

# New facilities to help ease Broward's dockage dearth

BOAT STORAGE FROM P. 1

for the new 69,000 square foot facility. Once finished, 310 slips will accommodate vessels up 41 feet, Sturner said.

The dry stack will be state of the art, able to withstand 140 mph winds from a Category 4 hurricane. A proposal to place 26,000 square feet of retail and office space on the property are waiting for permitting approval from the City of Pompano Beach.

Aqua Marine Partners also took ownership of a shipyard on the South Fork of the New River and has similar plans to transform the property into a second dry stack.

The proposal seeks to build the Vertical Yacht Club Marina Mile ([www.verticallyyachtclub.com/marinamile](http://www.verticallyyachtclub.com/marinamile)) with 62 slips designed to vertically stack vessels from 75 to 90 feet, located at State Road 84 and Interstate-595. Construction is scheduled for the fall. An opening is slated for 2009, Sturner said.



Rendering courtesy/Aqua Marine Partners

An artist's rendering of Aquamarina Hidden Harbour currently being built in Pompano Beach. The 310-slip dry stack storage facility is expected to be finished in 2009.

# Final plan combines popular features debated in earlier hearings

FLAMINGO FROM P. 1

So will 28 acres of former campgrounds. Two camping areas will remain — one for trailers and recreation vehicles, the other for tent camping.

The old parking sprawl will be condensed. There will be a system of yellow bikes (free to overnighters) and a shuttle tram to make moving around the place more efficient and to reduce the use of cars and trucks. Facilities will be accessible to the handicapped — a necessity, for most will be elevated above likely flood stage.

An economic analysis, prepared for the Park Service by Economic Research Associates in Washington D.C., says doing everything in the plan will require "significant capital investment."

It estimated costs from \$20 million to \$23 million, but those figures are in 2008 dollars. No attempt was made to predict real-time costs over the next five years.

The new lodge, restaurant and lounge would take the largest share of that, \$6.3 million. Concessionaire housing

would cost \$4.4 million.

The analysts estimated that a concession operator, running all the commercial services at Flamingo under a 20-year contract, could earn \$3.4 million a year, or a 17.6 percent average annual return on investment before interest payments, taxes, depreciation and amortization.

Also according to the analysts, the larger staff required by increased activity at a rebuilt Flamingo would add \$590,000 to Park Service expenses. Water and wastewater costs would add \$355,000, minus an estimated \$100,000 reimbursement from the concessionaire.

Those estimates also are in 2008 dollars.

### Up close

There are two ways to see all the details of the latest plan for rebuilding facilities at Flamingo in Everglades National Park. Then, if you want to state your opinion, you have until May 15.

For a copy of the plan on paper, call park headquarters at 305-242-7700. If voicemail recites a menu of options, press 2 at the first prompt and 5 at the second one to tell your mailing address.

To see the plans online, begin at the National Park Service's planning website, <http://parkplanning.nps.gov> and choose Everglades NP from the list of parks.

From the list of current projects, click "Flamingo Commercial Services Plan / EA." EA stands for economic analysis. In the left margin, click on "Open for Public Comment."

Two documents are mentioned: the Preferred Alternative, which illustrates and explains the plan in detail, and the Economic Analysis.

After reviewing the plans, click the "Public Comment" link on the left to contribute your ideas or make objections.

If either document can't be opened, resort to calling park headquarters.

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