

**REPORT OF THE SHORE PROTECTION BOARD MEETING HELD ON
DECEMBER 28, 1998**

I. CALL TO ORDER

The meeting of the Shore Protection Board was called to order at 1:04 p.m. on Monday, December 28, 1998, at the South Fire Rescue Station.

II. ROLL CALL

On roll call, the following Shore Protection Board members were found to be in attendance: Chairman Garrison D. Lickle, Vice Chairman George M. Moffett II, Board Members Eileen C. Curran, Gerald H. Levy, Joel Martino, and Richard Raffo. Board members Edward Hennessy, Jr., Wayne F. Dimm, and Charles C. Isiminger were absent. Others who were present for all or part of the meeting included Regional Research Associates President Dr. William Stronge, Kate Gooderham of Gooderham & Associates, Dave Decker from Applied Technology & Management, Commissioner Ernest Muro and Town Clerk Cheryl Rogers from South Palm Beach, Dan Reidy from the Town of Lantana, and Palm Beach County Department of Environmental Resources Management Engineering Assistant Bob Clinger. Staff members included Assistant Town Manager Peter Elwell, Town Attorney John C. Randolph, Public Works Director Al Dusey, and Town Clerk Mary Pollitt.

III. APPROVAL OF AGENDA

The Agenda was approved at printed.

**IV. REPORT OF THE SHORE PROTECTION BOARD MEETING HELD ON
OCTOBER 29, 1998**

The report was approved as presented.

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V. REPORT OF THE SHORE PROTECTION BOARD MEETING HELD ON NOVEMBER 12, 1998

The report was approved with the following change: Change the word "citations" to "specifications" on page two (of six), seventh line from the bottom.

VI. CONTINUED DISCUSSION WITH KATHRYN GOODERHAM REGARDING "BEACHES: THE OVERVIEW," "BEACHES: THE MANUAL," AND THE PROPOSED PUBLIC EDUCATION PROGRAM

(Before Ms. Gooderham gave her presentation, Dr. Stronge outlined the findings of his economic study.)

Dr. Stronge outlined details of a plan that had different tax rates for different properties. They were delineated as ocean front and non-ocean front based on the benefits received, i.e. storm protection benefits would be received only by ocean front property owners (except for inlet areas) and recreation benefits would flow to all properties. A discussion followed on the benefits of beach restoration for various types of property owners in various reaches. The discussion included having Reach 1 sharing the costs of sand distribution from the Sand Transfer Plant which are approximately \$200,000 per year.

Dr. Stronge explained there was no off-island funding in the worst case scenario. The Town of Palm Beach was divided into two projects: the North Project and the South Project. This was determined by land use. Dr. Stronge said he added the costs of Kreusler and Lake Worth Parks to the Palm Beach costs. The South Palm Beach project included Lantana. The Town of Manalapan was listed separately.

(Dr. Stronge's draft report is attached, providing detailed analysis and proposed millage rates and assessments by municipality, geographical area, and land use type.)

Attorney Randolph said he thought that Dr. Stronge should support the breakdown of different sections of Town as to their benefits.

Mr. Clinger requested the definition of "storm protection".

Dave Decker responded that the fifteen year storm was the basis of his definition. The seawalls were considered as the first line of defense, with the assessed values of property used in the absence of seawalls. Dr. Stronge noted his storm protection issues were based on linear lot footage.

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Dr. Stronge added that if a general ad valorem tax increase was utilized to fund this project, property owners would pay 0.9 mills, 0.7 mills, and 0.9 mills for Palm Beach, South Palm Beach, and Manalapan, respectively.

Attorney Randolph advised that an overall millage rate could be done legally and would be the easiest way to handle it, but he did have questions regarding the benefits received.

After discussion of the ad valorem tax issue, Mr. Dusey noted that a referendum would have to be scheduled in order to borrow money to implement the beginning of the project. Ms. Gooderham agreed.

Mr. Elwell explained that the Town Council has expressed a desire to take this issue to the voters directly regardless of the type of financing that would be done for the project.

Dr. Stronge presented a table showing annual assessments per front foot for single family, condominiums, and hotels for the four projects as identified previously for storm protection. He stated he included some condominiums with hotels in the North project and hotels with condominiums in the South Project. Responding to a question from Mr. Elwell regarding the differences in assessments, Dr. Stronge said his calculations were based on the site specific benefits derived from the improvements.

The Board Members discussed the possibility of applying millage rates to ad valorem taxes versus applying assessments to properties based on ocean-front linear feet.

Mr. Lickle said he assumed the levying of ad valorem taxes had no impact on the Town's ability to seek outside funding. He clarified that ad valorem taxes would be assessed on an annual basis with the millage rate adjusted in the future.

Mr. Elwell responded that if two or three large projects were done over the next few years, then it would be necessary to have bonds issued. Assuming the bonds were approved, that funding would not be part of the operating millage rate but would be a separate debt service millage rate that would be fixed over a specific period of time. He said that issue would not change the decision of the Shore Protection Board if they wished to spread the amount equally according to property values. He said the millage cap is based upon the value of the property in Palm Beach and a capacity to issue debt, and the Town has a large capacity to issue this type of debt. He said, as a practical matter after giving this additional consideration, the approximately 1 mill would pay the debt, year after year, to pay off the bonds, and any savings that were realized or any money recovered from the State, County, or anyone else would go into the General Fund thus reducing the cost of operating the Town. Louis Pryor indicated that if the ad valorem method were used, Town taxpayers would see an increase in total property taxes in the neighborhood of 2%.

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Dr. Sten Lilja read his remarks regarding the proposed project. A copy of these remarks is attached.

Dr. Stanford Kuvin commented that the engineering conclusions on which this report is based are not "hard science". He questioned the marketing plan for the beach renourishment proposed by ATM. Dr. Kuvin concluded that, as a barrier island, Palm Beach will always need supplemental sand but questioned the wisdom of implementing a plan such as this. He said he was not satisfied with the engineering on this plan to proceed with a \$108 million program.

Mr. Lickle responded that the Board had spent three years trying to find a solution to the beach problems and defended the work that has been done over the past three years. He agreed with Dr. Kuvin that it was time to move into the realm of public approval for the project.

Mr. Lickle said that he thought a workshop should be held including other municipalities to further discuss the questions raised at this meeting. Mr. Elwell suggested that the January 28th Special Town Council meeting would provide an opportunity to invite the other municipalities for their input.

Mr. Levy asked if all the Board members agreed on using the ad valorem taxes? Mr. Moffitt replied that he was not ready to commit on that until he had further information or time to consider the information that has been presented.

Dr. Stronge suggested he write a final report with two proposals during the next week with recommendations and then submit that to the Board for their consideration.

Dr. Lilja suggested the issue of the ownership of the seawalls be resolved before the Board makes its suggestions.

The Board Members then discussed Ms. Gooderham's draft reports (a copy of each is attached), offering the following comments:

Levy: "Beach Chief" is not mentioned.

Curran: Nothing specific at this time.

Lickle: 1st paragraph on Overview—4th line...nearly 2 million cubic yards of sand were lost to the beaches. (Mr. Elwell explained that this sand did not go on anyone's beach and was dumped off shore. Ms. Gooderham said she would adjust her report accordingly.)

Mr. Lickle continued:

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Mention in 1st paragraph how the shutdown of the Sand Transfer Plant hurt the community.

2nd paragraph...add a statement that groins have deteriorated "or have been removed."

Add on 1st page that this is a regional approach (CCMP Update) starting in March 1997.

Page 2, In the first paragraph at the end of the sentence, change the wording to: "Safeguard coastal properties for a 15 year storm which is typical for beach restoration."

Note on page 2 that the LWIMP has been adopted by the State and is being implemented.

Page 3, the end of the second paragraph stated that "already \$1 million has been spent" (Mr. Elwell suggested that if specific numbers are available, they should be used. Dr. Stronge will provide for Ms. Gooderham.)

Give recognition of company on page 3, in bullets, where the word "Economist" is used.

Page 4, Sand Search, state that this was already approved and the sand survey is being done.

Page 4, last paragraph, reword "To protect that asset, a comprehensive approach from Inlet to Inlet is needed."

This concluded Mr. Lickle's comments.

Mr. Levy: Page 33, last bullet, the statement "Due to the similarities in the fill volumes and erosion rates, as well as proximity, it may be cost-effective to combine the Reach 8 and Reach 7 restorations into a single project to reduce dredge mobilization costs" does not make sense with the reference for the same reaches as listed in Table 4 on page 13.

Mr. Moffitt said he supports the report as written.

Mr. Martino made the following suggestions:

Page 3 of the Overview, 2nd paragraph starting with "Recreational Benefits", third sentence states that "Restoration of the sand transport deficit is another *partial* (not physical) benefit....."

In the same paragraph, \$4.16 million is mentioned and in the next paragraph \$4.2 million is used. (Ms. Gooderham will check the numbers. All of the numbers will be checked with staff.)

Martino: Should the term "seawall" be included in all references to storm protection benefits

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or should "seawall" and "land loss" be defined as storm protection benefits ? Change a "primary" benefit to "major" benefit.

Martino: page 4, last bullet states that "Mitigation and Monitoring:permitting agencies will dictate mitigation and monitoring costs" (change dictate to "will dictate the requirements of mitigation and monitoring".)

Page 14, first bullet, last sentence at the end of the paragraph states that "Most beach restoration projects are designed for the 15 year storm and these designs provide some or enhance storm protection for more severe storms." (The word "some" will be changed to "enhance".)

Curran: Add on page 1 that the Town of Palm Beach is situated on a barrier island or words to that effect.

Martino: page 20, last paragraph stated the "beach is publicly owned or at least readily accessible to the public..." (Public will be changed to community)

Martino: page 25 is a badly printed page. (Ms. Gooderham will be modifying numbers on that page based on information received at this meeting.)

Ms. Goodham reviewed her handout, Preliminary Strategic Plan Education and Information Program, topic by topic including a time table beginning with the January 28th, 1999, meeting. Ms. Gooderham requested input from the Board members to allow her to concentrate her efforts on the areas the Board would approve.

Mr. Elwell requested Ms. Gooderham to assign some costs to each individual task as identified in her Preliminary Strategic Plan and to provide these estimates at the January 20th meeting. Mr. Elwell asked for a letter with estimates by January 12th that will be included in the backup package prior to the January 20th meeting.

Mr. Martino suggested the question of hiring a Director of Coastal Resources be discussed at the January 28th meeting. This person would answer questions regarding beaches.

VII. CONSIDERATION OF FINAL RECOMMENDATION TO THE MAYOR AND TOWN COUNCIL REGARDING THE COMPREHENSIVE COASTAL MANAGEMENT PLAN UPDATE FINANCING ALTERNATIVES, AND THE

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RELATED PUBLIC EDUCATION PROGRAM

Discussed under Item VI.

VIII. IDENTIFICATION OF TIME, LOCATION, AND ITEMS FOR CONSIDERATION AT THE NEXT SHORE PROTECTION BOARD MEETING (IF ANOTHER MEETING IS REQUIRED PRIOR TO THE SPECIAL TOWN COUNCIL MEETING ON JANUARY 28, 1999)

An additional meeting was scheduled for Wednesday, January 20, 1999, at 9:00 a.m. at the South Fire-Rescue Station.

IX. ANY OTHER MATTERS

There were none.

X. ADJOURNMENT

The meeting was adjourned at 5:40 p.m.

Garrison D. Lickle, Chairman