

**BROWARD COUNTY MARINE ADVISORY COMMITTEE
BROWARD BOATING IMPROVEMENT PROGRAM**

FY 2023/2024 GRANT APPLICATION

(PLEASE TYPE)

For Office Use:

Date & Time Received _____

APPLICANT INFORMATION

Applicant: City Of Fort Lauderdale

Project Title: Cooley's Landing Marina Dock Replacement

Project Liaison Agent: Jonathan Luscomb

Title: Marine Facilities Supervisor

Address: 450 South West Ave.

Fort Lauderdale, Florida Zip Code: 33312

Telephone: 954-828-5343

E-mail Address: jluscomb@fortlauderdale.gov

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

Signature: _____ Date: _____

Greg Chavarria, City Manager

PROJECT INFORMATION

Grant Amount Requested: \$ 600,000 Amount of Cash Match: \$ 600,000

Funds are Utilized as Match for: FRDAP _____ FIND XX LWCF _____ Other _____

Site Control (Check One):

Acquiring _____ Leased _____ Owned XX

If Leased, Date of Expiration of Lease: _____

Once completed, will this project be insured? Explain: Yes, the City of Fort Lauderdale is self-insured.

PROJECT DESCRIPTION

Is this project a Phase I Grant: _____ or a Phase II Grant: XX

Brief Project Description: The Cooley's Landing Marina opened around 1993.

The marina is comprised of 30 slips which accomodate smaller yachts of 50' and less. Also located at Cooley's Landing are 3 boat launch ramps and a comfort station with restrooms , showers and laundry facilities.

The marina is constructed using pressure treated pine decking and support stringers, CCA pilings and prestressed concrete pilings which support the finger piers. There is a marginal dock built over the seawall cap and 16 finger piers extending perpendicularly from the marginal dock. Each slip has utility pedestals which provide water, phone and CATV / WIFI.

This project will consist of raising the seawal cap and replacing the entire marina in its current configuration using the same materials and the addition of composite decking to increase project sustainability. There are Restrooms, showers, laundry facilities, free WiFi, a customer lounge and an office at the location.

The project has been estimated to cost \$1,200,000.

Type and Estimated Cost of Proposed Development by Facility:

Project Elements	Quantity Estimated (Number and /or Footage)	Applicant Cost	BBIP Cost	Total Cost
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Please see attached detail of project elements and cost estimates. Exhibit A

Total		\$	\$	\$
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Total Acreage of Project Site: 2.54

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?
- b) Discuss the regional and local public benefits and access to be provided by the project.
- c) Estimate the amount of total public use.
- d) Can residents from other cities or visitors from other counties reasonably use the project? Explain.
- e) If this is a Phase I project, what will Phase II provide?

- a) Cooley's Landing is open to the recreational boating public on a first-come-first served basis.
- b.) Boaters from all over South Florida can avail themselves to Cooley's Landing Marina and the launch ramps.
- c.) Occupancy runs with the market. Occupancy percentages are tracked monthly and have been as low as 62% and over 100%. Daily transient visitors average about 10 per month. Any stay less than 30 days is considered transient. 23 of 30 slips are year round contracts at this time.
- d.) Yes, we will accommodate any vessel 50' or less on a first-come-first served basis.
- e.) This is a Phase II project. It will provide new marina docking facilities for vessels, mostly mono hulls, less than 50' feet length over all.

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.

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?

2. Cooleys Landing sits on the North bank New River and is split by the Marshall Bridge (SE 7th Ave).

The river runs east/west and flows into the ICW, which is about 2.5 miles east. The ICW runs north/south and connects to the Atlantic Ocean via Port Everglades in about a mile from the New River and ICW junction.

There are 3 bascule bridges and one train bridge crossing down river from the marina. The train crossing clearance is approximately 4' when the bridge is down. The vehicular bridges are about 16' at high tide at their lowest clearance point and about 20' in the center clearance point.

The river's depth at low tide varies, however 6'- 7' draft vessels seem to easily navigate during those tides

a.) No dredging will be performed for this project.

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.

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

BBIP has awarded \$3,600,000 for public projects over the years to the City. Funding has supported the New River Downtown floating docks for small boats, renovation of the George English Park ramp staging docks, replacement of the Cooley's Landing Boat Ramps, Renovation of the 15th Street Boat Ramp and Derelict Vessel Removal to briefly name a few.

BBIP Funded the Cooley's Landing Ramp (3) in 2009/2010 for \$218,545.

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

a) What ancillary boating facilities is this project proposing?

Currently, there are restrooms, laundry facilities, adequate parking, potable water service, electric service and Pumpout services. The ancillary facilities will be renovated as well, but through a Parks Bond. It will include renovated restrooms, showers and marina offices. Part of this project will be improved and new plumbing for 3 sewage pump-out systems. The systems themselves will be upgraded utilizing grants from the State of Florida's Clean Vessel Act grant program. Included in this project will be the raising of the seawall at the marinas and the launch ramps to raise the height of the facility and accommodate increased tidal levels at high tide.

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

a) Is this project meeting an un-met demand?

Cooley's Landing is a small boat marina. Within a 3 mile radius there are yacht repair facilities and Marinas who market to and can accommodate larger vessels. There is the New River Downtown Docks Marina Bay, Lauderdale Marine Center, South Fork Marina, Marina Mile, Yacht Haven, Sea Haven Marina, Las Olas Marina, Lauderdale Marina, Bahi Mar, and Pier 66.

a.) Yes, it is a very reasonably priced facility which accommodates small yachts. The market in Fort Lauderdale is aiming toward large vessels and mega-yachts as illustrated by the marina redevelopments state wide. Cooley's landing can't do that due to its location on the River and it sits in a park.

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

Literally it is "Betty and Bob Boater". 23 of the 30 slips are annual lease holders now, which means they are local City and County residents; some of which liveaboard. A transient is considered to stay 1 month or less, but we accommodate winter seasonals and quarterly visitors also. We average about 10-12 transients per month, most visit the Downtown area, to provision, or do minor repairs as they cruise.

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

- a) If this is a Phase I project, how long do you anticipate the design, permitting and engineering process to take?
- b) Briefly explain the construction techniques to be utilized for this project.
- c) How are the construction techniques utilized appropriate for the project site?
- d) Identify any unusual construction techniques that may increase or decrease the costs of the project, or extend the life of the project.
- e) Describe current status of the project and present a reasonable and effective timeline for the completion of the project.
- f) Briefly explain any unique aspects of this project that could influence the project timeline.

Broward County Environmental Resource General License, Florida Department of Environmental Protection (maybe), City of Fort Lauderdale building department.

- a.) This is a Phase II Project, Design is complete and permits will be applied for and obtained prior to Construction to those agencies which require them.
- b.) The construction techniques will be nothing unusual. The existing seawall will be raised by constructing a new cap around and on top of the old one. Some aspects will be performed from a barge or landside.
- c.) The construction technique will be typical for constructing a marina, small pile driving, forming and pouring concrete, etc. Very similar to the techniques used to build the original Cooley's Landing.
- d.) No unusual construction techniques are expected to increase project costs.
- e.) The project has not started yet. Once funding is in place we expect bid packages to be released Mid-year 2024. Construction is expected to begin spring 2025 and be completed by Spring 2026.
- f.) There are no unique aspects of the project which would effect the timeline to completion.

8. Describe public access and 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.)?
- b) How many additional ramps, slips, parking spaces or other public access features will be added by the completion of this project?
- c) Is there 24-hour public and handicap access to the project site?

The marina is open to the public 7 days per week 365 days per year first-come-first-served as required by its Submerged Sovereign Land Lease with the State of Florida.

- a.) The Facility has 3 public launch ramps, 30 boat slips, 18 trailer/rig parking spaces, 1280 linear feet of dock space, 2 public restrooms and a comfort station for marina patrons which includes showers, laundry and restrooms.
- b.) No additional slips, parking spaces or amenities will be added. The site is already fully developed.
- c.) There are two 24-hour public handicap accessible parking spaces. The public restrooms are closed between 9 pm and 6 am due to vandalism. There is 24 hour handicap access to the marina's comfort station.

9. Explain user costs such as parking and launching fees, if any, for the proposed project.

- a) If there are fees charged for the use of this project, please list fee schedule.
- b) How do these fees compare with fees from similar public & private facilities in the area?

Use of the launch ramp is free, parking fees are \$3.00 per hour. Slip fees are charged to tie up to the marina's dock by a daily per foot per day rate depending on length of stay.

- a.) Please see the attached current rate schedule.
- b.) The City conducts a rate survey twice per year and adjusts to the market area. Cooley's Landing Marina is traditionally priced at the bottom of the market.

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?

Construction plans include decking the docks and finger piers with environmentally sustainable materials such as composite decking which will reduce the use of wood planking and reduce maintenance. Also, a new sewage pump out system will be installed increasing convenience and frequency of use.

The City does not charge for sewage removal system use at any of its facilities.

BBIP GRANT APPLICATION EXHIBIT - A 2022 / 2023

Project Elements	Quantity Estimated Number/Footage	Applicant Cost	BBIP Cost	Total Cost	
1	Remove and replace Marginal Dock Remove and replace 12 finger piers Remove and replace 2 finger piers Remove and replace 1 finger pier Remove and replace 1 finger pier	612' X 8' 30' x 5' 40' x 5' 30' x 6' 20' x 7'			
A.	Remove all material from site				
B.	Reuse existing concrete piling				
C.	3" x 10" stringers and cross stringers				
D.	5/8" x 6" stainless steel wedge anchors				
E.	2" x 6" composite deck boards				
F.	Work does not include burners' ladders, cleats, or dressing of piling above deck				
2	Raise Sewall Cap	730' x 3" x 18"	\$ 245,000.00	\$ 245,000.00	\$ 490,000.00
3	Raise boat ramp pier cap 12"	330' x 3" x 3'	\$ 100,000.00	\$ 100,000.00	\$ 200,000.00
4	Remove Electric and Reinstall as follows: A. (16) Marina Equipment pedestals B. (16) GFH 120/240v circuits C. (16) Ground Fault Monitors D. (6) 120/24v 225amp sgl PH NEMA - 3 distribution panels E. (1) Existing Main Distribution Panel F. (1) Re Use Existing 120/240v, 225 amp, sgl. PH underground circuits.		\$ 70,000.00	\$ 70,000.00	\$ 140,000.00
5	Remove Plumbing and sewer and replace as follows A. Cap sewer and water during construction B. Install new 4" Sch. 40 PVC Sewer Drain Lines/ball valves C. Install 1" PVC Sch. 40 Water Lines D. Fire Cabinets to remain untouched	910' 1390'	\$ 27,500.00	\$ 27,500.00	\$ 55,000.00
	Engineering and Permitting	1	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00
Total			\$ 600,000.00	\$ 600,000.00	\$ 1,200,000.00



RATES, FEES AND CHARGES
LONG TERM, TRANSIENT AND DAY DOCKAGE
Dockage is billed at a minimum of 30 feet at all facilities

SUMMER RATES 2022
(June 1, 2022 through September 30, 2022)
DOCKAGE PER FOOT / PER DAY

(Rates Subject to Florida Sales Tax of 7%)

Rates change 10/1/22

COOLEY'S LANDING MARINA

Vessel Lengths	Daily	Monthly	Annual
30' to 39'	1.93	1.64	1.05
40' to 49'	1.98	1.68	1.09

(Annual Rate requires a 31 day deposit with utilities)

NEW RIVER / DOWNTOWN DOCKS

Vessel Lengths	Daily	Monthly	Annual
30' to 39'	1.93	1.64	1.05
40' to 49'	1.98	1.68	1.09
50' to 59'	2.20	1.87	1.23
60' to 69'	2.26	1.92	1.25
70' to 79'	2.73	2.32	1.52
80' to 89'	2.87	2.44	1.59
90' to 99'	3.45	2.93	1.92
100' to 109'	3.76	3.20	2.07
110' to 119'	3.91	3.32	2.16
120' to 129'	4.04	3.43	2.24
130' and longer	4.19	3.56	2.32

Fuel Dock	1 day's dockage	Complimentary to in-house City-Marine Facilities' guests
Charter pick up / drop off	1 day's dockage	

Rates at Cooley's Landing are calculated based on the vessels overall length or slip size. Whichever is greater.

BOAT US MEMBERS: Equivalent to the monthly rate for a maximum of 10 days per calendar year. Not applicable for use at the fuel dock, holidays, and special events

DAILY UTILITIES - PER CORD / PER FOOT / PER DAY
DAILY, MONTHLY, 3-MONTH, 6-MONTH AND ANNUAL

Minimum Utilities: No Electrical Service	\$.05 per foot per day
Single 30 amp	\$.10 per foot per day
Single 50 amp	\$.20 per foot per day
Single 100 amp	\$.35 per foot per day
Single 208v 3-phase	\$.45 per foot per day
Single 480v 3-phase	\$.65 per foot per day
Utility fees include: Electric - Water - Trash - WiFi	

ANNUAL RATE: A deposit equal to 31 days with utilities is required to secure the annual rate.

COMFORT STATION KEY DEPOSIT: \$50.00 Security Deposit per terms of Key Deposit Agreement

PARKING PERMITS: Parking permits are available to registered customers

PUMP-OUT AND FUELING: Pump-out services are complimentary to the public at the City marinas. Fueling by truck is available at slip SNR-43 on the Downtown Docks. This service is complimentary to in-house guests of the City Marine Facilities, all other vessels are subject to one night dockage at the daily rate. Please call the Downtown office (954-828-5423) to make arrangements for the slip. The fuel supplier must have proper spill insurance and equipment prior to fueling.

CHECK OUT: Check out time is noon. If a late check out is required, contact the Dockmaster's Office and refer to "Day Dockage Rates" for charges

RATES : Rates are subject to change without notice

Marine Facilities	954-828-5423	LuisV@fortlauderdale.gov
Cooley's Landing Marina	954-828-4626	TimN@fortlauderdale.gov
New River Downtown	954-828-5423	TimN@fortlauderdale.gov

