

**BROWARD BOATING IMPROVEMENT  
PROGRAM  
2011/2012  
GRANT APPLICATION PACKAGE**



**BROWARD COUNTY  
MARINE ADVISORY COMMITTEE**

**BROWARD COUNTY PARKS AND RECREATION  
DIVISION**

**BROWARD COUNTY MARINE ADVISORY COMMITTEE**

**BROWARD BOATING IMPROVEMENT PROGRAM**

**FY 2011/2012 GRANT APPLICATION**

*(PLEASE TYPE)*

For Office Use

Date & Time Received \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant: City of Dania Beach

Project Title: Dania Beach Municipal Marina Renovation Project

Project Liaison Agent: Colin Donnelly

Title: Assistant City Manager

Address: 100 W. Dania Beach Boulevard

Dania Beach, Florida

Zip Code: 33004

Telephone: 954-924-6800

E-mail Address: cdonnelly@ci.dania-beach.fl.us

I hereby certify that the information provided in this application is true and accurate.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PROJECT INFORMATION**

Grant Amount Requested: \$1,410,000.00 Amount of Cash Match: \$1,410,000.00

Funds are Utilized as Match for: FRDAP \_\_\_\_\_ FIND X LWCF \_\_\_\_\_ Other \_\_\_\_\_

Site Control (Check One):

Acquiring \_\_\_\_\_ Leased \_\_\_\_\_ Owned X

If Leased, Date of Expiration of Lease: \_\_\_\_\_

Once completed, will this project be insured? Explain: The City of Dania Beach has liability and property insurance protection for the project once completed.

## PROJECT DESCRIPTION

Is this project a Phase I Grant: \_\_\_\_\_ or a Phase II Grant: X

Brief Project Description: The Dania Beach Municipal Marina Renovation Project consists of improvements to City owned marina facilities that are presently insufficient or in a state of disrepair as follows:

- Replacement of existing fixed/floating dock slips
- New Harbormaster's Office and Restroom/Shower Facility
- New ADA Compliant Gangways
- Upgrade of Dock Power Modules
- Upgrade of Dock Fire Hose Attenuation
- New Marine Pumpout Station
- New Security Kiosks
- New Fish Cleaning Station
- New Lighting

The primary goal of this project is to replace 92 existing dock slips and increase the total number of slips at this facility from 92 to 127 slips by adding 35 day dockage slips. Also, not included in the list above, the project requires replacement of approximately 1,450 lineal feet of vertical seawall at a cost of approximately \$1,015,000.00. While we are not requesting BBIP funds for this element of the project, the cost of the seawall replacement will be off-set with other sources of grant funds including FIND and the Boating Infrastructure Grant Program (BIGP).

Plans for the site will take into consideration the use of LED lighting along the seawall and the adjacent walkway leading to the piers including illumination of the security kiosks. Also, the security kiosks designed along the entry areas to the floating dock piers will have gated access as an added security control feature.

Additionally, the new Harbormaster's Building includes a footprint of approximately 2,200 square feet of required space. This design primarily includes an office area, customer lounge, laundry room, and shower facilities in order to meet public demand for a marina facility planned of this size.

Type and Estimated Cost of Proposed Development by Facility:

<b>Project Elements</b>	<b>Quantity Estimated (Number and /or Footage)</b>	<b>Applicant Cost</b>	<b>BBIP Cost</b>	<b>Total Cost</b>
Dockage	LS	800,000	800,000	1,600,000
Mechanical Equipment	LS	175,000	175,000	350,000
Pilings	LS	75,000	75,000	150,000
Harbormaster Bldg.	2,200 SF	220,000	220,000	440,000
Entry Kiosks	4 ea.	40,000	40,000	80,000
Lighting	LS	50,000	50,000	100,000
Dredging	1,854 cu.yds.	25,000	25,000	50,000
Fish Cleaning Station	LS	25,000	25,000	50,000
<b>Total</b>		<b>\$1,410,000</b>	<b>\$1,410,000</b>	<b>\$2,820,000</b>

Total Acreage of Project Site: 3.6

**PROJECT SCORING QUESTIONS**

**1. Provide information to show proposed or actual use for the project by recreational boaters.**

**a) How is the public usage of this project clearly identified and quantified?**

The Dania Beach Municipal Marina will have all 127 proposed dock slips open to the public on a first-come first-serve basis. This includes 92 dock slips available for rent on a monthly storage basis and an additional 35 slips that will be open for day dockage. There is no designated fee planned for use of the proposed day dockage facilities on the condition that no overnight storage will be permitted. Additionally, monthly storage for vessels in the average size range planned for this marina is approximately 35'. The location of the marina only minutes from the Port Everglades Inlet will be in demand during the winter season (Oct. – April) when occupancy levels should consistently reach 100%. It is anticipated that occupancy levels during the summer months (May – Sept.) will be reduced to approximately 75% on an average basis. Plans are to track the usage of day dockage facilities as they directly correlate to the use of the upland area including, such attractions as, the public beach, Dania Pier, surrounding restaurants and other commercial attractions. Day dockage facilities will also be designed to allow for use by personal watercraft which should significantly expand the customer base.

**b) Discuss the regional and local public benefits and access to be provided by the project.**

There will be no resident versus non-resident fees on local versus regional customers within Broward County or any of the surrounding Counties that would restrict or otherwise limit use of the facility. It is anticipated based on current records that a majority of our customer base will be from Dania Beach and the surrounding Broward County area. Additionally, a relatively small percentage of monthly customers are from outside of the tri-county area and there are a number of tourist based customers that return from different regions of the country during the winter season.

**c) Estimate the amount of total public use.**

It is estimated that our occupancy level for monthly tenants will average out at approximately 89% on an annual basis given the demand for small boat storage in the proximity to the Port Everglades Inlet. It is relatively hard to estimate the occupancy for the day dockage facility as our records are limited in this area. However, due to the geographical location of the new marina with the beach and other attractions previously mentioned, we estimate that the facility will be approximately 30% full the first year.

**d) Can residents from other cities or visitors from other counties reasonably use the project? Explain.**

As previously mentioned our records presently indicate that there are residents from other cities and counties that are presently utilizing our facilities. There are no navigational restrictions for small boat access, geographical impediments or fee restrictions that would place any limitations on use of the facility.

**e) If this is a Phase I project, what will Phase II provide?**

N/A

**2. Describe availability of navigable recreational waterways, including the distances North, East, South and West, with water depth at low tide and bridge clearances at high tide.**

The marina is located just west of the Atlantic Ocean along the south end of Whiskey Creek. Access is provided easterly to the Intracoastal Waterway within a short distance under a fixed bridge that crosses North Ocean Drive with a minimum vertical clearance of approximately 18' MHW, as reported by the Coast Guard. There is sufficient water depth within the navigable areas adjacent to the marina and the Intracoastal Waterway, which has a controlling depth of approximately 10' MLW. There are no bridges heading north from the Intracoastal Waterway to the Port Everglades Inlet, which is within approximately one mile of the marina. Also, located directly south of the marina access canal is the Dania Beach Boulevard Bridge with a minimum vertical clearance of approximately 22' MHW, as reported by the Coast Guard. It is anticipated that size range of boats docked at the marina would not be adversely effected. There is sufficient clearance at high tide under the bridges on the Intracoastal Waterway heading from the marina traveling north or south. The fixed bridge adjacent to the marina with a minimum vertical clearance of 18' MHW does not present a problem for the size range of vessels planned for the new marina that will be traversing through this area.

**a) Will dredging be required to make this project feasible? If so, how much and where is the dredge disposal material going to be deposited?**

The current bathymetric analysis indicates that approximately 1,854 cubic yards of disposal material will have to be dredged in order to reach an average depth of 7.0 NAVD within the marina basin. To the extent feasible, all of the disposal material will be deposited in a local landfill in accord with the terms of the permit.

**3. State how previously awarded old Florida Boating Improvement Program (FBIP) or Broward Boating Improvement Program (BBIP) funds have been effectively spent by the applicant in the past.**

- 1974/75- \$40,000 – Houston Park/Boat Ramp Repairs
  - 1975/76- \$18,115 – Houston Park/Dredging of Service Canal
  - 1977/78- \$33,500 – Houston Park/Dock Construction
  - 1987/88- \$50,000 – Houston Park/Boat Ramp Repairs
  - 1992/93- \$40,000 – I.T. Parker Community Center Park Dock
  - 1993/94- \$50,000 – Whiskey Creek Day Docks
  - 1995/96- \$77,000 – Dania Cut-Off Canal Dredging
  - 1999/00 - \$155,000 – Griffin Marine Park
  - 2000/01- \$49,562 – Whiskey Creek Floating Day Docks
  - 2008/09- \$45,000 – Griffin Marine Park Lighting
  - 2010/11- \$96,250 – Dania Marina Phase I
- TOTAL \$654,427**

**a.) Have any FBIP or BBIP funds been used for the existing devolvement of the proposed project site? If yes, what were the funds used for, and when were they awarded?**

Phase I BBIP funding for design and permitting costs in the amount of \$96,250.00 was awarded on October 27, 2010.

FBIP funding for design and permitting costs in the amount of \$181,293.00 was tentatively awarded on July 1, 2011 pending approval of the grant agreement.

**4. List all available ancillary facilities at the project site such as; restrooms, adequate paved parking, drinking water, pump-out stations, laundry facilities, etc.**

**a) What ancillary facilities is this project proposing?**

The project is proposing the following ancillary facilities:

- Restrooms and Toilets
- Showers
- Laundry Facilities
- Lounge Area
- Pumpout Station

- Drinking/Potable Water
- Shore Side Electric
- Fire Hose Attenuation
- Fish Cleaning Station
- Lighting

**5. List the number of similar boating facilities in the area and their distance from the proposed project.**

There are similar wet storage boating facilities located within the approximate distances of the Dania Beach Municipal Marina as follows:

- Harbor Towne Marina 2 mi.
- Hyatt Regency/Pier 66 Resort & Marina 2.5 mi.
- Loggerhead Club & Marina 3.5 mi.
- Lauderdale Marina 2.5 mi.
- Hollywood Municipal Marina 3 mi.
- Hall of Fame Marina 4.5 mi.
- The Sails Marina 2 mi.
- Bahia Mar Yachting Center 4.5 mi.
- Hilton Fort Lauderdale Marina 2.5 mi.
- City of Fort Lauderdale/Las Olas Marina 5 mi.

**6. Describe who the intended users of the proposed facility are and the number of users the project is anticipated to generate.**

The facility will be primarily used by recreational small boaters with an emphasis on family oriented activities, sport fishing and beach related excursions to the Dania Pier and other beach amenities. The average size range of boats at this facility based on the slip design mix as proposed will be approximately 35', which targets a large segment of registered boaters in Broward County. The average annual occupancy of 89% equates to approximately 29,886 slip days out of a maximum potential of 33,580 slip days occupied per year based on a total of 92 monthly rentals. Additionally, we project that the day dockage facility with a total of 35 slips will generate 30% useage or approximately 3,832 slip days out of a maximum potential of 12,225 slip days on an annual basis.

**7. List all permits required to construct the project and the status of each permit.**

Permits are required from the following agencies:

- U.S. Army Corps of Engineers
- Florida Department of Environmental Protection
- Broward County Environmental Protection and Growth Management Department
- City of Dania Beach

**a) If this is a Phase I project, how long do you anticipate the design, permitting and engineering process to take?**

N/A

**b) Briefly explain the construction techniques to be utilized for this project.**

Precast seawall and floating docks with seawall work being installed from uplands and floating docks from a construction barge.

**c) How are the construction techniques utilized appropriate for the project site?**

All construction techniques will be utilized to complete the construction efficiently and environmentally friendly.

**d) Identify any unusual construction techniques that may increase or decrease the costs of the project, or extend the life of the project.**

All docks will be delivered precast to a secure location on site to help reduce the actual construction cost.

**e) Describe current status of the project and present a reasonable and effective timeline for the completion of the project.**

The project is currently in the design phase with permit applications recently submitted to the regulatory agencies in August 2011. It is anticipated permits will be issued no later



than the summer of 2012. Pending approval of all potential grant agreements in the fall of 2012, we anticipate that plans and bid specifications will be finalized for the project in late summer 2012. Pending no delays bids should be awarded in early Fall 2012 with construction estimated to take approximately six months to completed around the summer of 2013.

**f) Briefly explain any unique aspects of this project that could influence the project timeline.**

None

**8. Describe public access/boating access to the proposed project.**

**a) What is the current level of public access in terms of the number of boat ramps, boat slips and trailer parking spaces, linear feet of docks, restrooms (etc.)?**

Currently the facility has 42 fixed dock slips and 50 floating dock slips equivalent to approximately 16,525 square feet of over-all dockage space. There also is an existing 1,396 square foot Harbormaster's Building with limited office space, men's and women's public restrooms, shower facilities, and storage space. The marina facility is located within the City's Ocean Park, which has over 600 public parking spaces, and is serviced by the Broward County Transit bus service.

**b) How many additional ramps, slips, parking spaces or other public access features will be added by the completion of this project?**

The proposed design of the facility represents a 38% increase in the number of slips or from approximately 92 slips to 127 slips for an increase of 35 additional slips.

**9. Explain user costs, if any, for the proposed project.**

**a) If there are fees charged for the use of this project, please list fee schedule.**

Presently, the dockage rates are approved by the Dania Beach City Commission for storage of vessels are as follows:

Fixed Dock: \$575.00 per month  
Floating Dock: \$350.00 per month

It is anticipated that once the new facility is constructed and up and running the dockage rates will be adjusted based on the results of a dockage rate study to reflect market conditions.

**b) How do these fees compare with fees from similar public & private facilities in the area?**

A majority of the marinas in the surrounding area as listed in question #5 above allow transient or overnight dockage which enables them to structure rates much differently

than the City of Dania Beach. Dockage rates are assessed based on the actual vessel size which is significantly different than a flat monthly storage rate currently imposed by the City of Dania Beach. It is anticipated that once the new marina is constructed there will be a monthly storage fee similar to the existing fee structure in question #9(a) above. The storage rate has yet to be determined, but will be consistent with a number of factors including the scope of amenities, general market conditions and results of a dockage rate study. Also, the study will be designed to determine a percentage of slips that can realistically be set aside in the future for transient boaters with competitive rates compared to surrounding public and private marinas.

**10. Describe the environmental and/or ecological benefits that the proposed project would provide.**

**a) Does the project provide any unique beneficial aspects to the proposed design that would enhance public usage or access, decrease environmental impacts, improve water quality or reduce costs?**

The day dockage concept with no fee for 35 open slips that will be made available on a daily basis should help to enhance public useage due to the geographical location of the facility which provides a unique destination for boaters and family oriented activities.

Also, we anticipate that the proposed sewage pump out station planned for the site will have an indirect impact on the water quality in the marina basin.