

Board of County Commissioners

Agenda Request

Date of Meeting: June 7, 2010

Date Submitted: June 1, 2010

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Doug Jones, Public Services Director
Ray Gray, Parks and Recreation Director

Subject: Request Board Approval of the Rock Landing Boat Slip Lease Agreement and Rules and Regulations and Waitlist Policy.

Statement of Issue:

This agenda item requests Board approval of the Rock Landing Boat Slip Lease Agreement and the Rock Landing Rules and Regulations and Waitlist Policy.

Background:

On October 1, 2009, the Rock Landing Dock was dedicated and officially opened for public use. The Rock Landing Commercial Fishing Dock was constructed by Wakulla County for the purpose of stimulating the local economy through the maintenance of a commercial fishing fleet. The design and development involved many local fishermen as well as the Panacea Water Front Committee.

During the final stages of completion, the area designed for boat slips was determined to need an additional piling at each slip to accommodate the boat size utilized by fisherman. This extra piling will allow the vessel to be safely secured while in the slip. At the Board meeting of May 17, 2010, approval was granted to transfer \$10,000 from the Boating Improvement Reserve Fund and issue an RFQ for the construction of the pilings. The RFQ will also identify an option for a "Reef Making" system to be installed with the pilings if cost effective.

The Panacea Water Fronts Committee also assisted staff in gathering information from other area marinas as to how they lease boat slips to the commercial fisherman in other areas. This information and several follow-up meetings with the local commercial fisherman produced the outline for the draft Boat Slip Lease Agreement and Rules and Regulations reviewed by the Board at their May 17, 2010 meeting. Additional changes to the Lease Agreement and Rules and Regulations were solicited following the May 17, 2010 Board meeting.

Analysis:

Following the May 17, 2010 Board Meeting, input from all parties as to any additional changes to the draft documents was requested. In both documents, the terms Harbor Master and Dock Master were changed to Rock Landing Attendant. The only other changes were very minor clerical revisions.

After the RFQ is completed and quotes are received, a timetable will be developed for the Slip Lottery Drawing based on the projected completion date of piling construction.

Attached for approval are the Rock Landing Commercial Fishing Dock Boat Slip Lease Agreement and the Rock Landing Commercial Fishing Dock Rules and Regulations and Waitlist Policy. These documents are a major step in addressing the parking for the boat slip clients as well as the expectations by the County of all facility users. The Lease Agreement and Rules and Regulations have been reviewed by the County Attorney's staff. The documents afford a slip holder, several amenities (parking; the access to drive on the dock to unload; and monthly docking) and places limits and controls users without the need for on site monitoring. The revenue generated from boat slip leases will be used to maintain and upgrade the facility to include electricity and water as well as sewer pump stations.

One slip area will not be leased, allowing Commercial Fisherman, not fortunate enough to obtain a slip, the opportunity to pull in and unload their catch. This will also allow charter fisherman the opportunity to also run their business and safely unload passengers as well as their catch without tying up the floating dock. The floating dock was designed for recreational boaters to launch their boat, park and retrieve their passengers.

Options:

- 1 Approve the Rock Landing Commercial Fishing Dock Boat Slip Lease Agreement.
- 2 Approve the Commercial Fishing Dock Rules and Regulations and Waitlist Policy.
- 3 Do not approve the Rock Landing Commercial Fishing Dock Boat Slip Lease Agreement.
- 4 Do not approve the Commercial Fishing Dock Rules and Regulations and Waitlist Policy.
- 5 Board Direction.

Recommendation:

Options #1 and #2

Attachment(s):

1. Rock Landing Commercial Fishing Dock Rules and Regulations and Waitlist Policy
2. Rock Landing Commercial Fishing Dock Boat Slip Lease Agreement

BP/DJ/RG/dj