



REAL PROPERTY COMMITTEE
1:30pm, Monday, June 7, 2021
1207 Palm Boulevard, Isle of Palms, SC 29451
and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. **Call to order**

Present: Council members Moye, Popson, and Streetman

Staff Present: Administrator Fragoso, Director Kerr

2. **Approval of previous meeting's minutes – May 4, 2021**

MOTION: Council Member Moye made a motion to approve the minutes of the May 4, 2021 meeting and Council Member Popson seconded the motion. The motion passed unanimously.

3. **Citizens' Comments -- none**

4. **Marina Tenant Comments -- none**

5. **Old business**

A. **Update on marina dock rehabilitation project**

Administrator Fragoso reported that the restaurant face dock and the anchor pilings have been installed. The Marina Manager met recently with ATM, Epic Engineering, Salmons, and TransWorld to discuss the installation of the utilities.

She said the gangways are on order and they are awaiting a shipping and delivery update for those. While material shortages have caused unforeseen production delays, the two gangways serving the Dock Area C should arrive on site by the end of June. The goal remains to have the area serviceable and usable for the 4th of July weekend. Should the utilities not be completely installed by that weekend, the docks can still be used.

Regarding the fuel hut, the Marina Manager, Epic, ATM, Salmons, and Evans & Schmidt met last week to finalize some questions about the design. They anticipate being ready to submit for the building permit shortly. Administrator Fragoso said, "The final structural connections to the floating dock remain to be done as far as the final electrical engineering before the engineering of the hut is finalized. Salmons is coordinating directly with Structure Marine on the fuel hut platform. The drawings calculations have not yet been received and originally promised to be provided by Structure Marine in mid-May so they are running a little bit of a delay. However, the updated schedule that has us finalizing the fuel hut installation after Labor Day."

Administrator Fragoso said the broken piling has been raised and was broken down by the pluff mud.

B. Update on marina restaurant renovation by Marker 116, LLC

Administrator Fragoso reported that she and Director Kerr met with Dave Lorenz, Jon Bushnell, and James Frank, the City's representative from Insight Group, last week. Weekly meetings will begin next week. Demolition of the restaurant is complete. Once the mechanical drawings have been completed, renovation progress should move quickly.

Administrator Fragoso said that Attorney Hinchey is drafting the final contract for the parking lot improvements.

C. Update on proposed ADA-compliant dual-purpose beach boardwalk at 42nd Avenue

A lengthy discussion ensued regarding the scope of the proposed boardwalk at 42nd Avenue. Director Kerr said that further investigation into the Mr. Boardwalk product gave City staff pause about moving forward with them. The overall goal of the path is to enhance ADA-accessibility to the beach. Options for the path include continued use of the MobiMat, installation of Mr. Boardwalk, or a raised boardwalk.

MOTION: Council Member Popson made a motion to recommend to City Council further discussion about the next steps with the 42nd Avenue improvements for ADA accessibility. Council Member Moye seconded the motion. The motion passed unanimously.

D. Update the proposed public dock and greenspace at the IOP Marina

Administrator Fragoso said there are no updates to this project as they are still awaiting the outcome of the eviction proceedings with the former tenant. Staff has reached out to potential vendors for design and construction once the case has been adjudicated.

E. Discussion and consideration of noise agreement with Marker116, LLC

Administrator Fragoso said they are awaiting feedback from Marker116 on the new language in the noise agreement. It will be on July agenda.

6. New Business

A. Discussion of changes to the zoning ordinance to permanently allow outdoor dining at restaurants

Director Kerr explained the current process for such a request by a restaurant takes the application through BOZA who reviews each request on a case-by-case basis and applies appropriate conditions. He does not encourage a change to the City code allowing for blanket approval of outdoor dining. If there were to be any changes to the ordinance, he suggested amending the ordinance to remove the language that required restaurants to operate within the footprint of their building. Committee members expressed support of allowing outdoor dining.

Administrator Fragoso suggested a sunset provision for this change so that it could be evaluated. She said the change could be presented to City Council for First Reading in June, which would

make it a pending ordinance. She will send the proposed language to Committee members ahead of the City Council meeting.

B. Consideration of allowing new marina restaurant tenants to operate a food truck at the IOP Marina prior to opening the restaurant as a City-sanctioned activity

Administrator Fragoso said this request could be approved as a City-sanctioned event. She is waiting for a proposed schedule from Jon Bushnell that City Council could consider at the June meeting.

7. Miscellaneous Business

The next meeting of the Real Property Committee will be held on Monday, July 12, 2021 at 1:30pm.

8. Adjournment

Council Member Moyer made a motion to adjourn and Council Member Popson seconded the motion. The meeting was adjourned at 2:26pm.

Respectfully submitted,

Nicole DeNeane
City Clerk