

AGENDA

BEACH REDEVELOPMENT BOARD

JUNE 18, 2012

PLACE OF MEETING: City Hall
8th Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 2:30 P.M.

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- | | |
|--|--|
| I. Call to Order/Roll Call | Bradley Deckelbaum
Chairperson |
| • Quorum | |
| II. Election of Chair and Vice Chair | Donald Morris
Beach CRA Manager |
| III. Approval of Minutes | Chairperson |
| • April 16, 2012 – Regular Meeting | |
| • May 7, 2012 – Special Meeting | |
| IV. Update on the Feasibility Studies for the Beach
Master Plan Public Improvement Projects | Bernard Zyscovich, Zyscovich, Inc.
Alan Ward, Sasaki Associates |
| V. Communications to the City Commission | |
| VI. Old/New Business | |

THE NEXT BRAB MEETING WILL BE HELD, JULY 16, 2012

Purpose: To implement a revitalization plan and to cause to be prepared a community redevelopment plan for the Central Beach Redevelopment Area subject to the approval of the City Commission and to recommend actions to be taken by the City Commission to implement the community redevelopment plan.

Note: Two or more Fort Lauderdale City Commissioners or members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.
If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you.

Beach Redevelopment Board

CITY OF FORT LAUDERDALE

Fort Lauderdale Beach Master Plan Projects

Feasibility Study Updates

June 18, 2012



Economic & Business Development Division,
Department of Sustainable Development

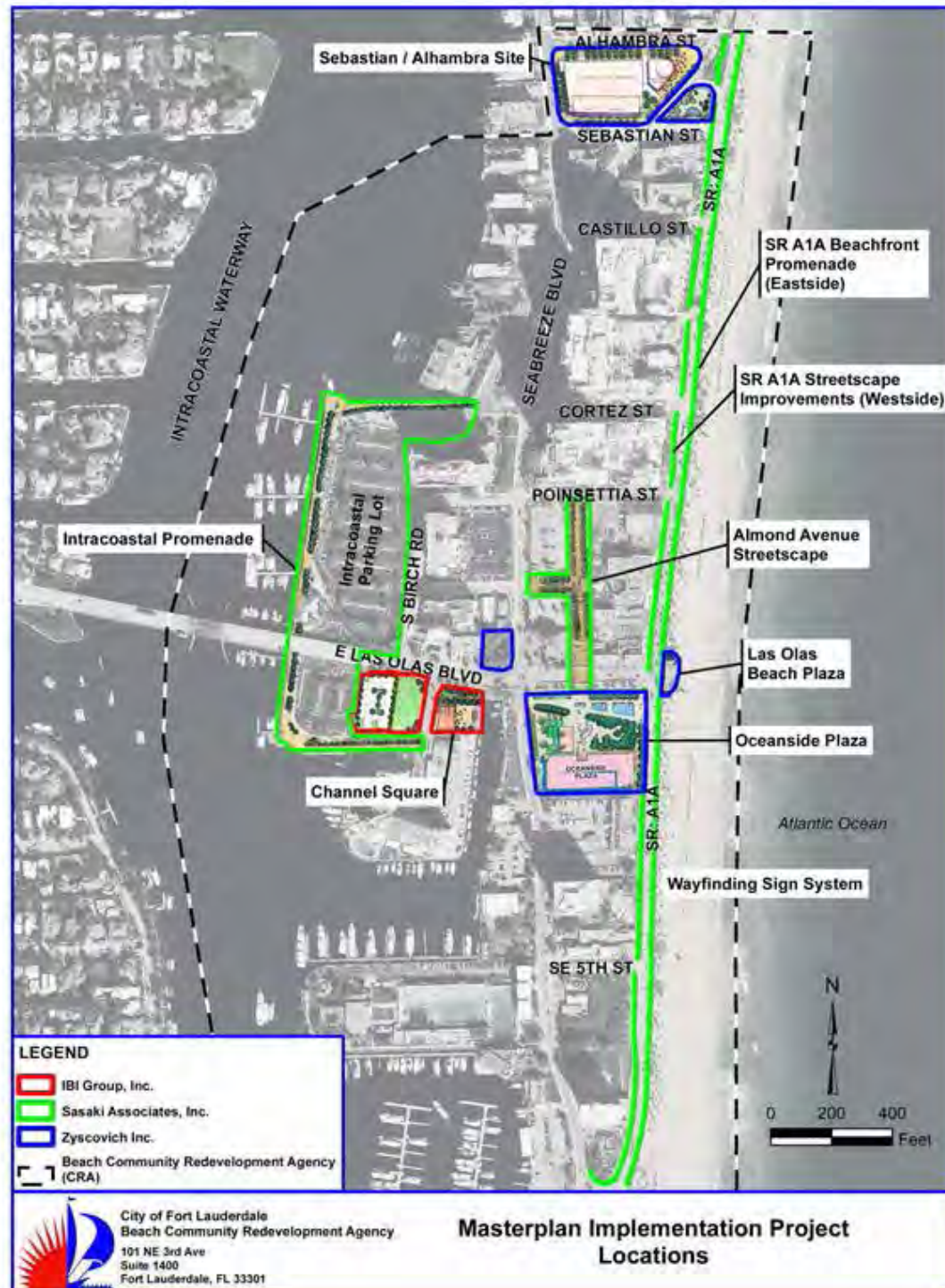


Where we are in the process:

Tentative Feasibility Study Project Schedule 2012

February 21 st 24 th	✓ City Commission Meeting – Task Order / Contracts ✓ Project Kick-Off Meeting
March – April	✓ Contracts / Data Collection / Survey / Concepts
May 7th	✓ BRAB Public Meeting – Preliminary Design Concepts
June 18th	BRAB Public Meeting – Feasibility Study Updates
July 16 th	BRAB Public Meeting – Concept Refinement
August	Prepare Draft Feasibility Study
September	Public Open House Meeting at Aquatics Center / ISHOF
October	City Commission Conference – Feasibility Study Presentation

Project Locations



Project Funding / Estimates

Presented to the CRA Board of Directors / City Commission on February 15, 2011

PROJECT	TOTAL COST	PARKING / UNFUNDED	CRA FUNDS
Oceanside Plaza	\$27,300,000	\$18,100,000	\$9,200,000
SR A1A Streetscape Improvement (Westside)	\$5,000,000	N/A	\$5,000,000
Intracoastal Promenade	\$5,000,000	N/A	\$5,000,000
Las Olas Beach Plaza	\$600,000	N/A	\$600,000
SR A1A Beachfront Promenade (Eastside)	\$3,000,000	\$1,500,000	\$1,500,000
Wayfinding Sign System	\$1,050,000	\$525,000	\$525,000
Almond Avenue Streetscape	\$2,600,000	N/A	\$2,600,000
Sebastian / Alhambra Site	\$22,400,000	\$16,400,000	\$6,000,000
Channel Square	\$4,050,000	TBD *	\$4,050,000
Total	\$71,000,000	\$36,525,000	\$34,475,000

* Possible Public / Private Partnership and Grant Funding



Consultant Team

**Sebastian / Alhambra Garage
Oceanside Plaza
Las Olas Beach Plaza**

ZYSCOVICH

**Almond Avenue Streetscape
SR A1A West Side
SR A1A Beachfront Promenade
Intracoastal Promenade**

SASAKI

Channel Square

IBI Group



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Fort Lauderdale Beach Master Plan Projects

SEBASTIAN / ALHAMBRA SITE





EXISTING







Option 1
Sebastian / Alhambra Parking Garage
Existing Spaces 72, Proposed Spaces 400

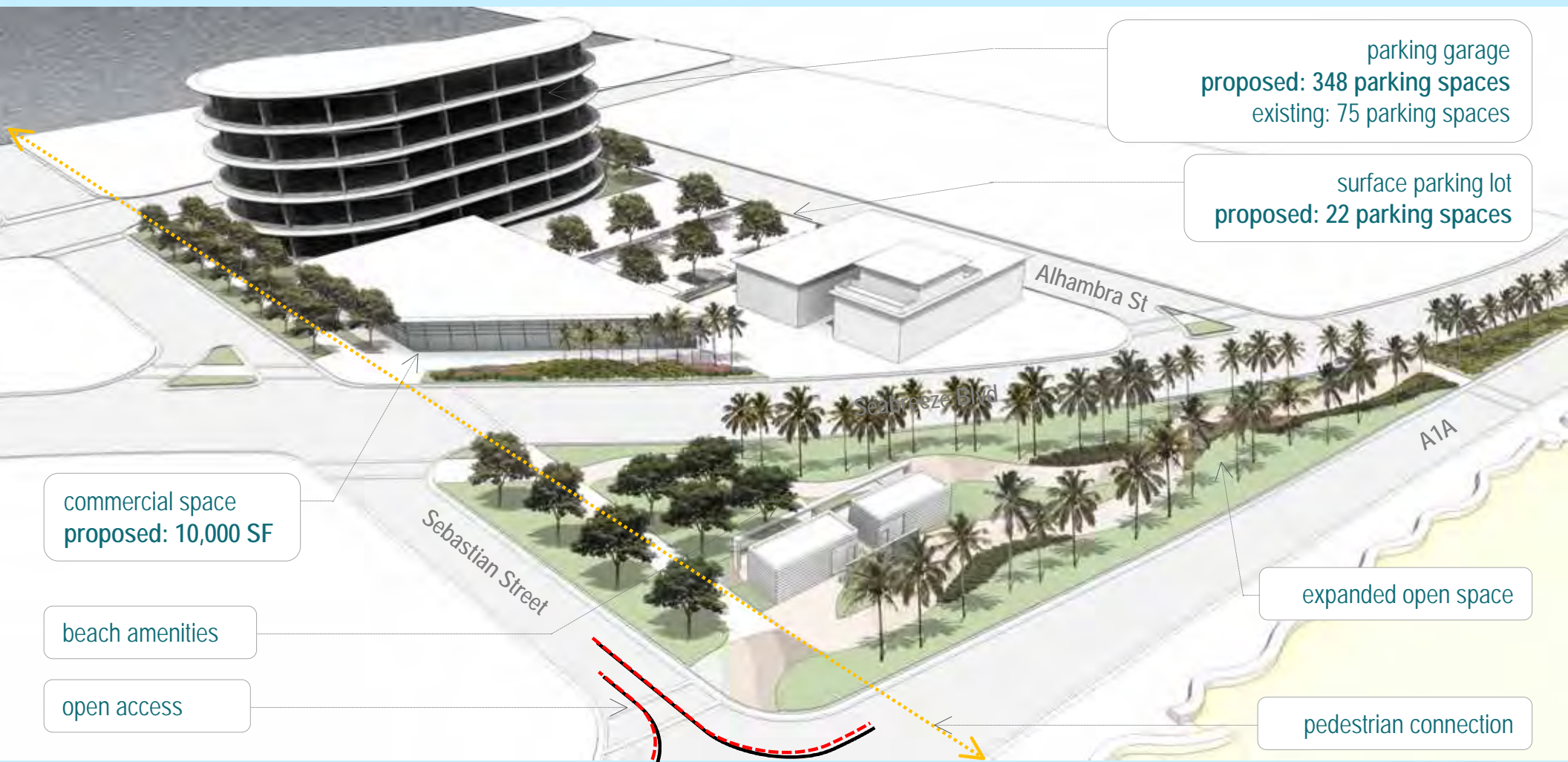
Existing Parking Services Revenue \$150,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$4,000,000	\$8,805,300	\$12,805,300	
Bond Issuance Fees	0	\$1,340,000	\$1,340,000	
Site / Plaza / Garage Enhancements	<u>\$1,952,800</u>	\$	<u>\$1,952,800</u>	
	\$5,952,800*	\$10,145,300	\$16,098,100	
Annual Revenues				
Annual Parking Revenue	\$966,000			
Total		\$966,000		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$656,500			
Garage Operations & Reserve	<u>\$370,000</u>			
Total		<u>\$1,026,500</u>		
	Net Revenue	-\$60,500		

* CRA programmed \$6.0M for this project.







parking garage
proposed: 348 parking spaces
existing: 75 parking spaces

surface parking lot
proposed: 22 parking spaces

commercial space
proposed: 10,000 SF

beach amenities

open access

expanded open space

pedestrian connection





Option 2
Sebastian / Alhambra Parking Garage
Existing Spaces 72, Proposed Spaces 348

Existing Parking Services Revenue \$150,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$4,000,000	\$15,605,000	\$19,605,000	
Bond Issuance Fees	\$	\$2,375,000	\$2,375,000	
Site / Plaza / Garage Enhancements	<u>\$1,952,800</u>	<u>\$</u>	<u>\$1,952,800</u>	
	\$5,952,800*	\$17,980,000	\$23,932,800	
Annual Revenues				
Annual Parking Revenue	\$876,400			
Total		\$876,400		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$1,163,400			
Garage Operations & Reserve	<u>\$351,800</u>			
Total		<u>\$1,515,200</u>		
	Net Revenue	-\$638,800		

* CRA programmed \$6.0M for this project.



EXISTING



EXPANDED SURFACE LOT ALTERNATIVE WITH RESTROOM FACILITY



PROJECT COST SUMMARY

PROJECT	PROGRAMMED CRA FUNDS	OPTION	PROPOSED PARKING SPACES	CRA	PARKING GARAGE BONDING	Total*
Sebastian Garage	\$6,000,000	Option 1	400	\$5,952,800	\$10,145,300	\$16,098,100
		Option 2	348	\$5,952,800	\$17,980,000	\$23,932,800

* Total includes design and construction.

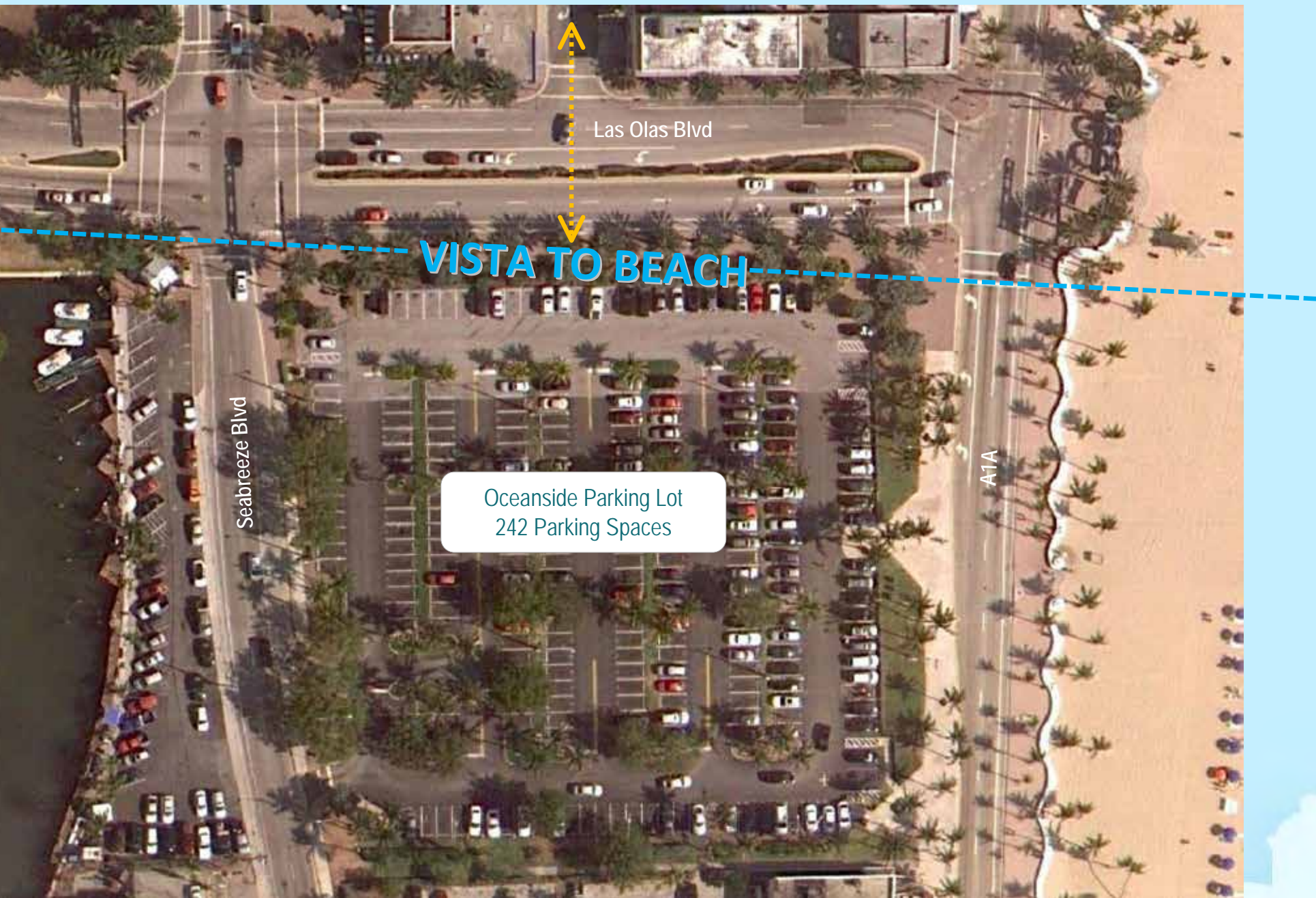


CITY OF FORT LAUDERDALE

Fort Lauderdale Beach Master Plan Projects

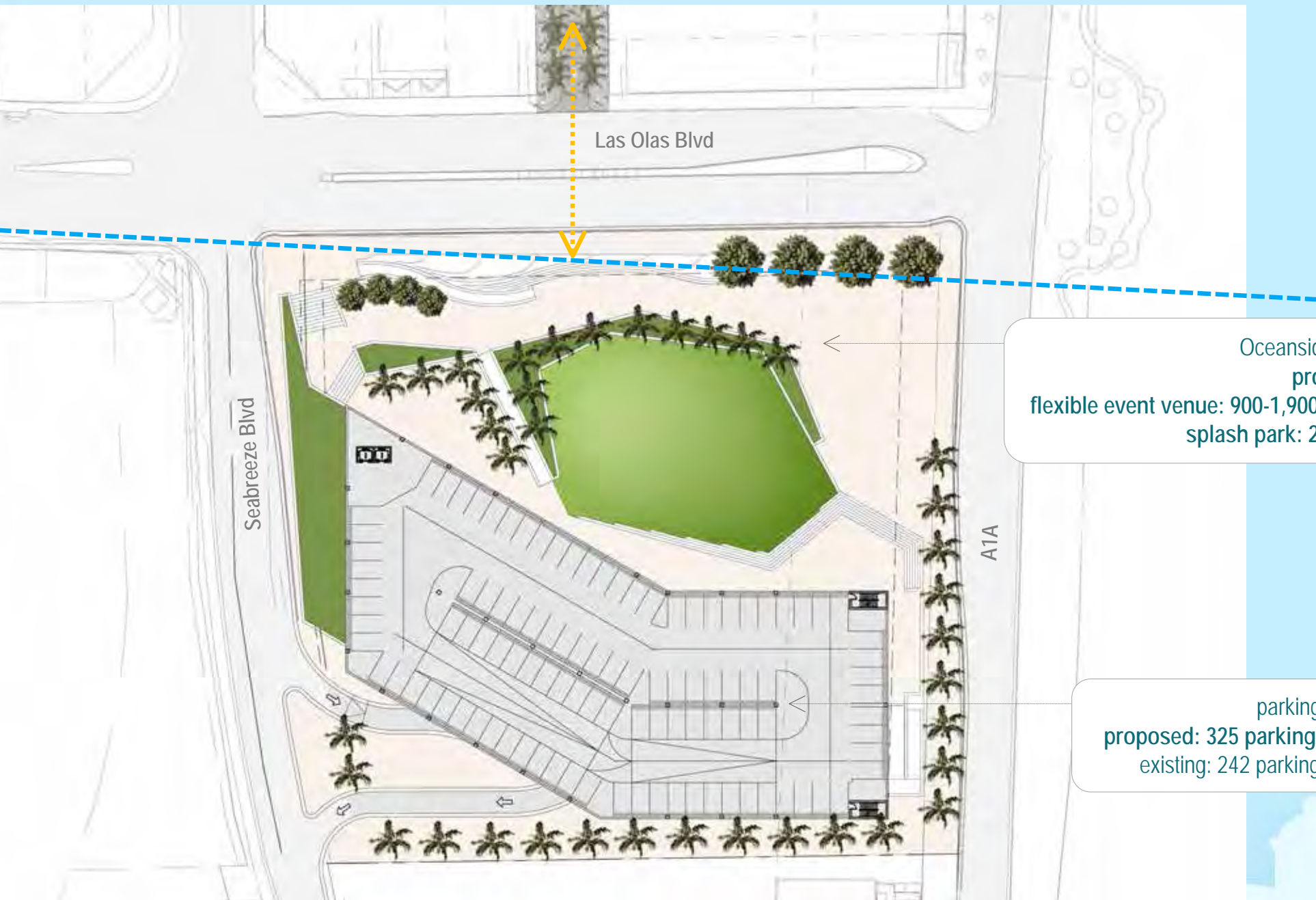
OCEANSIDE PLAZA





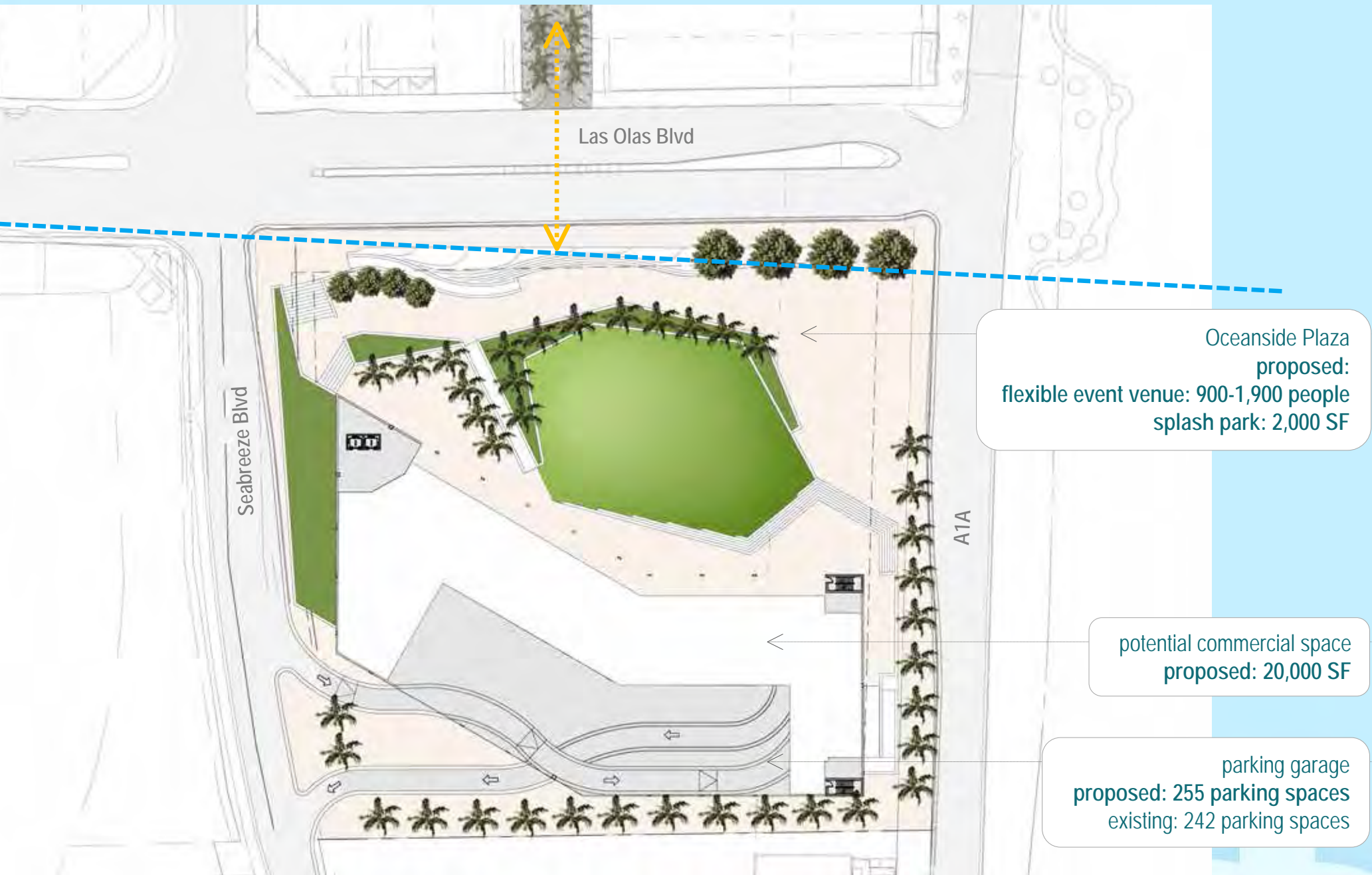
EXISTING





Oceanside Plaza
proposed:
flexible event venue: 900-1,900 people
splash park: 2,000 SF

parking garage
proposed: 325 parking spaces
existing: 242 parking spaces



OPTION 1



viewing deck

parking garage
proposed: 325 parking spaces
proposed with retail: 255 parking spaces
existing: 242 parking spaces

potential commercial space
proposed: 20,000 SF

Oceanside Plaza
proposed:
flexible event venue: 900-1,900 people
splash park: 2,000 SF





Option 1A**Oceanside Parking Garage – Ground Floor Parking, No Retail****Existing Spaces 242, Proposed Spaces 325****Existing Parking Services Revenue \$500,000**

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$	\$10,219,500	\$10,219,500	
Bond Issuance Fees	\$	\$1,555,000	\$1,555,000	
Site / Plaza / Garage Enhancements	<u>\$8,977,500</u>	<u>\$0</u>	<u>\$8,977,500</u>	
	\$8,977,500*	\$11,774,500	\$20,752,000	
Annual Revenues				
Annual Parking Revenue	\$1,720,100			
Total		\$1,720,100		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$761,900			
Garage Operations & Reserve	<u>\$345,800</u>			
Total		<u>\$1,105,700</u>		
	Net Revenue	\$614,400		

* CRA programmed \$9.2M for this project.



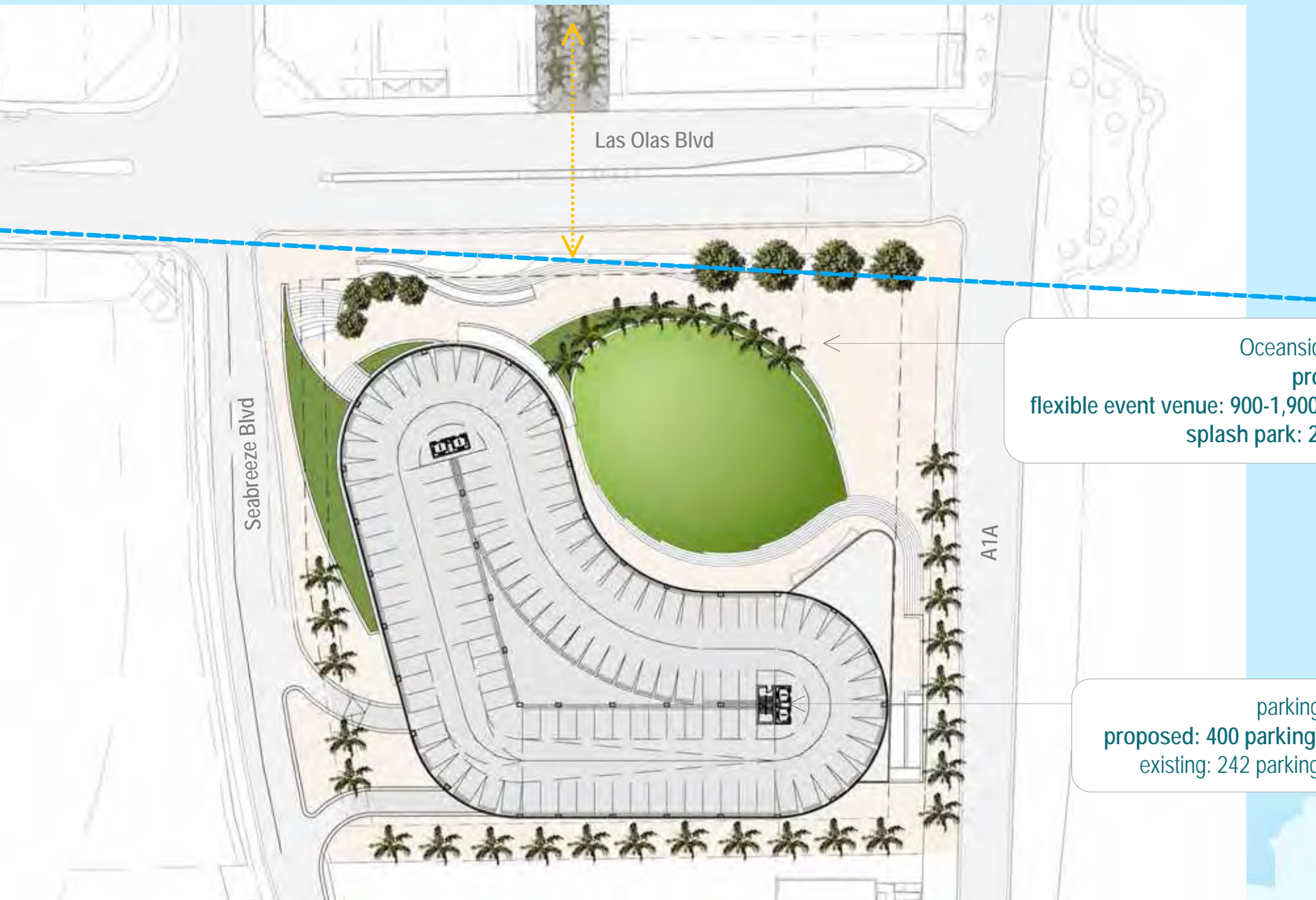
Option 1B
Oceanside Parking Garage – Ground Floor Retail
Existing Spaces 242, Proposed Spaces 255

Existing Parking Services Revenue \$500,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$	\$8,518,500	\$8,518,500	
Bond Issuance Fees	\$	\$1,296,200	\$1,296,200	
Site / Plaza / Garage Enhancements	<u>\$8,977,500</u>	<u>\$0</u>	<u>\$8,977,500</u>	
	\$8,977,500*	\$9,814,700	\$18,792,200	
Annual Revenues				
Annual Parking Revenue	\$1,489,200			
Total		\$1,489,200		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$635,100			
Garage Operations & Reserve	<u>\$319,300</u>			
Total		<u>\$954,300</u>		
	Net Revenue	\$534,900		

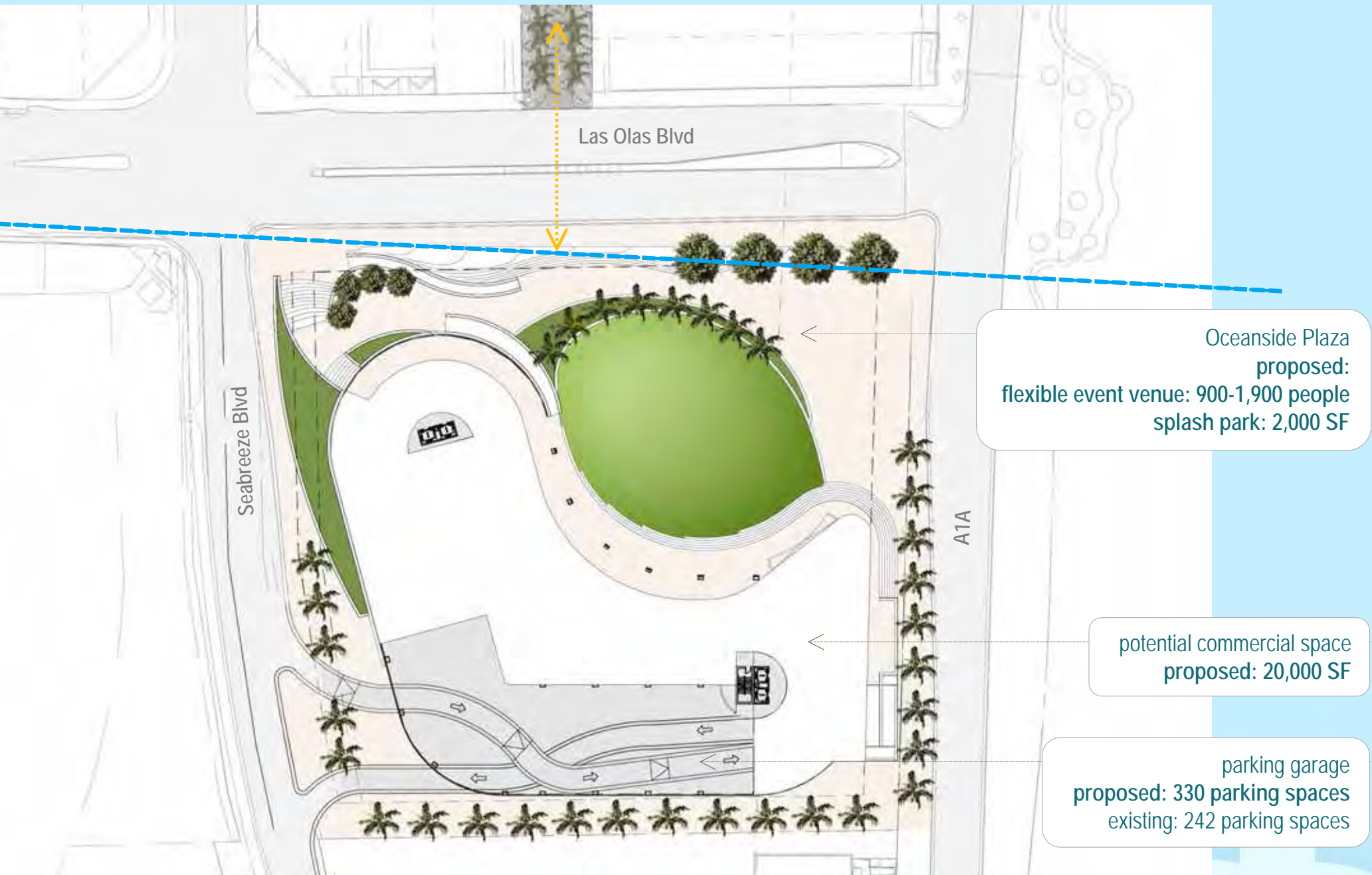
* CRA programmed \$9.2M for this project.





Oceanside Plaza
proposed:
flexible event venue: 900-1,900 people
splash park: 2,000 SF

parking garage
proposed: 400 parking spaces
existing: 242 parking spaces





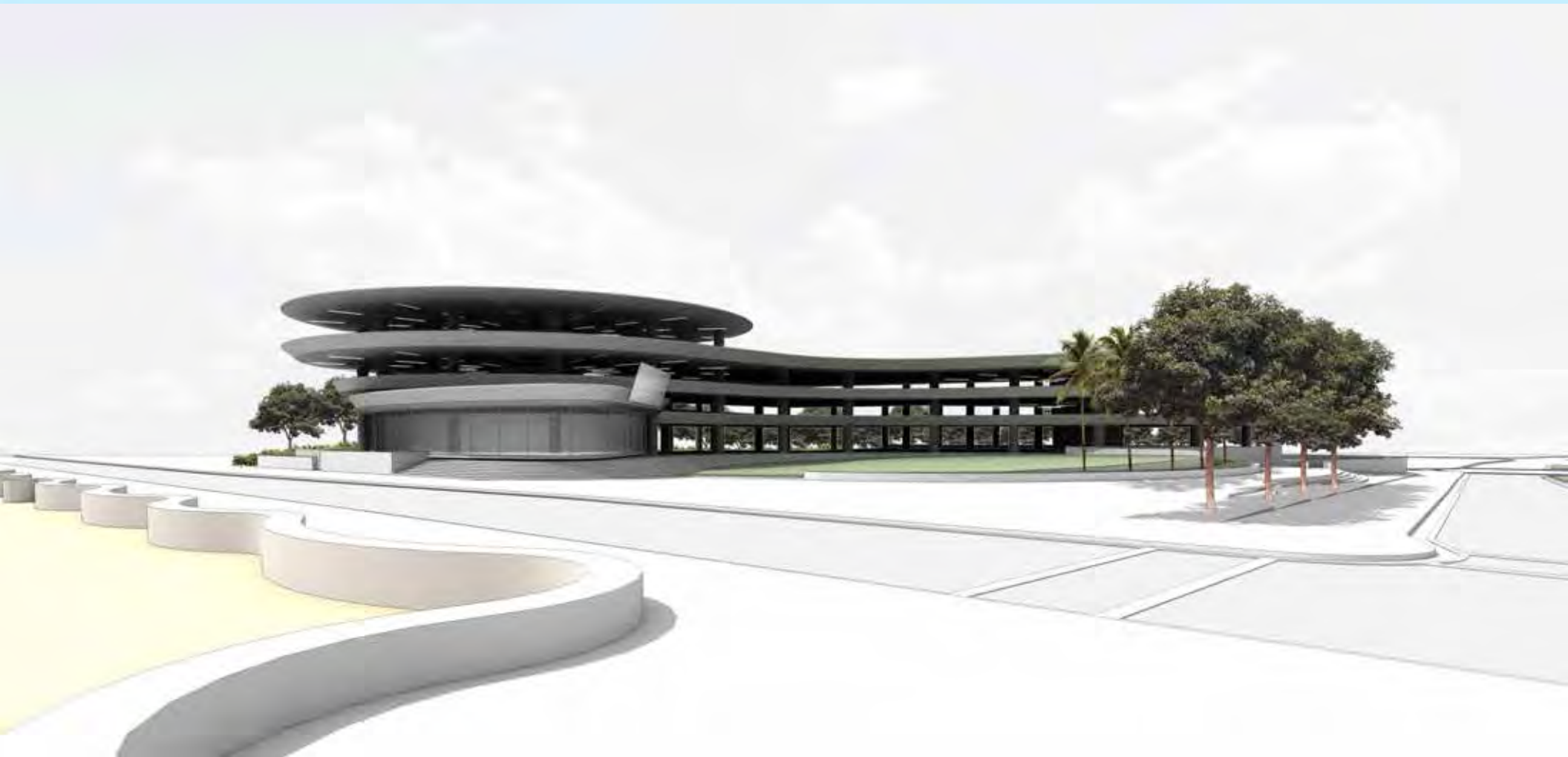
viewing deck

potential commercial space
proposed: 20,000 SF

parking garage
proposed: 400 parking spaces
proposed with retail: 330 parking spaces
existing: 242 parking spaces

Oceanside Plaza
proposed:
flexible event venue: 900-1,900 people
splash park: 2,000 SF







Option 2A
Oceanside Parking Garage – Ground Floor Parking, No Retail
Existing Spaces 242, Proposed Spaces 400

Existing Parking Services Revenue \$500,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$	\$14,712,300	\$14,712,300	
Bond Issuance Fees	\$	\$2,238,600	\$2,238,700	
Site / Plaza / Garage Enhancements	<u>\$7,458,800</u>	\$	<u>\$7,458,800</u>	
	\$7,458,800*	\$16,950,900	\$24,409,800	
Annual Revenues				
Annual Parking Revenue	\$2,007,500			
Total		\$2,007,500		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$1,097,800			
Garage Operations & Reserve	<u>\$370,000</u>			
Total		<u>\$1,466,800</u>		
	Net Revenue	\$540,700		

* CRA programmed \$9.2M for this project.



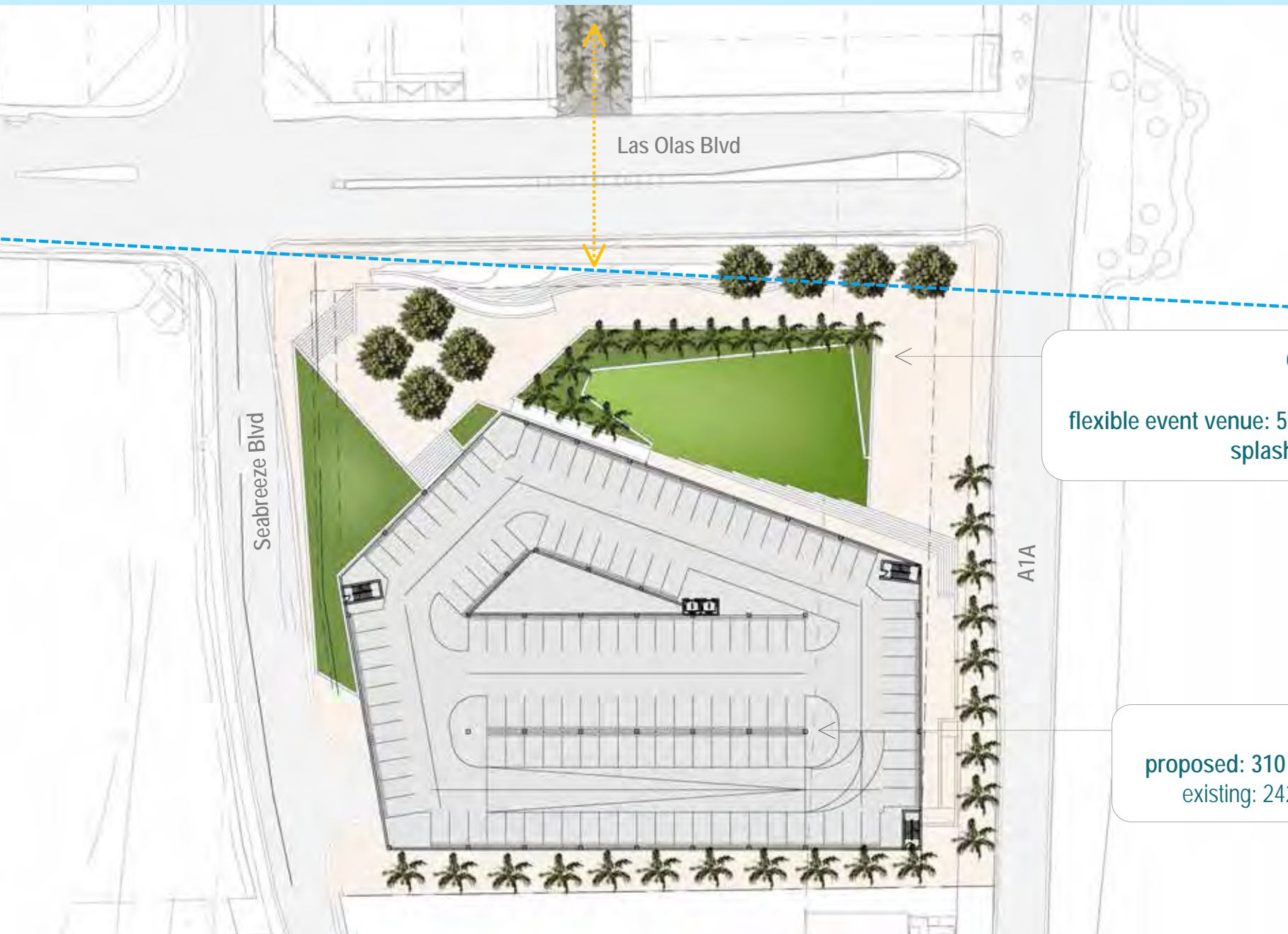
Option 2B
Oceanside Parking Garage – Ground Floor Retail
Existing Spaces 242, Proposed Spaces 330

Existing Parking Services Revenue \$500,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$	\$12,633,300	\$12,633,300	
Bond Issuance Fees	\$	\$1,922,300	\$1,922,300	
Site / Plaza / Garage Enhancements	<u>\$7,458,800</u>	\$	<u>\$7,458,800</u>	
	\$7,458,800*	\$14,555,600	\$22,014,400	
Annual Revenues				
Annual Parking Revenue	\$1,836,900			
Total		\$1,836,900		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$941,850			
Garage Operations & Reserve	<u>\$345,500</u>			
Total		<u>\$1,287,400</u>		
	Net Revenue	\$549,500		

* CRA programmed \$9.2M for this project.

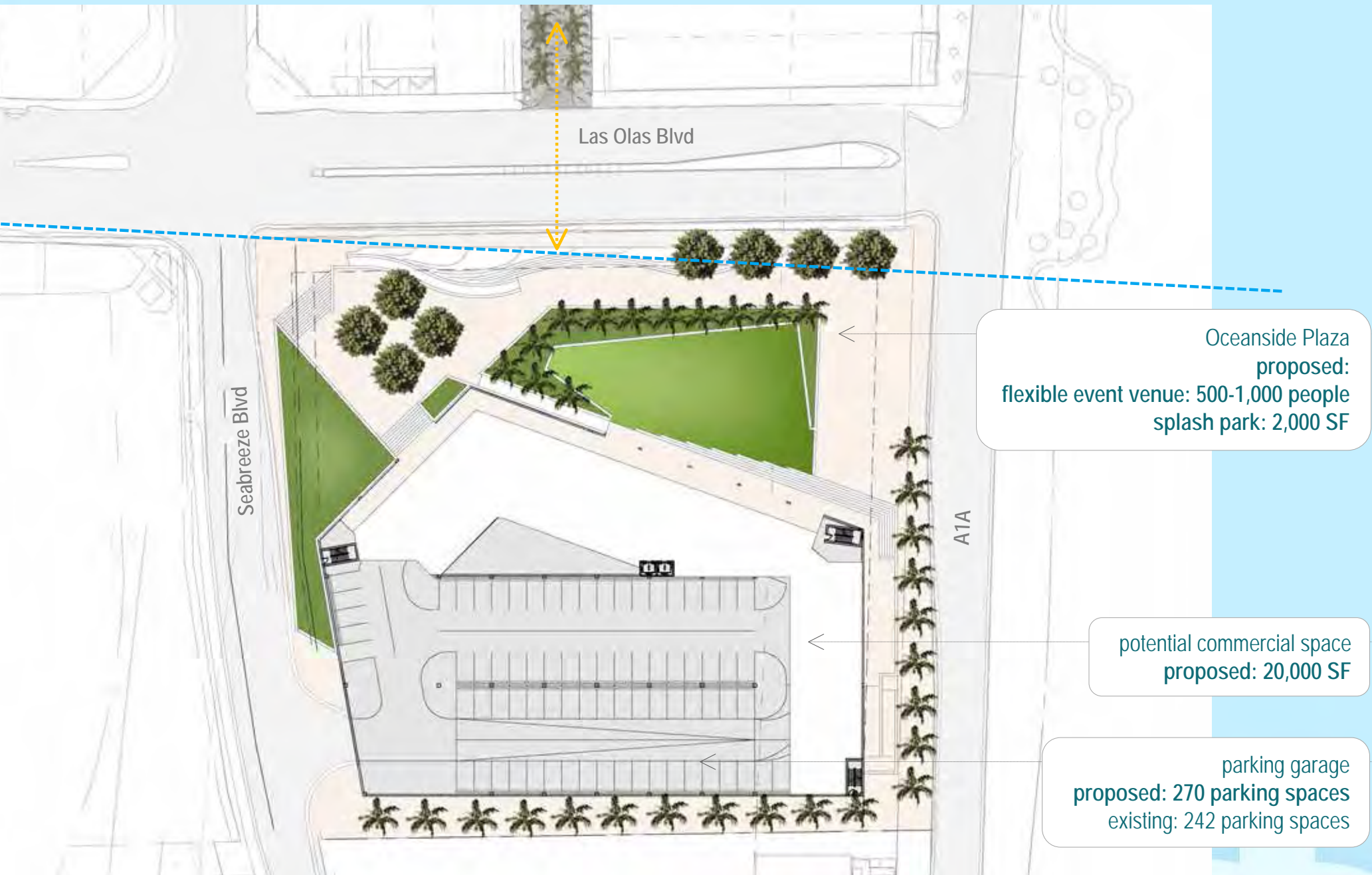




Oceanside Plaza
proposed:
flexible event venue: 500-1,000 people
splash park: 2,000 SF

parking garage
proposed: 310 parking spaces
existing: 242 parking spaces







viewing deck

parking garage
proposed: 310 parking spaces
proposed with retail: 270 parking spaces
existing: 242 parking spaces

potential commercial space
proposed: 20,000 SF

Oceanside Plaza
proposed:
flexible event venue: 500-1,000 people
splash park: 2,000 SF





Option 3A
Oceanside Parking Garage – Ground Floor Parking, No Retail
Existing Spaces 242, Proposed Spaces 310

Existing Parking Services Revenue \$500,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$1,000,000	\$10,732,500	\$11,732,500	
Bond Issuance Fees	\$	\$1,633,100	\$1,633,100	
Site / Plaza / Garage Enhancements	<u>\$7,573,500</u>	<u>\$</u>	<u>\$7,573,500</u>	
	\$8,573,500*	\$12,365,600	\$20,936,100	
Annual Revenues				
Annual Parking Revenue	\$1,640,700			
Total		\$1,640,700		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$800,100			
Garage Operations & Reserve	<u>\$338,500</u>			
Total		<u>\$1,138,600</u>		
	Net Revenue	\$502,100		

* CRA programmed \$9.2M for this project.



Option 3B
Oceanside Parking Garage – Ground Floor Retail
Existing Spaces 242, Proposed Spaces 270

Existing Parking Services Revenue \$500,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction	\$1,000,000	\$9,031,500	\$10,031,500	
Bond Issuance Fees	\$	\$1,374,200	\$1,374,200	
Site / Plaza / Garage Enhancements	<u>\$7,573,500</u>	<u>\$</u>	<u>\$7,573,500</u>	
	\$8,573,500*	\$10,406,700	\$18,979,200	
Annual Revenues				
Annual Parking Revenue	\$1,576,800			
Total		\$1,576,800		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$673,300			
Garage Operations & Reserve	<u>\$324,500</u>			
Total		<u>\$997,900</u>		
	Net Revenue	\$579,000		

* CRA programmed \$9.2M for this project.





PROJECT COST SUMMARY

PROJECT	PROGRAMMED CRA FUNDS	OPTION	PROPOSED PARKING SPACES	PROPOSED PLAZA AREA	CRA	PARKING GARAGE BONDING	TOTAL*
Oceanside Plaza and Parking Garage	\$9,000,000	Option 1A	325	65,000 SF	\$8,977,500	\$11,774,500	\$20,752,000
		Option 1B	255	65,000 SF	\$8,977,500	\$9,814,700	\$18,792,200
		Option 2A	400	52,000 SF	\$7,458,800	\$16,950,900	\$24,409,800
		Option 2B	330	52,000 SF	\$7,458,800	\$14,555,600	\$22,014,400
		Option 3A	310	45,000 SF	\$8,573,500	\$12,365,600	\$20,936,100
		Option 3A	270	45,000 SF	\$8,573,500	\$10,406,700	\$18,979,200

* Total includes design and construction.



CITY OF FORT LAUDERDALE

Fort Lauderdale Beach Master Plan Projects

LAS OLAS BEACH PLAZA



44

City of Fort Lauderdale

EXISTING



enhanced landscape

improved surface

improved electrical infrastructure





PROJECT COST SUMMARY

PROJECT	PROGRAMMED CRA FUNDS	OPTION	CRA TOTAL *
Las Olas Beach Plaza	\$600,000	Option 1	\$470,880
		Option 2	\$594,000

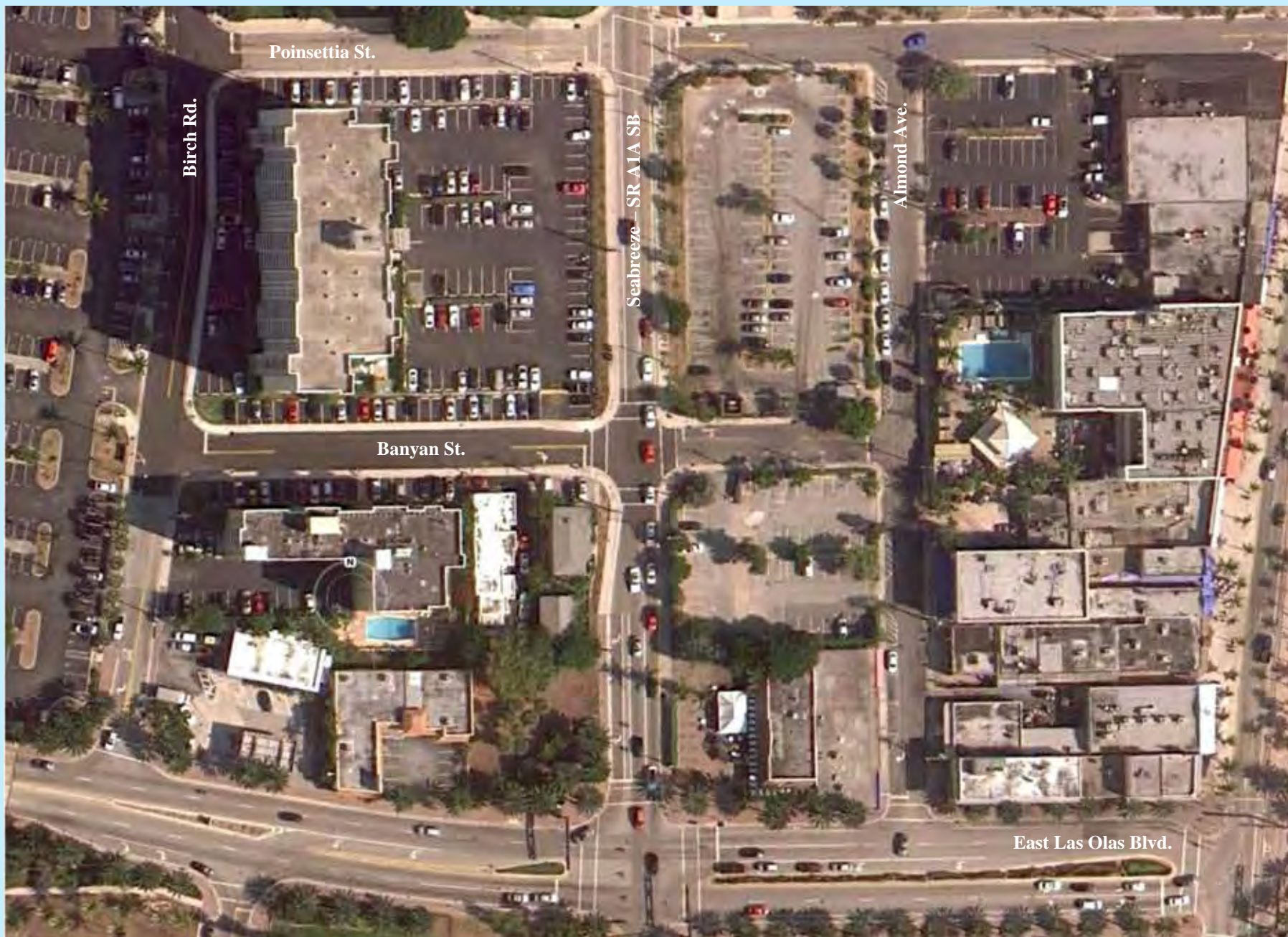
* Total includes design and construction.



CITY OF FORT LAUDERDALE

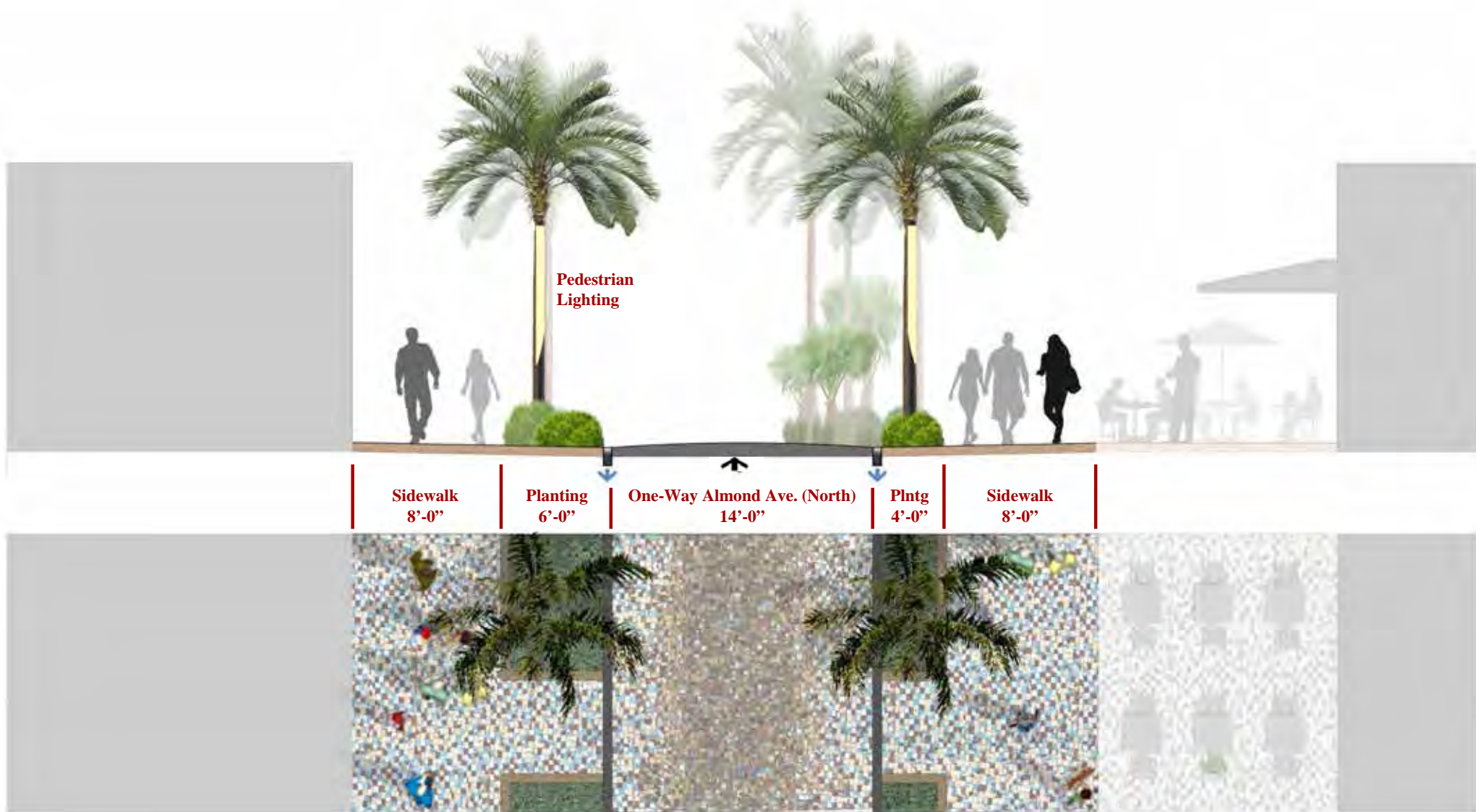
Fort Lauderdale Beach Master Plan Projects

ALMOND AVENUE















PROJECT COST SUMMARY

PROJECT	PROGRAMMED CRA FUNDS	OPTION/AREA	SITE CONSTRUCTION COSTS	CRA TOTAL*
Almond Avenue Streetscape	\$2,600,000	Banyan St. Almond to Seabreeze	\$500,000	\$2,000,000
		Almond N. of Banyan to Poinsettia	\$500,000	
		Almond S. of Banyan to East Las Olas	\$1,000,000	

* Total includes design and construction.



CITY OF FORT LAUDERDALE

Fort Lauderdale Beach Master Plan Projects

SR A1A STREETSCAPE (WEST SIDE)



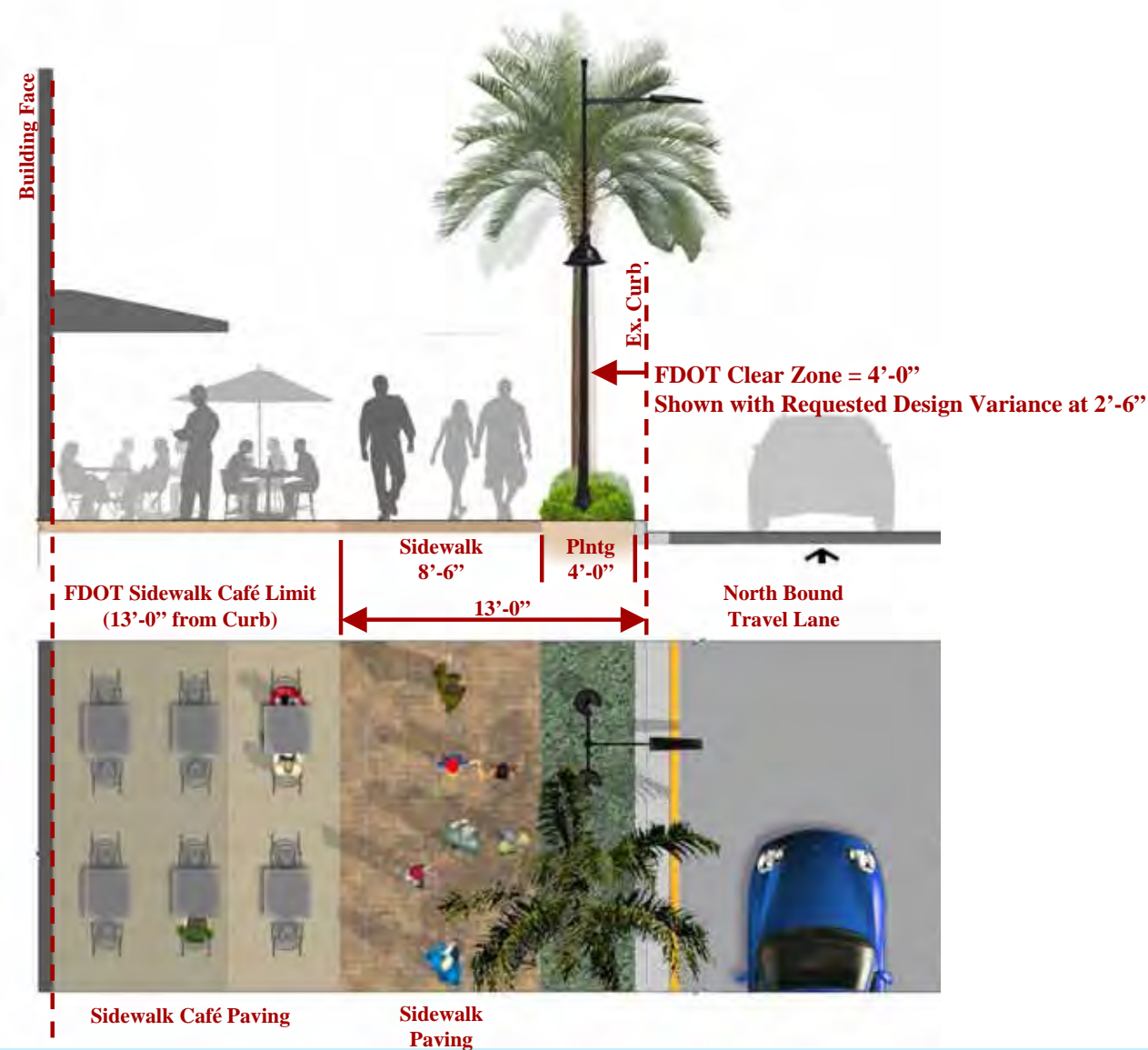


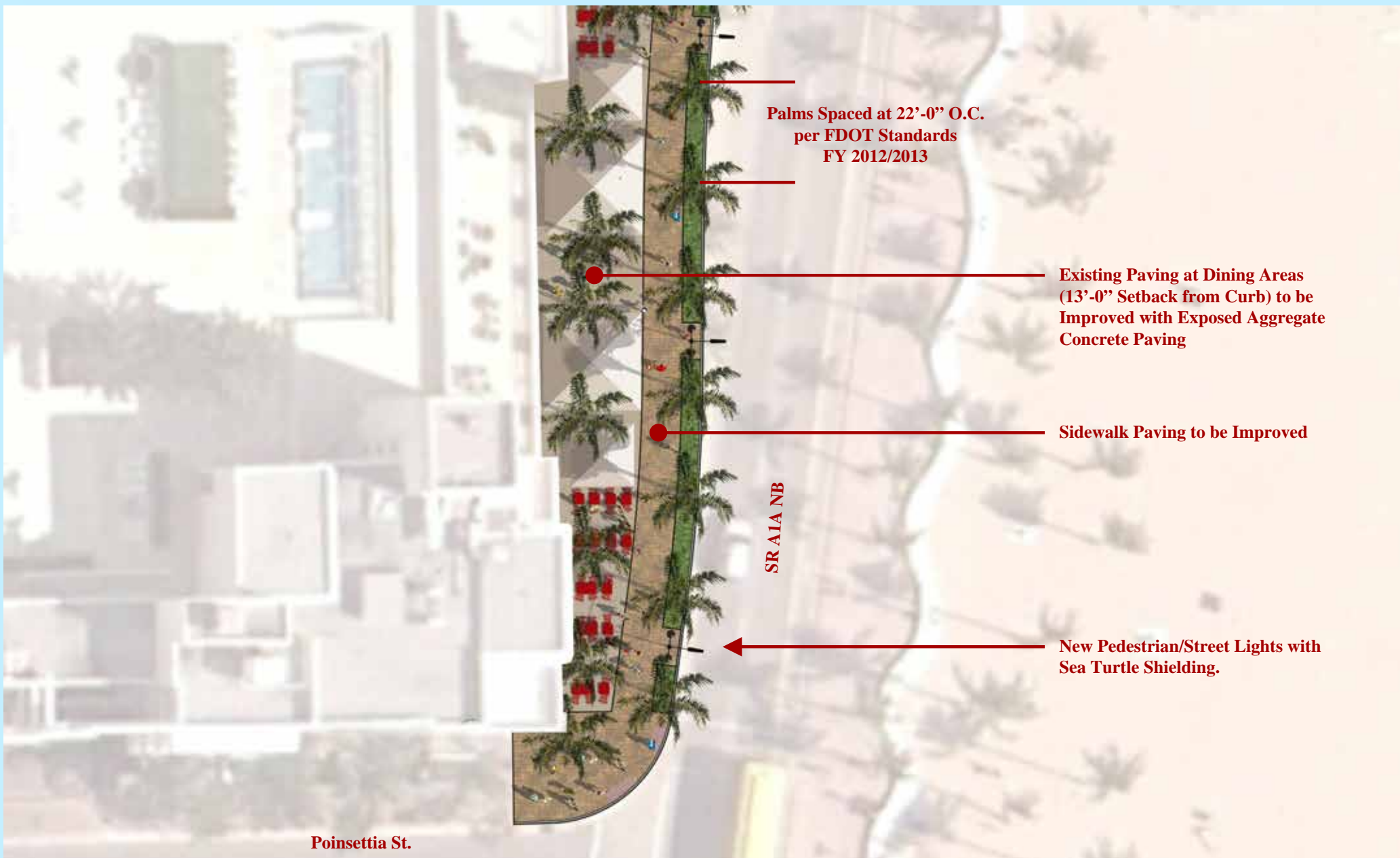
**Preferred
Alignment for
Future Lights
and Trees**

**Design
Variance
Request from
DOT. Clear
zone 4'-0" to
2'-6"**

**Face of
Curb**

**Improved
Pedestrian
Realm
13'**





**Palms Spaced at 22'-0" O.C.
per FDOT Standards
FY 2012/2013**

**Existing Paving at Dining Areas
(13'-0" Setback from Curb) to be
Improved with Exposed Aggregate
Concrete Paving**

Sidewalk Paving to be Improved

SR A1A NB

**New Pedestrian/Street Lights with
Sea Turtle Shielding.**

Poinsettia St.





Existing
Sidewalk

Existing
Bike Lane

South Bound
Travel Lane



Bonnet House
Museum & Gardens

Existing
Sidewalk

Existing
Bike Lane

Typical Proposed Cross Section at Bonnet House Museum & Gardens SR A1A West Side

SR A1A Beachfront Promenade Improvements

(Meeting with FDOT on May 31, 2012)

A1A West Side

Clear Zone Variance - FDOT gave direction to prepare a design variance request from the 4' clear zone design standard to 2'-6" clear zone pursuant Chapter 21 (Transportation Design for Livable Communities) of the FDOT Plans Preparation Manual.

Lighting Variance – FDOT requested the use of turtle compliant lights to provide as much light possible for the pedestrians and roadway. A design variance from the FDOT standards will be required.



Agency Concerns – SR A1A West Side Improvements

(Conference Call with USFWS, FDOT, FDEP BBCS, FWCC, Broward County

June 4, 2012

Light fixtures shall be replaced with turtle compliant lights

If stormwater drainage patterns will be altered, a Surface Water Management Permit may be required

Required to demonstrate no net change in stormwater discharge (existing vs. post-improvements)

Palm trees and other objects near light fixtures should be moved away from the light sources to avoid illumination



Anticipated Minimization and Mitigation Requirements – SR A1A West Side Improvements

Turtle Complaint Lighting in Accordance with City, County and State
(FWCC, FDEP) Shall be Required

Avoid Vegetation and Objects Near Light Poles that Reflect Light
Toward the Beach

Estimated Permitting Timeline

ERP: 90-120 days from submittal to permit issuance (assumes no
agency Requests for Additional Information)

CCCL: 90-120 days; *may* be exempt per 161.053(12)(b), F.S.,
161.053(12)(c).9, F.S., and applicable provisions of 62B-33.044,
F.A.C. FDEP Bureau of Beaches & Coastal Systems will make the
determination.

Reviews may be done concurrently



PROJECT COST SUMMARY

PROJECT	PROGRAMMED CRA FUNDS	OPTION/AREA	CRA	UNFUNDED/ (FDOT)	TOTAL**
A1A West Side	\$5,000,000	Oasis Café to Alhambra St.	\$3,100,000		\$4,600,000
		Alhambra St. to NE 18 th St.		\$1,500,000*	

* Pending FDOT Joint Participation Agreement (JPA)

** Total includes design and construction.



CITY OF FORT LAUDERDALE

Fort Lauderdale Beach Master Plan Projects

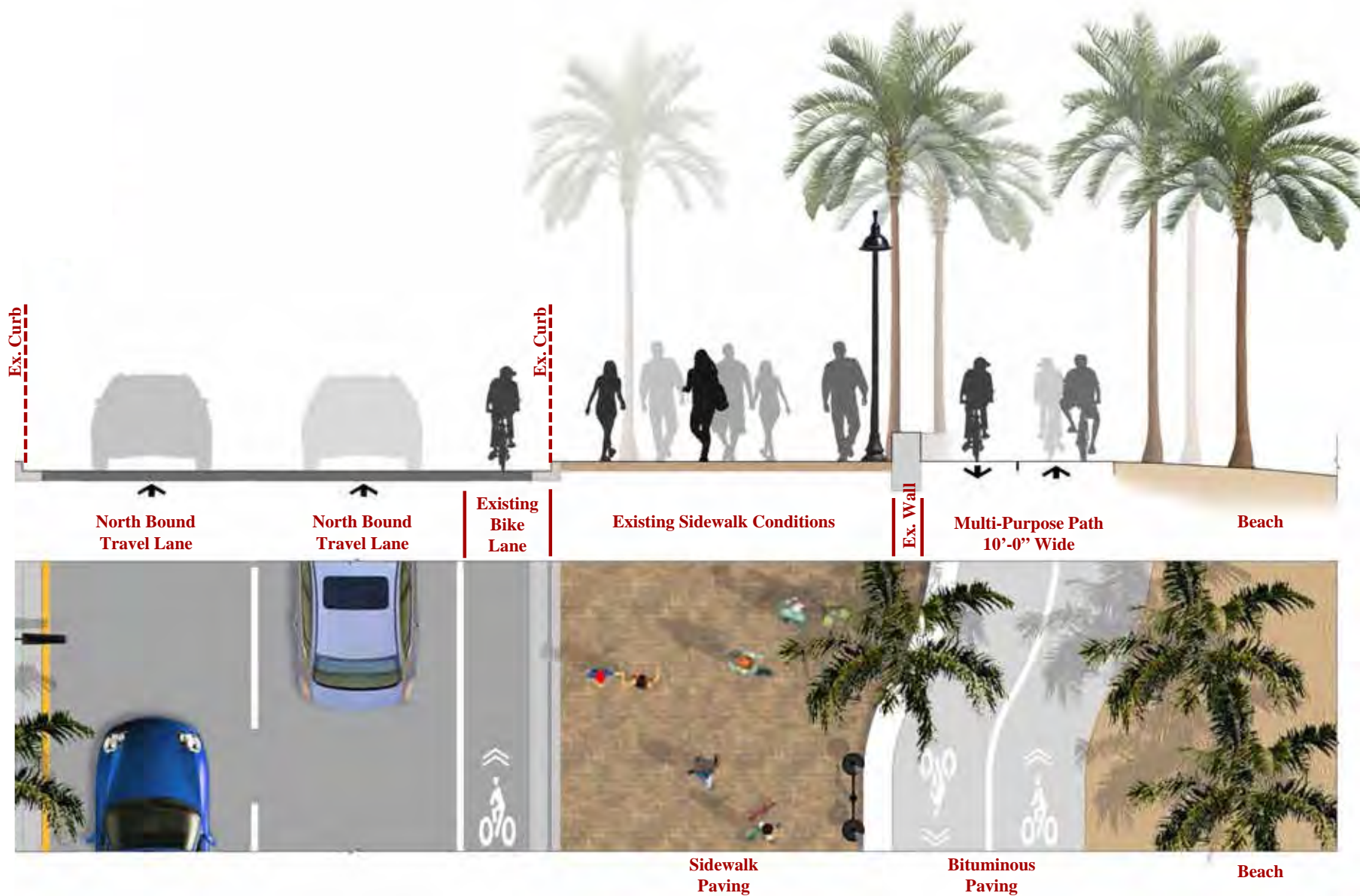
SR A1A BEACHFRONT PROMENADE (EAST SIDE)



A1A Beachfront Promenade

Design Option 1





Option 1 - Regulatory Agency Concerns (Bike Path East of Existing Wave Wall)

Meeting with FDOT on May 31, 2012

No comment – Does not effect FDOT right-of-way

Conference Call with USFWS, FDEP BBCS, FWC, and Broward County on June 4, 2012

Broward County Environmental Protection and Growth Management Department cannot support the loss of nearly 2 acres of beach habitat proposed with this option.

An Incidental Take Permit (ITP) and a habitat conservation plan will be required under Section 10 of the Federal Endangered Species Act.

Florida Department of Environmental Protection Bureau of Beaches and Coastal Systems (FDEP BBCS) expressed concerns regarding the preemption of sandy beach by paved surfaces.

Dune restoration and habitat creation is desired at all locations where seaward encroachment of the wall is anticipated. This is deemed a minimization measure.

Efforts should be made to relocate palm trees away from light fixtures to avoid illumination.

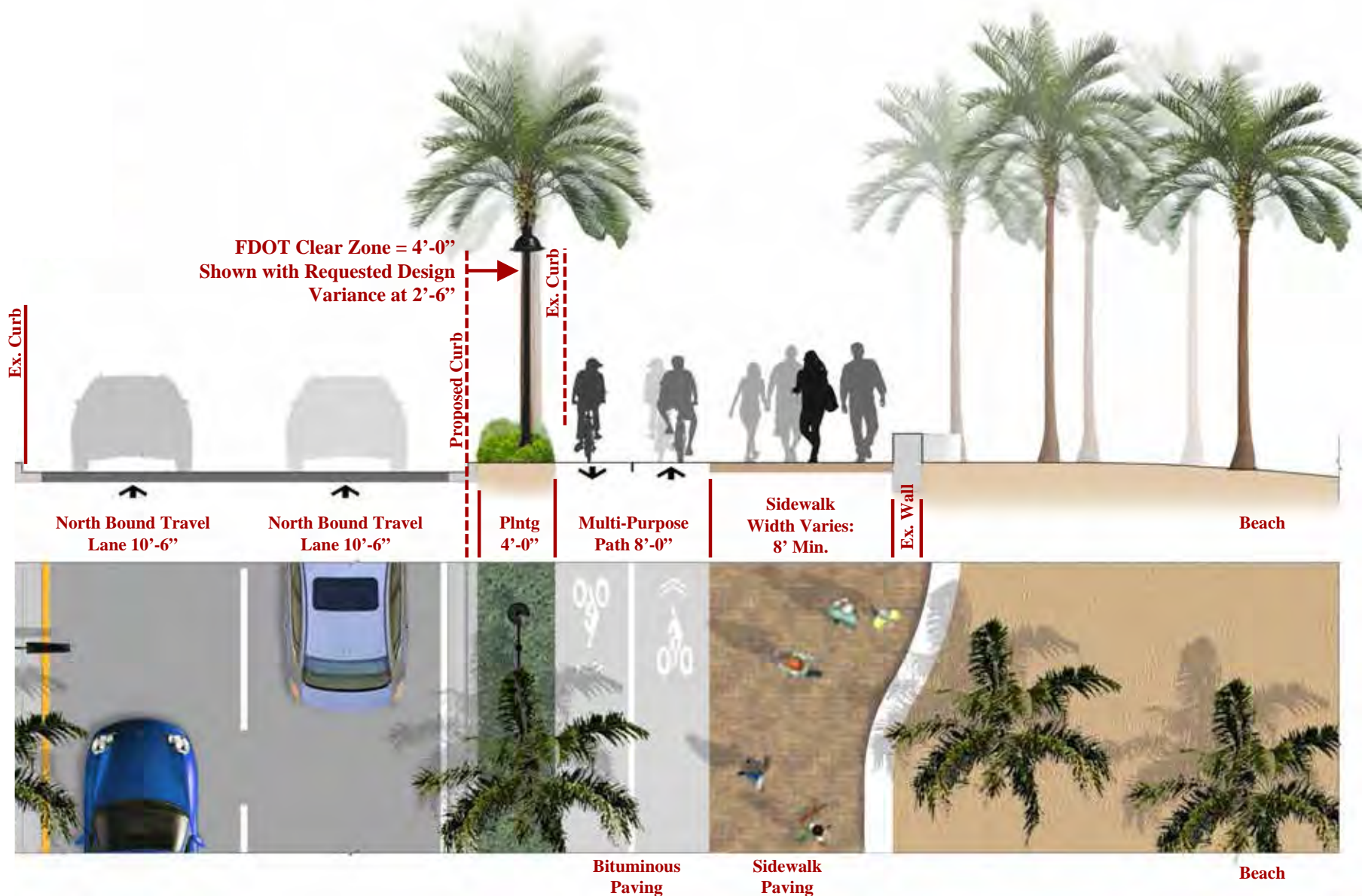
U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) indicated that they would need to know the extent/history of marine turtle nesting activity in the project area.

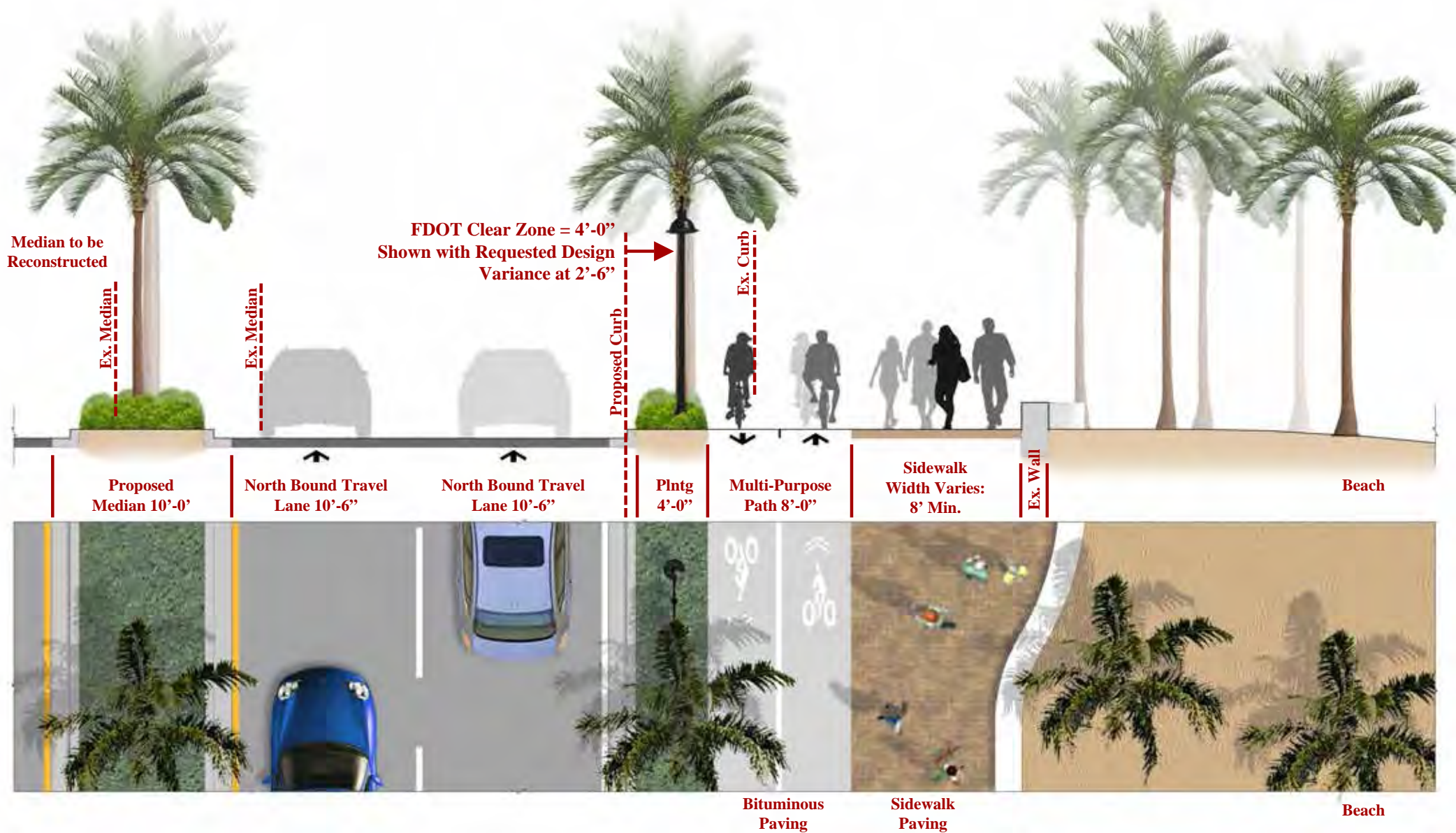


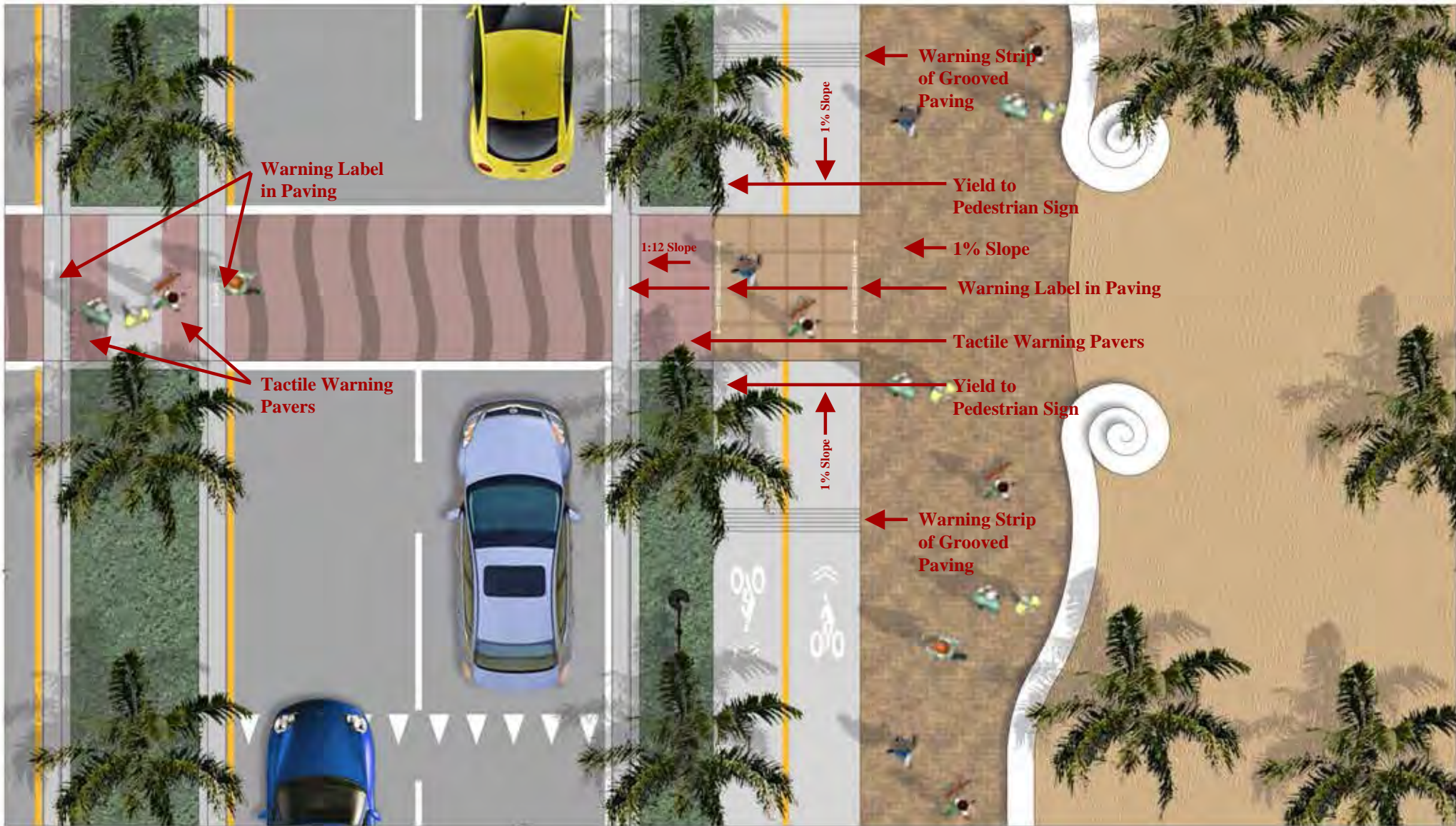
A1A Beachfront Promenade

Design Option 2











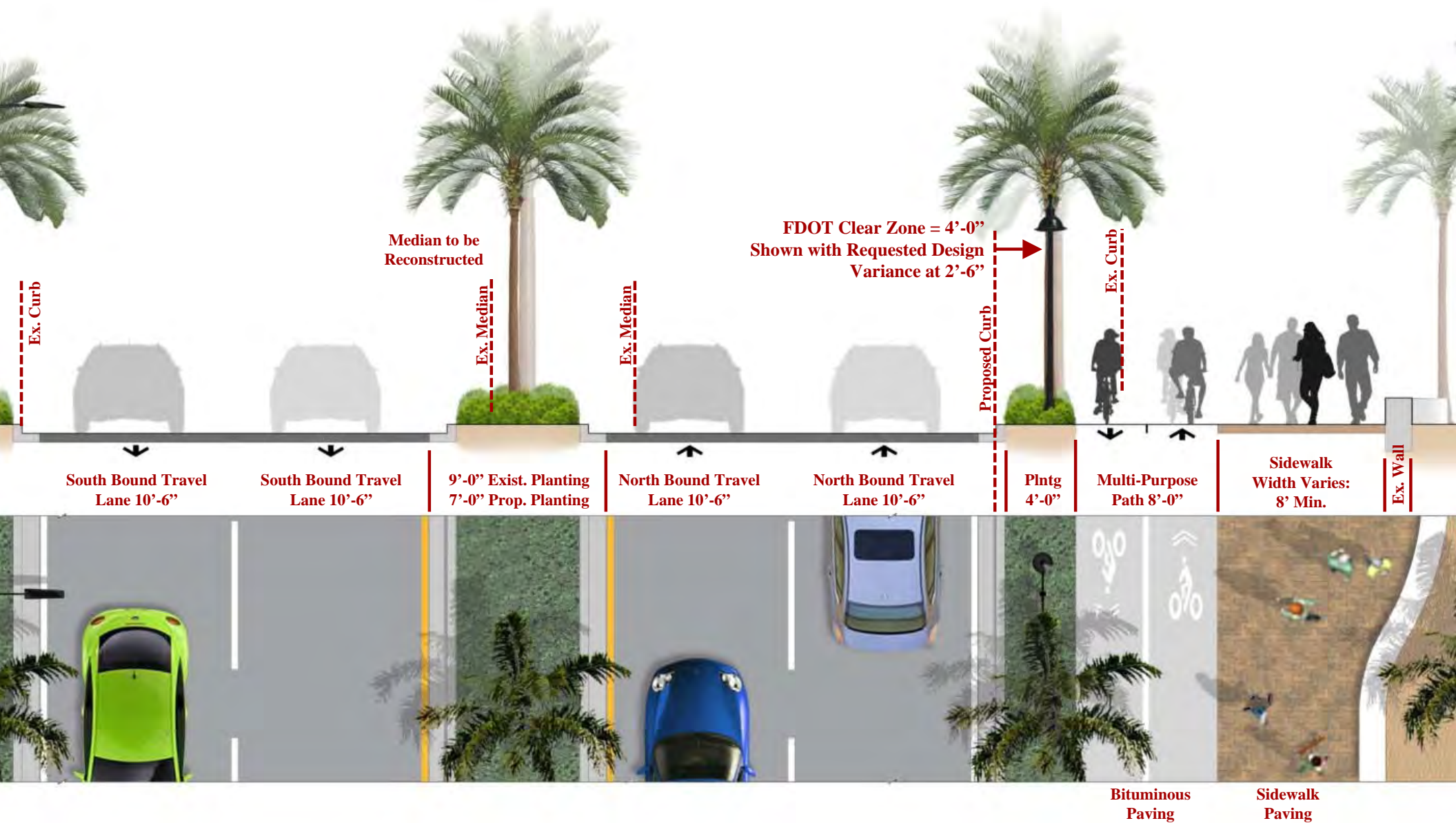
Beach



Scheme 2 Requires Beach Wall to be Relocated
between 2'-6" and 4'-6" to the East for
Approximately 1500 Linear Feet

Beach







South A1A Limit of Work to Mid-Block Below DC Alexander Park



Mid-Block Below DC Alexander Park to Southeast 5th Street

- Wall to Remain –
No Beach Encroachment
- Wall to Move East –
Varies from 2'-6" to 4'-6"
Minor Beach Encroachment



Southeast 4th St.

Southeast 5th St.

Southeast 5th St. to Southeast 4th St.



East Las Olas Blvd.

Southeast 4th St.

Southeast 4th St. to East Las Olas Blvd.

- Wall to Remain –
No Beach Encroachment
- Wall to Move East –
Varies from 2'-6" to 4'-6"
Minor Beach Encroachment



Option 2 - Regulatory Agency Concerns

(8' Bike Path Adjacent to Walkway, Relocate Portion of Wave Wall)

Meeting with FDOT on May 31, 2012

Bike lanes adjacent to roadway are deemed a necessity for transportation purposes.

Bike path outside the roadway corridor does not meet FDOT standards as it would be considered recreational

Bike path creates a disconnect for the southbound cyclists.

Conference Call with USFWS, FDEP BBCS, FWCC, and Broward County on June 4, 2012

Option 2 *may* require an ITP, if unable to offset impacts with site-specific minimization and mitigation measures sufficient to allow USFWS to issue a “No Take” determination.

Florida Department of Environmental Protection Bureau of Beaches and Coastal Systems (FDEP BBCS) expressed concerns regarding the encroachment impervious surfaces on the sand.

Dune restoration and habitat creation is desired at all locations where seaward encroachment of the wall is anticipated. This is deemed a minimization measure.

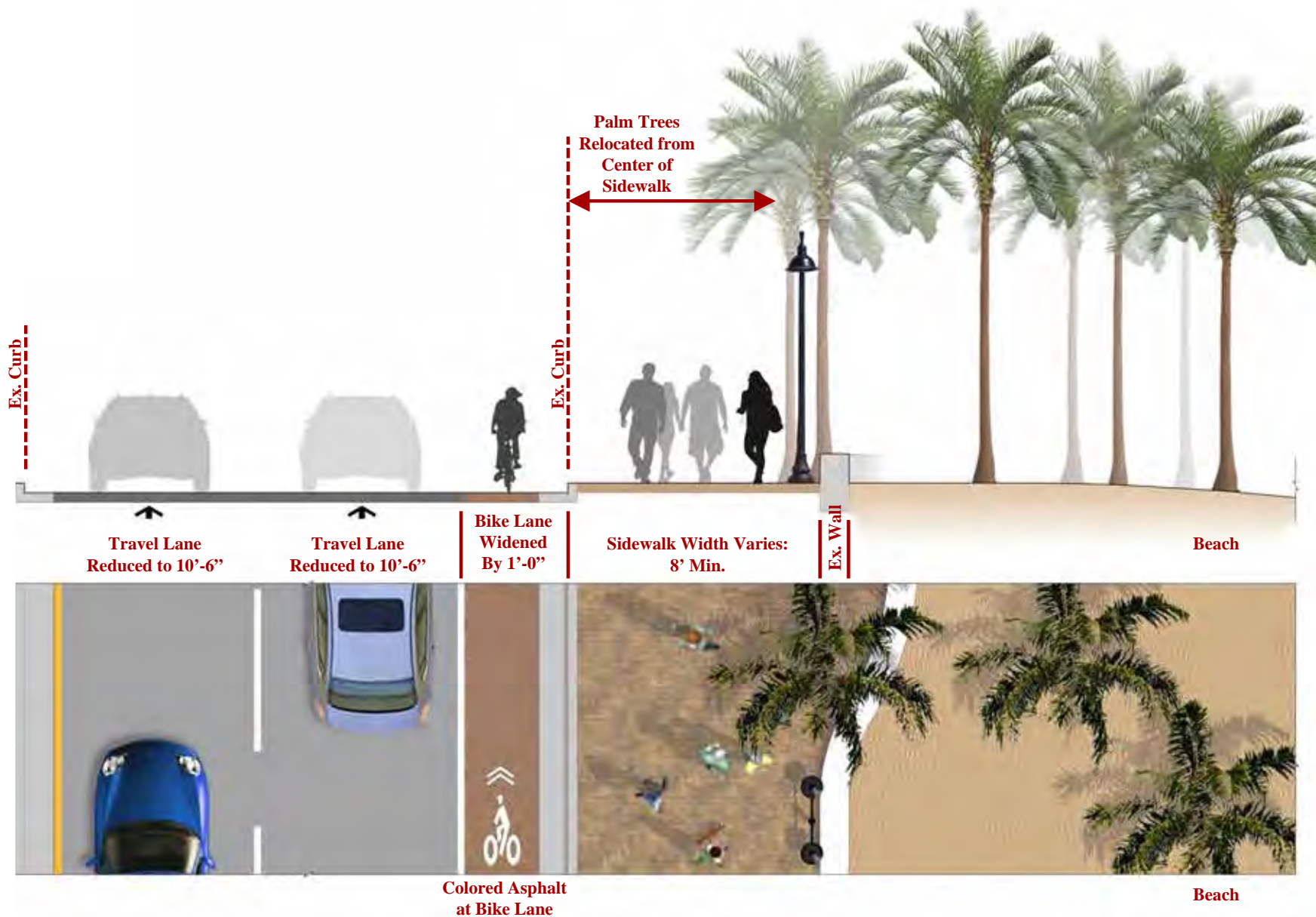
Efforts should be made to relocate palm trees away from light fixtures, to avoid illumination.

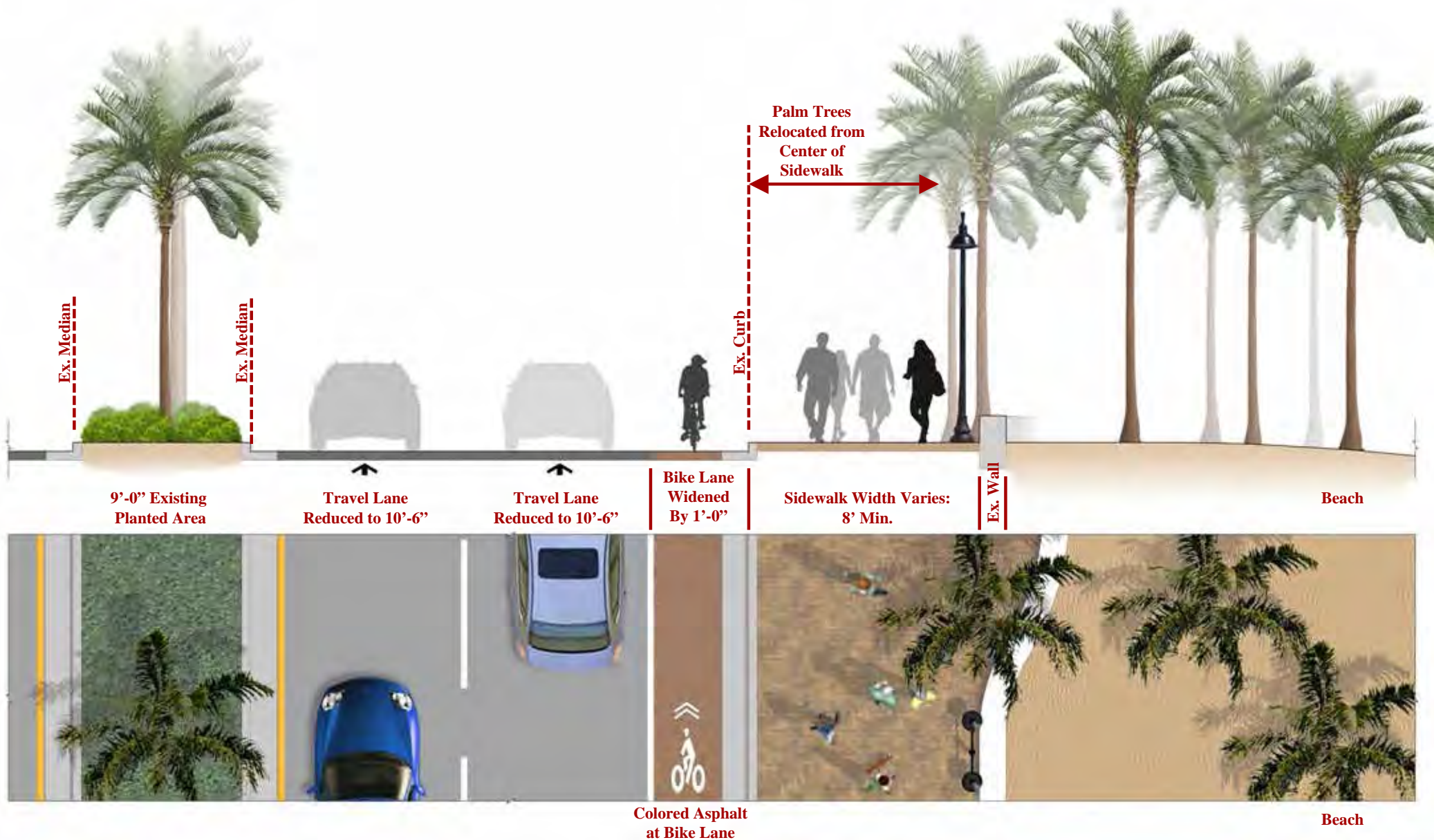


A1A Beachfront Promenade

Design Option 3







Option 3 – Regulatory Agency Concerns

(Narrow Travel Lanes, Expand Bike Lane Width)

Meeting with FDOT on May 31, 2012

FDOT will consider reducing the travel lanes to 10.5' to expand the width of the bike lanes.

The use of a green surface treatment for the bike lanes is only permitted at traffic conflict points.

A variance would be required through FDOT District 4 and Tallahassee to use any colored surface treatment for the entire bike lane.

Conference Call with USFWS, FDEP BBCS, FWC, and Broward County June 4, 2012

Will not require an ITP.

Efforts should be made to relocate palm trees away from light fixtures, to avoid illumination.



Beachfront Impact Summary



SR A1A East Side Option 1

Length of Beachfront Effected:

= 8,600 LF

Area of Beachfront Effected:

= 86,000 SF
(1.97 acres)

SR A1A East Side Option 2

Length of Beachfront Effected:

= 1,500 LF

Area of Beachfront Effected:

= 6,750 SF
(0.15 acres)

SR A1A East Side Option 3

Length of Beachfront Effected:

= 0 LF

Area of Beachfront Effected:

= 0 SF

Permit Authorizations

Coastal Construction Control Line (CCCL) Permit from Florida Department of Environmental Protection, Bureau of Beaches and Coastal Systems:

- Options 1 – Require full site topographic data (elevation contour map)
- Option 2 – Limited site topographic data required; coverage needed where wall encroaches further seaward and/or where grade modifications are proposed
- Option 3 – Very limited topographic data necessary

Environmental Resource Permit (ERP) from FDEP Southeast District Office

Surface Water Management License from Broward County Development and Environmental Regulation Division



Estimated Permitting Timeline

ERP: 90-120 days from completed application submittal to permit issuance (assumes no agency Requests for Additional Information)

CCCL: 150-180 days; assumes one Request for Additional Information from FDEP BBCS

Broward County: 150-180 days; assumes one Request for Additional Information

Reviews may be concurrent

IF an ***Incidental Take Permit*** is required from ***USFWS***, a ***Habitat Conservation Plan*** must be prepared, deemed acceptable and processed/issued: 15-18 months

- USFWS will only authorize Take for unavoidable impacts
- Formal consultation with Service will require mitigation under Section 10; such mitigation must be wholly beneficial





State Road A1A Greenway Ideas and Opportunities Study



Prepared for the
**City of Fort Lauderdale and the
Florida Department of Transportation**
October 2009



Florida Department of Transportation

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

RICK SCOTT
GOVERNOR

June 10, 2011

Mr. Peter Partington, P.E.,
City of Fort Lauderdale
Public Works Department
100 N. Andrews Avenue,
Fort Lauderdale, FL 33301

Dear Mr. Partington:

Subject: SR A1A Fort Lauderdale Beach Pavement Rehabilitation

This is in response to your letter dated May 20th, 2011 concerning the resurfacing of SR A-1-A in Fort Lauderdale.

The (RRR) projects are identified for inclusion in the work program based solely on a yearly pavement condition analysis of three criteria: crack, ride and rut. Based on the latest pavement condition survey, the section of A-1-A you have identified in Fort Lauderdale is rated as deficient at this time and is currently identified as a RRR candidate for the third year of the 5 year work program. (Fiscal Year 2015) In addition, several surrounding sections are "projected" deficient and will go with that section. All sections identified for the RRR project are listed below. (See attached map)

Financial Project Number: 430601.1

- SR A-1-A from the low level bridge on 17th Street north to Sunrise Boulevard
- SR A-1-A southbound one way pair (0.9 mile section from Seville Street to Bahia Mar)
- SR 838 (Sunrise Boulevard) from the bridge east to SR A-1-A.

The funding for this candidate project is anticipated to take place in the next legislative session. Understanding that a typical RRR project takes approximately two years to design, once funded, the potential letting date for this work could be as early as June, 2014.

Once this project is funded and a project manager is identified, your City will be formally notified about the project including scope, schedule and budget. This notification will begin the coordination and collaboration effort with your City to ensure the community vision for this important roadway segment seamlessly meshes with the operational and safety needs of the Department. As a reminder, features not covered under the RRR program will need alternate funding sources for inclusion in the project.

If you have any further questions about this candidate project or the RRR program, please contact the Department's Assistant District Design Engineer, Mr. Richard Creed at 954-777-4428 or via email at richard.creed@dot.state.fl.us.

Sincerely,

Howard Webb, P.E.
Acting Director of Transportation Development
District Four

www.dot.state.fl.us

PROJECT COST SUMMARY

PROJECT	PROGRAMMED CRA FUNDS	OPTION/AREA	CRA	UNFUNDED (Outside CRA)	TOTAL**
A1A Beachfront Promenade Oasis Café to Sunrise Blvd.	\$3,000,000 (\$1,500,000 CRA \$1,500,000 Other)	Option 1*	\$750,000	\$1,500,000	\$2,250,000
		Option 2	\$1,800,000	\$3,700,000	\$5,500,000
		Option 3	\$700,000	\$1,400,000	\$2,100,000

* As included in the Master Plan and provided on February 15, 2011.

** Total includes design and construction.



CITY OF FORT LAUDERDALE

Fort Lauderdale Beach Master Plan Projects

INTRACOASTAL PROMENADE





Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

**= 455 in garage
+ 32 surface spaces**

Proposed Retail:

= 47,625 SF

Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF

Intracoastal Promenade

Design Option 1A



New Promenade with Existing Marina, Improved Surface Parking





Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Promenade Width

= Varies from 30' to 85'

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage

+ 32 surface spaces

Proposed Retail:

= 47,625 SF

Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF



Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Promenade Width

= Varies from 30' to 85'

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage

+ 32 surface spaces

Proposed Retail:

= 47,625 SF

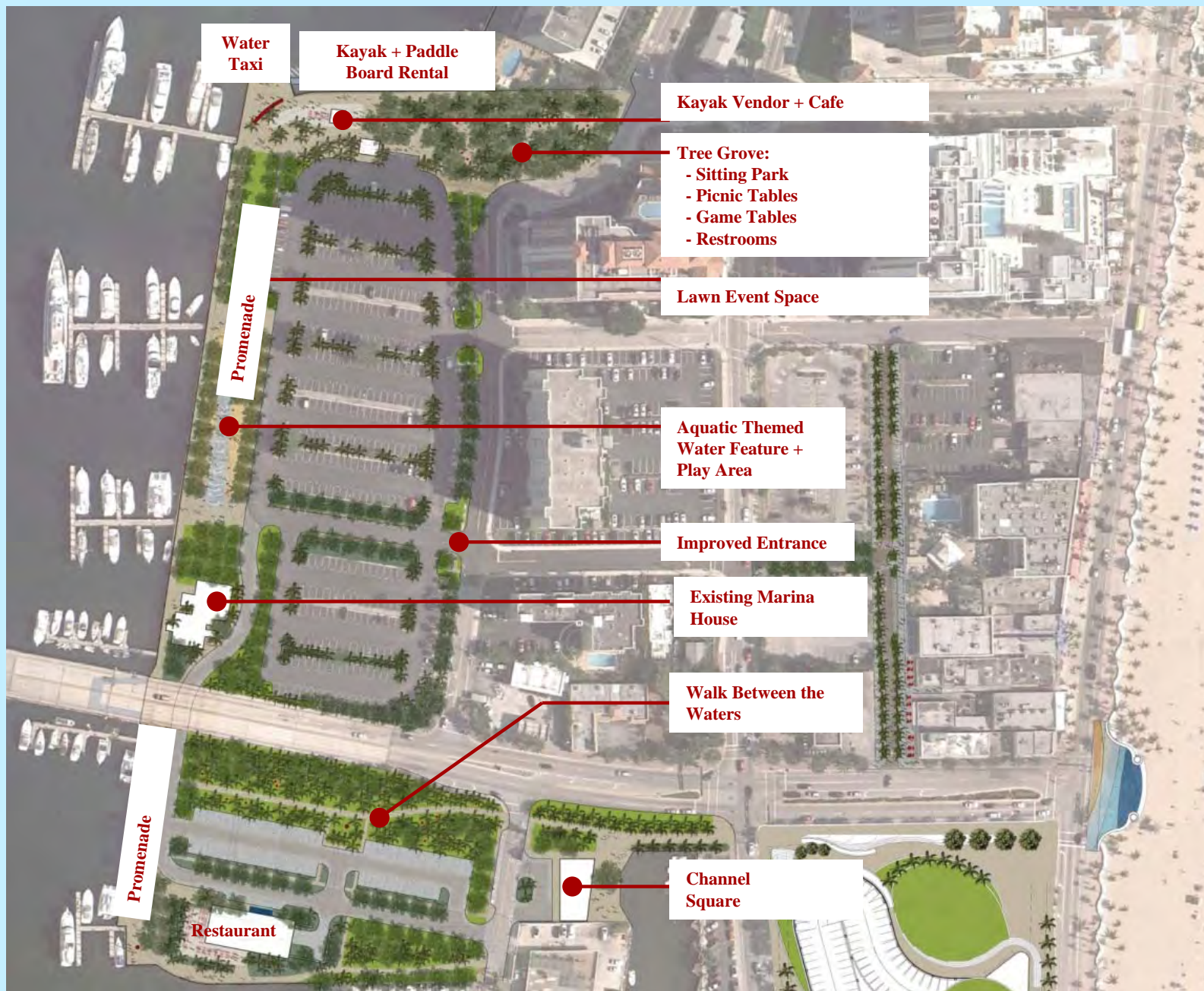
Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF





Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Promenade Width

= Varies from 30' to 85'

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage

+ 32 surface spaces

Proposed Retail:

= 47,625 SF

Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF



Intracoastal Promenade

Design Option 1B



New Promenade, 4,415 LF Marina, Improved Surfaced Parking





Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Promenade Width

= Varies from 30' to 85'

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage

+ 32 surface spaces

Proposed Retail:

= 47,625 SF

Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF



100

City of Fort Lauderdale

Design Alternatives: Intracoastal Option 1B
Intracoastal Promenade



Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Promenade Width

= Varies from 30' to 85'

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage

+ 32 surface spaces

Proposed Retail:

= 47,625 SF

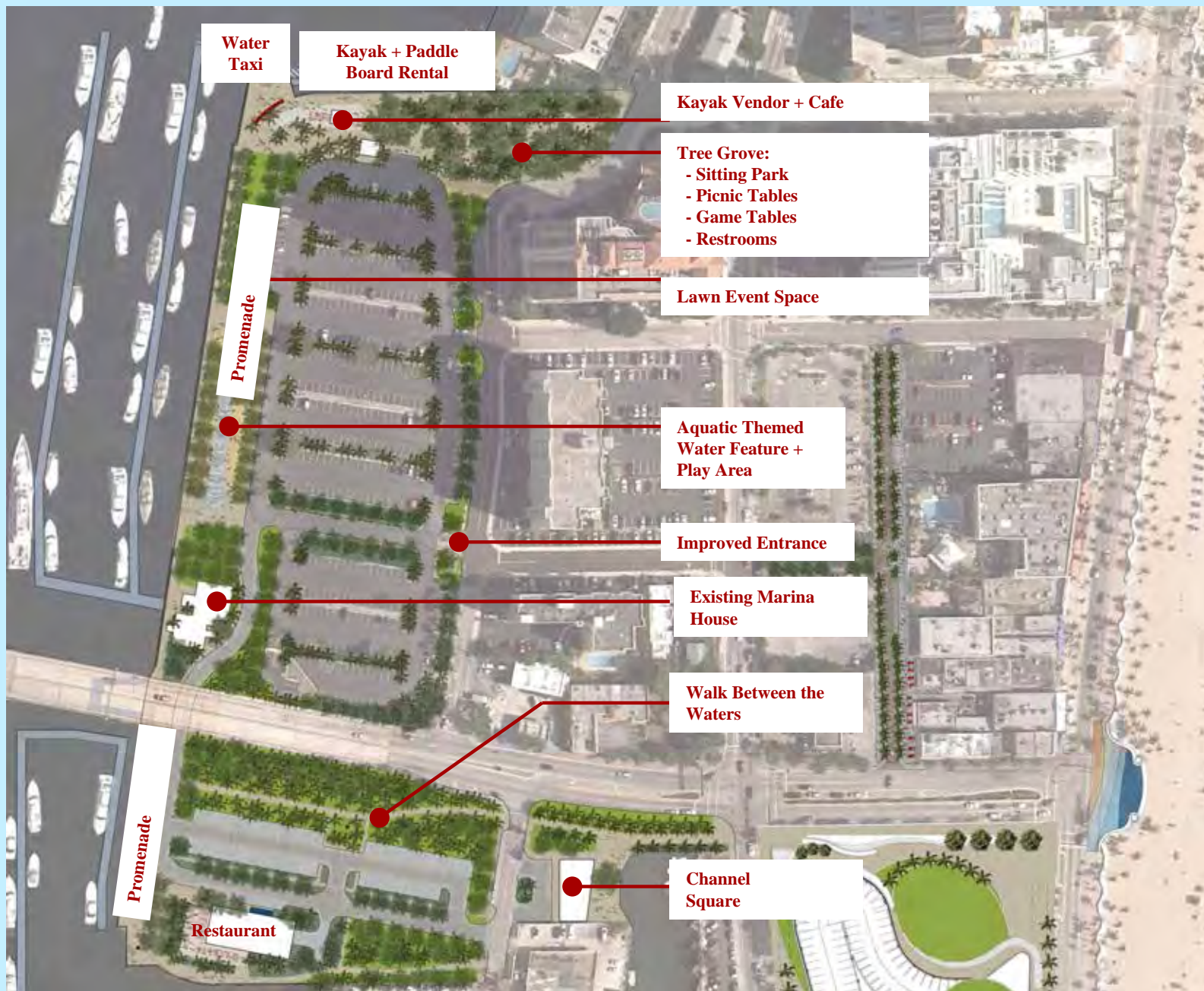
Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF





Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Promenade Width

= Varies from 30' to 85'

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage
+ 32 surface spaces

Proposed Retail:

= 47,625 SF

Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF



Intracoastal Promenade

Design Option 2



New Promenade, 6000 LF Marina, New Parking Garage and Retail





Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage

+ 32 surface spaces

Proposed Retail:

= 47,625 SF

Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF

Promenade Width

= Varies from 26' to 60'+



105

City of Fort Lauderdale

Design Alternatives: Intracoastal Option 2
Intracoastal Promenade



Intracoastal Existing

Existing Docks:

= 3400 LF

Existing Parking:

= 513 plus under bridge

Existing Open Space:

= 105,000 SF

Intracoastal Option 1A

Existing Docks:

= 3400 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal 1B

Existing Docks:

= 4415 LF

Existing + Proposed Parking:

= 480

Proposed Open Space:

= 180,000 SF

Intracoastal Option 2

Proposed Docks:

= 6000 LF

Proposed Parking:

= 455 in garage

+ 32 surface spaces

Proposed Retail:

= 47,625 SF

Proposed Marina Building:

= 6,600 SF

Proposed Open Space:

= 190,000 SF

Promenade Width

= Varies from 26' to 60'+













Intracoastal Option 2 Design Alternative

Proposed Docks:

= 6000 LF

Proposed Parking:

= 240 N. of Las Olas Blvd.

+ 60 S. of Las Olas Blvd.

Proposed Marina Building

= 6,600 SF





Agency Concerns – Las Olas Marina (Option 2)

Conference Call with the Corps, FDEP, NMFS, FWCC, Broward County
May 31, 2012

Minimization and Avoidance - Demonstrate seagrass habitat impact minimization and avoidance measures through design considerations, including alternatives analysis

Sloughing Effects – Identify impacts to seagrass habitat from relocation of bulkhead.

Impact Considerations of Peninsula Feature – Provide rationale for water dependency.

Hydrologic Effects – Demonstrate effects on flow and flushing characteristics in ICWW from new basin design.



Agency Concerns – Las Olas Marina (Option 2)

Conference Call with the Corps, FDEP, NMFS, FWCC, Broward County
May 31, 2012 (Continued)

Seagrass Mitigation:

Mitigation of seagrass will only be considered once all efforts have been exhausted to avoid and minimize impacts.

Demonstration of a successful mitigation plan will require early coordination with agencies.

Broward County indicated the last 3 seagrass mitigation proposals have not been approved.

Cumulative Effects – agencies will consider impacts to seagrass habitats from all proposed projects.

Mitigation sites must be protected.

Manatee Protection Plan – Dependent upon size of impact area.



Other Anticipated Monitoring/Mitigation Requirements – Las Olas Marina Expansion

During Construction

Turbidity Monitoring

West Indian Manatee Observations

Small-tooth Sawfish Construction Practices

In-water Construction Practices for West Indian Manatees

Post-construction

Seagrass mitigation and/or restoration sites

Mitigation Study Required

A mitigation study is required to identify an acceptable seagrass mitigation plan to determine the final environmental / cost feasibility to expand the marina.



Total Estimated Time for all Applicable Permits + Mitigation Planning = 1.5 yrs

FL Department of Environmental Protection
Environmental Resource Permit (ERP) *Approximately 1 year*

RAI(s) anticipated because of seagrass and dredging =
30 days agency review, 60 days applicant response cycle

US Army Corps of Engineers
Department of the Army Permit *Approximately 1 to 1.5 years*

Section 7 Consultation with USFWS and NMFS

Broward Co. Environmental Protection and Growth Management Dept.
Environmental Resource License *Approximately 1 year*

Surface Water Management License or General License
Complete applications processed approximately 30 days



PROJECT COST SUMMARY

PROJECT	PROGRAMMED CRA FUNDS	OPTION/AREA	CRA	BUILDING CONSTRUCTION COSTS	MARINA COSTS	TOTAL*
Intracoastal Promenade	\$5,000,000	Option 1A	\$5,900,000	RFP Restaurant	\$0	\$5,900,000
		Option 1B	\$4,450,000	RFP Restaurant	\$11,600,000	\$16,050,000
		Option 2	\$8,900,000	RFP Restaurant	\$22,300,000	\$40,971,000
				RFP Marina Village		
				\$9,771,000 Parking Garage		

* Total includes design and construction.



Option 1B
Minor Marina Expansion
Existing Dockage 3,427 LF, Proposed Dockage 4,415 LF

Current Net Revenue to General Fund \$650,000

Funding Sources	FIND Grant	Bonding	Total	
Marina Expansion Construction Costs	\$3,480,000	\$8,120,000	\$11,600,000	
Bond Issuance Fees		<u>\$1,026,000</u>	<u>\$1,026,000</u>	
	\$3,480,000	\$9,146,000	\$12,626,000	
Annual Revenues				
Annual Dockage Fee Revenue	<u>\$1,680,768</u>			
Total		\$1,680,768		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$566,629			
Personnel	\$196,729			
Parking Cost at \$125 per spot	\$111,000			
Maintenance/Service/Materials	<u>\$514,392</u>			
Total		<u>\$1,388,750</u>		
	Net Revenue	\$292,018		



Option 2
Las Olas Marina / Intracoastal Parking Garage
Existing Spaces 513, Proposed Spaces 336
15,000 SF of new retail space within garage

Existing Parking Services Revenue \$350,000

Funding Sources	Beach CRA	Bonding	Total	
Parking Garage Construction Costs	-	\$9,771,300	\$9,771,300	
Bond Issuance Fees	-	<u>\$1,442,312</u>	<u>\$1,442,312</u>	
		\$11,213,612	\$11,213,612	
Annual Revenues				
Annual Transient Parking Revenue	\$342,587			
Parking Lease Revenue (60 retail spaces)	\$90,000			
Marina Contribution (94 leased spaces)	<u>\$140,750</u>			
Total		\$573,337		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$694,725			
Garage Operations & Reserve	<u>\$381,166</u>			
Total		<u>\$1,076,891</u>		
	Net Revenue	-\$503,544		



Option 2
Marina Full Expansion
Existing Dockage 3,427 LF, Proposed Dockage 5,630 LF

Marina Revenue Target \$650,000

Funding Sources	FIND Grant (Typical 30% Reimbursement)	Bonding	Total	
Marina Expansion Construction Costs	\$6,690,000	\$15,610,000	\$22,300,000	
Bond Issuance Fees	=	<u>\$1,955,309</u>	<u>\$1,955,309</u>	
	\$6,690,000	\$17,565,309	\$24,255,309	
Annual Revenues				
Annual Dockage Fee Revenue	<u>\$2,204,550</u>			
Total		\$2,204,550		
Annual Expenditures				
Debt Service (30Yrs at 5% Int)	\$1,051,895			
Personnel	\$216,255			
Parking Cost at \$125 per spot	\$140,750			
Maintenance/Service/Materials	<u>\$655,951</u>			
Total		<u>\$2,064,851</u>		
	Net Revenue	\$139,699		



Marina (Reimbursement) Grant Opportunities

Florida Inland Navigation District (FIND)

- Anticipated FIND contribution up to \$2.0M annually over three years
- Project will qualify for phased funding (engineering and design, construction)
- Funds allocated on October 1 and have 3 years to perform work
- Typical 30% funding on reimbursement basis

Florida Boating Improvement Program (FBIP) – Administered by FWC

- 2009-2010 state appropriated \$1.25M and matched by \$1.8M federal funds
- Received 39 applications and awarded 21 grants
- Requires minimum of 25% matching costs

Boating Infrastructure Grant Program (BIGP) - Administered by the FWC

- Program for transient vessels ≥ 26 ft long
- Requires minimum of 25% matching costs
- Currently no funding caps (Tier 2), but likely to be limited to \$1.5M per project next year



CITY OF FORT LAUDERDALE

Fort Lauderdale Beach Master Plan Projects

Questions / Comments