



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

f ① ✓ 3/15/17 ②
RUSH

Today's Date: 2/22/17

DOCUMENT TITLE: FIND Grant Application – Bill Keith Preserve – Shoreline Stabilization

COMM. MTG. DATE: 2/21/17 CAM #: 17-0137 ITEM #: CR-8 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Shaniece Louis / Ext. 5036

CIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

2) City Attorney's Office # of originals attached: 2 / Approved as to Form: ☒ YES ☐ NO

Date to CCO: 3/13/17
2/22/17

LS
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Gina Ri/CMO/X5013 Date: 3/14/17

4) City Manager's Office: CMO LOG #: MMR UC Date received from CCO: _____

Assigned to: L. FELDMAN ☒ S. HAWTHORNE ☐ C. LAGERBLOOM ☐
L. FELDMAN as CRA Executive Director ☐

☐ APPROVED FOR LEE FELDMAN'S SIGNATURE ☐ N/A FOR L. FELDMAN TO SIGN

PER ACM: S. HAWTHORNE _____ (Initial/Date) C. LAGERBLOOM _____
(Initial/Date) ☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward _____ originals to ☐ Mayor ☒ CCO Date: 3/15/17

5) Mayor/CRA Chairman: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

INSTRUCTIONS TO CLERK'S OFFICE

City Clerk: Retains 0 original and forwards 1 original(s) to: Jonathan Luscomb / Parks & Rec/ Ext. 5343 (Name/Dept/Ext)

Attach 1 certified Reso # 17-36 ☒ YES ☐ NO Original Route form to CAO

****please email an executed copy to Shaniece Louis****

CITY CLERK

ATTACHMENT E-1.
APPLICATION CHECKLIST 2017

2017 MAR 23 PM 1:18

(To be completed by the Applicant)

Project Title:	Bill Keith Preserve Shoreline Restoration Phase I Design and Permitting
Applicant:	City of Fort Lauderdale

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.

Any additional information submitted by the applicant is subject to being removed from the package by District staff prior to presentation to the District Board because of reproduction and space considerations.

A completed hardcopy of the application may be mailed to: FIND, 1314 Marcinski Rd., Jupiter, FL 33477 or an electronic copy may be emailed to JZimmerman@aicw.org. Application must be received by the deadline, no exceptions.

All information is required to be on 8 1/2" x 11" paper so they may be included in agenda books bound by staff.

	<u>YES</u>	<u>NO</u>
1. District Commissioner Review (prior to March 3rd) (NOTE: For District Commissioner initials ONLY!) (District Commissioner must initial the yes line on this checklist for the application to be deemed complete)	<u>JKK</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>	_____

0137
19-033

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)	<u>x</u>	<u> </u>
10. County/City Location Map	<u>✓</u>	<u> </u>
11. Project Boundary Map	<u>✓</u>	<u> </u>
12. Clear & Detailed Site Development Plan Map	<u>✓</u>	<u>X</u>
13. Copies of all Required Permits (Required of development projects only)	<u> </u>	<u>x</u>

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 31, 2017. By May 26, 2017 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 20, 2017. If the information in Item 13 is not submitted to the District office by September 20, 2017, I am aware that my application will be removed from any further funding consideration by the District.

LIAISON: Jonathan Luscomb TITLE: Supervisor of Marine Facilities


** SIGNATURE - PROJECT LIAISON **

3-17-2017
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: _____

ATTACHMENT E-2

WATERWAYS ASSISTANCE PROGRAM FY 2017 PROJECT APPLICATION APPLICANT INFORMATION – PROJECT SUMMARY

APPLICANT INFORMATION			
Applicant:	City of Fort Lauderdale		
Department:	Parks and Recreation		
Project Title:	Bill Keith Preserve Shoreline Restoration Phase I Design and Permitting		
Project Director:	Lee R. Feldman	Title:	City Manager
Project Liaison: <small>(if different from Project Director)</small>	Jonathan Luscomb	Title:	Supervisor of Marine Facilities
Mailing Address:	2 South New River Drive		
City:	Fort Lauderdale	Zip Code:	33301
Email Address:	jluscomb@fortlauderdale.gov	Phone #:	954-828-5354
Project Address:	1720 S.W. 17th Street, Fort Lauderdale, FL 33304		

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

SIGNATURE: _____

DATE: _____

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

The Bill Keith Preserve is a 4 acre natural area located along the South Fork of New River just East of the I-95 overpass in Fort Lauderdale. In 2005, the land was purchased by Broward County and leased to the City. The preserve was created by the City of Fort Lauderdale, area neighbors and the Shady Banks Association. Over time, wakes created by vessel traffic along that stretch of the river has significantly eroded and scoured the shoreline in the preserve. The project will consist of designing and obtaining permits to build lasting shoreline stabilization, which may include grading, filling and constructing a revetment along the areas prone to scouring and erosion along shore line of the park.

ATTACHMENT E-3 - PROJECT INFORMATION 2017

Applicant:	City of Fort Lauderdale	Project Title:	Bill Keith Preserve Shoreline Restoration		
Total Project Cost: \$	120,000	FIND Funding Requested: \$	60,000	% of Total Cost:	60,000
Amount and Source of Applicant's Matching Funds:	City of Fort Lauderdale FY2018 CIP Budget				

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

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

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

4. If yes, please list:

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):

Bill Keith Preserve passive park on the banks of the New River offering parking, a canoe and Kayak landing, picnic tables, a nature trail, Pavilion, boardwalk and observation deck. The park is open to the public during daylight hours.

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

A revetment will preserve the beach from scouring, provide shoreline stabilization, erosion control and aquatic habitat.

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 Recieved
WMD	Y		
DEP	Y		
ACOE	Y		
COUNTY / CITY	Y		

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:	Bill Keith Preserve Shoreline Restoration Phase I Design and Permitting
Applicant:	City of Fort Lauderdale

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.)

12: Public Waterfront Park and associated improvements

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

Bill Keith Preserve is a passive park on the banks of the New River offering parking, a canoe and kayak landing, picnic tables, a nature trail, Pavilion, boardwalk and observation deck. Shoreline stabilization is an improvement adding habitat and longevity to the shoreline.

(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.

The South Fork of the New River flows directly into the Atlantic Intracoastal Waterway and is a Major artery to the City's local Marine repair industry.

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

Stabilizing preserves shoreline, reduce shoaling in the area, and enhance a destination for kayaks, stand-up paddle boards/canoes and add estuarine habitat.

(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.

Paddle Boarding and Kayaking are two of the fastest growing sectors of marine recreation. We expect the that this location will be used 180 days/year by regional and resident, paddle boarders and Kayak users wishing to enjoy the stop along the New River loop.

- 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 project offers a continuation of small watercraft access points along the New River for users navigating the "River Loop". It will provide a destination for picnicking, paddle boarding, kayaking, canoing, nature trail walks and relaxation in a well kept and maintained natural park environment.

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

Yes, the site is a city park and nature preserve.

(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.**

No work has been completed yet other than a site survey to identify problem areas. Permitting is expected to take 18-24 months and design will be completed in conjunction with the permitting process.

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

There are no unique aspects of this project which could influence the project time line other than working with the regulatory agencies.

(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.**

No additional funding will be sought. The City will provide the entire match from the City's Grants/CIP - General Fund Account.

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

Regulatory agency request for additional information, mitigation, etc. could affect costs.

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

Design will occur in conjunction with the permitting process and flow analysis.

- 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.**

No fees are or will be charged for use of this project site.

(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?**

The project is part of the City's goal to create small watercraft access to the downtown and to create and maintain water access to its waterfront parks. Theses goals are identified in the City's Vision Plan - Fast Forward Fort Lauderdale.

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

The project will be maintained out of Parks and Recreation annual maintenance budget.

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

Yes, erosion and scouring are having serious effects and reducing the preserve's shoreline and its access. Re-contouring and adding a wave attenuation revetment will preserve the park and access for many years.

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

The revetment will help create a stable estuarine environment where there is none now.

(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.**

No.

- 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.**

Benthic surveys, sea grass surveys, site surveys permit application(s), project design. Phase II costs are estimated at approximately \$300,000.

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

The occurrence of sea grasses and mitigation.

*(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?**

No design work has begun.

- 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?**

If possible design elements which include entrances to the shoreline behind a revetment will be attempted.

(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.**

Invasive species removal, shoreline scraping, shoreline grading, filling excavation and the placement of revetment boulders.

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

The techniques are widely used methods for shoreline stabilization projects.

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

No unusual construction techniques have been identified yet, but may during the design process.

(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?**

Coquina boulders, mangroves, sand, and other native plants will be explored for use during the design process.

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

None are identified.

(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.)

ATTACHMENT E-5**FLORIDA INLAND NAVIGATION DISTRICT
ASSISTANCE PROGRAM 2017****PROJECT COST ESTIMATE****(See Rule Section 66B-2.005 & 2.008 for eligibility and funding ratios)**

Project Title:	Bill Keith Preserve Shoreline Restoration Phase I Design and Permitting
Applicant:	City of Fort Lauderdale

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	FIND Cost
Consulting Services: Permitting and Design Shoreline Stabilization	Lump Sum not to exceed \$120,000	\$60,000	\$60,000

**TOTALS =	\$ 120,000	\$ 60,000	\$ 60,000
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**ATTACHMENT E-6
WATERWAYS ASSISTANCE PROGRAM 2017**

PROJECT TIMELINE

Project Title:	Bill Keith Preserve Shoreline Restoration Phase I Design and Permitting
Applicant:	City of Fort Lauderdale

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)

Design:

January 2018 - December 2018

Permitting:

June 2018 - September 2019

CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 15th day of March 20 17
[Signature] City Clerk

RESOLUTION NO. 17-36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE SUBMISSION OF A GRANT APPLICATION IN THE AMOUNT OF SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) TO THE FLORIDA INLAND NAVIGATION DISTRICT (FIND) FOR SHORELINE PERMITTING AND STABILIZATION WITHIN THE BILL KEITH PRESERVE; DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE THE GRANT APPLICATION AND ANY AND ALL DOCUMENTS NECESSARY OR INCIDENTAL THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Lauderdale is interested in carrying out the following described Project for the enjoyment of the citizens of Fort Lauderdale, Broward County and the State of Florida:

Project: Bill Keith Preserve – Shoreline Stabilization PH I – Design and Permitting

Brief Description of Project: Design and permit a shoreline stabilization plan; and

WHEREAS, Florida Inland Navigation District financial assistance is required for the Project referenced above; and

WHEREAS, staff is seeking additional grant funding in the amount of \$60,000.00 for eligible projects under the FIND Waterways Assistance Program; and

WHEREAS, Section 4.01(b) of the City Charter of the City of Fort Lauderdale requires that Mayor, City Manager, City Attorney and City Clerk execute all contracts, agreements or other instruments to which the City is a party under which the City assumes any liability; and

WHEREAS, the City Charter further provides that the City Commission has the authority to delegate by resolution to another person the authority to execute these instruments;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission hereby approves the Grant Application to the Florida Inland Navigation District Waterways Assistance Program in the amount of \$60,000.00 relating to the above referenced Project and the City Manager of the City of Fort Lauderdale, Florida is hereby delegated the authority to execute the Grant Application and any and all necessary documents incidental thereto.

SECTION 2. The City Commission certifies the following in conjunction with the Grant Application and any application for extension of time:

A. That it will accept the terms and conditions set forth in FIND Rule 66B-2, F.A.C. which will be a part of the Project Agreement for any assistance awarded under the Application.

B. That it is in complete accord with the attached proposal and that it will carry out the Project in the manner described in the proposal and any plans and specifications attached thereto, unless prior approval for any change has been received from FIND.

C. That it has the ability and intention to finance its share of the cost of the Project and that the Project will be operated and maintained at the expense of the City for public use.

D. That it will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, P.L. 88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by handicapped persons as well as other federal, state and local laws, rules and requirements.


E. That it will maintain adequate financial records on the proposed Project to substantiate claims for reimbursement.

F. That it will make available to FIND, if requested, a post-audit of expenses incurred on the Project prior to, or in conjunction with the request for the final 10% of the funding agreed to by FIND.

SECTION 3. That the office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 4. That this resolution shall be in full force and effect upon final passage.

ADOPTED this the 21st day of February, 2017.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JEFFREY A. MODARELLI

**ATTORNEY'S CERTIFICATE OF TITLE
(See Rule 66B-2.006(4) & 2.08(2) FAC)**

OFFICE OF THE CITY ATTORNEY
CITY OF FORT LAUDERDALE
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

March 7, 2017

Re: Certificate of Title
FY 2017 Waterways Assistance Program – Bill Keith Preserve Shoreline
Restoration Phase I Design and Permitting

To Whom It May Concern:

I, Lynn Solomon, am the Assistant Attorney for the City of Fort Lauderdale, Florida. I hereby state that I have examined a copy of the Quit Claim Deed from Broward County, Florida to the City of Fort Lauderdale, Florida dated September 27, 2005 conveying ownership in the following described property:

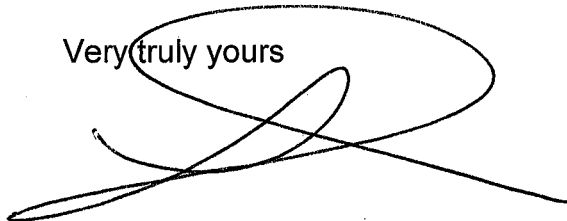
See attached Exhibit "A"

I have also examined a document showing that this property is listed on the tax rolls as belonging to the City of Fort Lauderdale. Finally, I have also examined such documents and records as necessary for this certification.

This property/project is what is now called Bill Keith Preserve Shoreline Restoration Phase I Design and Permitting.

I certify that the City of Fort Lauderdale obtained title to this property on 9/27/2005 and maintains ownership as of today's date.

Very truly yours

A handwritten signature in black ink, consisting of a large, stylized 'L' and 'S' intertwined, with a horizontal line extending to the right.

LYNN SOLOMON
Assistant City Attorney

Exhibit A

Legal Description of Property

DESCRIPTION:

Lot Seventeen (17) of Mrs. E.F. Marshall's Subdivision of Government Lots 1, 2, 3, and 4, and E1/2 of the NE1/4 and the NW1/4 of the NW1/4 of Section 16, Township 50 South, Range 42 East, according to the plat thereof recorded in Plat Book 1, Page 2 of the Public Records of Broward County, Florida, except that portion included in the NE1/4 of the SW1/4 of said Section 16, together with all submerged lands and riparian rights thereto belonging or in anywise appertaining.

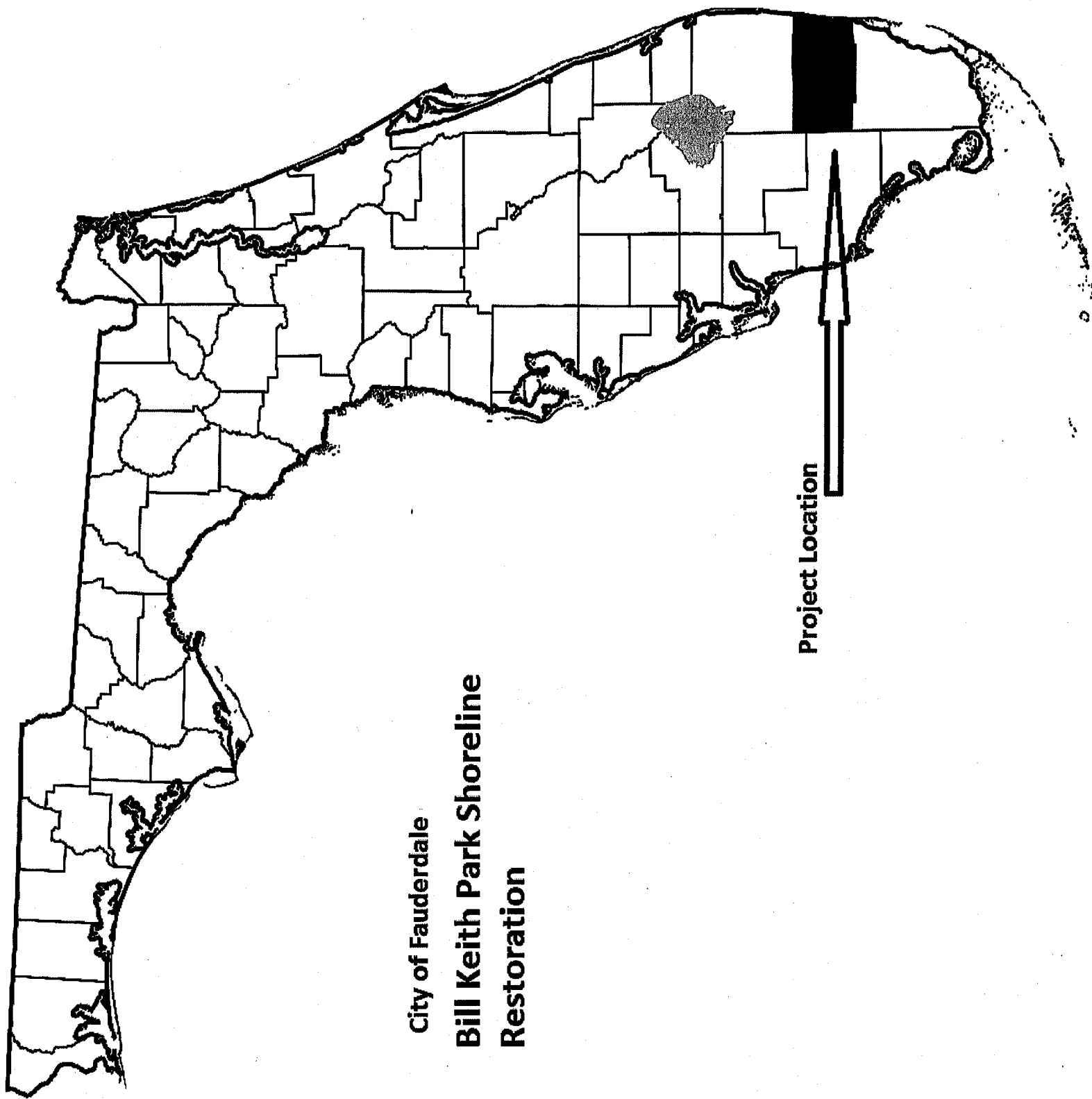
AND

All that part of the West Half (W1/2) of the West Half (W1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Sixteen (16), Township Fifty (50) South, Range Forty-two (42) East, lying north of the South Fork of New River.

AND

That portion of Section 16, Township 50 South, Range 42 East, Broward County, Florida, described as follows: Commence at the Northwest corner of the Southwest Quarter of said Section 16, Township 50 South, Range 42 East; thence North 88°40'40" East, a distance of 1004.45 feet to the point of beginning; thence North 01°40'05" West, a distance of 20 feet, more or less; thence South 44° East, a distance of 60 feet, more or less; thence South 29° East, a distance of 60 feet, more or less; thence South 05° West, a distance of 58 feet, more or less; thence South 44° West, a distance of 65 feet, more or less; thence South 81° West, a distance of 45 feet, more or less; thence North 01°40'05" West, a distance of 180 feet to the point of beginning.

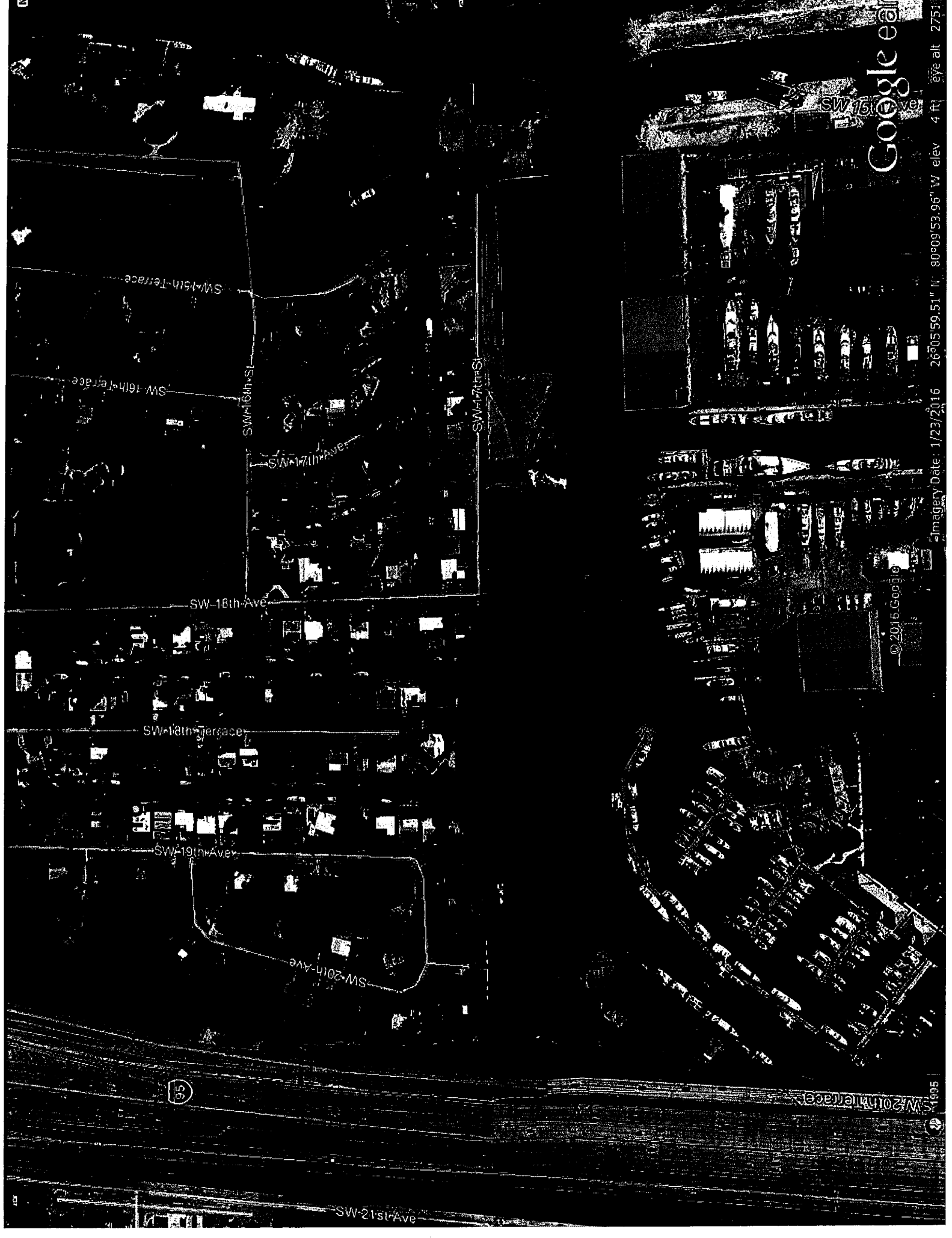
Said lands lying in Broward County, Florida, containing 148,949 square feet (3.42 acres), more or less.



City of Fauderdale

**Bill Keith Park Shoreline
Restoration**

Project Location



Google ear

Imagery Date: 1/23/2016 26°05'59.51" N 80°09'53.96" W elev 4 ft eye alt 2753

© 2016 Google

SW 15th Avenue

SW 20th Terrace

SW 21st Ave

35



SW 47th St