

TOWN OF PALM BEACH

Office of the Town Clerk

REPORT OF THE SHORE PROTECTION BOARD MEETING HELD ON DECEMBER 16, 1997

I. CALL TO ORDER

The meeting of the Shore Protection Board was called to order at 9:40 A.M. on December 16, 1997 in the Commission Chambers of the Town of South Palm Beach.

II. ROLL CALL

On roll call, the following Shore Protection Board Members were in attendance: Chairman Garrison D. Lickle, Vice Chairman George M. Moffett, II, Eileen C. Curran, Charles C. Isiminger, Gerald H. Levy, Joel Martino, and Richard Raffo. Board Member Edward Hennessy, Jr. arrived at the meeting at 9:15 A.M. Board Member Wayne F. Dimm was absent from the meeting. Others in attendance for all or a portion of the meeting included: Town of Palm Beach Councilman Sam McLendon, Town of South Palm Beach Mayor Margot Roberts, Town of South Palm Beach Commissioner Ernest Muro, Lantana Director of Marine Safety/Sports Complex Dan Reidy, and Applied Technology & Management (ATM) Vice President Dave Decker. Staff members in attendance from the Town of Palm Beach were: Town Manager Robert Doney, Assistant Town Manager Peter Elwell, Director of Public Works Al Dusey, and Deputy Town Clerk Susan Eichhorn.

III. APPROVAL OF AGENDA

The Agenda was unanimously approved as printed, through motion of Vice Chairman George M. Moffett, II; seconded by Board Member Joel Martino.

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**IV. CONSIDERATION OF APPLIED TECHNOLOGY & MANAGEMENT'S
EXECUTIVE SUMMARY FOR THE UPDATE OF THE COMPREHENSIVE
COASTAL MANAGEMENT PLAN (CCMP)**

Referring to the document submitted by Dave Decker of ATM, entitled "Overview Comprehensive Coastal Management Plan Update Palm Beach Island, Florida," language in the fourth paragraph, fifth line, would be changed to read "40 *new* groins," rather than "40 groins," since they were in addition to those in existence. The sentence would now read: The Island's initial beach restoration effort will place approximately 5 million cubic yards of sand and 40 *new* groins over a total shoreline length of 13.4 miles at an estimated cost of \$52 Million dollars. The change was unanimously approved through motion of Board Member Richard Raffo; seconded by Board Member Eileen C. Curran.

After discussion, Vice Chairman Moffett moved that the language in the last paragraph be amended to read as follows: "In conclusion, the benefits associated with undertaking the Plan are substantial. The main benefits include storm protection and enhanced property values. The properties on the Island benefiting from the Plan have an estimated tax assessed value of over \$6 billion dollars. Additional benefits will also be realized. They include environmental, community and recreational improvements, contributions to the Island's economy attributable to a high quality beach and reduced requirements for shore protection structures. Additionally, mitigating the long term sand deficit is another physical benefit which will accrue to the Island. Assuming a 30-year project life, implementing the Plan will provide approximately \$8.5 million dollars in annual benefits at an annualized cost of \$4.2 million dollars." The motion was seconded by Board Member Curran, and was passed unanimously.

V. CONSIDERATION OF DRAFT "LAYMAN'S OVERLAY" DOCUMENT

Deferred to the next meeting.

**VI. CONSIDERATION OF DRAFT LETTER TO MAYOR AND TOWN COUNCIL
REGARDING "REQUEST FOR DEVELOPMENT OF ECONOMIC MODEL"**

Chairman Lickle explained that a point had been reached where it was necessary to obtain Town Council approval to obtain funds to develop the economic model prior to a voter referendum

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called for the purpose of approving the beach restoration project. He presented the proposed letter to the Town Council as re-drafted by Vice-Chairman Moffett.

Board Member Martino advised that he had prepared a memorandum concerning the method of dividing the cost of this project, which he distributed for review of the board members. Discussion ensued regarding the suggestion of Mr. Martino to treat the beach as an infrastructure to be considered on the basis of ad valorem assessment. He stated that he believed pure ad valorem for homeowners was fine, however, other entities should be contemplated differently. He explained that other communities had used the ad valorem method, and had also gone to the State to ask for funding participation, and he suggested the same methodology could be used in this instance.

Chairman Lickle referred to the four alternatives available in considering development of an economic model: increase in ad valorem tax without consideration of the storm/recreation benefits received by taxpayers; increase in ad valorem tax with weighted benefits; sharing of cost based on pure oceanfront footage; and multi-tiered taxing district. It was the responsibility of the Shore Protection Board to recommend the economic model that would work best. Experts would be needed to develop the appropriate model.

Board Member Raffo suggested that a combination of ad valorem and benefit based assessment may be the most appropriate model. He noted that the benefit bases assessment would also include commercial taxpayers.

Dave Decker of ATM advised that it was important to recognize that ad valorem was a straight valuation based on property values, which was not fair or equitable, nor had a relationship to the benefits. A benefit analysis would necessitate discarding the pure ad valorem option. A non-ad valorem tax would assign some other means of measuring assessment, such as on an acreage basis, or on a proximity to the coastline basis. The costs to implement the special assessment tax would be much greater than the pure ad valorem option.

Board Member Hennessy moved that the draft letter requesting development of an economic model be presented to the Mayor and Town Council. The motion was seconded by Board Member Levy, and was approved unanimously.

Town of South Palm Beach Mayor Roberts urged that the inlet to inlet concept be retained, as Federal, State, and County funding may then be received more readily.

Chairman Lickle responded that the inlet to inlet concept had not been forgotten, however, it was clearly time for the other municipalities to participate, as he would not feel comfortable asking the Palm Beach Town Council to advance funds for an economic model that would extend inlet to inlet.

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Mayor Roberts stressed the importance of the press making a point that the Town of South Palm Beach had participated, hoping that would encourage the other municipalities involved with the project to participate.

Chairman Lickle stated that the Town of South Palm Beach had been the first, and the only thus far, to fund their share of the funds advanced by the Palm Beach Civic Association, although the other municipalities had certainly participated in the meetings. He noted that participation in the economic model study would be advantageous to the other municipalities, since the surveyors, etc., would already be working on the project.

Through discussion it was determined that Mr. Decker would contact Economist Dr. Stronge to obtain estimated costs of development of the economic model, and those figures would be added to the fifth paragraph reading as follows: Preliminary estimates for the cost of development of the model are in the neighborhood of \$35,000 for each 5 to 6 miles of frontage. Keeping with the regional approach of inlet to inlet, the total estimated costs are \$_____ [later determined to be approximately \$74,600] for the entire project. The estimated costs for Palm Beach's share would be \$_____ [later determined to be approximately \$56,900], and the balance should be borne by the other communities wishing to participate. Mr. Decker would also request that Dr. Stronge break the costs down by community.

After discussion, item No. 3, in the fifth paragraph would be amended to read as follows:

3. That thus far the Town has spent approximately \$125,000 or _____ % [later determined to be approximately .25%] of the anticipated total project cost of \$_____ [later rounded off to approximately \$50,000,000]. Chairman Lickle indicated that he would obtain the specific figures from Dave Decker of ATM.

Town of Palm Beach Assistant Town Manager Peter Elwell suggested that the cost estimate for Dr. Stronge's proposal include a breakdown of the total, municipality by municipality, for Chairman Lickle to insert into item 3.

Chairman Lickle indicated that he would furnish each of the participating municipalities with a copy of the letter to the Town Council, with a cover letter apprizing them of costs and identifying that it would be presented at the January 13, 1998 Town Council Meeting. He suggested that there be an informational session conducted for all involved municipalities.

Board Member Levy moved that the letter to the Town Council be modified and amended as discussed. The motion was seconded by Board Member Raffo and carried unanimously.

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VII. DISCUSSION REGARDING BOARD ACTIVITIES AND SCHEDULE FOR 1998

Chairman Lickle urged that all Shore Protection Board members make a conscious effort to attend all meetings.

VIII. STATUS REPORT ON "PEER REVIEW" OF THE COMPREHENSIVE COASTAL MANAGEMENT PLAN (CCMP) UPDATE

Town of Palm Beach Director of Public Works Al Dusey reported that authorization had been given for the review procedure on the Comprehensive Coastal Management Plan (CCMP), and the peer review should be completed at the end of December 1997.

IX. IDENTIFICATION OF TIME, LOCATION, AND ITEMS FOR CONSIDERATION AT THE NEXT SHORE PROTECTION BOARD MEETING

The next meeting of the Shore Protection Board was scheduled for Wednesday, January 21, 1998 at 2:00 P.M. at the Town of Palm Beach South Fire Station, if available.

After discussion, it was determined that the document entitled "Layman's Overlay" would now be entitled "Educational Overview."

X. ANY OTHER MATTERS

Chairman Lickle commented that he could not continue to draft letters, summaries, etc., on his own, and had recently obtained assistance from Kate Gooderham at his cost. He requested that the Board approve obtaining her assistance in the future.

Vice-Chairman Moffett commented that he believed the Town of Palm Beach could assume costs that had been accumulated in the sum of \$5,000 to date.

Mr. Doney responded that the proper procedure would be to obtain a cost proposal from Kate Gooderham and request funding for those services. He maintained that the Board could approach the Town Council before expending any dollars, in order to give them information concerning necessary funding.

Vice-Chairman Moffett moved that the Shore Protection Board ask Town staff to request a

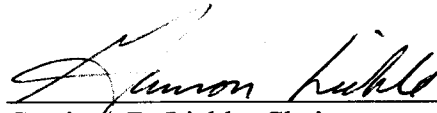
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reimbursement of monies already expended by the members of the Shore Protection Board, as well as funding for the cost proposal of Kate Gooderham. The motion was seconded by Board Member Curran. The motion carried unanimously.

XI. ADJOURNMENT

The meeting was adjourned at 11:23 A. M.

SHORE PROTECTION BOARD



Garrison D. Lickle, Chairman

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