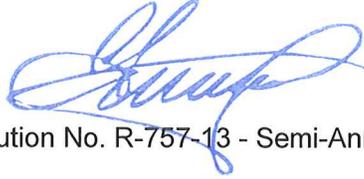


Date: February 6, 2014

To: Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

From: Carlos A. Gimenez  
Mayor



Subject: Response to Resolution No. R-757-13 - Semi-Annual Report on All Aboard Florida Project

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Attached please find a report from Florida East Coast Industries (FECI) regarding the All Aboard Florida Project. This is the first in a series of updates responding to Resolution No. R-757-13, which requested semi-annual reports to the Board on the status of the All Aboard Florida Project.

I will continue to provide the Board with updates as they become available from the FECI. Please contact Jose Gonzalez, Senior Vice President for Corporate Development, FECI, at 305-520-2372 should you have any questions about the attached.

Attachment

- c: Jose Gonzalez, Senior Vice President, Corporate Development, FECI
- Robert A. Cuevas, Jr., County Attorney
- Office of the Mayor Senior Staff
- Ysela Llort, Director, Miami-Dade Transit
- Irma San Roman, Director, Metropolitan Planning Organization
- Lester Sola, Director, Internal Services Department
- Regulatory and Economic Resources Department Senior Staff
- Charles Anderson, Commission Auditor



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T: 305.520.2300 | allaboardflorida.com

**Date:** February 5, 2014

**To:** The Honorable Carlos Gimenez  
Mayor, Miami-Dade County

**From:** Jose Gonzalez  
Senior Vice President, Florida East Coast Industries

**Subject:** All Aboard Florida update

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Mayor Gimenez, please see the report below that details All Aboard Florida's recent progress. Do not hesitate to contact me if you have further questions.

### **All Aboard Florida update to the Miami-Dade County Commission**

All Aboard Florida (AAF) will connect Florida's key cities in a new way to spark social and economic opportunities. This exciting, privately funded intercity passenger rail system will give Florida residents and visitors a new and reliable transportation option to connect Central and South Florida, two of the state's most visited and populated regions. The project has made significant progress since it was announced almost two years ago. The most recent activity and progress is outlined below.

### **Rapid Transit Zone process**

AAF is moving forward on its station land use planning for the downtown Miami station with the Rapid Transit Zone process. The first step is an inter-local agreement between the City of Miami and the County. The item is planned to be brought before the Miami-Dade County Commission on February 19.

As a result, a revised ordinance will be proffered to address station development and how it integrates with the Metrorail and Metromover systems and how it integrates portions of the Miami 21 zoning Code. This ordinance will create a new process for the Downtown Intermodal District in order for the intercity passenger project that has a regional significance to obtain the development approvals. This allows the process to be streamlined and the Miami-Dade County Board of Commissioners to be the governing body over the project approvals.

### **Station Update**

Stations are planned in the downtowns of Miami, Fort Lauderdale and West Palm Beach, and the Orlando International Airport. They will become destinations and revitalize the surrounding areas. By planning connections to existing and future transportation systems and offering additional mobility options –such as rental cars and local transit – passengers will be able to access the central business districts, area landmarks and attractions with ease. The Miami station will be located on approximately 9 acres of land that was the original site of Henry Flagler's train station. It's currently a series of surface parking lots located to the east of the Stephen P. Clark Government Center (Miami-Dade County Hall) and will be transformed into a multi-modal transportation hub with connections to Metrorail and Metromover. The

station and ancillary uses will be approximately 200,000 SF, and the Transit Oriented Development (over-build) that is integrated with the station will be approximately 3,500,000 SF of mixed use development.

The station in Fort Lauderdale was announced in November of 2013 and will be located on parcels of land adjacent to the Florida East Coast Railway (FEC) corridor on NW 2nd Avenue, between Broward Boulevard and NW 4th Street. Located in the northern portion of downtown Fort Lauderdale, the station will catalyze growth, spur job creation and stimulate underutilized areas. It will also be connected to the future Wave Streetcar and Broward County's bus system. The proposed station will straddle the existing FEC rail right of way and the adjacent parcels that were acquired for the station. The station and ancillary uses will be approximately 60,000 SF. The Transit Oriented Development that is planned to be surrounding station will include approximately 500,000 SF of mixed use space.

The downtown West Palm Beach station will be located at the site of the old Sewell Hardware property in the 500 block of Evernia Street, which is just blocks away from Clematis Street and the existing West Palm Beach Tri-Rail station, which will connect passengers to our station via the City's downtown trolley circulator. The proposed station will straddle the existing FEC rail right of way and the adjacent parcels that were acquired for the station. The station and ancillary uses will be approximately 60,000 SF. The Transit Oriented Development that is planned to surround our station will include approximately 500,000 SF of mixed use space. This location is strategically situated between two of West Palm Beach's major destinations, Government Center, which includes the City and County administration buildings and courthouses, and CityPlace, one of the city's premier entertainment destinations, and the performing arts center.

In Central Florida, AAF will be the first tenant at the new Intermodal Station at the Orlando International Airport. The Intermodal Station will also be a multi-modal hub and ultimately connect to SunRail, Central Florida's commuter rail system. Lease agreements with the Greater Orlando Aviation Authority and the Orlando Orange County Expressway Authority (OOCEA) were passed by the respective boards in October 2013. The agreement with OOCEA allows AAF to construct its rail infrastructure immediately parallel to the State Road 528 corridor. Coupled with the lease agreement approved by the Florida Department of Transportation in June 2013, AAF has now secured the critical right of way needed for the project. The Greater Orlando Aviation Authority's (GOAA) Board approved several agreements that will allow AAF to develop its Central Florida station at the Orlando International Airport's future Intermodal Station. The GOAA agreements will provide (1) a rail easement between State Road 528 and the future Intermodal Station, (2) a premises lease for the future Intermodal Station, and (3) a land lease to construct AAF's vehicle maintenance facility.

#### **City of Miami Southeast Overtown/ Park West CRA**

The development agreement between AAF and the City was finalized. It went before the CRA on Monday, January 27, 2014, and was accepted by the Board. AAF will begin detailed architectural and engineering plans for this development in the next couple of months.

## **NEPA**

Federal environmental approval for the Miami to West Palm Beach segment was issued on January 30, 2013. The engineering will be completed by early this summer. Additionally, the AAF team has begun a detailed diagnostics of all the road grade crossings for the system. This will allow AAF to determine the types of safety improvements required by the Federal Railroad Administration (FRA) and the Florida Department of Transportation at each crossing. The FRA is currently leading an Environmental Impact Statement process for the entire system and it is expected to be completed this year. Public meetings will be held later this year, where members of the public can ask questions and give feedback on the project.