



# STATION 10 SITE EVALUATION

FACT SHEET AND ISLANDER INPUT

# ADDRESSING ISLAND GRAPEVINE ISSUES

## DOCKAGE & WATER ACCESS

Site B (61 Gasparilla) and the existing location (101 Gasparilla) ... “appear to have NO clear water access.”

### FACTS:

- Both sites on Gasparilla Way have deeded, “first come/first served” water access via community lot shared by a group of 22 land-locked island lots.
- Another dock across the street from current firehouse is available under agreement with existing owner, which could change in the future if that home ownership changes.
- Both these docks are shared and could be less available as the lots build out and the demand for the docks on the community lot increase.
- Site C (1 N Gulf) offers privately owned submerged lands south of Gulf Blvd to build a dedicated, county-owned dock.
- Existing dock(s) could be used during permitting and build of new dock for Site C, eliminating the negative impact of dock permitting time.

## 4 FIREMEN RULE & EXPANSION

Regulations require 4 firemen onsite before entering a home” and “project is not ... to expand services.”

### FACTS:

- While there is a “standard” that 4 firemen must be onsite before a home can be entered, exceptions for exigent circumstances (such as to save lives) allow entry with less than 4 onsite.
- This standard and the exception has been explained at community and county meetings by the fire chief, but this misleading comment continues to be repeated.
- Plans call for a 5800sq firehouse to replace the existing 4000sq firehouse allowing for increased staff as the island grows and more properties build out and as needs grow.

## WHO OWNS THE FIREHOUSE?

“Firehouse was ... built with resident donations and sweat, & maintenance was paid for through a resident specific MSTU” and “if sold, proceeds should not go back to the County ...”

### FACTS:

- In 1982, Island Fire Brigade (IFB) is formed, volunteers went to Fire School, got agreement to use open lot for sheds and acquired donated/loaned equipment. PIE donated \$1,200 for startup costs. Other funds came from fundraisers.
- In 1989, IFB bought current lot which received special exception in Feb 1990 and purchased by the county in Oct 1990 reimbursing IFB in full.
- In December 1990, Fire MSBU special taxing district was formed. The Barrier Island Fire Advisory Board was formed May 2018.
- In 1991, the county bid and built the existing firehouse with county funds. In 1995, islanders donated labor and materials to enclose the equipment bays under the firehouse.
- Completely county owned land and building – sales proceeds to offset cost of eventual build.

# ADDRESSING STATION 10 SITE EVALUATION REPORT ISSUES

WHILE “[FEEDBACK FROM THE COMMUNITY](#)” WAS CITED AS INPUT TO THE REPORT, APPARENTLY THIS DID NOT INCLUDE INPUT FROM OUR PRIMARY FIRE STATION PERSONNEL, NOR OUR SHERIFF NOR ANY ISLANDERS WE COULD FIND

## RANK 1 SITE B (61 GASPARILLA)

- Small enough property that stormwater detention/storage may not be required, [but a county building not addressing stormwater is irresponsible given today's questions around the devastating impact of red-tide](#).
- Water access available is 1/22<sup>nd</sup> of a shared lot and using other's residential docks if available. As the island builds out, this becomes less reliably available.
- No mention of the numerous gopher tortoise burrows throughout this property.
- The “numerous driveways bisecting the property” are not driveways but caused by illegal golfcart “off-roading”.
- Requires special exception to allow emergency services directly in residential area.

## RANK 2 SITE C (1 N GULF BLVD)

- Significant dock permitting is called for, but [private submerged lands south of Gulf Blvd make permitting no more onerous than any dock \(see Appendix A\)](#). Existing docks used during the process.
- [Why is there a concern stated on compliance with the County Tree Ordinance as there are no “heritage trees”](#) – only invasive Brazilian peppers & Australian pines.
  - Did this error add the extra \$150k to \$195k for sitework at this location?
- Wetland jurisdictional line established.
- Division of the parcel can be divided by metes and bounds description.
- SWFWMD should absolutely be consulted for any stormwater retention effort given current red tide climate.
- [Several gopher tortoises are noted, but not on Site C](#). Any gopher tortoise remediation needed on any site will be done by island registered agent and a volunteer crew at no cost.

## RANK 3 SITE A (101 GASPARILLA)

- [Existing firehouse does not date back to 1974 – it was built in 1991](#). Therefore, there is no asbestos, and [no hazardous material testing](#) is required.
- \$200k for temporary fire rescue facilities appears excessive, for renting trailer or house and canopy over equipment.
- There is no consideration given to reusing anything of the existing building – equipment, fire sprinkler system, etc. – making the evaluation appear to not fully consider build on existing lot, as if the site selection was pre-ordained.
  - “There may be an opportunity to vacate the alley (Cole Place) which runs directly south of the property” providing additional land for development – yet this doesn't seem to have been pursued in the ranking and rating exercise.

# ANALYSIS OF SUBJECTIVE GRADING: SITE GRADING MATRIX – ORIGINAL AND WITH ISLAND INPUT

Site Grading Matrix							
	Weight (WF)	Site A	xWF-A	Site B	xWF-B	Site C	xWF-C
Land Ownership/Acquisition	5	3	15	1	5	1	5
Construction Costs (site specific)	5	2	10	3	15	2	10
No Wetland Impact	5	3	15	3	15	2	10
No Operation Disruption *	5	1	5	3	15	3	15
Permitting Duration **	4	3	12	3	12	2	8
Size (land area)	4	1	4	2	8	3	12
Site Stormwater (self certification) ***	3	3	9	3	9	1	3
Vehicle Accessibility	3	2	6	2	6	3	9
Community Visibility	2	1	2	1	2	3	6
Site Shape / Geometry	2	1	2	3	6	3	6
Zoning	2	3	6	1	2	3	6
			86		95		90

Adding in Island Resident Considerations							
	Weight (WF)	Site A	xWF-A	Site B	xWF-B	Site C	xWF-C
Land Ownership/Acquisition	5	3	15	1	5	1	5
Construction Costs (site specific)	5	2	10	3	15	2	10
No Wetland Impact	5	3	15	3	15	2	10
No Operation Disruption *	5	1	5	3	15	3	15
Permitting Duration **	4	3	12	3	12	2	8
Size (land area)	4	1	4	2	8	3	12
Site Stormwater (self certification) ***	3	3	9	3	9	1	3
Vehicle Accessibility	3	2	6	2	6	3	9
Community Visibility - increased security	4	1	4	1	4	3	12
Site Shape / Geometry	2	1	2	2	4	3	6
Zoning	2	3	6	1	2	3	6
Dedicated vs. shared dockage	3	1	3	1	3	3	9
Ease of accessing adequate water; eventual connect to sewer	2	2	4	1	2	3	6
Disruption/damage to nearby residences during build	2	1	2	2	4	3	6
Ability to provide permanent helipad for airlift	3	1	3	1	3	3	9
			100		107		126

- Islanders value more the importance of community visibility considering increased security and deterrent to vandalism/crime.
- Islanders question the impact of permitting duration high impact and downgrade on site C given no heritage trees, wetland survey in place and dock permitting on private submerged lands. Existing docks would be in use during build.
- A marked helipad not located on beach or subject to future buildout is a plus – also on widest right-of-ways on island.
- Deepening the dry retention area on site C into a wet area could provide fill dirt onsite offsetting costs of importing fill-dirt by barge.
- Also as a plus, Site C could be configured to allow drive-in / drive-out facility.

# SWEET-SPARKMAN/MAGNUM PROJECT ESTIMATES/LAND COSTS

Acquisition costs of sites B & C compared to the cost of temporary station for with Site A to be factored in to final rankings, so ...

Project Estimates	Site A	Site B	Site C	
General Conditions (incl ferry, permits & testing fees)	\$593,909	\$610,409	\$625,409	C is \$15k to \$32k more than A&B?
Sitework	\$335,515	\$290,175	\$485,300	C is \$150k to \$195k more than A&B?
Concrete	\$314,722	\$319,722	\$324,722	C is \$5k to \$10k more than A&B?
Masonry	\$93,968	\$93,968	\$93,968	
Metals	\$149,500	\$149,500	\$149,500	
Woods & Plastics	\$102,891	\$102,891	\$102,891	
Thermal and Moisture Protection	\$94,000	\$94,000	\$94,000	
Openings	\$127,000	\$127,000	\$127,000	
Finishes	\$148,369	\$148,369	\$148,369	
Specialties	\$49,867	\$49,867	\$49,867	
Equipment	\$25,000	\$25,000	\$25,000	
Furnishings (Owner FF&E & Equipment)	\$70,000	\$70,000	\$70,000	
Special Equipment	\$30,000	\$30,000	\$30,000	
Elevators	\$71,500	\$71,500	\$71,500	
Fire Suppression	\$14,670	\$14,670	\$14,670	
Plumbing	\$72,020	\$72,020	\$72,020	
Heating, Ventilating & Air Conditioning	\$116,700	\$116,700	\$116,700	
Electrical	\$232,050	\$232,050	\$232,050	
Electronic Safety & Security	\$12,000	\$12,000	\$12,000	
Indirect Costs (Contingency/Insurances /Bonds/CM Fee, etc.)	\$656,946	\$671,142	\$674,346	C is \$3k to \$18k more than A&B?
Design Fees / Preconstruction	\$398,757	\$398,757	\$398,757	
Temporary Fire Station Facility Allowance	\$200,000			This looks very high - trailer & canopy?
	\$3,909,384	\$3,699,740	\$3,918,069	
Under/(Over) Budget of \$3,600,000	(\$309,384)	(\$99,740)	(\$318,069)	

- For Site A, add in cost of acquiring/vacating the alley (Cole Place)
- For Site C, sitework is excessive given no heritage trees to be cleared, existing wetlands survey, and no active gopher tortoise burrows.
  - Charlotte County should look to engage with a mitigation bank to preserve greenspace and offset costs.
  - \$485k sitework estimate may be overinflated by \$300k or more.
  - Owner financing over 7 years fixed with down payment equal to site B cost - annual payment \$116,246
  - Allocate this excess \$195k - \$300k toward purchase of property.
  - Proceeds from selling existing property would pay down note faster.

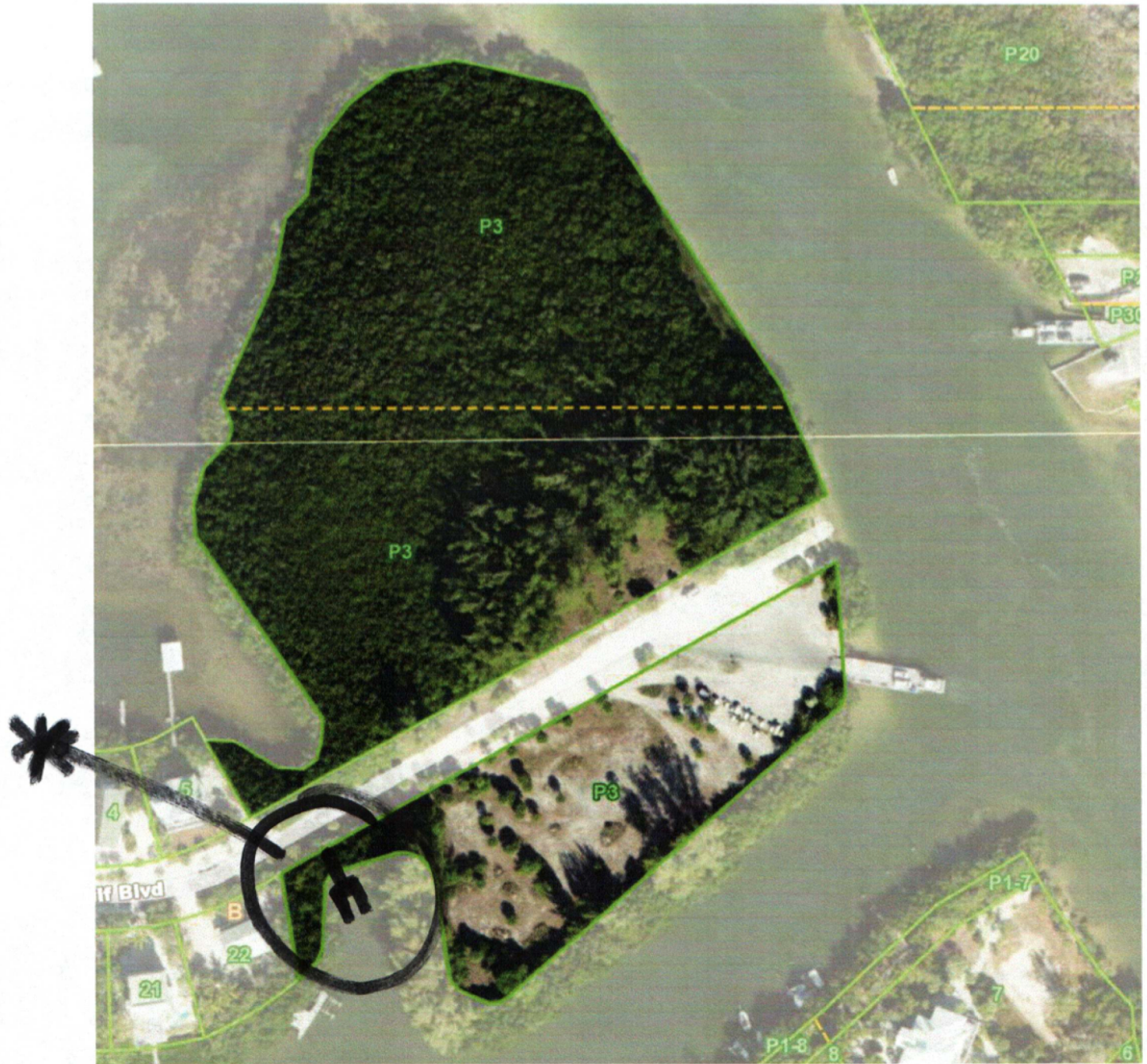
Purchase	\$810,000	Down Pmt	\$125,000	(assume amount for Site B as down payment)	
% Down	15.43%	Principal	\$685,000	# Yrs.	7
Int Rate	4.500%	Current Payment	Interest Portion	Principal Portion	Principal Balance
Pmt #	Pmt Date				
			Initial Principal ...		\$ 685,000
1	Oct-20	\$ 116,246	\$ 30,825	\$ 85,421	\$ 599,579
2	Oct-21	\$ 116,246	\$ 26,981	\$ 89,264	\$ 510,315
3	Oct-22	\$ 116,246	\$ 22,964	\$ 93,281	\$ 417,034
4	Oct-23	\$ 116,246	\$ 18,767	\$ 97,479	\$ 319,555
5	Oct-24	\$ 116,246	\$ 14,380	\$ 101,866	\$ 217,689
6	Oct-25	\$ 116,246	\$ 9,796	\$ 106,449	\$ 111,240
7	Oct-26	\$ 116,246	\$ 5,006	\$ 111,240	\$ 0



# APPENDIX A

## SITE C DOCK AREA

Site C showing private submerged lands south of Gulf Blvd which offer space for dedicated deep-water dock.



*Note: Dimensions are provided by Charlotte County Graphic Information System (GIS). Dimensions to be verified.*