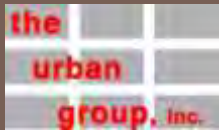




NOISE MITIGATION PLAN

FORT LAUDERDALE – HOLLYWOOD INTERNATIONAL AIRPORT
Runway 9R/27L Expansion Project



December 2, 2010

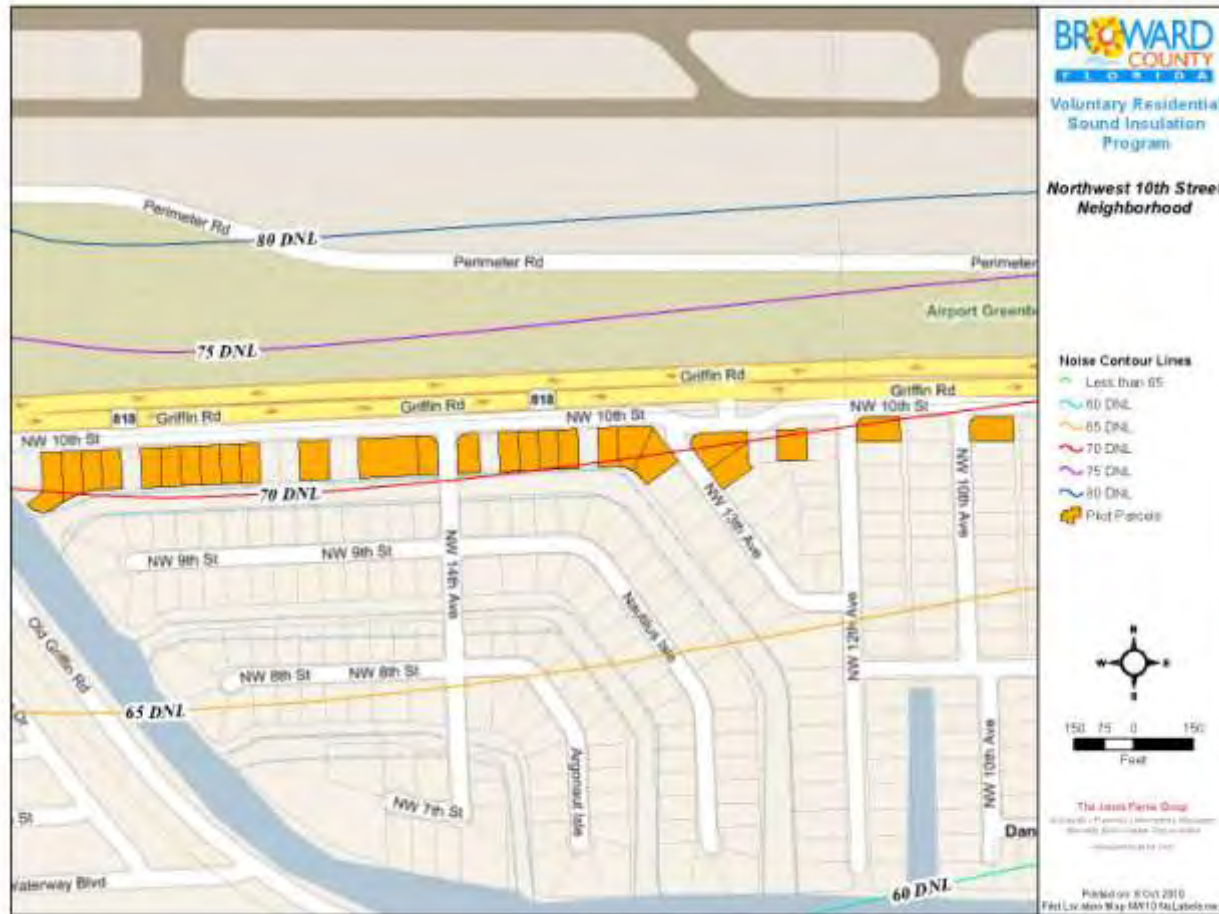
Pilot Program Status

2

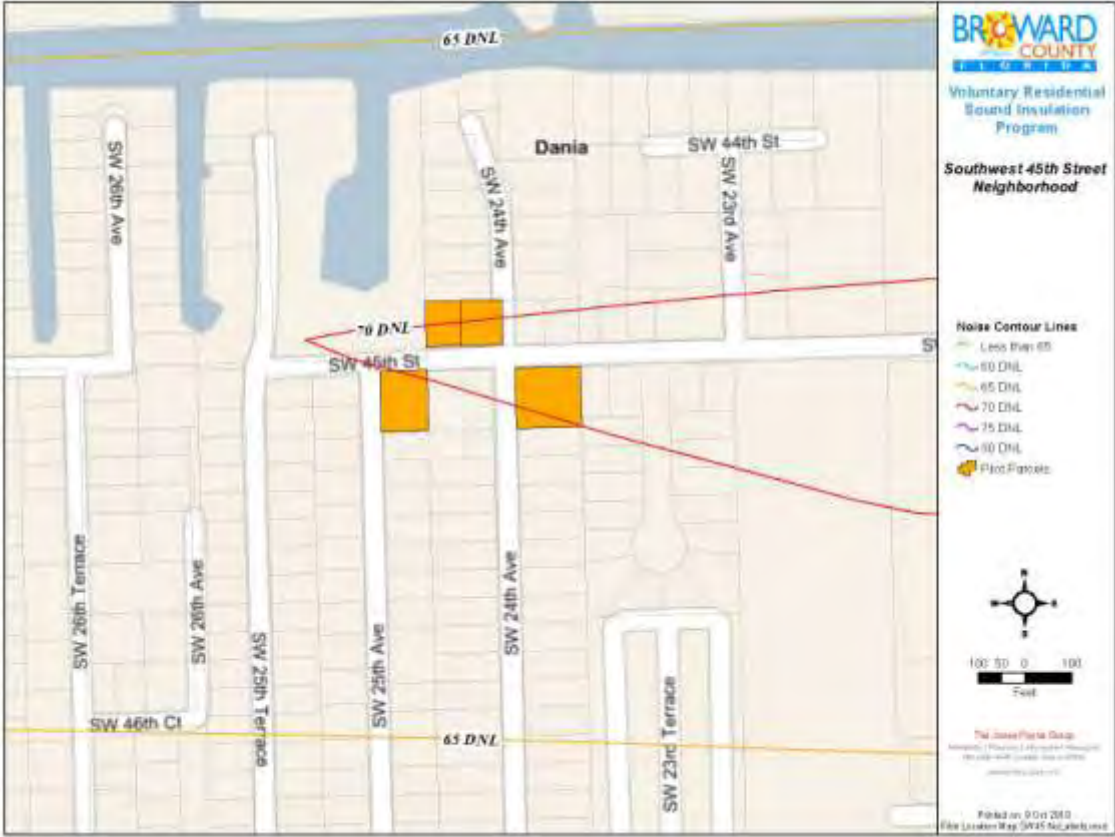
- January 2010 - County Commission approves Pilot Program
- Comprised of 48 residential units
 - Single-Family: 14
 - Duplex: 34
- October 27, 2010 – Bids to be opened (two bid packages)
- Estimated construction cost: \$2.3 million
- December 2010 – Construction contract award to be presented to the Board for consideration
- January 2011 - Specialized products ordered based upon homeowner selection
- May 2011 – July 2011 – Individual home construction
- Utilizing green technologies - FPL Home Energy Program and low-e glass
- Pilot Program Outreach Center is located at 200 E. Dania Beach Boulevard, Suite 103, Dania Beach 954-924-2224

December 2, 2010

Pilot Program Location Map - South



Pilot Program Location Map - West



Noise Mitigation Plan Actions

5

- December 2008: FAA issued Record of Decision includes noise mitigation elements
- January 26, 2010: County Commission approved Voluntary Residential Sound Insulation Pilot Program
- April 27, 2010: County Commission directed BCAD to forward the Proposed Draft Noise Mitigation Plan to the City of Dania Beach for a 45 day comment period
- April 30, 2010: Proposed Draft Noise Mitigation Plan forwarded to the City of Dania Beach City Commission
- May, 2010 Director of Aviation met with the City of Dania Beach Commission in a public meeting on May 12, 2010 and Aviation Department staff met with the Dania Beach Airport Advisory Board on May 18, 2010 to present the Proposed Draft Noise Mitigation Plan
- June 14, 2010: BCAD received 2 sets comments; one from the Mayor of the City of Dania Beach, one from Community Development Department Staff Report, which compiled comments from various City Commission and Dania Beach Airport Advisory Board meetings as well as comments website and city staff review. (comments are attached to the Board Action as Exhibit 4)
- September 2010 : BCAD revised the proposed Noise Mitigation Plan to address several of the City of Dania Beach's recommendations
- November 2010: County Commission considers the approval of the Noise Mitigation Plan

December 2, 2010

Recommended Changes

Based on City of Dania Beach Comments

6

- 63 comments were received based upon the Proposed Draft Noise Mitigation Plan
 - Staff has prepared responses to all comments received
 - 16 comments on the Proposed Draft Noise Mitigation Plan
 - 22 comments were outside of the scope of the Proposed Draft Noise Mitigation Plan
 - 28 were outside of the applicable federal regulations and guidelines (i.e. Uniform Relocation Act and Federal Grant Assurances) and not eligible for federal funding
- The following comments were incorporated in the revised Noise Mitigation Plan
 - The revised sales assistance program includes 286 duplex units in addition to single-family homes within the 65+ DNL
 - The original sales assistance program did not include duplex units
 - The revised sales assistance program extends eligibility by removing the owner-occupancy requirement
 - The original sales assistance program required owner occupancy
 - Under the revised sales assistance program owners become eligible one year after receiving sound insulation treatments, regardless of the runway completion date
 - Under the original sales assistance program, owners became eligible after receiving sound insulation treatment AND one year after the runway completion date

December 2, 2010

Community Based Strategy

Providing Neighborhood Stabilization And Land Use Compatibility Voluntary Residential Sound Insulation w/out Avigation Easement

7

Installation of acoustical treatments designed to reduce aircraft noise levels to a home's interior. Individual upgrades may include windows, doors and ventilation systems. In accordance with County Commission policy to provide neighborhood cohesion, it is recommended that all 1,706 units be eligible for sound insulation without requiring an avigation easement.

Program	Eligibility	Est. Cost ¹	Implementation Schedule		Recommendation
			Begin	End	
Voluntary Sound Insulation without Avigation Easements	961 Residential Units Located in the 65+ DNL and 745 Located in Adjacent Neighborhoods	\$116 M	2011	2020 ²	Recommended

- ▣ Estimated Cost: \$116 million¹ – no change

- ▣ Schedule: Implementation begins 2011; Estimated completion date 2020²
 - 65+ DNL Area: 961 Units (2011 – 2014)
Estimated **400 homes per year**
 - Adjacent neighborhoods: 745 Units (2015 – 2020)²

¹ Source: FAA FEIS

² Dependent on labor market conditions and participation rate

Community Based Strategy

Providing Neighborhood Stabilization And Land Use Compatibility Voluntary Acquisition of Mobile Home Parks and Units

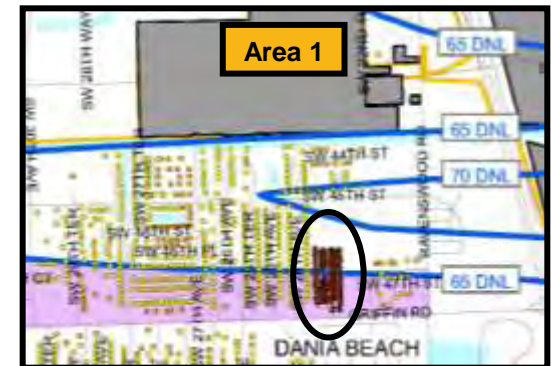
8

MARSHALLS EVERGLADE MOBILE HOME PARK (MHP)

Sound insulation of mobile home units is not feasible. Acquisition of Marshalls Everglade MHP and the mobile home units with relocation of the residents is recommended. The County will request the City of Dania Beach to rezone the land to a compatible use. Proceeds from the sale of the land will be returned to the Noise Mitigation Fund. There are 42 units located within the 65 DNL contour and 56 units located outside the 65 DNL contour. In accordance with County Commission policy to provide neighborhood cohesion, it is recommended that an offer be made to purchase the mobile home park land and all 98 units.

Program	Eligibility	Est. Cost ¹	Implementation Schedule		Recommendation
			Begin	End	
Voluntary Acquisition of Marshalls Everglade Mobile Home Park and Mobile Home Units and Relocation of Residents	Mobile Home Park Land and 98 Mobile Home Units and Relocation of Residents	\$13 M	2011	Undetermined ²	Recommended

- Estimated Cost: \$13 million¹ – no change
- Schedule: Implementation begins 2011;
End date determined by market conditions ²



¹ Source: FAA FEIS

² Upon Board approval of Final Noise Mitigation Plan, BCAD will contact the MHP owner to determine their level of interest in participation. The program's end date will be dependent on negotiations with mobile home park owner.

Community Based Strategy

Providing Neighborhood Stabilization And Land Use Compatibility Voluntary Acquisition of Mobile Home Parks and Units

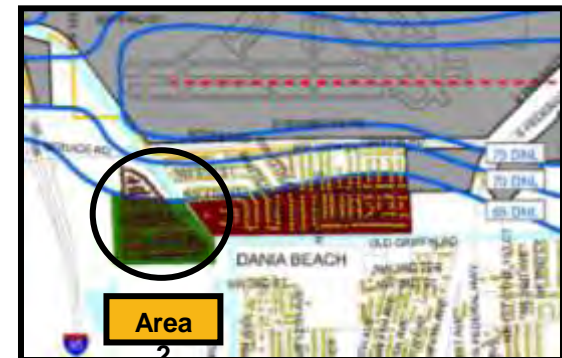
9

OCEAN WATERWAY MOBILE HOME PARK (MHP)

Sound insulation of mobile home units is not feasible. Acquisition of Ocean Waterway MHP and mobile home units with relocation of the residents is recommended. The County will request the City of Dania Beach to rezone the land to a compatible use. Proceeds from the sale of the land will be returned to the Noise Mitigation Fund. The site is located primarily outside the 65 DNL and involves complex components of ownership. There are 47 units located within the 65 DNL contour and 222 units located outside the 65 DNL contour. In accordance with County Commission policy to provide neighborhood cohesion, it is recommended that an offer be made to purchase the mobile home park land and all 269 units.

Program	Eligibility	Est. Cost ¹	Implementation Schedule		Recommendation
			Begin	End	
Voluntary Acquisition of Ocean Waterway Mobile Home Park and Mobile Home Units and Relocation of Residents	Mobile Home Park Land and 269 Mobile Home Units and Relocation of Residents	\$51 M	2011	Undetermined ²	Recommended

- ▣ Estimated Cost: \$51 million¹ – no change
- ▣ Schedule: Implementation begins 2011;
End date determined by market conditions ²



¹ Source: FAA FEIS

² Upon Board approval of the Final Noise Mitigation Plan, BCAD will contact the MHP owner to determine their level of interest in participation. The program's end date will be dependent on negotiations with mobile home park cooperative.

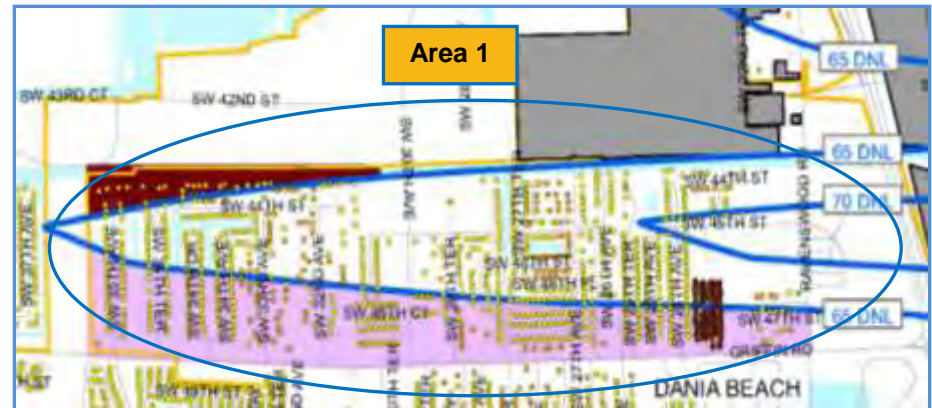
Community Based Strategy

Market Absorption Rate Study

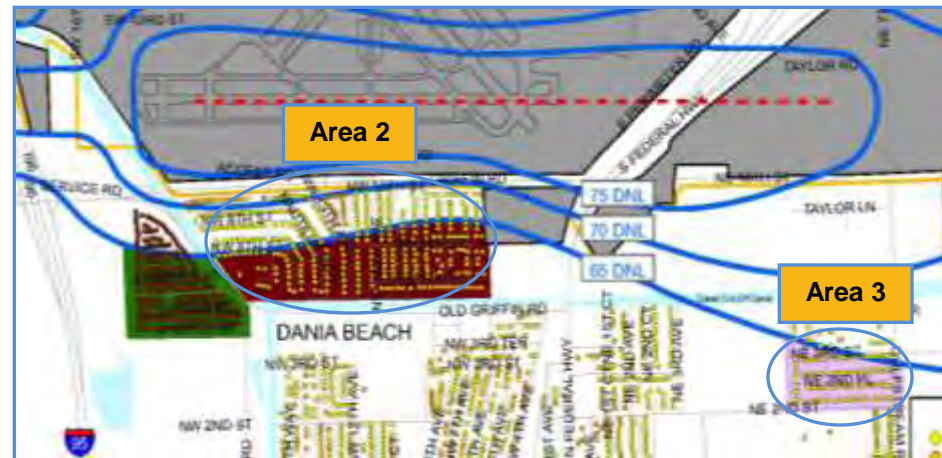
10

A market absorption study was conducted of the Noise Impact Area to determine the rate at which noise impacted properties located in the 65+ DNL noise contour can be expected to sell on the open market. This study determined that a maximum of 22 properties per year could be sold and not affect market conditions.

The Noise Impact Area is comprised of three distinct neighborhoods which contain 571 single-family homes and 286 duplex units.



Noise Impact Area	Location	Avg. Annual Property Sales ¹
Area 1	West of FLL	9
Area 2	Melaleuca Gardens Neighborhood	11
Area 3	East of Federal Highway	2
Total		22



¹ Based on research conducted by Adrian Gonzalez & Assoc. Real Estate Appraiser, on residential properties in proximity to FLL, March, 2010

Individual Based Strategy

Providing Discrete Relief for Individual Homeowners Voluntary Sales Assistance Program

11

If after participating in the Sound Insulation Program, a homeowner wishes to sell their property and relocate, the County will assist them with the sale of their property on the open real estate market for Fair Market Value (FMV). This program will begin one year after the homeowner has received the sound insulation treatments.

A recent market absorption study for the noise impacted area shows a maximum of 22 properties per year could be sold through this type of program to avoid market saturation. In accordance with County Commission policy to provide noise mitigation in excess of the minimum federal standards, BCAD recommends implementation of this program.

Program	Eligibility	Est. Cost ¹	Implementation Schedule		Recommendation
			<u>Begin</u>	<u>End</u>	
Voluntary Sales Assistance	Limited to 571 Single-Family, and 286 Duplex Sound Insulated Residential Units Located in the 65+ DNL	\$56 M	2012	Determined by Market Absorption Rate	Recommended

- ▣ Estimated Cost: \$56 million² – increase of \$10 million based on addition of 286 duplex units
- ▣ Schedule: Implementation begins 2012; End date determined by market absorption rate
 - ▣ Maximum of **22** properties per year are eligible based on market absorption rate (March 2010)

¹ Source: FAA FEIS

² Based on 100% participation

Individual Based Strategy

Providing Discrete Relief for Individual Homeowners

Voluntary Purchase Assurance Program (**not recommended by BCAD**)

12

The County purchases residential properties at Fair Market Value (FMV) from property owners who wish to sell and records an avigation easement on the property. The County maintains the properties until they can be sound insulated and resold on the open real estate market.

This program may have a lengthy implementation schedule and additional property management costs that negatively impact the implementation of the other noise mitigation programs. A market absorption study for the noise impacted area shows a maximum of 22 properties per year could be sold through this type of program to avoid market saturation.

Program	Eligibility	Est. Cost ¹	Implementation Schedule		Recommendation
			Begin	End	
Voluntary Purchase Assurance	Limited to 571 Single-Family and 286 Duplex, Sound Insulated Residential Units Located in the 65+ DNL	\$208 M \$149 M (Purchase) \$59 M (Insulation)	2011	Determined by Market Absorption Rate	Not Recommended

- ▣ Estimated Cost: \$208 million² – increase of \$39 million based on addition of 286 duplex units
- ▣ Schedule: Implementation begins 2011; End date determined by market absorption rate
 - Maximum of **22** properties per year (March 2010)

¹ Source: FAA FEIS

² Based on 100% participation

Sales Assistance Recommended Because...

13

- Maintains the City of Dania Beach's ad valorem tax base by keeping ownership with individuals instead of County ownership
- Stabilizes existing community by avoiding vacant properties
- Maintains property values by not saturating the housing market
- Maintains property values by seeking market value on the sale of the property
- Allows homeowners to receive benefits of sound insulation until property can be sold
- Avoids lengthy and costly property management and maintenance fees

Summary of Recommended Strategy

14

Program	Eligibility	Est. Cost ¹	Implementation Schedule		Recommendation
			Begin	End	
Voluntary Sound Insulation Without Avigation Easements	961 Residential Units Located in the 65+ DNL and 745 Units Located in Adjacent Neighborhoods	\$116 M	2011	2020 ²	Recommended
Voluntary Acquisition of Marshalls Everglade Mobile Home Park and Mobile Home Units and Relocation of Residents	Mobile Home Park Land and 98 Mobile Home Units and Relocation of Residents	\$13 M	2011	Undetermined ³	Recommended
Voluntary Acquisition of Ocean Waterway Mobile Home Park and Mobile Home Units and Relocation of Residents	Mobile Home Park Land and 269 Mobile Home Units and Relocation of Residents	\$51 M	2011	Undetermined ³	Recommended
Voluntary Sales Assistance	Limited to 571 Single-Family and 286 Duplex, Residential Units Located in the 65+ DNL,	\$56 M	2012	Determined by Market Absorption Rate	Recommended

¹ Costs based on FAA FEIS

² Dependent on labor market conditions

³ Dependent on negotiations with mobile home park owner

Estimated Cost of the Proposed Plan

15

- ▣ Estimated cost of the proposed Noise Mitigation Plan is \$236 million for all staff-recommended programs, based on 100% participation
- ▣ \$175 million will be generated utilizing \$35 million in Passenger Facility Changes accumulated in a noise mitigation bank as 20% matching funds
 - ▣ 80% FAA funding is available for noise programs
 - ▣ \$8.24 million was received from the FAA on September 24, 2010
- ▣ Staff does not believe 100% participation in all programs will occur, and that sufficient funds are available to complete the proposed Noise Mitigation Program

Next Steps

Agenda item to the County Commission in November requesting:

- Approval of County's response to comments received from Dania Beach and forwarding of County responses to the City of Dania Beach Commission
- Approval of Noise Mitigation Plan and forwarding to FAA for review and approval
- Direct County Staff and Office of County Attorney to forward the County-approved Plan to the City of Dania Beach and to meet with their representatives to address comments to the County-approved Noise Mitigation Plan, including mediation if appropriate
- Approval of RLI for Noise Mitigation Plan Management and Implementation

Noise Mitigation Plan

17

Questions?