

**MINUTES OF THE MARINE ADVISORY BOARD
100 NORTH ANDREWS AVENUE
COMMISSION CONFERENCE ROOM – EIGHTH FLOOR
FORT LAUDERDALE, FLORIDA
THURSDAY, JUNE 1, 2017 – 6:00 P.M.**

<u>Board Members</u>	Attendance	Cumulative Attendance May 2017 - April 2018	
		<u>Present</u>	<u>Absent</u>
F. St. George Guardabassi, Chair	P	2	0
Grant Henderson, Vice Chair	P	2	0
Jimi Batchelor	P	2	0
Cliff Berry II	P	2	0
Zane Brisson	P	2	0
George Cable	P	2	0
Joe Cain	P	1	1
Richard Graves	P	1	1
John Holmes	P	2	0
Ted Morley	P	1	0
Roy Sea	A	1	1
Doukas Siotkas	A	1	1
Ed Strobel	P	2	0
Bill Walker	A	1	1
Jim Welch	P	2	0

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

Staff

- Andrew Cuba, Manager of Marine Facilities
- Jonathan Luscomb, Supervisor of Marine Facilities
- Sergeant Todd Mills, Marine Police Staff
- Division Chief Stewart Ahearn, Fort Lauderdale Fire Department
- Laura Reese, Budget Manager
- Brandy Leighton, Engineering Department
- Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Mr. Strobel, seconded by Mr. Berry, that more investigation needs to be done on the equitability of the City's proposed dredging program, possibly looking into other funding sources, with consideration that waterfront homeowners already pay substantially more property taxes than their non-waterfront counterparts. In a voice vote, the **motion** passed unanimously.

Extraordinary circumstances include use of less than 30% of the channel width, safety of vessels in a wake zone, and movement of sand at the subject location. Letters of support from other property owners on 21 Avenue were provided.

Chair Guarabassi asked if the outside lift on the west end of the dock could be placed just south of the inside lift on the south side of the dock. Mr. Chappell replied that while the Applicant had considered this placement, the site was determined to be too shallow. He reviewed an aerial view of the project with the Board members.

Mr. Welch commented that some of the requested space appeared to be a sun deck rather than a dock. Mr. Grobel added that the scope of the project seemed comparatively large in comparison to nearby properties.

Mr. Chappell suggested that the Application could be deferred to a later date. Mr. Cuba noted that a subsequent Application for the same property must be substantively different in order to trigger a second review.

Deborah Snyder, Applicant, stated that she hopes to dock a 32 ft. boat at the subject site. She clarified that she did not need a second boat lift, although she hopes to construct the sun deck.

Mr. Berry asked what might be included in a reconfigured Application. Mr. Chappell acknowledged the Board's concerns regarding the size of the proposed structure, and advised that water depth is an issue at the subject site. He added that the Army Corps of Engineers and Port Everglades share ownership rights on the subject waterway; for this reason, there would not be dredging for a specific property owner in the absence of a navigational issue.

Christopher Mafera, also representing the Applicant, explained that the distance of the proposed structures is related to the depth of the water. He pointed out that the location of the dock structure would keep boats from coming close to the shoreline, which could pose a threat to manatees.

The Board took a brief recess from 8:43 p.m. to 8:50 p.m.

IX. Waiver of Limitations – Leonardo Guillermo Coll Mazzei / Adagio Fort Lauderdale / 435 Bayshore Drive

Mr. Chappell, representing the Applicant, showed a PowerPoint presentation to the Board, stating that existing conditions include a submerged land lease, four slips, and a marginal dock. He explained that the original design submitted with the Application is not the design before the Board for approval, as plans were revised following discussions with adjacent property owners. The footprint of the project was reduced and setbacks were increased at the request of these owners, who provided the Applicant with letters of support.

Mr. Chappell reviewed the original design presented to neighboring properties in January 2016. The Applicant had requested through letters of concurrence that the project not be required to meet the 25 ft. setback of riparian lines. When both adjacent neighbors did not agree, the project was revised accordingly. Side setbacks were increased from 10 ft. to 25 ft.

Mr. Chappell continued that when notice of the Application was posted, representatives of neighboring property owners contacted the City in opposition to the project. The Applicant met with these owners on May 2, 2017, and discussed their concerns and potential design options. The project still has six slips, two of which were reduced from 50 ft. to 40 ft. Outside finger piers were reduced from 30 ft. to 20 ft. He showed the layout presented for approval, which increases the setbacks from 25 ft. to 30 ft. on both sides and an opening from 25 ft. to 21 ft.

A waiver of 36 ft. is requested in order to place mooring piles at 61 ft. from the property line. Another distance waiver requests that four finger piers be placed at 28 ft. from the property line, and waivers are requested for the placement of additional pilings from 47 ft. to 33.6 ft. Permits will need to be re-issued for the modified project design. Vessels may not extend past the outer piles.

Mr. Batchelor expressed concern with a blind turn in a high speed zone, as the project would push boat traffic further out into the waterway. Mr. Holmes added that residents of the nearby Surf Club also shared their concerns with the Board, including visibility. Mr. Chappell clarified that the Board Presidents of the two adjacent condominium associations provided the letters of support for the project.

There being no other questions from the Board at this time, Chair Guardabassi opened the public hearing.

Abby Laughlin, private citizen, stated that she is a resident of Surf Club and is supportive of the project. She noted that the area's only non-No Wake Zone, where water sports are allowed, is located between channel markers 3 and 5. She felt the proposed project would change the character of the area.

James Potocki, private citizen, advised that he is also a resident of Surf Club. He felt Ms. Laughlin's comments were representative of the opinions of most owners within the community, and pointed out that the Applicant made concessions to the project's neighbors that resulted in support for the project.

Robert Amis, private citizen, stated that he owns properties at both Bayshore Towers and Surf Club. He observed that he has counted up to 28 boats at one time in front of his unit, and confirmed that many boats hug the shore in this area, including megayachts, small boats, kayaks, paddleboards, and the Water Taxi. He urged the Board to consider that the subject area experiences high waterway traffic and congestion,

particularly during holidays and the Fort Lauderdale International Boat Show. His primary concern was for safety and navigation.

Andy Ziffer, private citizen, explained that his real estate company represents sales to Adagio Fort Lauderdale. He agreed that there is a good deal of waterway activity on busy days, which helps to promote the area as a residential location. He showed photographs of boats in the subject location, asserting that it is not common for vessels to hug the seawall.

As there were no other individuals wishing to speak on this Item, Chair Guardabassi closed the public hearing and brought the discussion back to the Board.

Mr. Chappell stated that the proposed design is intended to provide mooring for 50 ft. boats and is based on the location of the navigable channel and the movement of waterway traffic. He advised that boats making the turn near the subject location are consistent with the wider portion of the body of water, rather than with the channel.

Mr. Welch noted that the zone near the project limits vessels to 25 miles per hour or less. Mr. Cuba confirmed that the area is not identified with water sports. It was noted that the area in question requires idle speed at all times.

Motion made by Mr. Strobel, seconded by Vice Chair Henderson, to pass, but with [a requirement of] lights. In a roll call vote, the **motion** passed 8-3 (Chair Guardabassi, Mr. Batchelor, and Mr. Holmes dissenting).

XIII. Reports

Mr. Cuba reported that an application that came before the Board for properties at 343 and 353 Sunset Drive has been approved by the City Commission.

XIV. Old / New Business

It was decided that Staff would look into the possibility of an alternate date for the next meeting, which is currently scheduled for July 6, 2017, in order to ensure that most members would be present.

Vice Chair Henderson requested an update on the communication to the City Commission from the May 4, 2017 meeting, which addressed Code enforcement of waterway cleanup. Mr. Cuba replied that he would look further into this response, which he anticipated would be included on the City Commission Agenda at their June 6, 2017 meeting.

Mr. Cable requested additional information regarding the replacement of the 3rd Avenue Bridge. Chair Guardabassi stated that the procedure regarding notice for bridge closures will be amended in order to provide 60 days' notice. It was also noted that City