

MINUTES OF CONTINUED REGULAR MEETING OF LONGBOAT KEY TOWN COMMISSION JULY 10, 1975, 9:30 A.M.

The meeting was called to order by Mayor Kenney at 9:30 A.M. as a continuation of a regular meeting recessed the previous evening to this time and date.

Present: Mayor Kenney, Commissioners Edmundson, Gibbon, McCall, Sedwick, Ridyard

Also

Present: Town Manager Allgire, John Siegel, Arvida Vice-President, George Dietz, Arvida Attorney, Bill Bishop, Arvida consulting engineer, Steve Shidler, of Adley Associates, planning consultants.

Absent: Commissioner Petrick, Town Clerk Hager

There being a quorum present, the meeting was in order.

List was presented by the Town Manager (as directed at a work session) of policy decisions to be made prior to approval of the Bay Isles Outline Development Plan. The Commission considered them one by one and made the decisions indicated:

I - Is the Bay Isles Tract a Development of Regional Impact.

Ans: The State should be notified the Town is proceeding with the application on the basis that the Arvida Corporation says it does not require DRI procedures.

II - Should the Arvida Corporation be requested to supplement their submission with significant data to insure a proper and complete review under the provisions of Article 7 of Ordinance 74-15.

Ans: To be determined later in the meeting.

III - Should the review of the Bay Isles Outline Development Plan include the provisions for major transportation and public facility needs as currently anticipated - Including:

(a) Mid-island bridge approach .

Ans: No.

(b) Water storage tank site.

Ans: A commitment by Arvida to build the tank is not required at this time, but they will provide a site acceptable to the Town in location and size.

(c) Fire station site.

Ans: Arvida will provide a site acceptable to the Town in size and location.

(d) Additional right-of-way for Gulf of Mexico Drive (SR 789), 20 feet on east side.

Ans: Arvida to provide easement not to exceed 20 feet, when the need is demonstrated, subject to rights of the existing easement with the language to be clarified by the attorneys in drafting the resolution.

(e) Responsibility and arrangement for four laning Gulf of Mexico Drive.

Ans: Arvida agreed to deceleration lanes where required.

(f) Signalization of exterior intersections.

Ans: Arvida will install signalization on the two or three main entrances when requested by the Town and approved by DOT.

IV - Will the development own and maintain private streets.

Ans: Streets which service the Civic-Commercial center will be public, other streets private.

V - What will be the form and substance of easements for utilities.

Ans: Easements will be standard form presently used by the Town.

VI - Does the organization propose to maintain and operate open space and maintenance of same.

7/10/75
BOOK 3 PAGE 305

7/10/75 Page 2

Ans: There will be a property owners association^{association} which will control all except the Commercial area. This open space control will be spelled out at the time of the first Final Development Plan.

The Commission digressed from the list and discussed requirements for water and sewer layout plans. There was general agreement that the first final development plan should contain detailed working drawings for the single family area (to be developed first) with a preliminary plan showing main sizing and lift station locations for the overall development.

VII - What uses are consistent with the proposed marina area.
Ans: It will be a commercial area, but major repairing and charter services will be excluded. Also, dry storage height will be limited and screened, and uses included will be such as are accessory to a yacht club and residential area. This will be spelled out in detail in the resolution approving the Outline Development Plan.

IX - Is the proposed Civic Center complex a portion of the allowable Outline Development Plan.
Ans: No, concerning that portion owned by the Town of Longboat Key, and this will be stated in the resolution.

X - Are the water tank site and fire station site a portion of the allowable Outline Development Plan.
Ans: Yes. However, John Siegel stated that after acceptance of the Outline Development Plan the Town would be given an easement for the water storage tank site, and title to the fire station site. After further discussion, Arvida and the Town agreed that ownership of both sites would be by the Town, but that both would be allowable for density calculations.

XI - What kind of time schedule of development will be required.
Ans: Adley Associates and the Town Manager feel a sequential schedule designating areas in order of development is required. There was general agreement that the Town Attorney would work with Arvida's attorney as to form of the schedule which would give a schedule of development for five years, with forecasts beyond that time.

XII - Is the portion of the Civic Center which is proposed for two churches part of the commercial area.
Ans: No.

(The Commission recessed for lunch from 1 to 2 P.M., and Comm. McCall was absent after the recess).

The Commission reviewed the Memorandum dated 5/15/75 from the Town Manager to the Planning and Zoning Board. The "Staff Recommendations" on page 2 of the memorandum were considered. One called for a more detailed presentation by the developer of the various traffic facilities (vehicular and pedestrian and bike paths). A diagram was presented by Arvida at this time, discussed, and labeled Exhibit B, and included as part of the plan.

Pertaining to cul-de-sac streets, it was agreed that the cul-de-sac on the north end will be connected with utilities, and with bike and pedestrian paths sufficient to support emergency vehicles.

7/10/75 Page 2

BOOK 3 PAGE 304

7/10/75 Page 3

Pertaining to the recommendation that consideration be given to extending Bogey Lane from its present terminal to the proposed entranceway, it was agreed this should not be done, but that the bike-pedestrian path would be extended.

Recommendation re: dedication of property for necessary future public services - Arvida agreed to expand by dedication the present Town site 100 feet on the east side of the Library.

Mr. Siegel agreed that fill would be placed on the bank of the canal on the Buttonwood Harbour side. Further, that if later experience indicates the bank on the Bay Isles side erodes, it will then be stabilized.

It was further agreed that:

To clarify area designated for recreation adjacent to small craft basin, the Outline Development Plan documents will reflect that this area is in connection with the golf club facilities and to be used only as a club recreation area.

Docking facilities will be designed to accommodate boats only up to 25 feet in length.

A 25 foot buffer zone will be designated on the plan for buffer zone for Longview Drive.

A drawing entitled, "Master Drainage Plan" was included for submission as Exhibit C. However, the Town Manager pointed out it was not acceptable for a Master Drainage Plan, but was being accepted to show road rights-of-way (60').

The Staff had recommended that all roads shown with divider strip be a minimum of 100' in width. Rather than adopting this recommendation, it was decided that easements for bicycle paths and utilities will be determined at the time of submission.

Staff recommendations that Gulf of Mexico Drive be three or four lanes with deceleration lane; and paralleling of utilities within the development with those of Gulf of Mexico Drive were agreed to by Arvida.

(Recommendations not specifically mentioned above were considered to be already handled in the discussion immediately preceding this portion).

Discussion of a letter from the Planning and Zoning Board dated June 12, 1975, recommending approval of the "Outline Development Plan - Bay Isles", subject to additional information and conditions, followed. Additional information on a map or maps and/or aerial photographs to indicate several points had been suggested. Such information had subsequently been submitted and the Commission felt it adequately covered points 1 through 7.

Point 8, Master Drainage Plan, was not felt complete, and after discussion, Mr. Siegel was asked to contact Tom Jones of the Buttonwood Harbour Assn. to discuss with him what could and should be done in the way of drainage so as to not add to the Buttonwood Harbour problems.

Under B-b of the P&Z Board recommendations - that the Town House area opposite Buttonwood Harbour be extended northwest approximately an additional 400 feet - Mr. Siegel stated this was being done.

7/10/75 Page 3

BOOK 3 PAGE 3a3

7/10/75 Page 4

B-c. Previous discussion had determined that the small craft basin would provide for boats not more than 25 feet in length (rather than 35 mentioned in this reference). Mr. Siegel agreed to the provision that it be planned only after all or a considerable portion of the main boat basin is complete.

Recommendation B-g. There was general agreement that this sequence of development would be followed.

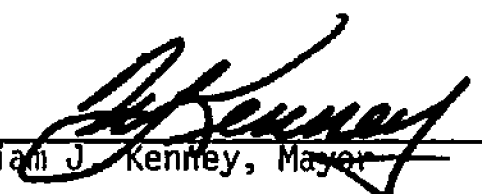
Recommendation B-i was noted and will be adhered to.

Other points were deemed to be already handled, or to be finalized at later stages of discussion.

The Town Manager inquired of Adley Associates representative Steve Shidler if, with the acceptance of the various exhibits, sufficient information had been provided by the developer to satisfy the provision of Article 7 of Ord. 74-15 (Policy Decision II-on page 1 of these minutes- deferred for determination later in the meeting). Mr. Shidler affirmed that this should suffice.

The Commission noted the next step would be to work with the Town Attorney in drafting the necessary resolution which, in turn, could be discussed at a work session, and this they tentatively scheduled for Tuesday, July 29 at 9:30 A.M.

Mayor Kenney declared the meeting adjourned at 5:00 P.M.


William J. Kenney, Mayor
E. Jane Pool, Deputy Town Clerk

7/10/75 Page 4

BOOK 3 PAGE 302