

ATTACHMENT E-1

APPLICATION CHECKLIST

WATERWAY ASSISTANCE PROGRAM FY 2023

Project Title:	The Port District Preserve Upland Trails – River Boardwalk South Connection
Applicant:	City of Port St. Lucie

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 3rd) (NOTE: <u>For District Commissioner initials ONLY!</u> (District Commissioner must initial the yes line on this checklist for the application to be deemed complete)	<u>N/A</u>	_____
2. Application Checklist – E-1 (Form No. 90-26, 2 pages) (Form must be signed and dated)	<input checked="" type="radio"/>	<input type="radio"/>
3. Applicant Info/Project Summary – E-2 (Form No. 90-22, 1 page) (Form must be completed and signed)	<input checked="" type="radio"/>	<input type="radio"/>
4. Project Information – E-3 (Form No. 90-22a, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
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	<input checked="" type="radio"/>	<input type="radio"/>
6. Project Cost Estimate – E-5 (Form No. 90-25, 1 page) (Must be on District form)	<input checked="" type="radio"/>	<input type="radio"/>
7. Project Timeline – E-6 (Form No. 96-10, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
8. Official Resolution Form – E-7 (Form No. 90-21, 2 pages) (Resolution must be in District format and include items 1-6)	<input checked="" type="radio"/>	<input type="radio"/>

ATTACHMENT E-1 (Continued)

APPLICATION CHECKLIST

WATERWAY ASSISTANCE PROGRAM FY 2023

	<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)	<input checked="" type="radio"/>	
10. County/City Location Map	<input type="radio"/>	
11. Project Boundary Map	<input type="radio"/>	
12. Clear & Detailed Site Development Plan Map	<input type="radio"/>	
13. Copies of all Required Permits: ACOE, DEP, WMD (Required of development projects only)	<input type="radio"/>	

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 27, 2023. By May 15, 2023 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 18, 2023. If the information in Item 13 is not submitted to the District office by September 18, 2023, I am aware that my application will be removed from any further funding consideration by the District.

LIAISON: Kelly Boatwright TITLE: Parks Administrator - Projects


** SIGNATURE - PROJECT LIAISON **

March 27, 2023
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**APPLICANT INFORMATION & PROJECT SUMMARY**
WATERWAY ASSISTANCE PROGRAM FY 2023

APPLICANT INFORMATION			
Applicant: City of Port St. Lucie			
Department: Parks and Recreation			
Project Title: The Port District Preserve Upland Trails - River Boardwalk South Connection			
Project Director: Bradley Keen		Title:	Asst. Director, Parks & Recreation
Project Liaison: <i>(if different from Director)</i>	Kelly Boatwright	Title:	Parks Administrator-Projects
Mailing Address:	2195 SE Airoso Blvd		
City: City of Port St. Lucie	Zip Code:	34984	
Email Address: KBoatwright@CityofPSL.com	Phone #:	772-871-5099	
Project Address:	2454 SE Westmoreland Blvd. Port St. Lucie, FL 34952		

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

SIGNATURE: Kelly Boatwright DATE: 3/27/2023

<p>PROJECT NARRATIVE (Please summarize the project in space provided below in 2 paragraphs or less.)</p> <p>In 2017, the Florida Inland Navigation District (FIND) approved the City of Port St. Lucie's Riverwalk Extension Project at Westmoreland Riverfront Park (now called The Port District) as a multi-year project pursuant to Rule 66(B)-2.005 (4). The North Fork of the St. Lucie River is a state aquatic preserve that runs through Port St. Lucie and merges with the Indian River Lagoon and the Intracoastal Waterway (ICW) before flowing out the St. Lucie Inlet to the Atlantic Ocean. There is an existing Riverwalk Boardwalk that stretches 2,453 feet from Tom Hooper Park (behind Walgreens at Port St. Lucie Boulevard and Veterans Memorial Parkway) to the boat ramps and pavilion at Veterans Park at Rivergate. This Riverwalk Boardwalk also extends south to the Westmoreland Riverfront Park area, a 43-acre recreational space located along the North Fork of the St. Lucie River that also includes the City's Botanical Gardens and other amenities currently under construction that will feature a destination playground, additional boardwalk connections, canoe/kayak launches, and an overwater stage with tiered seating.</p> <p>The City of Port St. Lucie seeks FIND funding to construct The Port District Preserve Upland Trails – River Boardwalk South Connection. The development of preserve trails and a Citywide trails system is a key component of the City of Port St. Lucie's Ten-Year Parks and Recreation Master Plan. The Port District's Preserve Trail will traverse a conservation tract and have natural viewpoints within the upland trail area and of the North Fork of the St. Lucie River. These trails will also connect the 13-acre Preserve to an adjacent 10-acre recreation area of The Port District, which has a riverside boardwalk that provides access to the North Fork of the St. Lucie River, an iconic bayan tree, the Port St. Lucie Botanical Gardens, the historic Peacock House and Peacock Lodge, and newly-constructed recreational amenities.</p>
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ATTACHMENT E-3**PROJECT INFORMATION****WATERWAY ASSISTANCE PROGRAM FY 2023**

Applicant: City of Port St. Lucie	Project Title: The Port District Preserve Upland Trails – River Boardwalk South Connection	
Total Project Cost: \$ 1,800,000	FIND Funding Requested: \$400,000	% of Total Cost: 22%
Amount of Applicant's Matching Funds:	\$400,000	
Source of Applicant's Matching Funds:	Capital Improvement Plan (CIP) / 301 General Fund	

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

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

N/A - Construction taking place on property owned/controlled by the City of Port St. Lucie

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

4. **If yes, please list:**

FIND funding has not been provided for this site. However, FIND has provided funding for projects adjacent to this site and that tie into the overall river connection. A summary of past FIND funding is provided below.

FY 2017/18 - \$69,702 for Riverwalk Boardwalk Part 1 Construction (SL-PSL-17-62)

FY 2018/19 - \$400,000 for Riverwalk Boardwalk Extension Part 2 (SL-PSL-18-64)

FY 2019/20 - \$400,000 for Riverwalk Park Boardwalk Extension Phase IIa (SL-PSL-19-66)

FY 2020/21 - \$36,000 for Rivergate Canal Boat Ramp Dredging Phase I (SL-PSL-20-68)

FY 2021/22 - \$235,850 for Boardwalk Under Port St. Lucie Blvd Bridge Phase IIb (SL-PSL-21-71)

FY 2022/23 - \$225,100 for Boardwalk Under Port St. Lucie Blvd Bridge Phase IIb – Part2 (SL-PSL-22-74)

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): Three boat ramps (open 24/7), a handicapped boat entry lift, and car/trailer parking are available at Veterans Park at Rivergate. There is also 2,453-foot boardwalk that provides public access to the North Fork of the St. Lucie River from Veterans Park at Rivergate to Tom Hopper Park. The Port District also includes an accessible kayak launch and will feature 12 boat slips.

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

The project supports increased access to the boardwalks and other riverfront amenities.

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	Yes	July 2017	August 2017
DEP	Yes	August 2018	August 2018
ACOE	Yes	October 2016	January 2017

ATTACHMENT E-4
EVALUATION WORKSHEET

WATERWAY ASSISTANCE PROGRAM FY 2023

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:	The Port District Preserve Upland Trails – River Boardwalk South Connection
Applicant:	City of Port St. Lucie

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.)

Public waterfront parks, boardwalks, and associated improvements

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

The Port Preserve Trail will be constructed within the Conservation Tract inside the 13-acre recreation area of the Port District, with connections to the North Fork of the St. Lucie River boardwalks in the southern section of the park site.

(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 project is located along the North Fork of the St. Lucie River, where the St. Lucie River then combines with the Indian River Lagoon and the Atlantic Intracoastal Waterway (ICW) before entering the Atlantic Ocean at the St. Lucie Inlet. This project aligns with FIND's objective by expanding and/or enhancing access to the ICW in Florida.

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

This project will allow patrons to have better access to the North Fork of the St. Lucie River, resulting in an increase in fishing, walking/running, kayaking/canoeing, bird watching, boating, etc. Nearby amenities include a destination river-themed playground, the Port St. Lucie Botanical Gardens, the historic Peacock House and Peacock Lodge, open space, and other recreational areas.

(For reviewer only)
(1-6 points)

3) PUBLIC USAGE & BENEFITS:

a) Describe how the project increases/improves boater/public access. Estimate the amount of total public use.

Tens of thousands of locals and tourists visit the North Fork of the St. Lucie River each year. Inside the Port District, the Port Preserve Trail will provide access to a 13-acre Conservation Tract area with connections to the riverfront boardwalk on the North Fork of the St. Lucie River. Increased opportunities for fishing, walking/running, kayaking/canoeing, bird viewing, and boating will be recognized. Nearby amenities include a destination river-themed playground, the Port St. Lucie Botanical Gardens, the historic Peacock House and Peacock Lodge, and other recreational amenities. Once the adjacent park construction is complete, the number of visitors to the area, attendees at city events, use of parking spaces, and boat docks will exponentially increase.

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

Priority is placed on attracting locals and tourists to this unique site by offering access to a variety of leisure activities. The Port District includes outdoor spaces for people of all ages, an accessible walking route, and historical and botanical learning opportunities. The project will provide guests with unique unobstructed views of the North Fork of the St. Lucie River, as well as access to boat slips and fishing facilities.

c) Has the local Sponsor implemented or plans to implement any boating access, speed zone, commercial access or other restrictive use of this site?

All access to the river is free and uninhibited. There will be no restrictions placed on commercial access or use.

(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.**

The project is fully designed and permitted. NEPA approval is currently underway for the Wilderness Trail/Port District Preserve Trail connection, funded with an RTP grant, and is expected to be complete in approximately 6 months. The proposed project will be shovel ready upon grant award and can be completed in 18 months.

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

NEPA approval is currently being sought for the Wilderness Trail/Port District Preserve Trail connection project and is expected to take approximately 6 months. The Port District Preserve Trail is connected to this activity and construction cannot begin until approval documentation has been executed. NEPA approval is expected to be complete upon FIND grant award.

(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 including any cash match or matching grant funds.**

The City of Port St. Lucie will match FIND resources one for one with local funds. These dollars have been committed and are ready to spend as part of the City's Five Year Capital Improvement Plan. Funding sources are budgeted within the 301 General Fund.

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

There are no expected increases in project costs other than fluctuations in material pricing and availability. The City of Port St. Lucie is familiar with the site conditions and has budgeted appropriately.

- c) **Are there any fees associated with the use of this facility? If so, please list or attach fee sheet.**

There will be no fees associated with the use of this facility.

- d) **If there are any fees, please explain where these fees go and what they are used for. In addition, please provide a listing of the fees charged by similar facilities, public and private, in the project area.**

N/A; There are no fees associated with the use of this facility.

(For reviewer only)

(1-6 points)

6) PROJECT VIABILITY:

a) Why is the project necessary and what need will it fill? Why are existing facilities insufficient to meet demand?

Much of the city's waterfront is made up of single-family residential lots, gated neighborhoods, public property set aside for stormwater management, or public land set aside for preservation as part of the state's aquatic preserve system, all of which restrict public access to the North Fork of the St. Lucie River. The Port District Preserve Upland Trail will provide increased public access to the North Fork of the St. Lucie River with enhanced recreational opportunities for all users.

Expansion of the boardwalk and trails provides additional connectivity for the patrons and increases walkability throughout the city. This is good news for the health of those living in Port St. Lucie. Almost 46% of the neighborhood's inhabitants are classified as having a poor or moderate income. Increasing the length of the boardwalk is one way to close the "nature gap" that exists in low-income areas, where there are fewer places to go outside that are both safe and welcome.

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

The project will continue to be included in the City's property inventory and maintained by the Port St. Lucie Parks and Recreation Department, which is funded through the General Fund.

c) Is this project referenced or incorporated in an existing maritime management, public assess or comp plan?

The project is referenced in the City's Comprehensive Plan, listed as a priority project in the City's Strategic Plan, and included in the 2014 Martin and St. Lucie Regional Waterways Plan. This project is also included in the Port St. Lucie Parks & Recreation 10-Year Master Plan, adopted by the City Council in July 2019, as well as in The Port District Master Plan, adopted by City Council in July 2021.

(For reviewer only)
(1-7 points)

SUB-TOTAL _____

FIND FORM NO. 91-25

Rule 66B-2.005 (Effective Date: 3-21-01, Revised 4-24-06, 1-27-14)

ATTACHMENT E-4A
EVALUATION WORKSHEET
DEVELOPMENT & CONSTRUCTION PROJECTS

WATERWAY ASSISTANCE PROGRAM FY 2023

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 necessary environmental permits are currently in hand, including USACE, DEP and SFWMD.

- b) If the project is a Phase I project, please provide a general cost estimate for the future Phase II work.**

This project should be completed in one phase.

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

Permits are already secured. There are no known impediments that will delay project implementation.

(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 and permitting for this project is complete.

- 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?**

Yes, the proposed connection has been designed to lessen the impacts to wetland and mangrove area.

(For reviewer only)
(1-2 points)

9) CONSTRUCTION TECHNIQUES:

- a) **Briefly explain the construction techniques and materials to be utilized for this project. Identify any unique construction materials that may significantly alter the project costs. If a Phase 1, elaborate on potential techniques.**

The project features poly-wrapped pressure treated wooden piles, pressure treated wooden substructure, composite decking and natural upland stabilized trail material(s).

- b) **What is the design life of the proposed materials compared to other available materials?**

The estimated life span of the material is 50 years. This is much longer than the average 10-to-15-year life span of traditional pressure-treated decking.

(For reviewer only)
(1-3 points)

10) ENVIRONMENTAL COMPONENTS:**a) How has the facility where the project is located demonstrated commitment to environmental compliance, sustainability, and stewardship?**

The Port District has been a multi-year, multi-phased project, and the City has made a concerted effort to promote environmental stewardship through maintenance practices, education and signage.

b) What considerations, if any, have been made for sea level rise impacts in the design and life span of this project?

The boardwalk elevation has been determined based on recommendations of the U.S. Army Corps of Engineers and South Florida Water Management District. The project is not expected to be impacted by sea level rise.

(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

PROJECT COST ESTIMATE

WATERWAY ASSISTANCE PROGRAM FY 2023

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

Project Title:	The Port District Preserve Upland Trails – River Boardwalk South Connection
Applicant:	City of Port St. Lucie

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>	Total Estimated Cost	Applicant's Cost (To the nearest \$50)	FIND Cost (To the nearest \$50)
Boardwalk Construction 10' wide including aluminum handrails (260 LF @ \$310 LF)	80,600	40,300	40,300
Accessible Walkway including aluminum handrails (300 LF @ \$360/LF)	108,000	54,000	54,000
Upland Stabilized Trail (2,200 LF, \$330 LF)	726,000	420,300	305,700
Nature Overlook / Gazebo 2 @ \$140,000 / each	280,000	280,000	0
Light poles / fixtures at 4 trail connection entrances (4 fixtures @ \$40,000 / each)	160,000	160,000	0
Interpretive / Educational Signage	30,000	30,000	0
Water connection / Fountain 1 @ \$10,000 (includes LF connection of waterline to adjacent park)	10,000	10,000	0
Invasive Vegetation Removal	50,000	50,000	0
General Conditions (25%)	355,400	355,400	0

**TOTALS =	\$ 1,800,000.00	\$ 1,400,000.00	\$ 400,000.00
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ATTACHMENT E-6
PROJECT TIMELINE

WATERWAY ASSISTANCE PROGRAM FY 2023

Project Title:	The Port District Preserve Upland Trails – River Boardwalk South Connection
Applicant:	City of Port St. Lucie

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)

Date	Component
Pre-project	
September 30, 2023	NEPA clearance will be secured
<u>Project period</u>	
October 1, 2023	Project kick-off
October 1, 2023-January 31, 2024	Procurement
February 1-December 31, 2024	Construction
December 31, 2024	Project closeout

ATTACHMENT E-7

RESOLUTION FOR ASSISTANCE 2023

UNDER THE FLORIDA INLAND NAVIGATION DISTRICT
WATERWAYS ASSISTANCE PROGRAM

WHEREAS, THE _____ is interested in carrying out the
(Name of Agency)
following described project for the enjoyment of the citizenry of _____
and the State of Florida:

Project Title _____

Total Estimated Cost \$ 0.00 _____

Brief Description of Project:

AND, Florida Inland Navigation District financial assistance is required for the program mentioned above,

NOW THEREFORE, be it resolved by the _____
(Name of Agency)
that the project described above be authorized,

AND, be it further resolved that said _____
(Name of Agency)
make application to the Florida Inland Navigation District in the amount of _____% of the
actual cost of the project in behalf of said _____
(Name of Agency)

AND, be it further resolved by the _____
(Name of Agency)
that it certifies to the following:

1. That it will accept the terms and conditions set forth in FIND Rule 66B-2 F.A.C. and which will be a part of the Project Agreement for any assistance awarded under the attached proposal.
2. That it is in complete accord with the attached proposal and that it will carry out the Program in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the District.

3. 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 said _____
_____ for public use.
(Name of Agency)

4. 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 the 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 persons with disabilities as well as other federal, state and local laws, rules and requirements.

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

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

This is to certify that the foregoing is a true and correct copy of a resolution duly and legally adopted by the _____ at a legal meeting
(Agency Governing Board)
held on this _____ day of _____ 20_____.

Attest

Signature

Title

Title

ATTACHMENT E-8

ATTORNEYS CERTIFICATION OF TITLE 2023

(See Rule 66B-2.006(4) & 2.008(2) FAC)

OFFICE OF THE (City or County) ATTORNEY
(ADDRESS)

(Date), 2023

To WHOME IT MAY CONCERN:

I, (Name), an the Attorney for the (City or County), Florida I hereby state that I have examined a copy of a (deed, lease, management agreement, etc.) from _____ to the (City or County) conveying _____ (Type of interest, i.e.. Fee simple, easement, 30-year lease, etc.) in the following described property:

(Brief Legal Description of Property)

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

This property is what is now called "(Name of Property as Referenced in the WAP Application)".

I Certify that the (City or County) does in fact (Own, Lease, etc.) this property for _____ years.

Sincerely,

(Name)

Attorney, (City or County)