

# John M. Milledge

PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW

May 12, 2023

Mayor Dean J. Trantalis  
Vice Mayor Pamela Beasley-Pittman  
Commissioner John C. Herbst  
Commissioner Steven Glassman  
Commissioner Warren Sturman  
City of Fort Lauderdale City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Water Taxi of Fort Lauderdale LLC; "The Landing" Water Taxi Terminal and Restaurant  
1001 Seabreeze Boulevard, Fort Lauderdale, Florida

Dear Mayor, Vice Mayor, and Commissioners:

On behalf of Water Taxi of Fort Lauderdale LLC ("Water Taxi"), I am pleased to present this Proposal ("Proposal") to the City of Fort Lauderdale ("City"), pursuant to 255.065, Florida Statutes to construct, operate and maintain a Water Taxi Terminal, including dock master, ticket office and waiting area, and public restaurant and event space herein known as "The Landing." The project will be located on approximately .19 acres of City-owned property located at 1001 Seabreeze Boulevard, Fort Lauderdale, as described in Exhibit "A".

## The Landing Description

The Project will be comprised of one four-story building of approximately 8600 square feet. Uses will include the following: first floor dock master and ticket sales, second floor indoor and outdoor waiting area on second floor, third floor indoor and outdoor restaurant, fourth floor indoor and outdoor event space.

## Project Principals

The project team has considerable experience and financial ability to develop and successfully operate the Landing Water Taxi terminal and restaurant.

**Bill Walker** – Principal, CEO, Water Taxi of Fort Lauderdale

Mr. Walker and his team have a proven track record in leading successful ventures in business, the marine industry, and public service. Water Taxi of Fort Lauderdale was purchased in 2007

and has operated with a focus on branding, growth, community, and corporate partnerships. It has become the signature service in the Fort Lauderdale/Hollywood area as a tourist destination and private transportation system. This 150-employee business has excelled in providing preeminent guest services and excellent marine practices, coupled with a proven track record of safety and reliability. Some of Mr. Walker’s major initiatives for the Water Taxi have included the following:

- Developed a system with multiple stops that allows local businesses and Water Taxi to provide guests a great experience at various destinations along the waterways.
- Created with management an employee training program on how to be “Ambassadors of Fort Lauderdale”.
- Implemented growth in the business through marketing and partnerships with local businesses and government. Some examples are providing direct transportation to relieve traffic and enhance the guest experience for events such as the Air and Sea Show, 4<sup>th</sup> of July, and the Fort Lauderdale Boat Show.

Mr. Walker operated **Water Transportation Alternatives Inc. d/b/a Boston’s Best Cruises** for many years until its recent sale. He developed a high-speed catamaran system that included the first bow loading ADA accessible catamarans. These catamarans had capacities from 200 to 350 guests and were operated for such purposes including the transport of over 400,000 guests per year for the Massachusetts Bay Transportation Authority and the Massachusetts Port Authority, 60,000 guests per year to conduct whale watching at the Stellwagen Bank National Marine Sanctuary, and as sole operator to provide transportation to and from the Boston Harbor Islands National Park.

These experiences transporting guests and providing public services, operating private ventures, along with extensive marketing operations have created excellent brand recognition. financial management, budget preparation, human resources management, government partnerships and implementing marine industries growth that will serve Mr. Walker and his management team very well in developing the Landing project and making it a success for the City of Fort Lauderdale.

**Joseph M. Biordi** – President, Adache Group Associates

Mr. Biordi leads the development team that has produced an iconic design for the Landing project. Being employed by Adache Group Architects for nearly 30 years, Joe Biordi, has been a principal for over a decade, and currently serves as President of the firm. In leading the company, he has been instrumental in bringing Adache to its current success. After receiving a Bachelor of Architecture from the New York Institute of Technology, Mr. Biordi spent his early career gaining experience and influence from the world-renowned architectural firm Architectonica. Following

that employment, Mr. Biordi brought his creative visions to a reality at Adache with a multitude of high-profile projects in the Americas and abroad. It’s his technical and management experience along with the award-winning philosophy at Adache that brings his value to the firm. Mr. Biordi’s past experience ranges from residential, high-rise apartments and condominiums to resorts, hotels and commercial and institutional projects in the United States, Latin America, and the Caribbean. His subtle approach to business has made him a popular member of the firm with clients, contractors, and governmental entities alike.

### **Cannatelli Builders**

Cannatelli Builders has over 100 years of combined construction and real estate development experience. Cannatelli has a stellar reputation as a premier luxury construction and real estate developer for residential and commercial properties in South Florida. As owners and developers, the Company also maintains assets that it created, developed, built, and operates. Owners and their projects are treated to unmatched attention to detail that is known as the ‘Cannatelli Difference,’ because we analyze and understand the demands and concerns of every owner, as well as the public and customers that utilize the commercial properties Cannatelli develops. In carrying out quality construction through comprehensive design and construction management services, Cannatelli has expertise in implementing value engineering to save costs while managing any project from inception to completion. All project and construction managers possess in-depth knowledge of construction and development procedures and methods, and they engage in recurring training sessions to ensure that clients receive outstanding service throughout the construction process.

### **Water Taxi’s Obligations and Payments to City**

The following is an outline of Water Taxi’s obligations and consideration to City:

- Water Taxi will be responsible to secure financing and pay for 100% of the capital costs of the project, estimated to exceeding Eight Million Dollars (\$8 million).
- Water Taxi will be responsible for 100% of the day-to-day operations costs of the project.
- Water Taxi will be responsible for 100% of the maintenance of the project.
- Water Taxi will make available the event space to City up to five (5) times a year for official City Events at no rental cost to City. City will be responsible for all costs and expenses incurred including food, beverages and/ or service costs to staff any such events.

### **City Obligations Including Property Interests and Rent Structure Required for the Project**

The project requires a 30-year lease from the City of \$1 per year, with Water Taxi having the option to extend such term for an additional term of twenty (20) years.

City of Fort Lauderdale Mayor and Commissioners  
Re: Water Taxi of Fort Lauderdale LLC; "The Landing"  
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**Water Taxi's General Financing Plans**

Water Taxi has secured necessary conventional and/or private equity commitments for financing the project and will provide City with appropriate documentation evidencing such commitments upon City request.

**Principal Contact for Proposer**

**Bill Walker**  
Water Taxi of Fort Lauderdale LLC  
413 SW 3rd Avenue  
Fort Lauderdale, FL 33315

In addition to Mr. Walker, I can be contacted for any questions, or any additional information required.

Sincerely,



John M. Milledge

JMM/jjw  
Enclosure

cc: Greg Chavarria, City Manager  
D'Wayne Spence, City Attorney

# LIST OF DRAWINGS

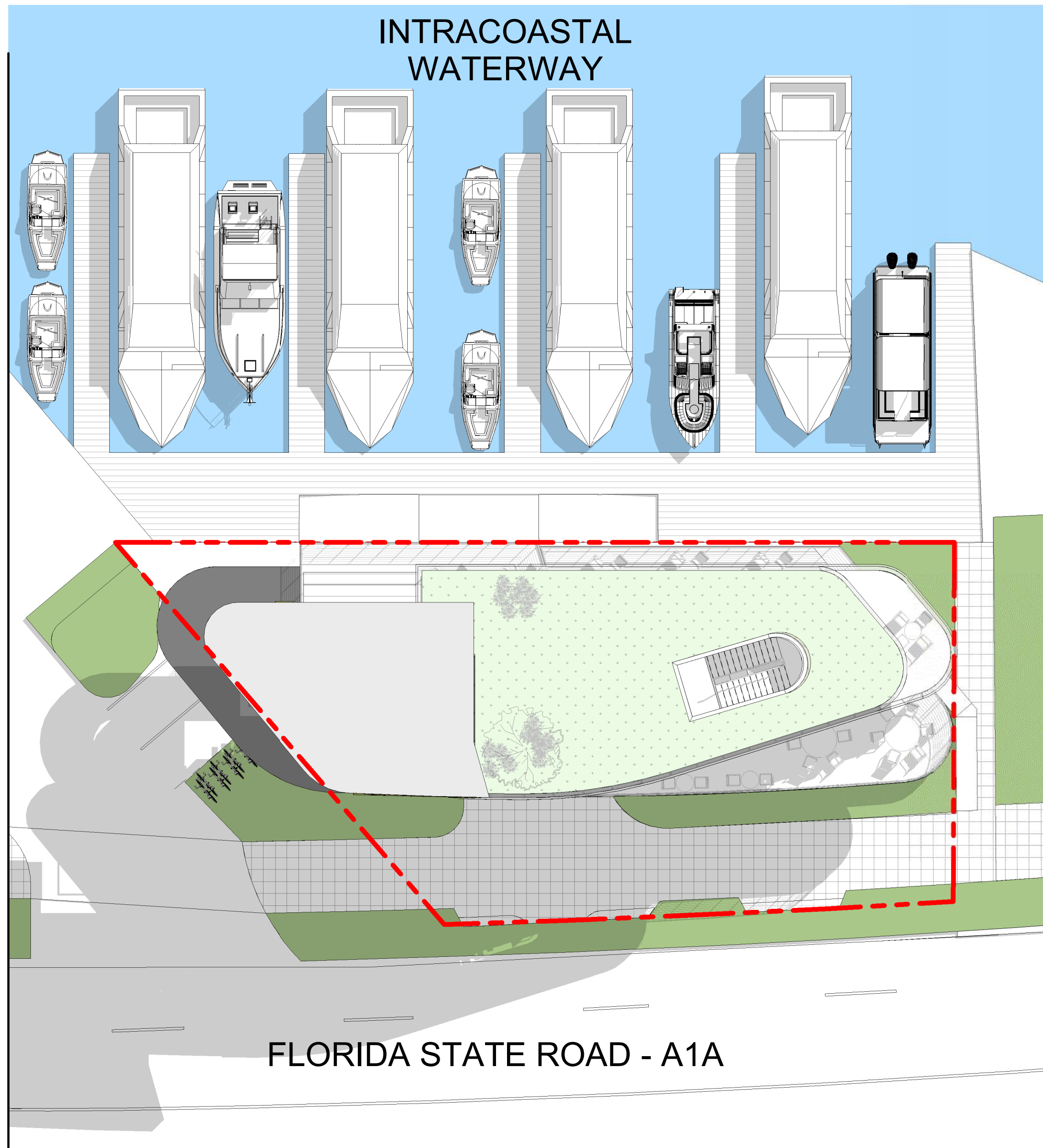
- A-0.0.00 COVER
- A-0.0.01 SURVEY
- A-1.0.00 SITE PLAN
- A-1.0.00 B SETBACK STUDY
- A-1.0.01 GROUND FLOOR
- A-1.0.02 LEVEL 2
- A-1.0.03 LEVEL 3
- A-1.0.04 LEVEL 4
- A-2.0.01 EAST ELEVATION
- A-2.0.02 WEST ELEVATION
- A-2.0.03 NORTH ELEVATION
- A-2.0.04 SOUTH ELEVATION
- A-3.0.01 BUILDING SECTION
- A-3.0.02 BUILDING SECTION
- A-4.0.01 PERSPECTIVES
- A-4.0.02 RENDERINGS
- A-4.0.03 RENDERINGS
- A-4.0.04 RENDERINGS
- A-4.0.05 RENDERINGS
- A-4.0.06 RENDERINGS

GROSS BUILDING - INTERIOR SPACE	
LEVEL	S.F.
LEVEL 1	2,475 SF
LEVEL 2	1,210 SF
LEVEL 3	2,993 SF
LEVEL 4	1,085 SF
TOTAL	7,762 SF

GROSS BUILDING - EXTERIOR SPACE	
LEVEL	S.F.
LEVEL 1	2,053 SF
LEVEL 2	2,778 SF
LEVEL 3	743 SF
LEVEL 4	2,453 SF
TOTAL	8,026 SF

GROSS BUILDING	
LEVEL	S.F.
LEVEL 1	4,527 SF
LEVEL 2	3,987 SF
LEVEL 3	3,736 SF
LEVEL 4	3,538 SF
TOTAL	15,788 SF

**SITE: 7,043 SQUARE FEET  
0.1617 ACRES**

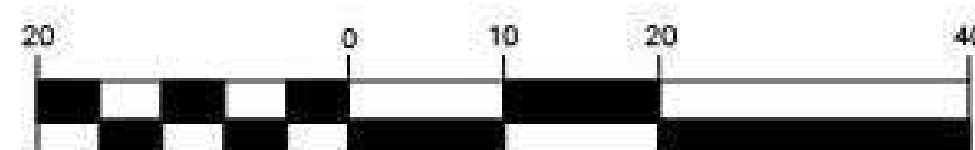


**SITE PLAN**  
SCALE: 1/16" = 1'-0"



**McLAUGHLIN ENGINEERING COMPANY**  
 (LB# 285)  
 400 N.E. 3rd AVE.  
 FORT LAUDERDALE, FLORIDA 33301  
 ENGINEERING - SURVEYOR  
 EMAIL: meco400@aol.com WEB: www.MECO400.com

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

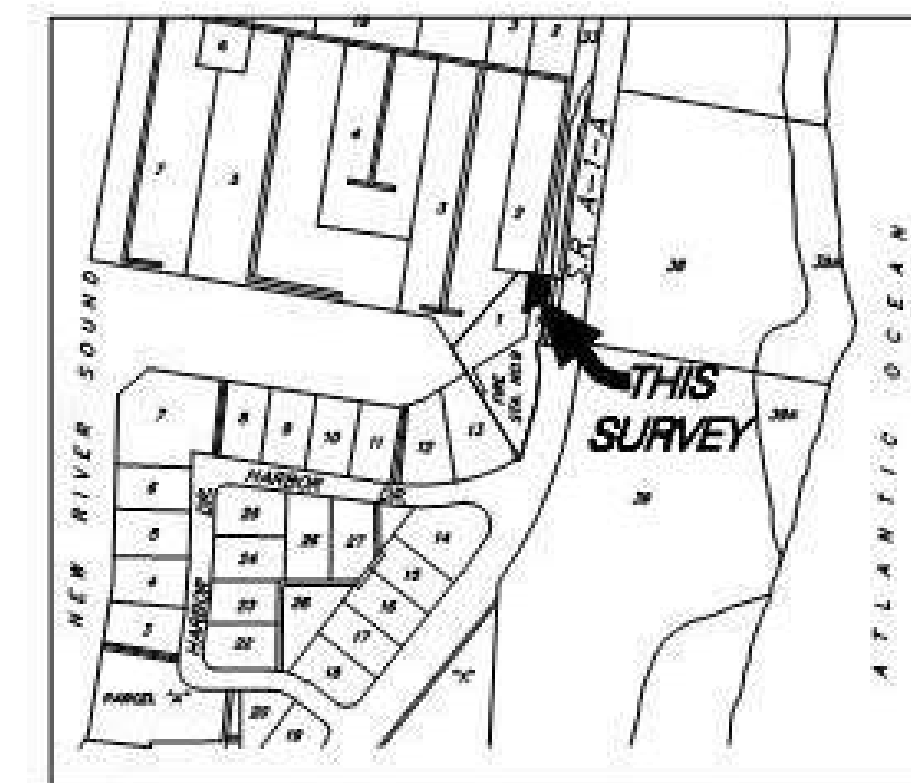
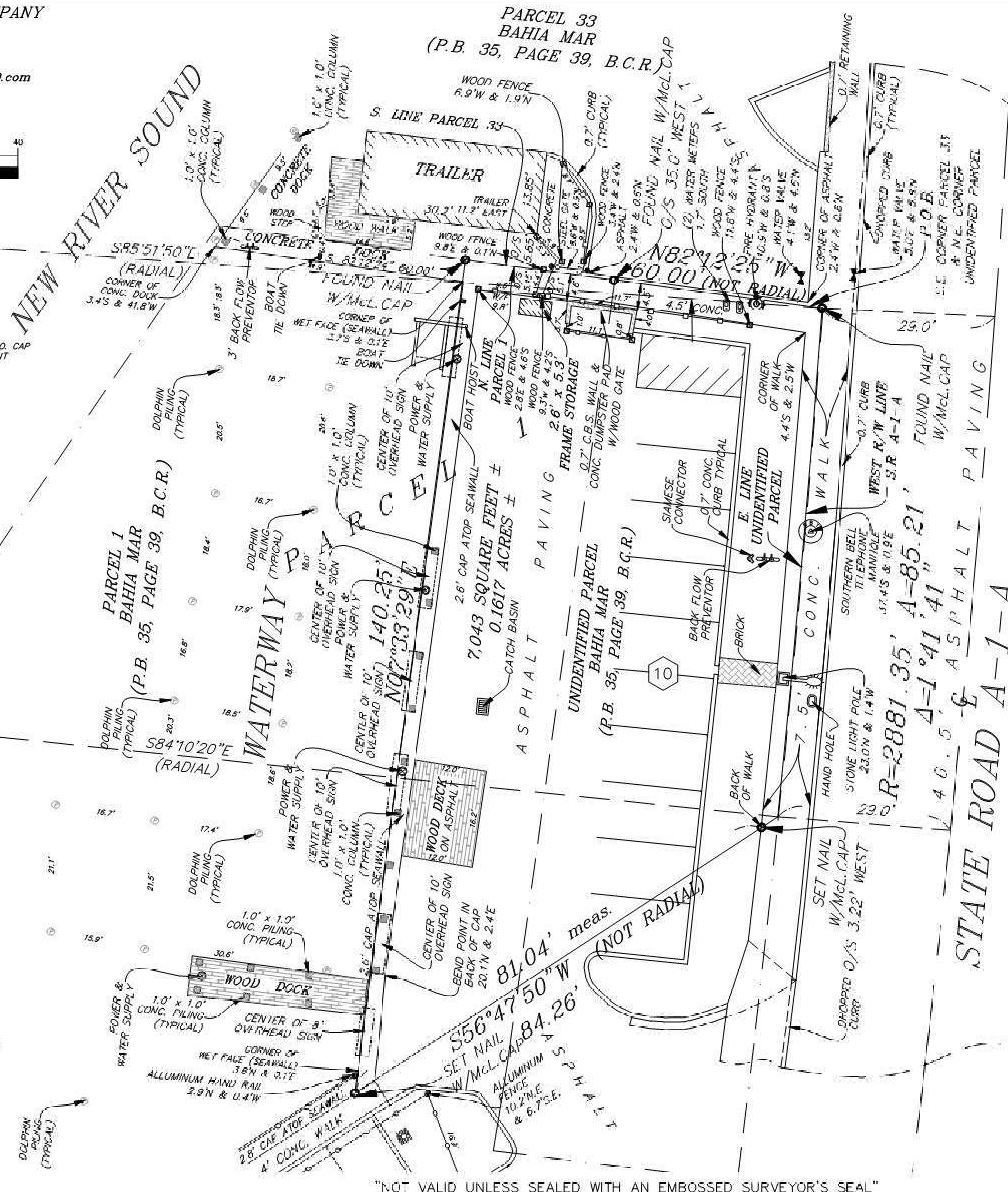
**LEGEND**

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- IRRI = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- C.L. = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- I.C.V. = IRRIGATION CONTROL VALVE

**NOTES:**

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Benchmark Number 21114, Elevation = 5.033
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:  $\Delta$ , Elev.=6.40
- 8) This property lies in Flood Zone "AE", Elev.=6.0', and Flood Zone "X", Elev.=N/A, Per Flood Insurance Rate Map No. 12011C0219 F, Dated: August 18, 1992, Community Panel No. 125105, Index Map Dated: October 2, 1997.
- 9) Bearings shown hereon refer to record plat Bahia Mar (35/38, B.C.R.) and assume the South line of Parcel 1 as North 33°19'42" West.

FIELD BOOK NO. LB# 300/48, TDS  
 JOB ORDER NO. U-6004  
 CHECKED BY: CA  
 DRAWN BY: SP



**BOUNDARY SURVEY**

**LEGAL DESCRIPTION:**

A portion of Parcel 1, BAHIA MAR, according to the plat thereof as recorded in Plat Book 35, Page 39, of the public records of Broward County, Florida

**TOGETHER WITH:**

A portion of that unidentified Parcel of Land Lying East of and adjacent to said Parcel 1, on said plat of BAHIA MAR and all being more fully described as follows:

Beginning at the Northeast corner of said unidentified Parcel of Land, said Point of Beginning also being the Southeast corner of Parcel 33 of said plat of BAHIA MAR; thence North 82°12'24" West, on the South line of said Parcel 33, and on the North line of said Parcel 1, a distance of 60.00 feet; thence South 07°33'29" West, a distance of 140.25 feet; thence North 56°47'50" East, a distance of 84.26 feet to a point on the East line of said unidentified parcel, said point also being on the West right-of-way of State Road A-1-A, and a point on a curve, a radial line to said point bears South 84°10'20" East; thence Northerly on said West right-of-way line and said curve to the left, with a radius of 2881.35 feet, a central angle of 01°41'30", an arc distance of 85.07 feet to the Point of Beginning.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 7,043 square feet or 0.1617 acres more or less.

**CERTIFICATION:**

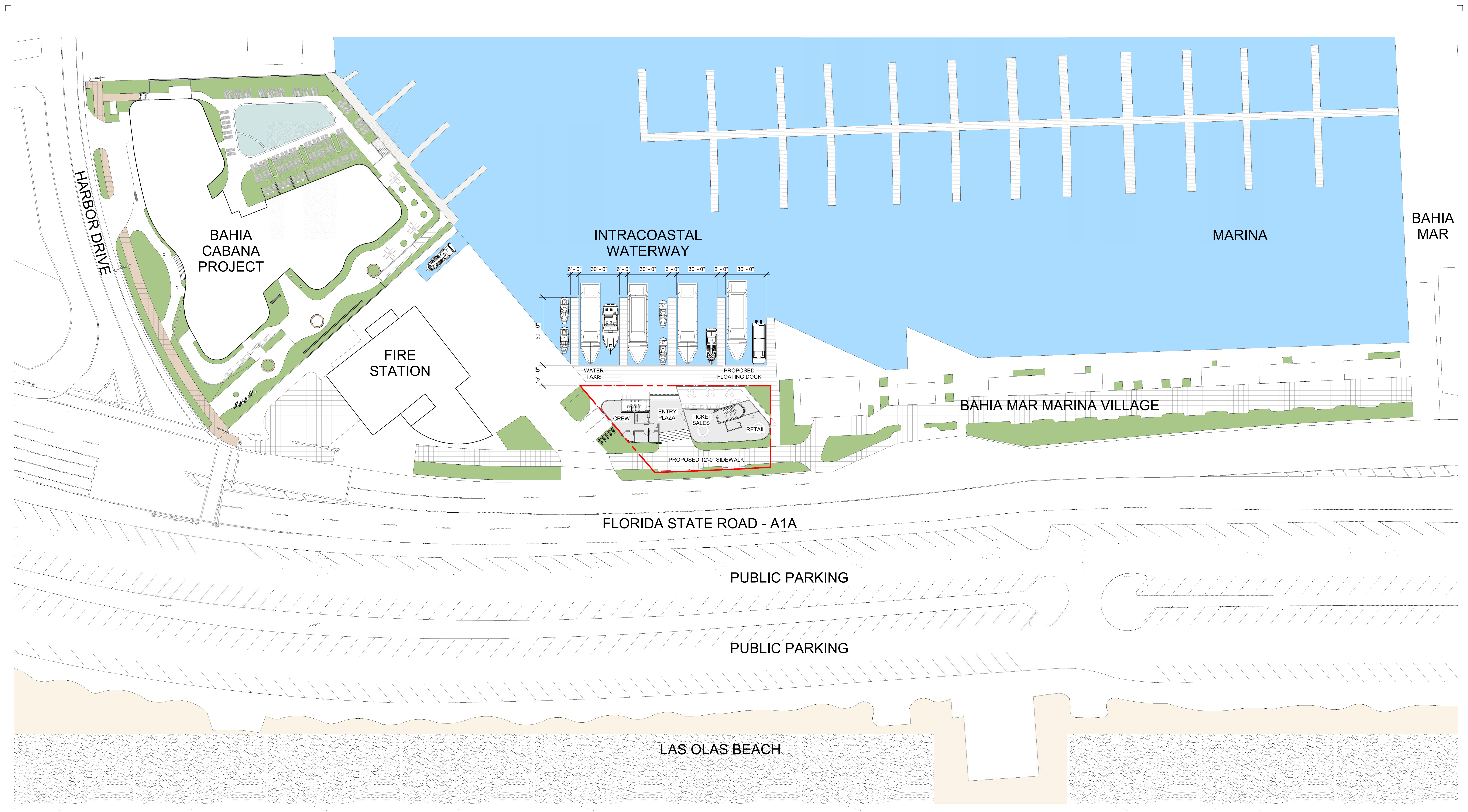
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 29th day of July, 2010.

McLAUGHLIN ENGINEERING CO.

CARL E. ALBREKTSEN  
 Registered Land Surveyor No. 4185  
 State of Florida

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"



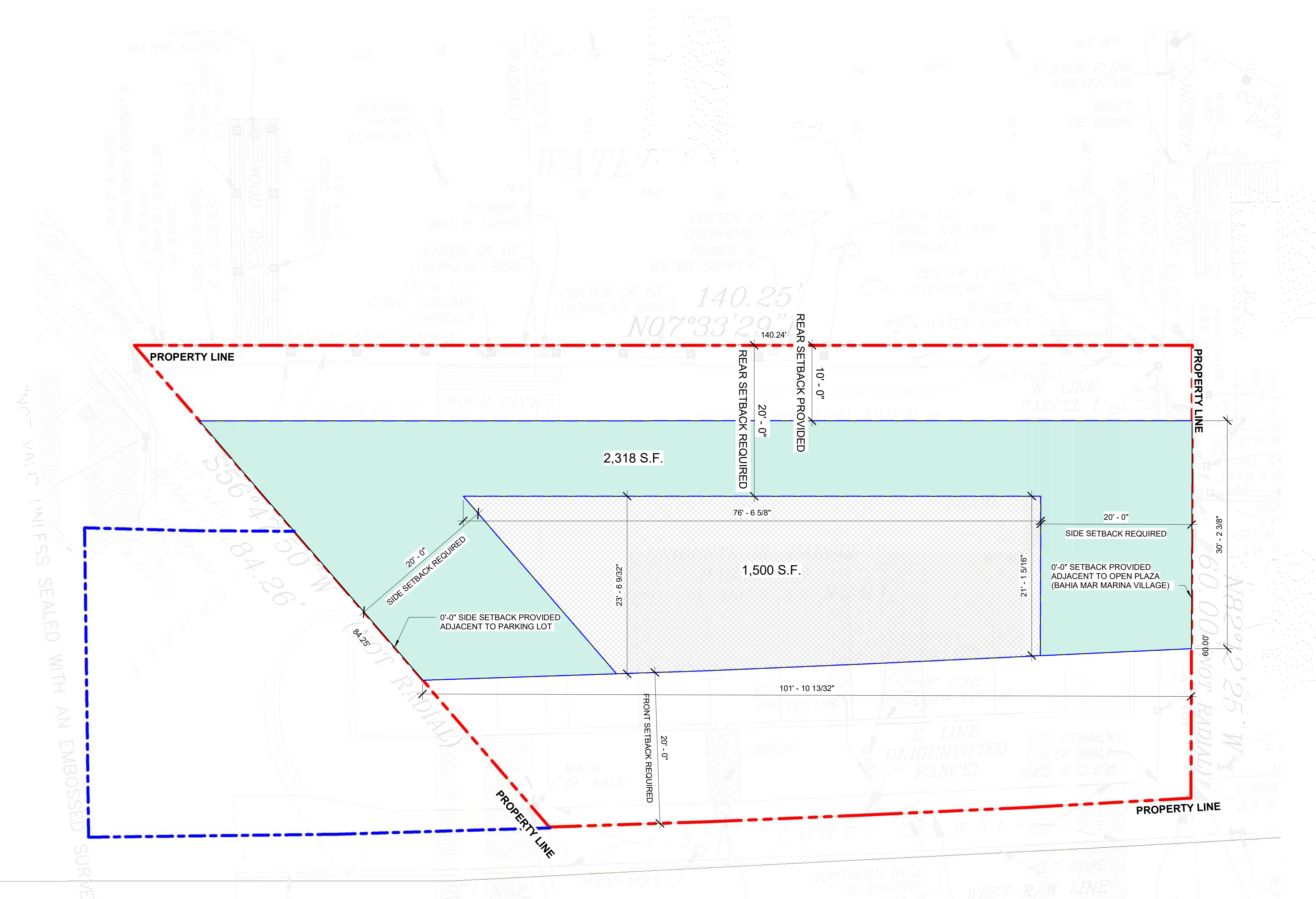
**SITE PLAN**  
SCALE: 1" = 30'-0"

### SITE DATA

LEGAL DESCRIPTION	A PORTION OF PARCEL 1, BAHIA MAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
FOLIO NUMBERS	504212270017

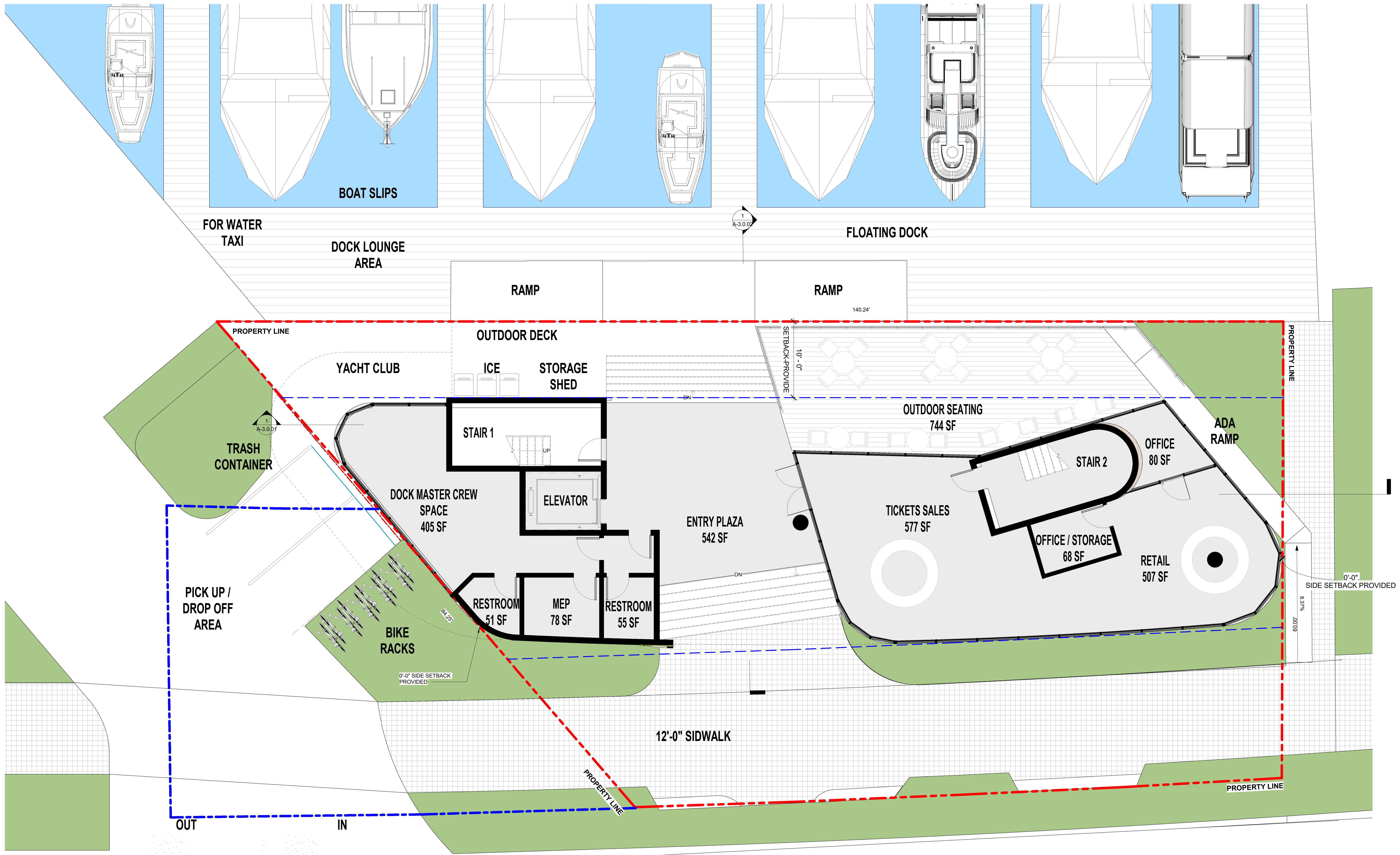
### ZONING CODE B-1 / MIXED-USE

LOT SIZE	7,043 S.F AS PER CURRENT SURVEY. = 0.1617 ACRES	
SETBACKS		
SETBACKS	REQUIRED / PERMITTED	PROPOSED
FRONT [E]	20'-0"	20'-0"
SIDE CORNER [N]	20'-0"	0'-0" ( ADJACENT TO BAHIA MAR VILLAGE)
REAR [W]	20'-0"	10'-0"
SIDE CORNER [S]	20'-0"	0'-0" ( ADJACENT TO A PARKING LOT)
F.A.R	5	1.10 (BUILDING AREA / LOT AREA).
MAX. HEIGHT	120'-0"	52'-0"
OPEN SPACE / LANDSCAPE	20 % OF THE GROSS AREA	31 % = 2,239 S.F. ( OPEN TO THE SKY)
MAX. STRUCTURE LENGTH	200 FEET	+/- 100'-0"
MAX. STRUCTURE WIDTH	100 FEET	+/- 30'-0"
PARKING	20 SPACES REQUIRED	NONE ( PUBLIC PARKING LOT ACROSS THE STREET)



**LEVEL 1-SETBACK STUDY**  
SCALE: 1/8" = 1'-0"



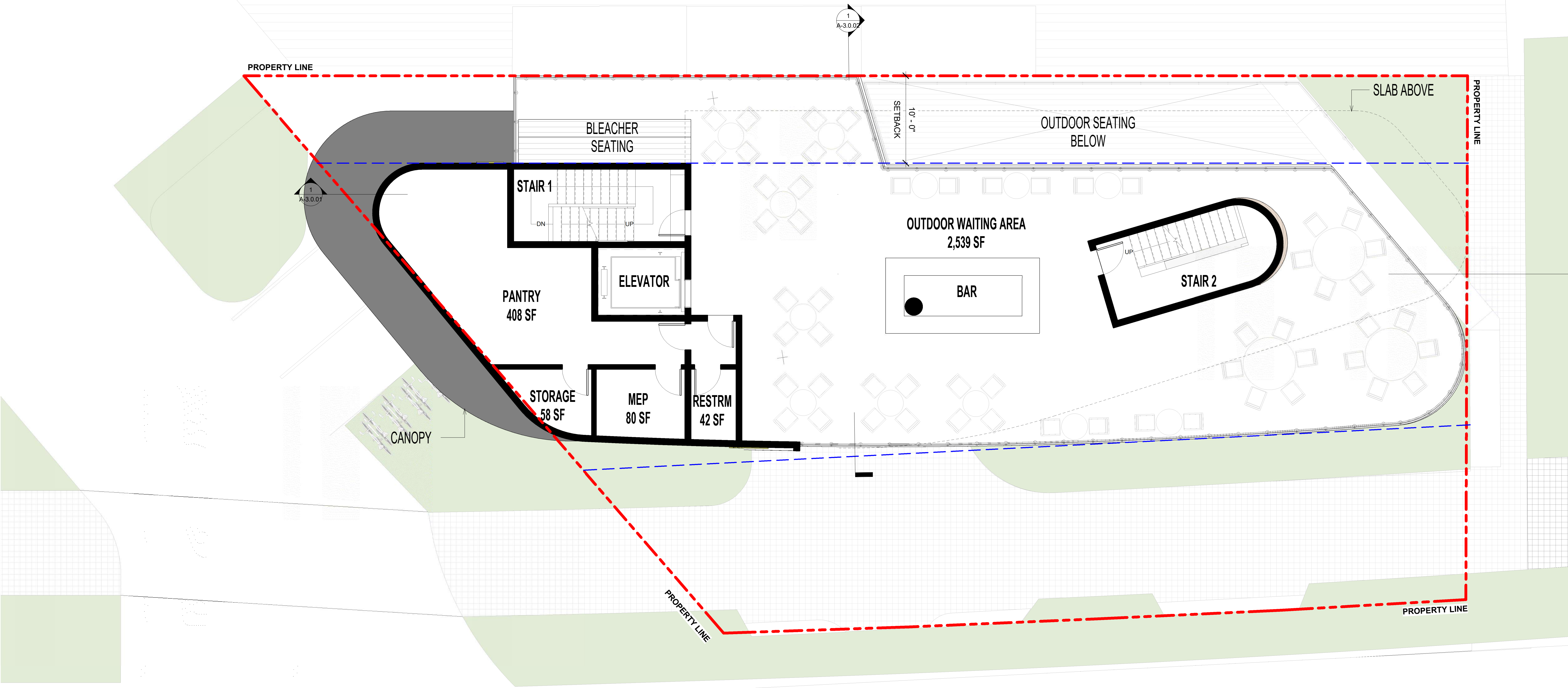
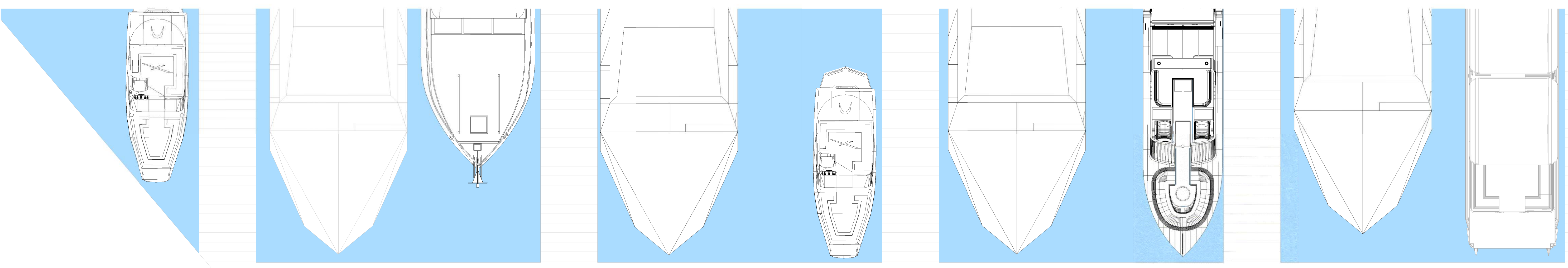


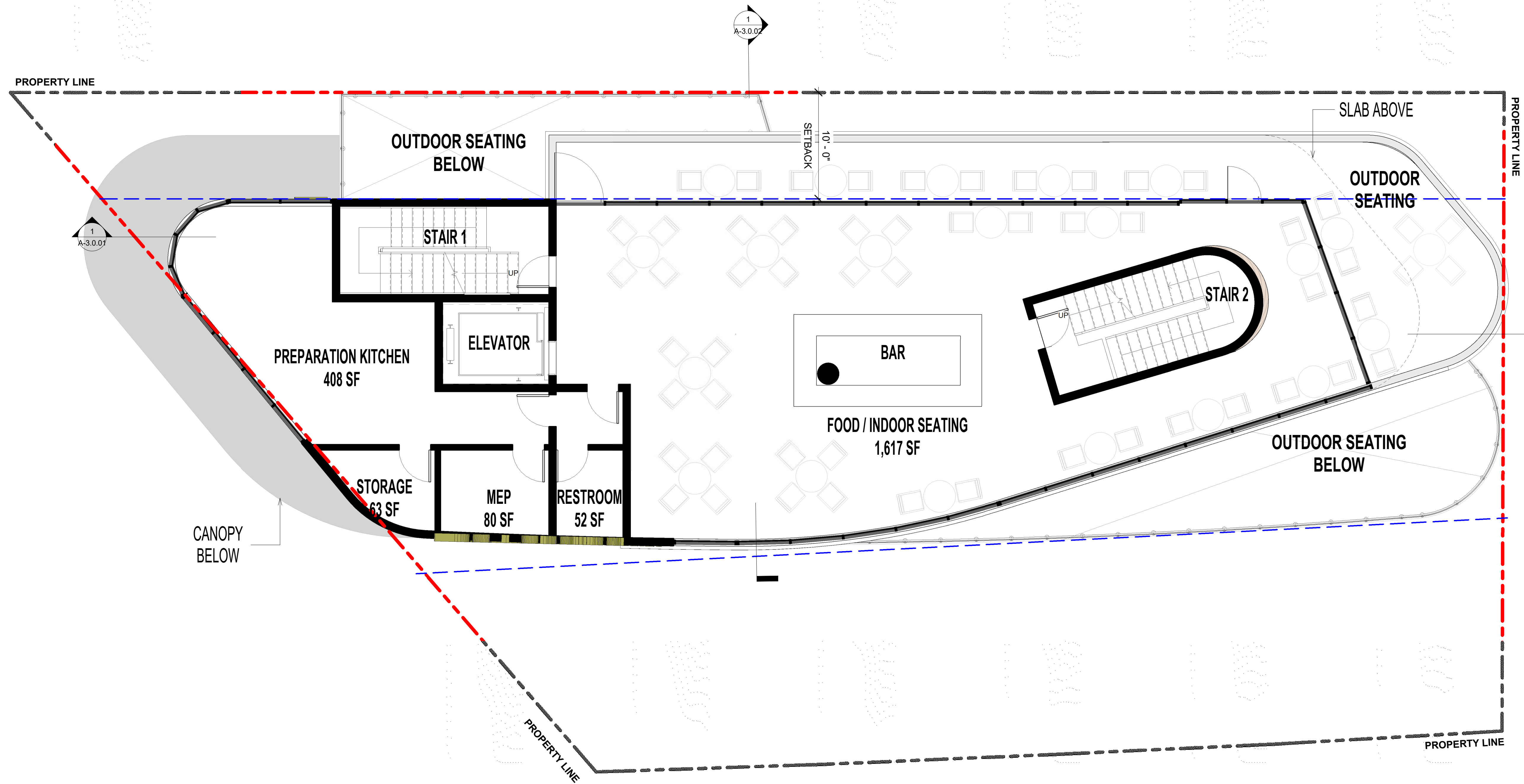
LEVEL 1  
SCALE: 1/4" = 1'-0"

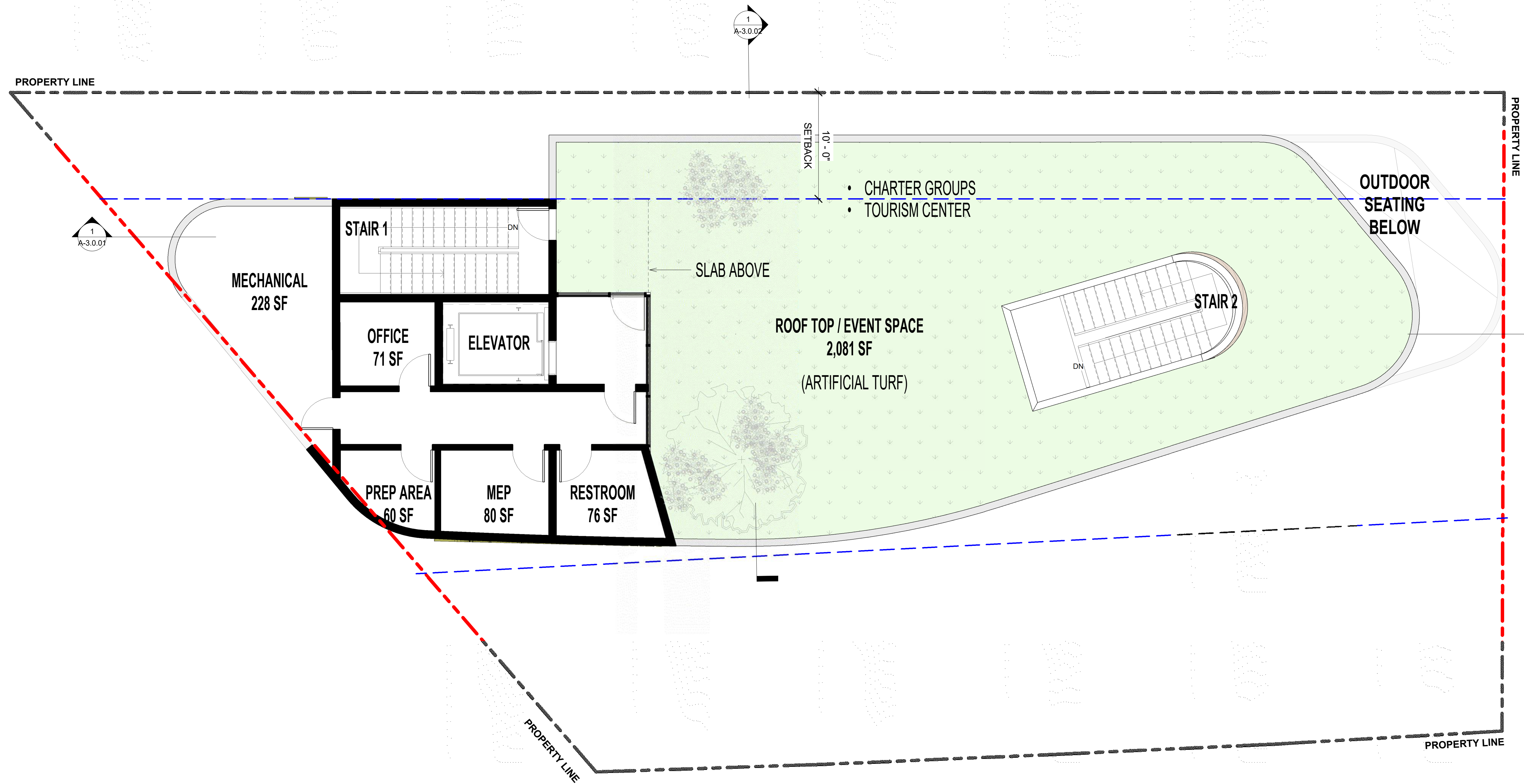
SCHEMATIC DESIGN  
09/08/22  
**THE LANDING WATER TAXI TERMINAL / RESTAURANT & VISITOR CENTER**  
1001 SEABREEZE BOULEVARD, FORT LAUDERDALE, FL 33316

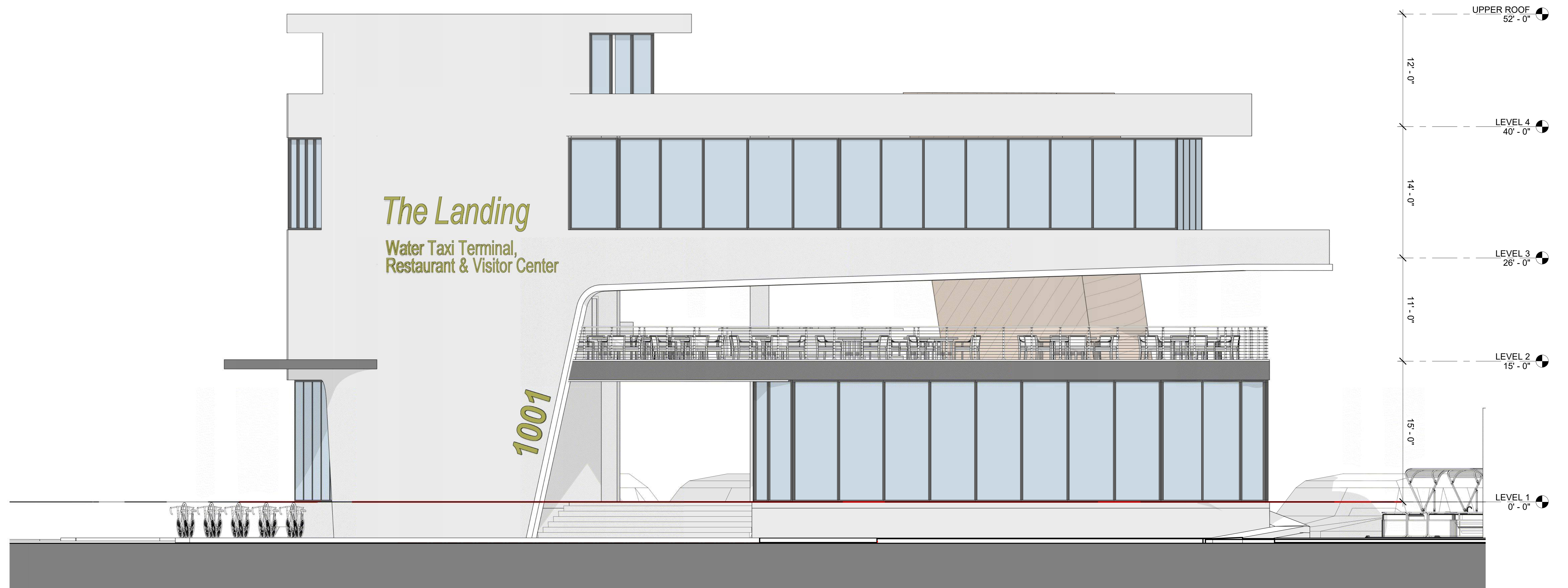
# GROUND FLOOR

A-1.0.01

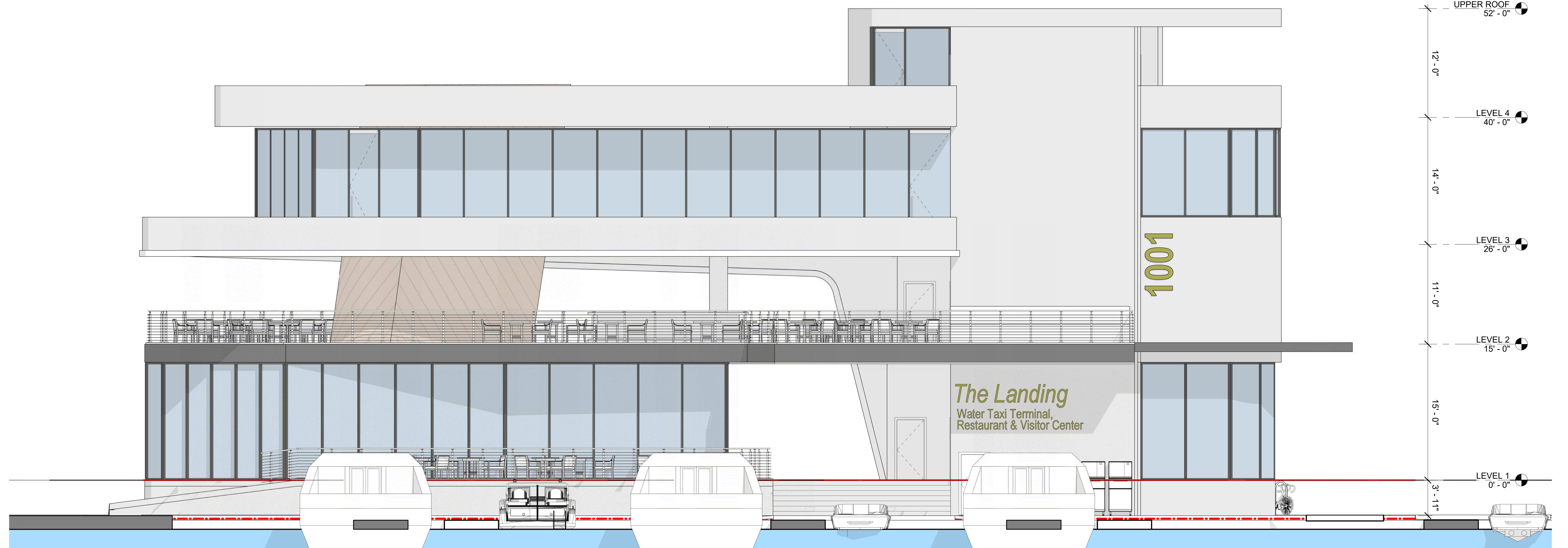




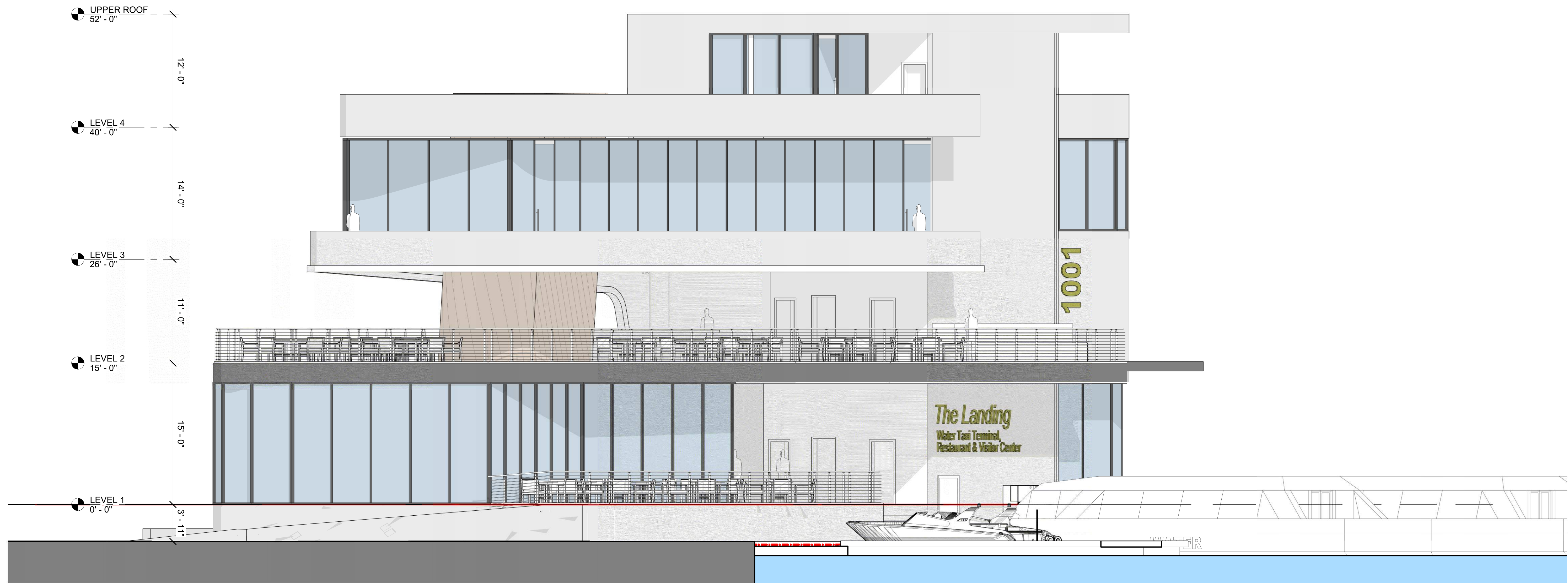




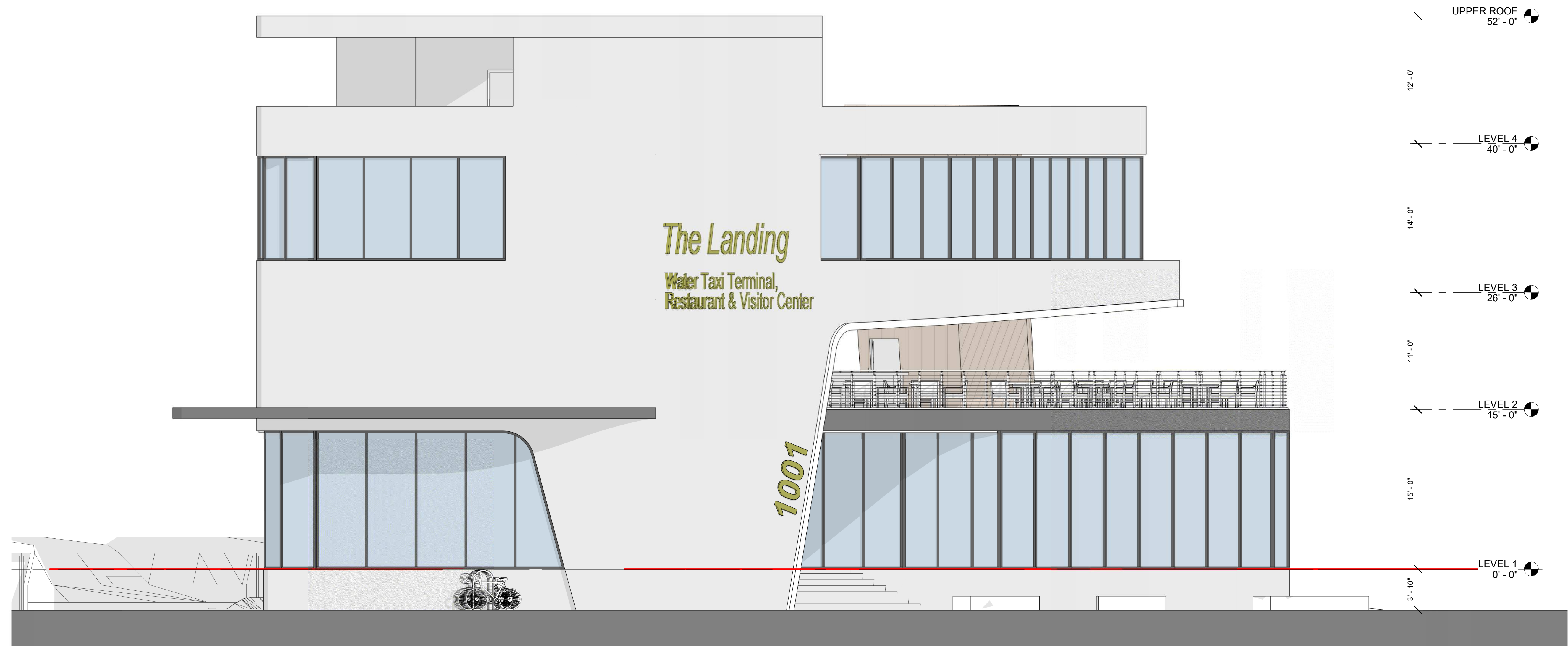
EAST  
SCALE: 3/16" = 1'-0"



WEST  
SCALE: 3/16" = 1'-0"

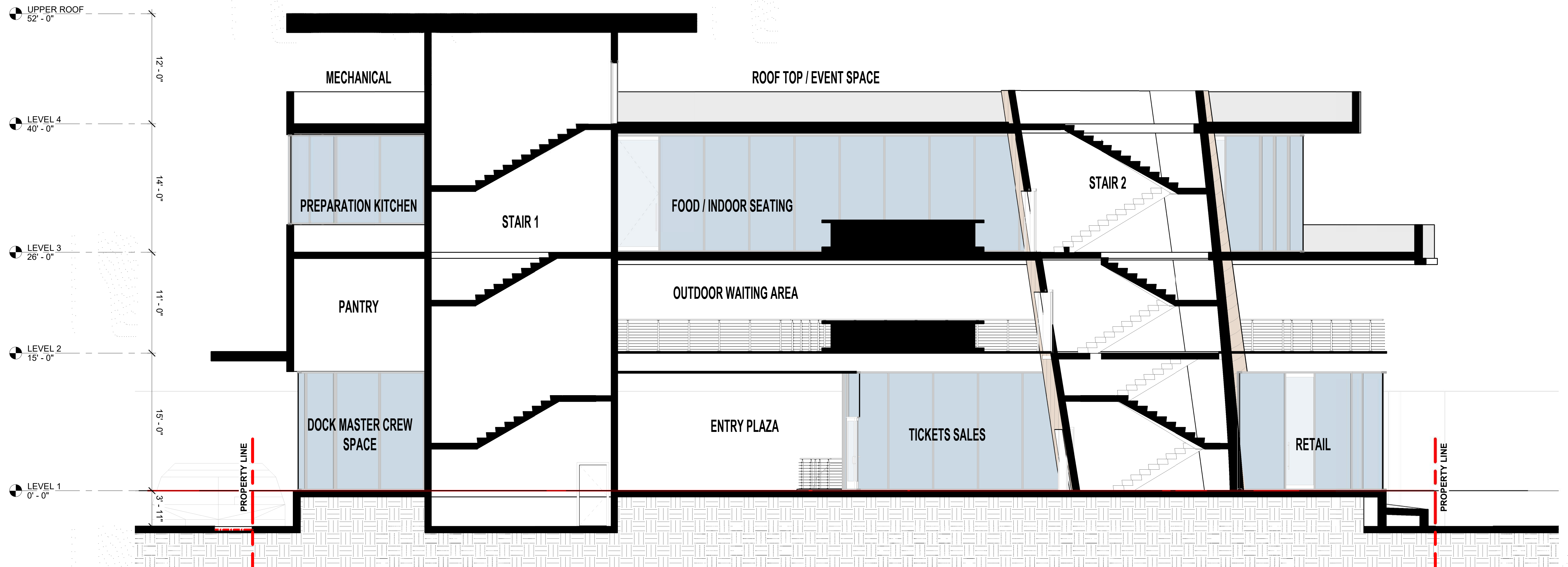


NORTH  
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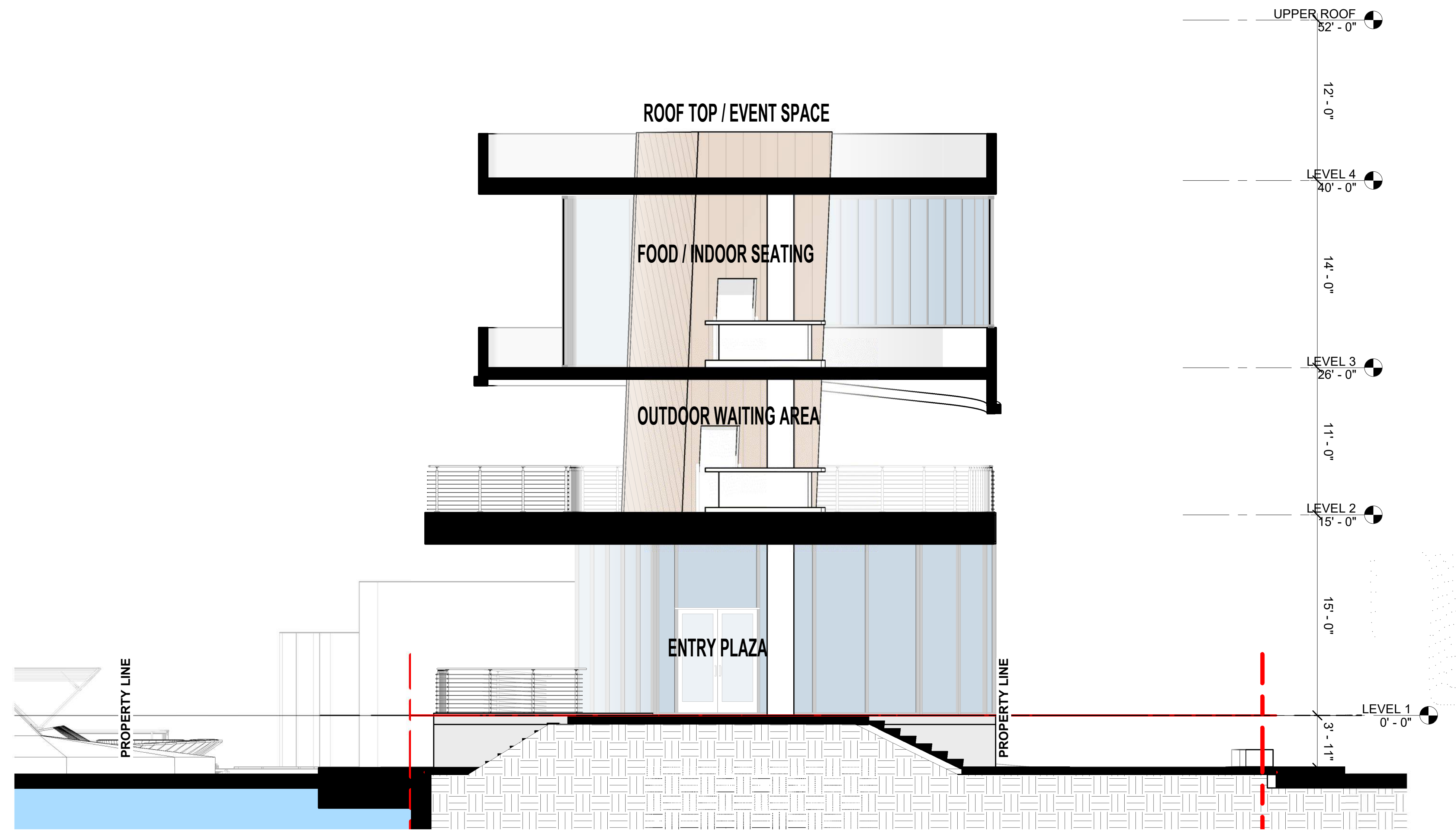


**SOUTH**  
SCALE: 3/16" = 1'-0"

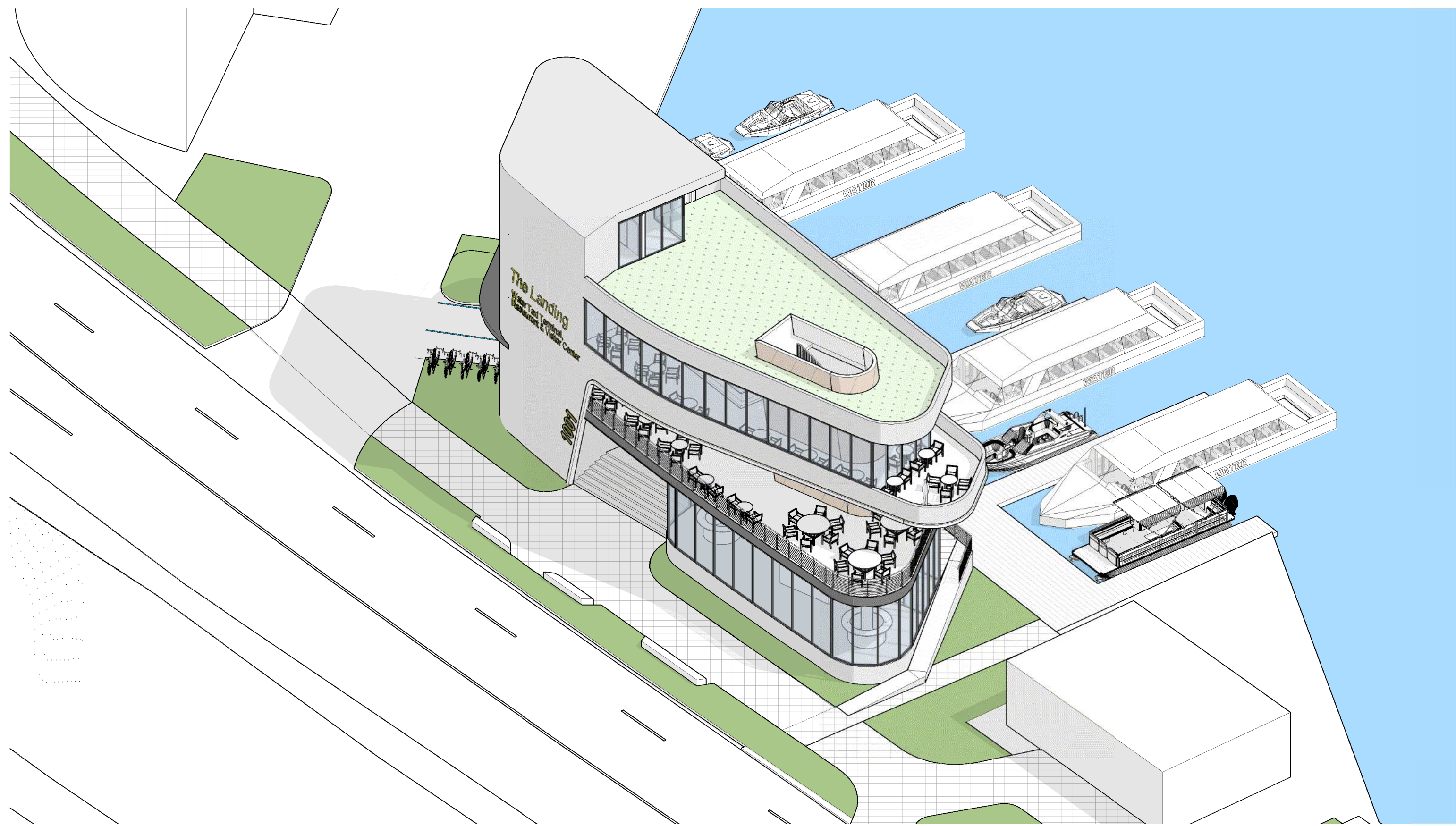




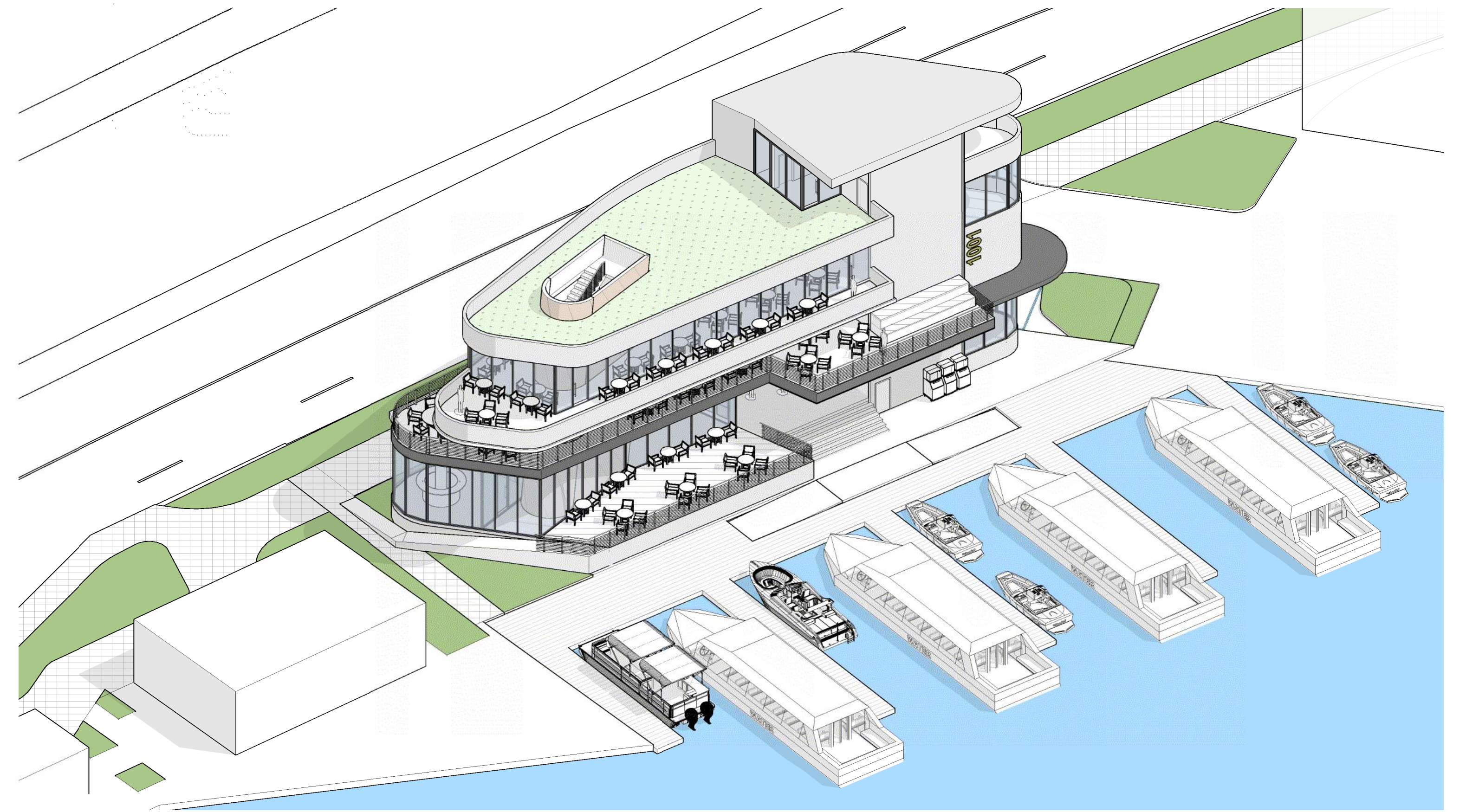
**BUILDING SECTION 1**  
SCALE: 3/16" = 1'-0"



**BUILDING SECTION 2**  
SCALE: 3/16" = 1'-0"



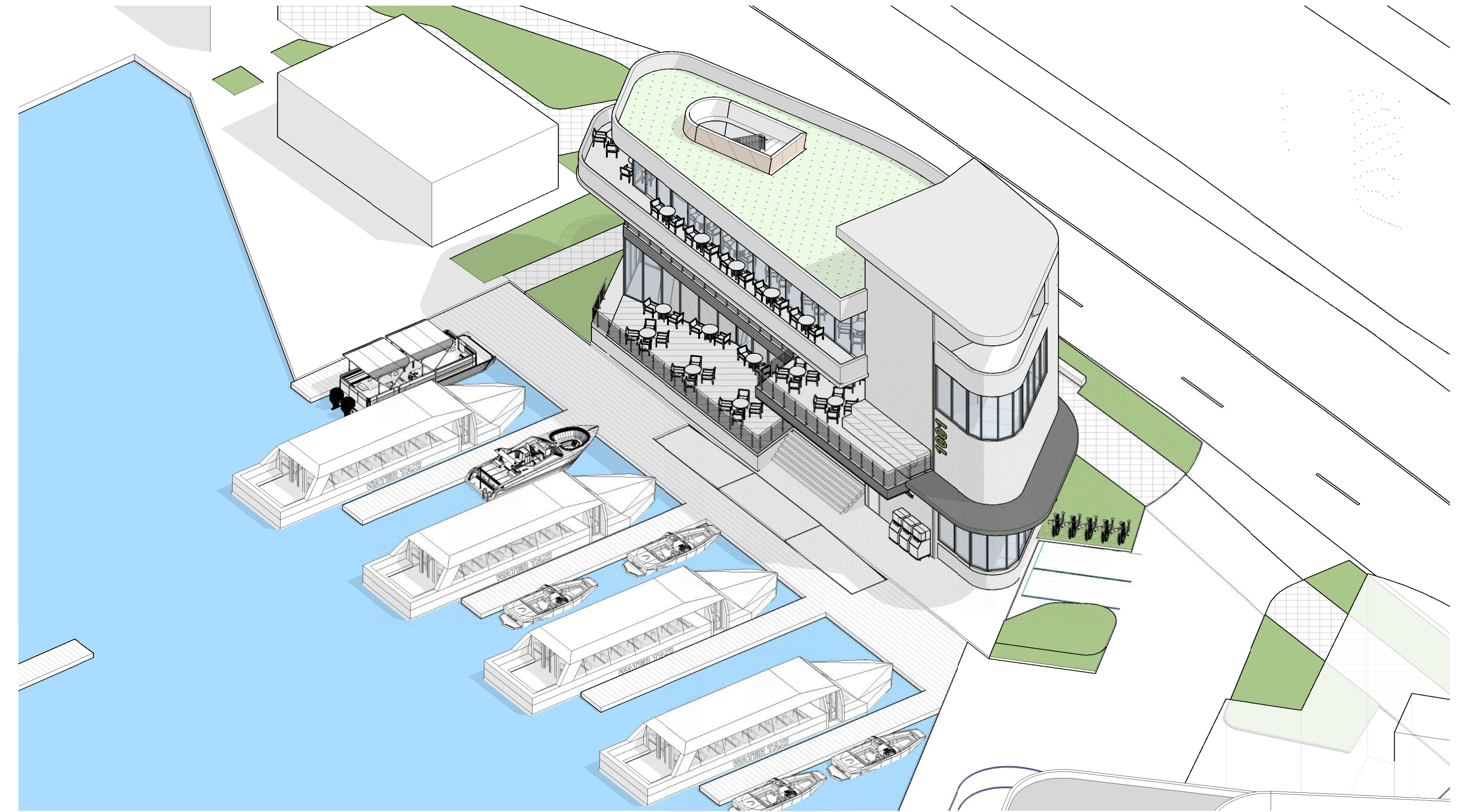
NE CORNER  
SCALE:



NW CORNER  
SCALE:



SE CORNER  
SCALE:



SW CORNER  
SCALE:









