

COLEMAN COMMUNITY REDEVELOPMENT PLAN

CHAPTER III

Public Facilities, Utilities, and Capital Improvement Element

NO MAPS

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PUBLIC FACILITIES, UTILITIES, AND CAPITAL IMPROVEMENTS ELEMENT

It is not the responsibility of a local government to ensure the financial success of local businesses. Likewise, it is not the responsibility of local businesses to ensure the proper financial standing of use of funds of a local government. Downtown redevelopment is neither the sole responsibility of the local government nor local businesses, however, both have vested interest in redevelopment. Just as local business revenues increase as additional and more affluent consumers are attracted by redevelopment, the redevelopment induced increase in local government revenues can help to offset the cost of providing services. However, downtown development cannot occur without the active involvement of both parties working together. The question then is how best can local government and local businesses work together in redevelopment? Both can work together by coordinating their investments through the Redevelopment Plan.

Local government may not directly repair, upgrade, or replace buildings used by local businesses, but they can provide utility upgrades, right-of-way landscaping, and public parking. Local businesses may not directly repair, upgrade, or replace utilities and facilities provided by local government, but they can repair and upgrade their building façade and participate in cooperative downtown festival and marketing efforts. The division of responsibility is very simple, the local governments are responsible for providing an environment that encourages redevelopment, the creation of new jobs, retention of existing jobs, and attraction of additional consumers. Local businesses in large-part are responsible for leading the redevelopment effort and providing the necessary financial investment.

This section identifies planned capital improvement projects and associated costs that are to be implemented within the thirty-year planning time frame (see figure III. 1). The following listing of projects was provided by City staff; the associated estimate of cost is based on Withlacoochee Regional Planning Council (WRPC) staff research and includes current labor and material rates. All cost indicated are approximate, there for a more thorough analysis and cost and feasibility of each project should be undertaken prior to formal action.

Planned Capital Improvement Projects (**Paving of Streets**)

<u>Side of Road</u>		<u>From</u>	<u>To</u>	<u>Length</u>
Both	Anderson Road	US 301	Water Treatment Plant	1,000'
Angle Parking	Clark Avenue	US 301	Church Street	750'
				1,750'

Assume \$39,000permile/lane for asphalt resurfacing
 Therefore, total cost is 1,750 feet/5,280 feet = 33%
 Or \$39,000(.33) = \$12,870 (2) =

Project Cost **\$25,740**

Planned Capital Improvement Projects: **(Dunklin/Riser Park)**

Fencing and other miscellaneous Phase III improvements

Project Cost \$50,000
FRDAP Grant

Planned Capital Improvement Projects: **(Memorial Park)**

Playground equipment, court lighting, toddler equipment, and shelters

Project Cost \$50,000
FRDAP Grant

This section identifies nine (9) **primary proposed public improvement projects** and associated costs that if implemented, would help to create an environment that encourages redevelopment (see figure III-2). The following information was provided by City staff. The associated estimate of cost is based on Withlacoochee Regional Planning Council (WRPC) staff research and includes labor and materials. A more thorough analysis of cost and feasibility of each project should be undertaken prior to formal action.

- **Demolition and Disposal of Dilapidated Buildings**
- **Streetscaping and Public Parking Improvements**
- **Construction of Affordable Housing**
- **Installation of Drainage Around Downtown Area**
- **Gateway Improvements**
- **Business Incubator**
- **Establish Historical Building Registry**
- **Ingress/Egress Improvements over CSX Railway Lines**
- **Neighborhood Improvements**

In addition, the City may embark on the following proposed secondary public improvement projects as may be permitted by Florida Statutes as follows:

- Extension of Water Lines to Expanded CRA Boundary Areas
- Policing Innovations
- Construction of Wastewater Treatment Facility Within CRA Boundary Area

Proposed Public Improvement Projects: (Streetscaping and Public Parking Improvements)

Park Benches

Assume commercial grade steel, decorative powder coated bench
 \$1,500 each *8 = **Project Cost \$12,000**

Decorative Outdoor Lighting

Assume commercial grade steel, 100 watt high pressure sodium vapor fixture post mounted
 \$2,500 each *15 = **Project Cost \$37,000**

Decorative Waste Receptacles

Assume commercial grade steel, 36 gallon containers w/ steel dome lid
 \$500 each *10 = **Project Cost \$5,000**

Landscaping

Assume native shade trees (species to be determined)
 \$250 each *20 = **Project Cost \$5,000**

Assume native decorative trees (species to be determined)
 \$150 each *40 = **Project Cost \$6,000**

Assume native bushes and ground cover (species to be determined)
 \$500 per cluster *20 = **Project Cost \$10,000**

Bicycle Racks

Assume commercial grade steel, powder coated bar
 \$500 each *4 = **Project Cost \$2,000**

Public Parking Area(s):

<u>Area</u>	<u>Location</u>	<u>Number of Spaces</u>
Downtown	TBD	<u>50</u>

Assume 2" asphalt over stable base material at \$500 per space
 Therefore, 50 spaces *\$500 = **Project Cost \$25,000**

**(does not include land acquisition costs if any)*

Proposed Public Improvement Projects: **(Gateway Improvements)**

To include (4) trees, numerous bushes, sod, lighting, and new welcome sign (as required)

Assume \$150 per tree *(4) each gateway	sub-total	\$600
Assume \$500 per gateway bush cluster		\$500
Assume \$1,500 for signs and partial labor		\$1,500
Assume \$200 for electrical (sign illumination)		\$200
Assume \$1,000 for sod		<u>\$1,000</u>
		\$3,800

Therefore, \$3,800 per gateway *(2) = **Project Cost \$7,600**

In order to implement the proposed public improvement projects identified, several properties may need to be purchased prior to implementation. The properties may include the following:

Properties for Acquisition/Improvements:

Those properties identified in Figure III.2 may be considered for purchase for use as retention associated with US 301 improvements or for public parking.

Total Estimated Project Cost: \$TBD

Sanitary Sewer Assessment

There is no sanitary sewer facility within the city limits of Coleman. Individual septic tanks account for the total collection treatment of all sewage for all land uses.

Potable Water Assessment

Through funds provided in-part by the United States Department of Agriculture (USDA) the city established a city-wide municipal water system in 1996.

Solid Waste Assessment

Solid waste generated in the city is disposed at the Sumter County Landfill which is classified as a Class I landfill according to **FDER** standards. The landfill is located approximately one mile southeast of **I-75** on **SR 470**, or approximately 6 miles south and east of Coleman. For future development purposes the ability to meet solid waste needs is not perceived as a limited factor for the city.