

The monthly board meeting of the Board of Commissioners, WEST COAST INLAND NAVIGATION DISTRICT, was held January 15, 1979 in the Sarasota County Courthouse, Sarasota, Florida.

Present were: Arnold F. Schade, Vice Chairman, Charlotte County
R. Douglas Taylor, Secretary, Lee County
L. H. Fortson, Jr., Treasurer, Manatee County
J. D. Neville, Sarasota County Commissioner

Charles E. Furbee, Executive Director
Dewey A. Dye, Jr., Counsel

Absent was: Larry Rhodes, Chairman, Sarasota County

ADMINISTRATION

The meeting convened at 10:30 a.m. with Commr. Schade presiding in the absence of the Chairman. Commr. Neville was welcomed as the Sarasota County member in Commr. Rhodes' absence.

Minutes of December 18, 1978 regular monthly meeting were approved as presented. Treasurer's Report for December, 1978 was approved as presented.

The Audit Report, for FY ending September 30, 1978, was recently completed by Whitcomb & Christopher, CPA's, Bradenton, and was submitted by the Director with the request that members note the second paragraph, page (1), re the Right-of-way account and the easements that had been obtained for the Corps of Engineers:

"We were unable to accumulate sufficient evidential matter to satisfy ourselves as to the fairness of the amounts reported as the cost of lands owned in fee as reflected in the balance sheets as of September 30, 1978 and 1977. The majority of these assets were acquired prior to the periods covered by our examination. Due to the possible material effect of the accompanying balance sheets and statements of changes of fund balance of any misstatements in the assets noted above, we do not express an opinion on the accompanying balance sheets and statements of changes in fund balance."

The Director stated that the U.S. Army Corps of Engineers easements would make a difference in the Cost of Lands. Attorney Dye stated that this property was acquired since early 1950 and the records do not reflect a true accuracy of figures because of appraisal fees, court fees, and condemnations costs. To accomplish true verification, from twenty-five years to current date, would be a very costly one.

The WCIND Financial Statement for FY ending September 30, 1978, will be published in newspapers within the District. Commr. Taylor moved to accept the Audit Report; the motion was seconded and carried. Copies of the Financial Report will be furnished to the four Counties.

Vouchers #1495 through #1525 for January were approved for payment. The Director reported on the vouchers #1499 and #1500 to Appraisers

for Hillsborough and Pinellas County respectively, re the WCIND payments for County budget fees; these fee charges are for the prior year's property Assessing services and these quarterly fee charges by these Counties reflect the Florida Law, H.B 4005 and Florida Statute 192.091.

ACTIVITIES REPORT

Sarasota County

The Boat Dock exhibit, as presented by the Director, referred to location adjacent to WCIND R/W and relates to the Captain Stewart's Charter Boat usage of a dock at Fisherman's Wharf Restaurant located in Venice. The WCIND owns the upland parcel of property adjacent. The dock is located in the waters of the IWW. The new owners of the F.W. Restaurant have dispossessed the Charter Boat Operator from using the dock and requested him to leave the area. Attorney Dye recommended to publish for a lease, to advertise, unless someone comes to the WCIND with an offer to lease. The new F.W. Restaurant owners are assumed to rent this dock. Commr. Neville moved that the Attorney advertise for a lease; motion was seconded and carried.

Sarasota Marina

The ownership of Sarasota Marina, in the Stickney Point area, has changed several times; the property, about 50' by 250', abuts the WCIND property here. The newest appraisal value is \$12,000 for the easement only; the WCIND right-of-way has been moved further west because of the new bridge location. The recommended proposal is for WCIND to offer to the upland owner for purchase at the newest appraised value. Commr. Fortson moved to approve; the motion carried.

Charlotte County

Stump Pass Project - Public Meeting Schedule The Corps of Engineers will hold a meeting March 5; 6 p.m., Lemon Bay Jr. High School, for a determination whether or not the Pass should be dredged.

Pinellas County

Crystal Beach Property

Copies were submitted of aerial photos of this property. Counsel Dye addressed the Board to introduce Attorney Tom Moore: "Attorney Moore represented the 'Save Crystal Beach Property Association'; he was successful in getting the C.E. to hold up the dredging project as was proposed until the Environmental Regulation Ruling. Since that time, offshore dumping has been approved. Now, the WCIND does not need the property in Pinellas County."

Attorney Moore: "When no bids were received for this Crystal Beach property, it was understood that there was no coalition of interested people for this property. A good bit of upland is noted from aerial photos and a conservation of wet lands. Following contact of people

interested, the effort is to achieve maximum value for the uplands and to carry off a purchase from the WCIND. Here today, are two alternative contract proposals: 1) C.B. Conservation & Development Associates with Tom Moore, President, and other Pinellas County members, submits offer of \$800,000, with \$15,000 in hand today as an earnest money deposit for approximately 80 acres of uplands and 65 acres of submerged lands, legally described in 'Exhibit A'; and 2) the Option to Purchase, 'on or before six months from date of the contract'. The purchase price is noted as \$800,000: \$793,500 for Uplands and \$6,500 for the Wetlands and submerged lands, with the closing, \$100,000 plus notes. Efforts are being made to commit parts of this land for public use. I do not believe that Pinellas County wants to buy this property; also, some interested people express interest in wildlife hospital use."

Attorney Moore requested the Board to consider either outright purchase or the option to purchase as submitted for \$1,050,000 with the closing \$100,000 plus notes. If the six-months option, there is a renewal for additional six months for an additional \$15,000 to be paid by the Crystal Beach Conservation & Development Associates when required under the option to purchase plan.

Commr. Fortson stated concern for Mr. Moore's expression of time and problems of the Pinellas County government re platting and zoning regulations to come which the County is initiating for Agriculture Zoning; also to be considered is the vacating of properties in surrounding area and the eagles nests there - this is an environmentally sensitive area.

Attorney Moore stated that the commitment is to set aside property as reported; that all property north of Lake Chatauqua is to be dedicated to public use and with a public beach easement.

Counsel Dye stated that he concurred with Attorney Moore's statement of the problems; that the request for an option should either be at a bargain price or to go for a longer period of time to try to resolve the problems. The option to purchase price appears to be low: the WCIND statement of costs is \$1,250,000. The WCIND should try now to determine a true amount of costs to date.

Mr. W. H. Cowley, representing Boca Investors Group (Keystone Assoc.) St. Petersburg, addressed the Board to state that he had no written proposal today since the Director had indicated WCIND negotiations in process with State of Florida and Pinellas County.

Attorney Dye reported that the inquiry was submitted to Pinellas County and the County has stated no interest. As to the State of Florida, DNR, with inquiry via Legislative channels, there is no answer to date.

Mr. Cowley reported that Boca Investors Group is interested in submitting a proposal with consideration of the environmental aspect, and building on a 2-acre lot, as it is expected to be stated by the Pinellas County plans; he requested more time.

Mr. Douglas D. Roach, President, Premier Properties, Inc., Clearwater, addressed the Board stating a proposal will be submitted by his client for single homes to be on a two-acre lot. He stated that the Crystal Beach property does not lend itself to park land because of problems of access.

Counsel Dye reported to the Board concerning his research re this property: "We are not required to sell at appraised value, with no bids received and no interest expressed by Pinellas County; but the WCIND has not yet received a reply from the State of Florida, DNR.; we can receive proposals for private property use."

Commr. Fortson moved to have Counsel Dye research the Crystal Beach property actual costs for the interested parties, and the Board to instruct the Director to write to the State Department of Natural Resources for the State's response; this information is to be submitted to February Board meeting, in Fort Myers; the motion was seconded and was carried.

Attorney Moore replied: "I wish to leave with Mr. Dye our Cashier's check for \$15,000 re purchase money or the option to purchase to show intent and to receive a WCIND statement at the February meeting."

The Chairman then announced that the regular monthly board meeting for February will be Friday, February 16, 10:30 a.m., Ft. Myers, in the Lee County Courthouse, Commission Chambers.

Commr. Fortson moved that the Board authorize Counsel Dye to accept the check; the motion was seconded and carried; the Board accepted the Cashier's check for \$15,000 without obligation.

The Chairman thanked the interested parties present today and noted the scheduled date for the next Board Meeting, February 16, 1979.


Pinellas County Legislation

Counsel Dye stated that the Director and he must appear in each County, re the special legislation, for Sarasota, Manatee, Charlotte, and Lee Counties. A copy of the final draft of Proposed Legislation has been distributed to the member Counties. Noted are the changes as was indicated on the left side of the typed document.

The ACTIVITIES REPORT was accepted as presented.

ANNOUNCEMENT OF NEXT MEETING The monthly Board Meeting for February will be held Friday, February 16, 1979, 10:30 a.m., Fort Myers, Lee County Courthouse.

The meeting adjourned at 11:50 a.m.


Secretary


Vice Chairman