



# City of Margate Fire Station No. 58

(City Station No. 2)

May 15, 2019



# EXISTING SITE

## VITAL STATISTICS

- Flood Zone: X
- Land Use: CF (Community Facilities)
- Zoning: S-1 (Recreational District)
- Essential Facility



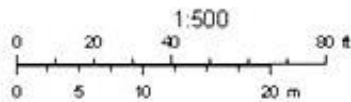


# EXISTING FIRE STATION NO. 58

Property Id: 484135012670



To be demolished



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**SALTZ MICHELSON**  
ARCHITECTS

# CRITICAL ISSUE – FP&L

These wires run through the site.



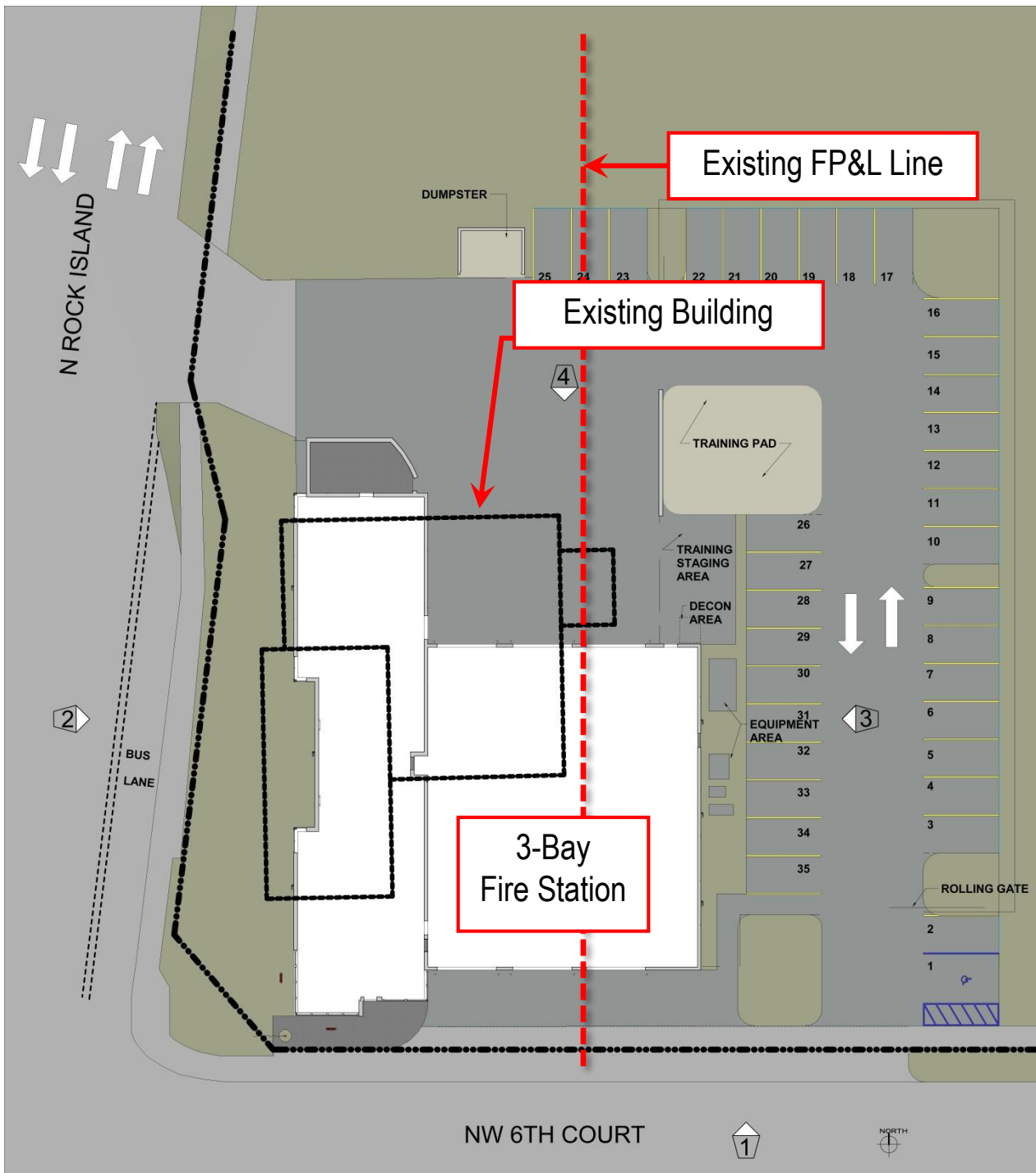


# CRITICAL ISSUE – FP&L



Margate FP&L: Maryann Fichera – Engineer  
Josh Wright – Account Manager





# COMPARISON



# CRITICAL ISSUE – FP&L

Florida Power & Light Company - 700 Universe Blvd, Juno Beach, FL 33408 - (561) 694 3188

**FPL**

## CORPORATE REAL ESTATE LAND USE AGREEMENT APPLICATION

**Rules and Regulations:**

- You must submit a fully completed application. Applications will not be considered for approval until complete. Retain a copy of your application for your records and send the original to FPL Corporate Real Estate via mail to 700 Universe Blvd, Juno Beach, FL 33408.
- An application fee of **\$500.00** must be paid at the time you submit your application. All application fees are non-refundable. Please make checks payable to: "Florida Power & Light Company" or "FPL". If your application is approved, a deposit equal to 25% of the proposed annual rental rate will be required prior to execution of the agreement.
- You must attach a site sketch or proposed plans. This sketch should include dimensions where possible and must show all existing FPL structures or facilities if applicable. Applications will not be considered without a site sketch.
- Applicants are required to obtain, at their sole cost and expense, General Liability Insurance coverage of at least \$3,000,000.00 per occurrence. Proof of this coverage will be required prior to agreement execution.
- For agricultural applications, the following rules apply: "Licensee shall not at any time, plant in the ground any trees, brush, plants, or any other foliage that is capable of exceeding a height of fourteen feet (14') above existing grade within fifty feet (50') of any FPL facility, including but not limited to structures and overhead circuits. Licensee may plant and keep vegetation capable of reaching any height within fifty feet (50') of FPL facilities as long as it is in containers of twenty-five (25) gallons or less in size and the vegetation is at all times kept under fourteen feet (14') in height."
- The property on which you are submitting the application must be carefully considered and reviewed by various departments and personnel. Because of this, the initial application process can take from 60-120 days depending on the type of application. Because the application process is complex and sometimes lengthy, we ask that you be patient and FPL will contact you with updates on the status of your application as they are available.
- If your request is denied, you will be notified in writing. If your request is approved, you will be contacted to provide additional information and informed of the next step(s) in the process.

**FPL's Application Review Process**

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graph LR
    A[Completed application is submitted by applicant with $500 application fee included.] --> B[Application is received by FPL Corporate Real Estate for initial review. (7-14 days)]
    B --> C[Application is sent to other FPL departments for review. (14-45 days)]
    C --> D[Application is approved or denied based on collective business decisions. (45-60+ days)]
    D --> E[Applicant is notified of FPL's decision. Further instructions may be provided. (60+ days)]
```

**Checklist:**

ALL of the following items **MUST** be submitted for an application to be considered:

- ☐ Completed and Signed Application Form (Page 2 of this Document)
- ☐ Site Sketch and/or Plans (Required)
  - Agricultural applications must be for a minimum of one (1) acre
- ☐ Payment of Non-Refundable Application Fee (**\$500.00**)
  - Send application and payment to: FPL Corporate Real Estate at 700 Universe Blvd, Juno Beach, FL 33408. Be sure to reference your name and "application fee" in the memo portion of the check.

(Check or Verified Payment made payable to: "Florida Power & Light Company" or "FPL")

Florida Power & Light Company - 700 Universe Blvd, Juno Beach, FL 33408 - (561) 694 3188

**FPL**

## CORPORATE REAL ESTATE LAND USE AGREEMENT APPLICATION

- All fields must be completed. A site plan or sketch must also accompany all applications.  
- Applications missing attachments or containing blank or empty fields will not be accepted.

- Applicant Information**
  - Applicant(s) Name (Complete Legal Name) \_\_\_\_\_
  - Business or Company Name(s) (N/A for not applicable) \_\_\_\_\_
  - How long have you worked in this industry \_\_\_\_\_
  - Address \_\_\_\_\_
  - Telephone number(s) \_\_\_\_\_
  - Email Address(es) \_\_\_\_\_
  - Contact Person(s) \_\_\_\_\_
- Property Information**
  - County in Which Land is Located \_\_\_\_\_
  - Nearest Major Crossroads \_\_\_\_\_

The information below can be obtained by visiting the county's property appraiser's office or website

  - Is FPL the owner-in-fee of the property? \_\_\_\_\_
  - Property Address (N/A if no address) \_\_\_\_\_
  - Parcel or Folio ID #(s) (Separate multiple #'s with commas) \_\_\_\_\_
  - Total Size of Property (acres) \_\_\_\_\_
  - Portion of Property you wish to use (acres) \_\_\_\_\_
- Proposed Use Information**
  - Intended Use for the Property \_\_\_\_\_
  - Term of Proposed Agreement \_\_\_\_\_
  - If use is agricultural, what type of vegetation is planned? \_\_\_\_\_
  - Proposed Site Plan for Property \_\_\_\_\_

**Must be Attached**

We understand that submission of this application and payment of the application fee do not authorize occupation of the property and that approval is contingent upon a review of the application, the availability of the property and the negotiation of a formal agreement. Exact rental rates and other requirements will be forwarded to Applicant after the application has been reviewed and approved by Florida Power & Light Company.

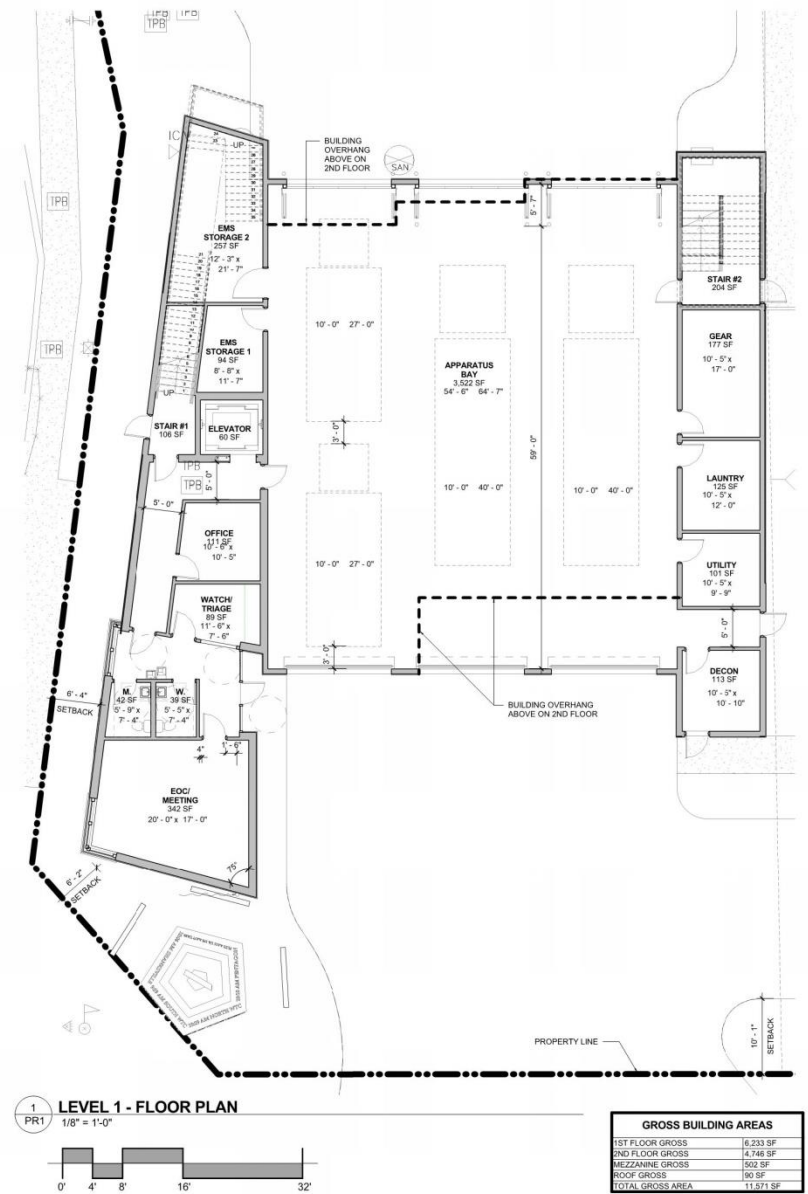
Signature (same name that appears above): \_\_\_\_\_ Date: \_\_\_\_\_

Application Fee Included (Check #): \_\_\_\_\_

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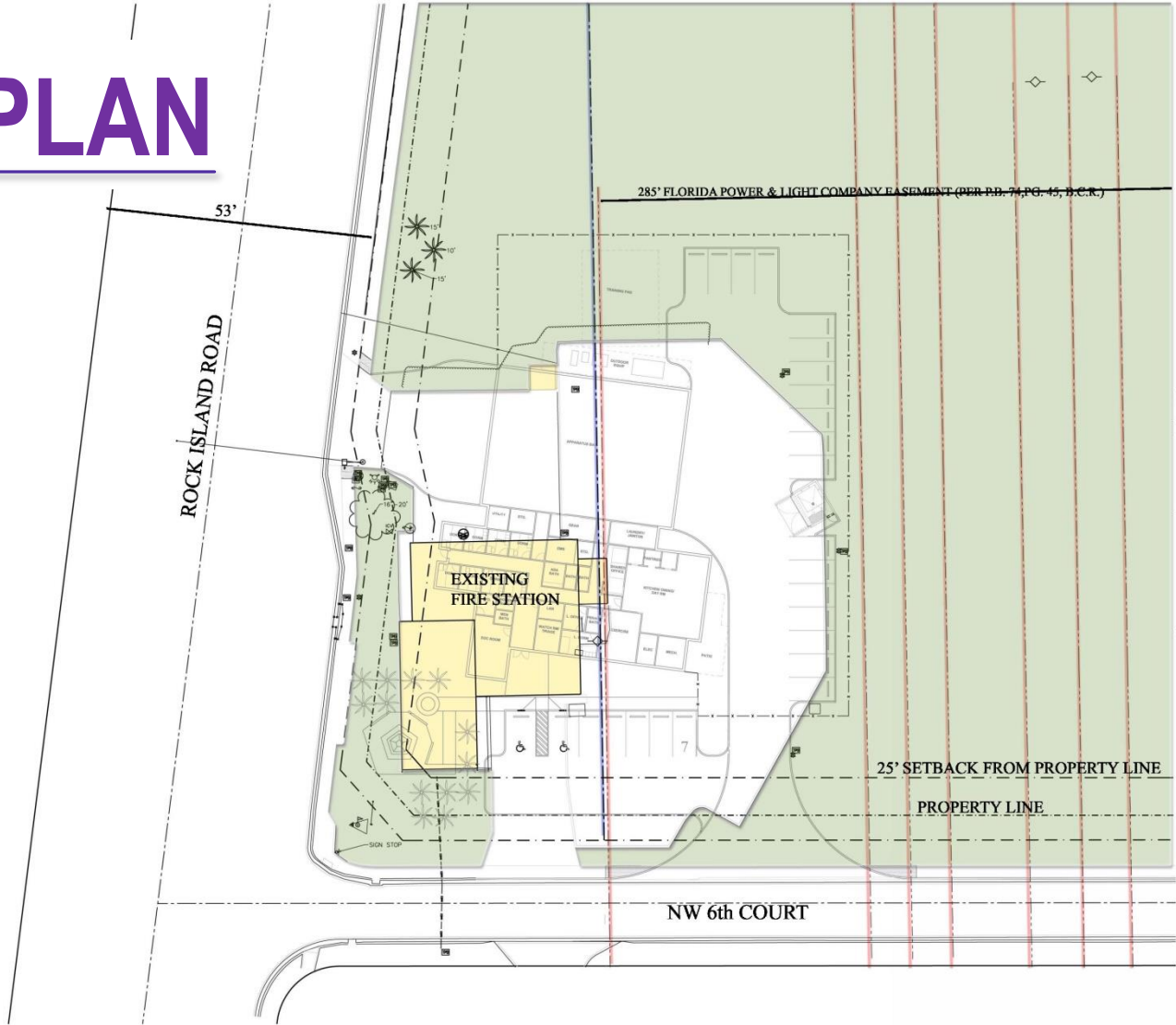


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# EXISTING SITE PLAN



EXISTING FIRE STATION SITE PLAN  
SCALE: 1" = 20'

FIRE STATION NO. 58/2 REPLACEMENT  
CITY OF MARGATE  
OPTION 3

**SALTZ MICHELSON**  
ARCHITECTS

3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

Project No.:  
2017-105  
Drawn By:  
GM  
Checked By:

NS

Date:  
06/06/17

REVISIONS

1. 06/06/17

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# LOCAL FIRE STATION COMPARISON COST HISTORY

YEAR	DESCRIPTION	TOTAL SF	COST	COST/SF
2016	2 Fire Stations for City of Coral Springs, FL 1-story, 3-bay (averaged costs)	9,400 SF	\$3,760,00.00	\$400.00/SF
2017	Fire Station 7 for Hallandale, FL 2-story, 4-bay (includes Admin and EOC)	25,200 SF	\$7,800,000.00	\$310.00/SF
2018	Fire Station 45 for City of Hollywood, FL 1-story, 2-bay Station	7,224 SF	\$3,200,000.00	\$442.00/SF
2019	Fire Station 114 for City of Pompano Beach, FL 2-story, 3-bay Station	13,990 SF	\$5,400,000.00	\$400.00/SF



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# FIRE STATION 58 HISTORY

## Different Options Evaluated for this Site

DATE	DESCRIPTION	TOTAL SF	BUDGET	COST/SF
05/2017	Fire Station 58: 1-story, 3-bay Station	9,800 SF	\$4,200,000.00	\$429.00/SF
11/2017	Fire Station 58: 2-story, 3-bay Station	11,700 SF	\$5,500,000.00	\$470.00/SF
01/2018	Fire Station 58: 1-story, 2-bay Station	8,600 SF	\$4,500,000.00	\$525.00/SF
11/2018	Fire Station 58: 3-story, 3-bay Station	24,750 SF	\$9,800,000.00	\$395.00/SF
01/2019	Fire Station 58: 2-story, 3-bay Station with Mezzanine	16,800 SF	\$7,100,000.00	\$422.00/SF

