissioner Stewart addressed a point of order to the Town Attorney. He asked Mr. Christiansen if the Commission was allowed under "New Business" to introduce new business, or were they confined entirely to what was on the agenda. Mr. Christiansen replied according to Ordinance 89-29, Section 30.02(A)(1), except with the majority consent of the Town Commission at any Regular Meeting where the entire Town Commission membership was present, no item not on the agenda should be discussed at that meeting. If the entire Commission voted to place an item on the agenda, then it could be so considered. Commissioner Stewart said Robert's Rules of Order stated that any member of a meeting, when new business was called, could introduce new business.

Mr. Christiansen said Ord. 89-29 was more specific and more recent than Robert's Rules of Order. Mr. Stewart asked if this meant the alternative was that two hours later a Commissioner could call for a special meeting to discuss an item. Mr. Christiansen replied the Commission did not need unanimous consent to place something on the agenda; it was the majority vote, as long as the entire Commission was present.

III. Proclamations and Special Presentations

V. Communications and Committee Reports

1. Manatee County/Beach Nourishment.

Commissioner Loiselle reported the Manatee County Commission had upgraded and modified their beach funding formula: 50% of the anticipated incomes from the 2% tax would be for beach renourishment. Therefore, more money would be put into the beach renourishment fund from now on. Also, the Tourist Development Council had developed a new application for funding with a submittal deadline of 5-1-90.

2. Sister Keys.

Commissioner Loiselle announced an open meeting would be held at the

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Manatee County Commission Administrative Center on 3-6-90 to discuss possible acquisition of Sister Keys.

IV. Approval of Minutes

Commissioner Brown referred to minutes of the 2-5-90 Regular Meeting, and listed the following corrections: On Page 11, Paragraph 3, Mr. Vanderborgh's name was spelled incorrectly; secondly, Mr. Vanderborgh should be "Chairman of the Fundraising Subcommittee"; thirdly, the next phrase, beginning with "Dr. Jack Wexler", should read: "and Dr. Jack Wexler, chairman of an organizational subcommittee".

It was moved by Brown, seconded by Loiselle, to amend the minutes of the 2-5-90 Regular Meeting as stated. Motion carried unanimously.

It was moved by Pollock, seconded by Dreyfus, to approve the amended minutes of the 2-5-90 Regular Meeting, and to approve the minutes of the Special Meetings of 1-18, 1-25 and 2-15-90. Motion carried unanimously.

VI. Ordinances - First Reading1. Ordinance 90-07 Film Industry.

Ord. 90-07, an Ordinance of the Town of Longboat Key, Florida, enacting Chapter 113, "Film Industry"; providing definitions, requiring permits for still photography and motion picture photography; providing for application requirements and procedure; providing that the Town Manager shall be the permitting authority; providing for criteria and procedures for approval/denial, revocation, suspension and cancellation of permits; providing for regulation of use of public and private property, including noise and light levels during filming; providing for fees and costs to be paid to the Town; providing exemption from other code requirements; providing for severability of provisions; repealing all ordinances in conflict herewith and providing an effective date, was placed on first reading by title only.

It was moved by Loiselle, seconded by Fernald, Ord. 90-07 be passed on first reading.

It was moved by Brown, seconded by Fernald, to amend Sec. 113.12 (D) by deleting the phrases "or partially nude" and "in the view of the public"; and in (E) by deleting the phrase "in the view of the public".

Commissioner Stewart said he was against allowing the Key to be used for this purpose; he questioned what the residents would be getting out of this. Commissioner Loiselle said filming, which had been going on for years on the Key, could not be stopped, but it could be regulated. Commissioner Stewart replied the Code could be changed to prohibit the entire attempt to exploit the Key. Commissioner Loiselle said the Town should share a little, and allow these people their commercial enterprise.

Commissioner Stewart stated he objected to Sec. 113.15 providing

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exemption from other Code requirements. Mr. Cox said filmmakers who wished to build a set would ordinarily need to get a permit and build in accordance with the Building Code. However, since sets were just a temporary facility they were apt to be flimsy, and would not meet any building code. Therefore, he said, he would probably not require a building permit to put up a background for such productions.

Commissioner Fernald stated it might be simpler to eliminate Subsection (A) and leave the decision in the hands of the Town Manager. Commissioners Pollock and Brown indicated support of this deletion. Commissioner Brown also said there was some obligation to the State of Florida, and filmmaking was the number one priority in trying to encourage industry. However, he suggested a fee of \$500 for the first few days.

Vice-Mayor Dreyfus said she did not support this at all, as any income received from this would not be worth it, since the Key did not need this type of business.

It was moved by Pollock, seconded by Stewart, to amend Ord. 90-07 in Sec. 113.15 by deleting Subsection (A). Motion carried on roll call vote: Stewart, aye; Loisel, aye; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

Motion to pass Ord. 90-07 as amended carried on roll call vote: Stewart, no; Loisel, aye; Brown, aye; Dreyfus, no; Pollock, aye; Fernald, aye; Wurzburg, no.

2. Ordinance 90-08 Utilities Ordinance Amending Wastewater Fees and Charges, Marinas.

Ord. 90-08, an Ordinance amending Chapter 51: Charges, Rates and Billing, of the Code of Ordinances of the Town of Longboat Key, by amending Section 51.02(J), Schedule of Equivalent Living Uses, by providing that marinas be charged per slip for wastewater; and by amending Section 51.20(A), Wastewater System Connection Fee, by providing a wastewater connection fee for each unit by direct or indirect connections. Repealing all ordinances in conflict herewith, and providing an effective date, was placed on first reading by title only.

It was moved by Pollock, seconded by Fernald, to pass Ord. 90-08 on first reading.

Commissioner Loisel asked if this only applied to new construction. Mr. Christiansen replied this would take effect only for future connections.

Motion carried unanimously on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, aye; Stewart, aye; Loisel, aye; Brown, aye; Wurzburg, aye.

Ord. 90-08 was forwarded for second reading and public hearing at the 4/2 Regular Meeting.

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## VII. Ordinances - First Reading and Public Hearing

## 1. Ordinance 90-05 Amending Open Space Map.

Ord. 90-05, an ordinance amending Chapter 158, Zoning Code, of the Code of Ordinances of the Town of Longboat Key by amending Section 158.017 (C), Open Space Master Plan; providing for the addition of the following tracts of land to the Open Space Master Plan: 455 North Shore Road, Lots A,B,C; 7100 Gulf of Mexico Drive being Lots 9,10,11,12,13 of Block 22, Longbeach subdivision; 6391 Gulf of Mexico Drive being the south half of Lot 21, Sleepy Lagoon subdivision; 6210, 6220, 6230 Gulf of Mexico Drive being Lots 9A,10A,11A, Sleepy Lagoon subdivision; the easterly 5.6 acres of St. Mary's Star of the Sea Church property at 4280 Gulf of Mexico Drive; Lots 1 through 17, Block 43, Longbeach subdivision; Lots 1,2,3 and 15 through 19, Block 44, Longbeach subdivision; and providing for the removal of the following tracts of land from the Open Space Master Plan Map: 6669 Gulf of Mexico Drive; and 1211 Gulf of Mexico Drive through 1451 Gulf of Mexico Drive; repealing all ordinances in conflict herewith and providing an effective date, was placed on first reading by title only.

It was moved by Brown, seconded by Loiselle, to pass Ord. 90-05 on first reading.

Special Services Representative Lovett showed a map of properties already on the Open Space Master Plan, and those to be added or deleted.

Pursuant to published notice, the public hearing was opened.

Larry McDougall, 7105 GMD, presented petitions with 400 signatures supporting action on acquiring as passive open space the 4.6 acre parcel north of the L'Auberge Restaurant (Tract F). Clearing and beautifying this land would be an impressive entry and exit at the north end of the island, he said, while at the same time reducing building density. Mr. McDougall displayed an architect's rendering of a gateway park on the property. He offered the rendering as a donation to the Town from the group. He said he was optimistic about raising funds for the park via tax deductible donations. In sum, he urged the Commission to pass the Ordinance for acquiring this land and to deed the acreage for use only as a gateway park, without any active recreation or parking.

No one else wished to be heard, and the public hearing was closed.

Mr. Cox reminded the Commission that placing parcels on the Open Space Map did not mean they had to be purchased. He said parcels to be condemned would be discussed in workshop later this month. Mr. Christiansen said while he had taken some preliminary steps in this process, there were some additional points to bring before the Commission before moving forward.

Commissioner Pollock suggested since more property was listed than



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there were funds available, perhaps a beautification bond could be issued as a source of money to acquire additional properties. Mayor Wurzburg said he was in favor of buying as much land as possible; a bond was a good way to accomplish this, because people coming later would be helping to finance the project.

Vice-Mayor Dreyfus said purchase of Tract F should be considered. Commissioner Brown said at this time the properties were only being added to the Open Space Map. Commissioner Stewart said putting something on the Map was an indication of purchasing something, which upset some owners who believed this action affected the value of their land. Further, he said since a general obligation bond had to be approved by referendum, it would have no chance of passing. Commissioner Fernald said as many parcels as possible should be placed on the Open Space Map.

Motion to pass Ord. 90-05 carried unanimously on roll call vote: Stewart, aye; Loisel, aye; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

Ord. 90-05 was forwarded for second reading and public hearing at the 3-19-90 Special Meeting at 5:00 P.M.

2. Ordinance 90-06 Zoning Code Amendments

Ord. 90-06, an ordinance of the Town of Longboat Key amending Chapter 158: Zoning Code of the Code of Ordinances of the Town of Longboat Key providing for the adoption of the 1990 Town of Longboat Key Zoning Code; repealing all ordinances in conflict therewith and more specifically providing amendments to certain definitions and adding of definitions; readopting the official zoning map; amending density for R-1IP districts; amending the description and policies of certain zoning districts, including the permitting of community residential homes; providing that the Town Manager may give opinions to the Zoning Board of Adjustment; providing that the Planning & Zoning Board and the Zoning Board of Adjustment shall hear certain applications for special exception uses; providing that a traffic impact analysis shall be provided with applications for planned unit developments to ensure that the adopted level of service standards are not exceeded before capacity related improvements are implemented; providing for permitted reductions in PUD density; providing that a planned unit development shall include not less than 10 acres; providing for a reduction in density for planned unit development overlays in all districts except the PD, GPD and NPD districts; providing for additional requirements for site plan applications, including a traffic impact analysis to ensure that the adopted level of service standards are not exceeded before capacity related improvements are implemented and additional flood protection requirements; providing changes in site plan application submission procedure; providing for amended site plan exemption criteria; providing certain revisions to performance standards for site and development plans; providing that private non-commercial dish antennas shall be accessory uses rather than special exception uses in all zoning districts except OS; amending certain criteria for

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accessory uses, including specific criteria for the construction of swimming pools in a required gulf or required pass waterfront yard; amending regulations for calculating building coverage for swimming pools and cages and allowing an additional five percent of allowable building coverage for single family buildings with a pool cage and repealing pool cage waivers; providing criteria for dish antennas as an accessory use; providing parking standards for community residential homes in single family and multifamily districts, amending parking requirements for gasoline stations and amending certain parking lot requirements; providing that a special exception must be obtained for home occupations; providing for certain exemptions from the Town's sign ordinance; providing that required recreation amenities shall be for the common use of all those for whom the required amenities are required; providing that certain open space land may not be allocated to dwelling unit sites; providing for minimum distance between buildings for lots with more than one but less than ten dwelling units; increasing the required distance between structures and side lot lines for certain multifamily and tourism development; eliminating credit for lot depth and area for certain lots in R-4SF districts; providing minimum required side yards for non-conforming legal lots of record; clarifying certain yard regulations; amending certain minimum regulations for accessory structures; amending and adding certain regulations regarding walls, fences, hedges, berms, landscape logs and firewood; amending height regulations to provide for mechanical equipment areas and parapet walls; amending certain regulations for structures over water; providing for a maximum slope for lot grades and regulations for retaining walls; providing for lot, yard and bulk regulations and district regulations for Island Preserve Residential Districts; amending Chapter 159, Zoning and Subdivision Fees; Temporary Use Permits, to provide increased fees for zoning, subdivision and Comprehensive Plan applications; amending Chapter 156; Signs, by amending Section 156.04, Exemptions, to provide an exemption for manatee protection signs and watercraft speed signs; providing certain exemptions from the applicability of certain amended sections; providing severability of provisions; repealing all ordinances in conflict herewith and providing for an effective date, was placed on first reading by title only.

It was moved by Fernald, seconded by Brown, to pass Ord. 90-06 on first reading.

Pursuant to published notice, the public hearing was opened.

Herman Tom, Vice-President of Planning and Development for Arvida/JMB, questioned two amendments in Section 158: 1) In 158.127(B)(2)(a), concerning lot coverage and pools (Page 83), he said the amendment departed from prior experience where height was not a factor in determining pool coverage. He asked if this applied only to future construction. If it were retroactive, he said, there would be a problem with current projects; 2) In Sec. 158.152 (A) and (F), concerning walls and fences, he said in the past all walls had to be 3 feet high to comply with the Zoning Code. As amended by (F)

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earth berms would count as part of the wall height. He stated this would also be a problem if it were enforced retroactively.

Mr. Christiansen said the Commission was not making anything retroactive; the amendment would not be applicable to anything already finished. However, there may be a problem if individual building permits were pulled. If so, he suggested they be treated the same as other recently approved projects.

Mr. Brady said the recently approved Sabal Cove Project could be affected by the change in the definition of pools. Mayor Wurzburg said since those lots had not yet been sold, they would need to comply with this amendment. Mr. Tom said Arvida had no problem with that, as long as the ground rules were known up front. Mr. Cox said any pool constructed 6 inches above grade would always be included in building coverage. Mr. Tom said this was not the case at Winding Oaks; they had elevated pool decks, permeable, with swimming pools on them, that could be construed by some as coverage. He said it was in the record as approved, and Arvida wished to ensure it remained approved.

Commissioner Stewart said although site plan applications often ignored the regulations that applied to the rest of the Key outside the PUD's, it appeared no one objected. Since adoption of Ord. 88-25, developers had been aware there must be a good reason for any variation or exception to the normal 6 inches for pools. Mr. Brady said under the previous Code, the interpretation was that a swimming pool that met the criteria for open space was not counted as building coverage; that was the situation at Winding Oaks. He said this provision attempted to amend that, so it could be treated as both. However, if it were 6 inches above grade, it would always be building coverage, whether or not it was permeable. A pool would no longer count as open space, he said, under any circumstances.

Mayor Wurzburg asked Mr. Cox if Mr. Tom's projects were approved projects; Mr. Cox replied they were. However, he said, Sabal Cove would need to comply with the new amended ordinances.

Attorney Michael Furen, Icard, Merrill, Timm, Furen & Ginsburg, P.A., said the "grandfathering" provisions would solve most problems. However, one problem he wished addressed was his clients' desire to be granted some relief to have pool and mechanical equipment in side yardage, provided a sound buffer was used. He said it made no sense to be able to have a building there, but not equipment. Therefore, he urged adoption of the alternative proposed through staff, or that there be specific recognition for buildings with less than the 10-ft. side yards so that the equipment could also be put in that area. Secondly, Sec. 158.127(B), regarding pools and cages (Page 83), Mr. Furen stated it was unfair to all existing and new homeowners, because an additional 5% coverage might work on a larger lot but not on a smaller lot. He recommended this be modified to 10%. He said the present language dealt only with pools and cages, and did not cover decks at all; he said that should be added to Subsection (2)(a).

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Finally, Mr. Furen said he had no problem with the reduction of allowable dwelling units in the NPD zoning district from 14 to 11.26 per acre. However, he wished it made clear in the Zoning Amendments that in this reduction, floor areas of presently approved projects would not be reduced.

Attorney Robert Blalock, Blalock, Landers, Walters & Vogler, P.A., representing Bill Mote, said he wished to discuss a property owned by Mr. Mote located on GMD north of Circle K. He said Mr. Mote was negotiating with Gene Lynn to construct a mini-storage facility on the property. Mr. Blalock said this could be built as a neighborhood use, through special exception, into C-1; if necessary it could be changed to C-2. He stressed this was a different kind of storage unit, with nothing showing from the exterior. Mr. Brady said the Code did not allow mini-storage in a C-1 district; a special exception would be needed to make this permissible, and this would depend upon the intensity of use being proposed. He said the Zoning Code did not address this type project.

Mayor Wurzburg suggested Mr. Blalock submit all information and plans to staff as quickly as possible, so a determination could be made. Mr. Blalock said that was what he would like to do. Mr. Christiansen suggested that since altering the Zoning Code would be involved if they changed it to a special exception in a C-1 district, it may be better to amend the Comp. Plan and then change the Zoning Code. Mr. Brady said C-2 would be more appropriate for this type of use, but it did have characteristics of a low intensity use.

Commissioner Brown expressed concern over what the Commission was being asked to do tonight; this should first be discussed in workshop. Mr. Brady agreed there was not sufficient information on the intensity of use to make a recommendation at this time. He stated it was preferable to go through the site plan process, and if necessary, amend the Zoning Code at a later date. Mayor Wurzburg suggested Mr. Blalock bring a report to staff for their approval.

Tim Field, representing owners of Sister Keys, asked if anything had been done on the lot regulations for Sister Keys vs. Jewfish Key. Mr. Brady referred to proposed amendments to Sec. 158.125 (Page 68): Island Preserve was divided into two subdistricts - Island Preserve A (Jewfish Key) and Island Preserve B (Sister Keys). Mr. Field said he found 4% lot coverage on 5 acres was incredibly low.

Mr. Brady stated in looking at other codes, it was felt that on a 5-acre lot they were still entitled to 8700 s.f. of building coverage. Mr. Field said there was also the potential of a 25% reduction if it became a PUD, which would increase the density on Jewfish Key to one unit per 6.67 acres. He said since there was probably no other 10-acre parcel on the entire Key, this might be the only parcel affected by the 25% reduction. He urged the Commission to consider increasing the lot coverage requirement, eliminate the 25% reduction, and change the PUD requirement from 10 acres back to 5, before second reading.

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As no one else wished to be heard, the public hearing was closed.

A recess was called at 8:25 P.M.; the meeting reconvened at 8:30 P.M.

Commissioner Pollock stated that in a visit to Corey's Landing he found that although there was a requirement for air conditioning structures on the sides of houses to be 10 ft. from the side lot line, most were placed less than 5 feet. He said staff was now requesting the Code be changed to require only 5 ft. He asked why 5 ft. had been allowed, when the Code called for 10 ft. Mr. Brady replied different side yard setbacks in the PUD's had been approved by the Commission for different reasons. He said the detail showing pool equipment did not always show up on a site plan, nor was there any specific requirement that they be shown. By allowing a reduction in the side yard, they were in effect also allowing reduction in the side yard requirement for the accessory equipment. He suggested the Code state the requirement for equipment to be shown on the site plan.

Mayor Wurzburg said builders were aware of the Code, the Town's building inspectors should notify staff when something was not in line with the Code. Commissioner Stewart said it was time to be consistent and enforce the existing Codes. Commissioner Brown said he was also concerned that this had transpired; if the law was there, it should be enforced.

Commissioner Fernald stated to overcome the problem of noise from adjoining properties, she was in favor of having a 6-ft. wall around air conditioning units as a buffer. Vice-Mayor Dreyfus stated a request for a wall on GMD by people of Country Club Shores had been turned down. She said all should be treated equally; however, it appeared as though by adding this paragraph in Sec. 158.152, Country Club Shores could get a wall if the Commission went along with the other. Commissioner Loiselle said if they were adding an air conditioner to a side lot on a cement platform, it became part of the structure of the house, and the lot line should begin from the outermost point to the lot line, not from the house to the lot line. Mayor Wurzburg said the Code should not be changed for one developer. Commissioner Pollock said he had not brought this up to cause 50 air conditioners to be moved, but to emphasize more attention should be paid to the Codes. Mr. Brady said concerning the request for a buffer wall at Country Club Shores, Mr. Cox had drafted this language in event the Commission wished to consider it, since there may be requests for 60 to 70 variances on this.

It was moved by Brown, seconded by Dreyfus, to adopt the amendments for Sec. 158.152 concerning 6-ft. fences on GMD.

Mayor Wurzburg asked Mr. Brady if the ordinance should also state the fence should be architecturally compatible with the adjacent fence. Mr. Christiansen said that was a subjective judgment; they could not grant a variance to the whole community. The whole community could

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come in and presumably each property owner could be asking for a special exception for his property.

Commissioner Stewart said there was a small group of activists in Country Club Shores who wanted this; most people were not concerned about it. He said he was opposed to this.

Commissioner Pollock said regarding amendments to Sec. 158.067 (Page 38), he was requested by several P&Z Board Members to ask the Commission to consider removing the phrase "and their recommendations", referring to staff recommendations. He said the feeling was the P&Z decision would be too directly influenced by these recommendations. Mr. Brady stated he was paid to give professional recommendations to the Board and Commission. Commissioner Stewart said in his many years of experience with staff, he found they were normally required to provide options and alternatives, give pros and cons for each, and then rank the options. However, he said, this was not done here. He said the staff made a decision and then attempted to sell it, heavily. He stated the P&Z Board should be allowed to decide whether they wished to have recommendations or options; it should not be mandatory for them to hear staff recommendations. Therefore, he said, staff recommendations should be taken out of the Code as a requirement.

Commissioner Brown said he also had considerable experience with personnel. He stated staff brought an expertise to the Board and staff opinion should have greater support than what was "heard on the street". He recommended leaving the Code the way it was, except that presenting staff recommendations in terms of options would be more effective. However, he said, it was not a good idea to deny staff the right to make recommendations. Commissioner Fernald said she agreed with Commissioner Brown; the volunteers on these boards did not have the time to do in-depth studies.

Mr. Cox said an application for an ODP was a change of zoning, which required a public hearing. A recommendation from staff should not come until after the public hearing; they should not be able to prejudice an application.

Motion to pass the amendment to Sect. 158.152 concerning 6 ft. fences on GMD carried on roll call vote: Stewart, no; Loisel, aye; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, no; Wurzburg, no.

Commissioner Stewart suggested language be changed concerning staff "recommendations" to staff "options"; specifically, "weighted options". Vice Mayor Dreyfus supported this.

Mr. Brady said staff had tried hard with past projects to provide options to the Board. He said the three options were: approval, approval with conditions, or denial. Conditions really were options, he said. Further, he stated, since an ODP did not require a public hearing in front of the P&Z Board, the public hearing was not held prior to his recommendation.

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It was moved by Stewart, seconded by Brown, to amend language throughout the Zoning Code to such that wherever "staff recommendations" was stated, it would be changed to "weighted options".

Commissioner Fernald said this amounted to the same as the current practice. Commissioner Brown said it was a question of semantics; staff would analyze options, state which they favored most, and go on to weigh all of these options.

Motion carried on roll call vote: Fernald, no; Pollock, aye; Dreyfus, aye; Brown, aye; Loiselle, no; Stewart, aye; Wurzburg, aye.

Mayor Wurzburg referred to Sec. 158.006, Definitions, and said on Page 12, under "Open Space", he would like to use the definition that had been deleted: "Area comprised of permeable open surfaces excluding principal structures and impermeable surfaces." The rest of the paragraph should be stricken, he said. Vice-Mayor Dreyfus said she was concerned with the lengthy proposed definition of open space, whereas the part removed was simple and clear.

It was moved by Dreyfus, seconded by Stewart, to amend the proposed amendments to Ch. 158 to change 158.006, Definitions, to restore the definition of "Open Space" to the original language, as shown in the first deleted sentence, and to delete the rest. Motion carried on roll call vote: Stewart, aye; Loiselle, no; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

Commissioner Fernald questioned Sec. 158.145, District Uses, for Sister Keys (Page 109). She proposed 5% coverage be used rather than 4%.

It was moved by Stewart, seconded by Fernald, to change the maximum coverage from 4% to 5%. Motion carried unanimously on roll call vote: Stewart, aye; Loiselle, aye; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

Vice-Mayor Dreyfus made the following comments concerning the definition of "Open Space": 1) The "Open Space" definition in 158.006 belonged in 158.017, on "Parks"; it should not include "which may include such improvements as are necessary or appropriate subject to other applicable provisions of the Town Code."; 2) 158.069 should be covered on Page 12, not in a "simple open space definition"; 3) 158.102 should be placed on Page 58, under "Open Space and Landscape", because it was not adequately covered in the simple definition on Page 12; 4) On Page 10, the definition for "Impermeable Surface" was confusing, and conflicted with the proper one-sentence definition adequately covered on Page 12.

Commissioner Stewart said they had a definition for an impermeable surface for the first time; he suggested this be removed completely, as the whole concept was wrong. Regarding parks, he did not see why

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the simple open space definition was all right for parks.

Commissioner Fernald said the Commission needed another workshop to address these items. Mayor Wurzburg agreed; he suggested they go on to the next item on the agenda.

Mr. Christiansen referred to Sec. 158.007 (Page 16), regarding the Zoning Map. He advised that Ord. 85-18 was incorrectly named; the map referenced should be the Map adopted in Ord. 90-06, so as not to wipe out any changes to the Map since 1985. He suggested it state: "This is to certify that this is the official Zoning Map referred to in Ordinance 90-06 of the Town of Longboat Key, Florida."

It was moved by Brown, seconded by Fernald, to amend the proposed amendments to Ch. 158 to change 158.007 to make reference to Ord. 90-06, instead of Ord. 85-18 concerning the Official Zoning Map. Motion carried unanimously on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, aye; Brown, aye; Loiselle, aye; Stewart, aye; Wurzburg, aye.

Mr. Christiansen continued by stating that in Sec. 158.008, District Type (Page 17), under R-1IP, A and B should be inserted.

It was moved by Fernald, seconded by Pollock, to amend the proposed amendments to Ch. 158 to change 158.008, District Type, to make R-1IP into two Districts, R-1IP-A and R-1IP-B, each with 1 D.U./5A. Motion carried unanimously on roll call vote: Stewart, aye; Loiselle, aye; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

Mr. Christiansen suggested that in Sec. 158.102, Land Use Intensity Table, (Page 55), NPD could be added along with the number "14" to indicate the same requirements were applicable for that district.

It was moved by Fernald, seconded by Pollock, to amend the proposed amendments to Ch. 158 to change Sec. 158.102, Land Use Intensity Table, to add "NPD" to "14" for the same requirements to be applicable as for 14 units per acre. Motion carried unanimously on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, aye; Brown, aye; Loiselle, aye; Stewart, aye; Wurzburg, aye.

Mr. Christiansen suggested that for Sec. 158.127 (B)(2)(a) they may wish to add, in each place where the words "swimming pool" appeared, "and a reasonable deck to surround the pool", to indicate the additional 5% was not only permitted for the water itself, but also for some sort of reasonable deck around the water (Page 83).

It was moved by Pollock, seconded by Fernald, to amend the proposed amendments to Ch. 158 to change Sec. 158.127 (B)(2)(a), Swimming Pools, to add the following phrase in three places where "swimming pool" was stated: "and deck to surround the pool", to include the surrounding deck in the additional 5% of allowable building coverage over the percentage otherwise permitted in the district. Motion carried unanimously on roll call vote: Stewart, aye; Loiselle, aye;

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Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

Mr. Christiansen advised that since the Appendix, the Land Use Charts and illustrations on Pages 217-226 of the current Zoning Code were not added, that these continue to be included.

It was moved by Fernald, seconded by Brown, to amend the proposed amendments to Ch. 158 include the Appendix, drawings and charts, Pages 217-226, of the Town Code. Motion carried unanimously on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, aye; Brown, aye; Loiselle, aye; Stewart, aye; Wurzburg, aye.

Mr. Christiansen concluded by saying that in Draft 4 of Ord. 90-06, sections changed were in Sec. 159.05, Legal Fees, Subsect. 4, Exemptions, as they had "grandfathered" Manchester Bay Subdivision, Corey's Landing, and Tangerine Bay. Subsect. 4 (A) dealt with pool cage waiver applications; (B) and (C) were the sections exempting these projects from certain provisions of the amendments of certain provisions of the Code; (B) allowed Manchester Bay and Corey's Landing to be developed in the way the Commission originally approved. That paragraph kept Tangerine Bay from being nonconforming. It could still be built as approved without any exemptions from the Code, he said.

Mr. Cox recommended they not include Tangerine Bay, and leave it nonconforming; every time they made a change in the zoning ordinance, someone would become nonconforming.

It was moved by Fernald, seconded by Brown, to amend Ord. 90-06, 150.05, Sec. 4, Exemptions, to delete Subsection (C). Motion carried unanimously on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, aye; Brown, aye; Loiselle, aye; Stewart, aye; Wurzburg, aye.

Mr. Christiansen said (C) could be reinserted on the second reading. Mr. Cox said he was not concerned about Tangerine Bay, but about other projects on the island. He preferred they not try to make something conforming that could still be built under the revised Code. Mr. Christiansen said he could not disagree with that.

It was moved by Brown, seconded by Fernald, to amend Ord. 90-06, 150.05, Sec. 4, Exemptions, Subsections (B) and (C) to delete reference to 158.069. Motion carried unanimously on roll call vote: Stewart, aye; Loiselle, aye; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

It was moved by Pollock, seconded by Fernald, to pass Ord. 90-06, as amended, on first reading. Motion passed unanimously on roll call vote: Stewart, aye; Loiselle, aye; Brown, aye; Dreyfus, aye; Pollock, aye; Fernald, aye; Wurzburg, aye.

Ord. 90-06 was forwarded for second reading and public hearing at the 3-19-90 Special Meeting at 5:00 P.M.

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VIII. Ordinances - Second Reading and Public Hearing1. Ordinance 90-03 Providing for Ad Valorem Tax Refund, Manatee County.

Ord. 90-03, an ordinance ordering the refund of accrued interest on ad valorem taxes previously remitted by Manatee County for the fiscal years 1983-84, 1984-85, 1985-86 and 1986-87 for dual tax services and providing for refunds of such interest to the person or persons who paid said taxes; providing for refund without claim to taxpayers and by application to taxpayers' heirs, personal representatives and assigns; providing for severability of provisions and providing for an effective date, was placed on second reading by title only.

It was moved by Fernald, seconded by Pollock, to adopt Ord. 90-03 on second reading.

Pursuant to published notice, the public hearing was opened. No one wished to be heard, and the public hearing was closed.

Motion carried unanimously on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, aye; Brown, aye; Loiselle, aye; Stewart, aye; Wurzburg, aye.

2. Ordinance 90-04 Supplementing Appropriation of Funds for Acquisition of 4052 Gulf of Mexico Drive.

Ord. 90-04, an ordinance of the Town of Longboat Key amending the budget of the Town of Longboat Key for fiscal year beginning October 1, 1989 and ending September 30, 1990, supplementally appropriating funds from excess revenues for the purpose of acquiring real property; repealing all ordinances in conflict and providing an effective date, was placed on second reading by title only.

It was moved by Loiselle, seconded by Pollock, to adopt Ord. 90-04 on second reading.

Pursuant to published notice, the public hearing was opened.

Jan Weissgruber, owner of property at 4101 GMD, said he had been considering building a commercial unit with a residential unit for his retirement on this property. Since this property adjoined the property to be acquired by the Town for recreational use, he wondered if he would have any protection against noise. Mr. Christiansen confirmed that a dwelling unit could be located on the same property if it were occupied by the owner or occupant of the commercial part of the property. Mayor Wurzburg said Mr. Weissgruber had the option of building his own fence as well. Mr Cox said no more noise was generated from a recreation site than from commercial use.

No one else wished to be heard, and the public hearing was closed.

Motion carried on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, no; Brown, aye; Loiselle, aye; Stewart, no; Wurzburg, aye.

Mr. Christiansen reported that while the closing on this piece of

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property had been scheduled for tomorrow, some problems needed to be resolved which had arisen when doing the title work. Therefore, he said, a new closing date would be set.

IX. ResolutionsX. Other Public HearingsXI. Unfinished BusinessArvida/JMB Club Violations.

Commissioner Stewart stated this issue had been pending for years; he urged the Commission to enforce the rules. Mayor Wurzburg said he sent a letter to the Town Attorney last week asking for a reply to his questions as to why no one had pursued the avenues for solution suggested by Special Counsel John Van Voris.

Commissioner Brown said it was his understanding the Commission had directed the Town Attorney to proceed with the prosecution of Arvida through the Code Enforcement Board on these cases. Mayor Wurzburg reiterated he had received no answer from the Town Attorney as to how he was going to proceed, and why he had not answered the letter from Arvida's attorney, Mr. Dietz.

Mr. Christiansen said he was planning to meet with Mr. Dietz to determine if problems could be worked out. Mayor Wurzburg said since Mr. Dietz had written a letter indicating this could not be worked out, there was no further need to meet with him. Commissioner Brown said the Commission directed the Town Attorney to consider various alternatives and to proceed with what he thought was most effective; Commissioner Loiselle had suggested one avenue was the Code Enforcement Board, and Mr. Christiansen had agreed that was a possibility.

Vice-Mayor Dreyfus said it was her impression this was to go to the Code Enforcement Board. Commissioner Fernald said she agreed with Commissioner Brown that the CEB was one alternative mentioned; in no way, however, did the Commission definitively state that this was what he was to do. He was directed to do the best thing.

Mr. Christiansen said he wished to do a memorandum on this by the next workshop, listing the pros and cons of the options available, and then the Commission could decide what they wished him to do. If this was enforced in litigation, it would be costly, he said.

Mr. Cox said he directed staff to bring this case to the Code Enforcement Board. Mr. Christiansen said perhaps the staff needed to hold off on this in case there was litigation.

The Commission directed Mr. Christiansen to prepare options for Commission action to present at the 3-22-90 Workshop. Mr. Cox said he would direct staff to hold off on processing this issue with the CEB.

Comprehensive Plan Amendment - 2-12-90 Letter to DCA.

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Commissioner Stewart referred to a letter sent to Tallahassee by Mr. Brady regarding a decision made by the Commission to remove from the Comp. Plan the mandatory requirements that had been added on 6-14-88 for recreation standards and capital expenditures. He said this letter contained a statement that was untrue: "The proposed amendments would delete all requirements for recreational facilities." He said not only was this not true, but this was one of the most biased and inaccurate letters he had seen from staff in a long time. He suggested the Commission call a special meeting to withdraw that letter by telephone, and then confirm by letter, since the letter misrepresented the intention of the Commission.

Discussion on this subject was forwarded to a Special Workshop on 3-12-90 at 1:00 P.M., followed by a Special Meeting at 1:30 P.M.

XII. New Business1. Acquisition by Town of Residential Portion of Lots 17-21, Plat of Subdivision of Longboat Key and Lot 13 Bailey-Dobson Subdivision.

Mr. Furen stated Mr. Ansel was willing to accept what he viewed as an outdated Town appraisal of \$3,780,000 for the entire tract, \$2,780,000 for the residential portion, and was willing to give one-third of that residential value to the Town in accordance with their negotiation. He said he had an updated appraisal for the entire piece of ground at \$7 million, \$1 million of that being allocated to the commercial component and the balance to residential. He said the proposed contracts reflected the historical commitment made by Mr. Ansel to the community, and he was prepared to live by that commitment, even though the land values on the island had appreciated incredibly over the last two to three years. He stressed they were not taking an ultimatum approach with the Town; they were asking the Commission to decide if they wanted the land under the negotiated terms or not.

Mr. Christiansen said the original contracts showed today's date as being the date by which the Commission needed to make a final decision. He said he had informed Mr. Furen that the Town needed to give a 30-day notice for a public hearing before the final decision could be made. Therefore, he said, an addendum to the contract was prepared with a contingency providing for the 30-day notice period. He advised that the Commission could agree tonight for either the Town Manager or the Mayor to execute the contract, with the contingency saying neither party need go forward if the Town Commission did not approve the purchase of the property after the 30-day notice and public hearing required by Florida Statutes. He suggested the Commission agree to execute the contract with the contingency in it, and schedule the public hearing 30 days from today. At that time they could make the decision to purchase or not purchase.

Mr. Furen said the closing date was extended to 4-30-90. A lot layout showed 19 lots in total, valued by the appraiser at \$6 million.

Mr. Cox said in an attempt to fine-tune the cost of this project,

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they discovered a drawing reflecting a configuration of wetlands throughout the entire site. A copy of this survey was given to the appraiser for another look, since he had not included this. He said the appraiser returned an updated appraisal at \$1.6 million. Therefore, Mr. Ansel, in donating one-third of the property, would bring the value of the property down to \$1,066,666.

Mr. Furen said the appraisal done for the Town was a gross distortion of the value of that property. He said Mr. Ansel was prepared to live with the original contract subject to the appropriate publication and public hearing notice, with action at the conclusion of that public hearing. Mayor Wurzburg asked if it were possible to give the Commission a copy of Mr. Ansel's new appraisal which showed the 19 houses on it. Mr. Furen said he would make that available to them.

Mayor Wurzburg said there was no more property on the island; it behooved the Town to consider buying anything they could get if the price was right. He asked Col. H. Stevenson, a realtor, to comment on the appraisal cited by Mr. Furen. Col. Stevenson said while it was his opinion Mr. Furen was giving a true picture of the future value of properties on Longboat Key, this property had probably been overappraised.

Commissioner Fernald said she agreed the Town should buy whatever land they could on the Key. Commissioner Pollock said they should investigate where they would get this kind of money. Vice-Mayor Dreyfus said the property by Firehouse Road was a tremendous asset to the Key; she did not think they should go after the additional Ansel Tract, as it represented a lot of acquisition money. Commissioner Brown said this property had been offered to the Commission basically for free; he had difficulty justifying paying for it now. He recommended the Town Manager schedule for a workshop discussion on some type of fund for continuing purchases of properties. He said he preferred purchase of the Conrad property because it was the gateway to the north end of the island.

Commissioner Loiselle was in favor of purchasing any piece of land available as an investment for the future. Commissioner Stewart said he was against this purchase, but would favor going ahead with the purchase of Sister Keys. Vice-Mayor Dreyfus said the purchase price for Sister Keys might be higher than the \$300,000 earmarked by the Commission. She said the property at the north end of the Key served an excellent purpose; no property should be bought just for the sake of buying property.

It was moved by Fernald, seconded by Brown, to instruct the Town Attorney to begin negotiations for purchasing the property after a 30-day period.

Mr. Furen said the deadline was 4-30-90. Tonight the action would be to authorize a purely contingent contract on behalf of the Town. If this was not approved after the public hearing, then the matter would be put to rest and the Commission should take action to remove it

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from the Open Space Map.

Mr. Christiansen said his understanding was the Town would execute the contingent contract. Once that was done, they would give 30 days' notice of a public hearing, and 30 days from that date of notice, the Commission would meet to consider whether or not to purchase the property. In that time, another appraisal may need to be done, which would be available to the Commission before decision was made to purchase or not. He said a Special Meeting following the 4-19 Workshop could deal with this issue. He said in voting on the motion on the floor, if Commission members absolutely did not wish to purchase this property, their vote should be against executing the contract.

Motion carried on roll call vote: Fernald, aye; Pollock, no; Dreyfus, no; Brown, aye; Loiselle, aye; Stewart, no; Wurzburg, aye.

Mr. Christiansen said now the contract could be executed, the appraisals and the advertising done, and 30 days after the notice they would decide whether or not to purchase the property. Mr. Cox told Mr. Furen that the implementation of these procedures would take time. Mr. Furen replied he may be able to extend the deadline for a few more days if it became necessary.

Commissioner Brown reiterated that they should have a workshop devoted to the concept of the purchase of land, and whether they could build a fund for it. Mr. Cox said this could be done during a budget workshop.

2. Designate Town Hall and Longboat Island Chapel as Polling Places for 3-20-90 General Election.

Ms. Arends said Sec. 36.04 of the Code required designation of polling places at least 15 days before an election.

It was moved by Pollock, seconded by Fernald, to approve the Mayor's recommendation for polling places for the 3-20-90 election to be Town Hall and the Longboat Island Chapel. Motion carried unanimously.

3. Reschedule 3-15 Workshop to 3-22-90.

It was moved by Fernald, seconded by Loiselle, to reschedule the Regular March Workshop from 3-15 to 3-22-90. Motion carried unanimously.

4. Fund Raising Proposal for the Beautification of Manatee County Beaches (Beach Boys Concert).

Mayor Wurzburg reported he and Commissioner Loiselle attended a meeting on this topic. He said Ms. D'Anca, of the promotional firm involved, called today complaining she had not been notified of tonight's Commission meeting. Mayor Wurzburg explained that since Manatee County Commission Chairman Glass wanted each community to make a decision on this as quickly as possible, he had announced at the meeting attended by Ms. D'Anca that the Longboat Key Commission would discuss this subject at tonight's meeting. He said following

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Ms. D'Anca's call he explained the situation to both Gus Ellis, the Manatee County Manager, and Ms. Glass; they saw no reason for this Commission to not go ahead with this tonight. He said Ms. D'Anca's attorney then called him requesting permission for her to make a presentation at the 3-22 workshop.

Commissioner Loiselle said the group was entitled to be heard. He said this was a very important project, and his fears about it had been allayed through subsequent meetings. He said he would support it providing Longboat Key got an equal and fair distribution of the funds.

Commissioner Fernald stated she was very opposed to such an event, as there would be no chance for the beach to recover from damage caused by the huge crowds. Commissioner Pollock said he was opposed to this based on Police Chief McCammon's analysis of the problems it would present.

Mayor Wurzburg said he agreed with Commissioners Pollock and Fernald; he asked the Commission if they wished to wait until they heard the presentation, or decide now.

It was moved by Stewart, seconded by Pollock, to reject the proposal for a Beach Boys Concert on behalf of Longboat Key. Motion carried on roll call vote: Fernald, aye; Pollock, aye; Dreyfus, aye; Brown, aye; Loiselle, no; Stewart, aye; Wurzburg, aye.

Mr. Cox was directed to notify the Manatee County Commission of Longboat Key's decision.

Bay Isles (Harbourside) - Marina Use.

Commissioner Stewart suggested discussion of the P&Z Board's recommendations concerning the Marina be added to the 3-19 Special Meeting. He said it was not known whether the Marina was structured to be available for present and future residents, nor whether this availability was in the correct form, with a right to apply for membership at reasonable cost. Mayor Wurzburg suggested a vote be taken at the 3-12 Special Meeting; Commissioner Stewart said this was fine.

Mayor Wurzburg said the definitive answer on this had to be made by the court. Commissioner Brown said the Commission should follow normal procedures and review the P&Z Board recommendation. Commissioner Stewart said the P&Z Board, on the advice of counsel, did not address this particular problem. The P&Z Board did not give any recommendations on the legal aspects of the issue, but were reviewing whether or not what was being proposed met the Code. A declaratory judgment was what was being suggested.

Commissioner Pollock asked the Town Attorney if a declaratory judgment would come after the Commission's decision, or if it could be handled at that time. Mr. Christiansen said a declaratory relief action meant that since the Town was uncertain about its rights in a

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particular set of circumstances, a judicial determination of those rights was requested before they made a judgment. He said he was unsure whether the resolutions provided that the Marina, and perhaps the yacht club, were recreational amenities restricted solely to use by Bay Isles residents. He stressed he had to be careful not to give a clear opinion if there was a good argument on both sides that could be used against them in court. He said he needed to stay neutral; the only solution was a declaratory judgment, as there were so many legal issues in this particular set of circumstances.

Mr. Cox said the first issue was that there was a plan in process upon which the Commission needed to take action because of the time limits in the Zoning Ordinance. The Commission could only give itself one 30-day extension, and would not be able to tie it in with going to court for a declaratory judgment. Further, action would have to be taken only after a public hearing. The other issue was deciding upon the specifics by which the Town Attorney would seek a declaratory judgment; for example, access to the site.

Discussion on this item was forwarded to the Special Workshop/Special Meeting on 3-12-90 at 1:00 P.M. Mr. Christiansen would provide a general outline for his approach.

Mr. Christiansen further explained that in order to ask the court for a declaratory relief, there had to be an actual controversy. In this case the controversy would be between the Town's right to limit the use of those pieces of property, and the Marina owners' position that they had an unlimited right to use it.

There was consensus to forward discussion on this item to the Special Workshop/Special Meeting on 3-12-90 at 1:00 P.M. Mr. Christiansen would provide a general outline for his approach.

XIII. Town Attorney Comments  
The Reserve Litigation.

Mr. Christiansen reported the firm of Burke, Bosselman, and Weaver were retained for litigation with The Reserve. He said they had filed the motions to dismiss the complaint today.

XIV. Town Manager Comments

XV. Town Commission Comments  
Tourist Development Funds - Manatee County.

Commissioner Loiselle reported Manatee County anticipated between \$230,000-\$250,000 in funds from the Tourist Development Council would be available for Longboat Key this year.

Beach Preservation Association - Resolution.

Commissioner Pollock read a resolution to the Commission from the Board of Directors of the Beach Preservation Association, requesting a readjusted economic analysis addressing the areas perceived as being inequitable, and apprising Key residents of existing beach access parking; ATM was to be instructed to move forward in procuring

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government funds to which the Key was entitled, these funds to be included in the reevaluation of the cost benefit assessment. This was to keep the beach renourishment program alive, he said.

Commissioner Brown and Commissioner Loiselle agreed this resolution had been presented to the Commission previously. Commissioner Brown suggested since the new Commission would need to restate its commitment to the beach program, the Town Manager should place this on an early workshop.

Commissioner Stewart said this Commission did not have a commitment to the beach project; they had a commitment to let the people vote as to whether or not there was a commitment. Commissioner Loiselle said he disagreed.

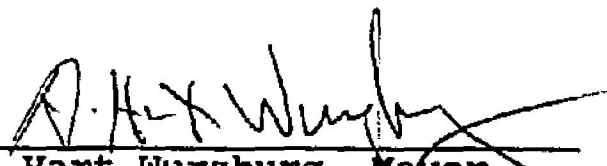
Sister Keys Presentation - Manatee County Commission.

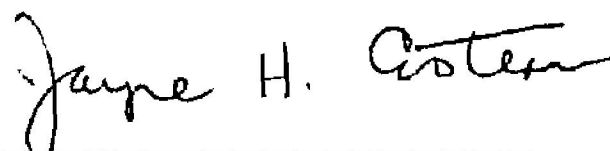
Commissioner Pollock reported there would be a meeting at the Manatee County Commission 3-6-90 to discuss proposed acquisition of Sister Keys. Mayor Wurzburg said he would suggest the Commission was in favor of receiving some financial support from Manatee County. Mr. Cox said the Town was prepared to make a presentation at this meeting.

Mayor Wurzburg asked if it had been determined how much of Sister Keys was buildable. Mr. Smally indicated representatives from DNR would visit Sister Keys on 3-7-90 to help determine this.

XVI. Public to be HeardXVII. Questions from PressXVIII. Adjournment

The meeting was adjourned at 11:05 P.M.

  
A. Hart Wurzburg, Mayor

  
Patrizia Arends, Town Clerk  
Jayne Croteau, Deputy Town Clerk

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