

Marine Advisory Board Recommendation – Alsdorf Park

I. Recommendation Summary:

The Marine Advisory Board (MAB) of the City of Pompano Beach (COPB) is recommending the COPB;

- 1) Disallow liveries at Alsdorf Park as defined in FL 327.54(1)(c)¹ and 327.02(24)². The intent of this recommendation is to ensure the safety of the residences and visitors utilizing these services.
- 2) Reduce the docking vessels from four hours to a ½ hour.
- 3) Enforce the no-fishing ordinance from the docks.
- 4) Implement and enforce a “no fish cleaning” ordinance at the docks.

Current public recreational uses of the docks and launching facilities are as follows

- 1) **Public recreational** – *The general public. Use of the boat ramp, short term docking and trailer parking.*
- 2) **Liveries** – *Renting vessels to the public. Use of the boat ramp and parking. Vessels generally kept at the dock until rented/leased.*
 - Boats all type of vessels
 - Jet Skis
- 3) **Local Commercial Businesses** – *Use of the ramp and some parking (primarily on a weekday).*
 - Sea Trials for potential customers with a company representative.
 - Sales - delivery of a vessel to the customer.
 - Remove vessels for repair. Removed vessels are taken to the business for repair and returned.

II. Background:

Located at 2901 NE 14th Street Causeway, Alsdorf Park is a unique publicly accessible waterfront park on the Caliban Canal and the Intercoastal Waterway just 1.2 miles south of the Hillsboro Inlet. The boat launching facilities consist of 3 boat ramps, 400 feet of dockage, 108 parking spaces for vehicles with trailers, facilities for boat washing and restrooms. In addition to the boat ramps and trailer parking, Alsdorf Park has 52 additional parking spaces for general parking, picnic tables along the Atlantic Intercoastal Waterway, playground/swing-sets, and headquarters for BSO's waterway patrol.

The COPB leases the property from the Florida Inland Navigation District (FIND). The current lease is dated the 9th of March 2018, expires March of 2023, and has a 5-year extension option.

For the 12-month period ending the 30th of September 2022, Alsdorf Park's patrons purchased 23K parking passes generating \$242K in total parking revenues. The number of parking spaces purchased for vehicles with a trailer totaled 14.5K, averaging per weekend day, 79 for the 108 available parking spaces or 73.5% occupancy. 23% of the weekend days the vehicles with a trailer parking were at or over full capacity, however, this assumes zero vehicle turnover i.e., vehicles leaving during the day and others arriving. The number of general parking (without a trailer) spaces purchased totaled 8.3K averaging 27 parking passes purchased per weekend day for the 52 available parking spaces or 51% occupancy with a turnover of 25%. See details, page 3.

¹ (c) “Livery” means a person who advertises and offers a livery vessel for use by another in exchange for any type of consideration when such person does not also provide the lessee or renter with a captain, a crew, or any type of staff or personnel to operate, oversee, maintain, or manage the vessel. The owner of a vessel who does not advertise his or her vessel for use by another for consideration and who loans or offers his or her vessel for use to another known to him or her either for consideration or without consideration is not a livery. A public or private school or postsecondary institution located within this state is not a livery. A vessel rented or leased by a livery is a livery vessel as defined in s.327.02(24).

² (24) “Livery vessel” means a vessel leased, rented, or chartered to another for consideration.

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III. MAB Regulations Recommended:

- 1) Prohibit the use of liveries.
- 2) Limiting the time for all vessels tying up at the dock to 30-minutes.
The intent of this condition is to ensure the general public that the 400-feet of dockage will not become overcrowded, and to deter vessels being left at the dock unattended. The majority of vessels launching at the park utilize the docks to tie-up their vessels while they move their vehicle and trailer to a parking location. This generally takes less than 30 minutes.
- 3) Enforce the no-fishing ordinance from the docks.
- 4) Implement and enforce a “no fish cleaning” ordinance at the docks.

IV. Summary - Follow-up:

- 1) Amend the four-hour parking ordinance from four-hours to a 30 min docking time limit.
- 2) Draft violations and fines for exceeding the 30min time limit at the docks.
- 3) Develop a process and assignment for the enforcement and fines.
- 4) Monitor use and remove the two outdated and costly to maintain parking Kiosks – migrate to 100% use of the app, currently in place.

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ALSDORF PARK PARKING (12 MONTHS ENDING 9/30/22)					
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GENERAL PARKING (SOUTH LOT)					
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12 Month Total Parking Passes Purchased & Average Per Vehicle Revenue	Parking Turnover	12 Month Total Parking Passes Purchased	Average # Parking Passes Purchased Weekends (52 Spaces)	Average # Parking Spaces Vacant Weekends	Average % Occupancy Weekends
\$53,558	25.0%	8,346	27	(29)	51.1%
\$6.42					

\$2.50 Weekdays

\$3.25 Weekends & Holidays

(#) = Vacancies

TRAILER - RAMP PARKING (NORTH LOT)					
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12 Month Total Parking Passes Purchased & Average Per Vehicle Revenue	Parking Turnover	12 Month Total Parking Passes Purchased	Average # Parking Passes Purchased Weekends (108 Spaces)	Average # Parking Spaces Vacant Weekends	Average % Occupancy Weekends
\$188,605	0.0%	14,480	79	(32)	73.5%
\$13.03					

\$10 Weekdays

\$15 Weekends & Holidays

(#) = Vacancies

TOTALS					
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12 Month Total Parking Passes Purchased & Average Per Vehicle Revenue	Parking Turnover	12 Month Total Parking Passes Purchased	Average # Parking Passes Purchased Weekends (160 Spaces)	Average # Parking Spaces Vacant Weekends	Average % Occupancy Weekends
\$242,163	N/A	22,826	106	(61)	62.1%
\$10.61					

(#) = Vacancies