

**Florida Inland Navigation District
2019 Waterways Assistance Program**

Watson Island – Phase 2 - Mooring Field

Attachment E-1: Application Checklist



ATTACHMENT E-1.
APPLICATION CHECKLIST 2019
(To be completed by the Applicant)

| | |
|-----------------------|---|
| Project Title: | Watson Island – Phase 2 - Mooring Field |
| Applicant: | City of Miami |

This checklist and the other items listed below in items 1 through 13 constitute your application. The required information shall be submitted in the order listed.

An electronic copy may be emailed to JZimmerman@aicw.org. Application must be received by the deadline, no exceptions.

All information will be printed on 8 ½"x11" paper to be included in agenda books bound by staff.

| | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| 1. District Commissioner Review (prior to March 4th) (NOTE: For District Commissioner initials ONLY!) (District Commissioner must initial the yes line on this checklist for the application to be deemed complete) | <u>TSC</u> | _____ |
| 2. Application Checklist – E-1 (Form No. 90-26, 2 pages) (Form must be signed and dated) | <u>✓</u> | _____ |
| 3. Applicant Info/Project Summary – E-2 (Form No. 90-22, 1 page) (Form must be completed and signed) | <u>✓</u> | _____ |
| 4. Project Information – E-3 (Form No. 90-22a, 1 page) | <u>✓</u> | _____ |
| 5. Application and Evaluation Worksheet – E-4(+) (Form No.91-25) (One proper sub-attachment included, 7 pages) Must answer questions 1-10. No signatures required | <u>✓</u> | _____ |
| 6. Project Cost Estimate – E-5 (Form No. 90-25, 1 page) (Must be on District form) | <u>✓</u> | _____ |
| 7. Project Timeline – E-6 (Form No. 96-10, 1 page) | <u>✓</u> | _____ |
| 8. Official Resolution Form – E-7 (Form No. 90-21, 2 pages) (Resolution must be in District format and include items 1-6) | <u>✓</u> | _____ |

ATTACHMENT E-1 (Continued)

APPLICATION CHECKLIST
(To be completed by the Applicant)

| | <u>YES</u> | <u>NO</u> |
|--|----------------|----------------|
| 9. Attorney's Certification (Land Ownership) – E-8 (Must be on or follow format of Form No. 94-26, (Legal descriptions NOT accepted in lieu of form) | ✓ _____ | _____ _____ |
| 10. County/City Location Map | ✓ _____ | _____ _____ |
| 11. Project Boundary Map | ✓ _____ | _____ _____ |
| 12. Clear & Detailed Site Development Plan Map | _____ _____ | _____ _____ |
| 13. Copies of all Required Permits- ACOE, DEP, WMD (Required of development projects only) | ACOE _____ | DEP _____ |

The undersigned, as applicant, acknowledges that Items 1 through 12 above constitutes a complete application and that this information is due in the District office no later than 4:30 PM, March 29, 2019. By May 24, 2019 my application must be deemed complete (except for permits) or it will be removed from any further consideration by the District. I also acknowledge that the information in Item 13 is due to the District no later than September 15, 2019. If the information in Item 13 is not submitted to the District office by September 15, 2019, I am aware that my application will be removed from any further funding consideration by the District.

LIAISON: Lillian Blondet TITLE: Director, Office of Grants Administration


** SIGNATURE - PROJECT LIAISON **

3/27/19
DATE

| FIND OFFICE USE ONLY | |
|------------------------------------|------------------------------|
| Date Received: | _____ |
| Local FIND Commissioner Review: | _____ |
| All Required Supporting Documents: | _____ |
| Applicant Eligibility: | _____ |
| Project Eligibility: | _____ Available Score: _____ |
| Compliance with Rule 66B-2 F.A.C.: | _____ |
| Eligibility of Project Cost: | _____ |

**Florida Inland Navigation District
2019 Waterways Assistance Program**

Watson Island – Phase 2 - Mooring Field

Attachment E-2: Applicant Information/ Project Summary




ATTACHMENT E-2

**WATERWAYS ASSISTANCE PROGRAM FY 2018
PROJECT APPLICATION
APPLICANT INFORMATION – PROJECT SUMMARY**

| | | | |
|--|--|------------------|---------------------------------|
| APPLICANT INFORMATION | | | |
| Applicant: City of Miami | | | |
| Department: Department of Real Estate and Development- DREAM | | | |
| Project Title: Watson Island - Phase 2 - Mooring Field | | | |
| Project Director: Andrew Schimmel | | Title: | Senior Project Representative |
| Project Liaison: <i>(if different from Project)</i> Lillian Blondet | | Title: | Director, Grants Administration |
| Mailing Address: 444 S.W. 2 nd Avenue, 5 th Floor | | | |
| City: Miami | | Zip Code: | 33130 |
| Email Address: lblondet@miamigov.com | | Phone #: | 305-416-1536 |
| Project Address: 1001 MacArthur Causeway, Miami, FL 33132 | | | |

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

SIGNATURE:  DATE: 3/27/19

PROJECT NARRATIVE (Please summarize the project in space provided below in 2 paragraphs or less.)

This project involves phase 2 activities and will consist of construction of a 100 vessel managed mooring field offshore from Watson Island. This area does not currently have a mooring field and is populated by an unregulated, unmanaged anchorage. The area is directly adjacent to the Atlantic Intracoastal Waterway (AICW) and offers direct access to Biscayne Bay and the Atlantic Ocean, making the location a valuable resource for the boating public.

Phase 1 of this project was entitled Design and Permitting of mooring facility offshore from Watson Island.

**Florida Inland Navigation District
2019 Waterways Assistance Program**

Watson Island – Phase 2 - Mooring Field

Attachment E-3: Project Information



ATTACHMENT E-3 - PROJECT INFORMATION 2019

| | | | |
|---|--|---|--|
| Applicant: City of Miami | | Project Title: Watson Island - Phase 2 – Mooring Field | |
| Total Project Cost: \$750,000 | FIND Funding Requested: \$375,000 | % of Total Cost: 50% | |
| Amount and Source of Applicant's Matching Funds: | The City of Miami is allocating matching funds in the amount of \$375,000 or 50% of the total eligible project costs. These matching funds are currently available from 10% of City of Miami Marinas revenue. Matching funds are earmarked under DREAM Project #40-B70047. | | |

1. Ownership of Project Site (check one): Own: Leased: Other:

2. If leased or other, please describe lease or terms and conditions:

The City of Miami has ownership of Watson Island, as described in Deed No. 19447. The mooring field will be built over City-owned submerged land, as well as State-owned submerged land. The City-owned parcel, within the mooring field, is the area to the southwest. The middle of the mooring field is over State-owned submerged land.

3. Has the District previously provided assistance funding to this project or site? Yes: No:

4. If yes, please list:

In FY 2016, phase 1 of this project entitled Design and Permitting of mooring facility offshore from Watson Island, was awarded \$75,000 from the District.

5. 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 boardwalk (etc.)? (as applicable):

Currently, there are no facilities providing public access.

6. How many additional ramps, slips, parking spaces or other access features will be added by this project?

Access for 100 vessels will be added with the new mooring field.

7. Are fees charged for the use of this project? No Yes **

**If yes, please attach additional documentation of fees and how they compare with fees from similar public & private facilities in the area.

Please list all Environmental Resource Permits required for this project:

| AGENCY | Yes / No / N/A | Date Applied For | Date Received |
|--------|----------------|------------------|----------------------------|
| WMD | N/A | N/A | N/A |
| DEP | Yes | 08/21/18 | To be received by 09/15/19 |
| ACOE | Yes | 09/4/2018 | 12/18/18 |

**Florida Inland Navigation District
2019 Waterways Assistance Program**

Watson Island – Phase 2 - Mooring Field

Attachments E-4 and E-4A: Application and Evaluation Worksheet



ATTACHMENT E-4

**WATERWAYS ASSISTANCE PROGRAM
APPLICATION AND EVALUATION WORKSHEET**

DIRECTIONS: All applicants will complete questions 1 through 6, and then based on the type of project, complete one and only one subsection (E-4A, B, C, D or E) for questions 7-10.

****Please keep your answers brief and do not change the pagination of Attachment E-4****

All other sub-attachments that are not applicable to an applicant's project should not be included in the submitted application.

| | |
|-----------------------|---|
| Project Title: | Watson Island - Phase 2 – Mooring Field |
| Applicant: | City of Miami |

1) PRIORITY LIST:

- a) **Denote the priority list category of this project from Attachment C in the application.** (The application may only be of **one** type based upon the predominant cost of the project elements.)

Priority 8 – Acquisition, dredging, shoreline stabilization and development of public boat docking and mooring facilities.

- b) **Explain how the project fits this priority category.**

The proposed project will allow the City of Miami to develop public mooring facilities for recreational and commercial boaters utilizing the area offshore of Watson Island and the nearby AICW.

(For reviewer only)

Max. Available Score for application _____

Question 1. Range of Score (1 to ___ points)

2) WATERWAY RELATIONSHIP:

- a) **Explain how the project relates to the ICW and the mission of the Navigation District.**

This project supports the mission of the Navigational District by providing increased access to the AICW and recreation for boaters navigating the AICW. The project aligns directly with its mission to provide for local governmental waterway improvement projects.

- b) **What public access or navigational benefit to the ICW or adjoining waterway will result from this project?**

The project, located offshore from 1001 MacArthur Causeway, Miami, FL 33132 on the Atlantic ICW, will provide improved public access into Biscayne Bay and the nearby AICW. It will also promote the use of the waters that lead to the AICW.

(For reviewer only)
(1-6 points)

3) PUBLIC USAGE & BENEFITS:

- a) **How is the public usage of this project clearly identified and quantified? Estimate the amount of total public use.**

The City of Miami estimates that the proposed facilities developed will have mooring fields available for public use for up to 100 vessels benefiting from this project. One hundred percent (100%) of the mooring field will be accessible to transient boaters.

- b) **Discuss the regional and local public benefits that will be provided by the project. Can residents from other counties of the District reasonably access and use the project? Explain.**

The City of Miami estimates that the proposed facilities developed will have mooring fields available for public use for up to 100 vessels benefiting from this project. One hundred percent (100%) of the mooring field will be accessible to transient boaters.

- c) **Are there any restrictions placed on commercial access or use of this site?**

There are no restrictions placed on commercial access or use of this site.

(For reviewer only)
(1-8 points)

4) TIMELINESS

- a) **Describe current status of the project and present a reasonable and effective timeline for the completion of the project consistent with Attachment E-6.**

Design documents are complete. Hydrographic surveys have been conducted and permit applications are in the process of being completed. The estimated timeline for this project is 16 months and will include:

Months 1 – 6: contract execution and procurement and

Months 7 – 16: commencement and completion of construction.

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

There are no unique aspects of the project that could influence the timeline.

(For reviewer only)
(1-3 points)

5) COSTS & EFFICIENCY:

- a) **List funding sources and the status and amount of the corresponding funding that will be utilized to complete this project.**

Matching funds for the construction of the mooring field for Watson Island will be available under DREAM Project #40-B70047 from future marina revenues. The City is allocating the matching funds of \$375,000, or fifty percent (50%) of the total eligible project cost.

- b) **Identify and describe any project costs that may be increased because of the materials utilized or specific site conditions.**

There are no anticipated increased costs.

- c) **Describe any methods to be utilized to increase the cost efficiency of this project.**

The City will use local distributors and contractors per procurement policy and standards to maximize efficiency.

- d) **If there are any fees associated with the use of this facility, please detail. In addition, please provide a listing of the fees charged by similar facilities, public and private, in the project area.**

There will be fees associated with the use of this facility once the mooring field is constructed. Fees will be comparable to similar facilities near the project area. City of Miami Marina's currently charge \$27.25/ night mooring fee. Please see attached list titled "Wet Slip Rate Comparison" currently offered at the City of Miami's mooring facilities and other non- city facilities near the project area.

(For reviewer only)
(1-6 points)

6) PROJECT VIABILITY:

- a) **What specific need in the community does this project fill? Is this project referenced or incorporated in an existing maritime management, public assess or comp plan?**

Miami's proximity to the AICW, Atlantic Ocean and the Caribbean generates high levels of boater traffic. Local, visiting and transient boaters need affordable, safe and convenient docking facilities. This project would meet this demand, creating a 100 vessel mooring facility offshore from Watson Island. This project is not incorporated in an existing comp plan or public assessment plan.

- b) **Clearly demonstrate how the project will continue to be maintained and funded after District funding is completed.**

Ten percent of all marinas revenues collected annually are placed into a special account to fund capital repair and improvement projects at our facilities. The 10% Set Aside is factored out each year. This "10% Set Aside" is solely from dockage revenues and is restricted for use in the City's marinas. The 10% is typically earmarked for specific projects (for example, piling/pier replacement, electrical repairs, vessel repairs, equipment purchases, etc.).

These funds will cover the on-going maintenance of the mooring field included in this FIND project. The City does not maintain an Enterprise Fund.

- c) **Will the program result in significant and lasting benefits? Explain.**

The completion of the new mooring field will substantially mitigate the long-standing environmental problems that have been caused by unsafe anchoring and discharge practices. The City's commitment to the facility's ongoing maintenance and monitoring through best management practices will help ensure that the improvements continue to garner this benefit. Local, regional and transient boaters will experience long-lasting benefits of a mooring field in a high-demand area where navigational safety and maritime infrastructure are preserved.

- d) **Please describe any environmental benefits associated with this project.**

A proper mooring facility works to eliminate water quality degradation, derelict vessels, generation of trash and seagrass damage; the mooring field will be ecologically and habitat friendly. It will also allow marine patrol to enforce regulations.

(For reviewer only)
(1-7 points)

SUB-TOTAL _____

**ATTACHMENT E-4A
DEVELOPMENT & CONSTRUCTION PROJECTS**

**WATERWAYS ASSISTANCE PROGRAM
APPLICATION AND EVALUATION WORKSHEET**

THIS ATTACHMENT IS TO BE COMPLETED IF YOUR PROJECT IS A
DEVELOPMENT OR CONSTRUCTION PROJECT BUT IS NOT AN INLET
MANAGEMENT OR BEACH RENOURISHMENT PROJECT.

7) PERMITTING:

- a) **Have all required environmental permits been applied for? (USACE, DEP and WMD)
If permits are NOT required, explain why not.**

All permits were applied for by September 2018 and have been received with the exception of DEP. The application for the DEP permit has been executed and we are awaiting to receive the permit from the State. Because a portion of the mooring field will be over State-owned land, the City is required to present a plan to the State in order to receive the DEP permit. The City anticipates that all environmental permits, including the DEP permit, will be acquired by September 15, 2019.

- b) **If the project is a Phase I project, list the tasks scheduled to obtain the necessary permits and engineering work and provide a general cost estimate for the future Phase II work.**

Not applicable.

- c) **Detail any significant impediments that may have been identified that would potentially delay the timely issuance of the required permits.**

No impediments are anticipated.

*(For reviewer only)
(1-4 points)*

8) PROJECT DESIGN:

- a) **Has the design work been completed? If this is a Phase I project, has a preliminary design been developed?**

Yes, the design work has been completed.

- b) **Are there unique beneficial aspects to the proposed design that enhance public usage or access, minimize environmental impacts, improve water quality or reduce costs?**

The project is designed with a unique, environmentally-friendly mooring system, which will allow minimal disturbances to seagrass beds and the bay bottom, and will save the long-term costs of removing derelict vessels caused by inappropriate mooring. Installation of pump out services for the mooring facility will increase public health and reduce environmental impacts.

(For reviewer only)
(1-2 points)

9) CONSTRUCTION TECHNIQUES:

- a) **Briefly explain the construction techniques to be utilized for this project. If a Phase 1, elaborate on potential techniques.**

The City will be constructing moorings utilizing techniques that comply with the Florida Building Code and marine construction regulations.

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

The construction techniques will involve materials that are well suited to South Florida weather conditions. The construction techniques will significantly minimize the environmental impact to surrounding seagrass beds and the sensitive bay bottom. The City will enclose any polystyrene products and construction materials to protect the environment.

- c) **Identify any unusual construction techniques that may increase or decrease the costs of the project.**

The timing of the construction will occur during non-hurricane season months, which will help to prevent any damage to the construction and ultimately keep costs lower. Additionally, the construction techniques will be determined by the design engineer to be the highest quality and most cost effective mooring system available.

(For reviewer only)
(1-3 points)

10) CONSTRUCTION MATERIALS:

- a) **List the materials to be utilized for this project. What is the design life of the proposed materials compared to other available materials?**

The anchor for the mooring buoys shall be the Hemken embedment auger type anchor, capable of holding up to 18,000 pounds for 3 minutes. The ropes will be made of polyester. The proposed materials will have a design life of 30 years.

- b) **Identify any unique construction materials that may significantly alter the project costs.**

None are anticipated.

(For reviewer only)
(1-3 points)

RATING POINT
TOTAL _____

(Note: The total maximum score possible is dependent upon the project priority category but cannot exceed 50 points unless the project qualifies as an emergency-related project. The minimum score possible is 10 points. A score of 35 points or more is required to be considered for funding.)

**Florida Inland Navigation District
2019 Waterways Assistance Program**

Watson Island – Phase 2 - Mooring Field

Attachment E-5: Project Cost Estimate



ATTACHMENT E-5

**FLORIDA INLAND NAVIGATION DISTRICT
ASSISTANCE PROGRAM 2019**

PROJECT COST ESTIMATE

(See Rule Section 66B-2.005 & 2.008 for eligibility and funding ratios)

| | |
|-----------------------|---|
| Project Title: | Watson Island – Phase 2 - Mooring Field |
| Applicant: | City of Miami |

| Project Elements <i>(Please list the MAJOR project elements and provide general costs for each one. For Phase I Projects, please list the major elements and products expected)</i> | Quantity or Total Estimated Cost <i>(Number and/or Footage etc.)</i> | Applicant's Cost <i>(To the nearest \$50)</i> | FIND Cost <i>(To the nearest \$50)</i> |
|---|--|---|--|
| Site Debris Removal | \$250,000 | \$125,000 | \$125,000 |
| Drilling, and equipment install per mooring ball/anchor | \$500,000 | \$250,000 | \$250,000 |

| | | | |
|-------------------|------------------|------------------|------------------|
| **TOTALS = | \$750,000 | \$375,000 | \$375,000 |
|-------------------|------------------|------------------|------------------|

**Florida Inland Navigation District
2019 Waterways Assistance Program**

Watson Island – Phase 2 - Mooring Field

Attachment E-6: Project Timeline



**ATTACHMENT E-6
WATERWAYS ASSISTANCE PROGRAM 2019**

PROJECT TIMELINE

| | |
|-----------------------|---|
| Project Title: | Watson Island - Phase 2 – Mooring Field |
| Applicant: | City of Miami |

The applicant is to present a detailed timeline on the accomplishment of the components of the proposed project including, as applicable, completion dates for: permitting, design, bidding, applicant approvals, initiation of construction and completion of construction.

NOTE: All funded activities must begin AFTER October 1st
(or be consistent with Rule 66B-2.005(3) - Pre-agreement expenses)

| | | |
|-------------------------------------|-----------|---------------------------|
| Contract Execution & Procurement | 6 months | October 2019 - April 2020 |
| Construction | 10 months | May 2020 - February 2021 |