

TOWN OF PALM BEACH

Office of the Town Clerk

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

I. CALL TO ORDER

The meeting of the Shore Protection Board was called to order at 9:10 A.M. on Thursday, October 29, 1998, in the Town Council Chambers.

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, Wayne F. Dimm, Charles C. Isiminger, Gerald H. Levy, Joel Martino, and Richard Raffo. Board Member Edward Hennessy, Jr., was absent from the meeting. Others in attendance for all or a portion of the meeting were Town Manager of Manalapan Charles Helm, Town of Lantana Director of Marine Safety/Sports Complex Dan Reidy, Regional Research Associates President Dr. William Stronge, Kate Gooderham of Gooderham & Associates, and Applied Technology & Management (ATM) Vice President Dave Decker. Staff members in attendance from the Town of Palm Beach were: Assistant Town Manager Peter Elwell, Public Works Director Al Dusey, and Deputy Town Clerk Susan Eichhorn.

III. APPROVAL OF AGENDA

The Agenda was unanimously approved as printed, through motion of Vice Chairman Moffett, seconded by Board Member Levy.

IV DR. STRONGE'S FINAL REPORT

Dr. William Stronge distributed a series of tables that would accompany his final report, and explained that he used costs from the Comprehensive Coastal Management Plan Update 30-year plan, using six (6) tables with different funding methods, as listed below:

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- Table 1: Ad Valorem Funding of Comprehensive Coastal Management Plan Update/Island Municipalities/No County or State Grants/1996 Dollars
- Table 2: Cost of Comprehensive Coastal Management Plan Update/Off-Island Local Governments/No County or State Grants/1996 Dollars
- Table 3: Benefits of Comprehensive Coastal Management Plan Update/30 Year Plan/By Local Government Jurisdiction/No County or State Grants/1996 Dollars
- Table 4: Distribution of Benefits/Comprehensive Coastal Management Plan Update/30 Year Plan/Ocean Front and Non-Ocean Front/1996 Dollars
- Table 5: Benefit Based Costs
- Table 6: Benefit Based Millages/Assessed Value in Thousands of 1996 Dollars

Dr. Stronge responded to questions, explaining that the report would include notations, such as maintenance costs, as further explanation to the figures quoted in the tables.

Mr. Decker commented that when the Comprehensive Coastal Management Plan had been developed, evaluation of developing projects and a program that could be implemented over a ten year period had been considered. However, funding had not been considered in that analysis. He noted that it had become evident to him that some of the reaches and project limits should be reconsidered, as there would probably be a better way to move forward from a cost standpoint and from a supporting funding standpoint also.

Mr. Dusey commented that one of the major things that had resulted from the Peer Review was that there would be an interaction between the reaches that had not yet been defined. For example, Reach 2 would feed Reach 3, and decisions should be carefully made about not doing Reach 2 because the benefit/cost ratio was not right.

Dr. Stronge pointed out that the new State funding placed a high priority on regional beach management, as opposed to beach management in a particular area, with concerns regarding mobilization and demobilization costs. In the new criteria for ranking projects for State funding one thing being emphasized was the regional approach.

Dr. Stronge pointed out that there was a typographical error in Table 3, under "Manalapan," as the total was not added correctly. The total benefits should read \$8.7 million, not \$6.7 million

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as printed in the Table. Dr. Stronge would make the necessary corrections and re-submit the report to Mr. Dusey.

Dr. Stronge then explained that there were three plans that had been addressed for funding: The plan in Table 1 was funding everything ad valorem; the plan in Table 6 was a benefit based type of plan, where there would be a special rate collected from oceanfront property owners, with a much smaller special rate specifically collected from people living off the beach; the third plan was for a taxing district to deal with oceanfront property owners only, and the municipality would help subsidize the project at the cost of approximately one-tenth of a mill per year. He emphasized that he was offering different plans for review, and was not recommending any one of the plans.

Ms. Gooderham pointed out that it was her function to educate the public about the process, and that it was not her function to sell them on the process, as municipalities were not allowed to do that. She would be informing people so that they could make a reasoned, educated decision. She commented that she wanted to be sure that was on the record so that there was no misunderstanding.

Mr. Dimm recalled that there was sand and salt water half way down the block during the last big storm, which would cover at least six houses inland from the ocean, and noted that storm protection benefits should not be limited to only beachfront properties.

Mr. Lickle replied that sand and water on a lot in the middle of the Island was not an issue of storm protection, but was an issue of diminishment of recreational value and value to the home.

Dr. Stronge commented that it was also important to consider that there would not be enough sand being put on the beach to prevent any storm damage from ever happening, either on the oceanfront or in the interior of the Island. The engineers designing the project said that there would be enough sand on the beach to protect the seawalls, and it was the seawalls that would protect the structures. That did not mean that in any given storm there could not be damage as a result of water going over the seawalls, and people could not be told that on the basis of the project they would be totally safe from any possible storm that might come.

Ms. Gooderham noted that asking people what they think and what they want was the epitome of democracy, and often the process of doing that results in the fact that people really appreciate being asked, and it increases their ownership in the outcome. As an example, she explained that she had been working with some people in Brevard County, as they were preparing to do easements for their beach. A series of meetings had been held for Condominium Associations in the area, and a whole long explanation had been given. Everyone had appeared upset, and it had finally come out that their problem was that they thought an easement across their property was being requested from the ocean to the street, instead of an easement across the beach in the front,

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seaward of the vegetation line. When that had finally been communicated, the people had no problem with the easement.

Mr. Lickle commented that Kate Gooderham would need to educate herself about all of the issues ongoing in the Town, such as the water system, the bridges, etc. All of the issues were serious issues that could be confused with the beach project, and Ms. Gooderham would need to be sensitive to those things, and understand the politics involved.

V. KATHRYN GOODERHAM'S DRAFT LAYMAN'S OVERLAY DOCUMENT

Public Works Director Al Dusey explained that Gooderham & Associates had previously been contacted in order to draft the Layman's Overlay Document. The Economic Analysis from Dr. Stronge would be needed for the final preparation of the Overlay Document. The next phase to be completed by Gooderham & Associates would be the development of a Public Education Program.

Ms. Gooderham reported that she had made all modifications submitted with the exception of the Executive Summary. She explained that she would like to plug in the Economic Analysis from Dr. Stronge, and then do an overall Executive Summary. There would then be a long document for people who like detail, and which could serve as a handbook for information purposes. In addition, there would be a very short document for those people who like to cut to the chase. She would incorporate the comments from ATM and Mr. Dusey as well.

Ms. Gooderham reminded the Shore Protection Board that they had been involved in this process for approximately two years, however, the public had not had that exposure and would need to be provided with a great deal of information. In addition, a financing method would have to be perceived as fair, or the most fair of the alternatives, with the knowledge that no taxing method is perfect.

Mr. Lickle asked if an opinion poll of oceanfront property owners would be a consideration?

Ms. Gooderham responded that it depended upon how the people in the community felt. She noted that an opinion poll had been done on Captiva Island, as it was a major political issue on Captiva Island, where there were approximately 1,100 parcels and approximately 500 voters, including non-residents. There was thus a significant portion of property owners who were not voters. The people had felt very strongly that if they were going to be assessed substantial amounts of money they should have some input, and it became a major issue.

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Dr. Stronge added that a disproportionately large number of the people right on the beach in Captiva Island were not registered voters, and there had been a concern that the people who were paying very little off the beach would vote in favor of the project.

Ms. Gooderham cautioned that maintaining the integrity of the assessment was necessary, so that in the bonding process any legal challenge could be met.

Discussion took place regarding the draft Overview Document (Layman's Report), with comments, suggestions, and changes recommended by Shore Protection Board members for implementation by Ms. Gooderham. The document would act as a briefing document for the public. Mr. Elwell noted that he believed it was important that the title include the Town of Palm Beach, since the Town had hired Ms. Gooderham to produce the document, and the financing plan of the Town would be included. Other issues discussed were the disclosing of risks associated with the project, combination of mobilization and demobilization efforts, responses to questions regarding the effect on property values, clarifications on County and State funding and other potential sources of revenue, the concept of a video as a public relations tool, further explanation of the peer review process, listing the experts who had addressed the Shore Protection Board, public information meetings, and citing references to correlate with the CCMP report.

**VI. KATHRYN GOODERHAM'S PROPOSAL FOR LONGER TERM SERVICES FOR
PUBLIC EDUCATION PROGRAM**

Mr. Dusey commented that the proposal in the amount of \$14,000 from Ms. Gooderham would need to be recommended to the Town Council at the November 10, 1998, Town Council meeting, assuming that an agreement was reached with Ms. Gooderham prior to that time, as Ms. Gooderham had indicated that some modifications to the standard agreement would be necessary.

Mr. Lickle clarified that the proposal of Ms. Gooderham was to design an educational public relations program for the project; to develop a strategic plan.

Mr. Levy made a motion to recommend to the Town Council at the Town Council Meeting of November 10, 1998, that the amount of \$14,000 be awarded to Ms. Gooderham for the development of a strategic plan. The motion was seconded by Vice Chairman Moffett, and carried unanimously.

Assistant Town Manager Peter Elwell asked if a time table, to include in the

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recommendation to the Town Council, had been contemplated for completion of Tasks 1 and 2 of the proposal of Ms. Gooderham?

Ms. Gooderham estimated that the strategic plan would be completed February 1, 1999, and that the Layman's Report could be completed as soon as a financing plan was determined, after consultation with Dr. Stronge and Mr. Decker.

Town Council President Lesly Smith addressed the Shore Protection Board, stating that she had been listening to the discussion today, and asked for clarification on the work that would be covered by the \$14,000 proposal.

Ms. Gooderham replied that she had presented a very specific proposal of exact tasks that she would be performing.

President Smith explained that the Town Council was waiting for the Shore Protection Board to make any necessary recommendations and to request review and discussion of the ATM report. She clarified that she believed the deadline of February 1, 1999, was too far away, and that the January Town Council Meeting would be more appropriate, so that public hearings could be held while the public was still in Town, as most residents left at the end of March. She added that the beach project would not be a single issue on the ballot, as the Charter Commission may make recommendations for changes in the Charter, as well as the water related issues.

Ms. Gooderham agreed that the Layman's Report would be finished in mid-December for presentation at the January Town Council Meeting, with the strategic plan portion being completed at approximately the same time.

Mr. Dimm asked if registered voters could be broken down by beachfront owners, and non-beachfront owners?

Mr. Elwell replied that identifying oceanfront property owners would be quite simple, however, he did not know how the voter data base would work in identifying sub-groups within the Town, as well as which oceanfront property owners were also registered voters.

Mr. Elwell clarified that the Shore Protection Board would recommend the expenditure of \$14,000 for Task 1 and Task 2, to be completed by December 15, 1998, along with the Layman's Report so that the Shore Protection Board could then meet in the latter part of December to review them, and then make a recommendation for Town Council consideration at the January 12, 1999, Town Council Meeting.

Vice Chairman Moffett suggested that Kate Gooderham appear at the November 10, 1998

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Town Council Meeting to introduce herself to the Town Council and indicate what she planned to accomplish.

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

The next meeting of the Shore Protection Board meeting will be held on November 12, 1998 at 10:30 A.M. in the Town Council Chambers. The following meeting will take place on December 28, 1998 at 1:00 P.M. in the meeting room of the South Fire-Rescue Station.

VIII. ANY OTHER MATTERS

Public Works Director Al Dusey reported that Mr. Lickle had agreed to assist in contacting some of the residents concerning the construction easements on the north end of Town, and that the owners of a large parcel of property had indicated that they would be willing to sign the agreement. They had requested one minor revision to the agreement concerning the cancellation provision, which would be fine with the Public Works Department. Mr. Dusey explained that the purpose of the construction easement agreement was to allow the Corps of Engineers to place sand above the mean high water line to the dune grass and out to the ocean, with the predominance of the sand being placed to the south. The Corps of Engineers had agreed that if the disposal area could not take all of the sand from the inlet in a given year that the Corps could dispose of the sand in another approved location. The construction easement was temporary, for the period of 4 ½ years, and had nothing to do with the future Inlet Management Plan of laying pipe across the beach. There were two benefits involved: it resolved the dispute with Dr. Kuvin, Palm Beach County, and the Town of Palm Beach over a larger disposal area, and it also stopped sand from being pumped below the high water line.

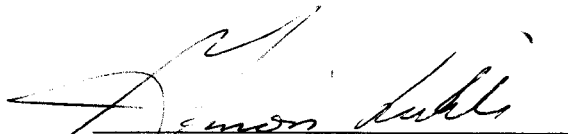
Mr. Charles Helm, Town Manager, Town of Manalapan addressed the Shore Protection Board, reporting that he had attended the Public Workshop on the South Lake Worth Inlet Plan on October 14, 1998, and there had been no members of the public there except for representatives of the various jurisdictions involved in that Plan, which were Ocean Ridge, Manalapan, Palm Beach County, and Florida State Department of Environmental Protection. A review of the plan study was accomplished, and the State passed out their proposed Inlet Management Plan conditions and items. There was nothing in that document that surprised anyone because Technical Review Committee meetings had been held where each phase of the study had been reviewed by members of the Committee. Presently the Town of Manalapan had concern with the wording used in relationship

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to the low profile groin, and that it was not in compliance with Florida Statute 161. The Town of Manalapan was presently in the process of drafting comments to submit to the Florida Department of Environmental Protection. There would not be any real change in the inlet itself, although part of the study did indicate that navigation may be improved if the rock ledge was removed that existed on the northeast side of the inlet close to the bridge. An additional study would be required to determine that. On the north side of the inlet there was currently one marker that controlled the operation of the pump, and when beach erosion occurred to the point of the marker, the pump could not be operated. The existing marker had been in that location for thirty years, and over the years there had been accretion right at the inlet itself. The new protocol required a marker that would be moved out further, closer to the pump itself and the mean high water line, and then an additional marker would be placed approximately 600-800' north. If either one or both of these markers were exposed, protocol called for discontinuing operation of the pump. Another marker would be placed in the area of Chillingsworth Curve, and if that marker was exposed the pump would be shut down temporarily until it could be determined why the marker had become exposed. The low profile groin would be observed on a daily basis for a two year period to determine if that low profile groin could be used for a marker, rather than one of the markers placed in the beach itself.

IX. ADJOURNMENT

The meeting was adjourned at 3:00 P.M.


Garrison D. Lickle
Chairman

TOWN OF PALM BEACH SHORE PROTECTION BOARD ATTENDANCE RECORD 1998

MEMBERS										
	1/21	2/17	3/17	4/21	6/25	9/17	10/29			
Chairman GARRISON dup. LICKLE	P	P	P	P	P	P	P			
Vice Chairman GEORGE M. MOFFETT, II	P	P	P	P	P	P	P			
EILEEN C. CURRAN	P	P	P	P	P	A	P			
WAYNE F. DIMM	P	P	P	P	P	A	P			
EDWARD HENNESSY, JR.	P	P	P	A	A	A	A			
CHARLES C. ISIMINGER*	P	P	P	A	P	A	P			
GERALD H. LEVY	P	P	P	P	A	A	P			
JOEL MARTINO	P	A	P	P	P	P	P			
RICHARD RAFFO	P	P	P	P	A	A	P			

LEGEND: P = present
A= absent
*Non-voting member