



CITY OF FORT LAUDERDALE

**MARINE ADVISORY BOARD
100 NORTH ANDREWS AVENUE
COMMISSION CONFERENCE ROOM – EIGHTH FLOOR
FORT LAUDERDALE, FLORIDA
THURSDAY, JUNE 6, 2019 – 6:00 P.M.**

		Cumulative Attendance May 2019 – April 2020	
Grant Henderson, Chair	P	2	0
Ed Strobel, Vice Chair	P	2	0
Cliff Berry II	P	1	1
Robyn Chiarelli (6:14-7:04)	P	2	0
Richard Graves	P	1	1
Rose Ann Lovell	P	2	0
Kitty McGowan	A	0	2
Norbert McLaughlin	P	2	0
Ted Morley	A	1	1
Curtis Parker	P	1	1
Rossana Petreccia	A	1	1
Roy Sea	P	2	0
Randy Sweers	A	0	1
Bill Walker	P	2	0

As of this date, there are 14 appointed members to the Board, which means 8 would constitute a quorum.

Staff

Andrew Cuba, Manager of Marine Facilities
Jonathan Luscomb, Marine Facilities Supervisor
Sergeant Todd Mills, Fort Lauderdale Police Department
Tatiana Guerrier, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Vice Chair Strobel, seconded by Mr. Graves, that [the Board] is supporting the current [Las Olas] marina project as it sits, supporting the new plans for the slip layout, and if any changes occur between the time between today and when the City [sees] it, they would like to have a look at before it goes to the Commission if anything occurs on the water side. In a voice vote, the **motion** passed unanimously.

I. Call to Order / Roll Call

Chair Henderson called the meeting to order at 6:00 p.m.

II. Approval of Minutes – May 2, 2019

Mr. Cuba noted a correction on p.5: correct spelling of the speaker's name is John Rodstrom.

Motion made by Vice Chair Strobel, seconded by Ms. Lovell, to approve with the adjustment. In a voice vote, the **motion** passed unanimously.

III. Statement of Quorum

It was noted a quorum was present at the meeting.

IV. Waterway Crime & Boating Safety Report / Fire Department Report

Sergeant Todd Mills of the Fort Lauderdale Police Department reported the following Marine Unit activity from May 2019:

- 14 citations
- 150 warnings
- 26 safety inspections
- 2 accidents
- 5 incidents
- 1 attempted burglary

Other issues included an abandoned kayak and a vessel that damaged a neighbor's dock. After working the recent Fort Lauderdale Air Show, the Marine Unit also assisted the city of Miami with its Air Show.

V. Waiver of Limitations – 95 Hendricks Isle / Stephen C. Earnhart & Lisa A. Zander

Stephen Earnhart, Applicant, explained that he is seeking a 10 ft. extension for an existing 25 ft. dock. The extension will be approximately 4 ft. short of the stern of his boat. There would be no occlusion of waterway traffic.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Lovell, seconded by Mr. Sweers, to approve. In a voice vote, the **motion** passed unanimously.

VI. Reports

Mr. Cuba provided an update on the Board's most recent communication to the City Commission, which addressed dock permit Code. The Board's recommendations may be included in the upcoming Code revision. He advised that in the future, it may be helpful

for a Board representative to be present when the Commission discusses a communication from them.

VII. Old / New Business

Chair Henderson referred to a fixture at 1100 SW 6 Street to which roughly 20 ft. of concrete dock will be added. He was concerned that this could present a navigational issue for both vessels on the river and boats docking at the structure, and pointed out that these plans had not come before the Board. Mr. Cuba explained that the Board would not see a waiver request if the extension was less than 25 ft. or 25% of the width of the waterway.

Ms. Lovell advised that she had sold the subject property, and pointed out that neighbors on both sides of the property had had no objection to the dock extension.

Mr. McLaughlin asked if the Marine Unit has any input on potential navigational hazards. Sgt. Mills replied that they have no jurisdiction over structures being built, although the U.S. Coast Guard has input on possible hazards. Mr. McLaughlin suggested that any communication to the City Commission also be sent to the Coast Guard. Mr. Cuba pointed out that there is no mechanism through which the Board may send a communication to the Coast Guard. He advised that he would place an Agenda Item addressing navigational criteria on the Board's August 2019 Agenda for further discussion.

Ms. Chiarelli arrived at 6:14 p.m.

Robert Lochrie and David Filler, representing Suntex, which is redeveloping the Las Olas Marina, showed a PowerPoint presentation on the marina project, recalling that the Marine Advisory Board (MAB) has been very interested in its progress for several years.

Mr. Lochrie advised that Suntex will develop the site, maintain it, and ultimately pay back the City under the existing lease agreement. The lease requires Suntex to develop a mega-yacht marina with a restaurant component, including up to 7000 ft. of linear dock space, a new marina support facility, at least two restaurants, a promenade around the site, and business offices. The conceptual plan for the project is currently going through the City's approval process prior to the beginning of construction.

Mr. Lochrie reviewed a rendering of the site, noting that no fencing is planned between the promenade and the secure docks. Its southern end will include a gateway entrance that may be used for the Fort Lauderdale International Boat Show. There are 192 new trees planned for the site in addition to landscaping. To the east, a two-story restaurant and a marine services building are planned. A parking garage will serve both of these uses as well as providing additional parking for the marina itself. Some amenities are only available to individuals who use the marina itself, including Captains' Quarters, a lounge, fitness facility, and outdoor recreation deck and pool.

The subject property is located within the City's PRD zoning district. Approvals through the property's plat include a hotel, office space, commercial use, and a 150-slip marina. Height in this zoning district is limited to 240 ft.

David Filler, also representing Suntex, addressed the marina component, stating that the marina will include 66 slips and 6300 linear ft. of dockage. It is intended to provide more mega-yacht dockage in Fort Lauderdale. The average slip can accommodate a vessel of approximately 100 ft. in length, with some larger slips that can house vessels of 200 ft. to 225 ft. Smaller vessels can also be accommodated by the marina. Pump-out facilities are available at every slip. After the project goes before the Planning and Zoning Board, it will come before the MAB and City Commission.

Mr. Filler advised that one major concept of the site which has changed from previous plans is the location of the restaurant. It was ultimately determined that it would be placed at the farthest distance from neighboring properties. As a result, the configuration of amenity decks was also changed. The footprints of buildings are significantly larger than originally proposed. Transient dockage for restaurant customers will be dependent upon the availability of spaces as well as the season.

Mr. Berry asked if the slips sized for mega-yachts will be compatible with smaller vessels. Mr. Filler advised that the docks are concrete floating structures and are designed for flexibility so they can serve 50 ft. and 100 ft. boats. The current project will go before the Planning and Zoning Board later in June, and ultimately to the City Commission.

Mr. McLaughlin commented that while the concept presented to the Board seemed logical, he has not heard any feedback from private citizens in favor of the current design. He suggested that the new design be shown to the City Commission before coming back to the MAB for public presentation. It was noted that today's presentation is intended for informational purposes only.

Mr. McLaughlin also asked if the development team has been in contact with representatives of the Fort Lauderdale International Boat Show. Mr. Filler replied that all docks will be turned over to the Boat Show while it is underway, which will provide significantly more dockage than is currently available. They are also working with the Boat Show to determine if its management is willing to pay for additional electrical infrastructure.

Mr. Graves asked if Suntex has determined the rate to be charged for dockage use. Mr. Filler replied that the pro forma for the site estimated a 10% discount from the rates charged by Bahia Mar, depending upon boat length and season.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no individuals wishing to speak on this item, the Chair closed the public hearing and brought the discussion back to the Board.

Mr. Sea requested an update on the issue of seagrass on the site. Mr. Filler advised that very little seagrass was discovered during a survey, noting that a great deal of seagrass has died in South Florida. He continued that Suntex is considering additional small vessel dockage options under the bridge if permitted by the Florida Department of Transportation (FDOT), right-of-way availability, and other considerations.

Ms. Chiarelli left the meeting at 7:04 p.m.

Mr. McLaughlin suggested that the Board consider sending a communication to the Commission requesting to see the final site plan for the project before the Commission votes on it. Mr. Cuba added that the Board members may also attend the upcoming Planning and Zoning Board meeting at which the marina project will be presented.

Motion made by Vice Chair Strobel, seconded by Mr. Graves, that [the Board] is supporting the current marina project as it sits [and] supporting the new plans for the slip layout, and if any changes occur between the time between today and when the City [sees] it, they would like to have a look at before it goes to the Commission if anything occurs on the water side. In a voice vote, the **motion** passed unanimously.

Mr. Cuba advised that he would inform the members of the date and time at which the communication will go before the City Commission so they have the opportunity to attend that meeting.

Vice Chair Strobel advised that a great many boats are now anchored full-time at Lake Sylvia. The city of Hollywood is seeking to address this by adding a mooring field in most areas that are experiencing this issue. He suggested that the Board consider advocating for similar action so the City will see some revenue from these boats and to discourage individuals from living there on their vessels. Boats are currently allowed to remain in this location for months or years at a time.

Mr. Cuba cautioned that this may be difficult to address, as the City's current mooring field is located at the Las Olas Marina, which will eventually be taken over by Suntex. The City has not yet determined the future of this mooring field. Another issue is the current field's occupancy, which is at less than 50%. He advised that Staff will bring back additional information on the action planned by Hollywood for further discussion at a future meeting.

It was noted that the next Board meeting will be held on August 1, 2019.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:18 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

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[Minutes prepared by K. McGuire, Prototype, Inc.]