



TOWN OF DAVIE

# COMMUNITY REDEVELOPMENT AGENCY

EASTSIDE INFRASTRUCTURE PROJECT





# CONCEPTUAL PLAN

For years, the eastern side of Davie along Davie Road was overlooked due to small lot sizes and its aging infrastructure. The creation and implementation of the Eastside Infrastructure Project provides the initial step in encouraging developers to invest in our redevelopment area and is the key to the future redevelopment of the CRA's main redevelopment corridor, Davie Road.

The project addressed the aging infrastructure needs of the area while constructing a master drainage plan with new storm sewers, sanitary sewers, water lines, and fire hydrants to over 295 residential units and 14 commercial buildings at no cost to the property owners. As a result, commercial and residential property values in the area have sky-rocketed with over \$150 million of private sector investment expected over the next five (5) years.





# **SIMPLIFYING THE PROCESS**



**1 IMPROVING CONDITIONS OF SLUM AND BLIGHT**

**2 CREATING AND IMPLEMENTING A PLAN**

**3 PROVIDING OPPORTUNITIES FOR GROWTH AND  
ECONOMIC DEVELOPMENT**



# TRANSFORMING DOWNTOWN DAVIE

With increasing temperature, and changing weather patterns threatening the quality and availability of Davie's drinking water sources, the Eastside project addresses salt water intrusion to freshwater aquifers, flooding, septic tank leakage, and soil saturation which is becoming more of a threat to the redevelopment area and to South Florida.

With this in mind, the Davie CRA created a comprehensive plan to address the aging infrastructure, and the stringent water retention requirements of the local drainage district. Investors, insurers and banks are taking into account efforts communities are making to reduce the risk from sea-level rise.

This foresight is creating economic growth opportunities along with building a stronger, healthier downtown with unique destinations, a collection of new shops, an entertainment center, all while creating a sense of community and addressing sea level rise.







# STRENGTHENING THE AGING INFRASTRUCTURE

THE DAVIE CRA EXPENDED OVER \$15 MILLION CONSTRUCTING A MASTER DRAINAGE SYSTEM, UPSIZING WATER LINES AND ADDING 295 RESIDENTIAL CONNECTIONS AND 14 COMMERCIAL CONNECTIONS TO THE SEWER SYSTEM

**STORM SEWERS**



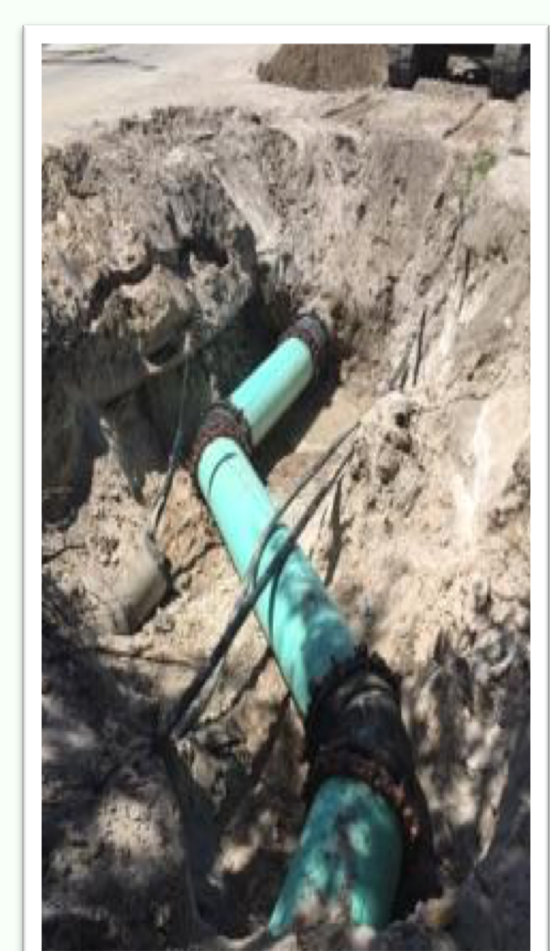
**WATER LINES**



**SEPTIC TANK**



**SANITARY SEWERS**



**CRA PAID ALL WATER AND SEWER IMPACT FEES FOR THESE CONNECTIONS. THE HOMEOWNER OR BUSINESS OWNER PAID \$0**





# SEPTIC SYSTEMS VS. SANITARY SEWERS

## Septic Systems

### *Where does the waste go?*

The waste goes into a holding tank.

### *How does it work?*

Bacteria break down the solid waste and the liquid effluent is then released into the drainfield.

### *Type of maintenance needed?*

Depending on the usage, septic tanks need to be pumped out yearly or every few years.

### *Who is responsible for the maintenance?*

It is the homeowner's responsibility to maintain the septic system.

## Sanitary Sewers

### *Where does the waste go?*

Sewer lines carry waste to a treatment facility.

### *How does it work?*

The facility removes contaminants and then discharges water back into local water supplies.

### *Type of maintenance needed?*

None.

### *Who is responsible for the maintenance?*

The local municipality is responsible for maintaining the public sewer system.





# TRANSFORMING OUR DOWNTOWN

Strengthening the aging infrastructure is providing new development opportunities in Downtown Davie and transforming our downtown into a vibrant, pedestrian-friendly destination place for the future.

Soon you will see new housing opportunities, and commercial/retail opportunities for our community.

## MAIN STREET LOFTS

\$6+ MILLION  
BUILD OUT COST

49 RESIDENTIAL UNITS

4,324 SQUARE FEET OF COMMERCIAL USE

### DEVELOPMENT INCENTIVES

As part of the development incentives, the CRA transferred a parking lot for commercial use.







## ZONA VILLAGE (ULTRA)

For over 20 years, this site sat vacant due to lack of sufficient drainage and sewer access.

Developers are now purchasing the land as fast as it becomes available and prices in the area have skyrocketed.

Our investment into the redevelopment area has made us one of the fastest-growing communities in Broward County.

**\$30+ MILLION**

**BUILD OUT COST**

189 RESIDENTIAL UNITS

20k+ SQUARE FEET OF COMMERCIAL USE

\$1.78 M DEVELOPMENT INCENTIVES

The CRA is providing financial incentives through payment of impact fees and property tax credits.







# INCREASE IN RENTAL RATES AND PROPERTY VALUES

## RENTAL RATES

37% INCREASE

2018	2019	2020
Commercial/Light Industrial Rental \$12.00 SQ. FT.	Commercial/Light Industrial Rental \$15.00 SQ. FT.	Commercial/Light Industrial Rental \$16.50 SQ. FT.

35% INCREASE

Land Purchase Retail-Mixed Use \$18-\$22 SQ. FT.	Land Purchase Retail-Mixed Use \$25.00 SQ. FT.	Land Purchase Retail-Mixed Use \$27.00 SQ. FT.
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## RESIDENTIAL

37% INCREASE

2018 Rental Units	2019 Rental Units	2020 Residential Units
1 bedroom \$700 - \$750	1 bedroom \$800 - \$1,250	1 bedroom \$975 - \$1,250
2 bedroom \$800-\$1,200	2 bedroom \$1,300 - \$1,600	2 bedrooms \$1,500-\$1,800
3 bedroom \$1,400-1,600	3 bedrooms \$1,700-\$2,500	3 bedrooms \$1,850-\$2,550

33% INCREASE

Residential Sales \$200,000-\$250,000	Residential Sales \$250,000-\$275,000	Residential Sales \$275,000-\$300,000
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# BONDING AND THE TIF

The CRA Board took an innovative approach and issued tax-exempt bonds for the purpose of installing infrastructure improvements and taxable bonds which could be used for land purchases and affordable housing initiatives. Due to a substantial investment by the Davie CRA and the use of bond financing, the Davie CRA was able to leverage additional financing to help address the aging infrastructure needs which could not be accomplished on an annual budget basis.

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**2013-2014**  
TIF FUNDS  
RECEIVED  
**\$2,575,804**

**2015-2016**  
TIF FUNDS  
RECEIVED  
**\$3,053,574**

**2016-2017**  
TIF FUNDS  
RECEIVED  
**\$3,479,439**

**2017-2018**  
TIF FUNDS  
RECEIVED  
**\$4,042,216**

**2018-2019**  
TIF FUNDS  
RECEIVED  
**\$4,533,441**

As improvements are made, property values increased and a larger amount of money is generated for the Redevelopment Trust Fund. These revenues fund additional infrastructure improvements while increasing our tax base, adding new housing stock in the downtown, provides economic growth, attracts new business to the downtown through their reinvestment back into the redevelopment area.





# PAVING THE WAY







# CONTACT US



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**PROJECT COMPLETION DATE: DECEMBER 31, 2018**