



INTEROFFICE MEMORANDUM FROM THE OFFICE OF THE DEPARTMENT OF DEVELOPMENT SERVICES

TO: City Commission

FROM: Liz Taschereau, Development Services Director

DATE: October 6, 2021

RE: FirstGate Commerce Center, a new warehouse facility
Underground Wiring Waiver Application

First Gate has applied for a waiver of the undergrounding of wiring requirement in Section 31-2 of the City's Code.

It is my recommendation that the waiver be granted upon final and approved cost estimates from the Department of Engineering and Environmental Services.

The justification for the waiver is that the segment involved is minor when the existing overhead distribution network is considered. It is evident that large scale undergrounding of overhead electrical distribution facilities will not be accomplished as a result of this specific requirement. Since there is not a clear statement of intent in the ordinance, it is not possible to determine what would be accomplished by requiring this applicant to underground wires only at this property.

Additionally, a previous Florida Power and Light communication in reference to converting short spans stated, "If FPL were to convert spans as short as this, it would have an up and down roller coaster effect on our facilities creating an excessive amount of potential points of failure and severely impact the service reliability to the surrounding community." It appears that FPL would prefer to consider large overall spans for conversion from overhead to underground.

A further recommendation is a review of the underground wiring ordinance which would include a determination of the intent, recommended locations and the methodology to achieve it.