



## Underground Wiring Waiver Application

Development Services Department  
954-979-6213

Property Address: 5203 Coconut Creek Parkway

Legal Description: see attached

Applicant/Agent Name: TC MC Apartments, LLC.

Address: 3850 Bird Road, 8th Floor, Miami, FL 33146

Phone: 305-779-8047

Email: nvedrani@cfhgroup.com

Project Name: Marquesa Apartments

Project Description: 220 rental apartments with surface parking and amenities

This application requires public notification as described in Section 31-55 of the Margate Code of Ordinances. Applicant is responsible for mailing public notice letters to all property owners within 1,500ft of the subject property and posting a public hearing sign on each roadway frontage.

Include with this application:

- Property owner certification
- Public hearing sign bond agreement form and \$150 bond payment
- \$200 application fee
- A detailed statement by a state licensed professional engineer, qualified with respect to utility issues, explaining why, in the engineer's professional opinion, it is technically infeasible to locate such utilities underground.

\*If a waiver is granted, a dollar amount equal to the cost of placing the utilities underground, as determined by an estimate established by the relevant utilities and as agreed upon by the city, shall be required to be paid into the city's underground utility trust fund prior to the development permits being issued.



PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at 5203 Coconut Creek Parkway,  
being the subject property for this WAIVER application for UNDERGROUND WIRING, and I give  
authorization to HSQ GROUP, INC. to file this petition. I understand that I, or  
a representative on my behalf, must be present at the City Commission meeting. I further understand that my  
petition will be subject to the regulations of Chapter 31 of the Margate City Code.

TC MC Apartments, LLC

Print owner's name

Signature of owner

Subscribed and sworn to before me this 25 day of September 2018.

Leyla M. Marcos

Print or type name of Notary

Signature of Notary

☒ Personally known to me

☐ Produced identification



**Engineering Statement**

10/3/18

Andrew Pinney  
City of Margate  
Development Review Committee  
5790 Margate Blvd  
Margate FL 33063

**RE:     Marquesa Multi-Family Development  
         Underground Wire Waiver Application  
         Northwest Corner of Coconut Creek Parkway and Banks Road, City of Margate**

Mr. Pinney,

Initial contact has been made with Florida Power and Light (FPL) regarding the City requirement to underground all overhead utilities abutting new residential developments. It is FPL's stance that the burying of roughly 750' of overhead lines along Banks Road would create safety, maintenance, and engineering related issues.

For safety reasons, FPL will not install more than two underground risers on a pole. Underground risers are encased electrical wires that run along the pole which takes the service from overhead to underground, and back. The more risers a pole has, the higher the potential for an accident when FPL maintenance employees are climbing the poles. The elimination of only a few FPL poles at a time requires a riser be added to each end of the run.

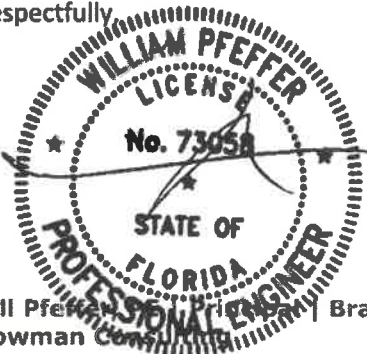
Additionally, eliminating poles in between long runs of poles supporting overhead wires will require the removal and replacement of the poles on each end with much larger poles and guys wires for structural support to compensate for the lost tension in the existing overhead wires. FPL will typically only convert overhead systems to underground if one or more full blocks are converted to cut down on unnecessary risers and upgraded poles.

From a maintenance standpoint, both underground and overhead wires present different challenges and require different methods and equipment to restore service during an outage. Underground wiring is susceptible to flooding and full line breaks from land disturbance activities, while overhead wires are more susceptible to wind damage and downed trees. FPL prefers to have long stretches of either overhead or buried lines so maintenance crews can have the proper equipment to address the needs of each and regain power during an outage as quickly as possible.

Chapters 197 and 170 of the Florida Statutes were passed to help avoid the complications of underground conversions for short stretches. These statutes allow municipalities to fund larger underground conversion projects by levying special assessments and taxes. From an engineering and maintenance standpoint, it is sound practice to bury lines in larger sections containing full blocks from intersection to intersection. The Applicant will make every attempt to request the burial of the overhead lines abutting the property, however, FPL's current feedback is that a fee-in-lieu of would be the preferred path. As such, the Applicant respectfully requests a Waiver from City Ordinance 32-2(d)(4)(b). A cost estimate has been requested from FPL to determine the cost associated with burying the overhead lines abutting the subject property, which will be provided upon receipt.

As a licensed engineer in the State of Florida, I have been the engineer of record on over two hundred projects that involved the burial and/or relocation of overhead utility wires. I have worked closely with FPL staff to design these utility relocations in accordance with FPL design standards and guidelines. In my opinion, my experience qualifies me as a design engineer in the field of utility design and relocation.

Respectfully



10/3/18

Bill Pfeffer, PE, Pritchard | Branch Manager  
Bowman Consulting

13450 W. Sunrise Blvd. Suite 320, Sunrise, FL 33323  
Office: 954-314-8480 | mobile: 772-341-6223  
[bpfeffer@bowmanconsulting.com](mailto:bpfeffer@bowmanconsulting.com) | [bowmanconsulting.com](http://bowmanconsulting.com)



330 SW 12<sup>th</sup> Ave Pompano Beach, FL 33069

September 10, 2018

**Miguel A. Reynaldos**  
Vice President of Development  
ALLIANCECOS  
2601 S Bayshore Drive, Suite 100  
Miami, FL 33133

RE: COCONUT CREEK CENTER REQUEST FOR CONVERSION OF FPL PRIMARY  
OVERHEAD FEEDER FACILITIES TO UNDERGROUND

Dear Mr. Reynaldos,

Per your email we have reviewed your request to convert the FPL Primary Overhead Feeder facilities and place them underground on behalf of the City of Margate. The area under review for this specific site is approximately 750 feet.

Due to service reliability and good engineering practices FPL would not convert these facilities from overhead to underground. FPL needs to maintain its high standard for service reliability and conversions of this type create several additional potential points of failure for the FPL facilities. 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.

Conversions of this type do nothing to improve the reliability or the aesthetics of the surrounding area as the poles do not disappear; they either become a much larger self-supporting concrete pole or FPL has to add additional equipment such as down guys and anchors in the ground to support the momentum of the overhead facilities being dead-ended on either side of the proposed site for conversion. In conclusion, for the above reason, placing the lines underground at this property would be both technically and practically infeasible.

Should you have any other questions please feel free to contact me at 954-956-2051.

Sincerely,

A handwritten signature in blue ink, reading 'Felicia R. Horne', is written over a horizontal line.

Felicia R. Horne  
Associate Engineer  
Office 954-956-2051; Fax 954-956-2020



## PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, ANTONIO QUEVEDO, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

HSQ GROUP, INC.

Business or Property Name

5951 NW 173rd Drive, #4, Miami, FL. 33015

Address

  
Signature

September 25, 2018

Date

### OFFICE USE ONLY

Date of Decision: \_\_\_\_\_

Tabled to date  
certain? \_\_\_\_\_

Two Business Days (after  
decision) \_\_\_\_\_

COMPLIED?      Y      N

If YES, initiate check request to Finance (601-  
0000-220.18-00)

If NO, inform Finance to deposit Bond (001-0000-  
369.90-01)

Copy to Petitioner, Finance Department  
Original to File

City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: MMILLER      10/17/18 00      Receipt no: 9046

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00

FOR: MARQUESA UTILITY WAIVER  
5203 COCONUT CREEK PKWY  
ANTONIO QUEVEDO  
680 CAMELLIA COURT  
PLANTATION, FLORIDA 33317

Tender detail  
CK Ref#: 206      \$200.00  
Total tendered: \$200.00  
Total payment: \$200.00

Trans date: 10/16/18      Time: 15:40:54

HAVE A GREAT DAY!