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## Office of the Chief MEMORANDUM

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**DATE:** April 15, 2021

**TO:** Board of Fire Commissioners

**FROM:** Robert Bounds, Fire Chief

**RE:** **FY2021 Station 2 Renovations**

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**RECOMMENDED MOTION(S) OR ACTION(S):**

To approve proposed Resolutions 2021-01 authorizing the use of impact fees related to a portion of the renovation/expansion costs associated with Station 2, located at 1911 30<sup>th</sup> Avenue East, Bradenton, FL 34208.

**REPORT:**

In accordance with our continuing Mission Statement, "Protecting lives and property by providing a superior level of service through prevention and emergency response to the public", Southern Manatee Fire Rescue expanded our service delivery to include a second apparatus and crew at station 2. The function of this apparatus (S-328) is to facilitate response(s) to hazardous materials incidents throughout the county (if requested), all structure fire calls within the District, and any call type(s) in the District during peak response times. Existing station 2 living quarters are approximately 2,110 square feet in size. At the time of construction (2005) station 2 was built to accommodate a maximum of four (4) people and up to four (4) fire apparatus vehicles within the station's bays. The additional staffing of S-328 increased the stations2's staffing needs to between six (6) to a maximum of eight (8) personnel. In order to accomplish adequate living/sleeping space for the additional personnel the station will need to be expanded. The total new space added to the North side of the existing station 2 will be approximately 1,100 square feet, along with two (2) additional parking spots. The expansion will include four (4) additional individual bunk rooms, an additional full bathroom, increased dayroom, and renovated kitchen/dining room areas to facilitate the additional personnel. The proposed renovation of station 2 will increase the size of the station by

approximately 52%.

In the preparation of our FY21 budget, the funding for the station 2 renovation was identified and is contained within our FY21 Approved Budget. Because part of the renovation of the station 2 is caused by new construction and increased growth within the District, it is recommended that a portion of new construction costs be paid for through impact fees as permitted in Florida Statutes 191.009(4).

**District Growth:**

In the last ten (10) years SMFR has seen a growth of 12% or an additional 3,153,172 square feet of commercial space and 8% or 4,531,615 square feet of residential expansion. As our area continues to grow these numbers will only increase.

While the focus of this report is the immediate need for the expansion of station 2 due to the additional apparatus and crew, it is more important to note the growth throughout the District. This additional apparatus and crew are being placed at station 2 with tactical considerations being the primary factor. Station 2 is strategically placed in close proximity to US Highway 301 which traverses the entire North/South length of the District as well as connecting to all major East/West arteries throughout the District. These access points allow an apparatus traveling from station 2 the ability to get to any point in the District with maximum time efficiency.

In the last ten (10) years the District's call volume has increased exponentially. In 2011 the total call volume for the District was 4,305 as compared to 2020 whose call volume was 7,383 or an increase of 42%. S-328 is labeled as a Hazmat "Heavy Rescue", however the majority of the emergency responses from that vehicle are for non-hazmat calls throughout the District. In 2020 S-328 ran a total of 414 calls of which 124 were hazardous materials or 30%. In contrast the remaining 70% of the emergency calls or 290 were medical, fire, service calls, etc., throughout the District. Based upon current trends in call volumes, the District anticipates an additional 700-1,000 emergency calls within the District for Fiscal Year 2021. See, Exhibit 1, Call Volume Data. Further evidence of the growth within the District is also evidenced by examining the 10 year residential and commercial data showing significant increases in both residential and commercial structures. See, Exhibits 2 and 3.

**Anticipated Costs:**

The District's architect (Todd Sweet) has indicated that the District's total anticipated costs of the renovation for Station 2 are approximately \$920,000 of which approximately \$650,000 will be new additional square footage (1,100+/-)



as well as the costs to tie-in existing roof trusses, plumbing, electrical, architectural design, bidding, permitting and construction administration, etc. The above approximated costs are based on "known" costs and processes, but we also are preparing for unanticipated costs that are possible during any building renovation. Additionally, during the construction phase (between 6-9 months) the crews at station 2 will be divided. One crew will temporarily relocate to station 4 while the other will remain on-site at station 2 in temporary housing. This modular housing will cost an additional \$50,000-\$60,000, depending on the length of construction.

**Applicable Law:**

Florida Statutes 191.009(4) authorizes the use of impact fees to "acquire, purchase or construction new facilities or portions thereof needed to provide fire protection and emergency services to new construction." "New facilities" are defined by statute to include "buildings."

The expansion of the size of station 2 and the need for additional square footage to accommodate District personnel, fire apparatus and equipment is directly related to increased demands created by the new residential and commercial development within the District. Based on this, the District has determined that an allocation of 35% of the newly added square feet and associated costs is a proper percentage of impact fees to allocate to the new construction.

Based upon the foregoing, the total anticipated costs for the project are \$900,000-\$920,000, of which approximately \$650,000 is attributable to the addition and its associated costs. Of those new additional square footage costs 65% of that price or \$422,500 will be funded through the District's Committed Reserve Account titled "Station/Building Renovations", and the remaining 35% or \$227,500 will be funded using impact fees.

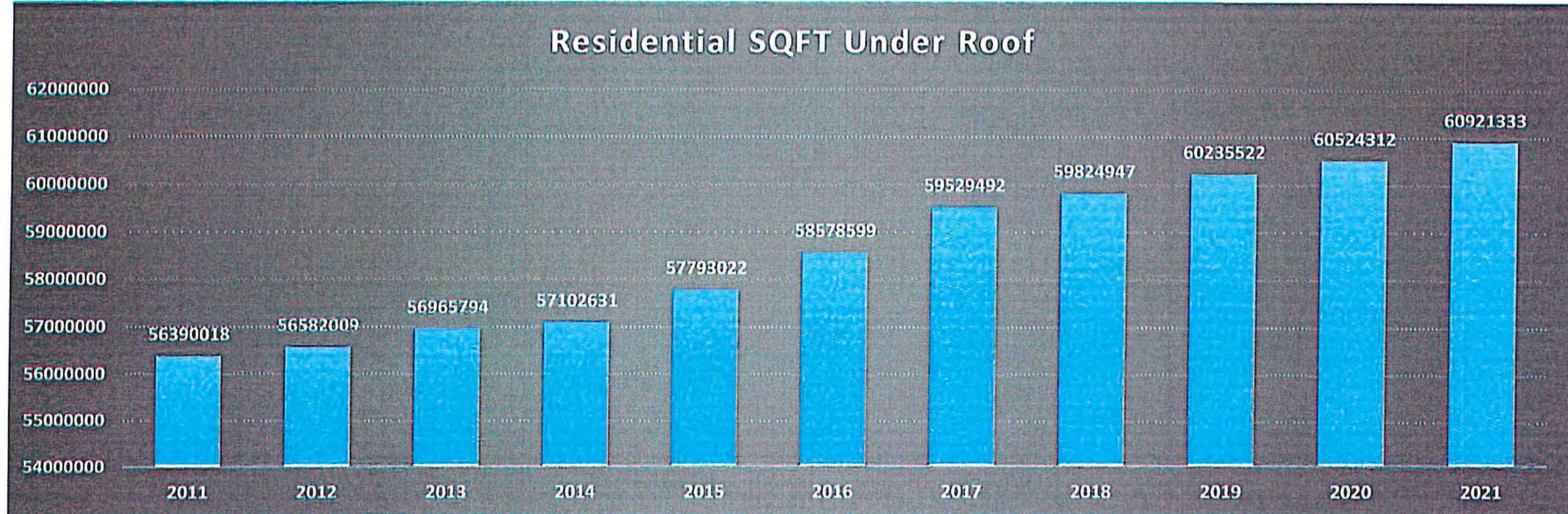
The District's attorney has reviewed this memorandum and resolution.

Attachments: Ten (10) year growth chart, residential and commercial  
S-328's calendar year 2020 run totals and graph  
Resolution # 2021-01

## SOUTHERN MANATEE FIRE RESCUE TEN (10) YEAR RESIDENTIAL GROWTH

Tax Year	Total # Parcels	# Residential Buildings	Residential SQFT Under Roof
2011	29807	25995	56390018
2012	29981	26053	56582009
2013	30310	26185	56965794
2014	30487	25982	57102631
2015	30624	26202	57793022
2016	31050	26465	58578599
2017	31353	26825	59529492
2018	31410	26835	59824947
2019	31532	26980	60235522
2020	32035	27073	60524312
<u>2021</u>	<u>32077</u>	<u>27213</u>	<u>60921333</u>

<b>TOTAL 10 YEAR GROWTH</b>	<b>2,270</b>	<b>1,218</b>	<b>4,531,315</b>
<b>PER YEAR AVERAGE GROWTH</b>	<b>227</b>	<b>122</b>	<b>453,132</b>





## SOUTHERN MANATEE FIRE RESCUE TEN (10) YEAR COMMERCIAL GROWTH

Tax Year	Total # Parcels	# Commercial Buildings	Commercial SQFT Under Roof
2011	29807	1988	27425364
2012	29981	1976	27513209
2013	30310	1979	27637374
2014	30487	1998	27903919
2015	30624	2014	28207487
2016	31050	2038	28617735
2017	31353	2071	29101138
2018	31410	2091	29604664
2019	31532	2109	29694823
2020	32035	2152	30578536
<u>2021</u>	<u>32077</u>	<u>2152</u>	<u>30576764</u>

**TOTAL 10 YEAR GROWTH**

**2,270**

**164**

**3,151,400**

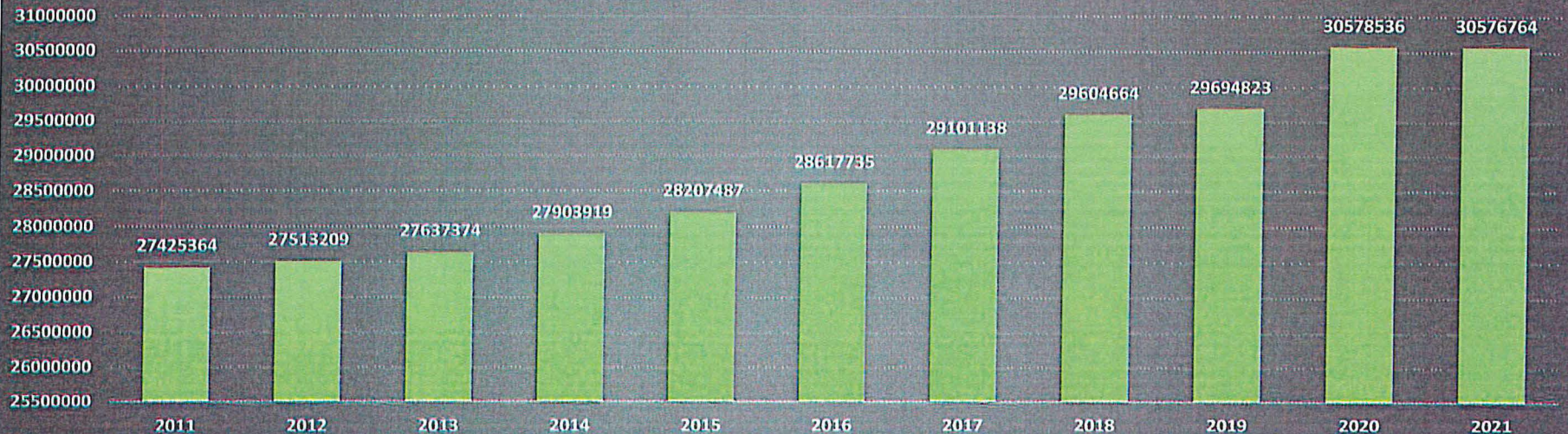
**PER YEAR AVERAGE GROWTH**

**227**

**16.4**

**315,140**

**Commercial SQFT Under Roof**

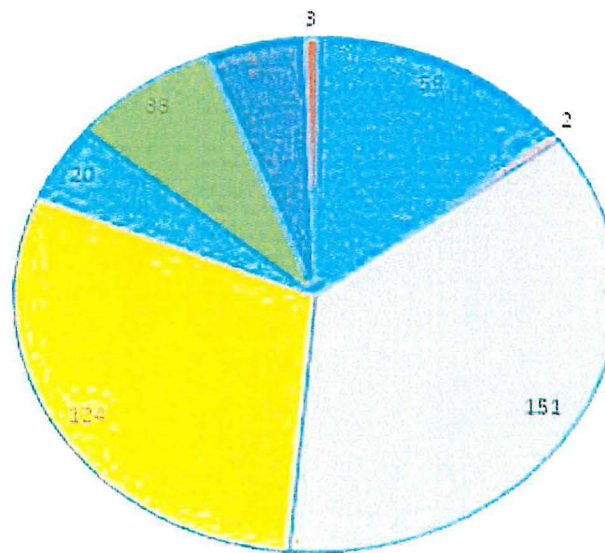


### SQUAD 328 CALL VOLUME FOR CALENDAR YEAR 2020 - STATION 2

HZ-328 Incident Volume 2020	20-Jan	20-Feb	20-Mar	20-Apr	20-May	20-Jun	20-Jul	20-Aug	20-Sep	20-Oct	20-Nov	20-Dec	
HZ-328 Total Calls (By Month)	30	26	39	34	34	42	21	29	33	56	50	23	414
HZ-328 Hazmat Responses (By Month)	5	6	32	2	7	7	4	5	3	6	1	15	93
HZ-328 Additional Response (Total- Hazmat Response)	25	20	7	32	27	35	17	24	30	50	49	8	324

### HZ-328 2020 Annual Call Volume (by series):

- Fire (Structure, Outside) 59 calls
- Overpressure, Explosion 2 calls
- EMS, Medical Related 151 calls
- Hazmat Response 104 calls
- Service Related 20 calls
- False Alarm, Misc. 33 calls
- Fire Alarm related 22 calls
- Natural disaster 3 calls



Total Call Volume: 414 Responses



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**RESOLUTION NO. 2021- 01**

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**MANATEE COUNTY, FLORIDA**

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**FY - 2021  
USE OF IMPACT FEES FOR A PORTION OF THE RENOVATION OF FIRE  
STATION #2 FOR THE SOUTHERN MANATEE FIRE & RESCUE DISTRICT**

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**ADOPTED: April 15, 2021**

## **RESOLUTION 2021- 01**

**A RESOLUTION OF THE BOARD OF FIRE COMMISSIONERS OF THE SOUTHERN MANATEE FIRE & RESCUE DISTRICT OF MANATEE COUNTY, FLORIDA, FOR THE RENOVATION OF FIRE STATION #2 FOR THE SOUTHERN MANATEE FIRE RESCUE DISTRICT; PROVIDING FOR FUNDING; PROVIDING AUTHORIZATION TO THE FIRE CHIEF; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Southern Manatee Fire & Rescue District ("District") is a tax supported special purpose district authorized under the provisions of Chapters 189 and 191, Florida Statutes, and Chapter 2000-402, Laws of Florida to levy ad valorem taxes, special assessments and impact fees; and

**WHEREAS**, the District determined that since 2011 the District has experienced significant growth in both residential and commercial buildings within the District's jurisdictional boundaries; and

**WHEREAS**, the District considered the continued growth of the District and the ability to provide fire and lifesaving services to residents in a timely, efficient manner; and

**WHEREAS**, since 2011 the District has experienced a significant annual increase in emergency responses from the growth within the District; and

**WHEREAS**, the location of station 2 provides the best access to major arteries throughout the District to provide emergent response and specialized equipment with minimal travel time; and

**WHEREAS**, the District considered that the residential and commercial property growth has created a need for additional emergency response by the District's fire and rescue vehicles to mitigate multiple emergency conditions/situations; and

**WHEREAS**, the District also considered that the increased growth and development within the District has resulted in a need for additional apparatus that carries incident specific tools, equipment and personnel who can respond to fire, medical or hazardous materials incidents; and

**WHEREAS**, the additional staffing of station 2 and a second apparatus will be able to satisfy the needs created by the new development within the District; and

**WHEREAS**, the District's Fire Chief and Staff presented information to the Fire Commission relating to the needs for certain renovations to station #2 to upgrade and expand the existing facilities to accommodate additional personnel and apparatus within that station; and

**WHEREAS**, the expansion of station 2 is directly related to the residential and commercial



growth within the District since 2011; and

**WHEREAS**, the station 2 expansion will add approximately 1,100 square feet of additional living space consisting of four (4) additional bunkrooms and one (1) additional full bathroom, remodeled kitchen, dayroom, etc. to accommodate additional District personnel, equipment and fire apparatus use from that location; and

**WHEREAS**, the renovation is consistent with the District's Capital Outlay for Station/Building Renovations Program; and

**WHEREAS**, pursuant to Florida Statutes 189.4221 and 287.055 the District entered into a contract with SWEETSPARKMAN, Architecture & Interiors, to provide architectural design specifications, engineering, permitting services, etc., and to assist with the selection of a build firm with strict adherence to applicable Florida Statutes; and

**WHEREAS**, the District has received an approximate cost for the entire project of \$900,000 - \$920,000 for such station 2 construction; and

**WHEREAS**, the District has apportioned the allocation of costs for the "new" construction as \$650,000, of which \$422,500 (65%) will be paid through an established Committed Reserve Account titled "Station/Building Renovations" and funding for the remaining thirty-five (35%) or approximately \$227,500 of the "new" construction costs shall be funded by impact fees; and

**WHEREAS**, the District has determined that an allocation of 35 percent (35%) of impact fee funds towards the construction costs for the expansion and renovations to Southern Manatee Fire Rescue Station 2, located at 1911 30<sup>th</sup> Avenue East, Bradenton, FL 34208 is proper as it is commensurate with the enhanced needs created by new development and population growth within the District.


**NOW, THEREFORE, BE IT RESOLVED** by the Board of Fire Commissioners, acting as the governing body of the Southern Manatee Fire Rescue District of Manatee County, Florida, in a public meeting, that:

1. The above recitals are true and correct and are incorporated herein fully.
2. The District is authorized to transfer and use thirty-five percent (35%) of the anticipated construction costs for the "new" building expansion and renovations costs associated with station 2. The impact fees shall be remitted from the Restricted "Impact Fee" account to fund the project.
3. The impact fee funds shall be used in accordance with Florida Statutes 191.009(4) to fund the expansion and "new" square footage added to station 2.
4. The Fire Chief is hereby authorized to execute on the District's behalf all necessary agreements in relation to the station 2 expansion and renovation project and remit payments for the station 2 construction costs in accordance with this Resolution.

5. This Resolution shall take effect April 15, 2021.

DULY ADOPTED at a public meeting this 15<sup>th</sup> day of April, 2021.

ATTEST:

  
Jim Grote  
Vice-Chair, Secretary & Treasurer

**SOUTHERN MANATEE FIRE & RESCUE DISTRICT**

  
Melanie A. Marken, Chair

  
Dan Center, Commissioner

  
Anthony C. Evans, Commissioner

  
Jim Cena, Commissioner