

**MARINE ADVISORY BOARD
 THURSDAY, JUNE 7, 2007 – 7:00 p.m.
 CITY COMMISSION CONFERENCE ROOM - EIGHTH FLOOR CITY HALL
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA**

<u>BOARD MEMBERS</u>	<u>PRESENT/ ABSENT</u>	<u>CUMULATIVE ATTENDANCE FROM 5/3/07</u>	
John Terrill, Chair	P	P-2	A-0
Barry Flanigan, Vice Chair	P	P-2	A-0
Rick Schulze	P	P-2	A-0
Eugene Zorovich	P	P-2	A-0
Michael Widoff	P	P-2	A-0
Ryan Campbell	P	P-1	A-1
David Bernier	A	P-0	A-2
Alec Anderson	P	P-1	A-1
Bobby Dubose	P	P-1	A-1
Norbert McLaughlin	A	P-1	A-1
Stephen Tilbrook	A	P-0	A-2
John Custer	P	P-2	A-0
Randolph Adams	P	P-2	A-0
John Baker	A	P-0	A-2

Staff Present

Jamie Hart, Supervisor of Marine Facilities
 Andrew Cuba, Marina Manager
 Jeff Modarelli, Director, Economic Development
 Deborah Balshem, Recording Clerk, Prototype, Inc.

I. Call to Order/Roll Call

Chair Terrill called the meeting to order at 7:05 p.m. Following the roll call, it was determined that a quorum was present.

II. Approval of Minutes – May 3, 2007

Motion made Mr. Adams, seconded by Mr. Flanigan, to approve the minutes of the May 3, 2007 meeting. In a voice vote, the motion passed unanimously.

III. Waterway Crime & Boating Safety Report

No report was provided.

**IV. Commercial Application – Cabi Developers, LLC/DRC
CASE NO. 38-R-07 & 39-R-08**

• Zelijko Torbika, Project Manager/New River Boat Storage

Attorney Robert Lochrie, representing the developer, provided an overview of the proposed site plan located on the south side of New River west of the railroad tracks - the current location of the Riverfront Marina and Shirttail Charlie's. Current adjoining parcel uses were described and a slide presentation with aerials was shown. The proposed site is being designed for marine use and accompanying activities, providing a connection to Riverwalk, retaining the current number of slips, and adding a 300 stack dry slip marina. Future plans will include a residential project. In addition to maritime components, uses will include 24,000 square feet of retail and restaurant and 10,000 square feet of maritime office.

A City easement will be dedicated across the property for Riverwalk with improvements to provide neighborhood and pedestrian access to the water. There will be added outdoor dining and activities along the Riverwalk, as well as a dedicated park area which will be maintained by the developer.

Riverwalk accesses were discussed with a design proposed going through a glass enclosure in the building back around to the water. A railroad crossing will be requested to connect points to the east. Adequate setbacks will allow areas for benches, outdoor seating, gazebos, etc. Architecture, security, technology, and parking facilities were also reviewed.

Mr. Tim Keo, Marina Management Services, gave a presentation outlining details of the proposal including:

- Use of stacker crane technology; 5 and 7-minute cycle times (taking vessels in and out of the water)
- Notification methods for launching and staging vessels
- Rack accommodations
- Fuel – 2-12,000 gallon gasoline tanks
- Sewage pump out facilities available to the public
- Rinse down of vessels – water to be collected and recycled
- Marina office locations

It was noted that the building has been designed to accommodate boats up to 45' in length. The slips will be available on a first come-first serve basis; each rack will house one vessel regardless of size.

Routine maintenance will be conducted during off peak hours during the week.

The staging area will be approximately 840 linear feet, allotting 39' of space per boat.

Access to the docks will be through gangways and ramps; the docks themselves will be locked and secure with private access. There will be no access through the roundabout.

Estimating operating hours are 7:00 am to 7:00 pm, with fluctuations during the winter months and accommodations made as needed.

There was brief discussion regarding the dredging plans, reduction of the riverfront basin, replacement of the seawall, waivers for encroachments, and manatee protection requirements.

It was determined that the floating docks would be 8' wide, and one will be ADA compliant.

There will be no in-water repairs; there may be minor mechanical repairs done inside the building itself, such as engine flushing, battery changing, or electrical work.

Mr. Frank Herhold, representing the Marine Industry of South Florida, spoke in favor of the project.

Mr. Schultze expressed concern regarding the cost of slip rentals, as all new developments have been targeted toward the high-end boater, leaving no facilities for the small boaters. In response, Mr. Anderson felt the market itself would resolve that problem; the Board should not get into the issue of marketability; they should solely look at how the project fits into Riverwalk and giving consideration to what the City is looking to achieve in promoting the marine industry.

Mr. Zorovich, although in favor of the project, said he was "sad about the old marinas being shut down and the ability to get cheap rent."

Motion made by Mr. Adams, seconded by Mr. Campbell, to approve the application, subject to the conditions and recommendations of staff. In a roll call vote, the motion passed unanimously.

V. Dock Permit Transfer – 1029 Cordova Road / William Johnson

Mr. Hart asked for approval to transfer an existing dock permit application to continue to allow the adjacent property owner of 1029 Cordova Road to use an existing dock on public property abutting the waterway from this residence. The current property owners are William Johnson and Kathy Holtzman, who is the former wife of the deceased permit holder, Donald E. Wilson.

Mr. Hart added that the property is well maintained and the property owners dock their own boat at the location.

Mr. Anderson commented regarding his opposition to the City allowing residents, who build and maintain their docks and seawalls, to use City property and dock space for free. He felt the City Commission should look into this matter further in order to generate revenues. There was also brief discussion on private dock owners keeping the property (i.e., seawall, etc.) in better condition than the City may be able to maintain it.

Mr. Hart indicated that the City Engineer had reported on the status of the seawalls throughout the City and that there is a much bigger list of docks needing repair than there is money to repair them. He added that the privately owned seawalls are in much better shape than the City-owned seawalls.

Motion made by Mr. Adams, seconded by Mr. Schulze, to approve the dock permit transfer. In voice vote, the motion passed unanimously.

VI. Report – Broward Boat Facility Siting Plan

A copy of the May 2007 site plan was provided to the Board. Two members of the core group working on the plan, Frank Herhold and Tyler Chappell, were in attendance and answered questions regarding the following:

- The north zone has 1,300, with a reduction of 200 to be held for government use; if not used after five years, the slips will go back into the site count.
- The central zone has 619; none of which will be allocated to the government.

- The south zone has 1,033; 248 allocated for the government to hold for five years.

Public hearing is scheduled for June 26, 2007 at 10:00 a.m.

VII. Report – Broward County Marine Advisory Committee

Mr. Adams reported, with regard to the Siting Plan, a letter had been sent from their Board to the County Commissioners supporting the facility plan as amended. Another issue was the County funding for the floating docks in the City, which will not require resubmission as it was previously approved; the money is now again available from the State, although the matter will go back before the County Commission.

VIII. Old/New Business

Chair Terrill stated he had been out to Cooley Landing Marina and after speaking to the owners of a sailboat docked in that location was advised they were pleased with the facilities and liked the access to Riverwalk, the movie theater, and nearby facilities, as well as that staff (and the security guard) were friendly and helpful.

Mr. Cuba reported there are no status changes with regard to commercial tour boats. Currently, there is one commercial vessel seeking temporary dockage during the summer in the New River. There have been no formal commercial applications made, although approval was been given for the one transient commercial vessel which has requested dockage. That particular boat requesting dockage is a 100 foot skipper line.

Mr. Hart stated that any vessel, either commercial or transient, as long as in compliance with Code can apply for dockage. There are pending requests on two vessels which will come before the Board in September; one of which will be docking at Riverside until approval is obtained. There is an approximate 40-50% vacancy rate at the present time. Month-to-month dockage is available up to a maximum of six months.

The procedures for bringing a commercial vessel to the City are:

- 1) Application to the Board for an annual lease and if approved, it will be forwarded to the City Commission for approval; or
- 2) a month-to-month arrangement can be made.

Vice Chair Flanigan noted the good relationship with Riverwalk, although it has been pointed out by the residents that commercial activity is becoming aggressive again on the River. He stressed their desire to maintain a good relationship with Riverwalk residents and stated if new activity is coming in, they should aggressively look at alternative locations to store the vessels. He felt the River should not be loaded up with activities are of concern to the residents and keeping the River, at least during the season, open to a variety of vessels. Vice Chair Flanigan felt that the Submerged Land Lease would allow them to keep recreational boats in the Las Olas Marina.

It was pointed out that a River Master Plan, as part of downtown, is in the process of being created and approved. The River area is being considered from the perspective of scale, setbacks, and retail uses. Other areas are being looked at for appropriateness of various activities. It was also mentioned that specific areas might be more appropriate for charter and tour boats. A suggestion was made to present the River Master Plan to the Board for their consideration.

Currently, there are 4000 linear feet of dock space, 2000 of which are available for rental.

Different sites are being considered for the two vessels mentioned earlier.

Mr. Modarelli clarified that the procedure for a vessel docking on a monthly basis is different than a vessel making an application which goes before the City Commission. He agreed that late notice to the Board of a boat arriving long term would not be advisable, acknowledging he would prefer to notify the Board in advance.

Chair Terrill suggested the following for discussion at the next meeting:

1. A review the New River Master Plan.
2. The land lease with the State - a determination needs to be made as to the interpretation of that lease and its appropriateness with regard to privately owned yachts.
3. Information and details regarding month-to-month dockage.
4. The Riverwalk Trust and area neighborhood associations' concern regarding commercially-operated steel vessels eclipsing a view of the River from the parks; more suitable areas for docking.

Mr. Modarelli also stated he is not sure that each boat requesting dockage should be brought before the Board, in part due to time constraints, and that on many occasions accurate information may not be available prior to the time of their meeting.

Mr. Adams indicated that a clearer picture of the New River Master Plan will assist the Board in making decisions based on the program which will fit the Master Plan and be beneficial to the City.

Another issue mentioned by Mr. Adams was the conflict of interest between floating docks and income generating space. He suggested that matter also be added to their next agenda.

Mr. Custer asked that Mr. Hart provide monthly reports on dockage usage.

Mr. Modarelli, addressing Chair Terrill's comments on the request for information that may be of interest to the Board, said he did not know if a financial report would be sufficient as it would not reflect where the larger vessels are located along the New River; however, he agreed further discussion was warranted. Mr. Adams did concur that the Board is interested in where the boats are located, how many there are, their size, etc.

Chair Terrill pointed out two issues for the next meeting: 1) consideration of a report on the New River Master Plan; 2) a presentation from Marine Facilities on their proposal for a monthly summary of "state of the waterways."

Motion made, and duly seconded, to put on next month's agenda a presentation on the New River Master Plan to be discussed in conjunction with tour boat operations and locations. In a voice vote, the motion passed unanimously.

It was reported that a bus tour had been conducted of Commissioner Hutchinson's District including visits to the marina and shipyard, with the water taxi taken down the River to the Intracoastal and up through the 15th Street canal. Marine businesses were pointed out and it was believed that the tour gave the City Commission a good outlook on the marine industry as well as the types of jobs it generates.

Failure of the Sails project was brought up by Mr. Adams, who asked if the Board could do anything to bring it up again for further consideration, as it was an important project for the City and the marine environment. Mr. Anderson agreeing that they should not "champion any developers" maintained that the

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property in its current state is an eyesore and such a marquis development would have been beneficial. A suggestion was made to lobby the Commissioners to see if the project can be pursued.

IX. Adjournment

There being no further business before the Board, the meeting was adjourned at 9:00 p.m.