



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#21-1095

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: November 16, 2021

TITLE: Resolution to Approve an Expenditure of \$1,846,789.02 to Fund the Relocation of Florida Power and Light Company Transmission Facilities that Crosses City Property at 543 NW 5th Avenue to Facilitate the Development of the Property - (**Commission District 3**)

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve an expenditure of \$1,846,789.02 to fund the relocation of the Florida Power and Light Company transmission facilities that crosses City property at 543 NW 5th Avenue to facilitate the redevelopment of the property.

Background

At its meeting of June 19, 2018, the City Commission approved a resolution to execute an agreement with Florida Power and Light Company (FPL) to prepare a detailed cost estimate and design for the proposed relocation of a major transmission line that crosses the City owned vacant parcel fronting Sistrunk Boulevard proposed for development at 543 NW 5th Avenue. Subsequently, the CRA Board, on June 19, 2018, authorized the expenditure of \$143,080 for FPL to prepare the detailed cost estimate and design. Relocation of the utility line is part of the Northwest Progresso Flagler Heights (NPF) CRA Community Redevelopment Plan and is in the City of Fort Lauderdale Community Investment/CRA CIP Program with an available budget of \$3,178,929 under (P12096.347). FPL has completed their detailed cost estimate and design for the relocation of this transmission line and has determined the cost to be \$1,831,420.83 and has provided the binding cost estimate to the City. FPL requires payment of 120% of the cost estimate prior to commencing work and will credit the City for the expenditure of \$143,080 to prepare the cost estimate whereby the balance due to FPL will be \$2,054,625.00 for their services. The Cost Estimate from FPL is valid through January 21, 2022 (Exhibit 1).

The City owned parcel affected by the transmission line that prevents it's development is subject to a Land Disposition, Development and Management Agreement (Development Agreement) between the City and Village of the Arts, Ltd., MJDC AOA, LLC., the Milton Jones, Jr and Barbara Jones (Developer). It identifies the parcel as

Phase II of the development located at the intersection of NW 7th Avenue and Sistrunk Boulevard. The project to be constructed on the site is a mixed-use development consisting of an eight story structure with up to 200 residential units, swimming pool and deck area, health club room, administrative offices, no less than 5,000 square feet of ground floor retail and parking garage. A location map of the transmission line and an illustration of the Project is attached as Exhibit 2. The Developer will be contributing \$207,835.98 for any cost overruns associated with the Utility line relocation by FPL with a final reconciliation when the job is complete. The FPL agreement to relocate the transmission line will be with the City rather than with the CRA (City Commission CAM 21-0194). Separate agreements with the Developer are also on the City Commission Agenda under CAM 21-0194 related to this item including approval of an Excess Cost and Grant of Easement Agreement with Village of the Arts Ltd, approval of a Guaranty Agreement with Milton Jones Jr. and Barbara Jones, a Recognition Agreement with Bank of America, N.A. and approval of an Amendment to the Development Agreement with the Developer.

At their meeting of April 9, 2019, the CRA Advisory Board unanimously recommended that the CRA Board approve funding the relocation of the Florida Power and Light Company transmission facilities that cross 543 NW 5th Avenue to facilitate the redevelopment of the property.

Consistency with the NPF CRA Community Redevelopment Plan

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for development. The NPF CRA 5 Year Program, a component of the redevelopment plan, includes a set of core strategic objectives and development goals and priorities. Strategic Objectives and goals include aggressively pursuing the redevelopment of all vacant properties at the intersection of Sistrunk Boulevard and NW 7th Avenue for large scale development and investing in development projects that promote public/private partnerships, enhance tax revenues, and promote investment in the redevelopment area. The program recommends funding of capital projects including the Shoppes on Arts Avenue relocation of an overhead utility line to address redevelopment obstacles and assist with Phase II of the project.

Resource Impact

There will be a fiscal impact in the amount of \$1,989,869.02 in Fiscal Year 2022 in the account listed below.

Funds available as of November 1, 2021					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
347-P12096.347-6599	Sistrunk Phase II Underground Utilities	Capital Outlay/Construction	\$3,322,009	\$3,178,929	\$1,989,869.02
TOTAL ►					\$1,989,869.02

Strategic Connections

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community and We Are Prosperous.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing

Related CAM

#21-1094

Attachments

Exhibit 1 – FPL Facilities Relocation Agreement with City and Binding Cost Estimate

Exhibit 2 – Location of Transmission Line and Project Illustrations

Exhibit 3 – CRA Advisory Board Approved Minutes – April 9, 2019

Exhibit 4 – Resolution

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

Department Director: Chris Lagerbloom, ICMA-CM, Executive Director