

NOISE

NOISE MITIGATION PROGRAM AT FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL SUPPORTS SOUTH RUNWAY EXPANSION

BY JACQUES BEAUMIER, HOWARD STEINHOLZ AND DIANE CARTER

The \$791 million South Runway Expansion Project at Fort Lauderdale-Hollywood International, which is scheduled for completion in September 2014, is designed to accommodate the robust growth in airline operations and passenger traffic at the airport.

Just 35 years ago, the airport had only one terminal and a parking lot in front of that terminal. Fort Lauderdale-Hollywood now has four busy terminals and served 23.6 million passengers in 2013.

Expansion at the airport in the mid-1980s created issues that impacted area residents. The airport's land acquisition project (LAP) involved more than 900 acres of commercial, industrial and residential land. Because residential properties were deemed a non-compatible use with aviation, all residents were relocated in compliance with the Federal Uniform Acquisition and Relocation Act.

The LAP properties were demolished and rezoned for commercial use, and all residents were moved to similar and suitable replacement housing.

Voluntary Noise Mitigation Program

The \$250 million voluntary noise mitigation program, created as part of the airport's South Runway Expansion Project but not included in the \$791 million overall project cost, was designed to target assistance to noise-affected residents in the city of Dania Beach whose properties are located within the natural boundaries and neighborhood block areas adjacent to the 65+ DNL noise contours.

The noise mitigation program, which began in July 2012, includes three components: voluntary residential sound insulation (RSI) program; voluntary acquisition of the Sheldon Mobile Home and Ocean Waterways Mobile Home parks; and a voluntary sales assistance program comprised of two options: sales assistance (SA) and conveyance and release (CAR). The \$250 million

cost of the program was allocated with sound insulation receiving \$115 million, mobile home parks receiving \$64 million and sales assistance receiving \$71 million.

The runway expansion is expected to create increased noise levels affecting more than 1,700 homes. A robust community outreach effort by the Broward County Aviation Department (BCAD) is ongoing, providing residents with information about the noise mitigation program components. An important part of the community outreach is the noise mitigation outreach center, which is located in the project area.

The outreach center is a place for homeowners to obtain information about the program, interact with program staff, obtain information regarding the sound insulation treatments, and view the variety of acoustical products, including doors and windows, in the product showroom. A quarterly newsletter updates the community on the program's activities, and a special website, www.FLLNoiseMitigation.com, is provided by Broward County.

Fort Lauderdale-Hollywood International Airport Noise Mitigation Program

Local Phone: 954-324-2214
Toll Free: 877-854-2214
Fax: 954-821-2227
Email: noise@fllairport.com
Twitter: @FLLNoise

Home Use | Newsroom | Terms of Use | Site Map
FLL Airport Improvements & Renovations

RSI Program

The RSI program is designed to reduce interior noise levels in homes located in close proximity to the expanded South Runway. The project is being funded by AIP grants and PFCs. At an average cost of \$55,000 per home, acoustically rated windows and doors, as well as attic insulation and some mechanical system upgrades, may be provided to each property. BCAD also partners with the local utility company to receive rebates on mechanical systems and insulation, helping to offset program costs.

BCAD began a 50-home sound insulation pilot program in 2010. Upon its successful completion, the large-scale project began in 2012. With more than 1,700 eligible homes, BCAD achieved its goal of ensuring that the 961 properties located in the 65+ DNL have been invited into the program prior to the runway commissioning in September 2014. BCAD has set an aggressive schedule of 400 homes per year to be treated, with a project completion date of 2017.

As of July 1, 2014, BCAD had invited 1,168 homes to participate in the program with 121 homes finalized, 268 in construction and additional 372 homes in the design process. BCAD has determined that 111 of the homes have an existing interior noise level below 45 dB DNL, and no treatments are required. The RSI program continues to bring an additional 100 homes into the program every three months. In addition to the noise level reduction, an ancillary benefit to homeowners is a significant decrease in energy bills as a result of these improvements.

Voluntary Mobile Home Park Acquisitions

Two mobile home parks are located within the project area. Since mobile home units cannot be sound insulated due to their thin wall construction, the county offered to purchase the parks and relocate the residents. Following FAA procedures, appraisals were conducted and offers to purchase were made to each of



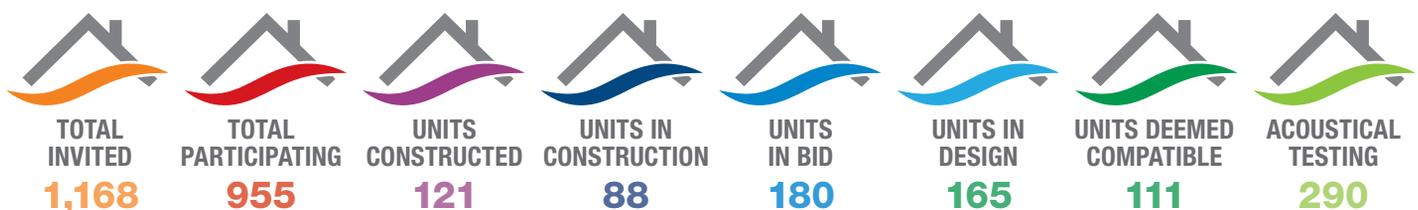
the parks. Broward County and the owners could not come to terms on an acquisition price for either park, so this component of the noise mitigation program has been closed.

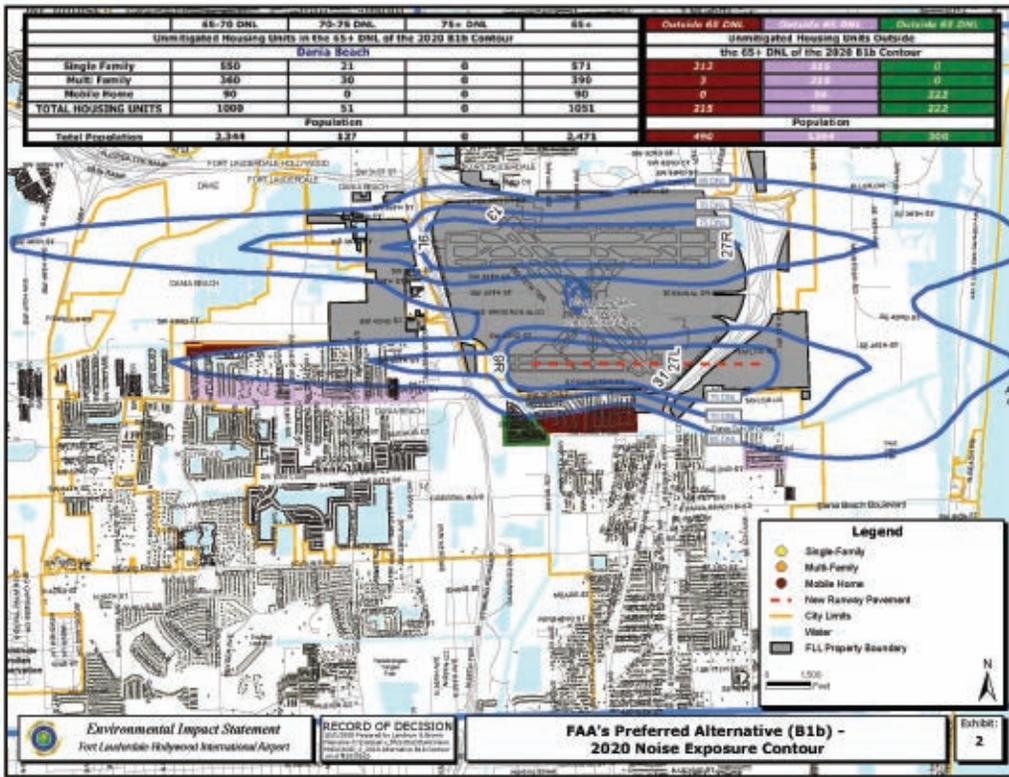
Sales Assistance and Conveyance and Release

The voluntary SA and CAR programs are available only to owners of single-family homes, condominium units, townhomes and two-unit residences located in the 65+DNL noise contour, including owner and non-owner occupied dwellings. Additionally, the dwelling must have been constructed prior to Dec. 12, 2008, and the owner must have purchased the home before Nov. 25, 2013.

The SA program provides help to owners of eligible properties who desire to relocate from the 65+ DNL noise impact areas. At the time the sale of the property to a third party occurs, the property is sold subject to a recorded CAR agreement.

NOISE MITIGATION PROGRAM • HOME PARTICIPATION





The SA and CAR programs have not been fully implemented. However, FAA recently approved a policy and procedures manual that outlined the scope of work.

The CAR program is an alternative for owners who wish to remain in the home. Under a CAR agreement, which is similar to an aviation easement, the owner will receive a benefit payment. The CAR agreement is recorded against the property and holders of all mortgages and liens that are encumbrances on the property must agree to be subordinated to the CAR agreement. Participating owners will be paid 21.9 percent of the fair market value (FMV) of the property

if they have not received acoustical treatments from the county's RSI program, and 14.4 percent of the FMV of their property if they have completed participation in the RSI Program.

The SA and CAR programs have not been fully implemented. However, FAA recently approved a policy and procedures manual that outlined the scope of work.

Jacques Beaumier is the airport expansion project administrator at the Broward County Aviation Department and serves as the project manager. He may be reached at jbeaumier@broward.org. Howard Steinholz is principal in charge at The Urban Group Inc., which serves as the prime consultant for the noise mitigation program. He may be reached at hsteinholz@theurbangroup.com. Diane Carter is a principal at The Jones Payne Group Inc. She serves as the project team's program manager, and she may be reached at dcarter@jonespayne.com.