

INDIAN RIVER COUNTY, FLORIDA

M E M O R A N D U M

TO: Jason E. Brown; County Administrator

THROUGH: Stan Boling, AICP; Community Development Director
Richard B. Szpyrka, PE; Public Works Director

FROM: Phil Matson, AICP; MPO Staff Director

DATE: August 2, 2017

SUBJECT: Request for Authorization to Develop an Agreement with Pulte Homes for Improvements to 58th Avenue

It is requested that the information herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 15, 2017.

DESCRIPTION & CONDITIONS

In accordance with the Waterway Village Development of Regional Impact (DRI) development order approved by Indian River County in 2004 and amended in 2010, the project developer (now Pulte Homes, Inc.) is obligated to four-lane 58th Avenue between 49th Street and 53rd Street in 2019. Fulfillment of that commitment by the developer is currently in the planning and design stage by the Vero Beach office of the firm of Kimley-Horn and Associates.

Recently, a number of residential development projects have been initiated or discussed in the vicinity of this segment of 58th Avenue, including Providence Pointe, Mandala Club, and Bent Pine Preserve while several others in the vicinity (including Huntington Place, Brae Burn, and Vero Lago) continue to be developed with new homes. Approval of development on the west side of 58th Avenue has included conditions for extending 53rd Street west, toward 66th Avenue. At the same time, the Board of County Commissioners has approved through its Capital Improvements Element (CIE) other transportation improvements in the area, including extending 53rd Street from 58th Avenue to 66th Avenue and extending the four-laning of 66th Avenue north. Planning for those improvements recognizes 66th Avenue as a major north/south route and 53rd Street as a major east/west mid-county route. As a follow-up to the last CIE update, County staff considered ways to partner with local developers to implement mid-county improvements, as well as ways to leverage the road widening investment already committed by developers in order to address anticipated future traffic demand in the area.

To that end, County Public Works and Community Development staff met with representatives from Waterway Village and discussed ways to extend the four-laning of 58th Avenue an additional

½ mile north of the current project limits required under the DRI development order. When complete, the expanded roadway would be capable of handling larger volumes of traffic on 58th Avenue from 49th Street to 57th Street, including the approach to 53rd Street from both the north and south directions. An extended widening would enable the County to achieve several related objectives, including replacing the narrow bridge over the North Relief Canal; providing a sidewalk between the Gifford area and Storm Grove Middle School; adding bike lanes over the existing bridge; and adding future roadway capacity in a growing area of the County.

The Board now needs to consider the widening extension concept and authorize staff to move forward to develop an agreement with Pulte Homes.

ANALYSIS

According to Kimley-Horn and Associates, the cost of designing the extended roadway segment as a 4-lane facility is \$223,705 (see attached). Since the extended segment was not included in the DRI development order and is not required of the developer, the cost of designing and extending the 58th Avenue widening would be borne by the County. No additional right-of-way will be needed for the project and the roughly established cost of construction for the “county portion” will be approximately \$3,500,000. It is anticipated that, since construction will be undertaken on the southern segment (49th Street – 53rd Street) by 2019 in compliance with the DRI development order, constructing the extended project limits (53rd Street to 57th Street) is an opportunity for the county to add value to an existing developer-required project at less cost than if the county undertook its own separate project to extend the widening. Therefore, partnering with the developer to improve and extend 58th Avenue is an efficient way of adding future capacity and meeting other transportation objectives.

A similar approach was used a few years ago for the design and construction of 53rd Street from 58th Avenue to US 1 for what was then a planned major roadway abutting the Waterway Village DRI. In that case, the Waterway Village developer was responsible under the DRI development order for designing and constructing a two-lane road segment within the 58th Avenue to US 1 project limits. The County entered into an agreement with the developer under which the County paid for the design and construction of two additional lanes, resulting in construction of a four-lane roadway. Staff believes that the same approach will work well for extending the limits of the developer-committed 58th Avenue widening project.

Although the proposed extension of 58th Avenue is not included in the current Capital Improvement Element (CIE) of the Comprehensive Plan, staff is in the process of developing the 2017 CIE update and it is anticipated that sufficient funds will be available to include this project in the CIE without eliminating or delaying any other project.

FUNDING

Funding for the County’s share of project design work has been made available in Optional Sales Tax/58th Avenue Widening/53rd St to 57th St. Account No. 31521441-066510-17021 in the amount of \$223,705. Sufficient future funding for the County’s share of project construction will be also available next year from Optional Sales Taxes.

RECOMMENDATION

Staff recommends that the Board of County Commissioners authorize staff to develop an agreement with Pulte Homes to design and construct an extension to the 58th Avenue widening project from 53rd Street to 57th Street, and for said agreement to be considered by the Board at a future date.

ATTACHMENTS

1. The Lakes at Waterway Village Consultant Proposal for 58th Avenue Widening Project Extension
2. Proposed 58th Avenue Widening Conceptual Plan Graphic for Extended Project Limits