

LAUDERDALE

ELLĒN

NOV. 23, 1914
NOV 19, 1994

RALPH D.

OCT. 26, 1907
JULY 28, 1982



FORT LAUDERDALE CEMETERY MASTER PLAN

CITY COMMISSION PRESENTATION - APRIL 2, 2019





GOALS OF THE MASTERPLAN:

GOAL 1: DEVELOP A GEO-SPATIAL DATABASE

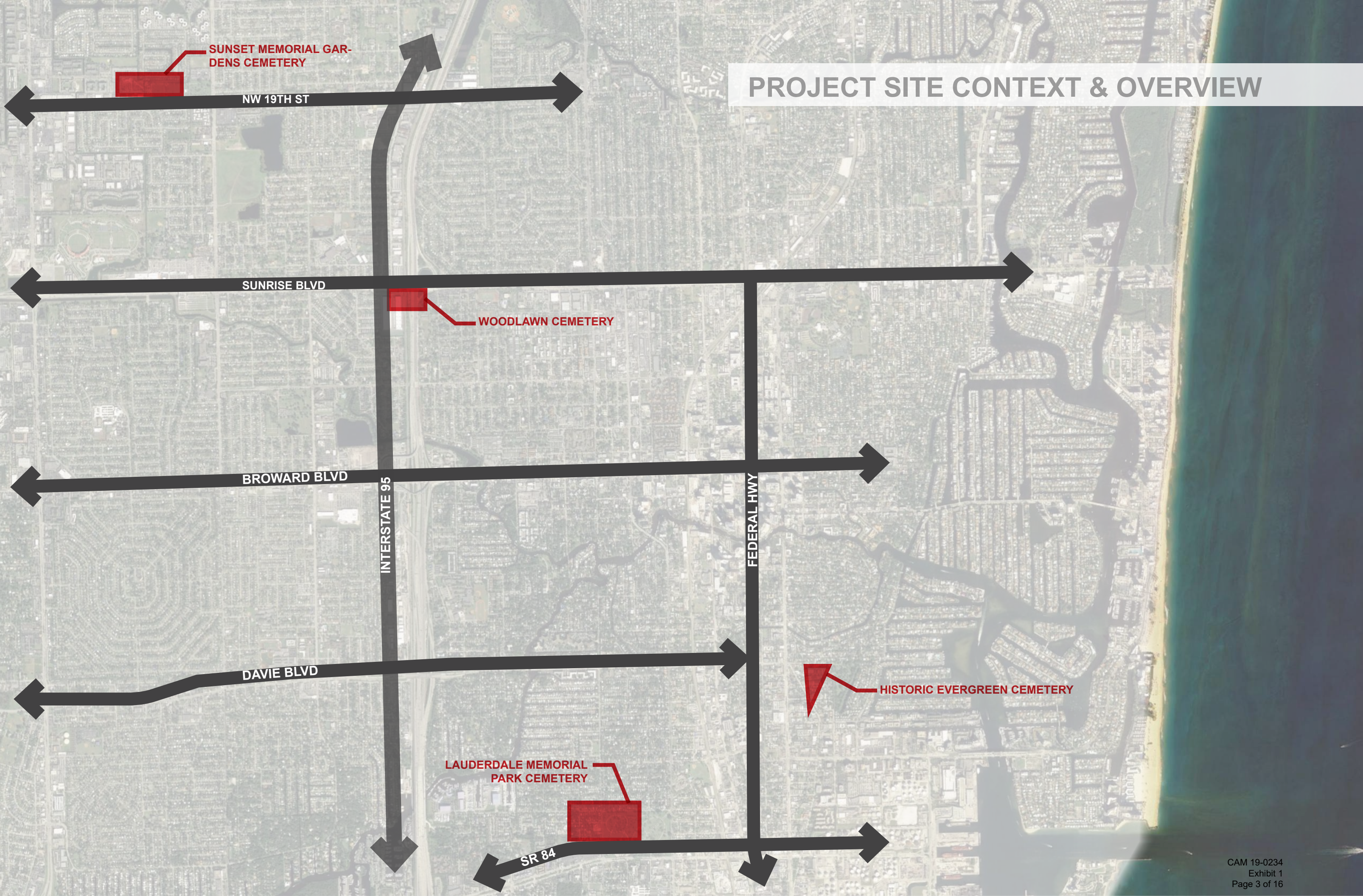
GOAL 2: DEVELOP ASSET CONDITION AND ASSESSMENT

GOAL 3: DEVELOP SITE ANALYSIS AND PLAN

**GOAL 4: DEVELOP PRESERVATION AND CONSERVATION POLICY AND FUNDING
SPECIFICALLY TIED TO THE PERPETUAL CARE FUND**

GOAL 5: DEVELOP AN IMPLEMENTATION GUIDE

PROJECT SITE CONTEXT & OVERVIEW



OVERALL RECOMMENDATIONS



**CUSTOMER CARE
EXPERIENCE**



**COMPREHENSIVE
TREE CENSUS**



**IRRIGATION
EVALUATION**



**STANDARDS OF
CARE**



NEW VEGETATION



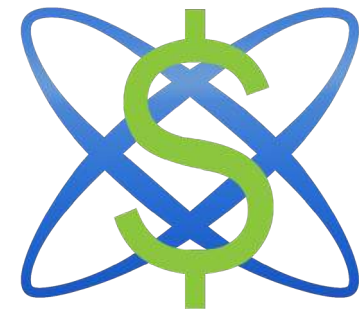
**RESILIENCY & SEA
LEVEL RISE**



**SPATIAL
ORGANIZATION**



**FUTURE PROJECTS
& UPGRADES**



**PERPETUAL CARE
FUND ANALYSIS**



CEMETERY CAPACITY





PERPETUAL CARE FUND ANALYSIS



PERPETUAL CARE FUND ANALYSIS

PERPETUAL CARE FUND ANALYSIS

The objective of the perpetual care analysis is to provide leadership of the City of Fort Lauderdale (“the City”) with an overview of the level of funding required to perpetually maintain the in-scope cemeteries within the City given existing perpetual care obligations.

As of June 2018, the value of the City’s perpetual care assets was \$29.9 million. The total perpetual care funding level required to support future cemetery obligations is significantly influenced by the investment return assumption for the cemetery care assets. To provide perspective on the sensitivity of this projection to investment returns, we elected to “stress-test” this funding analysis by examining potential alternate scenarios. A long-term 6.90% annual investment return – i.e., a level consistent with the observed performance of the portfolio over the past seven years – yields a total perpetual care funding requirement of approximately \$27.1 million. By adjusting the overall portfolio’s returns, we can see the impact that a relatively small change in financial return can have on the total amount of care funding required. The table below details our analysis.

Although the City’s cemetery perpetual care funding appears to be in good shape in Scenario 1, there are a number of factors that could adversely impact the City’s position. These include, but are not limited to:

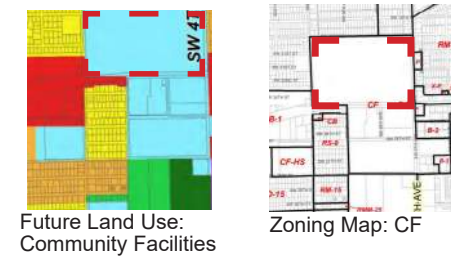
- An inability to sustain investment returns over the long-run at the rate of 6.90% per annum
- A significant near-term correction in the equities markets
- The inability to contain long-term cost growth to a rate of 2.30% per annum
- Excessive borrowing from or direct use of the perpetual care funds for reasons other than perpetual care – e.g., to fund capital projects or other cemeteries enhancements, etc.

#	Scenario	Investment Portfolio Annual Return ¹	Perpetual Care Funding Required (USD, millions)
1	Based on Historical Portfolio Return	6.90%	27.1
2	More Conservative Projection (with current asset allocation)	4.40%	59.3
3	More Aggressive Investment Strategy	7.50%	24.0

MASTER PLAN STRUCTURE

SITE OVERVIEW

Lauderdale Memorial Park is the largest of the 4 cemeteries at 55.8 Acres. It was established in 1945 and consists of 50,181 burial locations. As of January, 2018, there were 8,381 burial spaces available. This cemetery offers full burials, a cremation garden, mausoleums, cremains niches, private hedge estates as well as private family mausoleums. This site also houses the location of the main office for cemetery staff and a maintenance building. The land use and zoning designations are community facilities. The site was platted in 1946 and can be found in plat book 22, page 23 as Lauderdale memorial park. The size and age of this cemetery both lend to its unique character. There are clusters of large mature shade trees providing a peaceful shaded atmosphere yet still much space for future growth and continued operation.



SEA LEVEL RISE

A significant portion of the northwestern quadrant of Lauderdale Memorial is expected to have groundwater within 4 feet of the surface, with most of the cemetery having groundwater within 6 feet of the surface by 2060.

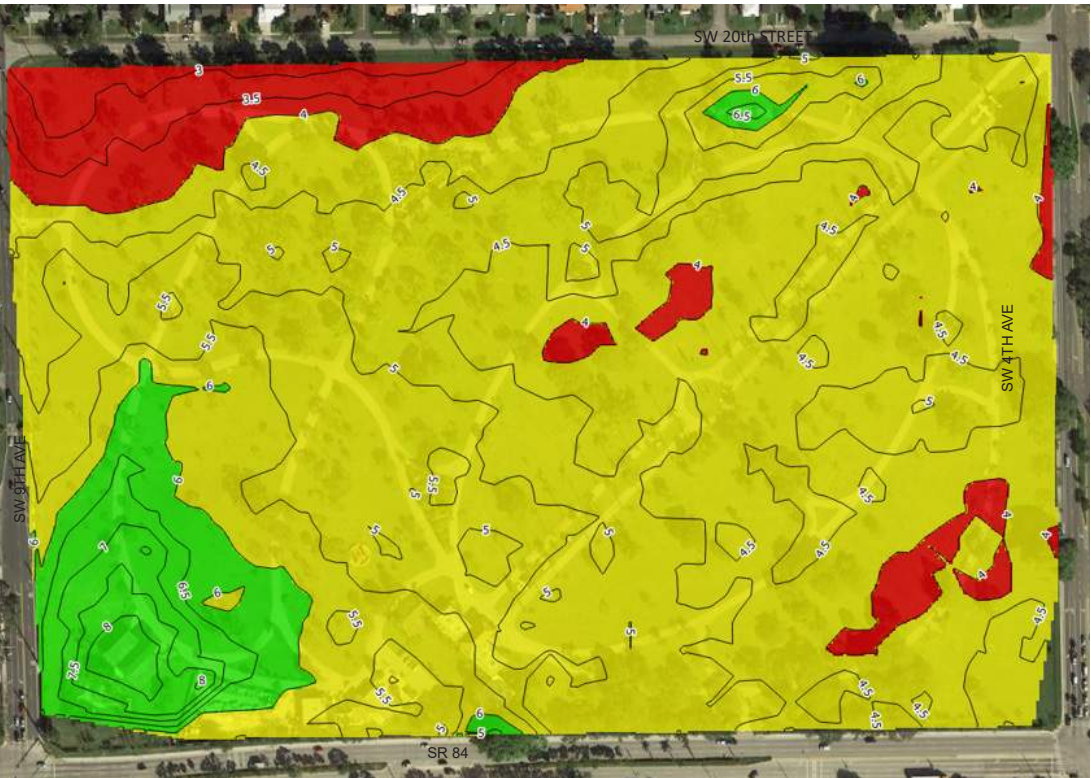
FUTURE CONDITIONS GROUNDWATER ELEVATION (NAVD): 2.5 FT.

AVERAGE GROUND ELEVATION ESTIMATE* (NAVD): 7.3 FT.

*Based on Topographic Survey Data provided by KEITH

LEGEND: GROUNDWATER ELEVATIONS

- within 4' below existing grade
- 4' - 6' below existing grade
- 6' or more below existing grade



SITE ANALYSIS & OPPORTUNITIES

EXISTING INFRASTRUCTURE

- Specimen Canopy Tree To Be Preserved
- Water Line
- Vehicular Entrance
- Vehicular Circulation
- Bike Lane
- Boundary Line
- Specialty Area
- Perimeter Fence
- Building Structure

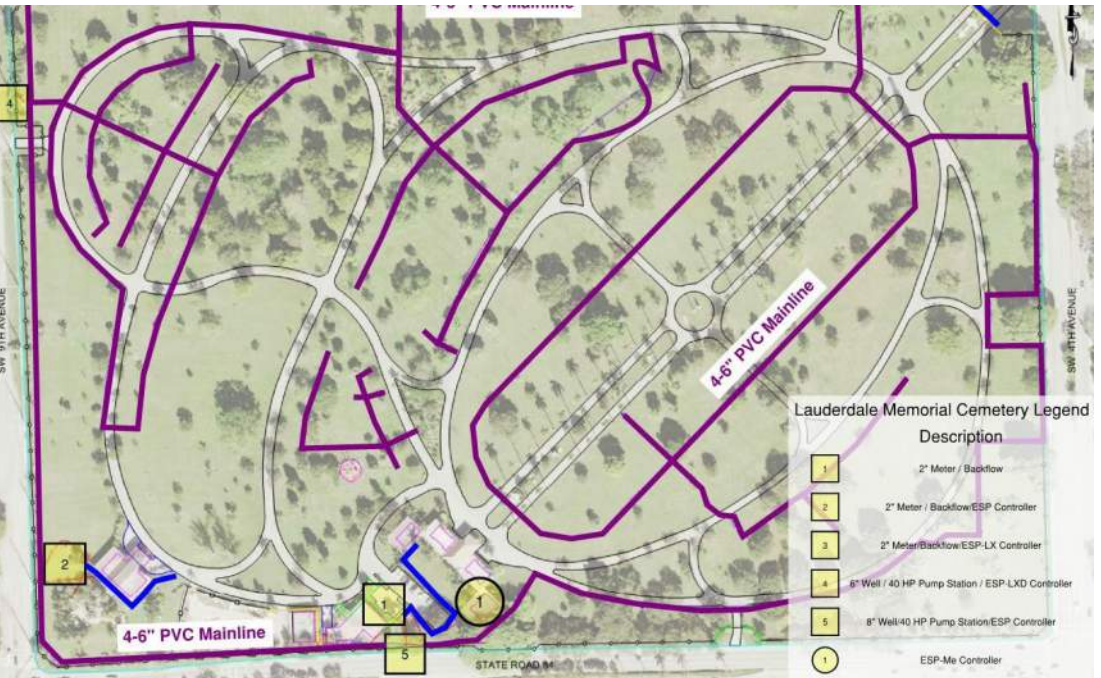
OPPORTUNITIES

- Signage Opportunity
- Proposed Street Demolition
- Proposed Pedestrian Corridor
- Proposed Pedestrian Entrance
- Reorganized Maintenance Area
- Opportunity Space



EXISTING CONDITIONS

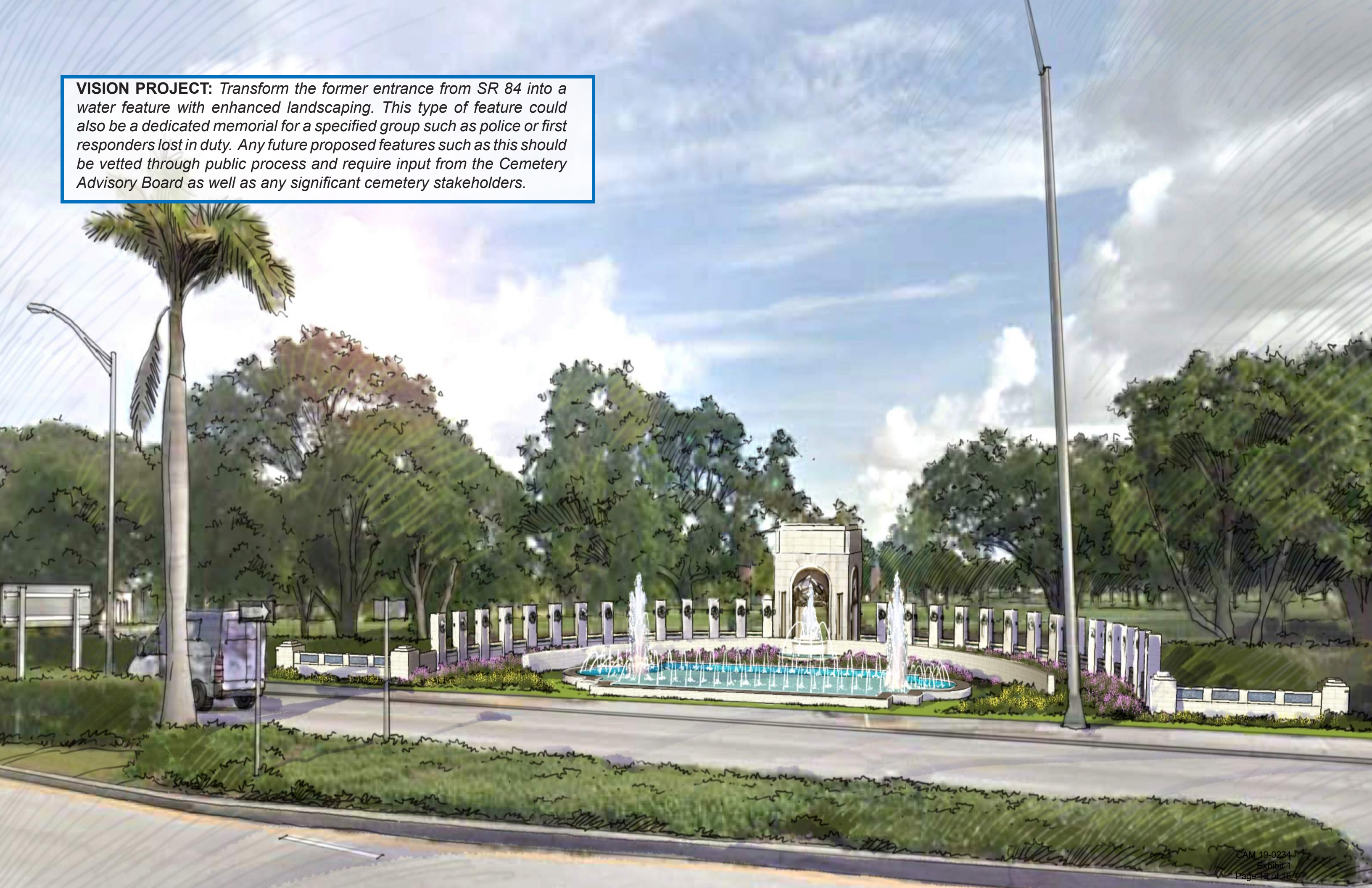
Lauderdale Cemetery has a mix of modern and old equipment corresponding to the pump stations that serve the East and West halves of the property. While some irrigation is accomplished with electric valves from an irrigation controller (primarily West), the remainder of the irrigation is accomplished with large impact heads connected manually via quick-coupler. City staff indicated irrigating with the large impact heads was a significant time commitment. A detailed breakdown of components is shown on the following pages.



VISION PROJECT: A new mausoleum at Lauderdale Memorial Park. A new Mausoleum could provide up to 500 additional interment/inurnment spaces thus extending the longevity of active interments. Constructing an additional building in this area would help create an enclosed space within the buildings that could be designed to provide either a passive scatter garden space or, a special area to hold outdoor memorial ceremonies.



VISION PROJECT: Transform the former entrance from SR 84 into a water feature with enhanced landscaping. This type of feature could also be a dedicated memorial for a specified group such as police or first responders lost in duty. Any future proposed features such as this should be vetted through public process and require input from the Cemetery Advisory Board as well as any significant cemetery stakeholders.



VISION PROJECT: Build a memorial wall and scatter garden at the west end of the cemetery where there is approximately 15' of usable open space. This would also provide a buffer to the adjacent neighbors which is currently an eye sore to the site.



PILOT PROJECTS AND NEXT STEPS

OVERALL, GENERAL RECOMMENDATIONS FOR IMPROVEMENTS and growth of the four Fort Lauderdale Cemeteries can be summed up into the following three categories: Customer Care/Experience, Operations & Maintenance and Pilot Projects. It is recommended the board utilize this list as a menu of projects to choose from when planning for the future success of the cemeteries.

CUSTOMER CARE/EXPERIENCE

- WEBSITE AND COLLATERAL - \$125,000
- DISPLAY GRAPHICS AND MAPS - \$25,000
- SIGNAGE AND WAYFINDING - \$50,000
- DATABASE & DIGITAL INVENTORY - \$25,000
- EXPANDED VIDEO/DIGITAL MEMORIAL OPPORTUNITIES ** - \$25,000
 - UNLIMITED ADDITIONAL INTERMENTS/MEMORIALS

OPERATIONS & MAINTENANCE

ONE TIME EXPENSES

- IRRIGATION UPGRADES - \$750,000
- EXISTING TREE CARE AND PRESERVATION - \$25,000
- REPAIR AND MAINTAIN BROKEN SITE ELEMENTS - \$75,000

ANNUAL EXPENSES

- CURRENT ANNUAL OPERATION AND MAINTENANCE EXPENSES ARE ESTIMATED AT \$250,000, IT IS RECOMMENDED TO INCREASE ANNUAL EXPENSE BUDGET TO \$375,000 TO CONTINUE OVERALL MAINTENANCE AND OPERATIONS OF THE FOUR CEMETERIES

PILOT PROJECTS

LAUDERDALE MEMORIAL PARK CEMETERY

- REORGANIZE MAINTENANCE AREA ** - \$35,000
 - APPROXIMATELY 100 ADDITIONAL INTERMENTS
- NEW MAUSOLEUM ** - \$1,500,000
 - APPROXIMATELY 500 ADDITIONAL INTERMENTS/INURNMENTS
- CONVERT VEHICULAR PATHS TO PEDESTRIAN ** - \$200,000
 - APPROXIMATELY 200 ADDITIONAL INTERMENTS
- FOUNTAIN FEATURE AT SR 84 ENTRANCE DRIVE - \$175,000
- NEW SIGN AT SR 84 - \$25,000

SUNSET MEMORIAL GARDENS CEMETERY

- NEW SIGNAGE AT INTERSECTION OF NW 19TH & NW 31ST AVE - \$25,000
- CONVERT VEHICULAR PATH TO PEDESTRIAN ** - \$75,000
 - APPROXIMATELY 25 ADDITIONAL INTERMENTS
- REORGANIZE MAINTENANCE AREA ** - \$35,000
 - APPROXIMATELY 90 ADDITIONAL INTERMENTS
- TWO NEW MAUSOLEUMS ** - \$1,000,000
 - APPROXIMATELY 600 ADDITIONAL INTERMENTS/INURNMENTS
- NEW MEMORIAL WALL/SCATTER GARDEN AT WEST END ** - \$75,000
 - APPROXIMATELY 300 ADDITIONAL MEMORIAL PLAQUES
- EXPAND TO OPEN CHURCH PARCEL TO THE NORTH ** - COST TBD

HISTORIC EVERGREEN CEMETERY

- CONVERT VEHICULAR PATH TO PEDESTRIAN ** - \$75,000
 - APPROXIMATELY 60 ADDITIONAL INTERMENTS
- BUILD MEMORIAL WALL FOR BURIALS AT SEA ** - \$50,000
 - APPROXIMATELY 300 ADDITIONAL MEMORIAL PLAQUES
- EXPAND TO CITY OWNED PARCEL TO THE NORTH (SE 12TH ST) ** - COST TBD
 - APPROXIMATELY 170 ADDITIONAL INTERMENTS
- PROVIDE ACCESS TO WATER - \$35,000
- PROVIDE KEY SIGNAGE THROUGHOUT - \$25,000

HISTORIC WOODLAWN CEMETERY

- BOUNDARY SIGNAGE FACING I-95 - \$125,000
- NEW PEDESTRIAN PATHWAY - \$15,000
- UPDATE WALL FOR MEMORIAL ** - \$25,000
 - APPROXIMATELY 300 ADDITIONAL MEMORIAL PLAQUES
- NEW SHADE STRUCTURES - \$50,000
- EXPAND TO EXISTING CRA OWNED LAND TO THE SOUTH ** - COST TBD
 - APPROXIMATELY 200 ADDITIONAL INTERMENTS

**INDICATES PILOT PROJECTS THAT WILL PROVIDE ADDITIONAL BURIAL/MEMORIAL SPACE THUS GENERATING REVENUE AND LENGTHENING THE ACTIVE INTERMENT OF THE CEMETERIES

ACKNOWLEDGMENTS

PREPARED FOR

CITY OF FORT LAUDERDALE, FLORIDA
PARKS AND RECREATION DEPARTMENT

PREPARED BY



KEITH
PLANNING, LANDSCAPE ARCHITECTURE,
CIVIL ENGINEERING, SURVEY

WITH



Grant Thornton
PERPETUAL CARE ADVISORY SERVICES



BRIZAGA
ASSESS. COMMUNICATE. ADAPT.
ENVIRONMENTAL CONSULTANT



Masuen Consulting LLC
IRRIGATION CONSULTANT

COMPLETED WITH
CONTRIBUTIONS FROM THE
FOLLOWING INDIVIDUALS &
ORGANIZATIONS

OFFICE OF THE MAYOR
MAYOR DEAN J. TRANTALIS

CITY COMMISSION
HEATHER MORAITIS, COMMISSIONER DISTRICT 1
STEVEN GLASSMAN, COMMISSIONER DISTRICT 2
ROBERT MCKINZIE, COMMISSIONER DISTRICT 3
BEN SORENSEN, COMMISSIONER DISTRICT 4, VICE MAYOR

CITY MANAGER
CHRIS LAGERBLOOM

PARKS AND RECREATION DEPARTMENT
PHIL THORNBURG, DIRECTOR

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DENNIS ULMER
RICHARD KURTZ
MARK VAN REES
VICKI MOWREY
PATRICIA ZEILER
JOHN LILLI

CITY STAFF
STACY SPATES
CARL WILLIAMS
TREVOR JACKSON

QUESTIONS?



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