ADDENDUM "A"

Structure No.: 136T6
Section 35, Township 48S, Range 41E:
Easement No.: S00200350
Parcel ID:
(Maintained by County Appraiser)

RIGHT-OF-WAY CONSENT AGREEMENT
(Governmental Entity)

FLORIDA POWER & LIGHT COMPANY, a Florida corporation ("**Company**"), with a mailing address at P.O. Box 14000, Juno Beach, Florida 33408-0420, Attn: Corporate Real Estate Department, hereby consents to City of Margate ("**Licensee**"), whose mailing address is 5790 Margate Blvd., Margate, Florida 33063 using that certain area within Company's right-of-way granted by that certain agreement recorded in Official Record Book 4092, at Page 522, Public Records of Broward County, Florida, as more particularly described on **Exhibit A** attached hereto ("**Lands**"). Licensee's use of the Lands shall be solely for the purpose of ** See Attached as **Exhibit D** as shown on the plans and specifications submitted by Licensee, and attached to this Right-of-Way Consent Agreement (Governmental Entity) ("**Agreement**") as **Exhibit B**, and for no other purpose whatsoever.

In consideration for Company's consent and for the other mutual covenants set forth below, and for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. Licensee agrees to obtain all necessary rights from the owners of the Lands in the event Licensee does not own said Lands; to obtain any and all applicable federal, state, and local permits required in connection with Licensee's use of the Lands; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Lands by Licensee pursuant to this Agreement.

2. Licensee understands and agrees that the use of the Lands pursuant to this Agreement is subordinate to the rights and interest of Company in and to the Lands and agrees to notify its employees, agents, and contractors accordingly. Company specifically reserves the right to maintain its facilities located on the Lands; to make improvements; add additional facilities; maintain, construct or alter roads; maintain any facilities, devices, or improvements on the Lands which aid in or are necessary to Company's business or operations; and the right to enter upon the Lands at all times for such purposes. Licensee understands that in the exercise of such rights and interest, Company from time-to-time may require Licensee, to relocate, alter, or remove its facilities and equipment, including parking spaces and areas, and other improvements made by Licensee pursuant to this Agreement which interfere with or prevent Company, in its opinion, from properly and safely constructing, improving, and maintaining its facilities. Licensee agrees to relocate, alter, or remove said facilities, equipment, parking spaces and areas, and other improvements within thirty (30) days of receiving notice from Company to do so. Such relocation, alteration, or removal will be made at the sole cost and expense of Licensee and at no cost and expense to Company; provided however, should Licensee, for any reason, fail to make such relocation, alteration, or removal, Company retains the right to enter upon the Lands and make said relocation, alteration, or removal of Licensee's facilities, equipment, parking spaces and areas, and other improvements and Licensee hereby agrees to immediately reimburse Company for all of its costs and expense incurred in connection therewith upon demand.

3. Licensee agrees that it will not use the Lands in any manner which, in the opinion of Company, may tend to interfere with Company's use of the Lands or may tend to cause a hazardous condition to exist. Licensee agrees that no hazardous substance, as the term is defined in Section 101 (14) of the Comprehensive Environmental Response Compensation and Liability Act ("**CERCLA**") (42 USC Section 9601 [14]), petroleum products, liquids or flammables shall be placed on, under, transported across or

stored on the Lands, which restricts, impairs, interferes with, or hinders the use of the Lands by Company or the exercise by Company of any of its rights thereto. Licensee agrees further that in the event it should create a hazardous condition, then upon notification by Company, Licensee shall, within seventy-two (72) hours, at its sole cost and expense, correct such condition or situation; provided however that the Company retains the right to enter upon the Lands and correct any such condition or situation at any time and, by its execution hereof, Licensee hereby agrees to indemnify and hold harmless Company from all loss, damage or injury resulting from Licensee's failure to comply with the provisions of this Agreement.

4. Licensee hereby agrees and covenants to prohibit its agents, employees, and contractors from using any tools, equipment, or machinery on the Lands capable of extending greater than fourteen (14) feet above existing grade and further agrees that no dynamite or other explosives shall be used within the Lands and that no alteration of the existing terrain, including the use of the Lands by Licensee as provided herein, shall be made which will result in preventing Company access to its facilities located within said Lands. Unless otherwise provided herein, Licensee agrees to maintain a one hundred and fifty (150) foot wide area, clear of any activities, with a lineal measurement of seventy five (75) feet on each side of the centerline of Company's existing and planned facilities.

5. Licensee understands and agrees that the planting of trees, shrubs, and other foliage capable of exceeding fourteen (14) feet in height at full maturity is not permitted within Company's Lands.

6. Outdoor lighting installed or to be installed upon the Lands by Licensee are not to exceed a height of fourteen (14) feet above existing grade and all poles or standards supporting light fixtures are to be of a non-metallic material.

7. Sprinkler systems installed or to be installed by Licensee upon the Lands are to be constructed of a non-metallic material and sprinkler heads are to be set so the spray height does not exceed fourteen (14) feet above existing grade and does not make contact with any Company's facilities. Aboveground systems shall not be installed within or across Company patrol or finger roads and underground systems crossing said patrol and finger roads are to be buried at a minimum depth of one (1) foot below existing road grade.

8. Licensee agrees to warn its employees, agents, contractors and invitees of the fact that the electrical facilities and appurtenances installed or to be installed by Company within the Lands are of high voltage electricity and agrees to use all safety and precautionary measures when working under or near Company's facilities. Licensee hereby acknowledges the receipt and required execution of Form 360, a copy of which is attached hereto as **Exhibit C**, prior to the commencement of any construction within the Lands.

9. Licensee agrees, at all times, to maintain and keep the Lands clean and free of debris. Except as provided herein, Licensee further understands and agrees that certain uses of the Lands are specifically prohibited; such uses include but are not limited to recreational purposes, hunting and camping, and Licensee agrees to notify its employees, agents, contractors, and invitees accordingly.

10. The use of the Lands by Licensee shall be at the sole risk and expense of Licensee, and Company is specifically relieved of any responsibility for damage or loss to Licensee or other persons resulting from Company's use of the Lands for its purposes.

11. Notwithstanding any provision contained herein to the contrary, Licensee agrees to reimburse Company for all cost and expense for any damage to Company's facilities resulting from Licensee's use of the Lands and agrees that if, in the opinion of Company, it becomes necessary as a result of Licensee's use of the Lands for Company to relocate, rearrange or change any of its facilities, to promptly reimburse Company for all cost and expense involved with such relocation, rearrangement or change.

12. Licensee agrees it will exercise its privileges hereunder at its own sole risk and agrees subject to the limitations contained in Section 768.28, Florida Statutes, if applicable, to indemnify and save harmless Company, its parent, subsidiaries, affiliates, and their respective officers, directors, agents and employees (collectively, the "**FPL Entities**"), from all liability, loss, cost, and expense, including attorneys' and paralegals' fees and court costs at all trial and appellate levels, which may be sustained by FPL Entities to any person, natural or artificial, by reason of the death of or injury to any person or damage to any property, arising out of or in connection with the herein described purposes by Licensee, its contractors, agents, or employees; and Licensee agrees subject to the limitations contained in Section 768.28, Florida Statutes, if applicable, to defend at its sole cost and expense and at no cost and expense to FPL Entities any and all suits or action instituted against FPL Entities, for the imposition of such liability, loss, cost and expense.

13. Licensee shall, and shall cause each of Licensee's contractors and subcontractors performing work in connection with the project during the period of this Agreement, to procure and maintain at Licensee's and such contractors' and subcontractors' sole expense, the following minimum insurance, with insurers with a rated "A-, VII" or higher by A.M. Best's Key Rating Guide (i) General Liability insurance with limits of $3,000,000 for bodily injury or death of person(s) and property damage per occurrence, which shall insure against obligations assumed by Licensee in indemnity provision set forth in Section 12 above, (ii) Workers' Compensation Insurance for statutory obligations imposed by applicable laws, (iii) Employers' Liability Insurance with limits of $1,000,000 for bodily injury per accident, by disease per policy and disease per employee and, (iv) Automobile Liability Insurance which shall apply to all owned, non-owned, leased and hired automobiles with limits of $1,000,000 combined single limit. Except for the Workers' Compensation Insurance, License shall name Company as an additional insured and provide for a waiver or subrogation in favor of Company. Upon execution of this Agreement, License shall provide evidence of the required insurance coverage in the form of an ACORD certificate to Company evidencing that said policy of insurance is in force and will not be cancelled or non-renewed so as to affect the interests of Company until thirty (30) days written notice has been furnished to Company. Upon request, copies of policies will be furnished to Company by Licensee. Licensee understands and agrees that the use of the Lands for the purposes described herein is expressly contingent upon acceptance and compliance with the provisions contained herein.

Licensee shall be responsible for managing and administering all insurance policies required hereunder, including the payment of all deductibles and self-insured retention amounts, the filing of all claims and the taking of all necessary and proper steps to collect any proceeds on behalf of the relevant insured person or entity. Licensee shall at all times keep Company informed of the filing and progress of any claim. If Licensee shall fail to perform these responsibilities, Company may take such action as it determines appropriate under the circumstances. In the event Licensee collects proceeds on behalf of other persons or entities, it shall ensure that these are paid directly from the insurers to the relevant person or entity and, in the event that it receives any such proceeds, it shall, unless otherwise directed by Company, pay such proceed to such party forthwith and prior thereto, hold the same in trust for the recipient.

Nothing in this Section shall be deemed to limit Licensee's liability under this Agreement regardless of the insurance coverages required hereunder. No limitation of liability provided to Licensee under this Agreement is intended nor shall run to the benefit of any insurance company or in any way prejudice, alter, diminish, abridge or reduce, in any respect, the amount of proceeds of insurance otherwise payable to Company under coverage required to be carried by Licensee under this Agreement, it being the intent of the parties that the full amount of insurance coverage bargained for be actually available notwithstanding any limitation of liability contained in this Agreement, if any. Company assumes no responsibility for the solvency of any insurer or the failure of any insurer to settle any claim. In the event that the Licensee self-insures, Licensee shall provide Company with a letter of self-insurance in form and substance satisfactory to Company's Risk Management Department. Licensee's contractors and sub-

contractors may not self- insure. This Section shall survive the expiration or earlier termination of this Agreement

14. This Agreement will become effective upon execution by Company and Licensee and will remain in full force and effect until completion of Licensee's use of the Lands pursuant to this Agreement, unless earlier terminated upon ninety (90) days written notice by Company to Licensee, or at the option of Company, immediately upon Licensee failing to comply with or to abide by any or all of the provisions contained herein.

15. The use granted herein as shown on **Exhibit B** shall be under construction by Licensee within one (1) year of the effective date of this Agreement and the construction shall be diligently pursued to completion. Licensee shall give Company ten (10) days prior written notice of its commencement of construction. "Under construction" means the continuous physical activity of placing the foundation or continuation of construction above the foundation of any structure or improvement permitted hereunder. Under construction does not include application for or obtaining a building permit, a site plan approval or zoning approval from the appropriate local government agency having jurisdiction over the activity, purchasing construction materials, placing such construction materials on the site, clearing or grading the site (if permitted) in anticipation of construction, site surveying, landscaping work or reactivating construction after substantially all construction activity has remained stopped for a period of two (2) months or more. Licensee acknowledges that failure to have the use under construction within the one (1) year time period will result in immediate termination of this Agreement in accordance with Section 14 above for failing to comply with the provisions contained herein unless Licensor grants a written extension for a mutually agreed upon time. Any request for an extension of time shall be submitted in writing by Licensee no later than thirty (30) days prior to the expiration of the one (1) year period for the project to be under construction.

16. The term "Licensee" shall be construed as embracing such number and gender as the character of the party or parties require(s) and the obligations contained herein shall be absolute and primary and shall be complete and binding as to each, including its successors and assigns, upon this Agreement being executed by Licensee and subject to no conditions precedent or otherwise.

17. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

18. In the event of any litigation arising out of enforcement of this Agreement, the prevailing party in such litigation shall be entitled to recovery of all costs, charges and expenses of enforcement, including reasonable attorneys' and paralegals' fees and court costs at all trial and appellate levels.

19. This Agreement constitutes the entire Agreement between the parties relative to the transaction contemplated herein and neither this Agreement nor any term or provision hereof may be changed or waived except by an instrument in writing and executed by both Licensee and Company.

20. This Agreement shall be interpreted and enforced in accordance with the laws of the State of Florida.

21. This Agreement may be executed simultaneously or in counterparts, each of which together shall constitute one and the same agreement.

22. This Agreement shall not be construed more strictly against one party than against the other, merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that both Licensee and Company have contributed substantially and materially in the negotiation

and preparation of this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits, schedules, addendums or amendments hereto.

23. Licensee may assign its rights and obligations under this Agreement to a solvent party upon prior written consent of Company.

24. Licensee agrees that any review or approval by Company of the plans and/or specifications submitted by Licensee attached hereto as **Exhibit B**, the approval of the identity of any contractors, subcontractors and materialmen, or the delivery by Company of any construction specifications to Licensee, is solely for the purpose of processing this Agreement, and without any representation or warranty whatsoever to Licensee with respect to the adequacy, correctness or efficiency thereof or otherwise and it is understood that such Company's approval does not absolve Licensee of any liability hereunder. Further, Licensee, in connection with the construction, maintenance and/or removal of improvements depicted on **Exhibit B** to this Agreement, agrees to observe and fully comply with all construction, operation and maintenance standards, as well as all applicable laws, rules and regulations of the United States, the State of Florida, and all agencies and political subdivisions thereof, including without limitation, the National Electrical Safety Code and the Occupational Safety & Health Administration regulations, standards, rules, registers, directives or interpretations.

25. This Agreement includes and is subject to the provisions described on the attached Addendum.

The parties have executed this Agreement this _____ day of _____, 2020.

Witnesses:

_____
Signature:
Print Name: _____

_____
Signature:
Print Name: _____

COMPANY:

FLORIDA POWER & LIGHT COMPANY,
a Florida corporation

By: _____
Its: Corporate Real Estate Manager
Print Name: Samantha J. Saucier

Witnesses:

_____
Signature:
Print Name: _____

_____
Signature:
Print Name: _____

LICENSEE: CITY OF MARGATE

By: _____
Its: _____
Print Name: _____

(Corporate Seal)

Form 3740GROW Rev. 09/22/15

EXHIBIT "A"

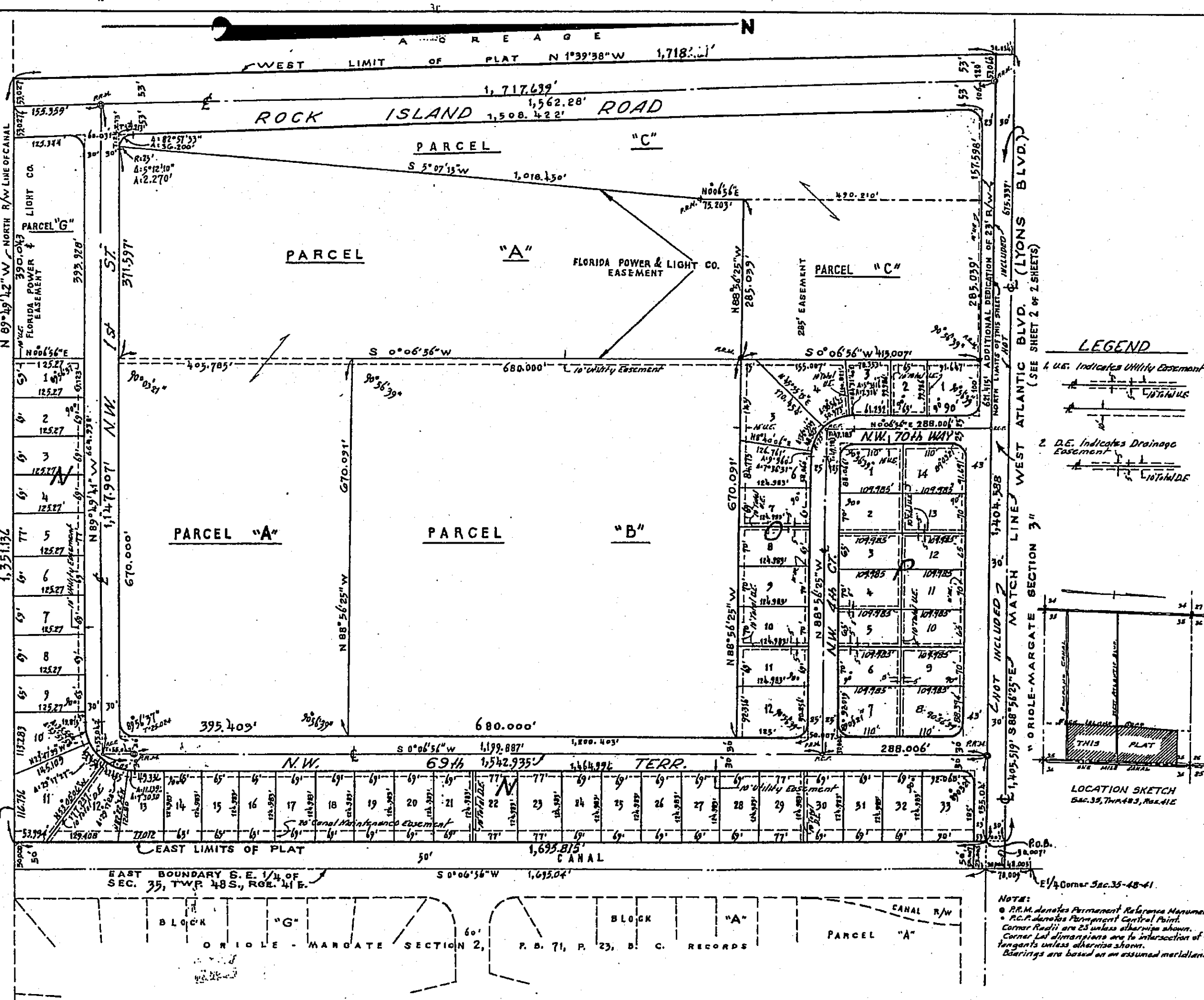
"ORIOLE-MARGATE SECTION 3"

SECTION 35, TOWNSHIP 48 S., RANGE 41 E.

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

McLAUGHLIN ENGINEERING CO.
400 N. E. 3RD AVENUE,
FORT LAUDERDALE, FLORIDA

SCALE IN FEET 1" = 100'



DESCRIPTION

A portion of the East one-half (E.1/2), Section 35, Township 48 South, Range 41 East, Broward County, Florida, described as follows: Commencing at the North East Corner of said Section 35, run South, 0°14'24" West along the East boundary of said Section 35, a distance of 67.668 feet; thence North 88°18'46" West, a distance of 50.016 feet to the South East Corner of PARADISE GARDENS SECTION 3, recorded in Plat Book 72, Page 41, of the public records of Broward County, Florida, and the Point of Beginning. Thence Southerly along a line 50 feet West of and parallel with the East boundary of said Section 35, the following three (3) courses and distances: South 0°14'24" West, a distance of 603.295 feet South 0°03'32" West, a distance of 2,014.900 feet, South 0°06'56" West, a distance of 17.152 feet to a point on the North right-of-way line of Lyons Boulevard and Point of Termination of said three (3) courses and distances; thence North 88°56'25" West along said North right-of-way line a distance of 1,406.402 feet; thence North 1°39'38" West, a distance of 561.706 feet to the Point of Curve of a curve to the right having a radius of 2,367.676 feet; thence North Easterly along the arc of said curve, through a central angle of 9°52'36", a distance of 408.145 feet to the Point of Tangent; thence North 8°12'58" East, a distance of 891.026 feet to the Point of Curve of a curve to the left, having a Radius of 2,815.725 feet; thence Northerly along the Arc of said curve, through a central angle of 7°58'34", a distance of 391.976 feet to the Point of Tangent; thence North 0°14'24" East, a distance of 407.118 feet to a point on the Westerly extension of the South boundary of aforementioned PARADISE GARDENS SECTION 3; thence South 88°18'46" East along said Westerly extension and along said South boundary a distance of 1,246.398 feet to the Point of Beginning. TOGETHER WITH a portion of the South East one-quarter (S.E.1/4) of said Section 35 described as follows: Commencing at the East one-quarter (E.1/4) corner of said Section 35 run South 0°06'56" West along the East boundary of said Section 35, a distance of 78.008 feet; thence North 88°56'25" West, a distance of 50.007 feet to the Point of Beginning. Thence run South 0°06'56" West along a line 50 feet West of and parallel with the East boundary of the South East one-quarter (S.E.1/4), of said Section 35, a distance of 1,695.815 feet to a point on the North right-of-way line of POMPANO CANAL (C-14); thence North 89°49'42" West along the said North right-of-way line a distance of 1,351.136 feet; thence North 1°39'38" West, a distance of 1,718.461 feet to a point on the South right-of-way line of Lyons Boulevard; thence South 88°56'25" East along the said South right-of-way line a distance of 1,404.588 feet to the Point of Beginning, containing 135.32 Acres, more or less.

MORTGAGE HOLDER'S SIGNATURES

We, the undersigned, owners and holders of a Mortgage on the hereon described property, hereby approve and accept this Plat.

M. Jack Herman, Trustee

Charles Marqusee, Trustee

COUNTY ENGINEERS SIGNATURE

This plat, "ORIOLE-MARGATE SECTION 3", is approved and accepted for record, this 3rd day of JANUARY, 1972.

John M. Garren, Jr., P.E. County Engineer
STATE OF FLORIDA Reg. No. 6835

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS: That ORIOLE LAND & DEVELOPMENT CORP., a Florida Corporation; Owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown; said plat to be known as "ORIOLE-MARGATE SECTION 3".

All thoroughfares and canals are hereby dedicated to the perpetual use of the public, in fee simple. All easements are hereby dedicated to the perpetual use of the public, for purposes as indicated.

IN WITNESS WHEREOF: ORIOLE LAND & DEVELOPMENT CORP., has caused this dedication to be signed in its name, by its President, E. E. Hubshman, and Secretary, Harry A. Levy, this 14th day of Sept., 1971, In the City of MARGATE, County of Broward, State of, Florida,

ORIOLE-LAND & DEVELOPMENT CORP.

Marie Lewis — Witness
Mary Newlin — Witness
E. E. Hubshman — President
Harry A. Levy — Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, E. E. Hubshman and Harry A. Levy, President and Secretary, respectively, of ORIOLE LAND & DEVELOPMENT CORP., and they acknowledged before me, that they executed the foregoing dedication as such Officers of said corporation, in the name of said corporation.

WITNESS: My hand and official seal in the City of MARGATE, County of Broward, State of Florida, this 14th day of Sept., 1971.

My Commission Expires Dec. 5, 1974

Notary Public State of Florida

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD } SS THIS IS TO CERTIFY: That this plat, "ORIOLE-MARGATE SECTION 3", has been approved and accepted for record by the City of MARGATE, Florida, by ordinance adopted by the City Council, on the 15th day of December, 1971.

IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its clerk, and the Corporate Seal of said City, to be affixed this 27th day of December, 1971.

Gloria N. Maurer
City Clerk

BROWARD COUNTY, FLORIDA, AREA PLANNING BOARD

THIS IS TO CERTIFY: That the Broward County Area Planning Board approved this plat with regard to dedication of Right-of-Way for Traffic Ways by resolution, this 22nd day of July, 1971.

J. Merle Henderson
Secretary 12-22-71

CIRCUIT COURT CLERK'S CERTIFICATES

STATE OF FLORIDA
COUNTY OF BROWARD } SS I HEREBY CERTIFY: That this plat "ORIOLE-MARGATE SECTION 3", complies with the provisions of an "Act to regulate the making of and filing for record of Maps and Plats in the State of Florida, approved by the Governor, June 27th 1971. This plat accepted for record, by the Board of Commissioners of Broward County, Florida, this 21st day of December, 1971.

JACK WHEELER — Circuit Court Clerk
By: Edward A. Kuhn — Deputy Clerk

This instrument filed for record, this 3rd day of JANUARY, 1972, and recorded in Book 74 of Plats, at Page 45, "Record Verified."

JACK WHEELER — Circuit Court Clerk
By: — Deputy Clerk

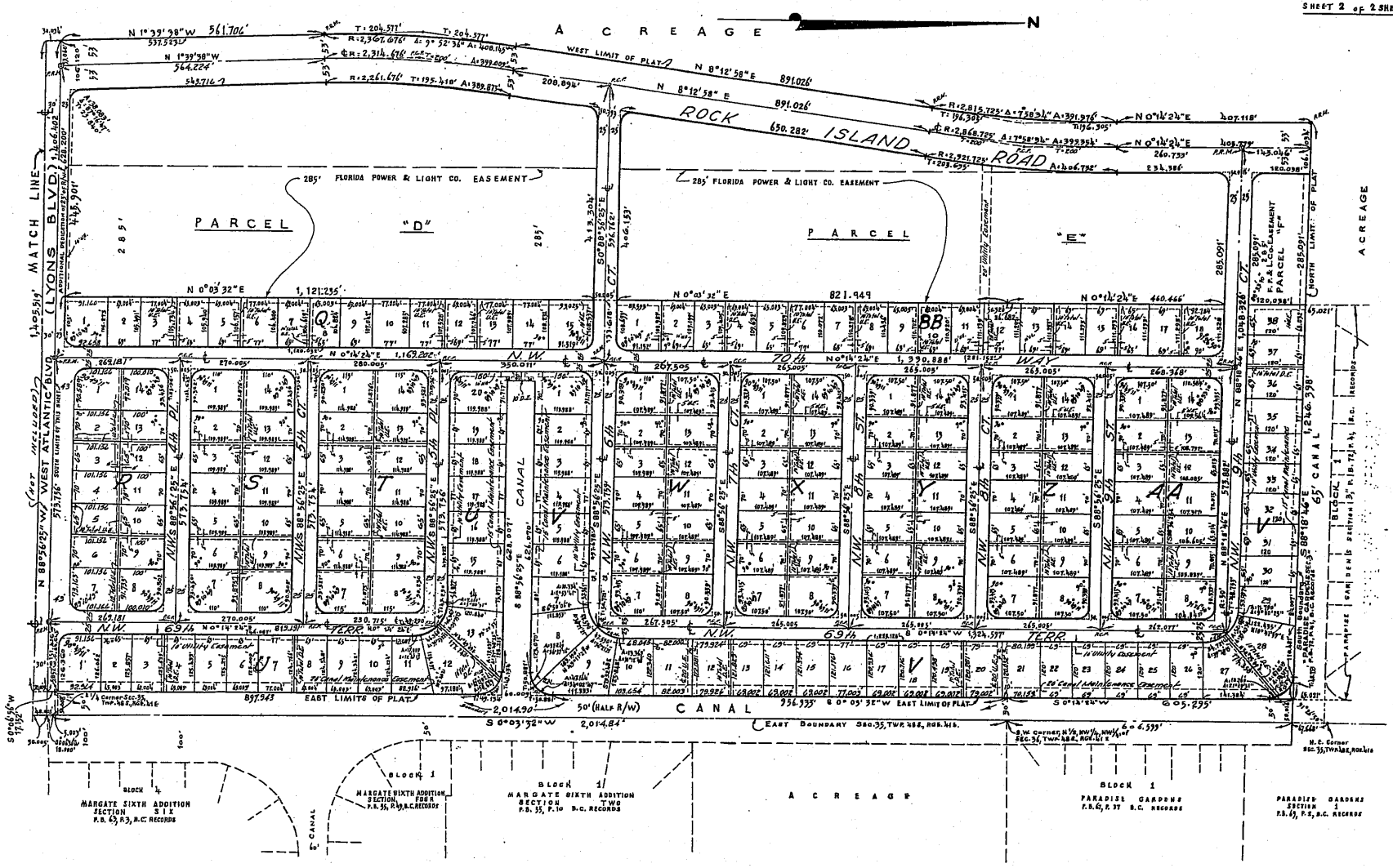
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD } SS WE, HEREBY CERTIFY: That this Plat, "ORIOLE-MARGATE SECTION 3", is a correct and true representation of a Survey made by us, and that Permanent Reference Monuments, (P.R.M's.), have been set as indicated.

Dated at Fort Lauderdale, Florida, this [illegible] day of OCT, 1971.

McLaughlin Engineering Co.

By: James M. McLaughlin, Reg. Land Surveyor No. 2021
STATE OF FLORIDA



Note:
⊕ P.R.M. denotes Permanent Reference Monument.
⊕ P.C.P. denotes Permanent Control Point.
Curves Radii are 25 unless otherwise shown.
Corner Lot dimensions are to intersection of tangents unless otherwise shown.
Bearings are based on an assumed meridian.

"ORIOLE-MARGATE SECTION 3"

SECTION 35, TOWNSHIP 48 S., RANGE 41 E.

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

McLAUGHLIN ENGINEERING CO.
406 NORTH EAST 3RD AVENUE,
FORT LAUDERDALE FLORIDA

SCALE IN FEET 1" = 100'

LEGEND

1. U.E. Indicates Utility Easement
2. D.E. Indicates Drainage Easement

EXHIBIT "B"

CITY OF MARGATE FIRE STATION 58

600 ROCK ISLAND ROAD
MARGATE, FL 33063

FLORIDA POWER & LIGHT (FP&L) SUBMITTAL

JANUARY 10, 2020

CITY OF MARGATE
Together We Make It Great

PROJECT TEAM

ARCHITECT:
SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD
FORT LAUDERDALE, FLORIDA 33312
TELEPHONE: (954)-266-2700

CIVIL / LANDSCAPE:
CHEN MOORE
500 WEST CYPRESS CREEK ROAD SUITE 630
FORT LAUDERDALE, FLORIDA 33309
TELEPHONE: (954)-730-0707

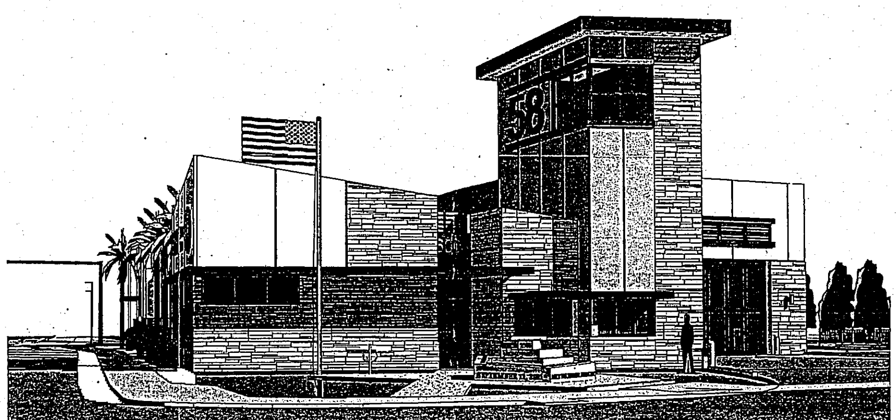
STRUCTURE:
BRILL RODRIGUEZ SALAS & ASSOCIATES, INC.
9360 SW 72ND STREET SUITE 262
MIAMI, FLORIDA 33173
TELEPHONE: (305)-273-4204

PLUMBING / MECHANICAL / ELECTRICAL ENGINEER:
JOHNSON, AVEDANO, LOPEZ, RODRIGUEZ & WALEWSKI ENGINEERING GROUP, INC.
2610 NW 97TH AVE SUITE 220
DORAL, FLORIDA 33172
TELEPHONE: (305)-594-0660

LOW VOLTAGE:
INTERLINK
13611 S. DIXIE HWY., SUITE 600
PALMETTO BAY, FLORIDA 33176
TELEPHONE: (305)-631-9661

INDEX OF DRAWINGS

C - FP&L	FP&L COVERSHEET
S	SURVEY
	ARCHITECTURE FP&L
SP1	SITE PLAN
SP2	SITE PLAN FP&L COORDINATION
SP3	SITE DETAILS
A3-0	COLOR ELEVATIONS
	CIVIL FP&L
C-3	PAVING, GRADING, AND DRAINAGE PLAN
C-4	WATER AND SEWER PLAN
	LANDSCAPE FP&L
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE TABULATIONS

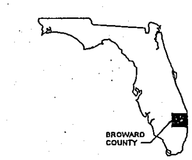


SCOPE OF WORK

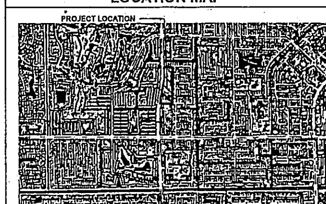
DEMOLITION OF CURRENT FIRE STATION 58 IN ITS ENTIRETY TO BE REPLACED WITH A NEW ONE STORY FIRE STATION 58 WITH NINE (9) BUNK ROOMS, OFFICES, EXERCISE ROOM, KITCHEN DINING, BUNKER GEAR, DAY ROOM, 2 BAY APPARATUS BAY SPACE, AND BUILDING SUPPORT SPACES. THIS INCLUDES BUT NOT LIMITED TO SITE DEVELOPMENT, ON GRADE PARKING, CONCRETE DRIVE APPRONS., AND SITE LIGHTING.

BUILDING GROSS AREA : 8,904 S.F.

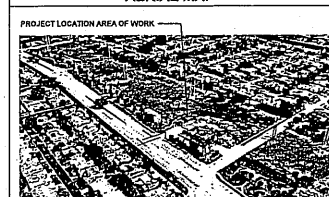
COUNTY LOCATION MAP



LOCATION MAP



AERIAL MAP



LEGAL DESCRIPTION

A PORTION OF PARCEL "E" OF ORIOLE MARGATE SECTION 3" PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 45, BROWARD COUNTY RECORDS, FLORIDA.

SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA

ADDRESS: 600 N ROCK ISLAND ROAD
MARGATE, FLORIDA 33063

F.E.M.A. INFORMATION

FLOOD ZONE:
BASE FLOOD ELEVATION: X (0.2 PERCENT)

BUILDING ELEVATION 12.00' N.A.V.D. (88')

CITY OF MARGATE FIRE STATION 58
600 ROCK ISLAND ROAD
MARGATE, FL 33063

SALTZ MICHELSON
ARCHITECTS
3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com
AA-0002897

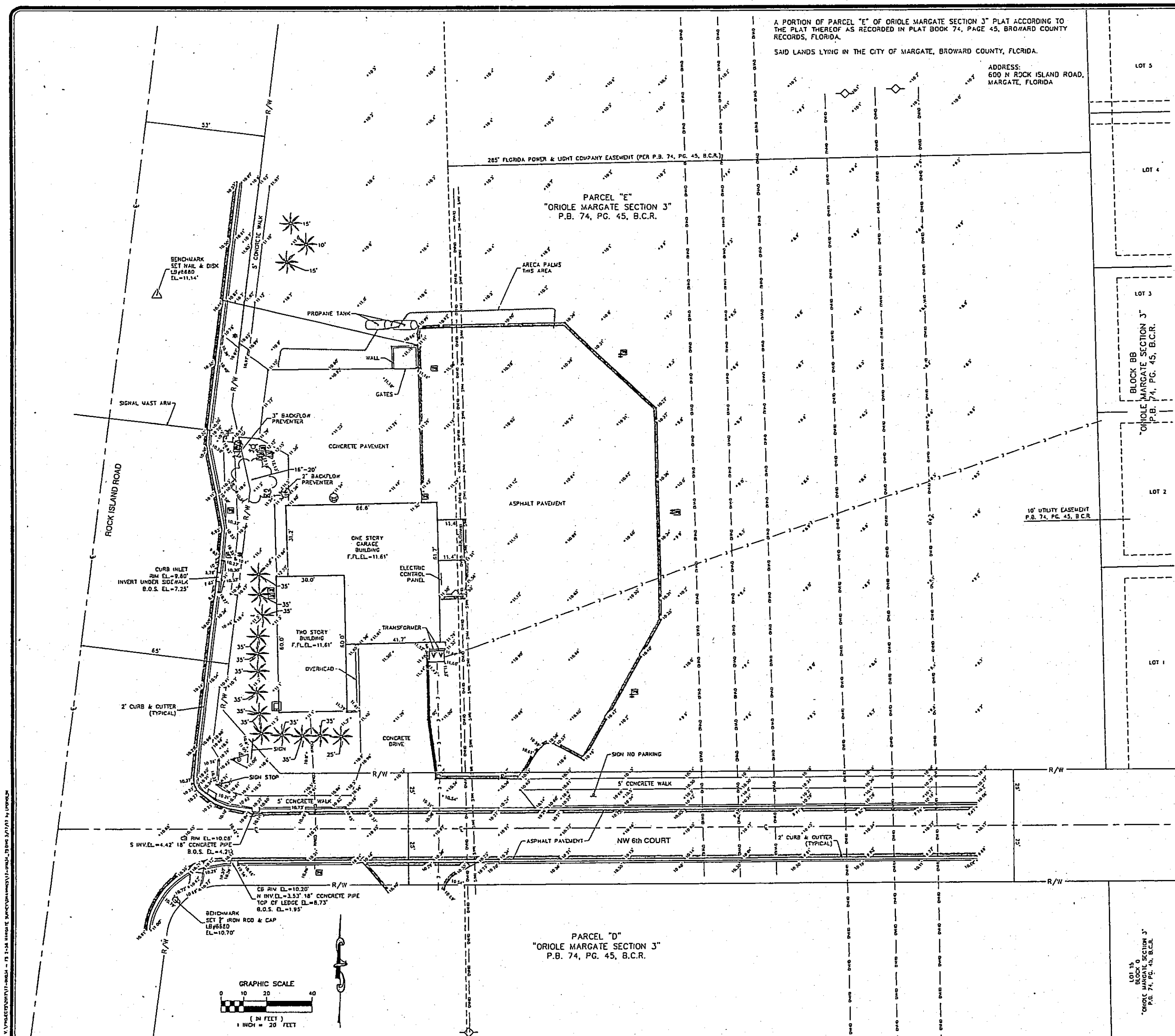
Charles Michelson AR0009978

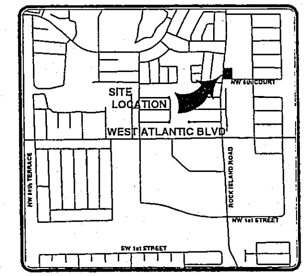
Project No. : 2017-105
Drawn By : VM
Checked By : NS
Date: 01-10-2020
REVISIONS

1/9/2020 1:13:23 PM C:\USERS\VMALUFF\DOCUMENTS\2017-105_R19_FIRE STATION_58_MARGATE_CENTRAL_1-6-2020_VMALUFF.RVT

FP&L COVERSHEET

C - FP&L





SECTION 35 , TOWNSHIP 48 SOUTH , RANGE 41 EAST

LOCATION MAP

N.T.S.

SYMBOL LEGEND:

- CONCRETE LIGHT POLE
- LIGHT POLE
- CLEAN OUT
- FLOOD LIGHT
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WIRE PULL BOX
- ELECTRIC SERVICE BOX
- WATER METER
- WATER VALVE
- STREET SIGN
- MULTI COLUMN SIGN
- WOOD POWER POLE
- SIGNAL MAST ARM
- CABLE TV SERVICE BOX
- BACKFLOW PREVENTER
- STANDPIPE
- TANK
- TRANSFORMER

UTILITY LEGEND:

- — FM — FORCE MAIN
- — COMM — FIBER OPTIC PAINT MARKS
- — E — UNDERGROUND ELECTRIC
- — OHE — OVERHEAD ELECTRIC LINE

ABBREVIATIONS:

- F.FL.EL. - FINISHED FLOOR ELEVATION
- EL. - ELEVATION
- INV. - INVERT
- B.O.S - BOTTOM OF STRUCTURE
- DIA. - DIAMETER
- ℄ - CENTERLINE
- P.B - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- R/W - RIGHT OF WAY

PALM HEIGHT IN FEET

TREE LEGEND:

- PALM TREE

FLOOD INSURANCE NOTES:

ZONE: X

BASE FLOOD ELEVATION: N/A

COMMUNITY PANEL NO: 120047 0355 H

DATE OF FIRM INDEX: 8-18-2014

MAP NUMBER: 12011C0355 H

SURVEYOR'S NOTES:

1. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.

2. SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

3. ELEVATION NOTE:

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ARE SHOWN THUS: x10.20 AND ARE BASED ON BROWARD COUNTY BENCHMARK #1569 DESCRIBED AS FOLLOWS:
"SQUARE" CUT ON THE NORTHWEST CORNER OF A BUILDING SLAB OF CUMBERLAND FARMS STORE AT 6900 WEST ATLANTIC BOULEVARD.

ELEVATION = 14.529' (NGVD 29) - 1.55' = 12.979' (NAVD 88)

ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) USING THE FOLLOWING CONVERSION: NGVD 29 VERTICAL DATUM (IN FEET) - 1.55' = NAVD 88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

4. UTILITES ARE DEPICTED PER A SUBSURFACE UTILITY INVESTIGATION CONDUCTED ON MAY 17TH 2017. INDUSTRY STANDARD GEOPHYSICAL PROSPECTING TECHNIQUES WERE USED IN CONJUNCTION WITH GROUND PENETRATING RADAR TO DETECT UNDERGROUND UTILITY LINES IN AREAS SPECIFIED BY THE CLIENT. DUE TO SITE CONDITIONS AND INHERENT LIMITATIONS WITH CURRENT TECHNOLOGY, NO GUARANTEE IS EXPRESSED THAT ALL UTILITIES WERE SUCCESSFULLY DETECTED AND LOCATED. CLIENT / CONTRACTOR IS HEREBY ADVISED TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 811 PRIOR TO ANY EXCAVATION. MILLER LEGG SHALL NOT BE HELD LIABLE FOR DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION.

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 11th DAY OF MAY , 2017 A.D.

MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF TOPOGRAPHIC SURVEY

FIRE STATION 2-58 MARGATE SURVEY

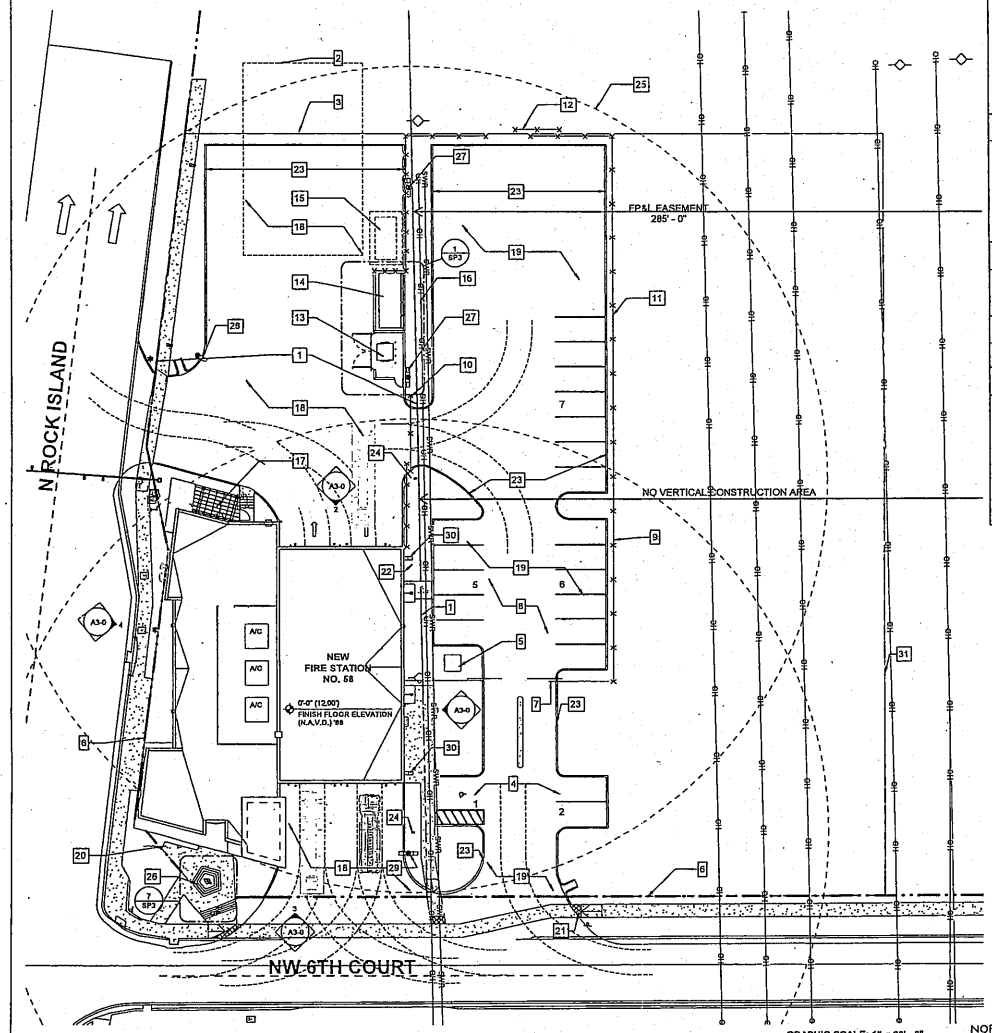
FOR: CITY OF MARGATE, BROWARD COUNTY, FLORIDA

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2384
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: EB7318 LB6680 LC0337

LP	MR
PROJECT / FILE NO.	17-00034
DRAWING NO.	SH-1
DATE DRAWN	5/16/17
SHEET	1 / 1

REVISIONS



1 SP1 SITE PLAN NOTATIONAL
1" = 20'-0"

SITE/ BUILDING DATA

REFERENCE CODES:
FLORIDA BUILDING CODE 2017 (6TH EDITION) | FLORIDA FIRE PREVENTION CODE, NFPA 101

SCOPE OF WORK:
NEW ONE STORY FIRE STATION WITH PARKING ON GRADE

ZONING:
-PRESENT: S-1 LAND USE: CF
-MODIFIED FOR USE AND PURPOSE UNDER: CITY OF MARGATE
-CITY ORDINANCE NO. 2017-1503,839

SITE INFO:

BUILDING ELEVATION:	12.00' NAVD / '88 = 0'-0" A.F.F.
UTILITY:	FP&L
WATER:	CITY OF MARGATE
SEWER:	CITY OF MARGATE
GAS:	TECO

CONSTRUCTION TYPE: IIB - GROUP "B" FULLY SPRINKLED

SETBACKS:	REQUIRED	PROVIDED
FRONT	N/A	(SOUTH) 12' - 8" TO PROPERTY LINE
REAR	N/A	(NORTH) 1,145' - 0" TO PROPERTY LINE
SIDE	N/A	(EAST) 289' - 0" TO PROPERTY LINE
SIDE	N/A	(WEST) 0' - 10" TO PROPERTY LINE
DUMPSTER	N/A	(NORTH)

MAXIMUM BUILDING HEIGHT:	N/A	35' - 8" TOWER
BUILDING HEIGHT:	N/A	35' - 8" TOWER | 23' - 5" RIDGE HEIGHT
BUILDING STORIES:	N/A	1
FLOOR AREA:	N/A SF	8,904 SF

PARKING:

PRESENT (ORDINANCE) PARKING REQUIREMENT		(1 PER 500 S.F.)
TWO (2) SPACES PER BUNK	=	3 X 6 = 18 PARKING SPACES
VISITOR SPACES	=	3 PARKING SPACES
(PARKING INCLUDES 1 H.C. SPACE)		
TOTAL		21 PARKING SPACES
STANDARD SPACES:		9'-0" X 18'-0"
A.D.A. SPACES:		12'-0" X 18'-0"

SPECIFIC NOTES

1. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS, SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT (IF EXTRA SIGNAGE IS REQUESTED FROM THE CITY).
2. LOUNGE, KITCHEN AND GYM, WILL BE EXCLUSIVELY FOR INTERNAL USE AND NOT OPEN TO THE PUBLIC.
3. THE BUILDING WILL BE DESIGNED FOR SUSTAINABILITY BUT NOT REGISTERING UNDER ANY ONE SPECIFIC SYSTEM.

GROSS BUILDING AREA BREAKDOWN

TYPE	AREA
APPARATUS BAY	3,785 SF
APPARATUS BAY SUPPORT	515 SF
BATHROOMS	332 SF
COMMON AREA	2,939 SF
PATIO	230 SF
PRIVATE DORMS	889 SF
STORAGE	114 SF
	8,904 SF

A.D.A. NOTES

1. ACCESSIBLE ROUTE SLOPE SHALL NOT EXCEED 1:20 SLOPE.
2. CROSS SLOPES AT ACCESSIBLE ROUTE NOT TO EXCEED 1:50 SIDE SLOPE.
3. CURB RAMPS NOT TO EXCEED 1:12 SLOPE.
4. PARKING SPACES AND ACCESS ISLE SHALL NOT EXCEED 1:50 SLOPE.

EXTERIOR EQUIPMENT MOUNTING NOTES

1. ALL EQUIPMENT SHALL BE MOUNTED ABOVE THE F.E.'M.A. PROVIDED ELEVATION FOR AN ESSENTIAL FACILITY (AT OR ABOVE +12.00' N.A.V.D.)
2. ALL EQUIPMENT SHALL BE MOUNTED AND ATTACHED BY CONNECTORS / FASTENERS TO MEET ALL NATIONAL, LOCAL, AND PER F.B.C. 2017 6TH EDITION STANDARDS AD REQUIREMENTS.
3. G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REQUIREMENTS.

TRUCK TURNING RADIUS NOTE

ALL TURNING RADIUS FOR FIRE APPARATUS ARE FOR 35'-0" TO 50'-0" RADIUS (MEET OR EXCEED)

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR SIGNAGE AND STRIPPING PLAN.
2. REFER TO CIVIL DRAWINGS FOR IMPERVIOUS / PERVIOUS INFORMATION

LEGAL DESCRIPTION

A PORTION OF PARCEL "E" OF ORIOLE MARGATE SECTION 3" PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 45, BROWARD COUNTY RECORDS, FLORIDA.

SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA

ADDRESS: 600 N ROCK ISLAND ROAD
MARGATE, FLORIDA

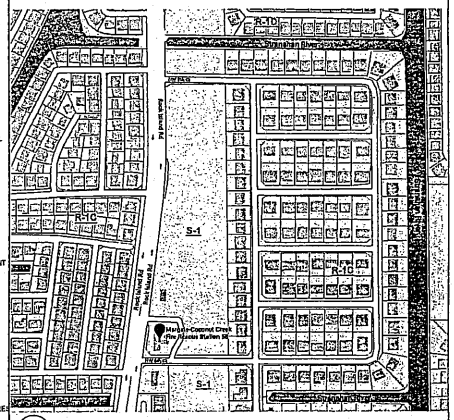
F.E.M.A. INFORMATION

FLOOD ZONE:
BASE FLOOD ELEVATION: X (0.2 PERCENT)

BUILDING ELEVATION 12.00' N.A.V.D. ('88')

SITE PLAN KEYNOTES

1. SITE LIMITS OF VERTICAL CONSTRUCTION
2. TEMPORARY FIRE STATION TRAILER LOCATION
3. LIMIT OF PROJECT SCOPE
4. VISITOR PARKING (TWO (2) SPACES [ONE (1) A.D.A. SPACE]
5. FPL TRANSFORMER LOCATION ON 8' - 0" X 8' - 0" CONCRETE PAD
6. PROPERTY LINE
7. FPL APPROVED (2) 14' - 0" WIDE SECURED ACCESS GATES (MOTORIZED, CHAINLINK GATES)
8. SECURED PARKING FOR (16) SPACES
9. 6' - 0" HIGH SECURED FENCE (CHAINLINK FENCE/GATE)
10. 20' - 0" WIDE SECURED MANUAL ROLLING GATE (FIRE DEPARTMENT TRUCKS OUTBOUND USE ONLY)
11. 6' HIGH SECURED FENCED PARKING FOR FIRE STAFF WITH FPL ACCESS
12. FPL APPROVED 16' - 0" WIDE SECURED ACCESS GATE
13. DUMPSTER ENCLOSURE / RECYCABLE AREA
14. EMERGENCY GENERATOR IN SOUNDPROOF ENCLOSURE / IMPACT RATED
15. UNDERGROUND PROPANE TANK
16. FPL OVERHEAD LINE TO BE BURIED (FP&L WORK SCOPE)
17. ARCHITECTURAL PATIO TRELLIS
18. HEAVY TRAFFIC REINFORCED CONCRETE SLAB / APRON
19. HEAVY TRAFFIC REINFORCED REFLECTIVE ASPHALT PAVEMENT
20. 25' - 0" FLAGPOLE WITH LIGHT
21. A.D.A. TACTILE SURFACE
22. BUILDING SETBACK FROM NEW FP&L UNDERGROUND LINE
23. CONCRETE CURBING
24. FIRE HYDRANT
25. 150' - 0" RADIUS FROM THE FIRE HYDRANT
26. 9/11 MEMORIAL AND ENTRY PLAZA
27. 25' - 0" HIGH CONCRETE GROUNDED POLES WITH LIGHT FIXTURES
28. 15' - 0" HIGH ALUMINUM POLE WITH LIGHT FIXTURE
29. 25' - 0" HIGH ALUMINUM GROUNDED POLES WITH LIGHT FIXTURES
30. 22' - 0" HIGH WALL MOUNTED LIGHT FIXTURE
31. FPL CONSENT AGREEMENT AREA



8 SP1 LOCATION
N.T.S.

CITY OF MARGATE FIRE STATION 58

600 ROCK ISLAND ROAD
MARGATE, FL 33063

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 : VM
Checked By : NS
Date 01-10-2020

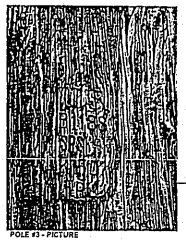
REVISIONS

SITE PLAN

SP1

POLE #1 - PICTURE

POLE #2 - PICTURE



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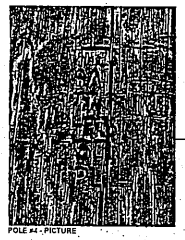
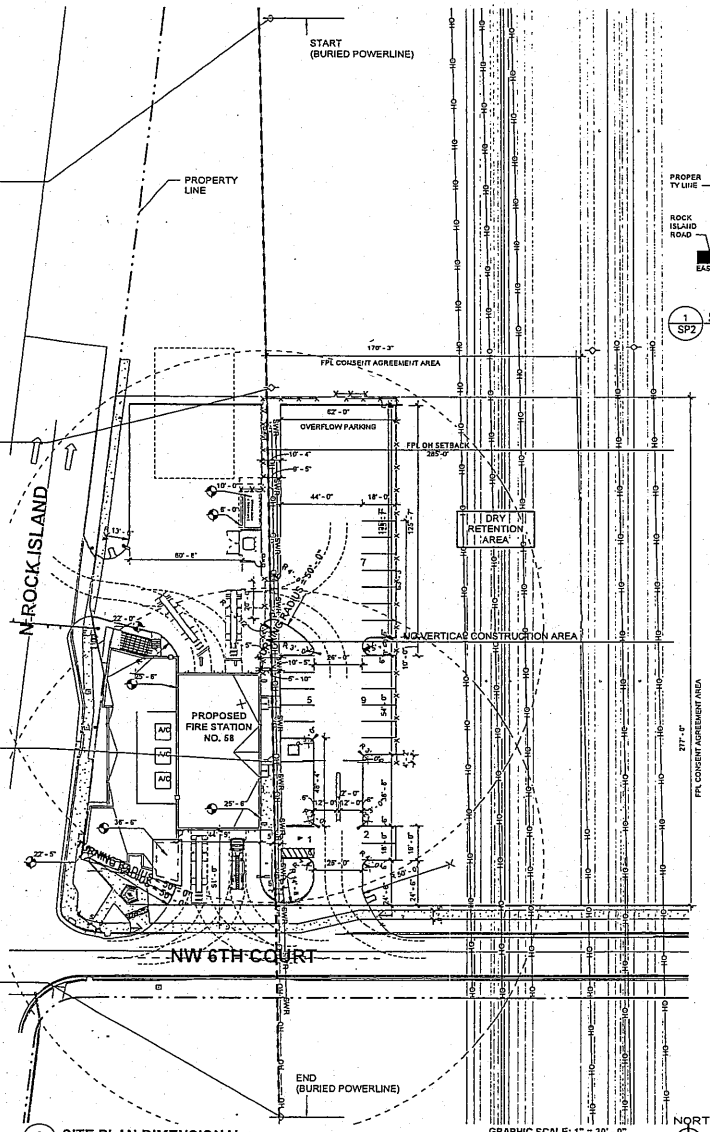


POLE #4 - PICTURE

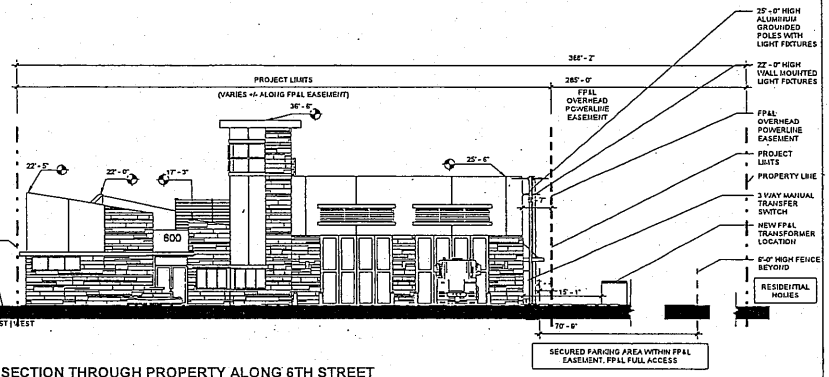


2 SP2 SITE PLAN DIMENSIONAL
1" = 30'-0"

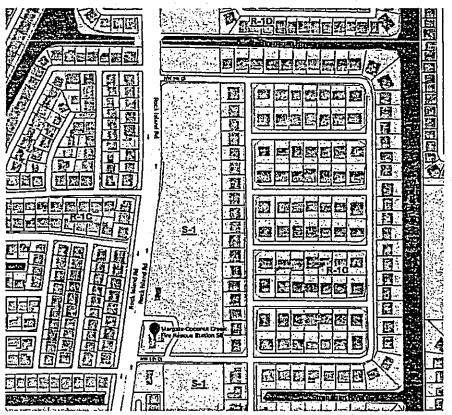
GRAPHIC SCALE: 1" = 30' - 0"
0 30 60 90 120

NORTH

SEE CIVIL AND LANDSCAPE DRAWINGS FOR WORK SCOPE



1 SP2 SECTION THROUGH PROPERTY ALONG 6TH STREET
3/32" = 1'-0"



4 SP2 LOCATION MAP.
N.T.S.

CITY OF MARGATE FIRE STATION 58

600 ROCK ISLAND ROAD
MARGATE, FL 33063

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 : VM
Checked By : NS
Date 01-10-2020

REVISIONS

SITE PLAN FP&L COORDINATION

SP2

8 SP3 MONUMENT ELEVATION 1
1/4" = 1'-0"

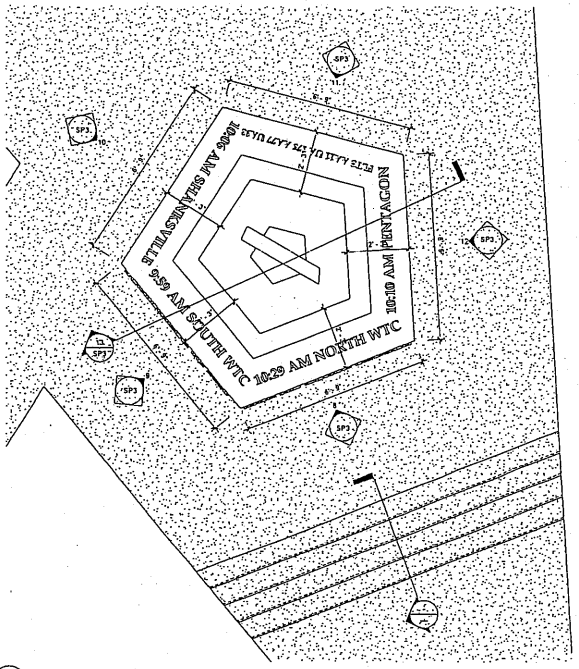
11 SP3 MONUMENT ELEVATION 4
1/4" = 1'-0"

9 SP3 MONUMENT ELEVATION 2
1/4" = 1'-0"

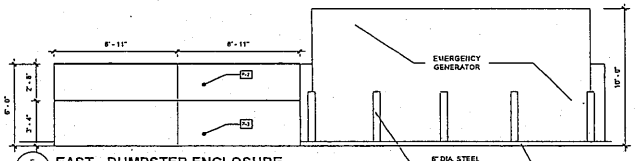
12 SP3 MONUMENT ELEVATION 5
1/4" = 1'-0"

10 SP3 MONUMENT ELEVATION 3
1/4" = 1'-0"

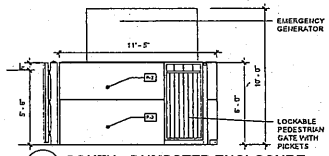
13 SP3 DECORATIVE MONUMENT
1/2" = 1'-0"



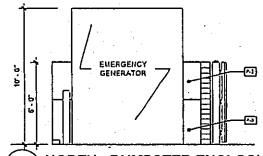
7 SP3 9/11 MEMORIAL MONUMENT
1/2" = 1'-0"



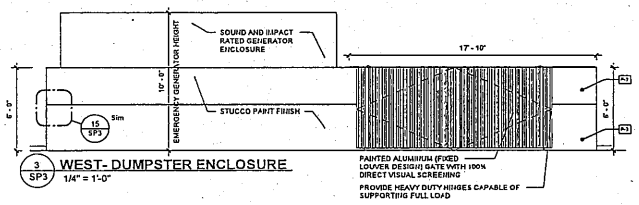
5 SP3 EAST - DUMPSTER ENCLOSURE
1/4" = 1'-0"



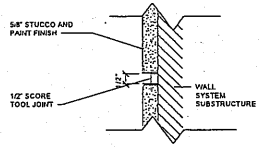
6 SP3 SOUTH - DUMPSTER ENCLOSURE
1/4" = 1'-0"



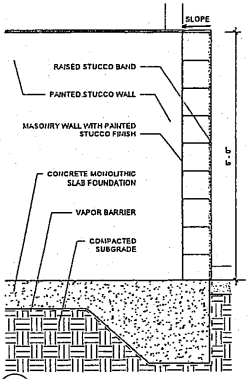
4 SP3 NORTH - DUMPSTER ENCLOSURE
1/4" = 1'-0"



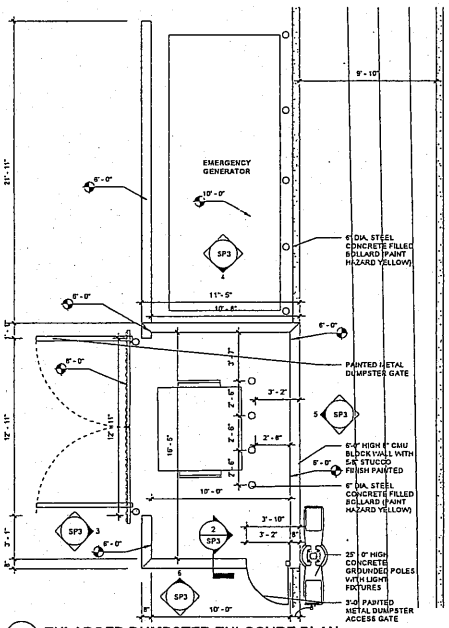
3 SP3 WEST- DUMPSTER ENCLOSURE
1/4" = 1'-0"



15 SP3 STUCCO SCORE DETAIL AT DUMPSTER
3" = 1'-0"



2 SP3 DUMPSTER ENCLOSURE SECTION
3/4" = 1'-0"



1 SP3 ENLARGED DUMPSTER ENLOSURE PLAN
1/4" = 1'-0"

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600 ROCK ISLAND ROAD
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AA-0002897

Charles Michelson AR0009976

Project No. : 2017-105
Drawn By : VM
Checked By : NS
Date 01-10-2020

REVISIONS

SITE DETAILS

SP3

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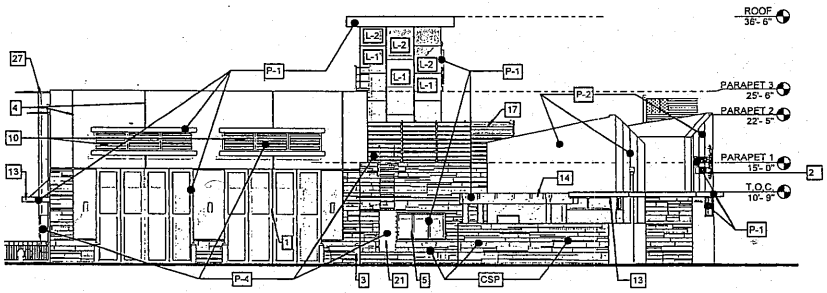
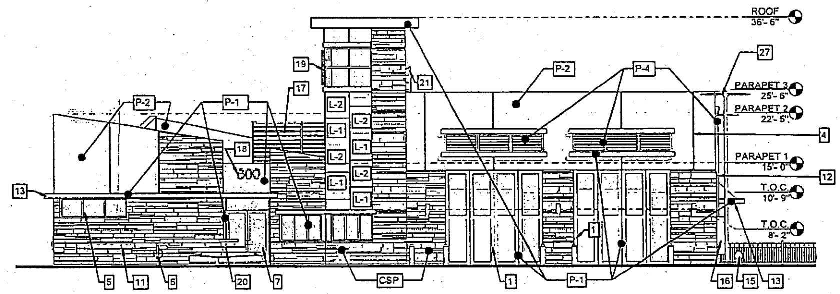
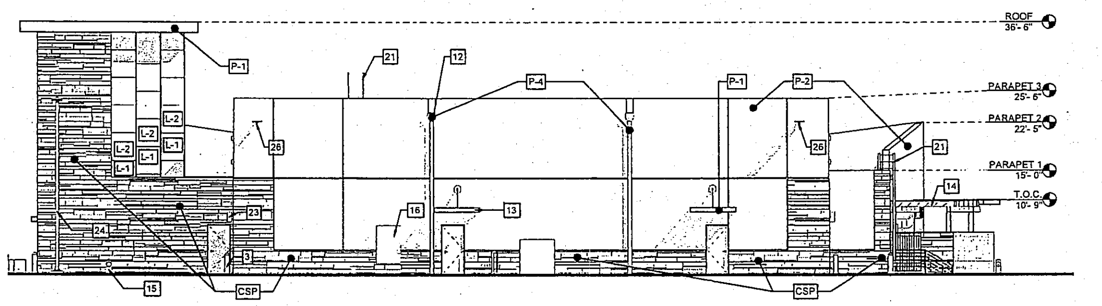


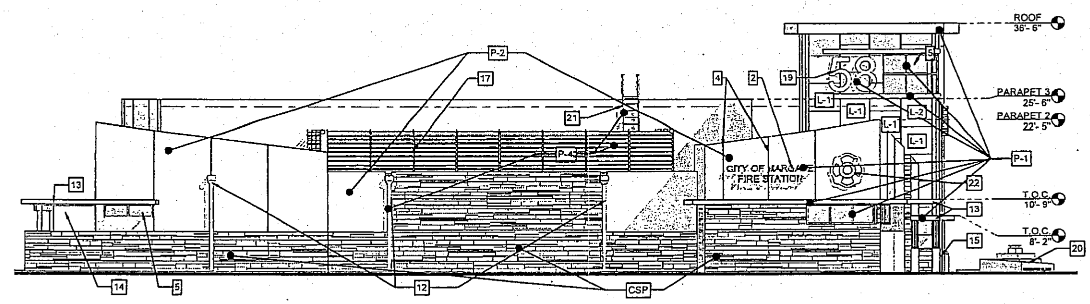
2 NORTH A3-0
1/8" = 1'-0"



3 SOUTH A3-0
1/8" = 1'-0"



1 EAST A3-0
1/8" = 1'-0"



4 WEST A3-0
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. OVERHANG / CANOPIES ARE PROVIDED ALONG THE BUILDING FACADE AS WELL AS THE APPARATUS BAY ENTRANCE / EXIT DOORS LOCATIONS TO DISCOURAGE SOLAR HEAT GAIN.
2. ALL ALUMINUM FRAMED GLAZING SYSTEMS AND PRECAST CONCRETE CLADDING (WHERE APPLICABLE) SHALL BE INSTALLED PER INDUSTRY BEST PRACTICES AND BE INSPECTED BY SPECIAL INSPECTOR OR BY INDEPENDENT TECHNICAL INSPECTOR FROM MANUFACTURER.
3. ALL JOINT SEALERS SHALL BE INSTALLED PER PRESCRIBED INDUSTRY BEST PRACTICE STANDARDS AND INSPECTED BY SPECIAL INSPECTOR OR INDEPENDENT TECHNICAL INSPECTOR FROM MANUFACTURER.
4. ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED PER ASTM E21 12-07 (2015)
5. ALL STRUCTURAL / MECHANICAL OPENINGS SHALL HAVE SCREENS OR SEALANT TO DISCOURAGE INSECT ACCESS.
6. ALL MECHANICAL AND ROOFTOP EQUIPMENT (INCLUSIVE OF HEATING VENTILATION & AIR CONDITIONING EQUIPMENT) SHALL BE SCREENED VIA BUILDING PARAPETS.
7. REFER TO DOOR / WINDOW SCHEDULE FOR MORE INFORMATION.

EXTERIOR PAINT LEGEND

NAME	DESCRIPTION / COLOR
P-1	SHERWIN WILLIAMS SW 6871 (POSITIVE RED)
P-2	WHITE FLOUR SW 7102 (WHITE)
P-3	TAWNY TAN SW 7713 (TAN) DUMPSTER AREA
P-4	METAL KYNAR FINISH: "SILVER" LOUVERS | DOWNSPOUTS | ROOF SCREEN
L-1	LAMINAM OXIDE 3 - PERLA
L-2	LAMINAM OXIDE 3 - GRIGIO
CSP	CORONADO STONE PRODUCTS STYLE: CORONADO STRIP STONE COLOR: ANTIQUE BUFF

GENERAL (EXTERIOR) PAINT NOTES:

1. L-1 / L-2 VARIES PER PATTERN
2. ALL PAINT SHALL BE SHERWIN WILLIAMS PAINT AS APPROVED BY CLIENT

ELEVATION KEYNOTES

1	IMPACT RATED FOUR PANEL FOLDING DOORS
2	CAST ALUMINUM LETTERS, NUMBERS PAINTED (BUILDING NAME)
3	6" BOLLARD (SEE SHEET A1.4)
4	REVEAL
5	FIXED IMPACT RATED WINDOWS
6	BIKE RACK
7	IMPACT RATED STOREFRONT DOOR
8	TRANSFORMER
9	DUMPSTER ENCLOSURE
10	IMPACT RATED LOUVERS (PAINTED FRAMES)
11	25'-0" HIGH FLAG POLE WITH LIGHT
12	METAL GUTTER AND DOWN LEADERS
13	ALUMINUM CANOPY
14	PAINTED ARCHITECTURAL TRELLIS
15	FIRE HYDRANT
16	TRANSFER SWITCH
17	MECHANICAL EQUIPMENT ROOF SCREEN
18	CAST ALUMINUM LETTERS, NUMBERS PAINTED (600)
19	CAST ALUMINUM LETTERS, NUMBERS PAINTED (58)
20	9/11 MEMORIAL
21	ROOF ACCESS LADDER
22	MARGATE CAST SIGN
23	EXTERIOR LIGHT FIXTURE
24	25' - 0" HIGH ALUMINUM GROUNDED POLES WITH LIGHT FIXTURE
25	15' - 0" HIGH ALUMINUM POLE WITH LIGHT FIXTURE
26	22' - 0" HIGH WALL MOUNTED LIGHT FIXTURE
27	25' - 0" HIGH CONCRETE GROUNDED POLES WITH LIGHT FIXTURES

CITY OF MARGATE FIRE STATION 58

600 ROCK ISLAND ROAD
MARGATE, FL 33063

SALTZ MICHELSON
ARCHITECTS
3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com
AA-0002897

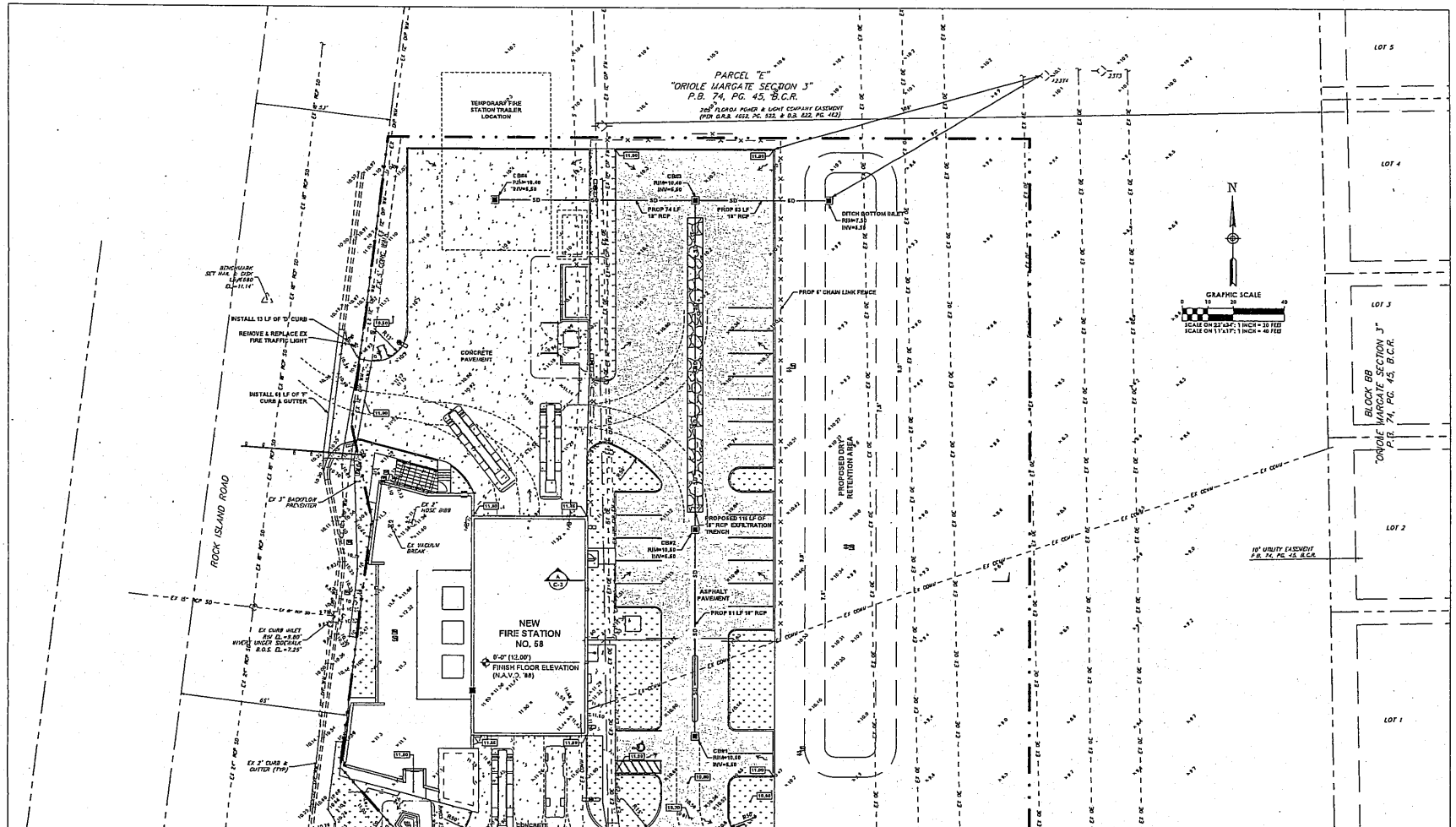
Charles Michelson AR0009976

Project No.: 2017-105
Drawn By: VM
Checked By: NS
Date 01-10-2020

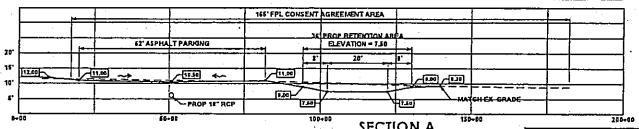
REVISIONS

COLOR ELEVATIONS

A3-0



PERVIOUS / IMPERVIOUS		
PROJECT SITE	1.660 AC	100%
EXISTING IMPERVIOUS	0.68 AC	41.03%
EXISTING PERVIOUS	0.98 AC	58.97%
PROPOSED IMPERVIOUS	0.85 AC	51.12%
PROPOSED PERVIOUS	0.81 AC	48.88%



SECTION A
1 = 20

DRC SUMBITTAL

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Ft. Lauderdale, FL 33309
954.730.0707
www.chenmoore.com
CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
DANIEL DAVILA
REGISTRATION NO.
DATE: _____

SUB-CONSULTANT

CLIENT
CITY OF MARGATE
Together We Make It Great

PROJECT INFORMATION

MARGATE FIRE STATION 58

PROJECT NUMBER
19-178.011

CLIENT PROJECT NUMBER

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DATE OF ISSUE
1/10/2020

DESIGNED BY
JB

DRAWN BY
ARC

CHECKED BY
DD

DRAWING TITLE
PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C-3
C-3 OF

Plot Date: 1/13/2020 11:05:00 AM Username: ashelton Layout Name: C-3
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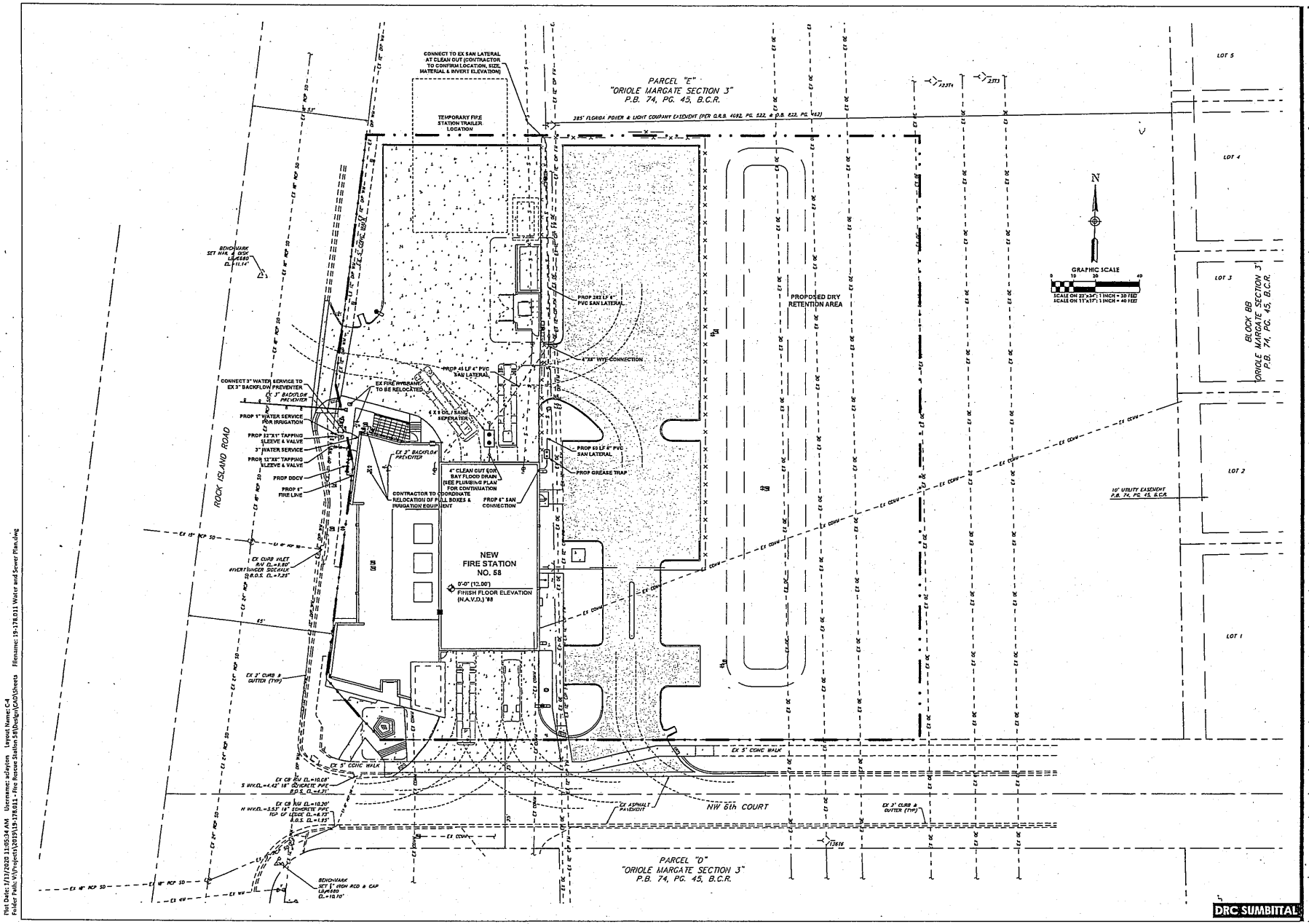

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DANIEL DAVILA
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DRAWING TITLE

WATER AND SEWER PLAN

DRAWING NUMBER
C-4
C-4 OF

PLANT LEGEND

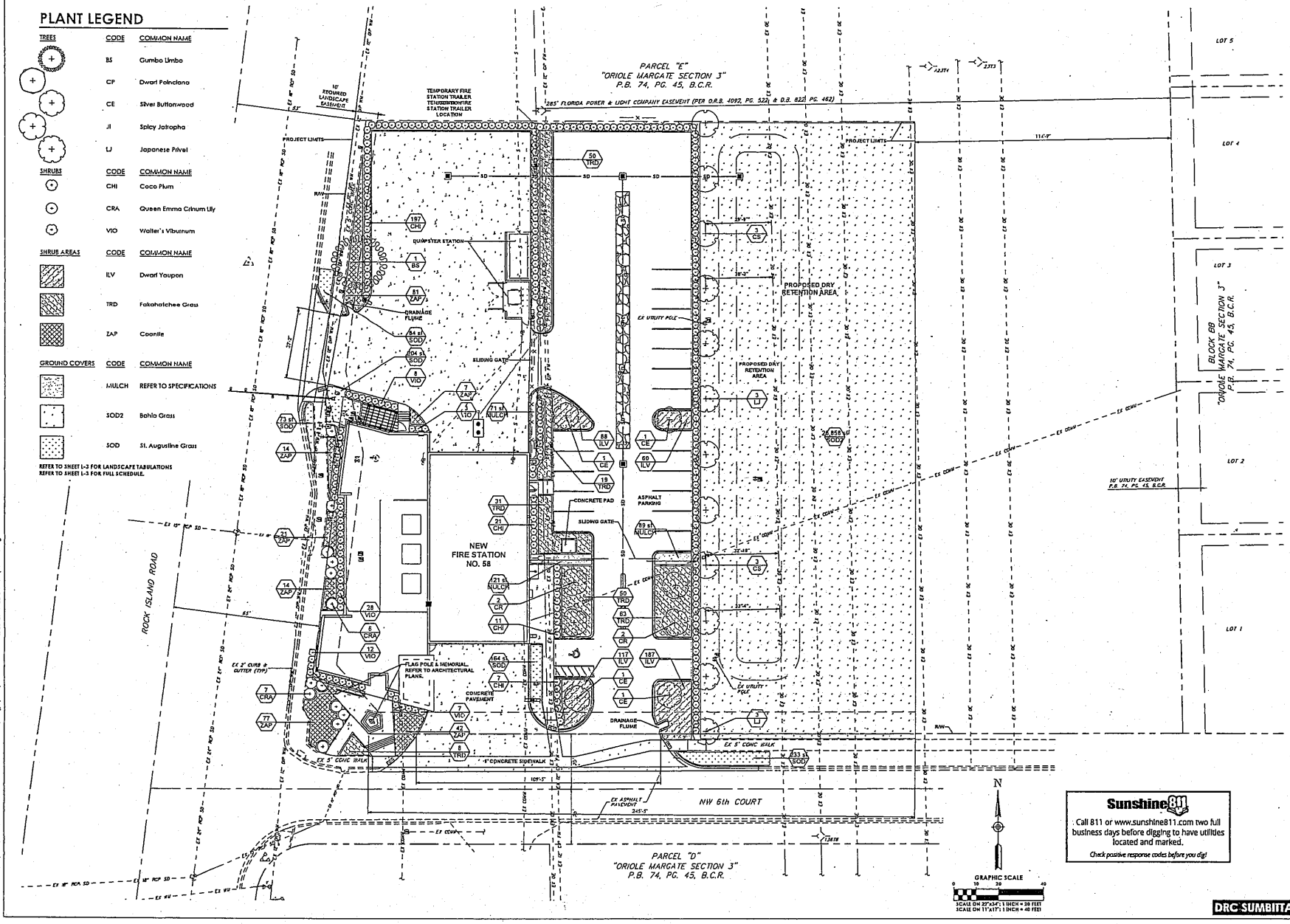
TREES	CODE	COMMON NAME
	BS	Gumbo Limbo
	CP	Dwarf Poinciana
	CE	Silver Buttonwood
	JI	Spicy Jatropha
	LJ	Japanese Privet

SHRUBS	CODE	COMMON NAME
	CHI	Coco Plum
	CRA	Queen Emma Crinum Lily
	VIO	Walter's Viburnum

SHRUB AREAS	CODE	COMMON NAME
	ILV	Dwarf Yaupon
	TRD	Fakahatchee Grass
	ZAP	Coontie

GROUND COVERS	CODE	COMMON NAME
	MULCH	REFER TO SPECIFICATIONS
	SOD2	Bahia Grass
	SOD	St. Augustine Grass

REFER TO SHEET L-3 FOR LANDSCAPE TABULATIONS
REFER TO SHEET L-3 FOR FULL SCHEDULE.



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Check positive response codes before you dig!

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REGISTRATION
ERIC D. HARRISON, RLA
REGISTRATION NO. 6667129
DATE:

ERIC DOUGLAS HARRISON
No. 6667129
STATE OF FLORIDA
LANDSCAPE ARCHITECT

SUB-CONSULTANT

CLIENT

CITY OF MARGATE
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PROJECT INFORMATION

MARGATE FIRE STATION 58

PROJECT NUMBER
19-178.011

CLIENT PROJECT NUMBER

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LANDSCAPE PLAN

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L-2
OF

Plot Date: 1/13/2020 11:07:32 AM Username: Ellerison Layout Name: L-2
Folder Path: V:\Projects\2019\19-178.011 - Fire Rescue Station 58\Design\CAD\Sheets Filename: 19-178.011 Landscape Plan.dwg

NATIVE PLANT TABULATIONS & MTIGATION REQUIREMENTS

NATIVE PLANT MATERIAL TABULATIONS

	Code	Quantity	Common	Native Total	Non-Native Total	Drought Tolerance	Replacement Category
TREES							
	BS	1	Gumbo Limbo	1		High	1
	CR	4	Pitch Apple	4		High	1
	CE	5	Silver Buttonwood	5		High	2
	CS	6	Orange Geiger	6		High	2
	LJ	6	Japanese Privet		6	High	2
Percent Native				73%			
SHRUBS							
	CHI	236	Coco Plum	236		High	
	CRA	6	Queen Emma Lily		6	Moderate	
	VIO	58	Walter's Viburnum	58		High	
	ILV	452	Dwarf Yaupon	452		High	
	TRD	221	Fakahatchee Grass	221		High	
	ZP	282	Coontie	282		High	
Percent Native				99%			
Total Native Trees				16			
Total Non-Native Trees				6			
Total Native Shrubs				1,249			

MITIGATION TABULATIONS

Canopy SF Per Broward County Mitigation Standards	Mitigation (SF)
TREES	
Category 1 (300 SF)	1,500
Category 2 (150 SF)	1,650
TOTAL MITIGATION (SF)	
Proposed Tree Canopy	3,150
Proposed Tree Canopy Removal	1,574
Net Difference	1,576

LANDSCAPE TABULATIONS

Chapter 23 Article 1: LANDSCAPE REQUIREMENTS	Area/Length	Location	Required	Provided	Notes
Ch. 23 Art. 1 Sec.23-5.(A)(1) Landscape Materials A minimum of fifty (50) percent of all required landscaping installed after the effective date of this article shall be native species.	Project Limits	Project Limits	50% Native	73% Native Trees 99% Native Shrubs	
Ch. 23 Art. 1 Sec.23-6.(B)(1) Landscaping abutting ROW In non-residential districts a strip of land at least ten feet in width, adjacent to and parallel with the right-of-way. 1 shade tree for every 40 lineal feet of frontage. In addition, a hedge shall be planted.	393	Adjacent to ROW	10	1	The proposed site plan/improvements impede the installation of required trees in the required landscape strip. 9 trees installed within interior of site to accommodate requirement.
Ch. 23 Art. 1 Sec.23-7.(A) Perimeter Landscaping All sites of buildings or vehicular use areas, shall provide a perimeter landscape strip not less than five feet in width along parcel lines. Requirements: 1 shade tree along the property line for every 75 lineal feet.	279	Property Perimeter	4	4	Measurement noted is the distance of the east project limits. Trees placed at back of proposed parking in lieu of the adjacent property line, to avoid conflict with the existing FPL transmission line. Nearest property east of project limits is ± 115' from project. Nearest development north of the project limits is ± 1.31 miles.
Ch. 23 Art. 1 Sec.23-8 Parking area and Interior Landscaping (B). There shall be 1 shade tree and 5 shrubs per 200 square feet of interior landscaping.	2,871	Interior Landscape	14	14	9 within parking/interior planting area due to conflicts with existing FPL transmission lines, underground utilities and proposed site improvements.

FPL ROW TREE & SHRUB MATRIX

TREES	
Gumbo Limbo	25-50' Maturity Height. 25-50' Spread Installed at 12' Height.
Pitch Apple	25-30' Maturity Height. 15-25' Spread. Installed at 12' Height.
Silver Buttonwood	15-20' Maturity Height. 15-20' Spread. Installed at 8' Height.
Orange Geiger	25-30' Maturity Height. 15-25' Spread. Installed at 12' Height.
Japanese Privet	8-12' Maturity Height. 15-25' Spread. Installed at 8' Height.
SHRUBS	
Cocoplum	6-15' Maturity Height. 10-15' Spread. Installed at 2' Height x 2' Spread.
Queen Emma Lily	3-5' Maturity Height. 3-5' Spread. Installed at 3' Height x 3' Spread.
Walter's Viburnum	6-25' Maturity Height. 6-10' Spread. Installed at 2' Height x 2' Spread.
Dwarf Yaupon	4-7' Maturity Height. 6-10' Spread. Installed at 12" Height x 12" Spread.
Fakahatchee Grass	2-5' Maturity Height. 3-5' Spread. Installed at 18" Height x 18" Spread.
Coontie	1-5' Maturity Height. 3-5' Spread. Installed at 12" Height x 12" Spread.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	BS	1	Gumbo Limbo	Bursera simaruba	B & B	12' HT, 2" CAL	Yes	
	CR	4	Pitch Apple	Clusia rosea	B & B	12' HT, 2" CAL	No	
	CE	4	Silver Buttonwood	Conocarpus erectus 'Sericeus'	B & B	10" OAH, 5'SPR., 2" CAL.	Yes	
	CS	6	Orange Geiger Tree	Cordia sebestena	B & B	12' HT, 2" CAL	Yes	
	LJ	6	Japanese Privet	Ligustrum japonicum	B & B	8' HT, 2" CAL.	No	

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	CHI	236	Cocoplum	Chrysobalanus icaco	B & B	24"x24"	Yes	36" o.c.	Maintain at a 4' maximum height.
	CRA	6	Queen Emma Crinum Lily	Crinum asiaticum 'Variegated Procerum'	See Size	3' x 3'	No	60" o.c.	
	VIO	58	Walter's Viburnum	Viburnum obovatum	See Size	24"x24"	Yes	36" o.c.	Maintain at a 4' maximum height.

SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	ILV	452	Dwarf Yaupon	Ilex vomitoria 'Nana'	See Size	12"x12"	Yes	18" o.c.	
	TRD	221	Fakahatchee Grass	Tripsacum dactyloides	See Size	18"x18"	Yes	36" o.c.	
	ZAP	282	Coontie	Zamia pumila	See Size	12"x12"	Yes	24" o.c.	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	MULCH	280 sf	REFER TO SPECIFICATIONS	MULCH	Mulch			
	SOD2	26,858 sf	Bahia Grass	Paspalum notatum 'Argentine'	Sod			
	SOD	758 sf	St. Augustine Grass	Stenotaphrum secundatum	Sod			

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ERIC D. HARRISON, RLA
REGISTRATION NO. 6667129
DATE:

ERIC DOUGLAS HARRISON
No. 6667129
STATE OF FLORIDA
LANDSCAPE ARCHITECT

SUB-CONSULTANT

CLIENT

CITY OF MARGATE
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PROJECT INFORMATION

MARGATE FIRE STATION 58

PROJECT NUMBER
19-178.011

CLIENT PROJECT NUMBER

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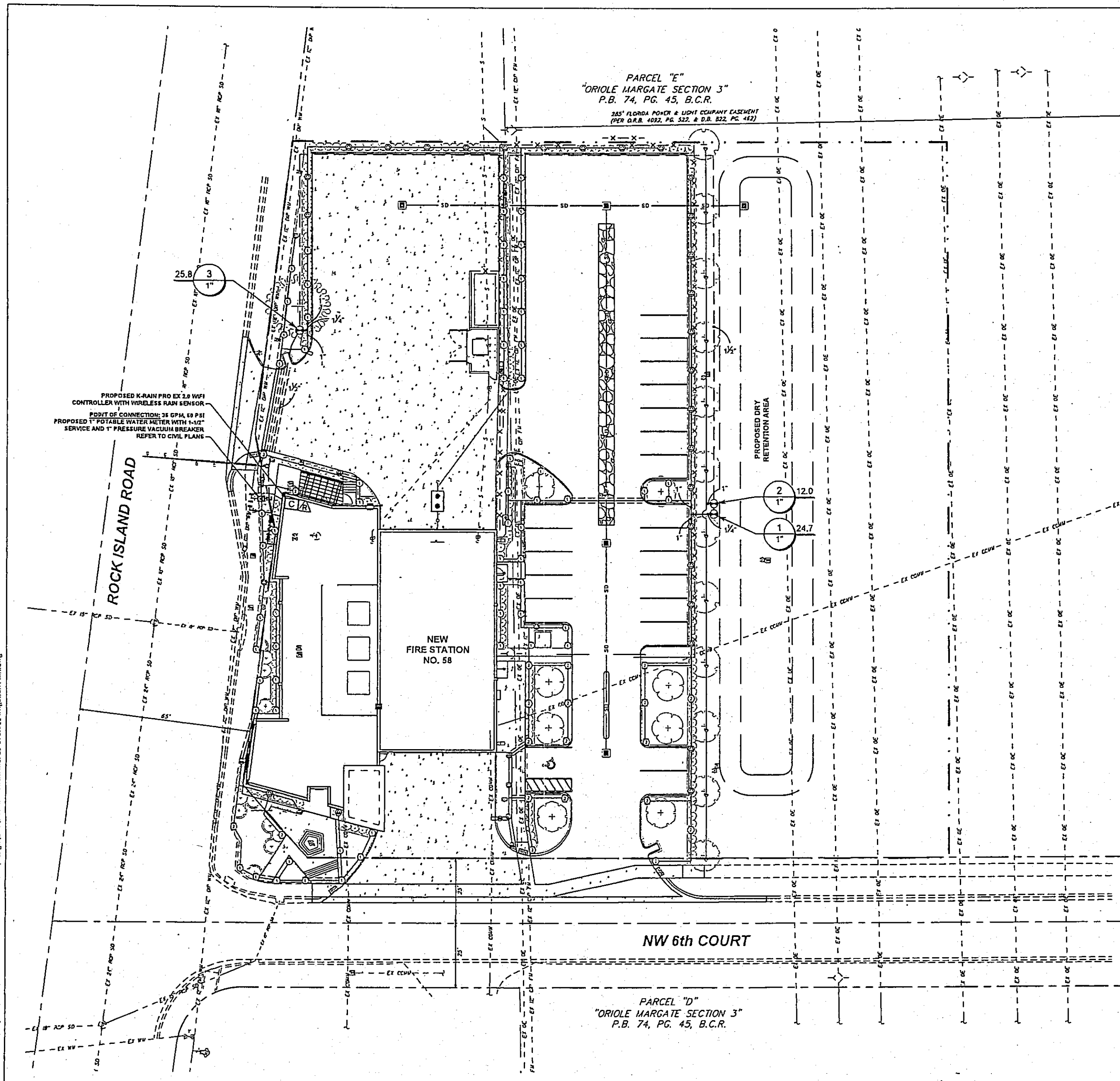

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
RN100 RN200 RN300	K-Rain Pro-S 78006-CV-PR40 with RN Series 6" pop-up spray with check valve, 40 psi regulator, and adjustable rotary nozzles, installed on PVC Schedule 40 riser.	30	40
RES LES SS	K-Rain Pro-S 78006-CV-PR40 with RNS Series 6" pop-up spray with check valve, 40 psi regulator, and adjustable rotary nozzles, installed on PVC Schedule 40 riser.	28	40
RN100 RN200 RN300	K-Rain Pro-S 78012-CV-PR40 with RN Series 12" pop-up spray with check valve, 40 psi regulator, and adjustable rotary nozzles.	54	40
RES LES SS	K-Rain Pro-S 78012-CV-PR40 with RNS Series 12" pop-up spray with check valve, 40 psi regulator, and adjustable rotary nozzles.	11	40
05 10 20 ADJ	K-Rain TB Series Bubbler 1/2" female threaded pressure compensating bubbler on flex riser.	12	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	K-Rain ProSeries 150 7101 Remote control valve with 1" female thread fitting, removable metering pin, and external bleed screw.	3
	Zurn 720A Pressure vacuum breaker.	1
C	K-Rain Pro EX 2.0 3202-WIFI-KIT WIFI enabled modular outdoor irrigation controller with locking wall mount enclosure, RF module, and WIFI Hub.	1
R	K-Rain 3208-WRFS Wireless rain-freeze sensor for WIFI enabled Pro EX 2.0 with 2-in-1 mounting bracket for post or wall mount.	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	2,006 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	435.6 l.f.
	Pipe Sleeve: PVC Schedule 40	144.7 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	K-Rain ProSeries 150 7101	1"	Turf Rotary	24.65	46.17	0.45 in/h
2	K-Rain ProSeries 150 7101	1"	Bubbler	12.00	32.34	3.40 in/h
3	K-Rain ProSeries 150 7101	1"	Turf Rotary	25.80	46.71	0.40 in/h

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ERIC DOUGLAS HARRISON No. 6667129 STATE OF FLORIDA LANDSCAPE ARCHITECT

SUB-CONSULTANT

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CITY OF MARGATE

PROJECT INFORMATION
MARGATE FIRE STATION 58

PROJECT NUMBER
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CLIENT PROJECT NUMBER

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L-6
OF

EXHIBIT "C"

FPL

NOTIFICATION OF FPL FACILITIES

Customer/Agency _____
Developer/Contractor Name _____
Location of Project _____
FPL Representative _____
Developer/Contractor Representative _____

Date of Meeting/Contact: _____
Project Number/Name: _____
City: _____
Phone: _____
FPL Work Request #/Work Order #: _____

FPL calls your attention to the fact that there may be energized, high voltage electric lines, both overhead and underground, located in the area of this project. It is imperative that you visually survey the area and that you also take the necessary steps to identify all overhead and underground facilities prior to commencing construction to determine whether the construction of any proposed improvements will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power line location, or make arrangements with FPL to either deenergize and ground our facilities, or relocate them, possibly at your expense. You must do this before allowing any construction near the power lines. It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes, digging apparatus or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, digging apparatus, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to underground or overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner. Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented.

The National Electrical Safety Code ("NESC") prescribes minimum clearances that must be maintained. If you build your structure so that those clearances cannot be maintained, you may be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing underground or overhead power lines to make sure that your proposed improvement does not impinge upon the NESC clearances.

It is your responsibility and the responsibility of your contractors and subcontractors on this project to diligently fulfill the following obligations:

1. Make absolutely certain that all persons responsible for operating or handling cranes, digging apparatus, draglines, mobile equipment or any equipment, tool, or material capable of contacting a power line, are in compliance with all applicable state and federal regulations, including but not limited to U.S. Department of Labor OSHA Regulations, while performing their work.
2. Make sure that all cranes, digging apparatus, draglines, mobile equipment, and all other equipment or materials capable of contacting a power line have attached to them any warning signs required by U.S. Department of Labor OSHA Regulations.
3. Post and maintain proper warning signs and advise all employees, new and old alike, of their obligation to keep themselves, their tools, materials and equipment away from power lines per the following OSHA minimum approach distances (refer to OSHA regulations for restrictions):

*Power Line Voltages	**Personnel and Equipment (29 CFR 1910.333 and 1926.600)	Cranes and Derricks (29 CFR 1926.1407, 1408)	Travel under or near Power Lines (on construction sites, no load) (29 CFR 1926.600 – Equipment)	(1926.1411 – Cranes and Derricks)
0 - 750 volts	10 Feet	10 Feet	4 Feet	4 Feet
751 - 50,000 volts	10 Feet	10 Feet	4 Feet	6 Feet
69,000 volts	11 Feet	15 Feet	10 Feet	10 Feet
115,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
138,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
230,000 volts	16 Feet	20 Feet	10 Feet	10 Feet
500,000 volts	25 Feet	25 Feet	16 Feet	16 Feet

*When uncertain of the voltage, maintain a distance of 20 feet for voltages up to 350,000 volts and 50 feet for voltages greater than 350,000 volts.
**For personnel approaching insulated secondary conductors less than 750 volts, avoid contact (Maintain 10 Feet to bare energized conductors less than 750 volts). For qualified personnel and insulated aerial lift equipment meeting requirements of 29 CFR 1910.333, distances may be reduced to those shown in 29 CFR 1910.333 Table S-5.

4. All excavators are required to contact the Sunshine State One Call of Florida, phone number 1-800-432-4770 or 811 a minimum of two working days (excluding weekends) in advance of commencement of excavation to ensure facilities are located accurately.
5. Conduct all locations and excavations in accordance with the Florida Statute 556 of the Underground Facilities Damage Prevention & Safety Act and all local city and county ordinances that may apply.
6. When an excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum methods, or similar procedures to identify underground facilities.

A copy of this notification must be provided by you to each contractor and subcontractor on this project, to be shared with their supervision and employees prior to commencing work on this project.

_____ Means by which this notification was provided to customer and/or contractor

_____ Address

_____ FPL Representative Signature

_____ Date

_____ Customer/Developer/Contractor Representative Signature

_____ Date

Form 360 (Rev. 1/9/12)

EXHIBIT D

City of Margate Fire Station # 58
Demolition and New Construction
Project Description
January 13, 2020

The City of Margate's Fire Station #58 is located within a portion of Parcel "E" of the Oriole-Margate Section 3 Plat (Broward County PB 74, PG 45), with a street address of 600 N. Rock Island Road, Margate, Florida. The Fire Station and associated parking is subject to an existing FPL Right of Way Consent Agreement dated June 1, 1994. As shown on the survey of the existing facility, a portion of the generator building structure together with a paved asphalt parking area, wheel stops, sidewalk, and light poles currently lie within a Florida Power & Light (FPL) right of way. This right of way was granted by an agreement recorded in O.R. Book 4092, at Page 522, Public Records of Broward County, Florida.

The City intends to demolish and replace Fire Station #58. The City of Margate is therefore requesting consent from FPL for the following:

1. Demolition of the Fire Station structure and generator building, lying both within and outside of the FPL right of way, together with demolition of all existing City improvements within the FPL right of way, including the asphalt parking areas, wheel stops, and light poles.
2. Removal of approximately +/- 680' L.F. of an overhead power line at the western edge of the right of way (running north and south) and adjacent to the existing building, to be replaced with underground lines and transformer within the FPL easement for service to the new building. It is anticipated that this work would be done in coordination with FPL engineers and the design team at the City's expense. The poles for this line are listed on the attached drawings which shows the pole locations and area in between where the line will be buried. The buried line would start roughly 130' +/- north of the building and running south to come back above ground 85' +/- south of NW 6th Court.
3. Installation of horizontal improvements associated with a new fire station structure, including a gated* asphalt parking area, limited landscaping, irrigation, lighting, and dry retention area. No vertical structures will be constructed within the 285' FPL right of way. As previously discussed and agreed to by FPL the secured staff only parking areas shall have (2) access points. The first from the south side shall be provided by a 6' high double gated (12' wide gate) 24' in total width and motorized. Access is from a center island mounted goose neck card reader. FPL shall have FULL access for use at their disposal. The north side shall be provided with a 6' high 16' wide manual gate that will also be secured and fully accessible by FPL. The secured gates and fencing for this parking area shall be 6' high vinyl coated galvanized chain-link fencing with top and bottom rails with posts every 8' o.c. This is shown on the site plans provided.

We anticipate that construction would commence as soon as possible after receipt of FPL consent and all required permits. Demolition is slated to begin by the fourth quarter of 2020, with construction of the new facility to be completed within 12 months after commencement. This schedule is subject to adjustment in the due course of reviews and approvals.

The existing Fire Station was originally constructed in 1974. Various additions and renovations were subsequently made throughout the 1990's and early 2000's, but the building is at the end of its useful life. It is a critical facility for the residents of Margate and surrounding areas and must be replaced. The station's staff and equipment will be housed temporarily during construction to the north of the existing building and outside of the FPL right of way.

The proposed Fire Station will be constructed by the City in accordance with all applicable codes and regulations. The proposed facility serves an essential public safety need and should not hinder the FPL's maintenance and operations procedures. Once completed, the new improvements will have less impact on the FPL right of way than what is currently in place.

The enclosed plan and survey depicts the proposed use and all FPL transmission facilities located on or adjacent to the site, including 16k and 20.5k overhead wires. No line work or other construction is being requested at or near the large overhead line towers. The only request is for the smaller single overhead line directly adjacent to the property be buried underground within the FPL easement.

There will be no significant regrading on the property, and new landscaping will be limited to the building area specifically with larger planting adjacent to the building and lower growing (no more than a 14' height) away from within the projects limited work scope area. All lighting poles shall be installed only outside of the FPL 285' right of way area (towards the west). Site lighting required along the building adjacent to the parking area shall be wall mounted on the building only. Only underground utilities planned for in the FPL easement area would be to support ground drainage only and would be designed as a dry retention area as required and approved by FPL. The majority of construction equipment for the building demolition and foundation and vertical construction, such as bulldozers, loaders, dump trucks, concrete trucks and rollers will be used outside the FPL right of way. Construction equipment to be used for the parking area in the right of way would include a front end loader/grader, compactor and ditch witch.

Property Description: ORIOLE-MARGATE SEC 3 74-45 B PARCEL E LESS RD R/W DESC IN OR 16476/756. Prior to finalizing the Consent Agreement, a legal description will be provided that defines the "FPL Consent Agreement Area" as proposed on the attached sketch.

Property Ownership: The City of Margate, 5790 Margate Blvd., Margate, FL 33063