

TCRW 08-24-1976

MICROFILMING INFORMATION SHEET

TO: LASON  
FROM: Town of Longboat Key  
Town Clerk Department  
501 Bay Isles Road  
Longboat Key, FL 34228  
DATE: 10-04-2002  
SUBJECT: Microfilming

Please index the attached collection of records utilizing the following language and placing this language in the upper right hand corner of each image.

TCRW 08-24-1976

The database should include the following fields:

TCM047

Roll# 86

Image# 479

This collection of records should be placed on the following film type:

X 16 mm

\_\_\_ 35 mm

Total number of pages in this collection: 4

If there are questions regarding the collection of records that are to be microfilmed please contact Jo Ann Dunay-Mixon, Deputy Clerk Records, at 941-316-1999.

COMMISSION DIRECTIONS - AUGUST 24, 1976, WORKSHOP

Present: Vice-Mayor Petrick, Commissioners Edmundson, McCall, Jchs, Ridyard

Absent: Mayor Kenney, Commissioner Sedwick

Also

Present: Town Manager Allgire, Town Attorney Whitesell, Public Works Director Cox

Public to be heard:

Marjorie Sokol, resident of Sea Pines Condominium, complained of poor drainage of the driveway to Sea Pines. Vice-Mayor Petrick stated that the Public Works Director had compiled a list of problem drainage areas and he felt sure this was included, but he had no idea what priority. The Public Works Director stated this problem could be alleviated by getting permission to tie into an inlet on private property and that he had discussed the possibility with Sea Pines of doing something mutually with them. Mr. & Mrs. Sokol stated they would talk to the condominium directors and would keep in touch with Mr. Cox about the possibility of cooperating on the problem.

Items for Consideration:

The Town Manager presented a map showing the proposed recommended channel to be dredged in Longboat Pass by the Corps of Engineers. He reported that in discussion with the Corps of Engineers there were objections to the proposed fill area for Longboat Key - roughly from N. Shore Drive down to Whitney Beach - because the State will not allow fill to be placed in front of private beaches without establishment of an erosion control line. Discussion followed of the procedures for establishment of such a line, and Mr. Allgire suggested the Town might want to consider establishment of an erosion control line for the entire island, but to only count on citizen participation for this area at the present time. Mr. Petrick, however, felt it might be better to attempt only this portion now, and to do the rest later when there is no time constraint. The Town's consulting engineer, Don Smally stated it might be possible to modify an erosion control line set several years ago in connection with placement of some groins. The Town Attorney stated it would be necessary to have a formal, recordable document. Mr. Allgire reported he could contact Bill Carlton to find out what the State procedure requirements are, and he was asked to also convey the Commission's feelings to the Corps of Engineers. The Commission felt it would be a good idea to contact affected property owners by letter to ascertain their feelings as well.

John Grout, of Smally, Wellford & Naiven, asked that the Commission accept the wastewater system as a whole - as requested by Farmers Home Administration. The Commission asked the Town Attorney to prepare a resolution of acceptance for the following evening's regular meeting. The Town Manager reported the televising of the lines showed additional corrections were needed, and Public Works Director Cox said all inspections could be completed before expiration of the maintenance bond.

Don Smally, of the Town consulting engineering firm, discussed with the Commission their request for additional engineering fees for the sewer system beyond the 2% called for in the contract. Mr. Cox and Mr. Allgire both recommended that the additional fees for inspections be allowed. After some discussion, the Commission concurred with the recommendations.

BOOK 1 PAGE 109

Commission Directions - 8/24/76 Workshop, Page 2

The Commission discussed authorization of final payments for contracts 201 and 202 for sewer system construction. Town Attorney Whitesell stated a further refinement would be authorization of execution of bonds in the amount of \$5,000 for each joint. Mr. Whitesell was instructed to include authorization for final payment in the resolution of acceptance of the system discussed earlier in the meeting.

The Manager reported a request from Longboat Island Chapel for reduction of their utilities bill. He explained they had added a sprinkling system without adding an irrigation meter and thus had been billed the sewer charge for water used for lawn sprinkling. He recommended they pay for the water, but the amount for sewer bill be reduced the amount of the sprinkling bill. The Commission asked that this item be forwarded to the Aug. 25 regular meeting for formal action.

Two requests for an extension of time in which to connect to the Town's waste-water system had been received and were reported to the Commission by the Town Manager: Neil Saunder's had requested he not be compelled to connect two buildings at Land's End until such time as the sewer lines are installed for the Land's End PUD development.

Mr. Van Duyn requested a time extension for connecting an occupied dwelling at 759 St. Jude's. The feeling of the Commission was that in the case of occupied dwellings, all must be treated alike and that the 90 + 60 days which could be granted as extensions had already expired. These two requests were forwarded to the Aug. 25 Commission meeting for Commission action.

Metro Specialty Services requested an affidavit of endorsement which they could present to the Public Service Commission in support of their application for a license to transport by van non-emergency patients both ambulatory and non-ambulatory - not ambulance service. There was general agreement that such a service would be welcomed by Longboat Key residents. However, no official actions can be taken at a work session and the Commission instructed the Metro Specialty Services representative to tell the Public Service Commission at the hearing the following morning that the Commission will authorize a letter of endorsement at their Aug. 25 evening meeting.

The Commission reviewed a revised site plan for Four Winds Hotel alterations. There was some discussion of the number of parking spaces needed and the final determination was not made until the plans are redrawn. Mr. Koch was asked to allow adequate setbacks and landscaping. Since subdivision procedures are involved in Mr. Koch's alterations, he was informed that an amendment to the subdivision ordinance will be placed on first reading at the Aug. 25 meeting, with second reading Sept. 15. This amended ordinance will shorten the necessary subdivision procedure requirements. Mr. Koch was informed that he could present his revised plans at a work session to be held August 31.

Tim Field presented revised plans for Hideaway Bay Subdivision. These changes would remove a cul-de-sac and change some lot lines. Mr. Field was informed that to follow the plan presented would be to create two non-conforming lots and could not be done other than to obtain an ordinance amendment or to change to subdivision or a PUD.

Commission Directions - 8/24/76 Workshop, Page 3

The Town Commission considered the revised site plans for Seaplace. The discussion of the revised plans centered around the written recommendations of the Staff and also the written recommendations of the Planning & Zoning Board. The Staff pointed out that the existing phase of Seaplace, or Seaplace North, had already been completed with 14 units more than would have been allowed under the Zoning Ordinance in effect at the time the development was approved. This was due to the fact that the development as originally approved encompassed both Seaplace North and Seaplace South and the density distribution was such that 14 units over and above the number allowed in the zoning ordinance in effect at the time of original approval of the original development allowed 14 units per acre and the disbursements of the units was heavier in the completed area and less in the uncompleted area. John Siegel, of Arvida Corp., questioned whether the Town Commission at that time had followed the provisions of the existing zoning ordinance and reduced the number of units because of the private street in the project. The Town Manager informed Mr. Siegel that the Public Works Director had checked the minutes and determined that the road had been used as a deduction. However, he emphasized that he would again check the minutes and report back to the Town Commission whether this road had been used to reduce the number of units allowable under the existing zoning ordinance.

The Town Commission and Mr. Siegel agreed that if this portion of the project was above the density allowed at the time of approval that either additional land would be added to the project to get the density down to the acceptable level or the 14 units would be eliminated from the remainder of the project.

Other items discussed by the Town Commission to be attached to the resolution of approval were that preliminary or final landscaping plans, including buffering and tree protection, could be submitted prior to the issuance of the first building permit rather than being approved as part of the site development plan. It was also agreed that pedestrian access way would be shown prior to approval of the site plans. It was also agreed that Arvida would furnish substance of covenants, easements, restrictions, etc. The Town Commission instructed the Town Manager to place this item on the September 14, 1976 workshop meeting for discussion prior to final action by the Town Commission at their regular September 15, 1976 meeting.

The Town Commission next considered a revised parking plan for Covert II. The Staff pointed out that the parking was in conformance with the ordinance with the exception that the parking stalls were 9 feet wide. After some discussion, the Town Commission directed the Staff to inform the association of Covert II that the parking plans would be denied because our ordinance required a 10 foot wide parking stall.

The Town Attorney discussed with the Town Commission a DER ruling granting a permit to the Beker Corp. The Town Commission discussed this matter and decided that an appeal by the Town of Longboat Key was not necessary. The Town Attorney requested that the item be put on the next regular agenda meeting of August 25, 1976 and formal action be taken by the Town Commission.