



June 6, 2018

Ms. Florentina Hutt  
City of Fort Lauderdale  
Department of Sustainable Development,  
Urban Design and Planning  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311

Reference: Report Letter of Public Participation Meeting with Shady Banks Civic Association

Dear Ms. Hutt:

Pursuant to Public Participation requirements of Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the South Fork Marina project was placed on the agenda of the regular monthly meeting of the Shady Banks Civic Association, a summary follows.

Date: May 30, 2018

Time: 7:30pm

Location: Hott Park Community Center

Presiding: Hadny Fayyaz, President

Attendees: Approximately 65 Residents

Exhibits: Request Email; Meeting Packet

### **Summary**

Over the past year, we have been working closely with the Shady Banks Civic Association Marine Committee and the SW 17<sup>th</sup> Street neighbors who reside adjacent to our project site. We have met and communicated regularly on the evolution of South Fork Marina. We actively sought the neighbors' input and feedback on our design and operational model. Based on this collaboration, we also produced Voluntary Conditions of Approval (VCOA) to satisfy concerns the neighbors had living so close to a marina. We formally presented to the entire Shady Banks Civic Association on May 30, 2018. We shared the following information in our presentation:

- The name had been changed to South Fork Marina and that the configuration had changed from all prior models and concepts (removing sheds, two-story garage and storage buildings, a 4,400 SF clubhouse with pool and cabana).
- Our concept embraces Light – View – Air as fundamental design principles. We are proposing a 34-slip, open air mega-yacht marina with 3,940 linear feet of floating docks to house no more than 55 boats, a practical 1,554 square foot clubhouse and marina management office, and one 2,400 square foot storage building with 16 units located near the western border of the property.

- The operation and service model will be limited by the agreed upon VCOA to help eliminate disruption to the neighborhood.
- Within the VCOA, we addressed concerns about the increase in traffic volume within the neighborhood during regular operation. We have committed to providing a fair contribution to cover the cost of two, three-legged raised intersections at SW 18<sup>th</sup> Ave & 14<sup>th</sup> Ct, and SW 18<sup>th</sup> Ave & 16<sup>th</sup> St.
- The estimated construction timeline of 18-months with an anticipated opening date of June 2020.
- This marina would be contributing to a mega-yacht slip shortage in the Fort Lauderdale and the Tri-County area, thus helping to further drive the local economy and marine industry.

**Questions that were addressed:**

- Will we look at the lighting plan (photometric plan) to ensure that lights are not shining into the neighbors' yards/houses? Also, if we could work with FPL to address current orange lights on poles along SW 17<sup>th</sup> Street.
- Would we be willing to look at identifying alternate truck routes through the neighborhood during construction so that the construction vehicles did not pass the same houses, on the same streets all the time?
- Will the marina have enough parking so that there is no spillover into the neighborhood?
- Will we establish protocols with our construction subcontractors to maintain safe passage through the neighborhood? Will we be willing to fine (or establish consequences) for those subcontractors who violate the established safety protocols?

If you have any questions regarding this report letter please contact me at [colby@hixsnedeker.com](mailto:colby@hixsnedeker.com) or (251) 605-9713.

Sincerely,



Colby J. Cooper  
Chief Operating Officer, Hix Snedeker Companies  
Program Director, South Fork Marina

Attachments: Request Email; Meeting Packet

Cc (Via Email): Shady Banks Civic Association, c/o Hadny Fayyaz, President

**From:** [Hadny Fayyaz](#)  
**To:** [Colby J. Cooper](#)  
**Subject:** Re: South Fork Update  
**Date:** Thursday, May 24, 2018 11:41:07 AM

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Sounds good

On Thu, May 24, 2018, 12:31 PM Colby J. Cooper <[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)> wrote:

I will have a full info packet to hand out. I can be as short as you want 5-10min to present. I would be happy to stay afterwards for as long as anyone has questions that way your agenda can move along. Please let me know if this works for you.

-----  
Colby J. Cooper  
Hix Snedeker Companies  
Post Office Box 130  
Daphne, Alabama 36526  
[251.517.5810](tel:251.517.5810) Direct  
[251.605.9713](tel:251.605.9713) Cell  
[251.252.9898](tel:251.252.9898) Fax  
[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)

On May 24, 2018, at 11:23 AM, Hadny Fayyaz <[hadnyhayek@gmail.com](mailto:hadnyhayek@gmail.com)> wrote:

Since this is our Bi-monthly Neighborhood meeting, and we have invited City officials months in advance, we will have a lot to cover on the Agenda. Therefore, instead of having our usual 1 hour meeting, expect the meeting to go for two hours or so...

Colby, how long would the presentation take?

Hadny

On Thu, May 24, 2018, 10:01 AM Colby Cooper <[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)> wrote:

Shady Banks Neighbors,

Wanted to inquire/update you on a few matters:

1. Checking in to see if you have any questions/edits to the Conditions of Approval?

2. Our South Fork team will be meeting with the City Transportation/Mobility staff tomorrow at 1:30pm (290 NE 3rd Ave - 2nd Floor Conference Room) to discuss traffic matters related to the project and the path forward. Barb was instrumental in setting the meeting up.

3. We are confirmed that we will be on the Marine Advisory Board Agenda for June 7 to present the Conditions of Approval. We are also seeking a public resolution of support.

4. We are looking forward to presenting to the Shady Banks neighborhood this coming Wednesday, May 30 at your Civic Association meeting.

Have a great day!

-Colby

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Colby J. Cooper

Chief Operating Officer

Hix Snedeker Companies

Post Office Box 130  
Daphne, Alabama 36526

251.517.5810 Direct

251.605.9713 Cell

251.252.9898 Fax

[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)





**SOUTH FORK**  
MARINA

**Meeting with**  
**Shady Banks Civic Association**

**Wednesday, May 30, 2018**  
**Hortt Park Community Center**

May 30, 2018

Neighbors of Shady Banks  
c/o Shady Banks Civic Association  
Fort Lauderdale, Florida

Dear Shady Banks Neighbors:

It is my pleasure to present to you **South Fork Marina**, located at 1500 SW 17<sup>th</sup> Street in Shady Banks.

Since Summerfield Boat Works left in 2006, the SW 17<sup>th</sup> Street marina site has seen many developers come and go with visions of a grandiose marina. You have heard names such as Pier 17 or Harbour 26. Past concepts included 65' foot sheds covering and encasing the slips while spanning from one end of the street to the other, along with two-story garage and storage units, and a luxurious 4,500 square foot clubhouse with a swimming pool and cabana.

Our mega-yacht marina concept is different and embraces **Light – View – Air** as fundamental design principles. We are proposing a 34-slip, open air mega-yacht marina with 3,940 linear feet of floating docks to house no more than 55 boats, a practical 1,554 square foot clubhouse and marina management office, and one 2,400 square foot storage building with 16 bays located near the western border of the property.

We have spent over a year of due diligence evaluating the past models, building our ground team, studying the needs of the industry, and designing a marina concept that will contribute to the quality of life within the Shady Banks neighborhood while serving the demands of the mega-yacht community in Fort Lauderdale. We have made this a collaborative process and have met several times with the City's staff and elected officials, the Marine Advisory Board, the Shady Banks Civic Association's Marine Committee and our SW 17<sup>th</sup> Street neighbors.

We are pleased to share with you the following items in this informational packet:

- Renderings of South Fork from multiple vantage points;
- Site Plan;
- Clubhouse and Marina Management Office Layout;
- Storage Unit Layout;
- Voluntary Conditions of Approval; and,
- Draft Operations Plan.

If you have any questions, please feel free to contact me at any time -- [colby@hixsnedeker.com](mailto:colby@hixsnedeker.com) // 251.605.9713.

The South Fork team looks forward to working with you.

Sincerely,



Colby J. Cooper  
Chief Operating Officer, Hix Snedeker Companies  
Project Director, South Fork Marina



**Draft as of May 28, 2018**

**Voluntary Conditions of Approval:**

1. Dockage for in-water vessels shall not exceed fifty-five (55) total boats and thirty-four (34) mega-yacht slips as specified on the site plan, with required parking to accommodate site demand and prevent overspill into the adjacent neighborhood. All boats, up to a maximum of fifty-five (55), must be within the thirty-four (34) slips as designated on the current site plan, provided no individual slip shall ever have more than three (3) boats as further explained in condition #2 below. The term “boats” shall include but not be limited to all boats, vessels, watercraft, tenders, sailboats, and yachts.
2. The Applicant is authorized to have a total of 55 boats at the marina as depicted on the current site plan. Applicant agrees to limit the number of boats in each slip to a maximum of two (2) boats per slip. Notwithstanding the foregoing, an exception to this 2-boat condition will be permitted for a tender that is directly related to a boat in the slip so that such tender may be placed in the same slip with an associated vessel provided the total boat count in the slip never exceeds three (3) boats in the same slip. Additionally, no boat shall extend beyond the distance of the slip limits as delineated in the modified BOT Lease No. 060023106 effective September 28, 2017 (“2017 Submerged Land Lease”).
3. Prior to final DRC approval, the Applicant agrees to obtain and produce to the City an authorization from the Broward County Environmental Protection Department that states any soil or groundwater contamination on this property has been mitigated prior to any land excavation; or, obtain Broward County's approval of a soil management plan which addresses how any contamination is to be handled during construction activities.
4. A management contract shall be required prior to CO issuance.
5. The marina operation shall be equipped with oil spill containment and fire safety attenuation equipment as required by the City Code of Ordinances and as determined in conjunction with the Planning/DRC permit.
6. No outside loudspeakers or amplification systems will be permitted. No work activities shall be permitted at South Fork Marina that would be in violation of noise or other nuisance related ordinances or as determined by the City pursuant to final Site Plan Approval.
7. No rafting of boats shall be permitted in a slip, along any dock or along a seawall adjacent to the property except in the case of an emergency.
8. Substantial changes to the marine site plan requiring an amendment to be reviewed by the Planning and Zoning Board shall first be reviewed by the Marine Advisory Board.

9. The Applicant shall comply with all permits required by governmental agencies having jurisdiction over the waterways, and shall comply with all codes and regulations affecting the operation of the marina, including Section 47.24.2 and Section 24.5 of the ULDR adequacy requirements.
10. The Applicant shall provide marine sanitation pump-out service accommodations at each of the 34 slips as planned and shall comply with established requirements imposed on the Applicant by the City and other Environmental Permitting Agencies that may be more restrictive. All such conditions shall be made part of the Planning/DRC permit, if necessary.
11. The Applicant shall furnish to the Supervisor of Marine Facilities copies of the final plans and required fueling and other Environmental permits with the regulatory agencies for review and comment to the appropriate City Department staff. Additional comments or site plan revisions from the Supervisor of Marine Facilities or appropriate staff not requiring Planning and Zoning Board or Marine Advisory Board reviews will be made part of the Planning/DRC permit.
12. The following work is prohibited at South Fork Marina: heavy grinding; heavy sanding; extensive exterior painting; haul out; dry dock storage; or, any service or work on the upland. Minor in-water repairs and other in water services such as: minor preparation and paint touch-up; varnish work; dust-free sanding; sand-less refinishing; electronics; washing; waxing; buffing; fueling; and general servicing, etc. are permitted in accordance with City Code of Ordinances and the ULDR.
13. Storage of any form of petroleum based fuel, oil, etc. is not permitted on the property unless permitted by the appropriate environmental agencies. Disposal of any form of petroleum based fuel, oil, etc. will be handled and disposed of in accordance with City, County, State and Federal environmental regulations, as well as best management practices.
14. Signs are not permitted on the dock structures or property for purposes of selling vessels, boats or other marine related amenities unless approved in accordance with the City Code of Ordinances and the ULDR or in conjunction with the Planning/DRC permit and site plan approval.
15. As a general condition of approval, vessels moored on the New River adjacent to the South Fork Marina, or in any slip at the South Fork Marina, cannot extend beyond the distance of the 2017 Submerged Land Lease area. A copy of 2017 Submerged Land Lease shall be made part of the application for the Planning/DRC permit and the Applicant shall record the 2017 Submerged Land Lease in the official records of Broward County prior to commencement of construction of the site plan.
- 15(a). Applicant shall take all steps necessary to modify the existing 2017 Submerged Land Lease so it accurately reflects the construction of the proposed structures in accordance with the current site plan. The issuance of a building permit shall be conditioned upon the issuance of a modified submerged land lease that is in conformance with the current site plan.
16. Applicant agrees that in any subsequent, extended or modified submerged land lease to the benefit of the South Fork Marina site, the number of slips located on sovereignty submerged lands shall not be increased and the lease area for the slips shall not extend further into the New River beyond the slip limits as set forth in the existing 2017 Submerged Land Lease.

17. A special condition to establish a self-imposed restriction by the Applicant to prohibit permanent live-aboards (“homesteading”) on site. Necessary overnight use by owners, Captains and crews of client vessels, as a matter of safety and security, is permitted.
18. Fixed Fueling facilities shall not be permitted. Fueling service provided by third-party vendors will be limited to using mid-size fuel tanker trucks or delivery via water.
19. Should County, State or Federal permitting agencies having jurisdiction, impose more restrictive standards to the conditions of local approval, as specified above, then the more restrictive standards apply.
20. Applicant previously included two NE residential lots (Parcels 504216350290 and 504216350280) in the DRC site plan application. Those parcels have been removed from the site plan and will not be incorporated into the South Fork Marina project. Applicant shall reconstruct the seawall around parcels (504216350290 and 504216350280) and align the seawall with the deeded property line. The seawall work shall be completed prior to Certificate of Occupancy being issued for the South Fork Marina.
21. Applicant is committed to addressing increased traffic and parking concerns because of the South Fork Marina project. As such, Applicant is willing to work with the City of Fort Lauderdale Transportation and Mobility Department and Shady Banks Neighbors. Upon receiving cost estimates from the City of Fort Lauderdale, Applicant will commit to a reasonable and fair financial contribution to the City of Fort Lauderdale for the timely construction (post-construction of South Fork Marina) of two, three-legged raised intersections at SW 18th Ave. at SW 14th Ct., and SW 18th Ave. at SW 16th St.
22. Applicant commits that 18-wheeled vehicles shall not be permitted to access or service the South Fork Marina site once a Certificate of Occupancy is issued. During marina construction, or for any major permitted site work, 18-wheeled vehicles will be limited and only used to transport construction equipment (e.g. crane, backhoe, bulldozer, front-end loaders, etc.) or materials (e.g. trusses, concrete blocks, rebar, piping, docks, sod, trees, etc.). No 18-wheeled dump trucks shall be permitted at any time.
23. Applicant agrees to remedy any shoreline erosion or disrepair to the Bill Keith Preserve caused by the Applicant’s construction and/or operations of South Fork Marina.
24. Applicant shall enter into an appropriate maintenance agreement with SW 17<sup>th</sup> Street property owners and the City of Fort Lauderdale for its share of the upkeep of SW 17<sup>th</sup> Street post-construction of the South Fork Marina; however, Applicant shall not be liable for damage caused by others unrelated to the marina’s use or operation.
25. Applicant will work diligently with the SW 17<sup>th</sup> Street property owners to address the necessary easement and lateral design requirements for the installation of a sewer main on SW 17<sup>th</sup> Street.

## OPERATIONAL PLAN

Draft as of 5/28/18

### Hours of Operation

As a luxury mega yacht marina, the facility will have marina staff on-site seven (7) days per week. Published hours will be from 8:00 am until 5:00 pm. Outside of those hours, access will be limited to marina staff, yacht owners, crew and their guests only. No vendors or contractors will be allowed on-site after published hours, unless prior arrangements have been made and extraneous circumstances warrant.

### Security

Security is critical to protect the valuable boats and equipment that will be in the marina. South Fork Marina will use multiple security measures that are not limited to, but may include:

- **Fencing.** The property will have a perimeter aluminum fence approximately 4-5 feet in height dressed in landscaping where appropriate;
- **Lighting.** The property will be well lit (and compliant with City photometric standards);
- **Authorized Personnel Only.** South Fork Marina is a private facility and will not be accessible to the public. Only authorized personnel, boat owners, guests and insured contractors will be allowed into the slips and clubhouse area. Such access will be controlled by the Harbormaster through a check-in system or access cards / key fobs;
- **Secure Dock Access.** Access to each dock will be through a secure door/gate with a keypad;
- **Camera System.** South Fork Marina will have multiple cameras covering the entirety of the property; and,
- **Security Personnel.** South Fork Marina will have appropriate security personnel on property, particularly at night, conducting roving patrols.

### Storage

South Fork Marina will have one storage building with 16 bays on the upland for rent and use by the vessel owners and crews on both a long and short-term basis. Marina management may also use storage bays for management storage.

## **Services**

South Fork Marina is not intended to be a working yard, but rather a boutique marina for mega yachts. Nonetheless, certain services will be allowed (as per City Code of Ordinances and ULDR) to be performed on yachts while berthed at South Fork Marina. Those services will be allowed based on a strict adherence to Best Management Practices and in accordance with Site Plan Voluntary Conditions of Approval. The yacht crews and the vendors that may be performing such work will be required to maintain proper insurance(s), maintain a neat and tidy workspace on the docks or on the exterior of the yacht(s).

## **Equipment on Site**

When fully operational, the facility may include any or all of the following equipment based on the demand, needs and types of boats that will use the facility:

- Small forklift for dealing with “tenders” to yachts -- marina staff use only;
- Yard pickup truck to move equipment around the area -- marina staff use only;
- Golf Carts;
- Work floats for use in the water -- crew use as needed;
- Courtesy boat to shuttle people back and forth across the New River;
- Courtesy van to shuttle clients and crews to and from destinations in Fort Lauderdale area; and,
- Other equipment as appropriate and/or deemed necessary.

## **Utilities**

Power, water lines, sanitary sewer pump out and fire lines will be run underneath the ground to feed utility pedestals that will be arranged along each of the docks. Sufficient water, power supply, sanitary sewer pump-out and fire suppression capability is essential to provide the needed services of a mega-yacht marina.

## **Fuel**

There will not be a fixed fueling facility on-site. Fueling options for vessels will be via mid-size fuel tanker trucks and via water in accordance with Best Management Practices, City Code of Ordinances and ULDR.

### **Clubhouse & Marina Management Office**

The private clubhouse and marina management office building will be available to staff, yacht owners and crew 24 hours per day. An access card / key fob system will be used to provide access after-hours. The area will also house the marina staff during business hours. The clubhouse will have the following components:

1. Reception Area;
2. Dockmaster Office;
3. Conference Room;
4. Bathrooms and showers;
5. TV/Living Room;
6. Computer Area; and,
7. Galley area.

### **Waste Management**

A waste containment area will be based on land in a non-invasive location, yet accessible by area waste haulers. The marina will recycle recyclables. The marina will handle minimal petroleum waste products (e.g. used motor oil from mega yacht oil changes, etc.) according to best management practices. All waste containment areas will be kept clean and checked multiple times a day to ensure sanitary conditions.

### **Parking**

Defined spaces for employee parking, customer parking, vendor parking, guest parking, and delivery trucks will be made available on-site. Security or marina personnel will guide vehicles to the proper spaces on-site.

### **Communications**

Telephone, two-way radios and use of WiFi and internet are all essential tools that will be utilized to make sure that proper communication and information is available to allow the marina to operate efficiently.

### **Disaster Mitigation**

The marina operation will be equipped with oil/fuel spill containment and fire safety attenuation equipment as required by the City Code of Ordinances or as otherwise determined.

A hurricane emergency plan will be implemented.



### **Other Operational Components**

- Marina Operational Plan will comply with Voluntary Conditions of Approval placed on South Fork Marina as part of the City of Fort Lauderdale Site Plan Approval process.

*NOTE: This is a DRAFT operational plan and is subject to modification by the ownership group or as required by Voluntary Conditions of Approval by the City of Fort Lauderdale. All activities on the property will be compliant with the City's Code of Ordinances and ULDR.*

# Shady Banks Civic Association

1524 S.W. 19<sup>th</sup> Ave  
Fort Lauderdale, FL 33312

June 7, 2018

Re: Support of South Fork Marina together with Voluntary Conditions of Approval

To whom it may concern:

Subject to the terms as outlined below, this letter confirms the unanimous support of the Shady Banks Civic Association for the pending South Fork Marina project located within our neighborhood at 1500 SW 17<sup>th</sup> Street, Fort Lauderdale, Florida.

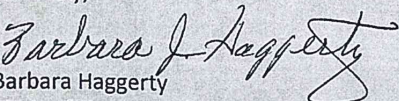
Since Summerfield Boat Works closed in 2006, our neighborhood has witnessed multiple attempts by numerous developers to construct a marina on this site. Past concepts have faced strong opposition from the residents of Shady Banks. Thankfully, the prior proposals never came to fruition and we are appreciative of the efforts made by the current developer, Hix Snedeker Companies, to work with the residents to develop the current site plan that is compatible with our beautiful neighborhood.

Over the past year, we have participated in countless meetings with the developer's project director, Colby Cooper (COO, Hix Snedeker Companies). As a representative of the ownership group, Colby worked closely with the Shady Banks Marine Committee and the property owners along SW 17<sup>th</sup> Street to address our concerns. Given the concerns raised by Shady Banks, the developer abandoned previous models and literally designed a new marina. We are very pleased with the project as finally proposed to us together with all the Voluntary Conditions of Approval that the developer has agreed to with the neighborhood. We understand the project as presented to Shady Banks will be presented to the Marine Advisory Board tonight on June 7, 2018 and then to Planning and Zoning Board, and eventually to the City Commission for approval.

The developer gave an extensive presentation to the residents of Shady Banks on Wednesday, May 30, 2018 at our Civic Association meeting and I'm pleased to confirm that the Shady Banks' residents voted unanimously to offer this letter of support for the project as presented to us together with the Voluntary Conditions of Approval.

It is imperative to understand that this letter of support for the South Fork Marina is predicated upon the inclusion of the Voluntary Conditions of Approval which are attached hereto. We are confident that if the developer executes the plans as presented, South Fork Marina will be a great success and contribute to the quality of life in the Shady Banks neighborhood and the all-important marine industry in Fort Lauderdale.

Sincerely,



Barbara Haggerty  
Chair of Shady Banks' Marina Committee

Attachment: Voluntary Conditions of Approval (Draft as of May 28, 2018)

cc: Colby Cooper, Project Director of South Fork Marina





Draft as of May 28, 2018

**Voluntary Conditions of Approval:**

1. Dockage for in-water vessels shall not exceed fifty-five (55) total boats and thirty-four (34) mega-yacht slips as specified on the site plan, with required parking to accommodate site demand and prevent overspill into the adjacent neighborhood. All boats, up to a maximum of fifty-five (55), must be within the thirty-four (34) slips as designated on the current site plan, provided no individual slip shall ever have more than three (3) boats as further explained in condition #2 below. The term "boats" shall include but not be limited to all boats, vessels, watercraft, tenders, sailboats, and yachts.
2. The Applicant is authorized to have a total of 55 boats at the marina as depicted on the current site plan. Applicant agrees to limit the number of boats in each slip to a maximum of two (2) boats per slip. Notwithstanding the foregoing, an exception to this 2-boat condition will be permitted for a tender that is directly related to a boat in the slip so that such tender may be placed in the same slip with an associated vessel provided the total boat count in the slip never exceeds three (3) boats in the same slip. Additionally, no boat shall extend beyond the distance of the slip limits as delineated in the modified BOT Lease No. 060023106 effective September 28, 2017 ("2017 Submerged Land Lease").
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4. A management contract shall be required prior to CO issuance.
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6. No outside loudspeakers or amplification systems will be permitted. No work activities shall be permitted at South Fork Marina that would be in violation of noise or other nuisance related ordinances or as determined by the City pursuant to final Site Plan Approval.
7. No rafting of boats shall be permitted in a slip, along any dock or along a seawall adjacent to the property except in the case of an emergency.
8. Substantial changes to the marine site plan requiring an amendment to be reviewed by the Planning and Zoning Board shall first be reviewed by the Marine Advisory Board.

South Fork Marina - Voluntary Conditions of Approval (as of May 28, 2018)

9. The Applicant shall comply with all permits required by governmental agencies having jurisdiction over the waterways, and shall comply with all codes and regulations affecting the operation of the marina, including Section 47.24.2 and Section 24.5 of the ULDR adequacy requirements.
10. The Applicant shall provide marine sanitation pump-out service accommodations at each of the 34 slips as planned and shall comply with established requirements imposed on the Applicant by the City and other Environmental Permitting Agencies that may be more restrictive. All such conditions shall be made part of the Planning/DRC permit, if necessary.
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15. As a general condition of approval, vessels moored on the New River adjacent to the South Fork Marina, or in any slip at the South Fork Marina, cannot extend beyond the distance of the 2017 Submerged Land Lease area. A copy of 2017 Submerged Land Lease shall be made part of the application for the Planning/DRC permit and the Applicant shall record the 2017 Submerged Land Lease in the official records of Broward County prior to commencement of construction of the site plan.
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South Fork Marina - Voluntary Conditions of Approval (as of May 28, 2018)

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20. Applicant previously included two NE residential lots (Parcels 504216350290 and 504216350280) in the DRC site plan application. Those parcels have been removed from the site plan and will not be incorporated into the South Fork Marina project. Applicant shall reconstruct the seawall around parcels (504216350290 and 504216350280) and align the seawall with the deeded property line. The seawall work shall be completed prior to Certificate of Occupancy being issued for the South Fork Marina.
21. Applicant is committed to addressing increased traffic and parking concerns because of the South Fork Marina project. As such, Applicant is willing to work with the City of Fort Lauderdale Transportation and Mobility Department and Shady Banks Neighbors. Upon receiving cost estimates from the City of Fort Lauderdale, Applicant will commit to a reasonable and fair financial contribution to the City of Fort Lauderdale for the timely construction (post-construction of South Fork Marina) of two, three-legged raised intersections at SW 18th Ave. at SW 14th Ct., and SW 18th Ave. at SW 16th St.
22. Applicant commits that 18-wheeled vehicles shall not be permitted to access or service the South Fork Marina site once a Certificate of Occupancy is issued. During marina construction, or for any major permitted site work, 18-wheeled vehicles will be limited and only used to transport construction equipment (e.g. crane, backhoe, bulldozer, front-end loaders, etc.) or materials (e.g. trusses, concrete blocks, rebar, piping, docks, sod, trees, etc.). No 18-wheeled dump trucks shall be permitted at any time.
23. Applicant agrees to remedy any shoreline erosion or disrepair to the Bill Keith Preserve caused by the Applicant's construction and/or operations of South Fork Marina.
24. Applicant shall enter into an appropriate maintenance agreement with SW 17<sup>th</sup> Street property owners and the City of Fort Lauderdale for its share of the upkeep of SW 17<sup>th</sup> Street post-construction of the South Fork Marina; however, Applicant shall not be liable for damage caused by others unrelated to the marina's use or operation.
25. Applicant will work diligently with the SW 17<sup>th</sup> Street property owners to address the necessary easement and lateral design requirements for the installation of a sewer main on SW 17<sup>th</sup> Street.



June 6, 2018

Ms. Florentina Hutt  
City of Fort Lauderdale  
Department of Sustainable Development,  
Urban Design and Planning  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311

Reference: Report Letter of Public Participation Meeting with River Oaks Civic Association

Dear Ms. Hutt:

Pursuant to Public Participation requirements of Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the South Fork Marina project was placed on the agenda of the regular monthly meeting of the River Oaks Civic Association, a summary follows.

Date: April 19, 2018  
Time: 7:30pm  
Location: First Church of the Nazarene - 2300 SW 15th Ave  
Presiding: Julie Lurie, President  
Attendees: Approximately 20 residents

Exhibits: Request Email; Site Plan; 2 Renderings

### **Summary**

We originally presented our marina project to the River Oaks Civic Association on January 18, 2018. During that presentation we made a commitment that should the project evolve we would return and re-present the project to the Civic Association. The marina project did evolve significantly, as such we presented again to the River Oaks Civic Association on April 19, 2018.

We shared the following information in our presentation:

- The name had been changed to South Fork Marina and that the configuration had changed from all prior models and concepts.
- Our concept embraces Light – View – Air as fundamental design principles. We are proposing a 34-slip, open air mega-yacht marina with 3,940 linear feet of floating docks to house no more than 55 boats, a practical 1,554 square foot clubhouse and marina management office, and one 2,400 square foot storage building with 16 bays located near the western border of the property.
- The boat service model that will be limited to interior work and restricted exterior work that is not disruptive to the neighborhood.

- The estimated construction timeline of 18-months with an anticipated opening date of June 2020.
- This marina would be contributing to a mega-yacht slip shortage in the Fort Lauderdale and the Tri-County area, thus helping to further drive the local economy and marine industry.

**Questions that were addressed:**

- How do you know if the yacht owners might have somebody from one of the neighboring yards come over and do some sanding, painting?
- I believe last time you were here, your rendering showed that they had nice canopies. I don't see them on your renderings now. What happened?
- What kind of trees do you have? Do you have just palms?
- I've seen you increase the amount of parking. How many spaces is that total?
- How many dumpsters do you plan on having on site?
- Are you putting a recycle in?
- Is there a fuel dock?
- Are you guys affiliated with LMC?
- How do you get all these boats loaded that have provisions and gear, etc.?
- Is there a security gate?
- What size is the yacht that's in there now, it's about 50 meters?
- Your long linear in the center there, is that an up or a down? (Ref. swale/retention area)
- A lot of your docks getting built today have underwater lights. Is that something you're going to do in the end for those water docks?
- Do you guys have a dock builder? I guess Bellingham?
- I just envision a lot of oil sitting on top of the water. How do you keep that clean? How do you, what do you do about that?
- You have a pump out, right?
- Is there any way to test the environmental impact of this facility?



- How high are you building your seawall?
- What's the drainage outfall?
- Are the renderings posted online for us to see?

If you have any questions regarding this report letter please contact me at [colby@hixsnedeker.com](mailto:colby@hixsnedeker.com) or (251) 605-9713.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Cooper' with a stylized flourish at the end.

Colby J. Cooper  
Chief Operating Officer, Hix Snedeker Companies  
Program Director, South Fork Marina

Attachments: Request Email; Site Plan; 2 Renderings

Cc (Via Email): River Oaks Civic Association, c/o Julie Lurie, President



**From:** [Colby Cooper](#)  
**To:** ["Julie Lurie"](#)  
**Cc:** [colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)  
**Subject:** RE: Marina in Shady Banks  
**Date:** Monday, April 16, 2018 11:37:00 AM

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Thank you! Dan Fee and I will be there!

**From:** Julie Lurie [mailto:julie@juliesellsfl.com]  
**Sent:** Friday, April 13, 2018 2:29 PM  
**To:** Colby J. Cooper <colby@hixsnedeker.com>  
**Subject:** Re: Marina in Shady Banks

Yep! Sounds good, thank you!

On Fri, Apr 13, 2018 at 3:27 PM, Colby J. Cooper <[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)> wrote:

Julie,

Thank you. If this coming Thursday, April 19 is available we would welcome the opportunity to be added to the agenda.

Please label as "South Fork Marina" and we need 10 min.

Thanks so much!!

-Colby

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Colby J. Cooper  
Hix Snedeker Companies  
Post Office Box 130  
Daphne, Alabama 36526  
[251.517.5810](tel:251.517.5810) Direct  
[251.605.9713](tel:251.605.9713) Cell  
[251.252.9898](tel:251.252.9898) Fax  
[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)

On Apr 11, 2018, at 3:50 PM, Julie Lurie <[julie@juliesellsfl.com](mailto:julie@juliesellsfl.com)> wrote:

Hi Colby,

Of course I would love for you to come and speak again, please let me know whichever month is better for you so I can add you to the calendar. Remember our meetings are always the third Thursday of every month and we begin at 7:30 PM.  
Thank you so much for reaching out!

Sent from my iPhone

On Apr 11, 2018, at 4:30 PM, Colby Cooper <[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)> wrote:

Julie –

I wanted to follow-up with you after our presentation on our marina project to the River Oaks Civic Association on January 18, 2018. We have made significant improvements to the project (and even changed the name to South Fork Marina). I would welcome a chance to share the updates with the River Oaks Civic Association at either your April/May meeting. Would it be possible to get on your agenda?

Also, I've attached a record of our January 18, 2018 briefing for your files.

Look forward to hearing from you.

-Colby

-----  
Colby J. Cooper  
Hix Snedeker Companies  
Post Office Box 130  
Daphne, Alabama 36526  
251.517.5810 Direct  
251.605.9713 Cell  
251.252.9898 Fax  
[colby@hixsnedeker.com](mailto:colby@hixsnedeker.com)

<River Oaks Transcript and Exhibits 011818.pdf>

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## Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

### AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA  
BROWARD COUNTY

RE: ☒ PLANNING AND ZONING BOARD

CASE NO. ZR-17007

APPLICANT: Pier 17 Investments 2014, LLC

PROPERTY: South Fork Marina -1500 SW 17th St

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Daniel A. Fee, PE, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Addendum: PZB Public Participation Notification <<if applicable>>

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8 day of June, 2018

(SEAL)

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb. 13, 2021



CRYSTAL BLAKE  
MY COMMISSION # GG 072408  
EXPIRES: February 13, 2021  
Bonded Thru Budget Notary Services

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)  
\_\_\_\_\_ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

### Page 3: Sign Notification Requirements and Affidavit

#### SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

#### AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT  
HISTORIC PRESERVATION BOARD  
X PLANNING AND ZONING BOARD  
CITY COMMISSION

CASE NO. ZR-17007

APPLICANT: Daniel A. Fee, PE / CDI Engineering & Planning

PROPERTY: South Fork Marina - 1500 SW 17th Street

PUBLIC HEARING DATE: SEPT. 17, 2018

BEFORE ME, the undersigned authority, personally appeared Daniel A. Fee, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31<sup>st</sup> day of August, 2018

(SEAL)  CRYSTAL BLAKE  
MY COMMISSION # GG 072408  
EXPIRES: February 13, 2021

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: FEB. 13, 2021

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.1 of the City of Fort Lauderdale ULD, I will forfeit my sign deposit. dar (Initial here)  
dar Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)



**WARNING**  
NO TRESPASSING  
FOR YOUR PROTECTION  
ALL FORT LAUDERDALE POLICE  
OFFICERS ARE AUTHORIZED TO  
ADVISE ANY PERSON TO LEAVE  
THESE PREMISES.  
FAILURE TO LEAVE THE  
PREMISES AFTER BEING  
INSTRUCTED MAY RESULT IN  
AN ARREST FOR TRESPASS.

# PRIVATE PROPERTY NO TRESPASSING



SOUTH FORK  
MARINA

Violators will be Prosecuted \* Property Under Surveillance

Questions call 251.605.9713

**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE**

**PLANNING AND ZONING BOARD MEETING**

DATE: SEPTEMBER 17, 2018  
TIME: 6:30 P.M.  
CASE: ZR17007

PROJECT: SOUTH FORK MARINA

REQUEST: SITE PLAN LEVEL IV REVIEW: REZONING FROM RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY (RS-8) TO COMMUNITY BUSINESS (CB) WITH 0.25 ACRE OF COMMERCIAL FLEX ALLOCATION / WATERWAY USE / CONDITIONAL USE FOR 34-SLIP MARINA WITH 2,400 SQUARE-FOOT STORAGE BUILDING AND 1,553 SQUARE-FOOT CREW CLUB BUILDING

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6520  
<http://www.fortlauderdale.gov>

This notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, it shall be unlawful for any person to copy, cut, break or destroy or any manner any building or other thing belonging to or under the control of the City. Persons moving or removing this notice may be subject to the order of the City.







