



May 30, 2018

**Via Email**

Marine Advisory Board  
City of Ft. Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, Florida 33301

**Reference: South Fork Marina, Resolution of Support / Voluntary Conditions of Approval**

Dear Board Members:

It is my pleasure to present to you **South Fork Marina**, located at 1500 SW 17<sup>th</sup> Street in Shady Banks. We graciously request a Resolution of Support after your review of this project and the proposed Voluntary Conditions of Approval as they have been negotiated with the Shady Banks neighbors.

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 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 exhibits in this informational packet:

- A. Site Plan;
- B. 2018 Voluntary Conditions of Approval (as negotiated with Shady Banks neighbors); and,
- C. 2014 Conditions of Approval for reference.

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

Sincerely,

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

# **EXHIBIT A**

## Site Plan



Legal Description

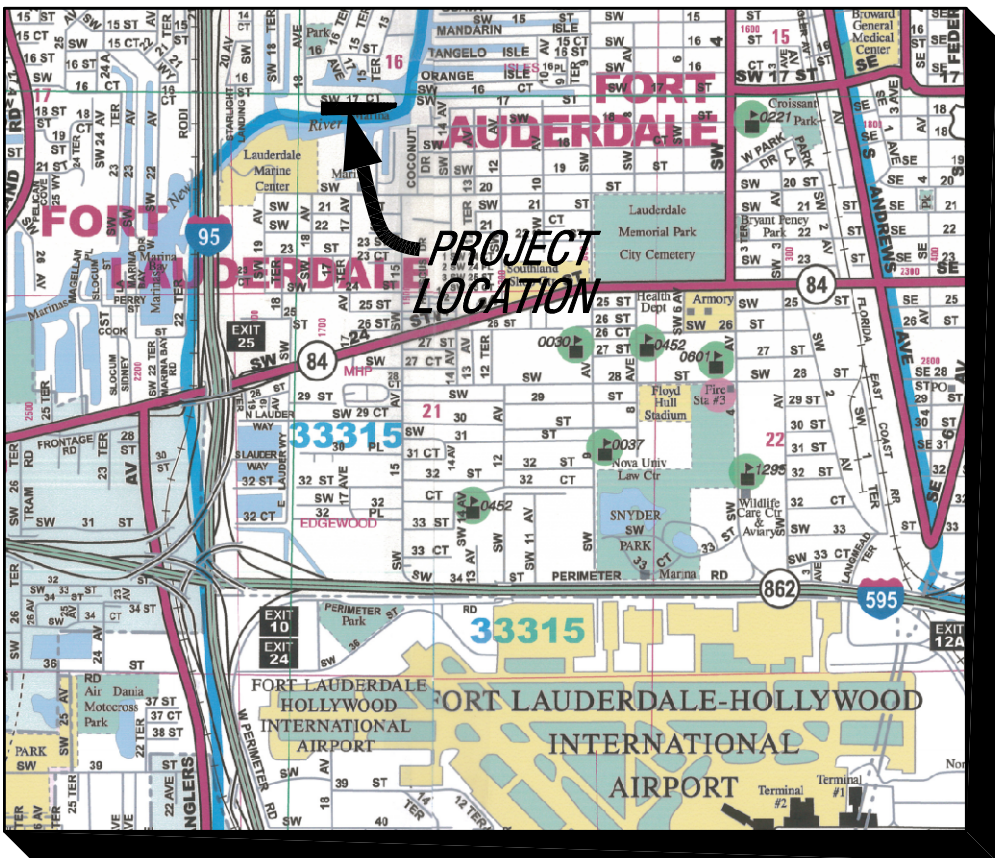
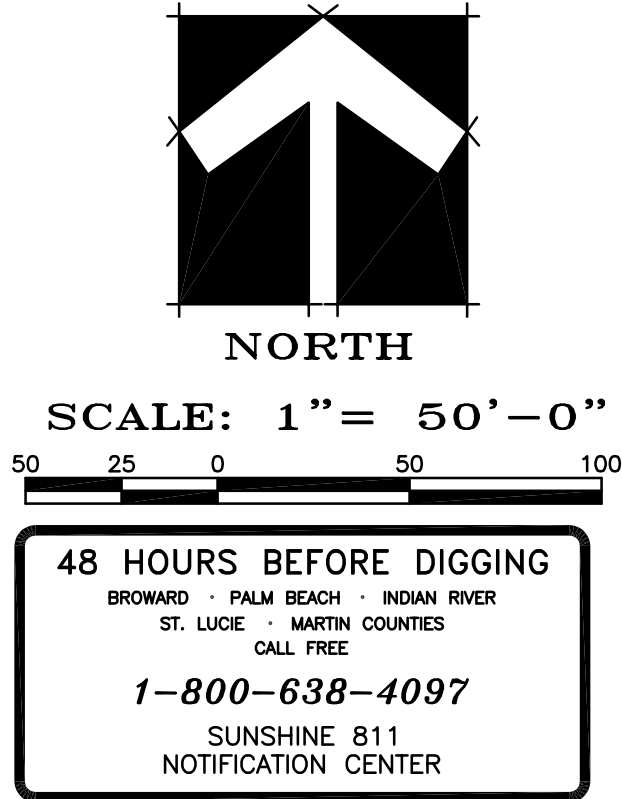
All that portion of the West three-quarters (¾) of the East one-half (½) of the Northeast one-quarter (NE¼) of the Southwest one-quarter (SW¼) and the East one-half of the West one-half (½) of the Northeast (NE¼) of the Southwest one-quarter (SW¼) in Section 16, Township 50 South, Range 42 East, lying North of the Channel of the South Fork of New River, said lands situate, lying and being in Broward County, Florida;

AND  
The East one-half (½) of the East one-half (½) of the East one-half (½) of the Northeast one quarter (NE¼) of the Southwest one-quarter (SW¼), North of New River less the East 100 feet, Section 16, Township 50 South, Range 42 East in the County of Broward, State of Florida;

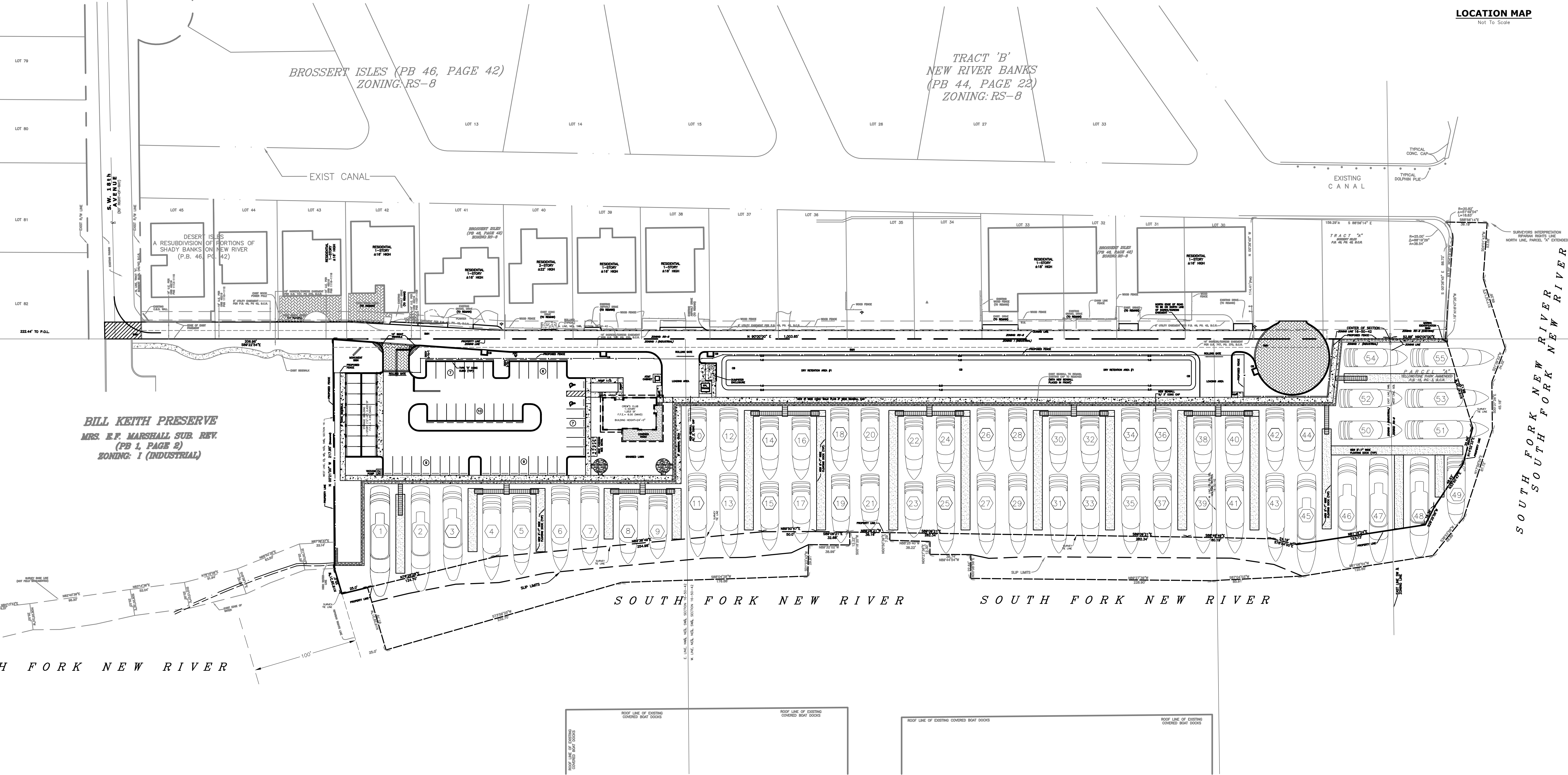
AND  
All that parcel of land described as follows:  
Beginning at the Northeast corner of the Southwest one-quarter (SW¼) of Section 16, Township 50 South, Range 42 East run thence West along the North line of said Southwest one-quarter 100 feet; thence South 212 feet, more or less to the South Fork of New River; thence Easterly along the South Fork of the New River to the East line of said Southwest one-quarter (SW¼); thence North along said East line of the Southwest one-quarter (SW¼) to the Point of Beginning, containing one-half (½) acre, more or less; said parcel being also described as all that part of Lot 17 of MRS. E. F. MARSHALL'S SUBDIVISION of Government Lots 1, 2, 3 and 4; the East one-half (E ½) of the Northeast one-quarter (NE¼) and Northwest one-quarter (NW¼); of the Northwest one-quarter (NW¼) of Section 16, Township 50 south, Range 42 East, as recorded in Plat Book 1, Page 2, of Broward County records, beginning at a point on the South Fork of the New River where the East line of the Southwest one-quarter (SW¼) OF SAID Section 16 intersects said South Fork of New River; thence Northerly along said East line of said Southwest one-quarter (SW¼) projected Northerly to the point where the same as projected intersects the North line of said Lot 17; thence West along the North line of said Lot 17 100 feet; thence South 212 feet, more or less, to the South Fork of New River; thence along the South Fork of New River to the Point of Beginning.

AND  
That certain parcel of land known as Block "A" of the Amended Plat of YELLOWSTONE PARK, as per plat thereof recorded in Plat Book 15, Page 3, of the public records of Broward County; said parcel being also described as all that portion of Lot 17 of MRS. E. F. MARSHALL'S SUBDIVISION of Government Lots 1, 2, 3 and 4; the East one-half (E ½) of the Northeast one-quarter (NE¼) and the Northwest one-quarter (NW¼) of Section 16, Township 50 South, Range 42 East, as per plat thereof recorded in Plat Book 1, Page 2 of the public records of Broward County, lying East of the East line of the Southwest one-quarter (SW¼) of said Section 16 projected to a point where the same as so projected intersects the North line of Lot 17.

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



LOCATION MAP  
Not To Scale



LEGEND:

EXISTING

- LIMITS OF EXIST. CONCRETE SIDEWALKS, PORCHES & PADS
- CENTERLINE
- EXIST. R/W LINE
- EXIST. PAVEMENT
- EXIST. CONC. CURB
- EXISTING FENCE
- EXISTING WOOD UTILITY POLE
- EXIST. CONCRETE UTILITY POLE
- EXIST. WATER LINE
- EXIST. FORCE MAIN
- W/DIRECTION OF FLOW
- EXIST. SAN. SEWER
- W/DIRECTION OF FLOW
- EXIST. GAS LINE
- EXIST. UNDERGROUND TELEPHONE
- EXIST. OVERHEAD ELECTRIC
- EXIST. STORM SEWER LINE
- EXIST. "CABLE TELEVISION" UNDERGROUND CABLE
- EXISTING ELEVATION
- EXIST. CATCH BASIN

PROPOSED

- LIMITS OF CONCRETE SIDEWALKS, PORCHES & PADS
- PROPERTY LINE
- CENTERLINE
- R/W LINE
- PROPOSED PAVEMENT
- PROPOSED TYPE 'D' CONCRETE CURB
- PROPOSED TYPE 'F' CONCRETE CURB
- PROPOSED FENCE
- PROPOSED WOOD UTILITY POLE
- PROPOSED CONCRETE UTILITY POLE
- PARKING SPACE COUNT
- BOATSLIP/GARAGE COUNT
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STORM SEWER LINE
- PROPOSED "CABLE TELEVISION" UNDERGROUND CABLE
- PROPOSED LIGHT POLE
- PROPOSED CATCH BASIN
- NEW ASPHALT
- LIMITS OF PAVEMENT RESTORATION

SITE DATA TABLE:

PROJECT CONTACT DATA

OWNER: PIER 17 INVESTMENT 2014, LLC  
29891 WOODROW LANE, SUITE 300  
SPANISH FORT, AL 36527  
(251) 625-1198

ENGINEER: CDI ENGINEERING AND PLANNING  
8451 LAKE WORTH ROAD, #440  
LAKE WORTH, FL 33467  
(954) 524-9800 (BROWARD)  
(561) 557-5950 (PALM BEACH)

ARCHITECT: CLARK/TECH, LLC  
10 NORTH SECTION STREET  
FAIRHOPE, AL 36532  
(251) 680-7131

LANDSCAPE ARCHITECT: ARCHITECTURAL ALLIANCE  
512 SW 4TH AVE  
FT LAUDERDALE, FL 33315  
(954) 764-8858

GENERAL SITE DATA:

GROSS SITE AREA = 206,066 SF (4.731 AC)  
SUBMERGED LAND LEASE AREA = 47,329 SF (1.09 AC)  
LAND USE: INDUSTRIAL AND LOW MEDIUM  
EXISTING ZONING: I (INDUSTRIAL) AND RS-8  
PROPOSED ZONING: I (INDUSTRIAL)

EXISTING USE:

MARINA-BOATYARD  
CITY OF FT LAUDERDALE  
CITY OF FT LAUDERDALE

WATER PROVIDE:

WASTEWATER PROVIDE: CITY OF FT LAUDERDALE

BUILDING DATA:

CREW CLUB (1-STORY) = 1,553 SF  
STORAGE BLDG (1-STORY) = 2,400 SF  
TOTAL BUILDING AREA = 3,953 SF  
F.A.R. = 0.0192

PERVIOUS/IMPERVIOUS CALCULATIONS:

BUILDING COVERAGE (GROUND AREA) = 3,953 SF (01.92%)  
PAVING AREA (V.I.A.) = 34,605 SF (16.79%)  
CONCRETE PADS, WALKS & SEAWALL = 8,062 SF (03.91%)  
TOTAL IMPERVIOUS = 46,620 SF (22.62%)

PERVIOUS LANDSCAPE AREA

WATER AREA = 40,455 SF (19.63%)  
TOTAL SITE AREA = 118,921 SF (57.74%)  
= 206,066 SF (100.00%)

INTERIOR LANDSCAPE CALCULATION:

INTERIOR REQUIRED (30 SF/SPACE) = 1,440 SF  
INTERIOR PROVIDED (IN PARKING LOT) = 3,392 SF

PARKING CALCULATIONS:

PARKING DEMAND:  
MARINA (1/2 BOAT SLIPS) x 55 BOATS = 27.5  
CREWS CLUB (1/250 SF) x 1,553 SF = 6.2  
TOTAL PARKING REQUIRED = 33.7

PARKING PROVIDED:

STANDARD (9' x 18') = 46 SPACES  
HANDICAP (12' x 18') = 2 SPACES  
TOTAL PROVIDED = 48 SPACES  
BIKE PARKING = 10 SPACES

SETBACK TABLE (CLUBHOUSE)

DIRECTION	REQUIRED	PROVIDED
FRONT (NORTH)	30'	55.4'
REAR (SOUTH)	0'	105.6'
SIDE (EAST)	0'	770.2'
SIDE (WEST)	0'	259.4'

SETBACK TABLE (STORAGE BUILDING)

DIRECTION	REQUIRED	PROVIDED
FRONT (NORTH)	30'	32.1'
REAR (SOUTH)	0'	121.8'
SIDE (EAST)	0'	1032.8'
SIDE (WEST)	0'	111.0'

DRWG. TITLE : MASTER SITE PLAN

PROJECT : SOUTH FORK MARINA

1500 SW 17th ST. FT. LAUDERDALE

OWNER :

PIER 17 INVESTMENTS 2014, LLC

SEAL

PROJECT NO. 303.04

DRAWN BY D.A.F.

DESIGNED BY D.A.F.

CHECKED BY D.A.F.

DATE : 05-04-18

DWG. NO.

SP-1

SHT. NO. 1 of 23

REVISIONS :

DANIEL A. FEE, P.E.  
LICENSE #5821



# **EXHIBIT B**

## **Voluntary Conditions of Approval**



**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.

# **EXHIBIT C**

Previous (2014)

Conditions of Approval



## **CONDITIONS OF APPROVAL**

1. Rezoning a portion of the site to XP and CB is subject to ULDR Section 47–28.1.G, and all uses indicated on the site plan and within the accompanying written narratives are permitted only in accordance with the approval of this specific development application and rezoning request.
2. The rezoning shall not take effect until such time a building permit is prepared to be issued for a principal building approved as part of the development site.
3. Prior to final DRC approval, the applicant agrees to obtain 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.
4. A management contract shall be required prior to CO issuance.
5. A five (5) foot hedge and a three and a half (3.5) foot opaque wall shall be constructed on the north, east and west side of the parking lot located at the northeastern portion of the site subject to all ULDR requirements.
6. Conditions outlined in the Marine Advisory Board Memorandum No. MF 07–40:
  1. Dockage for large vessel storage shall not exceed the specified number of twenty–six (26) slips with 500 lineal feet of marginal mooring facilities as specified on the site plan with required parking to accommodate lot demand and prevent overspill into the adjacent neighborhood.
  2. Fueling facilities are not permitted unless permits are obtained from those regulatory agencies requiring authorization including the City. All such conditions or regulations including the ULDR and the Code of Ordinances, which are applicable, shall be made part of the Planning/DRC permit.
  3. 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.
  4. No outside loudspeakers, amplification systems or work activities shall be permitted on the marine center site that would be in violation of noise and other nuisance related ordinances or as determined in the final planning/DRC permit.
  5. No rafting of boats shall be permitted along any dock or seawall adjacent to the property except in case of an emergency.
  6. Substantial changes to the marina site plan requiring an amendment to be reviewed by the Planning and Zoning Board shall first be reviewed by the Marine Advisory Board.
  7. 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 Urban Land and Development Regulations (ULDR) Adequacy requirements.
  8. The applicant shall provide marine sanitation pumpout service accommodations at each slip 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 DRC/Planning permit if necessary.
  9. The applicant shall furnish to the Supervisor of Marine Facilities copies of 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 or Marine Advisory Board reviews will be made part of the DRC/Planning permit.
  10. No boat repairs shall take place on site, other than minor in water repairs as permitted by the City Code of Ordinances and the Unified Land and Development Regulations. Storage of any form of petroleum based fuel, oil, etc. is not permitted on the property unless permitted by the appropriate environmental agencies.
  11. Signs are not permitted on the dock structures or property for purposes of selling vessels, boats or other marine related amenities unless approved in accord with the City Code of Ordinances and the Unified Land and Development Regulations or in conjunction with the DRC permit and site plan approval.
  12. 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 shall apply.
  13. As a general condition of approval, vessels moored on the New River adjacent to the property cannot extend beyond the distance of the submerged land lease area. A copy of submerged land lease No. 060023106 to allow for docking on state owned submerged lands on the New River all other conditions required by the applicant shall be made part of the application for the DRC/planning permit.
  14. A special condition to establish a self–imposed restriction by the applicant to prohibit live–aboards on site with the exception of occasional overnight use by Captain and crew of vessel club membership or other purposes in accord with the Planning/DRC permit.