



**Special Real Property Committee Meeting  
2:00pm, Thursday, November 10, 2022  
1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to Order**

Present: Council members Miars, Popson, and Streetman

Staff Present: Administrator Fragoso, Director Kerr

Also present: Dave Lorenz, Matt Cline

**2. Citizen's Comments – none**

**3. Purpose**

**A. Discussion of parking layout options for the intracoastal side of the marina to eliminate shred parking area and establish City and greenspace area and consolidate/expand Islander 71's exclusive parking lot**

Matt Cline of Cline Engineering detailed the changes to Option E which has resulted in Option G including a "cleaned up resident parking lot," a 6' boardwalk, resident kayak storage, two additional trailer parking spaces for residents, and the adjustment of car parking spots near the restaurant to allow for better maneuverability. These changes resulted in the addition of one additional car parking space for the restaurant, four less car parking spots in the resident only parking area, but the addition of 12 golf cart parking spaces in the resident lot. Administrator Fragoso pointed out that this option creates a "sense of arrival" to the public dock area.

Council Member Miars shared a drawing that overlays Option C on Option G, pointing out Option G connects much better with the public dock area.

Discussion ensued about the perceived benefits of Option G and the loss of resident parking, both car and trailer, going from Option C to Option G. Administrator Fragoso pointed out that Option G creates a parking space that allows for the restaurant to stack employees' cars, thereby allowing for more resident and restaurant parking spaces than Option C. She also noted that Option G moves the dumpster area into the space that will be piped over in the future.

Director Kerr said the parking space created by the future piping of the ditch will most likely have to be car parking and not trailer parking. He suggested focusing on adding trailer parking now knowing that approximately 40 additional car parking spaces will be available once the ditch has been piped over.

When asked about the staff's recommendation for the parking plan, Administrator Fragoso said it is hard to anticipate the full needs of all stakeholders at the marina since there are new tenants on both sides of the parking lot. Everyone will be clearer about the demands on the parking lot after next season. She suggested using next season as a time for data gathering to determine the demand for resident trailer parking.

Both Council members Popson and Streetman expressed concern about reducing the number of trailer parking spots to less than 10.

Administrator Fragoso said, "Just for the record, I want to point out that this version includes about 12 golf cart parking spaces. We have been utilizing some right-of-way space along 41<sup>st</sup> Avenue for golf cart parking. That's certainly an opportunity here because this plan does not assume utilizing the right-of-way on 41<sup>st</sup>."

Committee members, staff, Mr. Cline, and Mr. Lorenz shared possible options to maximize all parking in Option G.

Administrator Fragoso pointed out that the Marina Operator's lease requires a minimum number of dry boat storage for residents. She added, "Mr. Schuler has indicated that the trailer parking space will more than likely be available for residents because he's going to be disincentivizing off-island trailer traffic."

After continued discussion and sharing of ideas, the Committee asked Mr. Cline to come back to them with options showing the effects of adding additional trailer spots on the amount of car parking spaces, specifically plans for 7, 8, 9, and 10 trailer parking spots.

#### **B. Discussion of installation of ADA-compliant elevator in the marina restaurant**

Administrator Fragoso and Director Kerr said the estimate provided in the meeting packet was not based on any plans or part of a bidding process. Trident Construction has said the plan is structurally feasible, and the staff of Islander 71 has said it is operationally feasible.

Committee members expressed concern about the possible cost of the project. Administrator Fragoso said she believes ATAX dollars can be used to pay for this project as the elevator is an improvement to a City facility used by tourists. Committee members would like to continue to pursue this project but would like to explore less expensive options. Director Kerr said he would investigate the life-expectancy differentials of various materials.

Administrator Fragoso stated there is no money in this year's budget for engineering and design costs. The expense could be put in the FY24 budget unless City Council deems this an urgent need and would then need to decide where the funds could come from to move forward with the engineering and design of the elevator installation.

Director Kerr said staff could get proposals so the cost could be added to the FY24 budget with a target date of early 2024 for the installation.

**MOTION: Council Member Miars made a motion to pursue proposals for design and engineering for the elevator at the Islander 71 restaurant. Council Member Popson seconded the motion. The motion passed unanimously.**

**4. Adjournment**

Council Member Popson made a motion to adjourn, and Council Member Miars seconded the motion. The meeting was adjourned at 3:33pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk