

# Marina

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## World

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## Mixed blessing?

**Creating an attractive shoreside infrastructure around new marina developments has become standard practice. Mixed waterfront schemes bring developers greater profits and adding restaurants, bars and retail outlets encourages people to visit the marina.**

At least that's the theory. Response from the boating public, however, to the marina village over the traditional boat harbour is mixed.

The state of Florida has the highest concentration of marinas in the world and boating is a key leisure pastime. In the feature on Southern Florida in the March/April 2002 issue, we reported discontent amongst boaters finding it hard to find public dock slips as marinas are increasingly transformed into high-end private facilities. Interesting findings that underline this dilemma have now been issued by US coastal engineering firm Applied Technology & Management, Inc (ATM).

ATM vice president, Sam Phlegar, notes that the lack of waterfront locations in Florida for new developments, the trend for selling boat slips as opposed to leasing them and the mixed-use development approach combine to rob communities of public marinas.

As marina owners struggle with the rising costs of buying and maintaining waterfront property, they are passing the costs to boaters. According to Phlegar, more and more marina owners are selling slips instead of leasing them. The average boater is thus faced with the choice of making a large investment and long-term commitment to a marina or potentially being forced out of his current slip.

ATM chairman, Ed Modzelewski, estimates that more than 80% of new marina facilities are being integrated into mixed-use development, especially in Florida. "The combination of residential, retail and marine facilities is a good way for developers to make their waterfront investment more profitable but as they transform public facilities into marina village communities there's increasingly limited space available to the boating public," he says.

A handwritten signature in black ink that reads "Carol Fulford". The signature is stylized and cursive.

CAROL FULFORD  
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