

Board of County Commissioners

Agenda Request

Date of Meeting: May 17, 2010

Date Submitted: April 30, 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 Consideration of the Draft Rock Landing Boat Slip Lease Agreement and the Rules and Regulations, and Board Authorization to Install Pilings

Statement of Issue:

This agenda item requests Board consideration of the Draft Rock Landing Boat Slip Lease Agreement and the Rules and Regulations, and request Board authorization to install pilings.

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. It was determined to complete the project, as designed, in order to prevent any further change orders or design modifications that would further delay the opening.

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 governing their assignment and expectations for slip users.

Analysis:

The proper management of this area will provide many benefits to our local Commercial Fisherman, Recreational Fisherman, and Charter Fisherman; as well as providing a strong economic stimulus to a much needed area of our County. While each of these fishermen has their own separate interest and do not normally intermingle, there has to be a cohesive arrangement for the best use of this type of limited facility. Parking for the amount of traffic this facility will generate will always be of

concern and a source of on going conflict.

The proposed Draft Boat Slip Lease Agreement and the Rules and Regulations for the dock is 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 guidelines recommended, while affording a slip holder, several amenities (parking; the access to drive on the dock to unload; and the monthly docking) places limits and control parameters on other users without the need for on site monitoring. The revenue generated will be used to maintain and upgrade the facility to include electricity and water as well as sewer pump out stations.

One slip area will not be leased, this will allow any Commercial Fisherman, not fortunate enough to obtain a slip, the opportunity to pull in and unload their catch. This will also allow for any 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.

Staff recommends installing eleven (11) pilings that correspond with the boat slips at one time which is needed to safely secure the docked boats in their slips. The cost associated with the initial installation will be off set with the Boat Slip Lease fees before any other major upgrades are added. The source of the funds used for the installation will be the boating improvement funds, which there is adequate amount in this account. The initial cost estimates are under \$10,000.00. Should the actual price exceed this amount, staff will seek Board direction at the June 7, 2010 Board Meeting.

At this time, staff is providing the Board with the Draft Boat Slip Lease Agreement and the Rules and Regulations in order to allow the Board to review and provide their comments prior to the June 7, 2010 Board Meeting, at which time staff will be bringing the Final Lease Agreement and Rules and Regulations to the Board for final approval. Staff is also requesting Board approval to acquire pricing of the eleven (11) pilings needed to secure the boat slips and to proceed with installation if cost is under \$10,000.

Options:

- 1 Allow the Board an Opportunity to Review the Draft Boat Slip Lease Agreement and the Rules and Regulations and provide comments to staff prior to the June 7th Board Meeting.
- 2 Authorize staff to acquire pricing for installation of 11 pilings and approval to proceed if cost is under \$10,000.
- 3 Do not authorize staff to acquire pricing for installing of 11 pilings and do not approve to proceed.
- 4 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