

**REAL PROPERTY COMMITTEE**  
**9:00am, Wednesday, September 18, 2019**  
**City Hall Council Chambers**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

Present: Council Member Bell (Chair), Council Member Ferencz, Council Member Ward

Staff Present: Administrator Fragoso, Director Kerr

**2. Approval of Previous Meeting's Minutes**

**MOTION: Council Member Ferencz made a motion to approve the minutes of the July 3, 2019 meeting, and Council Member Ward seconded the motion. The minutes passed unanimously.**

**3. Citizens' Comments – none**

**4. Comments from Marina Tenants – none**

**5. Old Business**

**A. Status of marina docks rehabilitation project and permitting process**

Mr. Kirby Marshall reported the regulatory permits for the project have been submitted to the Army Corps of Engineers and OCRM. No public comments have been received at this point. He said the permitting process is moving along smoothly and the design process is ongoing.

**B. Status of the Tidal Wave Watersports dock permitting process**

Mr. Marshall reported that the request for variance to leave the dock as it is has been verbally denied by the Corps. However, the move that needs to be made is one involving only carpentry work. He said they have worked a deal with the Corps "to transfer the existing permit for that dock into the City's name, apply for an amendment of permit to permit the dock in its current configuration but pulled back a few feet to get it out of the channel and to include the new future ADA gangway." No public notice will be required. He noted the OCRM process for this project is "stickier." OCRM has suggested the City apply for "an amendment to the existing permit just to pull the dock back" and not include the new gangway, which enables the City to move forward with pulling the dock back. The gangway will be addressed with OCRM after the dock has been pulled back. Administrator Fragoso pointed out that dealing with both State and Federal agencies may make this a longer process and does not expect it to be completed before Christmas.

**MOTION: Council Member Bell made a motion to suspend the rules of order and move Item D under New Business to this point in the meeting as it involved Mr.**

**Marshall. Council Member Ferencz seconded the motion. The motion passed unanimously.**

**6. D. Consideration of proposal from S&ME, Inc. in the amount of \$32,925 for the geotechnical investigation for the Isle of Palms Marina dock replacement project [FY20 Budget: Marina Fund - \$147,000]**

Administrator Fragoso stated City Staff and ATM evaluated the proposals received for this project and would like to make a recommendation for S&ME to go forward with the geotechnical investigation. Council Member Ferencz pointed out to Mr. Marshall that the incorrect picture was used in the proposal. He agreed, but noted the boring locations are still the same.

**MOTION: Council Member Bell made a motion to approve the recommendation, and Council Member Ferencz second the motion. The motion passed unanimously.**

**C. Status of Public Safety Building rehabilitation project**

Administrator Fragoso said drawings are in the final stages and all is going according to plan minus the two-week delay caused by Hurricane Dorian. She will have more updated information for City Council next week.

**D. Update on marina restaurant RFP process from Jon Chalfie of Lee & Associates**

Administrator Fragoso reported that the three proposals received were opened on August 30. She suggested a meeting on September 26 with City Council and all the bidders so they may give complete presentations of their proposals. When asked why more people did not bid on the project, Mr. Chalfie said there is a lot of money at stake and this sort of investment is “not for the faint of heart.” Council Member Bell expressed the need to move quickly on the process of getting full Council and public input. The need for an RFP that includes all of the marina site was briefly discussed. Mr. Chalfie reported he has begun creating financial models so the Committee can do lease comparisons and projections from those who answered the RFP.

**E. Status of Request for Information for municipal parking lot alternate uses**

Administrator Fragoso reported she will begin working on an RFI to get ideas for the parking lot. She noted there are restrictions and covenants on the lot that will require the site to continue to provide public parking for beach access no matter what is done with the property.

**6. New Business**

**A. Discussion of proposed development at 1100 Palm Boulevard**

A lengthy discussion between Committee members, City staff, builder, and the property owner ensued about the possibility of a boutique hotel at 1100 Palm Boulevard. Administrator Fragoso pointed out that a project such as this would require a definition of “boutique hotel” and a zoning change to make this an allowable use within the zoning district. She noted this is a unique opportunity for economic development on the island. A considerable part of the

conversation was spent discussing the parking requirements for the facility and what options for parking may or may not exist that will accommodate what is required of the builders and owner. Director Kerr and Council Member Ward stated that the first and biggest question that needed to be answered is if City Council would be willing to change the zoning to allow for the development. Administrator Fragoso pointed out that changing the zoning in this area from GC1 to GC3 will actually restrict similar development on other parts of the island. She also said parking options could be discussed in more depth on a staff level. Discussion also ensued about the timeline for approving the project and if that could be done before year's end. Council Member Ferencz said it would be vital to get the proper information out to educate the public on this development.

**B. Consideration of Ordinance 2019-17 – An ordinance to provide clarity to the rules of procedure during public meetings**

Administrator Fragoso stated this ordinance was developed at the request of the Mayor, passed First Reading at the August City Council meeting, and has been referred back to the Committee for changes and recommendation. Council Member Bell suggested a clearer definition of "Citizen's Comments." Administrator Fragoso reported the City Attorney said who addresses City Council should not be limited. After several concerns and options were discussed, Committee members agreed that Citizen's Comments should be limited to those items on that meeting's agenda. Council Member Ward indicated he would recommend an amendment to the ordinance reflecting their recommendation.

**C. Discussion of potential projects for Charleston County Greenbelt Funding Program**

Administrator Fragoso reported that the available greenbelt monies allocated for the City comes to \$103,613. She said staff will begin working on a list of project ideas which will be presented to the Committee next month for consideration. The deadline for project submission is at the end of February.

**7. Miscellaneous Business**

The next Committee meeting will be Wednesday, October 2, 2019 at 9:00am in Council Chambers.

**8. Executive Session – none needed**

**9. Adjournment**

Council Member Ferencz made a motion to adjourn and Council Member Ward seconded the motion. The meeting was adjourned at 10:40am.

Respectfully submitted,

Nicole DeNeane  
City Clerk