Englewood Beach Boardwalk & Walkovers

November 25, 2025

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Englewood Beach

- The Board of County Commissioners (BCC) approved a contract with Giffels-Webster Engineers (GWE)
  - To provide design, permitting, and limited construction observation services for the Englewood Beach Boardwalk and Walkovers
  - Early task was to explore alternative layouts, materials, and construction methods to improve resiliency, ADA compliance, and FEMA alignment

- GWE developed a ‘technical memo’ to provide schematic-level design alternatives

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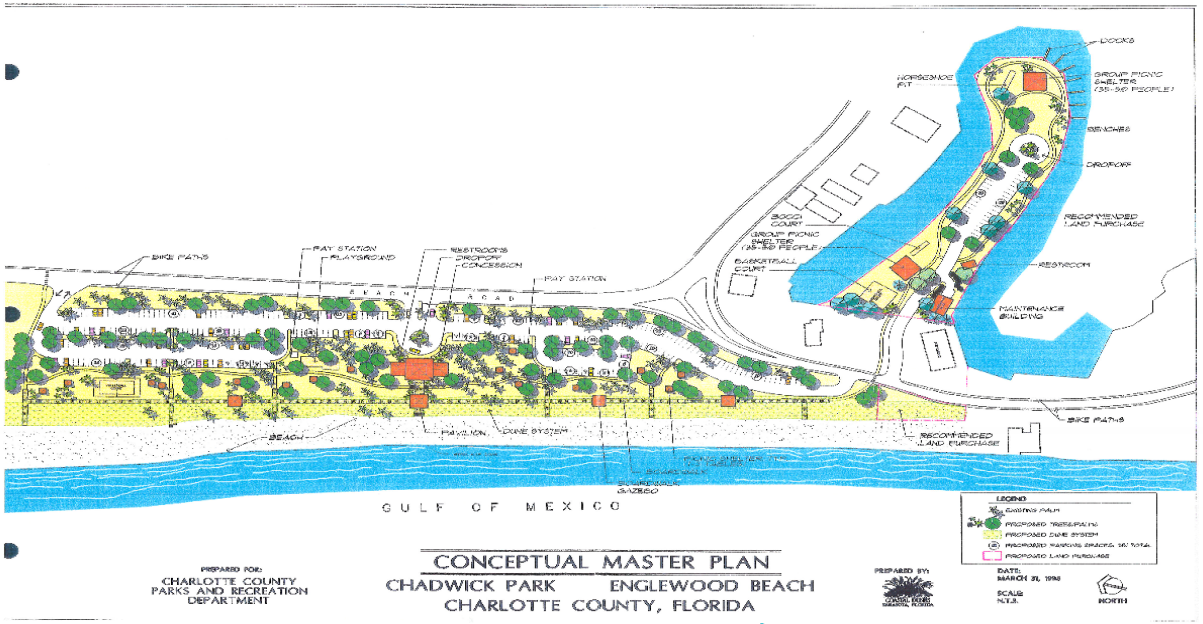
- History of boardwalk & walkovers
  - Originally constructed in 2001
    - Along with other improvements including the restroom facility, overlook pavilions, picnic pavilions, pay stations, and shelters



Englewood Beach

GWE evaluated the structures to provide alternative 5 options:

- Replace at the Original Elevation
- Replace at a Higher Elevation
- Walkovers with Limited Boardwalk Connectivity (Elevated)
- Walkovers Only (Elevated)
- Natural Access Paths Only

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Englewood Beach

Evaluation took into account:

- Storm Resiliency: Improve survivability against hurricanes, wave action, and storm surge
- FEMA Compliance: Align with FEMA Public Assistance guidance and cost-reasonable design
- Environmental Protection: Minimize impacts to beach dunes, comply with FDEP Coastal Construction Control Line (CCCL) regulations
- Public Use & Safety: Provide safe, functional, and user-friendly access
- ADA Compliance: Ensure beach access meets current ADA standards
- Cost-Effectiveness: Balance capital investment with long-term maintenance needs.

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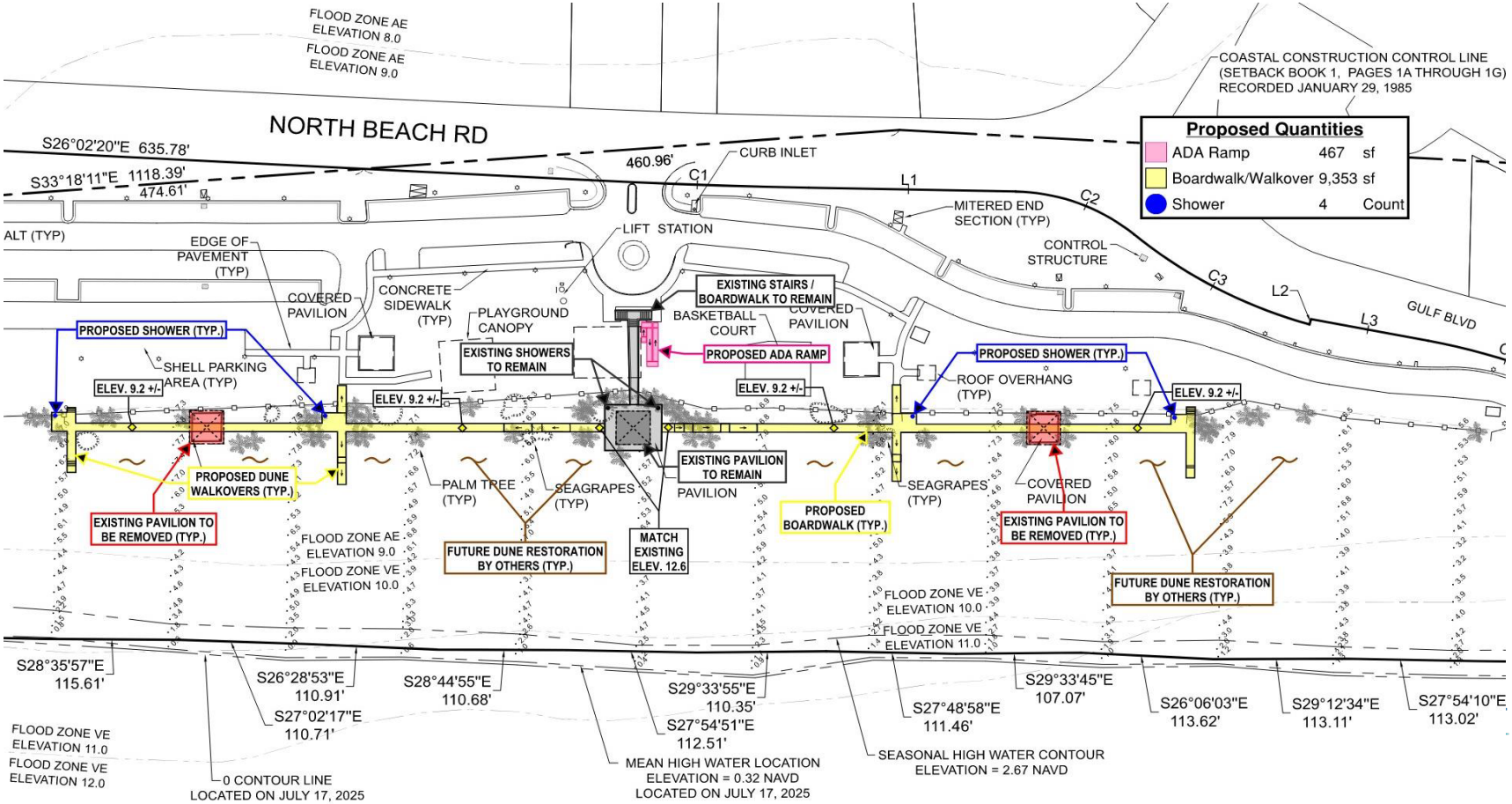
Alternative 1 – replace original elevation



Alternative 1 – replace original elevation

Description:

- Rebuild the dune walkovers and full connecting boardwalk system in the same general footprint and at the same elevation as the previous structure.
- Replace the three showers that were removed. The two existing showers at the central pavilion will remain. An additional shower is proposed at the southernmost walkover.
- The north and south overlook pavilions will be removed. The central pavilion will remain.
- Install a new ADA ramp to access the restroom facility directly from the parking lot.
- No improvements to the central overlook pavilion or restroom facility are proposed.

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Alternative 1 – replace original elevation

Pros:

- Restores original layout / connectivity and amenities.
- Provides ADA compliant access.

Cons:

- High vulnerability to storm damage.
- Does not improve resiliency.
- High maintenance.
- High capital cost.
- Moderate CCCL permitting risk: Replacement of structure, but boardwalks not preferred.
- Bathroom access from beach is not direct.

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Alternative 1 – replace original elevation

Order-of-Magnitude Cost:

- Costs shown are order-of-magnitude estimates for comparison only and do not represent final construction cost or project budgets.

Item Description	Unit	Unit Price	Alternative 1	
			Qty	Total
Boardwalk/Walkover	SF	$ 170.00	9,353	$ 1,590,010.00
ADA Ramp	SF	$ 170.00	467	$ 79,390.00
Shower Station	EA	$ 5,000.00	4	$ 20,000.00
Demolish Overlook Pavilion	EA	$ 25,000.00	2	$ 50,000.00
		Sub-Total		$ 1,739,400.00
		Class 3 AACE Contingency (15%)		$ 260,910.00
		Total Estimate		**$ 2,000,000.00**

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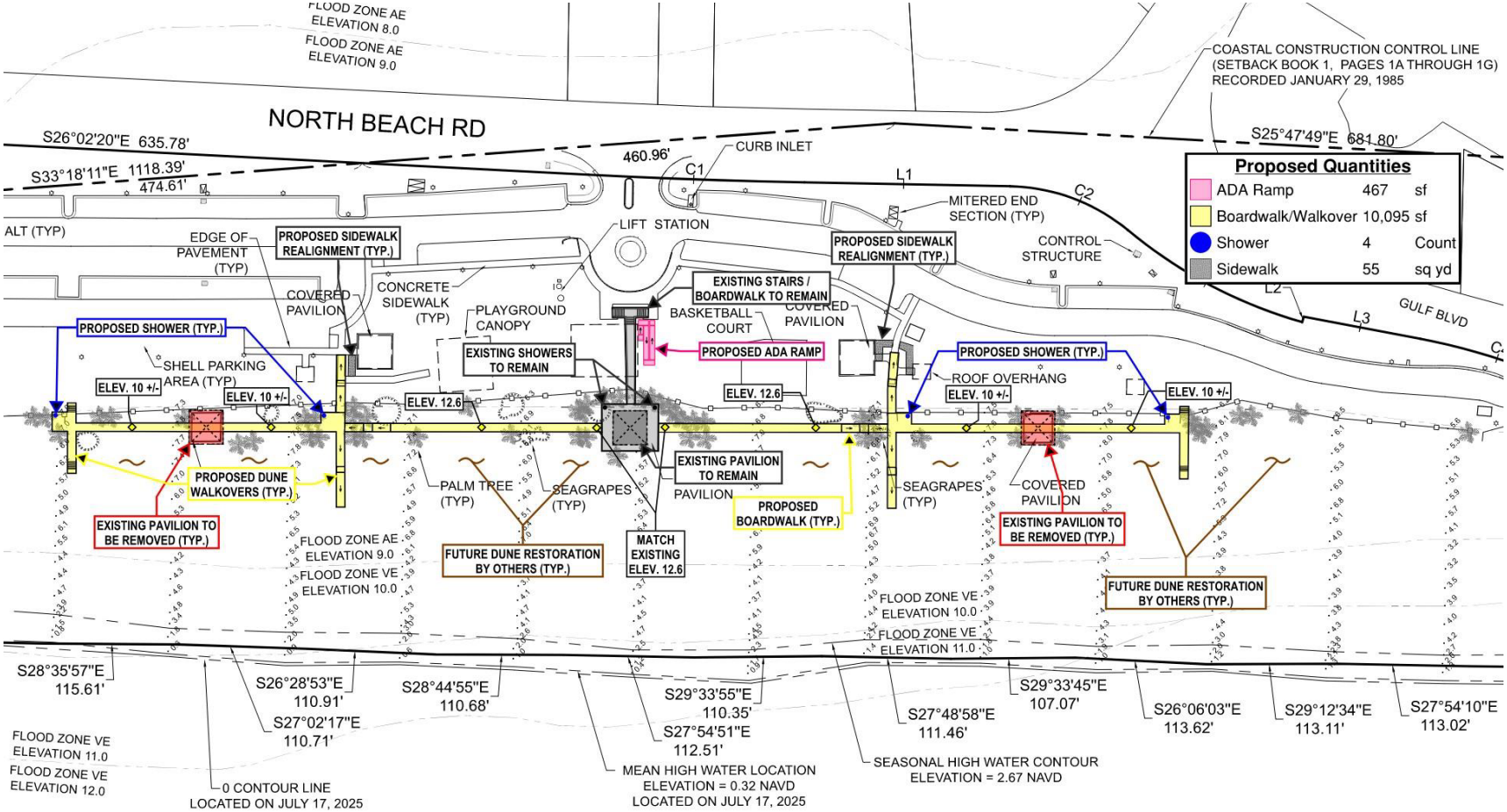
Alternative 2 – replace at higher elevation



Alternative 2 – replace at higher elevation

Description:

- Reconstruct full boardwalk system and dune walkovers in generally the same footprint as the previous structure, but elevated.
- The new elevation will require longer ADA ramps at two of the walkovers.
- Minimum proposed boardwalk elevation is 10, which is approximately 1 to 4 feet higher (depending on the location) than the old boardwalk. Boardwalk elevation is limited by the ADA accessibility at two of the walkovers.
- Replace the three showers that were removed. The two existing showers at the central pavilion will remain. An additional shower is proposed at the southernmost walkover.
- The north and south overlook pavilions will be removed. The central pavilion and decking will remain.
- Install a new ADA ramp to access the restroom facility directly from the parking lot.
- No improvements to the central overlook pavilion or restroom facility are proposed.

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Alternative 2 – replace at higher elevation

Pros:

- Restores original layout / connectivity and amenities.
- Provides ADA-compliant access.
- More resilient than the original boardwalk system.

Cons:

- Highest capital cost.
- High maintenance.
- Still vulnerable to extreme storms (boardwalk at risk).
- Moderate CCCL permitting risk: Replacement of structure, but boardwalks not preferred.
- Bathroom access from beach is not direct.

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Alternative 2 – replace at higher elevation

Order-of-Magnitude Cost:

- Costs shown are order-of-magnitude estimates for comparison only and do not represent final construction cost or project budgets.

Item Description	Unit	Unit Price	Alternative 2	
			Qty	Total
Boardwalk/Walkover	SF	$ 170.00	10,095	$ 1,716,150.00
ADA Ramp	SF	$ 170.00	467	$ 79,390.00
Shower Station	EA	$ 5,000.00	4	$ 20,000.00
Sidewalk	SY	$ 90.00	55	$ 4,950.00
Demolish Overlook Pavilion	EA	$ 25,000.00	2	$ 50,000.00
		Sub-Total		$ 1,870,490.00
		Class 3 AACE Contingency (15%)		$ 280,573.50
		Total Estimate		**$ 2,151,000.00**

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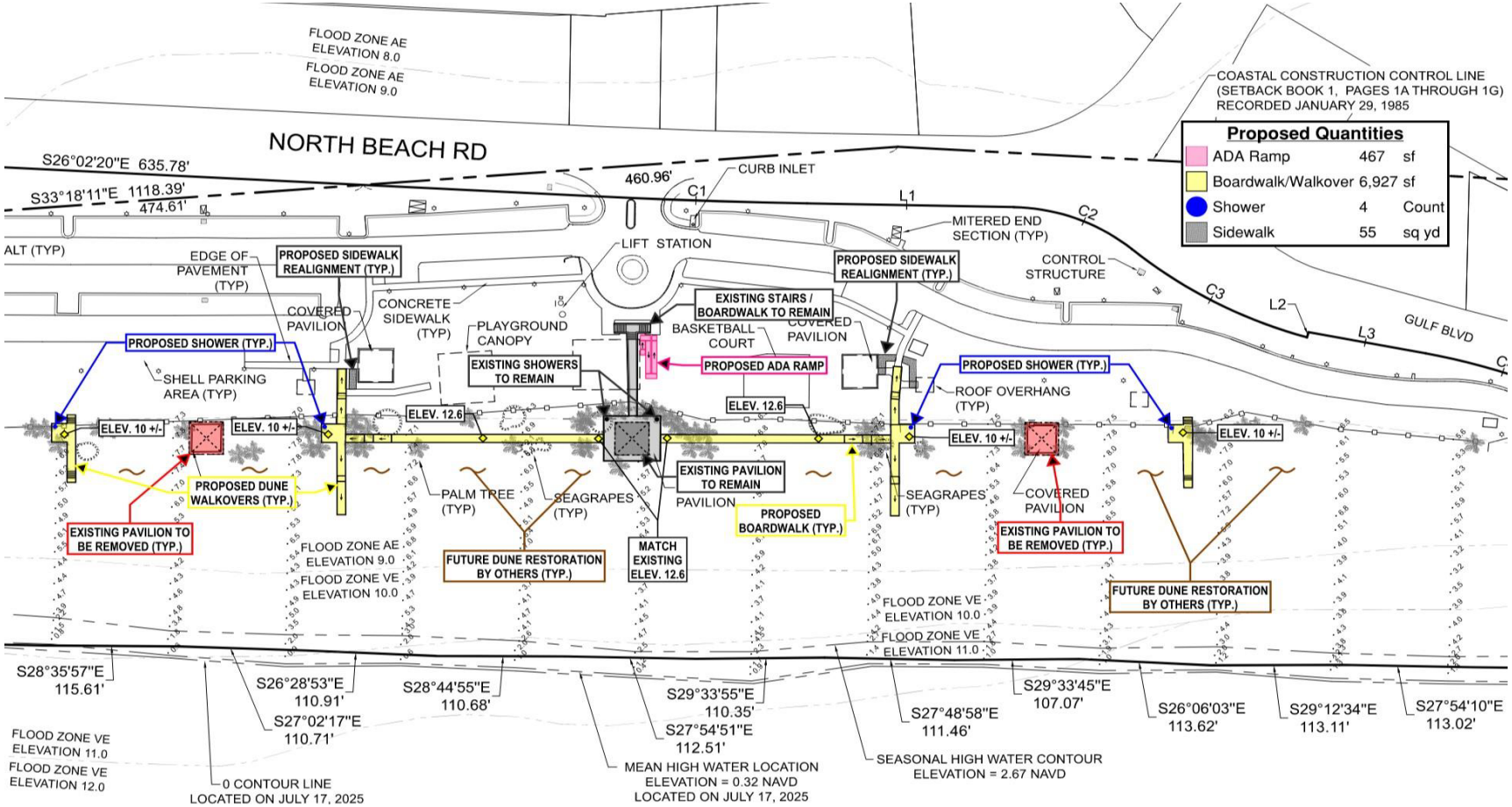
Alternative 3 – Walkovers with limited boardwalk connectivity



Alternative 3 – Walkovers with limited boardwalk connectivity

Description:

- Construct elevated dune walkovers at each beach access point; eliminate parallel boardwalks.
- The new elevation will require longer ADA ramps at two of the walkovers.
- Minimum proposed boardwalk elevation is 10, which is approximately 1 to 4 feet higher (depending on the location) than the old boardwalk. Boardwalk elevation is limited by the ADA accessibility at two of the walkovers.
- Replace the three showers that were removed. The two existing showers at the central pavilion will remain. An additional shower is proposed at the southernmost walkover.
- The north and south overlook pavilions will be removed. The central pavilion will remain.
- Install a new ADA ramp to access the restroom facility directly from the parking lot.
- No improvements to the central overlook pavilion or restroom facility are proposed.

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Alternative 3 – Walkovers with limited boardwalk connectivity

Pros:

- Provides ADA-compliant access.
- More resilient than a full boardwalk system.
- Reduces exposure and cost.
- Maintains key user amenities.
- Reduced footprint; minimizes dune disturbance.

Cons:

- Some loss of continuous connectivity.
- Moderate maintenance (compared to full boardwalk).
- Still vulnerable to extreme storms (boardwalk at risk).
- Low-Moderate CCCL permitting risk: Replacement of structure, but boardwalks not preferred.
- Bathroom access from beach is not direct.

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Alternative 3 – Walkovers with limited boardwalk connectivity

Order-of-Magnitude Cost:

- Costs shown are order-of-magnitude estimates for comparison only and do not represent final construction cost or project budgets.

Item Description	Unit	Unit Price	Alternative 3	
			Qty	Total
Boardwalk/Walkover	SF	$ 170.00	6,927	$ 1,177,590.00
ADA Ramp	SF	$ 170.00	467	$ 79,390.00
Shower Station	EA	$ 5,000.00	4	$ 20,000.00
Sidewalk	SY	$ 90.00	55	$ 4,950.00
Demolish Overlook Pavilion	EA	$ 25,000.00	2	$ 50,000.00
		Sub-Total		$ 1,331,930.00
		Class 3 AACE Contingency (15%)		$ 199,789.50
		Total Estimate		**$ 1,532,000.00**

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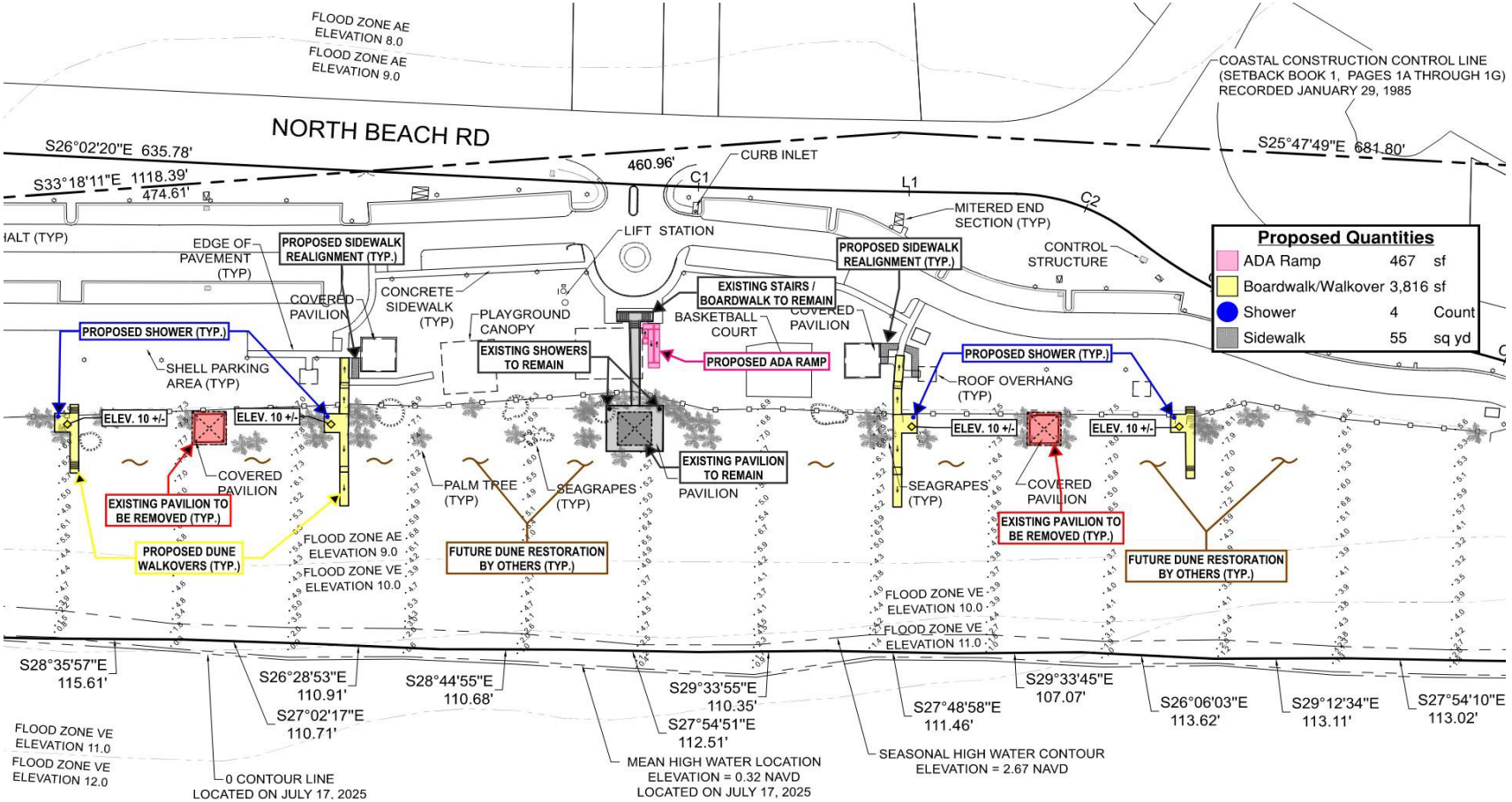
Alternative 4 – Walkovers only



Alternative 4 – Walkovers only

Description:

- Construct elevated dune walkovers at each beach access point; eliminate parallel boardwalks.
- The new elevation will require longer ADA ramps at two of the walkovers.
- Minimum proposed elevation is 10, which is approximately 1 to 2 feet higher than the old walkovers. Walkover elevation at two of the walkovers is limited by the ADA accessibility ramps.
- Replace the three showers that were removed. The two existing showers at the central pavilion will remain. An additional shower is proposed at the southernmost walkover.
- The north and south overlook pavilions will be removed. The central pavilion will remain.
- Install a new ADA ramp to access the restroom facility directly from the parking lot.
- No improvements to the central overlook pavilion or restroom facility are proposed.

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Alternative 4 – Walkovers only

Pros:

- Reduced footprint; minimizes dune disturbance.
- Provides ADA compliant access.
- Low CCCL permitting risk: Dune walkovers are allowed.
- Elevated structures are more resilient.
- Less vulnerable to extreme storms (no boardwalk which is highest risk).
- Lower maintenance (no boardwalk).
- Easier and faster to rebuild in future; accelerates beach cleanup and reopening efforts.

Cons:

- Less connectivity between access points.
- Loss of boardwalk user experience.
- Bathroom access from beach is not direct.

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Alternative 4 – Walkovers only

Order-of-Magnitude Cost:

- Costs shown are order-of-magnitude estimates for comparison only and do not represent final construction cost or project budgets.

Item Description	Unit	Unit Price	Alternative 4	
			Qty	Total
Boardwalk/Walkover	SF	$ 170.00	3,816	$ 648,720.00
ADA Ramp	SF	$ 170.00	467	$ 79,390.00
Shower Station	EA	$ 5,000.00	4	$ 20,000.00
Sidewalk	SY	$ 90.00	55	$ 4,950.00
Demolish Overlook Pavilion	EA	$ 25,000.00	2	$ 50,000.00
		Sub-Total		$ 803,060.00
		Class 3 AACE Contingency (15%)		$ 120,459.00
		Total Estimate		**$ 924,000.00**

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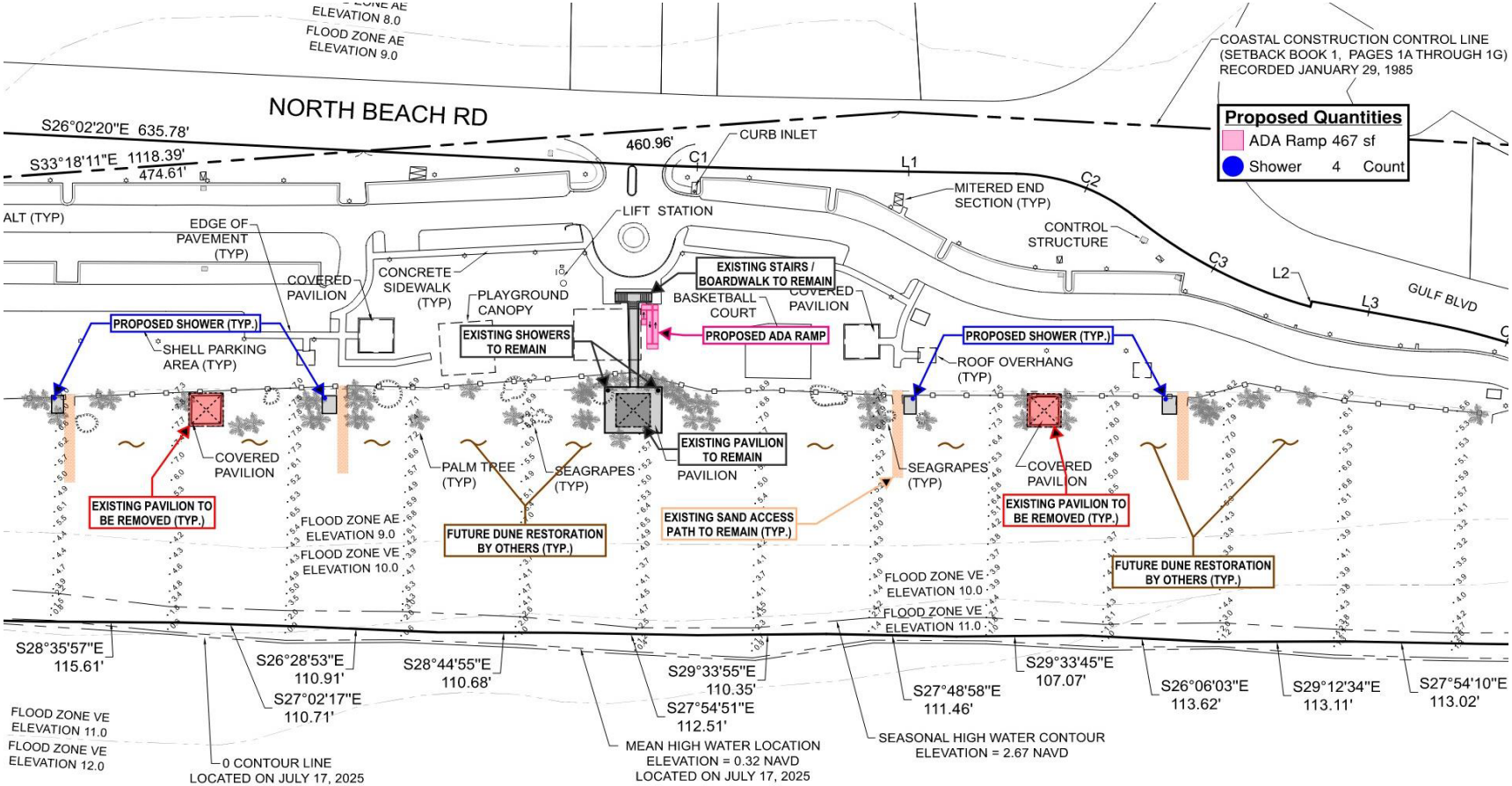
Alternative 5 – Natural Access Paths Only



Alternative 5 – Natural Access Paths Only

Description:

- Do not reconstruct boardwalks or walkovers; allow pedestrian access over the existing natural sand paths.
- Replace the three showers that were removed. The two existing showers at the central pavilion will remain. An additional shower is proposed at the southernmost walkover.
- The north and south overlook pavilions will be removed. The central pavilion will remain.
- Install a new ADA ramp to access the restroom facility directly from the parking lot.
- No improvements to the central overlook pavilion or restroom facility are proposed.

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Alternative 5 – Natural Access Paths Only

Pros:

- Lowest cost.
- No structural exposure to storms.

Cons:

- Very high CCCL permitting risk: Likely not allowed.
- Non-ADA compliant.
- Higher risk of dune damage and erosion.
- Poor user safety and experience.
- Loss of amenities.
- Bathroom access from beach is not direct.

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Alternative 5 – Natural Access Paths Only

Order-of-Magnitude Cost:

- Costs shown are order-of-magnitude estimates for comparison only and do not represent final construction cost or project budgets.

Item Description	Unit	Unit Price	Alternative 5	
			Qty	Total
ADA Ramp	SF	$ 170.00	467	$ 79,390.00
Shower Station	EA	$ 5,000.00	4	$ 20,000.00
Demolish Overlook Pavilion	EA	$ 25,000.00	2	$ 50,000.00
		Sub-Total		$ 149,390.00
		Class 3 AACE Contingency (15%)		$ 22,408.50
		Total Estimate		**$ 172,000.00**

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Comparison

Alternative	ADA Compliance	Storm Resiliency	Env. Impact & Permitting Risk	User Experience	Order of Magnitude Cost ($M)
1 – Replace at Original Elevation	Yes	Low	High Impact / Moderate Risk	Excellent	$2.0M
2 – Replace at Higher Elevation	Yes	Moderate	High Impact / Moderate Risk	Excellent	$2.2M
3 – Walkovers & Limited Boardwalk (Elevated)	Yes	Moderate	Moderate Impact / Low-Moderate Risk	Good	$1.5M
4 – Walkovers Only (Elevated)	Yes	High	Low Impact / Low Risk	Fair	$900k
5 – Natural Access Paths Only	No	High (no assets at risk)	Low Impact / High Risk	Poor	$200k

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Recommendation

Alternative 3 – provides:

- **Dune Protection** - reducing structures and continuous boardwalks parallel to the shoreline, the project lessens dune impacts, allowing the restored dune system to stabilize naturally and provide its critical role in coastal storm protection and wildlife habitat.

- **Cost Savings & Maintenance Efficiency** - Constructing walkovers with a limited boardwalk system reduces initial construction costs, minimizes long-term maintenance needs, and lowers lifecycle costs.

- **Permitting Feasibility** - A reduced footprint lowers permitting risks under FDEP's CCCL program, increasing the likelihood of timely approvals. Boardwalks parallel to the shoreline are generally not preferred, but limiting the amount of structure to be reconstructed will be favorable with permitting agencies.

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Recommendation

Alternative 3 – provides:

- **Storm Resiliency & FEMA Compliance** - Elevated, pile-supported walkovers/boardwalk with breakaway decking can be engineered for frangibility, reducing debris during storm events and aligning with FEMA-compliant coastal construction practices.

- **Public Amenity Preservation & Level of Service** - The limited boardwalk maintains the boardwalk experience and visual continuity of beach access, while the central pavilion remains as the primary overlook. The proposed ramp and walkovers are designed to provide accessible routes to the beach and restroom facilities, ensuring equitable access for all users. Shower areas will be reconstructed in their original footprints, with one additional station added at the southernmost walkover to enhance visitor convenience.

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Questions