

# Canal Navigation Maintenance Program Update

Town Commission Regular Workshop

March 22, 2021



## Purpose of Meeting

- Bring back data requested at Feb. 18, 2020 Regular Workshop
- Continue to develop plans for a sustainable canal funded program
  - Long term solution
  - A current Commission initiative (2021 Strategic Plan Initiatives)
- Update on Current efforts
  - History, Inventory, Program Start Up Cost Estimate
- Discuss overall approach, funding strategies, and related legal concepts
- Interim Solution
- Next Steps



# Background

## Town Vision & Mission

- *“Longboat Key is a beautiful place to live, work, and visit, where the natural assets of a barrier island combine with cultural and recreational amenities, visionary planning, and proactive leadership to enhance your way of life.”*
- *“To vigorously maintain and preserve Longboat Key’s status as a premier residential and visitor destination that supports the historic balance between residential, recreational, tourism, and commercial attributes, through a commitment to long-term and short-term planning excellence and measurable results.”*

## Town Core Expectations

6. The town will maintain Longboat Key as a **premier vacation destination** and enhance year round **tourism** through continued **revitalization, development, and maintenance** of tourism-oriented businesses and amenities such as; lodging, cultural attractions, restaurants, golf courses, tennis facilities and beaches.

7. The town will maintain and improve the quality and variety of island-based **recreational and educational opportunities**, including a high-quality **community center**, and will support and promote off-island recreational, cultural and urban attractions.

11. The town recognizes the need to provide suitable amenities for **visitors and residents of all ages**.



# Background

## Island Amenity and Ambiance

As an island, (def. "...land surrounded by water..."), waterway and bay access for navigation and recreation is an important element to the overall quality of island life as an **amenity enhancing the ambiance** on Longboat Key.



## Wholistic Benefit

Portions of the Channel / Canal system can be considered as providing an overall benefit to the residents of the Town, as a recreational amenity to the island.

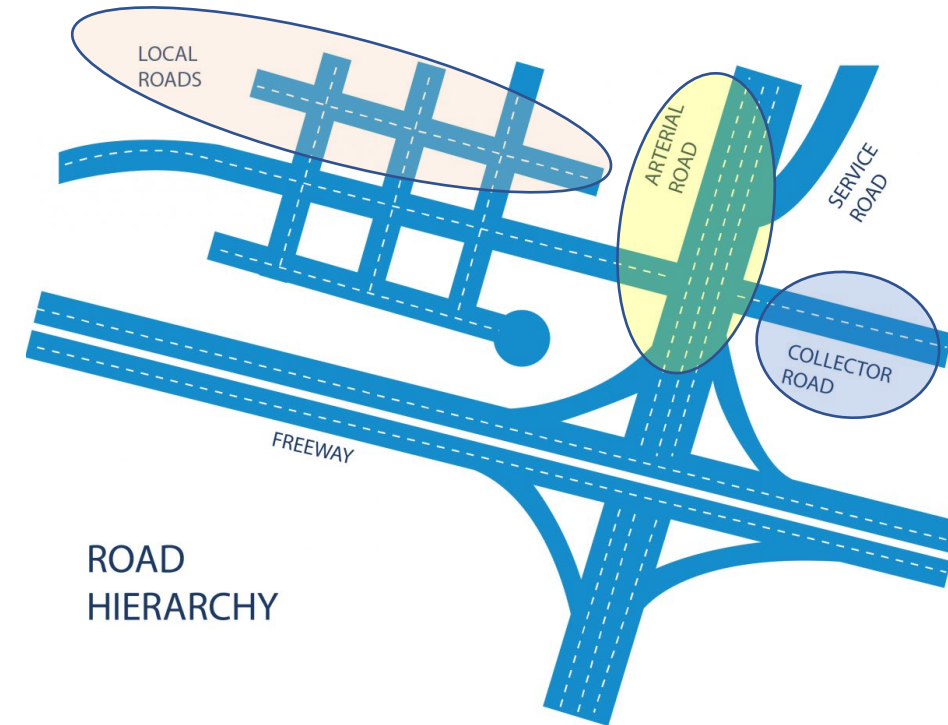
*Some canals may have an overall Town-wide benefit and some have a more private benefit (canal fronting properties)*



# Complexity of Canal System

## Canals can be categorized into three (3) primary types:

- Access channels, generally perpendicular to the island, to the Bay and Intercoastal Waterway [**Arterial**] (**A**)
- Perimeter channels, generally parallel to the island, connecting/collecting residential canals, restaurants, and commercial marinas to the rest of the island and to the bay access channels [**Collectors**] (**P**). *Also for recreational fishing access (flats).*
- Local, residential canals, typically dead end, and serving a specific group of residences [**Local**].
  - Some canals are public and some are private



<https://www.cnu.org/our-projects/street-networks/street-networks-101>

*Can compare canal types to roadway types in a network, though, not everyone requires access by boat.*



# Canal Dredging Program History

## Public vs. Private

1. Legal Review and determine
  - A. 1990s
    1. Based off of Plat Dedications
    2. Based off of Benthic Ownership
2. Canal Dredge Widths and Depths
  - A. Based off old permit limitations
3. History
  - A. Program Discussion since the 1990s
  - B. Last Time Dredged 2003



<https://www.lse.ac.uk/International-History/Degrees/why-study-history>



# Canal Dredging Program Update

## Next Steps from Prior Presentation (2/18/20)

1. Verify Inventory of Canals (81 Canals)
  - A. Public Vs. Private
  - B. History
2. Determine Approach:  
**Localized, Town Wide or Geographic Area**
3. Establish Service Levels
4. Funding Levels
5. Funding Approach

## Permit History

1. 58-01637883-001 FDEP Issued Feb 2001
2. 58-01637883-002 FDEP Issued Aug 2002
3. 41-0380753-001-EI 2020 FDEP Permit
4. 20000050 ACOE Issued Jun 2002
5. 62-341.490 Notice General Permit for WCIND (Note: Not dredged)



# Canal 1 – 10 (North End to Sleepy Lagoon)

TOWN OF LONGBOAT KEY



#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
1	GMD & Longboat DR N	PUB	58-01637883-001/41-0380753-001-EI	-4 MLW	20 FT
1P	Bayside of North Village	PUB	No Permit History		
2	Bishop Bayou	PUB	58-01637883-002/41-0380753-001-EI	-5 MLW	20 FT
2A	Bayside of South Village	PUB	58-01637883-002	-5 MLW	50 FT
2B	Bayside of Sleepy Lagoon North	PUB	58-01637883-002/41-0380753-001-EI	-5 MLW	20 FT
3	Shinbone & Juan Anasco	PVT	58-01637883-002	-5 MLW	15 FT
4	Juan Anasco & De Narvez	PVT	58-01637883-002	-5 MLW	20 FT
5	De Narvez & Bayview	PUB	58-01637883-001	-5 MLW	20 FT
6	Bayviey & Lyons	PUB	58-01637883-001/41-0380753-001-EI	-4 MLW	20 Ft
7	Lyons & Norton	PVT	58-01637883-001	-5 MLW	20 FT
7A	Bayside of Sleepy Lagoon South	PVT	No Permit History	-5 MLW	30 FT
8	Norton & Marbury	PVT	58-01637883-001	-5 MLW	20 FT
9	Marbury & Penfield	PVT	58-01637883-001	-5 MLW	20 FT
10	South of Penfield	PVT	58-01637883-001	-5 MLW	20 FT





# Canal 11 – 19 (Edlee Ln to St. Judes Dr S)

TOWN OF LONGBOAT KEY



#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
11	Millar Bay & Hideaway Bay	PUB	No Permit History	-5 MLW	20 FT
11 A	Harris Bayou	PUB	58-01637883-002	-5 MLW	20 FT
12	Dream Island & Emerald Harbor	PVT	58-01637883-001	-5 MLW	20 Ft
13	Emerald Harbor & Old Compass	PUB	58-01637883-001	-5 MLW	20 FT
14	Old Compass & Binnacle Point	PUB	20000050	-5 MLW	20 FT
14B	Spanish N & Spanish S	PVT	No Permit History		
15N	N Side of Dream Island	PUB	58-01637883-001	-5 MLW	20 FT
15S	S Side of Dream Island	PUB	58-01637883-001	-5 MLW	20 FT
16	Evergreen & Jungle Queen	PUB	58-01637883-001	-5 MLW	V Cut
16A	Connector 16 - 19	PUB	62-341.490	-5 MLW	20 FT
17	Jungle Queen & Tarawitt	PVT	58-01637883-001	-3 MLW	10 FT
18	Tarawitt & St. Judes N	PVT	58-01637883-001 / 41-0380753-001-EI	-3 MLW	10 FT
19	St Judes N & St. Judes S	PVT	58-01637883-001	-4.5 MLW	10 Cut

# Canal 20 – 24 (Gulf Bay Rd to 4960 GMD)

TOWN OF LONGBOAT KEY

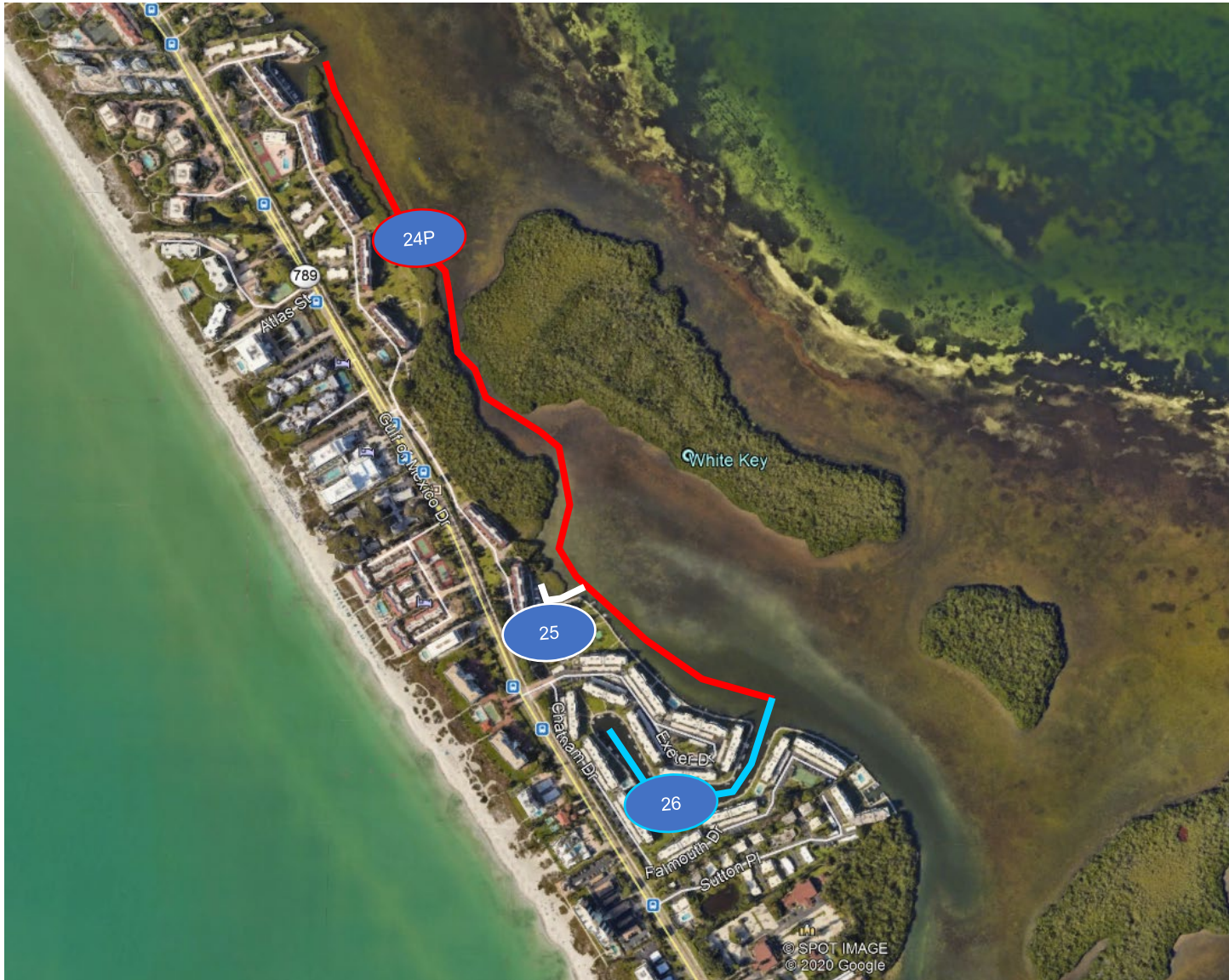


#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
20	E of Gulf Bay	PUB	20000050	-5 MLW	20 FT
20A	Access to Gulf Bay	PUB	No Permit History		
20P	Gulf Bay to Sandhamn Place	PUB	No Permit History		
21	Sandhamn Place	PUB	20000050	-5 MLW	20 FT
21A	Access to Sandhamn Place	PUB	58-01637883-001 / 41-0380753-001-EI	-5 MLW	20 FT
21P	Sandhamn Place to 5056 GMD	PUB	20000050 / 41-0380753-001-EI	-5 MLW	20 FT
22	5056 and 5050 GMD	PUB	58-01637883-001	-5 MLW	20 FT
22P	5050 to 5000 GMD	PUB	58-01637883-001	-5 MLW	20 FT
22A	Access to 5056 to 5000 GMD	PUB	20000050 / 41-0380753-001-EI	-5 MLW	20 FT
23	5000 GMD	PUB	58-01637883-001	-5 MLW	20 FT
23P	4960 GMD	PUB	58-01637883-001	-5 MLW	20 FT
24	Windward Bay Marina North	PVT	58-01637883-003	-4 MLW	20 FT



# Canal 24P – 26 (Windward Bay Marina North to Longboat Harbour Marina)

TOWN OF LONGBOAT KEY

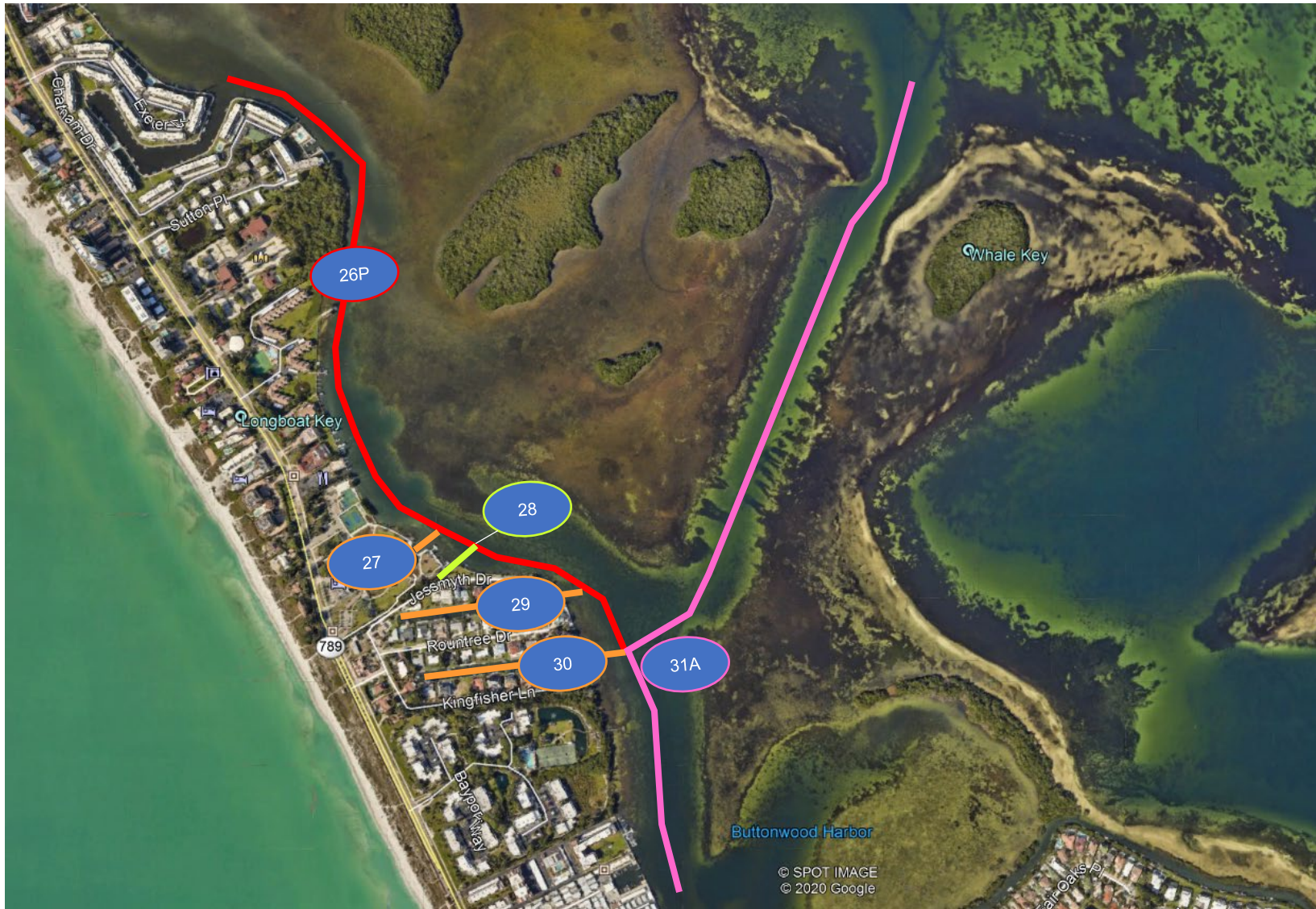


#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
24P	Windward Bay Marina North to Longboat Harbour Marina	PUB	No Permit History		
25	Windward Bay Marina South	PVT	58-01637883-003	-4	20 FT
26	Longboat Harbour Marina	PVT	20000050	-5 MLW	20 FT



# Canal 26P – 31A (Longboat Harbour Marina to Beach Harbor Club)

TOWN OF LONGBOAT KEY

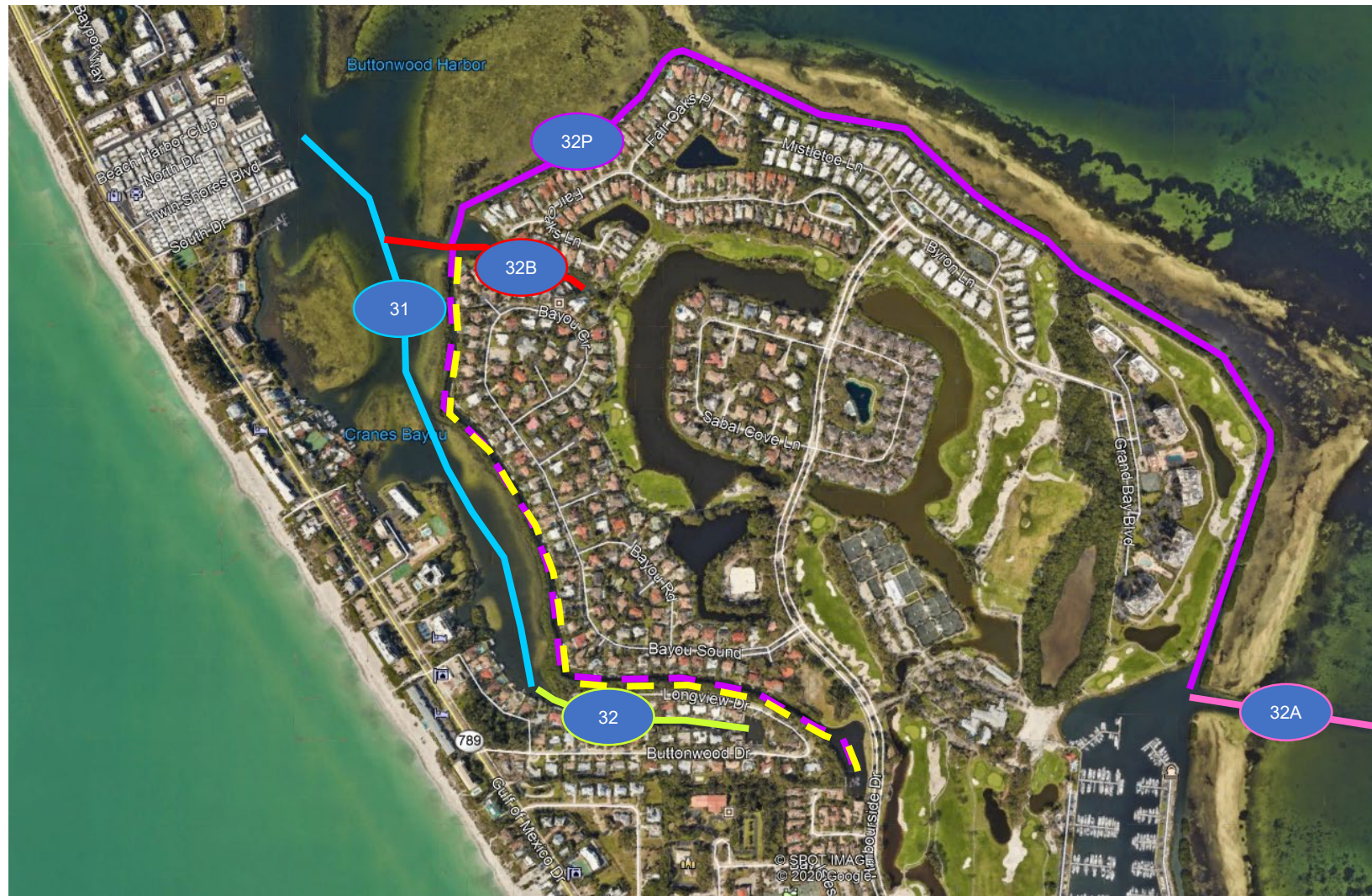


#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
26P	Longboat Harbour Marina to Longboat Estates Access	PUB	No Permit History		
27	Bayfront Park	PUB	58-01637883-002	-3 MLW	20 FT
28	N of Jessmyth	PUB	58-01637883-001	-3 MLW	20 FT
29	Jessmyth & Roundtree	PVT	58-01637883-002	-5 MLW	20 FT
30	Roundtree & Kingfisher	PVT	58-01637883-002	-5 MLW	20 FT
31A	Access to Longboat estates S to Beach Harbor Club	PUB	62-341.490		



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# Canal 31 – 32P (Beach Harbor Club to Longboat Key Club Moorings)

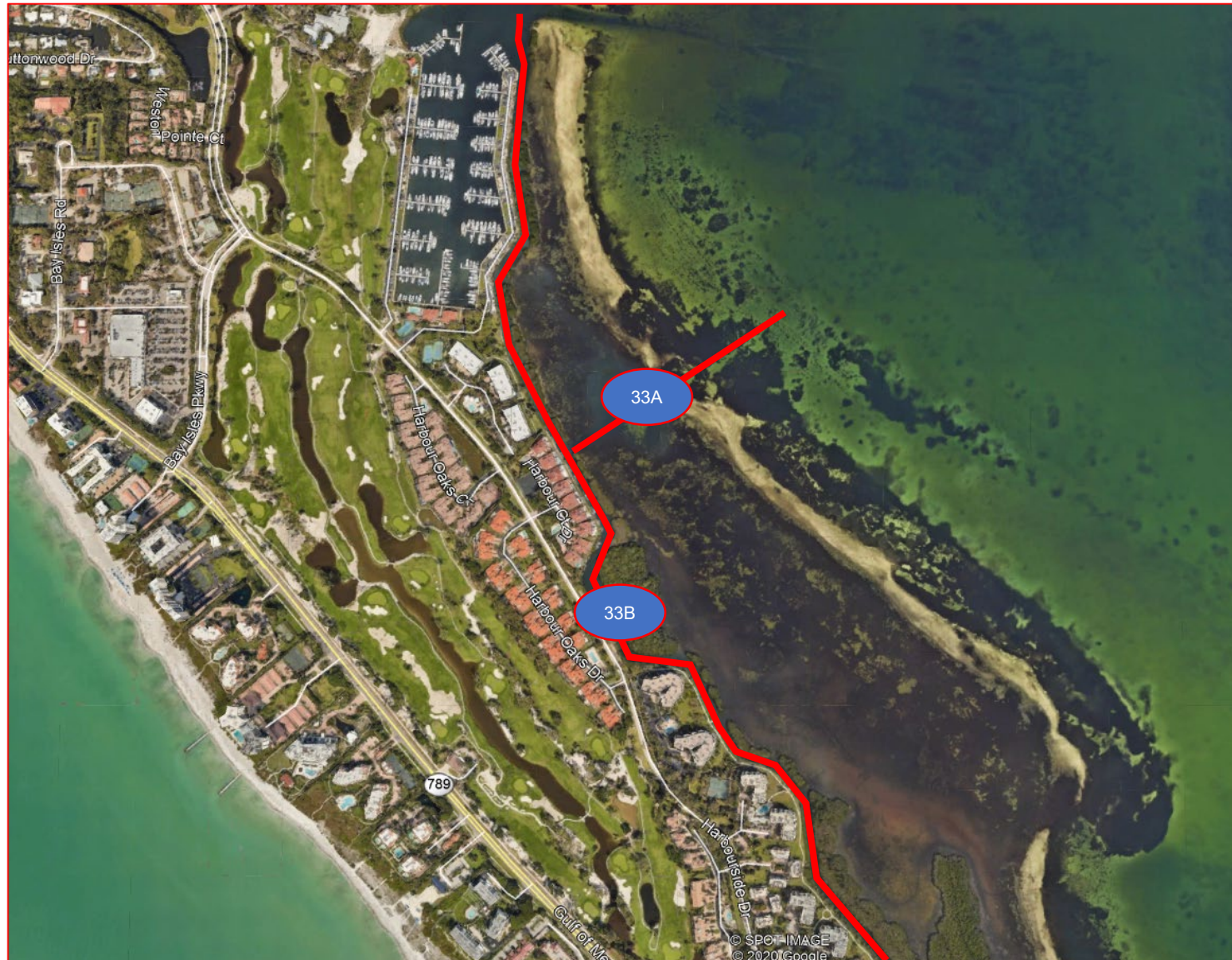


#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
31	Beach Harbor Club through Cranes Bayou	PUB	20000050	-5 MLW	20 FT
32	Longview & Buttonwood	PUB	58-01637883-001	-5 MLW	20 FT
32A	Longboat Key Club Moorings Access	PUB	62-341.490		
32B	Fair Oaks & Bayou	???	No Permit History		
32P	Perimeter Canal for LBKC Harbourside	PUB/PVT	41-0380753-001-EI	-5 MLW	20 FT



# Canal 33A and 33 B (Longboat Key Club Moorings South to Harbour Oak Dr)

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#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
33A	Access to 33B	PUB	No Permit History		
33B	Longboat Key Club Moorings South to Harbour Oak Dr Intersects with 33 (Putter Lane)	PUB	No Permit History		



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# Canal 33 and 39 (Harbour Oak Dr to Yardarm)



#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
33C	Harbourside to Harbor Cove	PUB	No Permit History		
33	Harbor Cove & Putter	PUB	58-01637883-001	-5 MLW	40 FT
34	Putter & Golf Links	PUB	58-01637883-001	-6 MLW	30 FT
35	Golf Links & Chipping	PUB	58-01637883-001	-6 MLW	30 FT
36	Chipping & Wedge	PUB	58-01637883-001	-6 MLW	30 FT
37	Wedge & Birdie	PUB	58-01637883-001	-6 MLW	30 FT
38	Birdie & Putting Green	PUB	58-01637883-001	-6 MLW	30 FT
39	Putting Green & Yardarm	PUB	58-01637883-001	-5 MLW	30 FT



# Canal 40 - 48 and 54 (Yardarm to Yawl)

TOWN OF LONGBOAT KEY



#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
40	Yardarm & Bowsprit	PUB	58-01637883-001	-5 MLW	30 FT
41	Bowsprit & Ranger	PUB	58-01637883-001	-5 MLW	30 FT
42	Ranger & Halyard	PUB	58-01637883-001	-5 MLW	30 FT
43	Halyard & Spinnaker	PUB	58-01637883-001	-5 MLW	40 FT
44	Spinnaker & Hornblower	PUB	58-01637883-001	-5 MLW	40 FT
45	Hornblower & Gunwale	PUB	58-01637883-001	-5 MLW	40 FT
46	Gunwale & Outrigger	PUB	58-01637883-001	-5 MLW	40 FT
47	Outrigger & Cutter	PUB	58-01637883-001	-5 MLW	40 FT
48	Cutter & Yawl	PUB	58-01637883-001	-5 MLW	40 FT
54	Halyard South to Sarasota Bay	PUB	No Permit History		





# Canal 49 – 54 (Yawl LN to New Pass)

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#	LOCATION	PUB VS PVT	PERMIT	DEPTH	WIDTH
49	Yawl & Schooner	PUB	58-01637883-001 / 41-0380753-001-EI	-5 MLW	40 FT
50	Schooner & Ketch	PUB	58-01637883-002	-5 MLW	40 FT
51	Ketch & Sloop	PUB	58-01637883-001	-5 MLW	40 FT
52	Sloop & Channel	PUB	20000050	-5 MLW	35 FT
53	Boathouse Marina	PUB	20000050	-5 MLW	30 FT
54	Halyard South to Sarasota Bay	PUB	No Permit History		
55	Sands Point to New Pass	PUB	41-0380753-001-EI	- 5 MLW	15 FT
55A	Lighthouse Point to New Pass	PUB	41-0380753-001-EI	-5 MLW	2 FT



# Program Approach

## Localized Approach Example



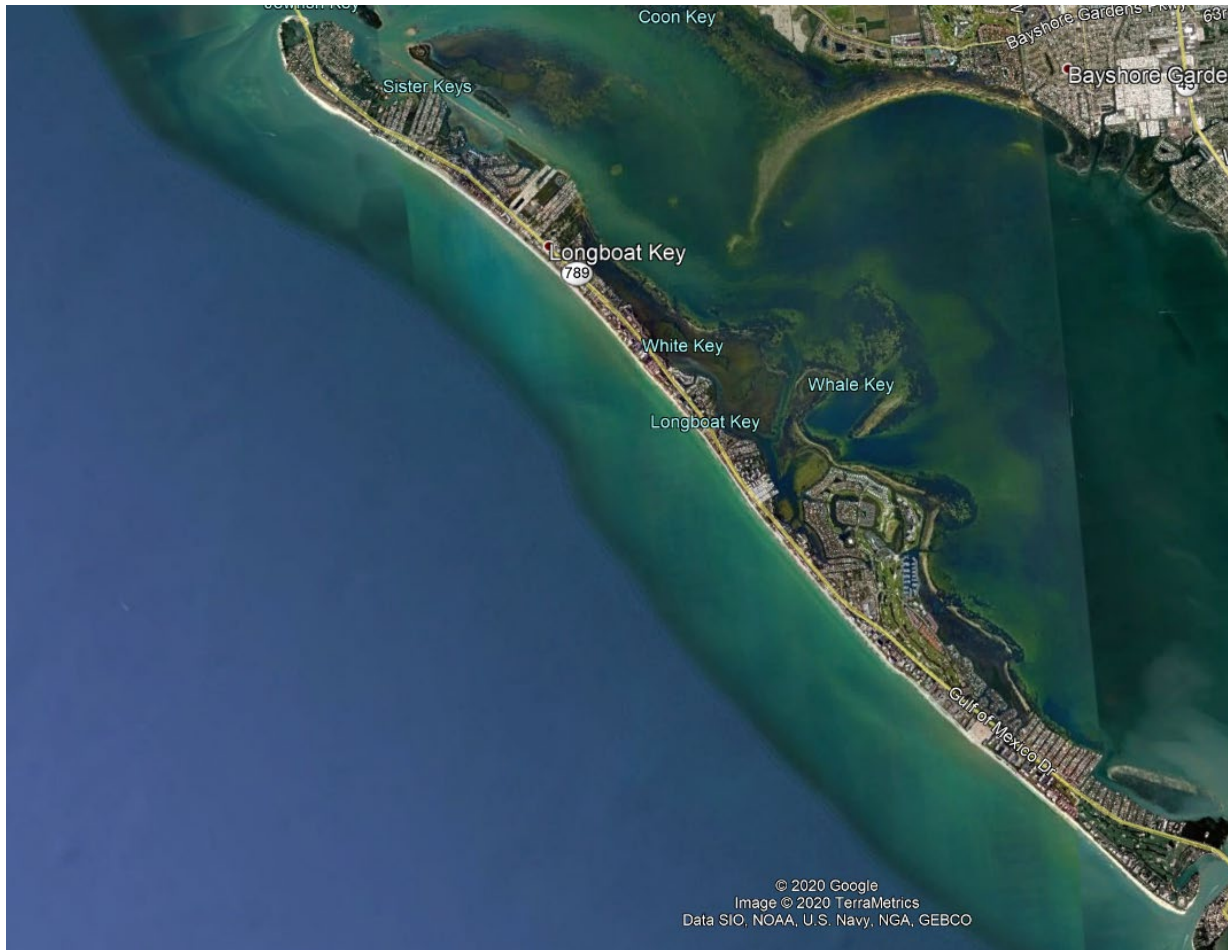
## North Mid Key

1. Canals Have Been Permitted and Dredged in the Past
2. Have Similar Location, Widths and Depths (Levels of Service)
3. Have a Common Organization to Funnel Communications (Homeowner's Group)
4. Could find Properties Under Construction to use as Spoil
5. Construction Travel by Water minimized
6. Less economy of Scale
7. Managing Many Small Districts Difficult



# Program Approach

## Town Wide Approach Example



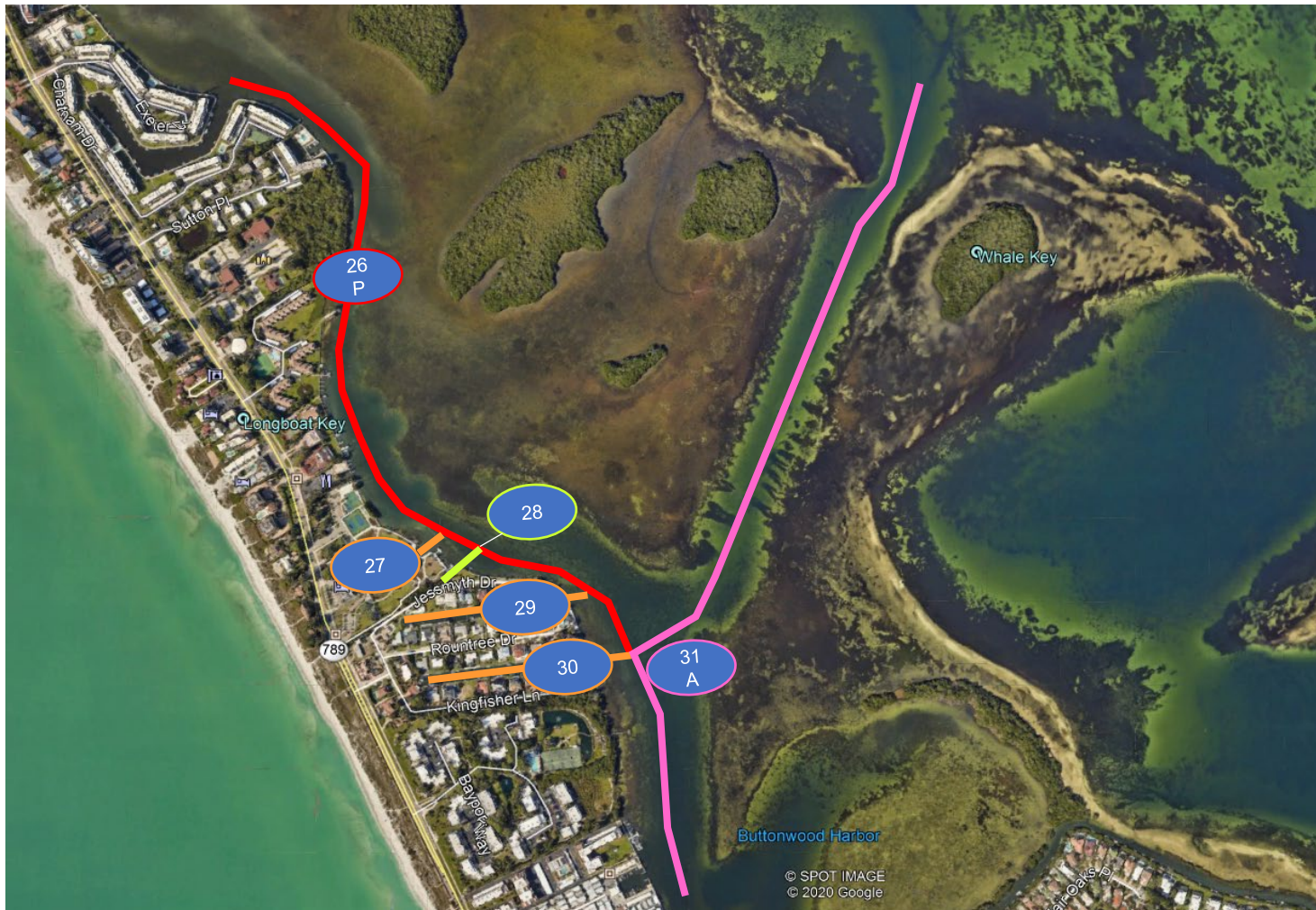
## Town Wide

1. Some Canals Have Been Permitted and Dredged in the Past
2. Have Differing Widths and Depths (Levels of Service)
3. No Common Organization to Funnel Communications (Homeowner's Group)
4. Management of Spoil Sites Problematic
5. Up to 5 - 7 miles of Construction Travel by Water
6. Who gets prioritization of Effort?
7. Can Public Funds be used to improve Private property?



# Program Approach

## Geographic Area Approach Example



### Mid Key

1. Some Canals Have Been Permitted and Dredged in the Past
2. Have Differing Widths and Depths (Levels of Service)
3. No Single, Common Organization to Funnel Communications (Homeowner's Group)
4. Perimeter / Access Channels 26P and 31A could be funded by all (General benefit)
5. Residential Canals funded by Waterfront Property Owners (Specific benefit)
6. Can Minimize Construction Travel by Water
7. Coordination of effort between General and Specific benefit canals



# Town Staff Recommendation

## **Staff Recommends a Geographic Area Approach to the Canal Navigation Maintenance Program.**

- A. Two categories of projects
  - A. Channels that serve a Town-wide benefit
  - B. Groups of canals that serve canal fronting properties
    - A. Property Owner Supported
- B. Geographic Areas
  - A. Depending on Location - look for synergy and economies of scale
  - B. Prior Permits and Dredging Efforts set Levels of Service
  - C. Potential Spoil Sites are local
  - D. Length of Impact / Disruption Caused by Construction
  - E. Utilization of the Access Channels



# Big Picture

Canal Dredge Program carries a cost:  
Preliminary Budget Estimate for initial program start-up

**\$11.4 million**

Plus management overhead

For approx. 100,000 CY

*Funding strategy to accomplish a program needs to be developed*



# Funding - Who pays?

## Goal - ongoing funded program

- Maintains a service level
- Good for canal fronted property values

## Legal/Funding Structures

- **Ad valorem versus Assessment**
  - Different standards and tests
- Millage supported/General Fund
  - Uniform
  - Can't pay for private canals
- Assessment Supported
  - Benefit based

*Limited grant funds may be available- not for local or private canals*

*Surtax may be able to help offset some costs for those canals that have a Town-wide benefit*



# Town Staff Recommendation

## **Staff Recommends an Assessment Approach to the Funding of the Town Navigation Maintenance Program for Canals**

- For Local, Residential Canals
  - Assessment applies to all property owners along canal
  - Can be based on simple formula (for example, linear foot of seawall or per lot)
  
- For Perimeter and Access Channels
  - Assessment applies to all Town taxpayers
  - Consultant to Determine Fair and Equitable formula



# Interim Solution

- If Program takes too long to establish and fund over time...
  - What can the Town Assist with in the short term?
- Privately Initiated and Funded Dredging
  - The Town can share existing/prior permit data with perspective citizens looking to conduct dredging on their own.
  - The Town can share information related to Consultants that can assist in establishing and permitting individual projects.
  - The Town can provide contact information on Dredging Contractors.
  - The Town Could allow filling of Mitigation site with acceptable material from Individual projects
    - Town help support cost of initial sea grass planting?
  - Town can assist in the coordination of this use as well as the use of other Town Properties



## Steps Needed To Advance Plan

1. Commission identify preferred Program Concept including approach and funding strategy.
2. Staff engage Consultant to advance Program Concept and approach with Funding Model(s)
  - A. Refine cost estimates
  - B. Legal input: establish in accordance with State statute and Town Code
  - C. Provide Recommendations on Program parameters and funding methodology
3. Present Program Options Developed by Consultant to Town Commission
  - A. Specifics Recommendations by Third Party
  - B. Commission and Public Workshop(s)/ Outreach
4. Commission Program Decision
  - A. Program Approach Recommended Frequency and Priority
  - B. Funding Methodology
  - C. Finalize Model and Move Forward



TOWN OF LONGBOAT KEY

***Questions?***