



MEMORANDUM

AGENDA ITEM
D10 DATE 10/13/20

To: James L. Gillis, Jr. City Manager
From: Patty Rippey, Redevelopment Director
Date: October 2, 2020
Re: 3230 South Ridgewood Avenue – Approval for U.S.1 Boring Costs

Background and Analysis:

The City requires developers of new construction projects to install utilities underground and remove above ground electrical poles. Additionally, developers of new construction projects located within the CRA with U.S.1 frontage are required to install decorative sidewalks and streetlights to match the City streetscape design at the north end of South Ridgewood Avenue.

The developers of the Enclave at 3230 Apartment Complex at 3230 South Ridgewood Avenue are in the process of installing streetscape improvements and placing utilities underground now. The developer's cost for completing the streetscape improvements and undergrounding of utilities will total over \$350,000. The enhancements will bring significant visual improvements to that section of the CRA.

During the amendment of the Master Development Agreement that added many new amenities and architectural elements to the project, the City initiated a CRA incentive agreement to cover a portion of costs associated with the installation of the decorative sidewalk and streetlights in the amount of \$35,000. Those funds were set aside during FY 2019-2020 and will be provided on a reimbursement basis once the work has been completed and approved by the City.

Once the apartment project began construction, utility undergrounding costs estimates were provided by the utility companies that included boring under roadway sections that exceed the scope of the 580 LF of the project site frontage. To address this, a new line item was added to the FY 2020-2021 budget to cover costs associated with undergrounding utilities along U.S.1. Those funds are in Line Item 12515-60633 *Improvements – Misc. for US1 Boring Associated with Undergrounding Utilities* in the amount of \$25,000. This line item was specifically established to provide cost sharing for new construction development projects in the CRA.

Recommendation:

Staff recommends approval of utilizing CRA funds allocated to Line Item 12515-60633 *Improvements – Misc. for US1 Boring Associated with Undergrounding Utilities* as a cost share to the developer of the Enclave at 3230 Apartment Complex to cover a portion of the underground boring costs for a total of \$24,500. Although these funds were budgeted and approved by the

CRAG and City Council for this use, staff believes for transparency approval of the specific project-related use should be made public.

Staff considers the proposed cost share to be a reasonable and eligible redevelopment capital expense for improving the property value and appearance of the U.S.1 corridor exponentially in that area. It will also benefit future developers at other vacant properties in the future. For example, the FPL boring under U.S.1 will benefit the planned townhomes/condominiums development directly across the street from the apartment complex. Furthermore, the upgraded FDOT fiber optic cable will benefit one-third of the CRA, i.e., far beyond the scope of this one project site and its 580 LF of U.S.1 frontage.

Reimbursement will be based on proof of payment by the developer and upon completion of the boring work and removal of overhead lines as well as the installation of decorative sidewalk and streetlights. All work must be approved by City staff prior to reimbursement.