



## **Florida Job Growth Grant Fund Public Infrastructure Grant Proposal**

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

### **Governmental Entity Information**

Name of Governmental Entity: North Bay Village

Government Federal Employer Identification Number: ██████████

#### Contact Information:

Primary Contact Name: Frank Rollason

Title: Village Manager

Mailing Address: 1666 Kennedy Causeway, Suite 300

Phone Number: 305-256-4141

Email: frollason@nbvillage.com

### **Public Infrastructure Grant Eligibility**

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.



**1. Program Requirements:**

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide the title and a detailed description of the public infrastructure improvements.

North Bay Village Boardwalk expands public access to outdoor recreation and ignites economic development along the Village's main street (SR 934/JFK Causeway)

B. Is this infrastructure owned by the public?

Yes       No

C. Is this infrastructure for public use or does it predominately benefit the public?

Yes       No

D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes       No

E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

North Bay Village is requesting match funding in the amount of \$1,000,000 to construct an approximately 3,400 linear foot boardwalk overlooking Biscayne Bay. We envision a beautiful over the water walkway around the parameter of North Bay Village that will allow bicyclists and pedestrians to safely access local restaurants, businesses, parks, housing condominiums, and the Village Hall. This will be the only waterfront access to the general public within the Village. The Village has two major goals: (1) increase availability of recreational space within the Village and (2) attract new businesses and tourists to North Bay Village; improving our local economy. The Village is an island community with an estimated 8,949 residents (2017 BEBR), and we have less than 2 acres of parkland. Kennedy Causeway (State Road 934/NW 79th Street) is the Village's major commercial corridor accessible from Interstate-95. More than 40,000 motorists pass through the Village daily via SR 934/79th Street traveling to Miami Beach. The Boardwalk is contiguous to State Road 934 and will revitalize the "main street"; attracting new businesses and real estate developers.

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F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
  - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
  - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

**Economic Recovery:** In April 2016, the Village adopted a Strategic Plan to revitalize the community's economy, and create a desirable location for people to live and work. Over the past few years business growth has been stagnant, and the Village's most prominent restaurant closed. **Economic Diversification:** There are primarily high rise condos contiguous to the project site, and potential for diversification. The Village Commission has approved 5 site plans for new mixed-use developments along Kennedy Causeway, and developers are buying-in to the concept of the Boardwalk. The projects contain nearly 50,000 square feet of proposed commercial space (retail, restaurant and office), and are in various stages of the permitting process.

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**Economic Enhancement:** The Boardwalk Project will cost approximately \$6 Million to complete. IMPLAN modeling estimates that 8.34 direct construction jobs and 8.63 indirect construction related jobs are created per \$1 Million in capital spending. Based on this methodology, the Boardwalk project will create approximately 50 direct jobs and 52 indirect jobs (102 total) during the construction phase of the project. New developments that will be attracted to the Village as a result of the Boardwalk could result in approximately \$50 Million in new construction and approximately 1,200 new and sustained jobs. The Village is most likely to attract businesses from the States Targeted Industry list in the Financial/Professional Services category. The Village also desires to support Cleantech (environmental consulting) and green building construction. The Village has updated land development regulations to encourage green building certifications for all private and public buildings that are constructed or heavily renovated. (see attached for more information)

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**2. Additional Information:**

A. Is this project an expansion of an existing infrastructure project?

Yes  No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Construction Kick-Off October 2018. Completion: September 2030

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C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

John F Kennedy Causeway (NW 79 St.) - State Road 934 (Miami-Dade County)

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D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal  State  County  City  Other \_\_\_\_\_

E. What permits are necessary for the public infrastructure project?

DERM, FDEP, Submerged Land Lease, and potentially US Army Corps of Engineers

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F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

The Village is in the design phase of this project, and has secured the services of Coastal Engineering Consultants, Inc. The environmental studies have been completed and public input meetings are being held to develop the final design. Design and permitting is estimated to be complete by September 30, 2018, and the Village will be ready to immediately move forward with Construction.

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G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The infrastructure improvements is located along JFK Causeway with a "Commercial" land use designation.

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H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes  No

The Village updated the local comprehensive plan in support of this project in 2016.

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I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes  No

The Village is currently completing the pre-construction activities.

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J. Does this project have a local match amount?

Yes  No

If yes, please describe the entity providing the match and the amount.

The Village has set aside a local match of \$2 Million for construction and \$150,000 for pre-construction costs.

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K. Provide any additional information or attachments to be considered for this proposal.

Attachment 1 - Boardwalk Project Overview & Conceptual Plan; Attachment 2 - Excerpt from Strategic Plan and Map of vacant lots along the Boardwalk Project Area.

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**3. Program Budget**

**Estimated Costs and Sources of Funding:** Include all applicable public infrastructure costs and other funding sources available to support the proposal.

**A. Public Infrastructure Project Costs:**

Construction	<u>\$ 6,000,000</u>		
Reconstruction	<u>\$</u>		
Design & Engineering	<u>\$ 300,000</u>		
Land Acquisition	<u>\$</u>		
Land Improvement	<u>\$</u>		
Other	<u>\$</u>	Please Specify:	_____
<b>Total Project Costs</b>	<b><u>\$ 6,300,000</u></b>		

**B. Other Public Infrastructure Project Funding Sources:**

City/County	<u>\$ 2,150,000</u>		
Private Sources	<u>\$</u>		
Other (grants, etc.)	<u>\$ 3,150,000</u>	Please Specify:	FDOT, FIND
<b>Total Other Funding</b>	<b><u>\$ 5,300,000</u></b>		
<b>Total Amount Requested</b>	<b><u>\$ 1,000,000</u></b>		

**Note:** The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

**C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.**

The Village has set aside \$2,150,000 to support the Boardwalk Project. To date, the Village has secured \$1,150,000 in funding from FDOT and the Florida Inland Navigation District (FIND) for planning, design, and construction. FIND has met with Village staff on multiple occasions and has expressed a willingness to fund up to \$2 Million for the construction of the Boardwalk once planning and permitting is complete. The Village is currently conducting environmental studies, design and permitting of the final phase of the Boardwalk; and the Village is constructing the Boardwalk entrance (Baywalk Plaza Area). Construction of the Boardwalk will begin in FY2019. +



#### 4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The Village will need approval from the Village Commission prior to executing the grant agreement.

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- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

The Village Council meets the 2nd Tuesday of Each Month except (Aug/Dec)

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- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

The Village Council can hold special meetings with 14 calendar days notice.

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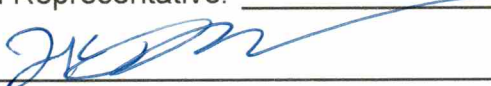
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: North Bay Village

Name and Title of Authorized Representative: Frank Rollason, Village Manager

Representative Signature: 

Signature Date: 8/4/17





## North Bay Village Boardwalk Project

**DEO Request: \$1,000,000**

**Village Match: \$2,150,000**

### Project Description



The *North Bay Village Boardwalk* project is the third phase of North Bay Village's ongoing effort to provide public access to the Village's waterfront. North Bay Village is an island community surrounded by Biscayne Bay. North Bay Village proposes to develop a 3,400 linear foot multi-use Boardwalk/Baywalk overlooking Biscayne Bay and parallel to the Kennedy Causeway (*State Road 934/NW 79th Street*), the Village's "main street". The Boardwalk will provide residents with a beautiful local amenity and encourage tourists to visit the Village. This

project offers the only available public access to the Village's waterfront.

Once completed, residents and visitors will be able to enjoy scenic views of the Bay while walking/biking along a beautifully designed boardwalk that connects them to the Village's dining establishments, retail businesses and condominium. The Village envisions a boardwalk that will provide seating for several hundred people, connections from public transit/JFK Causeway directly to the boardwalk, space for non-motorized transportation (walking, biking and skating), lookouts over Biscayne Bay and more.

North Bay Village consists of several spoil islands in Biscayne Bay located on Kennedy Causeway between the mainland and Miami Beach. Due to this location, the Village encompasses a large amount of highly desirable waterfront property, but is mainly viewed and used as a throughway to Miami Beach. The Village has established a vision for itself to be a sustainable and viable community for its residents, guests and businesses and to be seen as more than a pass-through area on the way to Miami Beach. To carry out this vision, North Bay has adopted a goal of retaining and attracting businesses to its community thereby creating a greater sense of place. This major goal has become the focal point of the Village's 2015/16 Economic Development Strategic Plan.

*The Boardwalk will provide the following benefits to Village residents and visitors;*

- an alternative waterfront access experience for area visitors and residents;
- a safe pathway and public access along the waterfront/shoreline for pedestrians and bicyclists;



### North Bay Village Boardwalk Project

- move the public further from the roadway, providing enhanced actual and perceived safety for pedestrians that frequently don't take advantage of the sidewalks due to its close proximity to high speed vehicular traffic on Kennedy Causeway. The width of the boardwalk would be designed to allow for pedestrian as well as bicycle access;
- access to overlooks and educational displays/kiosks highlighting the components of coastline conservation/mitigation efforts. Area environmental education partners will have the opportunity to incorporate Baywalk into a linear learning center for field trips and other educational/awareness programming; and
- protect and enhance the shoreline.

### Economic Impact of the Project

Opportunity for Job Growth: During the development of the Village's Strategic Plan, residents were asked to identify desirable businesses. 90% of respondents desired casual dining, grocery stores and fitness centers. Furthermore, residents reported traveling 4 miles or more one way to visit these types of facilities at least one time per week. 80% of residents spend between \$25-\$199 each time they visited. Additional desired business types are listed below. The commercial parcels along JFK Causeway/SR 934 and the project site will accommodate any of these business types.

<u>Desired Businesses Type</u>	<u>NAICS Code</u>
Local emergency/urgent care	621493
Library	519120
Casual restaurants	722513
Banks	522110
Beer garden	722410
Healthy, affordable eating options	722513 & 722511
Health and fitness center	713940
Co-work space	531120
Starbucks	722515
Hair salon	812112
'High-end' grocery store	445110
Automobile mechanic	811111
Veterinarian	541940

**Opportunity for Public/Private Partnership:** The proposed project will benefit the Village by taking into account the Village's current public and private investment promises and developments, combined with the feedback received from residents. This project provides the ideal opportunity for public, private partnership and the Village has been in constant contact with developers as well as the general public throughout the duration of the planning phase of this project.



## **North Bay Village Boardwalk Project**

This project will provide public access to the waterfront has been a goal of the Village's for many years. In preparation for this long-term goal, the Village requires private developers to provide public access to the easement behind their establishment (condominium, retail space, or restaurant). Some recent developers have demonstrated support of the Village's efforts by offering to design the portion of the project that runs behind their property. The Village has conducted several public meetings to discuss the design of the project as well as address any concerns that residents have about the impact of the project. The Village continues to inform the public about the progress of the project during monthly Commission Meetings and Workshops.

### **Consistency with Municipal Plans**

The Transportation, Coastal Management, and Recreation and Open Space Elements of the *Village's Comprehensive Plan* fully support this initiative. The Goal of the Transportation Element is to "maintain and enhance the Village's existing traffic circulation system, to provide for the safe and efficient movement of people and goods through and within the city". To do so, the plan urges the Village to "communicate on an annual basis with other local, county, and state officials so as to coordinate transportation plans of all related entities" (Objective 3.1) and to "monitor all proposed major improvements to the Kennedy Causeway with Miami-Dade County" (Policy 3.3.1). It also urges the Village to "enhance the circulation of non-motorized traffic" (Objective 3.6a) and to "work with Miami-Dade Transit to ensure adequate transportation is available to all citizens who require it" (Policy 3.7.3). Along similar lines, the Goal of the Coastal Management Element is to "provide for increased safe and nondestructive public use of natural coastal resources for the city". To do so, the Village should "increase public access to coastal views and recreational opportunities such as boardwalks and fishing areas to the greatest extent possible" (Objective 8.2). The Recreation and Open Space Element shows the intent to "obtain additional recreation and open space sites and/or facilities in the Village" (*Objective 10.1*). Finally, the Village contemplates baywalk/boardwalk areas as future open space opportunities, with a policy that will "adopt 2.75 acres per 1,000 population as the level of service for park and recreation facilities which include the bay walk areas otherwise available to the residents" (Policy 10.1.3).

Additionally the Village's land development regulations have been updated to encourage mixed use developments along the Village's commercial corridor (Kennedy Causeway). Current private development projects that have been permitted through the Village include, but are not limited to; high rise condominiums with retail space on the first floor and restaurants that will be directly accessible to pedestrians from the future boardwalk/baywalk. In 2016, the Village adopted an *Economic Development Strategic Plan* that guides the Village's commercial revitalization efforts. The Strategic Plan was developed following a public involvement campaign that included three public meetings and a resident survey that was available online through the Village's website and in hard copy at the Village Hall. The plan will be reinforced by the Village's Comprehensive Plan five-year capital improvement schedule which includes the development of the boardwalk/baywalk. The Village's desire to construct a boardwalk/baywalk has been consistent through all of the above mentioned plans and policies; demonstrating the Village's commitment to this project.



## North Bay Village Boardwalk Project

### Current Status of Project

#### *1. Baywalk Plaza Area – South Side*

During the 2014-15 fiscal year, the Village completed the final design of the Baywalk Plaza Area (North and South side). FY 2015-16, the Village secured all required permits. The Village received funding from the Florida Inland Navigation District (FIND) in the amount of \$200,000 to begin construction. and identified a construction company to develop the “south side” of the Baywalk Plaza Area. Construction is set to begin April 2017.

#### *2. Baywalk Plaza Area – North Side*

FY 2016-17, the Village was recommended for \$1,000,000 from the Florida Department of Transportation – Transportation Alternative Program to construct the “north side” of the Baywalk Plaza Area. The Village has initiated the LAP process.

#### *3. Boardwalk Project*

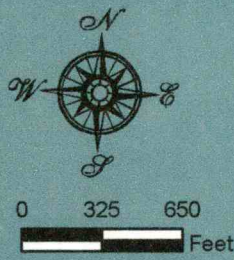
FY2016-17, the Village received a grant award from the Florida Inland Navigation District in the amount of \$100,000 (plus Village Match \$100,000) for the feasibility study, planning, design and permitting of the Boardwalk Project. The Village completed the bid process and awarded the contract to Coastal Engineering Consultants, Inc. (approved by Village Council on March 14, 2017). Coastal Engineering has a team of professional engineers and scientists that specialize in coastal and ocean engineering, marine and coastal geology, and marine biology. The pre-construction phase of this project is expected to be completed by September 2018. *Coastal Engineering has estimated this project to be \$4,000,000 for this construction phase based on past experience with project of similar size and scope. The Village will have a detailed cost estimate once the design is completed. Village Staff feels that FY2020 will be the ideal time to begin construction on the Boardwalk Project. The total investment in this project is approximately \$6,000,000 for all phases.*

# City of North Bay Village 2009 Aerial Photo



 Municipality Borders  Parcels

August 2010



Harbor Island

UNINCORPORATED

MIAMI

KENNEDY CSWY

NORTH BAY VILLAGE

KENNEDY CSWY

PIRATES ALY

N TREASURE DR

Treasure Island Elementary

MIAMI BEACH

71ST ST

Biscayne Bay

North Bay Island

Treasure Island

WEST DR

EAST DR

MIAMI VIEW DR

CENTER BAY DR

COQUINA DR

BEACH VIEW DR

BAY TER

W TREASURE DR

ADVENTURE AVE

BOUNTY AVE

BUCCANEER AVE

CUTLASS AVE

HISPANOLA AVE

MUTINY AVE

GALLEON ST

S TREASURE DR

E TREASURE DR



<b>Goal:</b> Retain and attract new businesses	
<b>Initiative:</b> Enhance the image of North Bay Village	
<b>Champion:</b> Village Manager	
<b>Stakeholders:</b> Village Staff, Village Council, Developers, Landowners, Residents, Business Owners	
<b>Desired Outcome:</b> The Village gains recognition as a favorable location for residents and businesses.	
<b>Action Items:</b>	<b>Estimated Completion Date</b>
<p><i>Hire marketing consultant to better identify the Village.</i></p> <p>Village officials have determined that the Village would benefit from hiring a firm to better solidify the identity of the Village, in order to raise awareness of the Village to businesses, potential new residents and visitors. A concentrated marketing effort would be conducted, establishing the Village as a destination community, rather than a throughway to Miami Beach. If possible, a “branding” effort would be conducted to best identify North Bay Village.</p>	November 2016
<p><i>Redesign the Village website.</i></p> <p>The Village website will need to be redesigned to be more user friendly and to present clear identifiable themes and images of the community. This effort should be merged with the work done by the Village’s marketing consultant.</p>	December 2016
<p><i>Establish gateways entering and exiting the Causeway.</i></p> <p>The Village currently has 40,000 vehicles passing through State Road 934/Kennedy Causeway on a daily basis. The two-mile strip has a median separation with minimal landscaping. Currently, there is minimal gateway effect. A “gateway” landscaped area with attractive signage at both the entry and exit points must be created to add to a sense of “place” to North Bay Village’s section of the Causeway.</p>	February 2017
<p><i>Design and develop a linear baywalk park on Biscayne Bay waterfront. (see Exhibit 5)</i></p> <p>As an ongoing effort to revitalize the commercial corridor and provide public access to the waterfront, the Village is preparing plans for a 3,400 foot linear boardwalk/ baywalk overlooking Biscayne Bay and adjacent to the Kennedy Causeway. This would potentially provide residents and guests with public waterfront space and provide boaters with dock space in close proximity to restaurants, shopping, bars and entertainment. Also, a baywalk plaza area is being designed as an entrance to the area and accessible from the Causeway. This will be in addition to the baywalk access easements that will continue to be required of all new developments fronting on Biscayne Bay.</p>	March 2018



**Exhibit 1:**

Existing Land Use & Commercial Buildings Map

