



DEVELOPMENT AGREEMENT FOR THE NEW FIRE STATION 20

*City Commission
April 15, 2020
Item #7*

The Bond Implementation Goals

Maintain Continuity of City Services

Maximize Value & Utilize Resources Judiciously

Optimize Opportunities

**Consistent with Strategic Vision and
Image of the City**

OAKLAND PARK

BUILDING OUR 2ND CENTURY



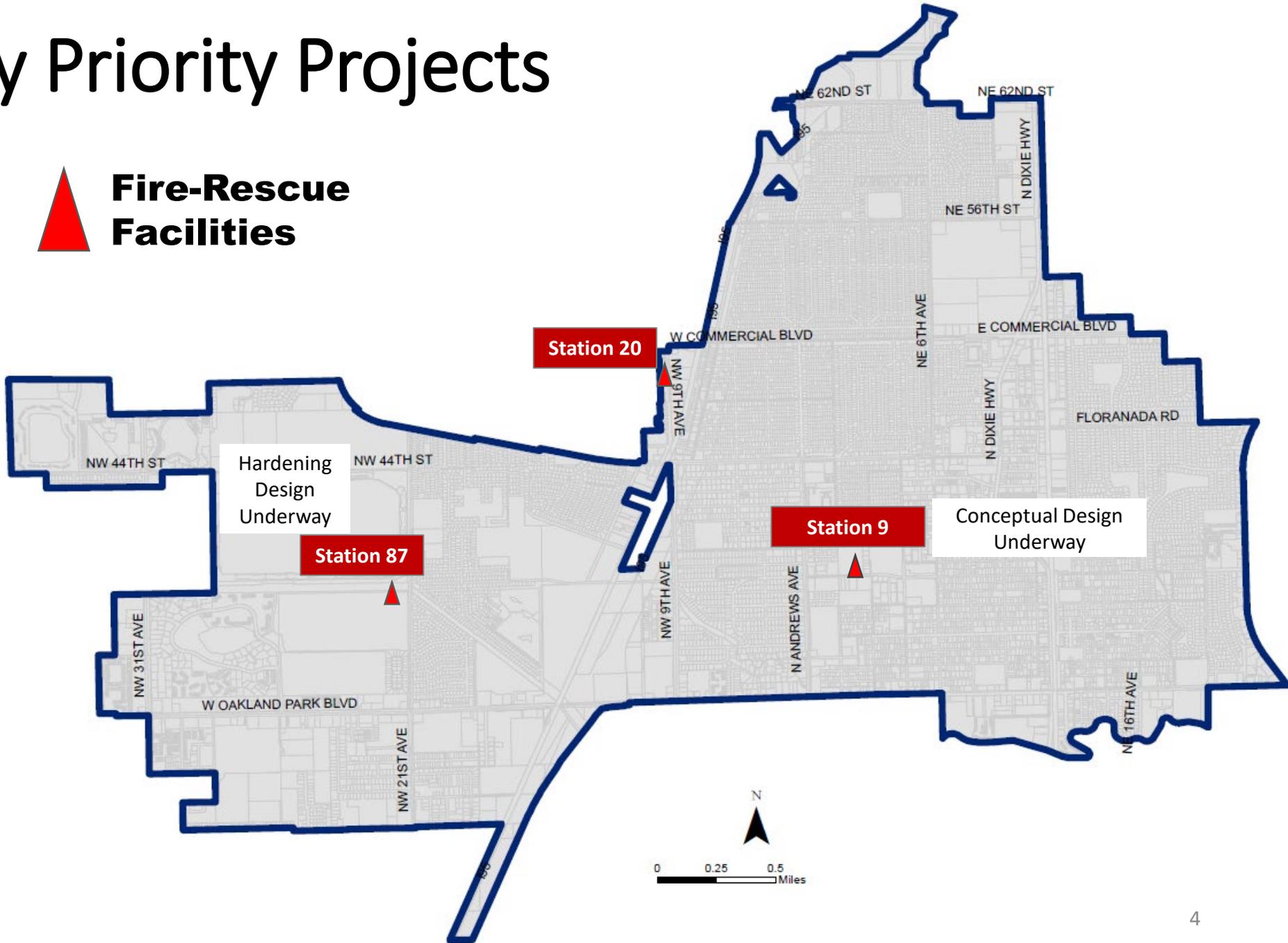
Priority of facilities bond initiative is to provide:

- Modern
- Safe
- Clean

Working/living quarters for the City's Fire Rescue Professionals.

Facility Priority Projects

 **Fire-Rescue
Facilities**



Current Location

Address:

- 4721 N.W. 9 Avenue (Powerline Road)

Parcel:

- .37 Acre

Square Footage:

- Current: 5100 SF
- Needed: 8500 SF (Minimum)

Challenges:

- **Undersized Lot**
- **No room for expansion**



BACKGROUND

October 16, 2019

City Commission Presentation on the Potential Partnership.

December 18, 2019

Facility schedule presentation to City Commission

- Presentation of Floor Plan
- Estimated Cost Savings
- Zoning Approvals/Process

Commission consensus to enter into a Letter of intent and negotiate a Development Agreement.

Fire Station 20

- ★ Current Location
- ★ Proposed Location



PROJECT APPROVALS

Development Review Process Approvals Needed:

Rezoning: B-2 to I-1

Variance: Set-backs & Floor Area Ratio

Conditional Use: Self-Storage

Process:

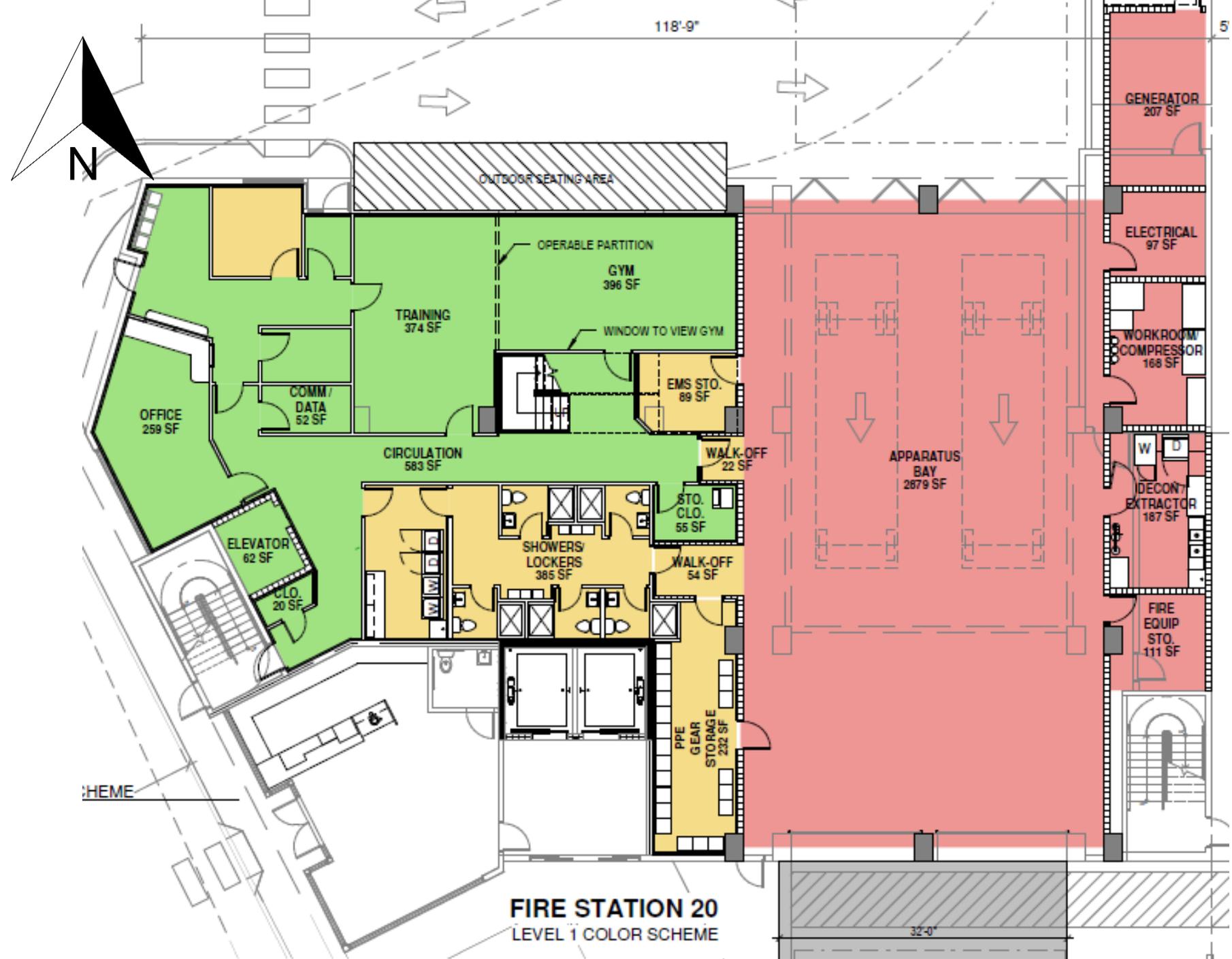
- ✓ Neighborhood Participation Meeting: *February 12, 2020*
- Development Review Committee: *Underway*
- Planning and Zoning Board
- Board of Adjustment
- City Commission

Floor Plan 1st Floor

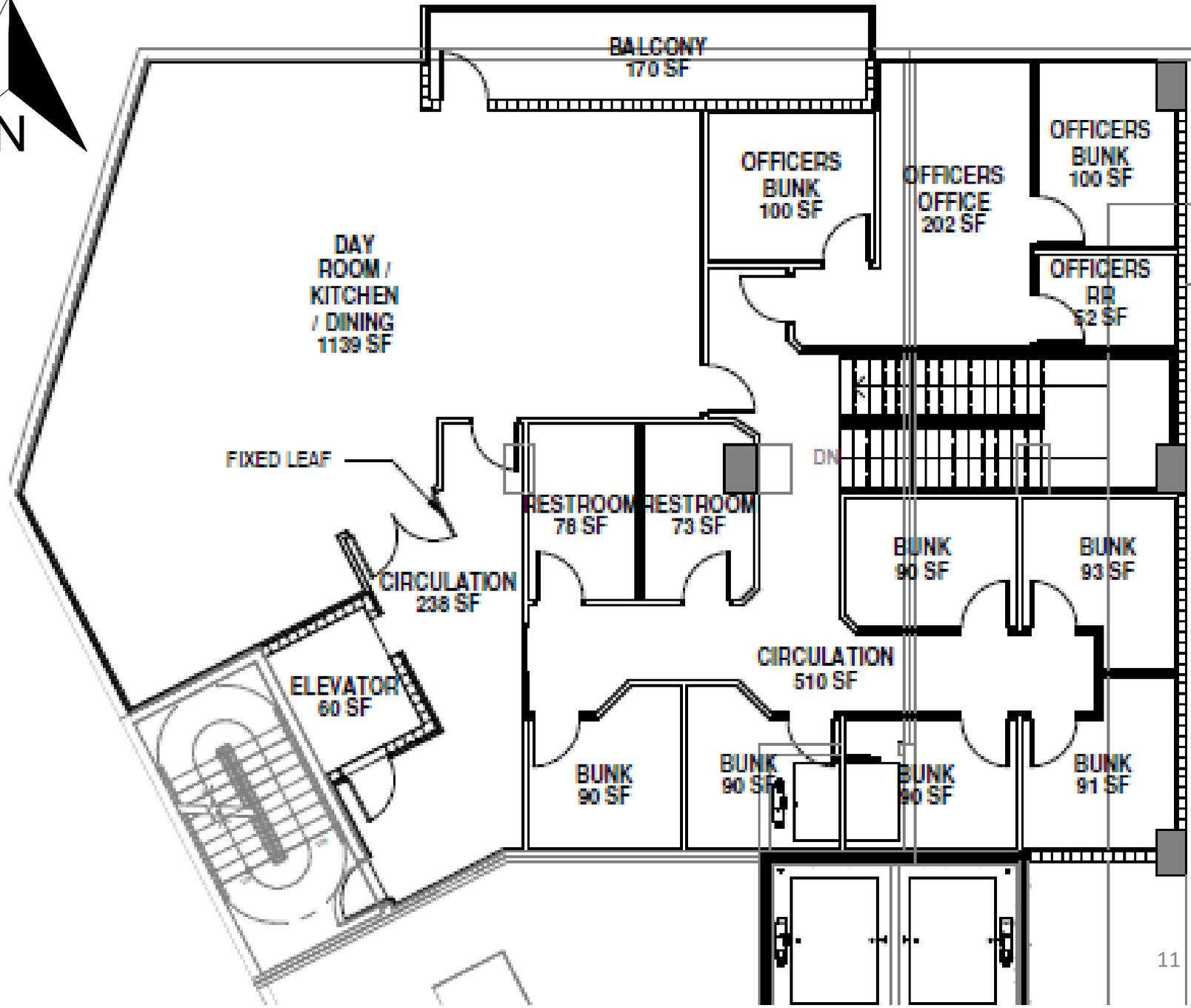
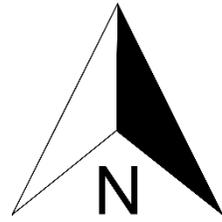
Due to the Larger
Footprint:

Hot Zone System

Carcinogen Safety
Design Strategy



Floor Plan 2nd Floor



View from Prospect Rd.



View from Powerline Rd.



Response Time

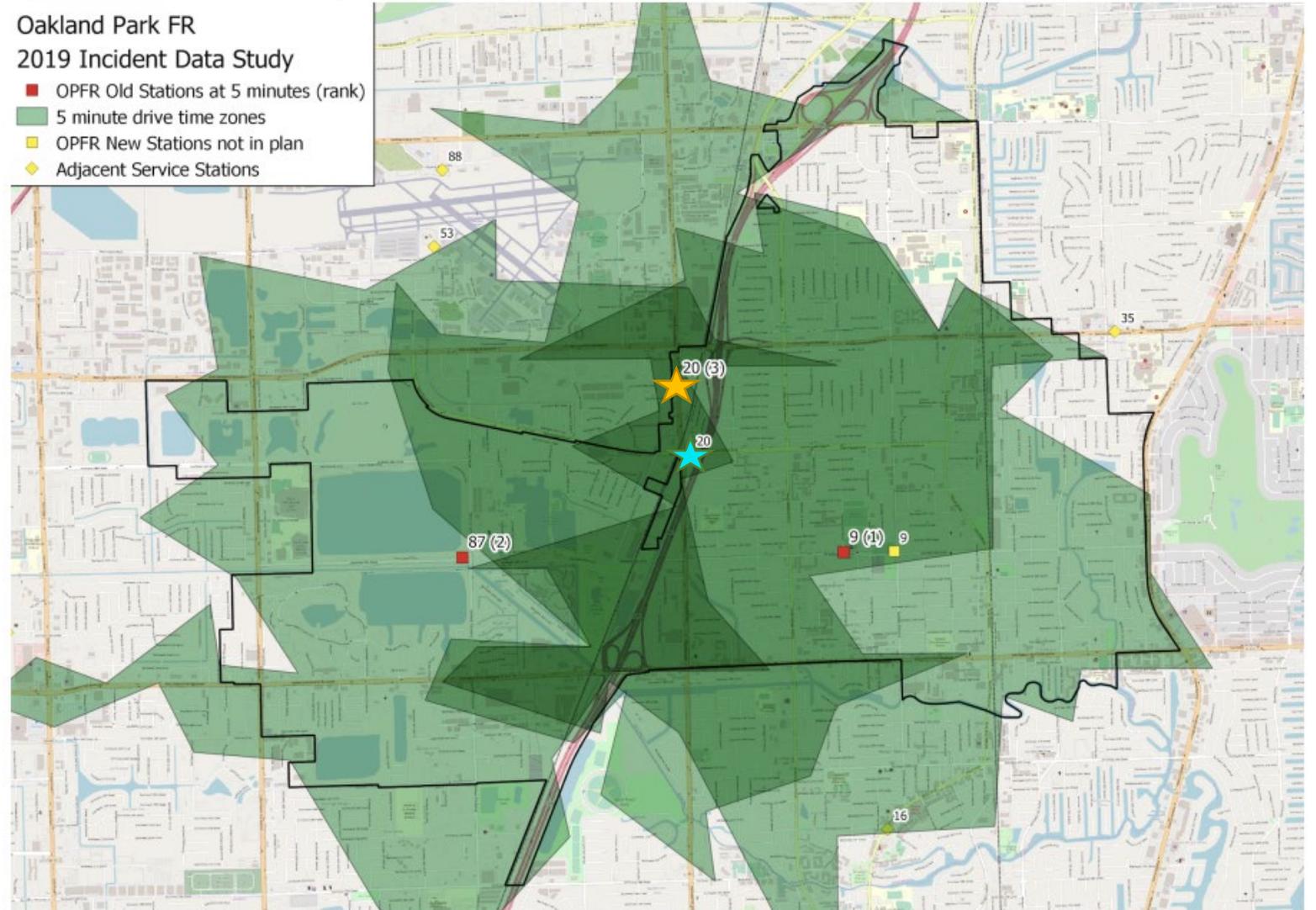


Current
Location



Proposed
Location

Figure 3: 5-Minute Bleed Map - Current Oakland Park Stations Only



Conclusion:

The proposed change in location of FS 20 yields a 6% improvement in station coverage and response times.

DEVELOPMENT AGREEMENT - SUMMARY OF TERMS

Project:

- Commercial self storage with 2 story Fire Station no less than 11,300 Square Feet
- Developer to construct all exterior and site improvements (City limited to no more than \$1 Million with documentation of verified costs)
- City to construct and pay for interior tenant improvements

Long Term Lease Agreement:

- 55-year term with one option to renew for an additional 10-year term
- Annual rent to be in the amount of \$1.00 per annum
- Developer to maintain common areas and structural elements
- City to maintain interior fire station and all associated parking areas and exterior enclosures, apparatuses, and fixtures associated with the Fire Station operation

Any costs to the Developer that exceeds the Fire Station Component Price Cap shall be the sole responsibility of the Developer.

Recommendation



The City Commission approve a Resolution authorizing the City to enter into a Development Agreement for the redevelopment of a new Fire Station 20 to be located on a 0.88-acre site generally located near 880 W. Prospect Road, Oakland Park, FL 33309 with Oakland Park Storage Builders, LLC.

