

W.C.I.N.D. Convened a Board Meeting on Friday, April 13, 1984, at 10:15 a.m. at W.C.I.N.D. Headquarters, 200 East Miami Avenue, Venice, Florida 33595.

Commissioners Present: Joseph A. Tringali, Chairman Charlotte County  
Porter Goss, Secretary Lee County  
W. H. Fletcher, Jr., Treasurer Manatee County

Commissioners Absent: Jerry L. Hente, Vice Chairman Sarasota County

Staff Present: J. M. Armstrong, Director  
Philip E. Perrey, Counsel  
Edna Hussmann, Secretary

Guests Present: Jay O'Dell, Venice, Florida  
Marshall White, Sarasota, Florida  
Russ Raddatz, Sarasota, Florida

#### ADMINISTRATION:

The Board Meeting convened at 10:15 a.m., and was called to order by Chairman Tringali.

The minutes of the February 24, 1984, Board Meeting were approved. The Treasurer's Report of March 31, 1984, was approved. The Treasurer's Report of April, 1984, was approved.

Commissioner Fletcher moved to approve the March 31, 1984 bills and motion was seconded by Commissioner Goss that they be paid. Motion carried. Commissioner Fletcher moved that the April, 1984 bills be approved for payment. Seconded by Commissioner Goss that it be noted that the April bills were to April 13, 1984, and motion carried that bills as submitted be approved for payment.

#### INTRODUCTION OF GUESTS:

Director Armstrong introduced Mr. Jay O'Dell and the gentlemen from the Boat Yard development at Stickney Point Road, Sarasota, were also introduced; Mr. Marshall White and Mr. Russ Raddatz. Director Armstrong explained that Mr. White and Mr. Raddatz would be taking the place of the first item under County of Sarasota since Commissioner Hente was unable to attend the meeting and therefore the item of Mid-night Pass Petition as it appears on the Agenda would be tabled until a later meeting.

#### DEPARTMENT OF NATURAL RESOURCES REPRESENTATIVE:

No one was present from this body, therefore, the activity of the Board moved on to Activities Report.

ACTIVITIES REPORT:

A. Sarasota County - Boat Yard Development

1. Mr. White presented items of documentation explaining in detail the exact location of the property to be involved in the request to be made of WCIND. Mr. White explained that they were proposing now in an area of residential and commercial units a restaurant and board walk surrounding that restaurant an area to be cleaned up with riprap and mangroves, but would get rid of an old concrete slab and riprap up the hill from the water to the edge of the board walk. Mr. White showed a survey of the property, and explained that he had been to Robert Patten, Director of Natural Resources for Sarasota County, who stated that he had no objections to the proposal as presented by Mr. White. Mr. White then presented the sketch which he had given to Mr. Patten, and detailed the desired work to be done; riprap up the hill to the walk way of the restaurant. Commissioner Fletcher asked what sort of "riprap" was intended, and Mr. White commented that what they really had in mind were the big Charlotte County boulders. He assured the Board that there would definitely be no old broken up concrete used in the project. One other item which they desired was to build an observation deck approximately fifty feet with no roof so that people could walk around the perimeter of the project and the deck would be something of a vantage point.

Discussion by the Board Members followed the presentation by Mr. White. It was questioned whether or not there would be any problem with a structure that might in the future hinder any usage that the Corps of Engineers or WCIND might have. Director Armstrong stated that any sort of construction or change of the waterway would involve permitting by the Corps of Engineers and any other body, i.e. Department of Environmental Protection, etc. Commissioner Tringali asked if our name (WCIND) would appear on any permits, and was assured that any permits would bear only the name of the parties requesting and the body granting the permit(s). Commissioner Fletcher moved that WCIND had no objection to the proposed utilization of the land in question providing that the Boat Yard Project secure all necessary permits. Motion seconded by Commissioner Goss. Motion carried.

2. Director Armstrong stated that he had received a request from Mr. Ronald B. Downey from Longboat Key. Mr. Downey is a Realtor and is requesting the right to purchase MSA 15, which is a lot on Manasota Key. This lot is the one which was appraised at \$175,000.00 and on which there were no bids received when it was put up for sale previously. It was determined that it would be withdrawn from the market and perhaps placed on the market again in 1984. Director Armstrong explained that he has had a number of people talk to him

about the purchase of the lot. This parcel is a beautiful residential lot with dimensions of approximately 150 feet width and 300 feet depth. Very private and on the extreme north end of the Key. Director Armstrong explained that among those interested in the purchase of the lot, was Mr. O'Dell, and asked that Mr. O'Dell bring his case before the Board of Directors.

Mr. O'Dell stated that he had had a number of inquiries about this lot owned by WCIND, and that that was his purpose in appearing before the Board today.

Director Armstrong pointed out on the maps the location as nearly as possible of the lot in question. He further explained how the residents maintain their privacy through owner registration once each year, and only those owners who have registered are permitted entrance on the private road the remainder of the year.

Mr. O'Dell explained that he did have a buyer for the lot, and would appreciate the opportunity of presenting a bid for the lot when it would be available to the public for purchase.

Much discussion followed as to whether or not the Board wished to once again place the lot on the market. It was brought out that should the lot be sold and a house built on it, the taxable income to the county of Sarasota could be as much as \$3,000.00 per year, which would certainly be a benefit to that county.

Commissioner Fletcher asked if there might be some reluctance by the State of Florida to grant building on the Key at this time. Director Armstrong explained that the County of Sarasota would permit only single family development on the lot.

Commissioner Goss commented that when Manasota Key was first developed, the government at that time used very judicious development procedures, and as a result Manasota Key is an outstanding result of their development planning.

Commissioner Tringali explained that the reason the lot was withdrawn from the market was that at the time it was placed on the market there were insufficient bids for the proper selling price, and it was pulled from the market to await a more desirable selling price. He stated that he had no objections to its being sold or put up for sale at this time, providing that there were some deed restrictions as to the limiting of a single family dwelling only on the lot. The last thing he wanted to see would be multi-family development on a barrier island.

Commissioner Fletcher stated that he felt it would be a good thing for WCIND to rid itself of this lot on a barrier island at this time with proper restrictions. Commissioner Goss said he had no problem with deed restrictions. Such action would

prevent possible zoning changes in the future. Commissioner Goss moved that the Executive Director be empowered to place proper advertising for the sale of the Manasota Key lot by sealed bid with the notice to appear that the lot will only be used for a single family residential building lot, and that WCIND will have the right to reject any or all bids. Motion seconded by Commissioner Fletcher. Motion carried.

Commissioner Fletcher suggested that perhaps the policy of WCIND on the sale of property should be reviewed, whether it be barrier island property or mainland property, the policy should be conforming, and a list be made up of all property which is owned by WCIND.

Director Armstrong explained that WCIND is now in the midst of examining the tax rolls for all WCIND property and determining if indeed all the property owned by WCIND is so noted on the records.

3. City of Venice - Water Line

Director Armstrong explained that this item just became a part of the Agenda this morning, in that the City of Venice is presenting a request to install a back up water line down the right of way in the Intracoastal Waterway according to the plan presented on the drawing. The City of Venice will pursue all the necessary permits from the governmental bodies involved in the ultimate granting of permission for this project. The location of the work is at the extension of Venice Avenue through the IWW. All expense and permits pursuit will be at the expense of the City of Venice.

Commissioner Fletcher moved that WCIND pose no objection to the request of the City of Venice for the proposed back up water supply line in the IWW. Motion seconded by Commissioner Goss. Motion carried.

B. Charlotte County

1. Bridge at Boca Grande is now under bid for removal by the Seaboard Railroad. However, the railroad is requesting that a letter from WCIND be prepared to the effect that the bridge is to be removed by July 9th, 1984. The letter of credit for the buyer has been received and is legal and acceptable to our legal counsel. There is a question about the counterweights, but that problem is really not one of WCIND's, but of the buyers. Transfer of title will occur immediately upon the removal of the bridge by the loading contractor. At that moment, Seaboard Railroad will pass title to WCIND, and WCIND will immediately hand the title to the buyer (Bascule Ventures) and collect the check for \$100,000.00. The contract for the sale of the bridge states that the bridge is being sold "as is" and that the counterweights will be removed.

C. Pinellas County - Request to Purchase Travatine Island

Mr. Bruce McLaughlin has a client, a Ms. Evis M. Suarez of Madeira Beach, and is writing to us to request the right to purchase our "6 acres" of Travatine Island. Ms Suarez owns 36 acres of land on Travatine Island adjacent to our NINE acres. Mr. McLaughlin is incorrect about our acreage.

Director Armstrong explained that although he did not know the pleasure of the Board concerning the sale of the land in question, it was his feeling that we should not be selling this land at this time. Board members surveyed the maps closely to determine the exact location of the land in question, and Commissioner Goss stated that at the time of the 1983 inspection trip this parcel of land was examined very closely. Much discussion followed about whether or not the Corps would declare the island as "spoil", or designated surplus property. It was concluded that Director Armstrong inform the petitioners that the land was not for sale. Commissioner Goss requested that Director Armstrong discreetly request of Pinellas County the zoning designation of the land in question.

EXECUTIVE DIRECTORS REPORT

Director Armstrong discussed the Tallahassee trip on April 9th. In a nutshell, WCIND was not involved in the discussion of April 9th. FIND was abolished by the Full Committee, and presently Senator Jenney of Hollywood is submitting a bill which is identical with the old bill 295. It is felt that such a bill will be beneficial to all. Yesterday he was asked to include the House Bill along with that to abolish FIND, according to Nancy Stephens this morning, he asked them to just pass his old bill increasing the legislation to do all these things that we do and to temporarily pass that, he wanted to get back on the agenda with another addition in the future and that bill is the one which you have in your folder, that to abolish FIND. There is no impact on us; they like us, they think we're great, and that we are doing a good job. They told Phil and I that when we were there. We seem to be in pretty good shape as far as legislation is concerned that is taking place presently. We spent some time with a representative from Miami, and with staff director, Dick Wilhelm. The charts which I have given to you explain how the differences are sharply explained between FIND and WCIND. There was not any great discussion among the legislators, inasmuch as they had all the information directly before them to see for themselves where the great differences lay.

All along the number that you have in front of you are pieces of numbers that I sent up to them. . . a five year study which they asked for, and what really happened as you can see by this little chart that FIND spent 58% of their total budget for administrative type things, while WCIND's was roughly 38% of their expenditures. Legal expense for FIND was roughly 22%, whereas WCIND's was roughly 10% and it should be pointed out that during that time, WCIND had five lawsuits going, while FIND had none. Their operation expense was less than their administration expense. The question was asked just how many Navigation Districts there are. Director Armstrong responded with the listing as follows: FIND, WCIND, Apalachicola Navigation District was repealed, Big Bend Navigation District is inactive, Suwannee-Anclote is inactive, Cross Florida Barge Canal is active Type One DNR disposition pending Congressional de-authorization, Suwannee River Authority is active, Tennessee Tom Bigby Water Authority is active. Commissioner Goss interjected with a question as to whether or not WCIND is the only Navigation District with broad legislation. Commissioner Goss further stated that it was his feeling that the Okeechobee Waterway District is operated by a very knowledgeable and competent person and that that district is a natural ally of WCIND's which we should be looking to as such. Also when the IWW was initiated, it was originally supposed to proceed down through the waterway to Naples in Collier County. However, the project never proceeded beyond the cut (as pointed out on the map) and for some reason, the Corps never proceeded. He requested that Director Armstrong try to find out why the original plan was not followed and why we were not doing something. The area receives a lot of pleasure boat traffic and could warrant the opening of this area.

Discussion continued regarding the April 9th meeting. Director Armstrong provided the board with copies of the budget which had been drawn up by Dr. Geissendanner. The Committee totally rejected this proposed budget with the comment that it was completely unacceptable inasmuch as it proposed spending as much as FIND was presently spending and which they found objectionable.

Commissioner Tringali commented that Director Armstrong had done a good job in presenting the case for WCIND in Tallahassee and should be commended for it.

Counsel Perrey asked for continued support of SB 410 which encompasses much of the items contained in HB 295 which was declined in committee. Commissioner Goss detailed his attacks by the press on the subject of the purpose of WCIND and its counterpart - FIND - and the negative acceptance of the information made accessible to them by Commissioner Goss. His efforts to point out to the press the differences between WCIND and FIND have resulted in very little willingness to understand those differences by the press. He had pointed out that the proponents

of Issue One were happy to use FIND and WCIND as glaring illustrations of how tax monies had gone astray in the continuation of these two bodies. Also that inadequacies of FIND were naturally to be found in WCIND even though the facts were there for all the detractors to examine and be aware of if they were truly concerned.

Director Armstrong reported the receipts of interest and payments for the Crystal Beach project, and the lot releases as a result of those payments. He further stated that our accountant is scrutinizing our present situation relative to payments and balance due in proportion to remaining lots in the parcel. Counsel Perrey stated that at this point we are ahead in that regard.

Commissioner Fletcher asked about "interest payments". Director Armstrong responded with the amount of \$25,183.94 through March 31st. This payment was for the Crystal Beach lot purchase. The total amount received from the buyers in the month of March, 1984 was \$181,500.00 which included the \$156,316.06, which was applied to the principal for the release of lots 14, 17, 19, 26 and 42. Auditors are scrutinizing the sale and release of lots so that the release conforms to the wording of the contract.

A Certificate of Deposit was purchased in the amount of \$200,000.00 with this payment, and \$18,500.00 was transferred from the Security Plus account to total the \$200,000.00 figure. This CD will bear interest for 183 days at the rate of 9.75%, maturing in July, 1984. Total assets as of April 11, 1984, amount to \$1,668,377.69. Of that amount \$1,330,801.04 is in the State Pool. These figures are for actual monies - not physical assets such as land and property. \$250,000.00 is in CDs, and another CD will be taken on Monday, April 16, 1984 for \$75,000.00 which will leave us with approximately ten to twelve thousand dollars in our checking account with which to pay bills.

Director Armstrong introduced the business of the Annual Waterway Inspection trip. Dates were discussed, and the dates of May 24th 25th and 26th were determined pending final checking by each of the commissioners. Tentative plans call for commencing the trip from Tarpon Springs, with the first stop over at St. Petersburg, second day proceeding to Boca Grande for the second night, and the final day to Fort Myers where the trip will end. It was made clear that private monies took care of expenses with the exception of the transportation costs to the beginning and from the ending. The Corps of Engineers provided the boat transportation, and all of the expenses were sustained by the individuals aboard.

The Budget discussion brought out the determination of the Board of Commissioners to establish the future budget on the basis of the same millage as exists presently. Director Armstrong related

the complaint of a lady who read her tax bill for Sarasota County wherein the millage was established for Sarasota Hospital/WCIND which was terribly upsetting to this individual. Director Armstrong related that he suggested that she call the Sarasota Hospital Director and request a breakdown of their millage received. Commissioner Fletcher stated that the guidance which they are giving to their staff in Manatee County for millage increase is roll back plus new construction. Commissioner Tringali summed up the concensus as. . ."roll back if at all possible, and no increase". Commissioner Goss stated that although he felt that the policy at present was the right one, what endeavors the WCIND might undertake in the future would depend greatly upon what authority might be granted to WCIND. One of the areas where we could encounter some problems by having that much accessible cash lying around would be in the event an erosion problem arose, the monies would be as chicken feed - almost - to cover the cost of such work. And our abilities to do that lie in the making of some changes that may appear as though we were going basically into a lower profile, when we might very well end up doing more and have to have two changes to accustom the tax payers with. Chairman Tringali stated that he would be interested in including in our budget some public projects which are needed and which would benefit the various organizations. Although they are unknown at this moment, something that would benefit directly the general public. If we have properties somewhere along our waterway that would be suitable to converting to public usage, boat ramps, docks or something of that sort, we might be interested in pursuing that sort of venture. He would like very much to see the budget include something of that nature so that the benefit could be enjoyed by a great number of people.

Director Armstrong thanked th Board for their input and their expressions of budget inclusion that might be of consequence in the future. Among ideas that might be feasible, would be boating safety in some way, or perhaps ideas could garnered by talking to a number of persons. He further stated that we will be asked to provide signs afor manatee protection of some sort this year. The waterway parks which were mentioned, offer a lot of possibilities. The possibility of boat docks at a number of spoil islands would be good usage. There are a number of spoil islands which would lend themselves very well to docks - designated as donated by WCIND - with map hand out facility. In Charlotte County there are seven spoil islands which were designated bird sanctuaries and given go the Audubon Society for that use. Although the exact location is not certain, maps are available showing their location, and at this time it is uncertain if any use has been put to the island donations. Signs were to have been posted on the islands and their utilization at this time is most uncertain.



If these kinds of projects are to be done, we must address our selves to just what projects are going to be undertaken by WCIND in the future and allocate funds directly for those projects. At the present time our income from interest alone is approximately \$12,000.00. However, should a large project come along, our principal as well as our interest could be depleted quickly. Dredging is anticipated on Pine Island Sound and Long Boat Key.

Comments were made regarding Chairman Tringali's casual suggestion about the construction of a public marina. It was concluded that such a suggestion was certainly not without merit and would offer a great deal of pleasurable usage to a great number of people in the area.

Another area of boater safety would be the replacement of PVC pipe markers in the waterway with more substantial markers which might be of potential WCIND project interest.

At this juncture, Commissioner Goss asked to have remarks to be made by him as a matter of record as follows:

First of all, there is a Lee County Report which is to be on record for the minutes of this meeting. The Captiva Erosion Prevention District has been asked to correspond with WCIND Executive Director about a problem that they are having which may or may not be of interest to us. Director Armstrong will be receiving correspondence from the Captiva Erosion Prevention District.

Secondly, Commissioner Goss would like to ask the Director to reply to him with some background information about Three Sisters Island which he has been receiving complaints about, and which is actually in Charlotte County. He stated that he was told that the island was a spoil bank over which we have jurisdiction, and consequently that land was not available for development. Chairman Tringali stated that this subject was completely unknown to him, and asked also that the Director investigate this island or islands and prepare a complete report for the entire Board of Directors.


NEXT MEETING DATE:

If the proposed Inspection Tour takes place on the dates of May 24, 25, and 26, 1984, the next Board Meeting will be held on Friday, May 25th, 1984 aboard the Corps of Engineers boat.

ADJOURNMENT:

The meeting was adjourned at 11:55 a.m. by unanimous consent.

JMA:emh

  
Secretary, W.C.I.N.D.

  
Chairman, W.C.I.N.D.