



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Change of Occupancy

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):

04-15-15 P04:50 IN

Project Name Atlantic Margate Medical Center		
Address (Bldg 1- 6101 W. Atlantic Blvd)(Bldg 2-513 Melaleuca Drive)		DRC # 04-15-09
Acreage Site 1- 1.11 acres, Site 2-0.235 acres	Folio Number (Bldg 1- 4841 36 02 0060)(Bldg 2- 4841 36 02 0080)	Paid: \$500.00
Existing Use Office Buildings		
Legal Description See attached: Exhibit A and Exhibit B		

Describe proposal/request in detail In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that the site would need to be rezoned to CF-1, and that a new site plan would need to be approved by the City of Margate.		
(Bldg 1-6101 W. Atlantic Blvd, SF 48,344 Acreage /1.11 acres)(Bldg 2 - 513 Melaleuca Drive, SF 10,246 Acreage 0.235 acres)		

Agent/Contact Name Jerome Lehman		
Address 660 E Hillsboro Blvd. #105 Deerfield Beach, FL 33441		
Phone Number 561.995.8887	Fax Number 954.919.1502	
Email Address jlehman@lehmanre.com		

Property Owner Name See Attached: Exhibit C and Exhibit D		
Address See Attached: Exhibit C and Exhibit D		
Phone Number See Attached: Exhibit C and Exhibit D	Fax Number	
Email Address See Attached: Exhibit C and Exhibit D		

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 1/2 of the Margate City Code.

Please see Exhibits C, Exhibit D
Property Owner's Signature

April 15, 2015
Date

*** City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: CONEILL 4/14/15 00 Receipt no: 100323

	Type	SvcCd	Description	Amount
	EJ		ECDV CHANGE OF OCCUP. USE	
	Qty			
ASTRA REAL ESTATE D/B/A LEHMAN REAL ESTATE 6531 PARK OF COMMERCE BLVD #180 BOCA RATON, FL 33431 561-995-8887 RE: 6101 W. ATLANTIC BLVD. AND 513 MELALEUCA DRIVE			1.00	\$500.00

Tender detail
CK Ref#: 1094 \$500.00
Total tendered: \$500.00
Total payment: \$500.00

Trans date: 4/15/15 Time: 16:55:02

HAVE A GREAT DAY!

Exhibit A

Project: Atlantic Margate Medical Center

Building 1

6101 Atlantic Blvd, Margate, FL

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 8, 9, 10, 11, 12, AND 14 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14; THENCE 01°04'32" WEST, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 98.00 FEET; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 12 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 80.07 FEET; THENCE SOUTH 01°04'32" EAST, ALONG A LINE 5.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 12, A DISTANCE OF 78.00 FEET; THENCE NORTH 89°45'43" EAST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 109.00 FEET; THENCE NORTH 01°04'31" WEST, A DISTANCE OF 29.49 FEET; THENCE NORTH 89°45'43" EAST, A DISTANCE OF 36.15 FEET; THENCE SOUTH 01°04'31" EAST, ALONG THE EAST LINE OF LOTS 11 AND 12, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF MELALEUCA DRIVE, A DISTANCE OF 187.57 FEET; THENCE SOUTH 44°02'29" WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 89°48'39" WEST, A DISTANCE OF 202.41 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY OF ATLANTIC BOULEVARD); THENCE NORTH 01°04'32" WEST, ALONG A LINE 2.50 FEET WEST OF THE WEST LINE OF SAID LOT 9, A DISTANCE OF 116.17 FEET; THENCE SOUTH 89°45'43" WEST, A DISTANCE OF 5.99 FEET; THENCE NORTH 01°04'32" WEST, A DISTANCE OF 10.85 FEET; THENCE NORTH 29°43'41" EAST, A DISTANCE OF 24.61 FEET; THENCE NORTH 60°16'19" WEST, A DISTANCE OF 4.79 FEET; THENCE NORTH 01°04'32" WEST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 11.44 FEET TO THE POINT OF BEGINNING.

(BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH 89°48'39" EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD- U.S.441). SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,

Exhibit B

Project: Atlantic Margate Medical Center

Building 2

513 Melaeuca Drive, Margate, FL

LEGAL DESCRIPTION:

THAT PORTION OF LOT 12 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 1; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 5.00 FEET

TO THE POINT OF BEGINNING; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 145.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 01°04'31" EAST, ALONG THE EAST LINE OF SAID LOT 12, ALSO BEING THE WEST RIGHT OF WAY LINE OF MELALEUCA DRIVE, A DISTANCE OF 48.51 FEET; THENCE SOUTH 89°45'43" WEST, A DISTANCE OF 36.15 FEET; THENCE SOUTH 01°04'32" EAST, A DISTANCE OF 29.49 FEET; THENCE SOUTH 89°45'43" WEST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 109.00 FEET; THENCE NORTH 01°04'32" WEST, ALONG A LINE 5.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLE TO THE WEST LINE OF SAID LOT 12, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING.

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SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

Exhibit C

Project Name: **Atlantic Margate Medical Center**

Address: Northwest corner of Atlantic Boulevard and Melaeluca Drive (NW 61st Avenue)

Building 1

Folio Number: 4841 36 02 0060

Site Address: 6101 W Atlantic Boulevard, Margate

Property Owner: BLCM LLC

Mailing Address: 1025 NW 17 AVE #A1
Delray Beach, FL 33445

Phone Number: 561-2895480

Fax Number: 561-819-1009

Email Address: bleoni@alarmpartners.com

In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that site would need to be rezoned to CF-1, and a new site plan would need to be approved by the City of Margate.

Acreage 1.11 Acres

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 1/2 of the Margate City Code.

BLCM LLC

BY:

Charles May, Member

Date

3/27/15

Exhibit D

Building 2

Atlantic Margate Medical Center

Northwest corner of Atlantic Boulevard and Melaleuca Drive (NW 61st Avenue)

Building 2

Folio Number 4841 36 02 0080

Site Address: 513 Melaleuca Drive, Margate

Property Owner: Katz, Robert & Lisa Nalven

Mailing Address: 2131 SW 27 Lane
Fort Lauderdale FL 33312

Phone Number: 954-599-6700

Fax Number: N/A

Email Address: robert.n.katz@gmail.com

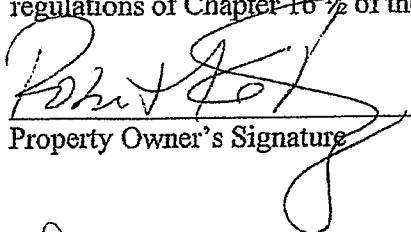
Abbreviated Legal Description:

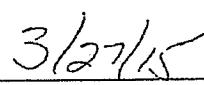
HAMMON HEIGHTS SEC 2 34-46 B LOT 12 LESS POR DESC IN OR 28879/684 BLK 1

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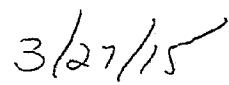
Acreage 0.235 Acres

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Property Owner's Signature


Date


Signature


Date

BLCM LLC
1025 NW 17th Avenue, #A-1
Deerfield Beach, Florida 33445

TO WHOM IT MAY CONCERN:

This letter is to acknowledge and affirm that BLCM, LLC hereby appoints Jerome Lehman as its agent for all matters relating to the rezoning of our property at 6101 W Atlantic Blvd, Margate, FL 33063 with the authority to testify and execute documents related thereto.

BLCM LLC

BY:


Charles May, Member

ATLANTIC MARGATE
MEDICAL CENTER
MARGATE, FLORIDA
DRC SITE SUBMITTAL

LEGAL DESCRIPTION FOR SITE 513 MALALEUCA DRIVE

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EAST, A DISTANCE OF 29.49 FEET; THENCE SOUTH 89°45'43" WEST, ALONG
A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT
RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 109.00
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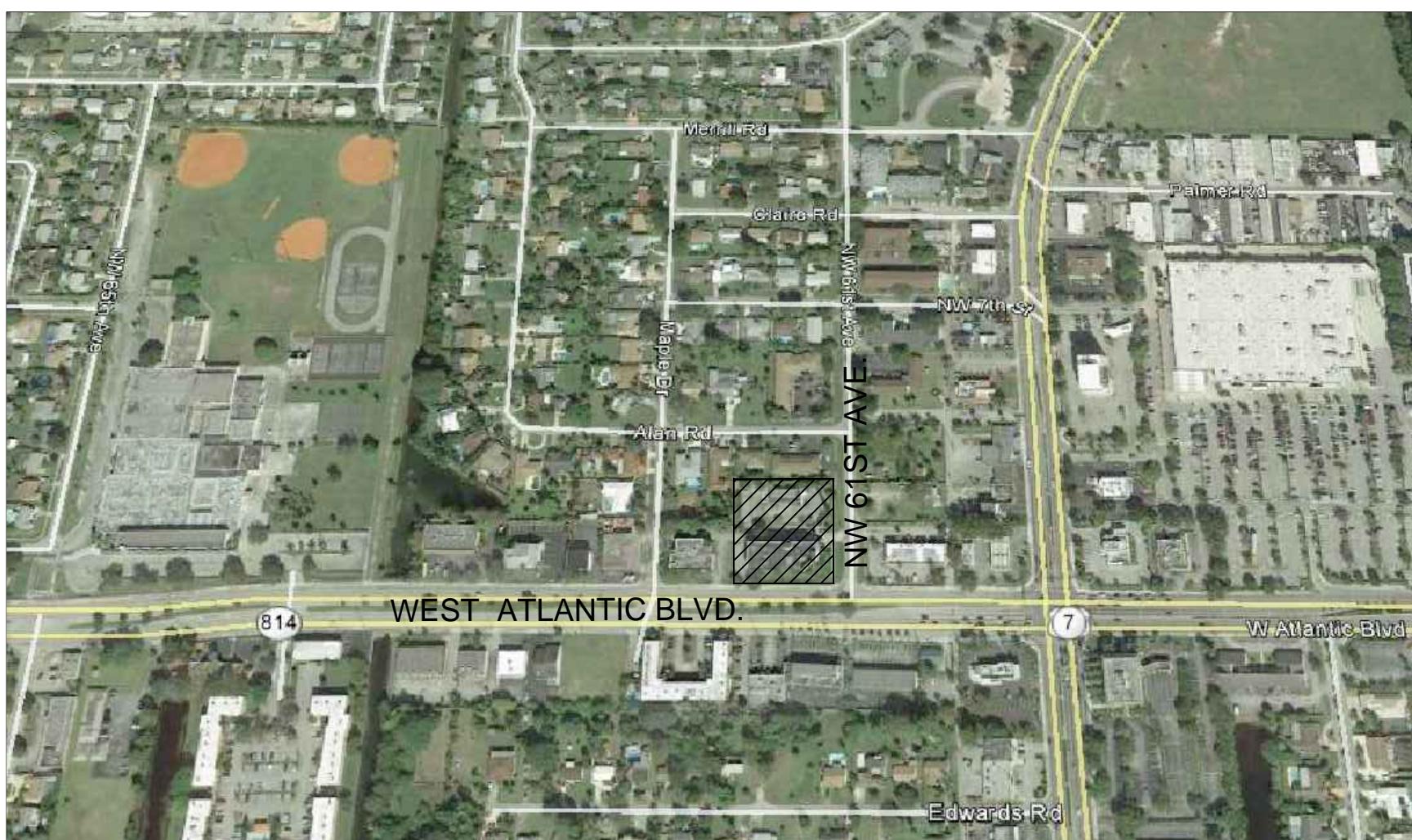
SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION FOR SITE 6101 W. ATLANTIC BLVD

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LOCATION SKETCH

N.T.S

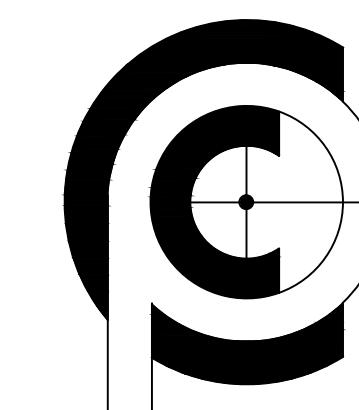
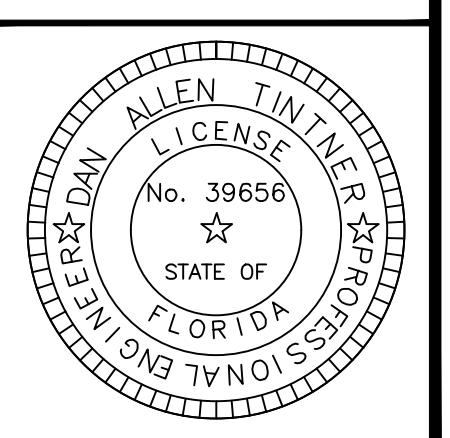
PROJECT LOCATION

INDEX TO SHEETS:

CV1	COVER SHEET
A-1	PROPOSED 2ND FLOOR 1ST FLOOR VESTIBULE
A-2	PROPOSED FLOOR PLAN AND ELEVATIONS
SHEET 1-2	BOUNDARY AND TOPOGRAPHIC SURVEY
C-1	SITE PLAN
PGD-1	PAVING GRADING & DRAINAGE PLAN
WS-1	WATER & SEWR PLAN
PMS-1	PAVEMENT MARKINGS & STRIPING PLAN AND DEMOLITION PLAN
PH-1	LIGHTING PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS & NOTES

CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

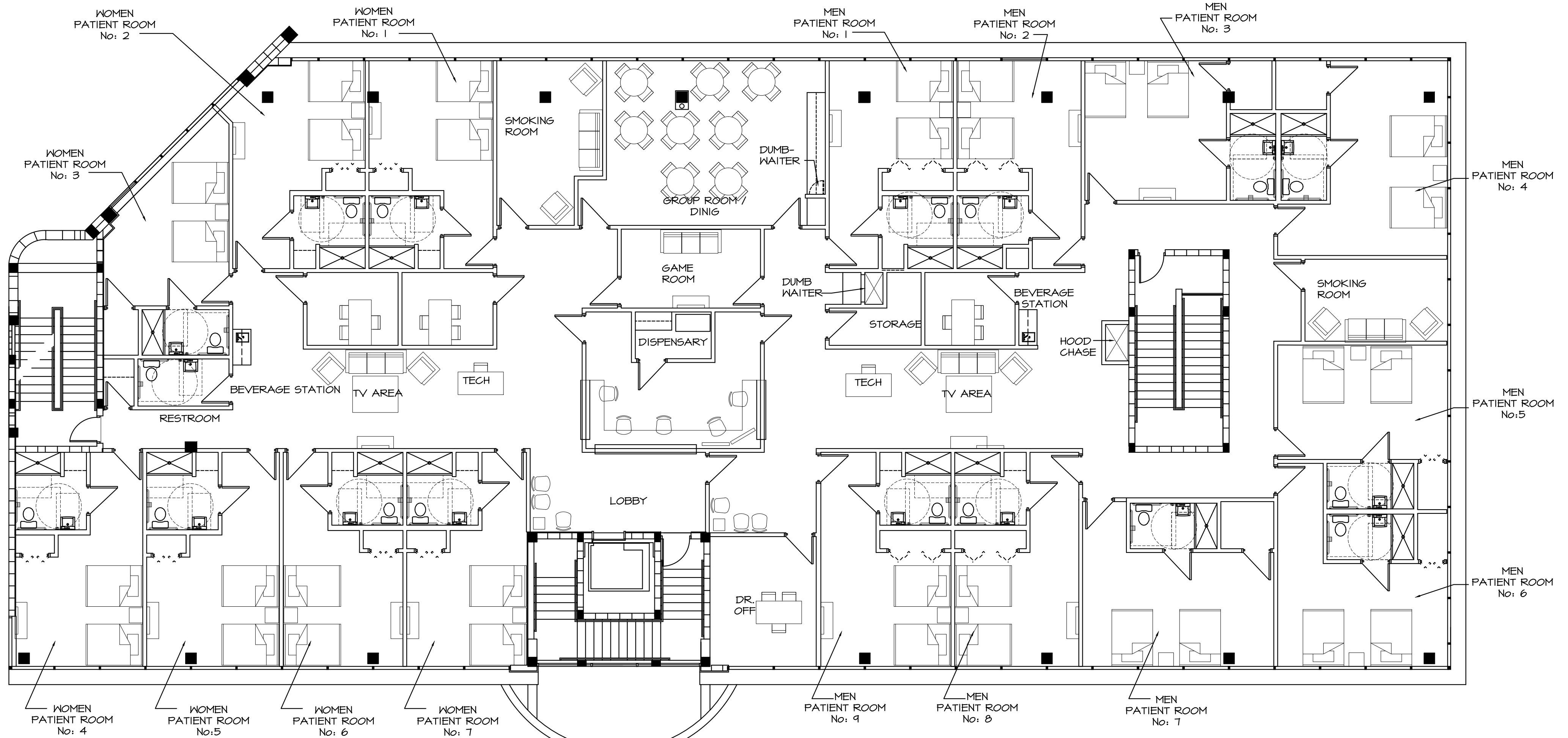
SCALE:	AS SHOWN
DATE:	03/05/15
DRAWN BY:	GBH
CHECKED BY:	DAT
DESIGNED BY:	GBH



CARNAHAN · PROCTOR · CROSS, INC.

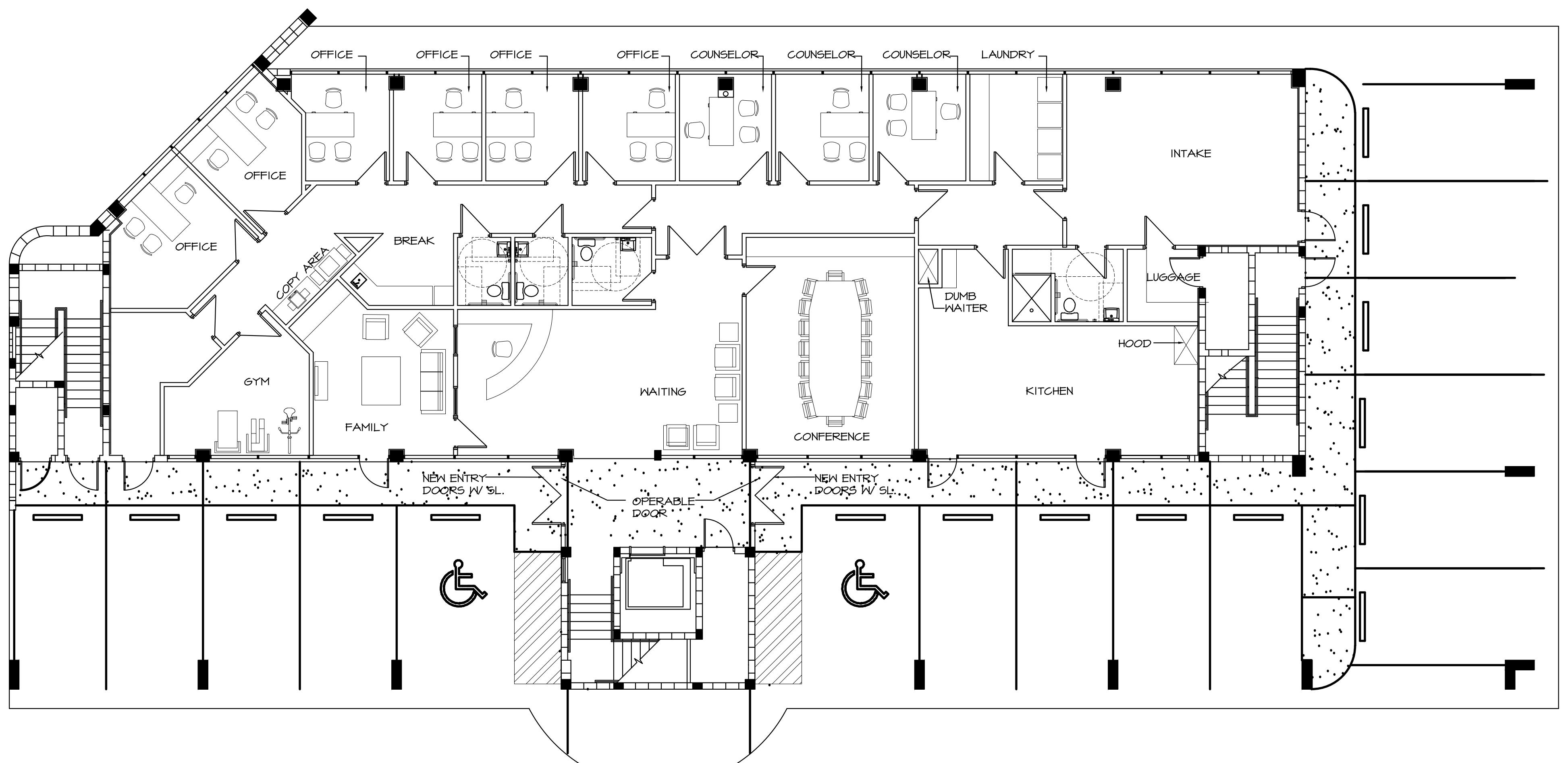
CONSULTING ENGINEERS . SURVEYORS . PLANNERS

814 SOUTH MILITARY TRAIL, DEERFIELD BEACH FL, 33442
PHONE: 954-972-3959 FAX: 954-972-4178



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

PROJECT SCOPE

THE EXTERIOR WORK IS LIMITED TO THE ENCLOSURE OF THE EXISTING ELEVATOR/STAIRWAY FOR SECURITY PURPOSES. THE INTERIOR WORK INVOLVES A COMPLETE INTERIOR RENOVATION AND RECONSTRUCTION.

THE BUILDING WILL HOUSE THE COMMON FUNCTIONS (INTAKE, RECEPTION, OFFICES, COUNSELING, KITCHEN, LAUNDRY, GYM) ON THE FIRST FLOOR AND PATIENT FUNCTIONS ON THE SECOND FLOOR.

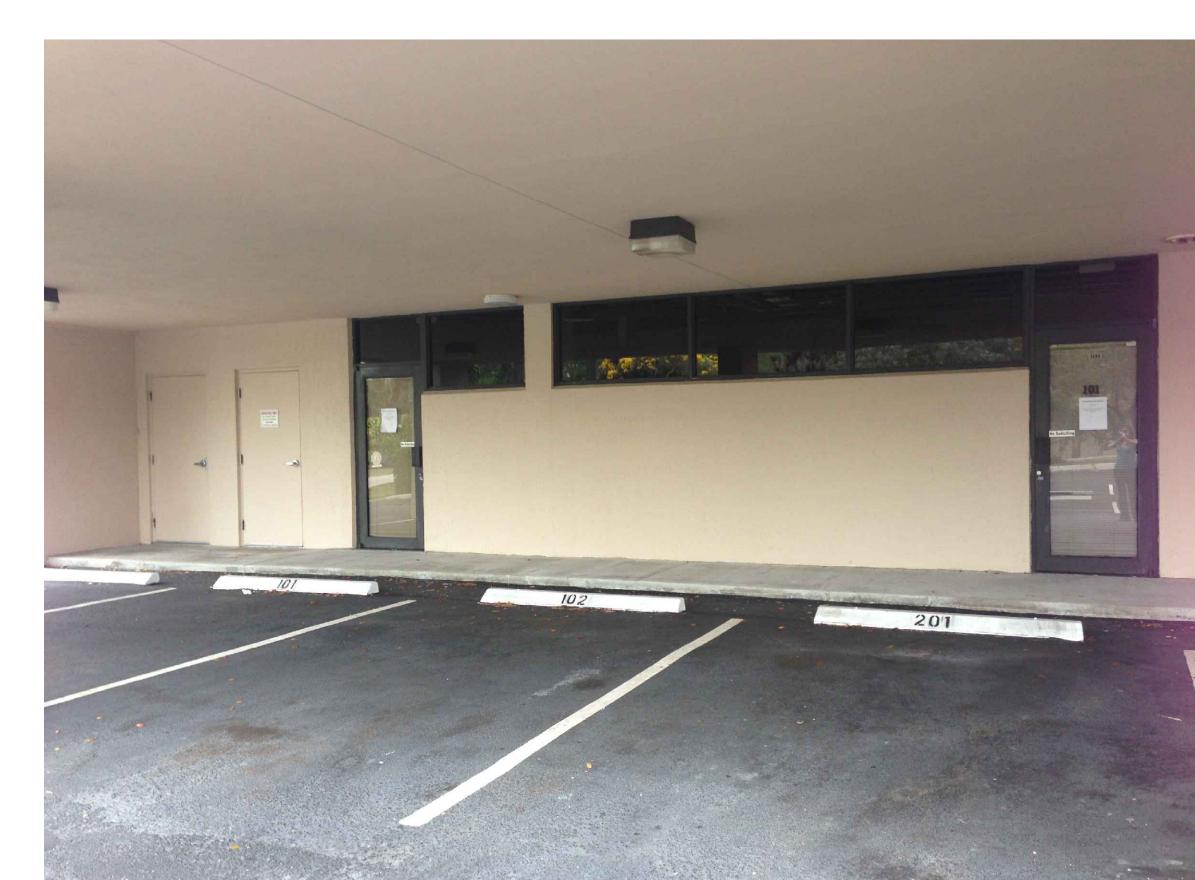
FIRST FLOOR: 5,000 S.F.
SECOND FLOOR: 10,000 S.F.



NORTH VIEW



EAST VIEW



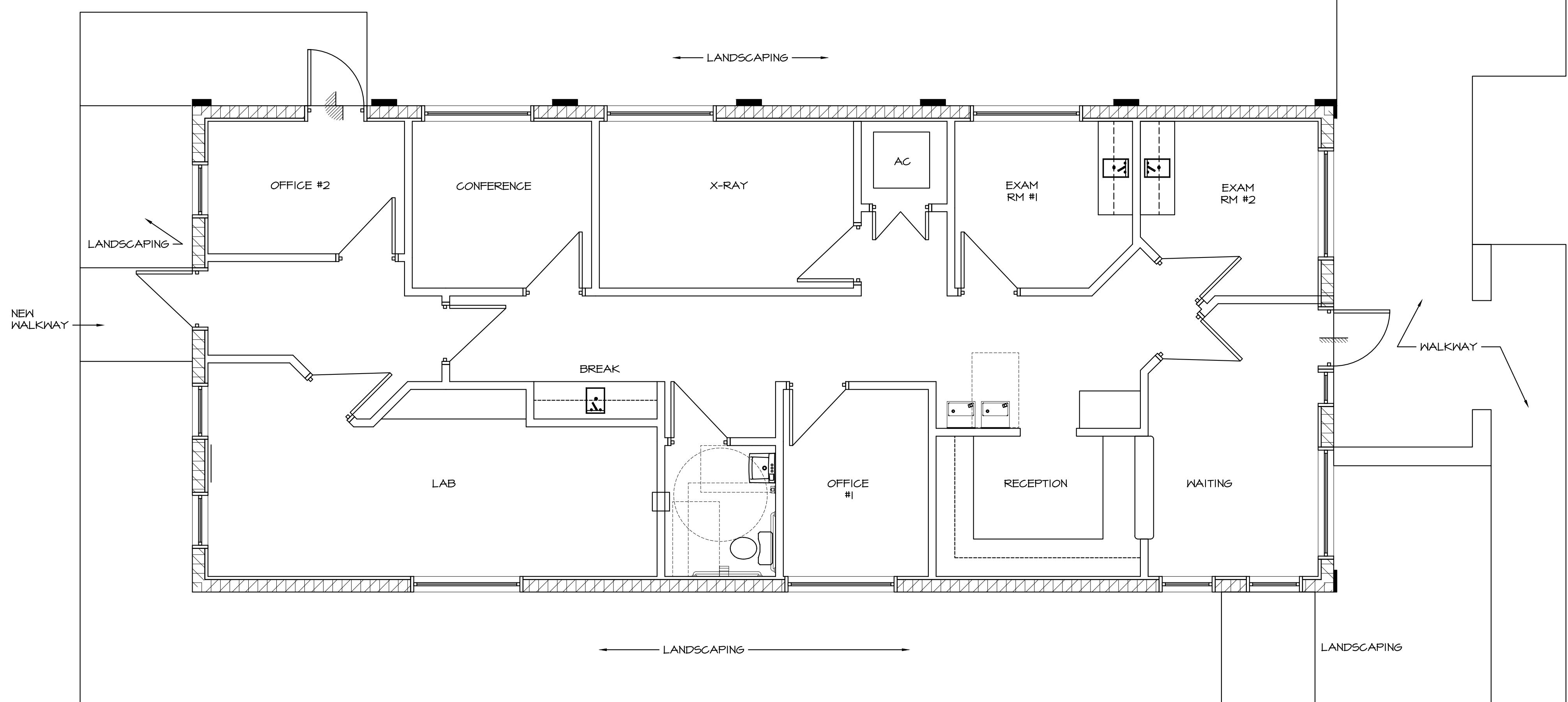
North View

PROJECT SCOPE

THE WORK INCLUDES REMOVAL OF EXISTING FLAT ROOF STRUCTURE, REPLACING IT WITH A PITCHED ROOF WHICH WILL BE MORE IN KEEPING WITH THE RESIDENTIAL NATURE OF THE NEIGHBORHOOD. THE BALANCE OF THE EXTERIOR MODIFICATIONS ARE LIMITED TO INFILLING EXISTING DOORS AND REPLACING ALL EXISTING WINDOWS AND DOORS. THE INTERIOR WORK INVOLVES A COMPLETE INTERIOR RENOVATION AND RECONSTRUCTION.

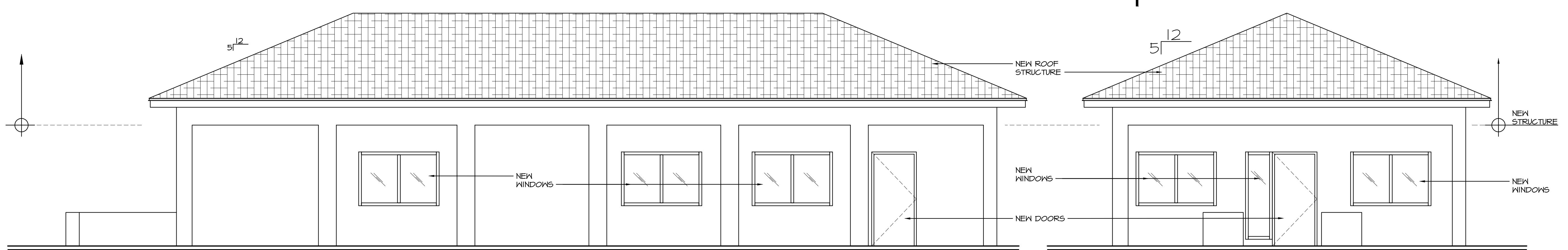
THE BUILDING WILL HOUSE AN URGENT CARE FACILITY, AS A LAB OPERATION TO FACILITATE ON-SITE TESTING, A CRITICAL ASPECT OF THIS FACILITY.

BUILDING AREA: 1,100 S.F.



FLOOR PLAN

1/4"=1'-0"

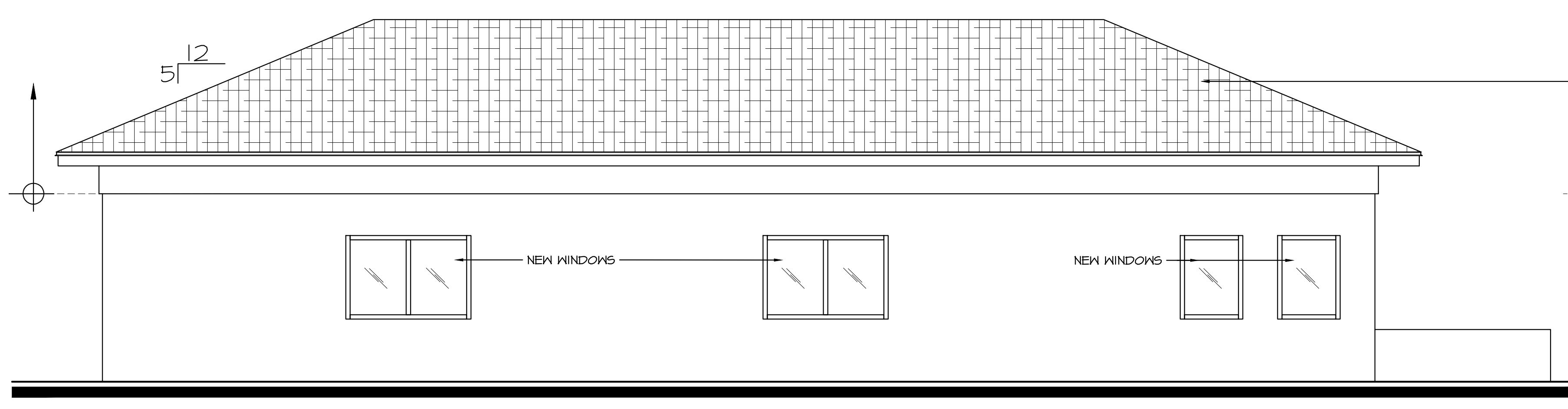


NORTH

1/4"=1'-0"

EAST

1/4"=1'-0"



SOUTH

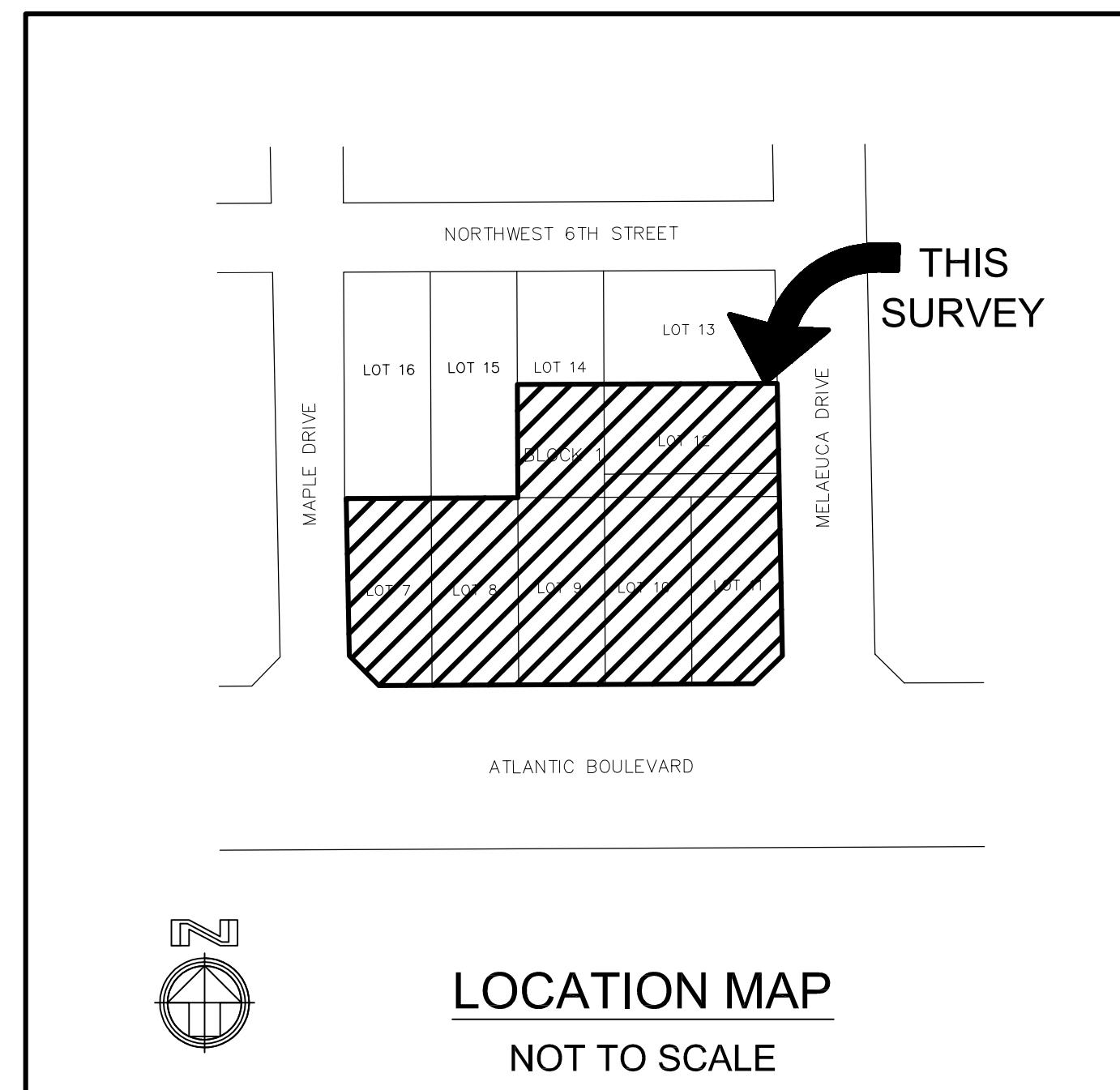
1/4"=1'-0"

WEST

1/4"=1'-0"

AA C001997

TREE TABLE (PER LANDSCAPE ARCHITECT - JBC PLANNING AND DESIGN)							
NO.	COMMON NAME	BOTANICAL NAME	DBH(INCHES)	HEIGHT (FEET)	CANOPY SPREAD	DISPOSITION	NOTES
1064	CHINESE FAN PALM	LIVISTONA SPP.	12	14	N/A	REMAIN	GOOD CONDITION, UNDER POWER LINE.
1065	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1066	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1067	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1056	WASHINGTONIAN PALM	WASHINGTONIA ROBUSTA	10	35	N/A	REMOVE	GOOD CONDITION, SUBJECT TO BREAKAGE IN OPEN AREA.
1057	WASHINGTONIAN PALM	WASHINGTONIA ROBUSTA	10	35	N/A	REMOVE	GOOD CONDITION, SUBJECT TO BREAKAGE IN OPEN AREA.
1047	CABBAGE PALM	SABAL PALMETTO	10	12	N/A	REMAIN	GOOD CONDITION.
1048	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1049	CABBAGE PALM	SABAL PALMETTO	10	18	N/A	REMAIN	GOOD CONDITION.
1050	CABBAGE PALM	SABAL PALMETTO	10	26	N/A	REMAIN	GOOD CONDITION.
1040	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1041	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1042	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	DAMAGE AT BASE OF TRUNK.
1033	CABBAGE PALM	SABAL PALMETTO	10	15	N/A	REMAIN	GOOD CONDITION.
1031	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1032	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1529	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1530	CABBAGE PALM	SABAL PALMETTO	10	28	N/A	REMOVE	"HAZARD; HEAD BENT IN HALF, LEANING TOWARDS BUILDING."
1531	CABBAGE PALM	SABAL PALMETTO	10	30+	N/A	REMAIN	GOOD CONDITION.
1526	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1527	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1528	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1524	LIVE OAK	QUERCUS VIRGINIANA	16	15	25	REMAIN	POOR CONDITION, FPL TOPPING FOR YEARS.
1523	LIVE OAK	QUERCUS VIRGINIANA	10	15	20	REMAIN	POOR CONDITION, SEVERE FPL TRIMMING.
1480	LIVE OAK	QUERCUS VIRGINIANA	6	20	10	REMAIN	GOOD CONDITION.
1111	MAHOGANY	SWETENIA MAHAGONI	14	25	20	REMAIN	GOOD CONDITION.
1197	WEEPING BOTTLEBRUSH	CALISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION, OLD TREE.
1196	WEEPING BOTTLEBRUSH	CALISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION, OLD TREE.
1195	WEEPING BOTTLEBRUSH	CALISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION, OLD TREE.
1194	WEEPING BOTTLEBRUSH	CALISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION, OLD TREE.
1193	LIVE OAK QUERCUS VIRGINIANA	10	20	25	REMAIN	GOOD CONDITION.	
1192	WEEPING BOTTLEBRUSH	CALISTEMON VIMINALIS	5	15	12	REMOVE	POOR CONDITION.
1191	LIVE OAK QUERCUS VIRGINIANA	10	25	15	REMAIN	FAIR CONDITION, FPL CONFLICT, EAST SIDE OF TREE CUT BY FPL.	
1190	YELLOW TABEBUIA	TABEBUIA CARAIBA	9	18	10	REMOVE	HAZARD; STORM DAMAGE & FPL CUTTING; LEANING & OUT OF THE GROUND.
1189	WEEPING BOTTLEBRUSH	CALISTEMON VIMINALIS	5	12	12	REMOVE	POOR CONDITION, STORM DAMAGE, LEANING AND FALLING OUT OF THE GROUND.
1161	GREEN BUTTONWOOD	CONOCARPU ERECTUS	6	18	9	REMOVE	POOR CONDITION; TOO CLOSE TO CURBING.
1160	YELLOW TABEBUIA	TABEBUIA CARAIBA	10	20	12	REMOVE	"HAZARDOUS; LEANING OVER PARKING, CO-DOMINANT."
1159	GREEN BUTTONWOOD	CONOCARPU ERECTUS	5	20	8	REMAIN	FAIR CONDITION.
1158	GREEN BUTTONWOOD	CONOCARPU ERECTUS	4	20	6	REMAIN	FAIR CONDITION.
1155	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION, BENT UPPER TRUNK.
1156	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION, BENT UPPER TRUNK.
1157	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION, BENT UPPER TRUNK.
1150	LIVE OAK	QUERCUS VIRGINIANA	9	16	10	REMAIN	FAIR CONDITION, HAS HAD NO MAINTENANCE - NEEDS PRUNING.
1183	CASSIA	CASSIA SURRENTENSIS	3	12	6	REMOVE	NOT A TREE; BUSH IN POOR CONDITION.
1140	NORFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	16	45	N/A	REMOVE	EXOTIC, STORM DAMAGE.
1139	CABBAGE PALM	SABAL PALMETTO	10	12	N/A	REMOVE	POOR CONDITION, UNDER POWER LINE WITH SEVERE POISON IVY.
1138	YELLOW TABEBUIA	TABEBUIA CARAIBA	6	12	5	REMOVE	HAZARD TREE, UNDER POWER LINE; LEANING & GIRDLING ROOTS.
1076	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1077	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1078	CABBAGE PALM	SABAL PALMETTO	5	14	10	REMOVE	POOR CONDITION, SEVERE LEAN, DAMAGED CANOPY.
1114	SILVER BUTTONWOOD	CONOCARPU ERECTUS SERICEUS	3	14	14	REMOVE	POOR CONDITION, GIRDLED BY BLACK WELLINGTON TAPE IN LOWER TRUNK.
1115	SILVER BUTTONWOOD	CONOCARPU ERECTUS SERICEUS	5	12	12	REMOVE	POOR CONDITION, UNDER POWER LINES, WELLINGTON TAPE DAMAGE TO TRUNK.
1112	WEEPING BOTTLE BRUSH	CALISTEMON VIMINALIS	8	14	10	REMOVE	POOR CONDITION, STORM DAMAGE, SEVERE LEAN.
1482	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION, FPL CONFLICT, STORM DAMAGE.
1483	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION, FPL CONFLICT, STORM DAMAGE.
1484	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION, FPL CONFLICT, STORM DAMAGE.
1485	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION, FPL CONFLICT, STORM DAMAGE.
1486	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION, FPL CONFLICT, STORM DAMAGE.
1487	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION, FPL CONFLICT, STORM DAMAGE.
1488	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION, FPL CONFLICT, STORM DAMAGE.
1515	PONGAM PONGAMIA	PINNATA	30	35	20	REMAIN	POOR CONDITION, LEANING, HANGING OVER PARKING LOT, EXPOSED ROOTS.
1504	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1500	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1501	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1502	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1503	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1504	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1499	JACARANDA	JACARANDAICA PINNATA	6	23	6	REMAIN	POOR CONDITION, GROWING IN-BETWEEN PONGAM TREES.
1498	JACARANDA	JACARANDAICA PINNATA	3	20	2	REMAIN	POOR CONDITION.
1489	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	16	N/A	REMAIN	GOOD CONDITION.
1490	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1491	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1492	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1493	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1494	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1495	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1496	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8	25	N/A	REMAIN	POOR CONDITION.
1401	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	POOR CONDITION, MULTIPLE DAMAGE TO TRUNK.
1426	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	2	10	N/A	REMAIN	GOOD CONDITION.
1427	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	2	10	N/A	REMAIN	GOOD CONDITION.
1428	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	30	N/A	REMAIN	OLD TREES.
1429	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	30	N/A	REMAIN	OLD TREES.
1429A	CABBAGE PALM	SABAL PALMETTO	12	25	N/A	REMAIN	GOOD CONDITION.
1429B	CABBAGE PALM	SABAL PALMETTO	12	25	N/A	REMAIN	GOOD CONDITION.
1430	CABBAGE PALM	SABAL PALMETTO	12	15	N/A	REMAIN	GOOD CONDITION.
1430A	CABBAGE PALM	SABAL PALMETTO	12	15	N/A	REMAIN	GOOD CONDITION.
1459	YELLOW TABEBUIA	TABEBUIA CARAIBA	206	20	20	REMAIN	POOR CONDITION, VERY HAZARDOUS, OVER SIDEWALK.
1434	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	12	30	30	REMAIN	FAIR CONDITION, NEEDS PRUNING.
1435	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	5	30	10	REMAIN	FAIR MINUS CONDITION, TOO CLOSE TO BUILDING.
1436	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	6	30	15	REMAIN	FAIR CONDITION.
1439	CABBAGE PALM	SABAL PALMETTO	12	30	N/A	REMAIN	FAIR CONDITION.
1438	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	4	30	N/A	REMAIN	FAIR CONDITION.

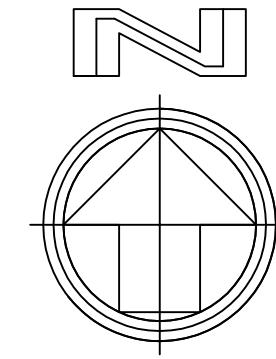


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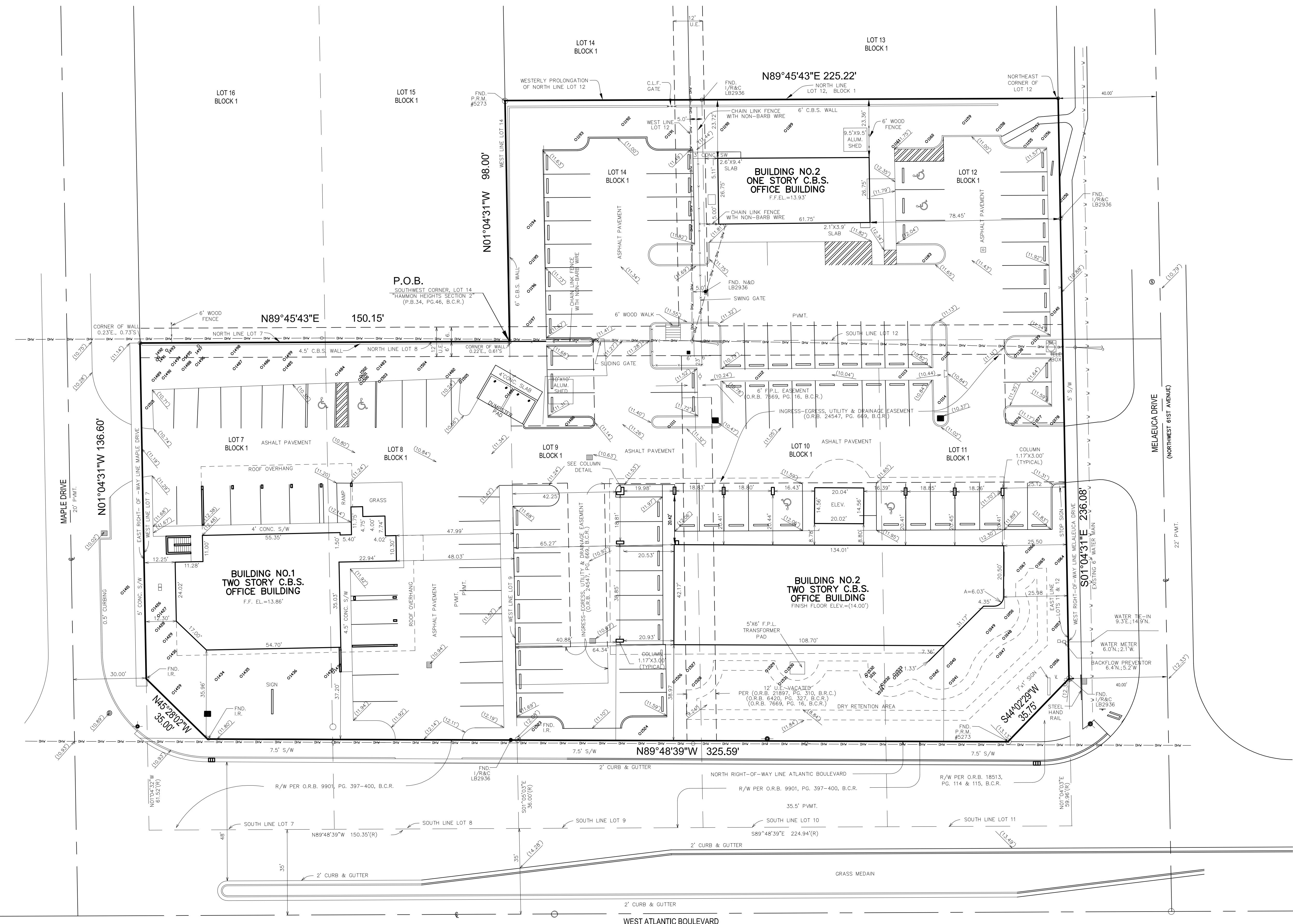
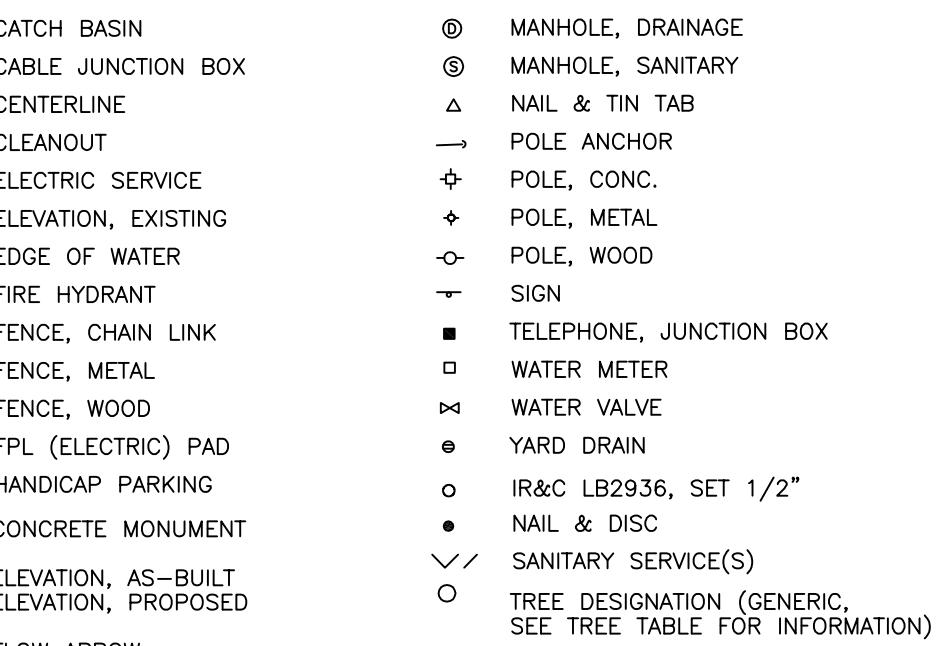
- CATCH BASIN
- ◎ MANHOLE, DRAINAGE
- CABLE JUNCTION BOX
- ◎ MANHOLE, SANITARY
- ◎ CENTERLINE
- △ NAIL & TIN TAB
- POLE ANCHOR
- ELECTRIC SERVICE
- EDGE OF WATER
- POLE, CONC.
- ♦ POLE, METAL
- ♦ POLE, WOOD
- SIGN
- TELEPHONE, JUNCTION BOX
- WATER METER
- FIRE HYDRANT
- FENCE, METAL
- FENCE, WOOD
- FENCE, CHAIN LINK
- FENCE, PAD
- WATER VALVE
- YARD DRAIN
- IR&C LB2936, SET 1/2"
- CONCRETE MONUMENT
- ELEVATION, AS-BUILT
- ELEVATION, PROPOSED
- FLOW ARROW

NOTES:

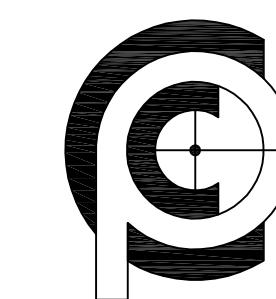
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVE


ABBREVIATIONS:

B.C.R. = BROWARD COUNTY RECORDS
 C.L.F. = CHAIN LINK FENCE
 CONC. = CONCRETE
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND. = FOUNDATION
 I.R./C = IRON ROD AND CAP
 M.B. = MONUMENT
 M.D. = MONUMENT
 N.D. = NAIL & DISC
 N.T.S. = NOT TO SCALE
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 P.G. = PLATE (S)
 R/W = RIGHT-OF-WAY
 S/W = SIDEWALK
 CS = CONCRETE STAIRS
 CP = CONCRETE PAD
 SS = STEEL STAIRS
 CW = CONCRETE WALK
 FGB = FENCE GATE BOX
 MB = MAILBOX
 SP = SURVEILLANCE POLE

LEGEND:


1	3/31/15	KDM	LMC	BOUNDARY AND TOPOGRAPHIC SURVEY	1910/20-25	SCALE: 1"=20' DATE: 3-31-15 DRAWN BY: KDM CHECKED BY: LMC FB/PG: 1910/20-25&TDS SURVEY TYPE: BOUNDARY AND TOPOGRAPHIC SURVEY
NO.	DATE	BY	CK'D	REVISIONS	FB/PG	


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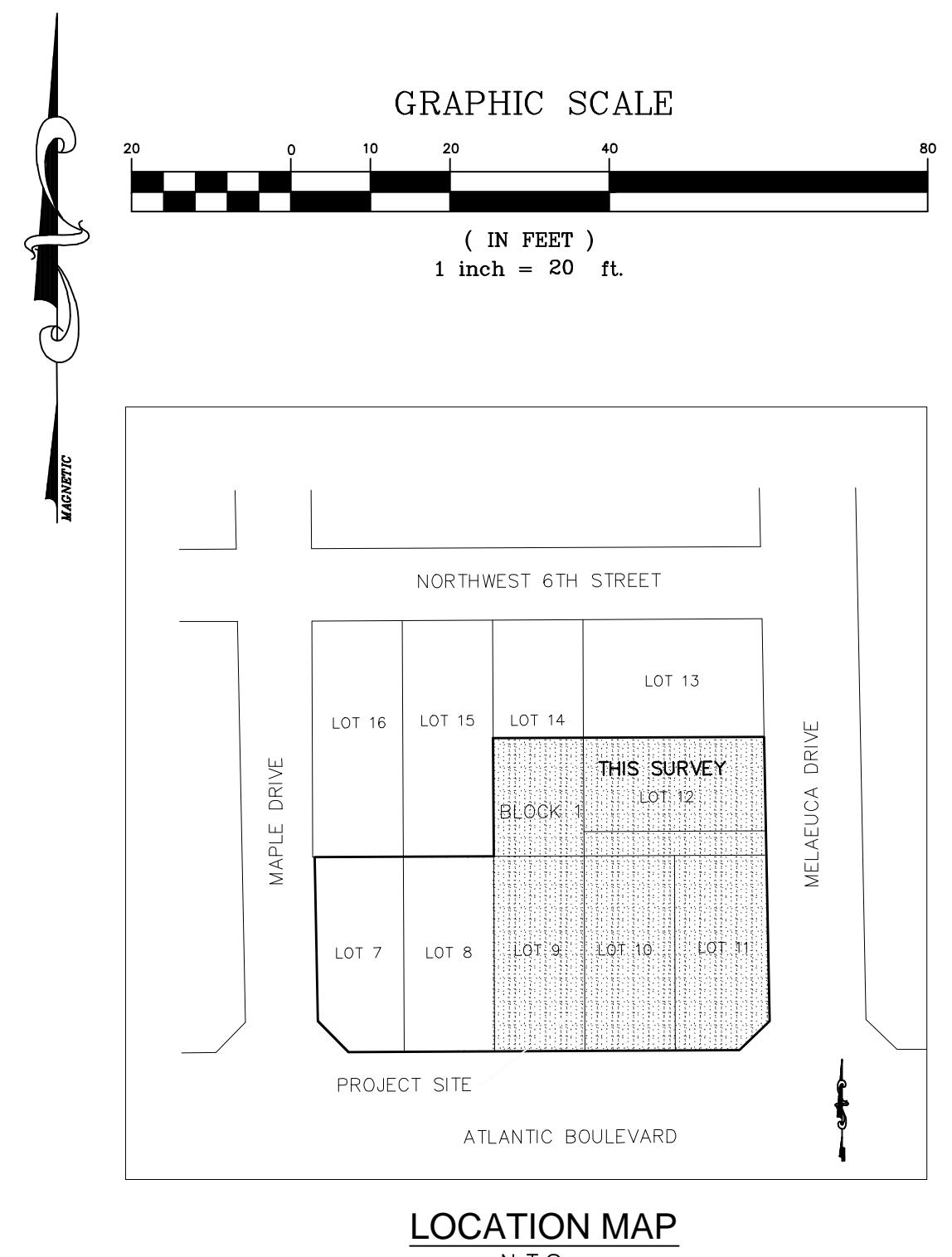
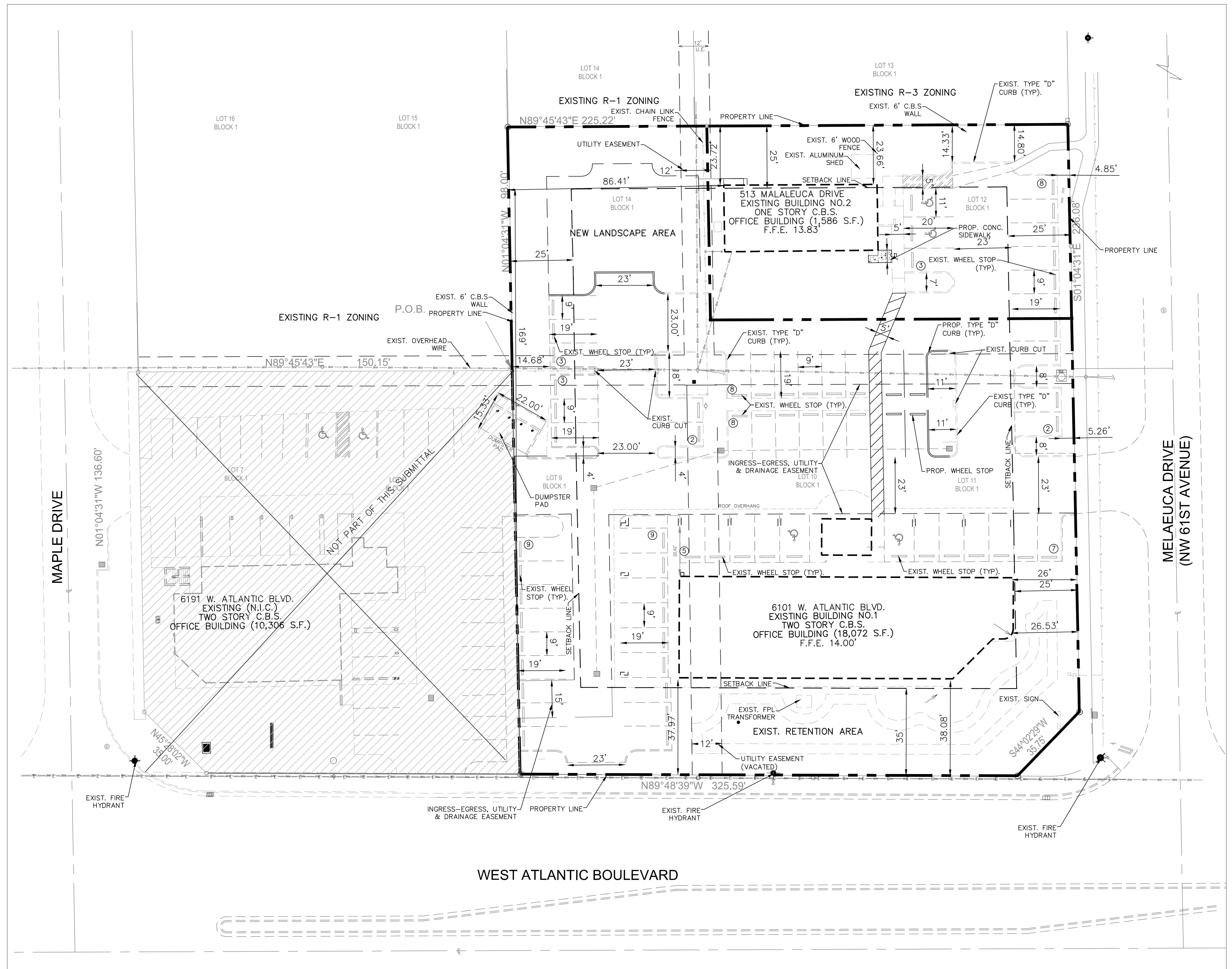
 814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442
 PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

BOUNDARY AND TOPOGRAPHIC SURVEY
MARGATE OFFICE COMPLEX
 A PORTION OF LOTS 7,12 & 14 BLOCK 1
 "HAMMON HEIGHTS SECTION 2" (PB. 34, PG. 46, B.C.R.)
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

FILE NO.: 150102

SHEET 2 OF 2

SEAL



<u>SITE DATA TABLE</u>	
<u>SITE AREA</u>	TOTAL SITE AREA = 58,405.74 S.F. OR 1.34 ACRES
<u>EXISTING ZONING</u>	TOC-C (B-1)
<u>PROPOSED ZONING</u>	CF-1 COMMUNITY FACILITY
PARKING REQUIREMENTS:	
REQUIRED PARKING = 1 SPACE FOR EVERY TWO BEDS AND ONE SPACE FOR EACH EMPLOYEE = 40 BEDS WITH 30 EMPLOYEES = 50 SPACES	
PARKING AVAILABLE = 67 SPACES	
HANDICAP SPACES AVAILABLE = 4 SPACES	
<u>SETBACKS</u>	
FRONT YARD: 35' REQUIRED ; 35' MINIMUM AVAILABLE	
REAR YARD: 25' REQUIRED ; 23.66' MINIMUM AVAILABLE	
SIDE YARD: 25' REQUIRED ; 25' MINIMUM AVAILABLE	
<u>SETBACK VARIANCE REQUIRED</u>	
REAR YARD	
<u>BUILDING</u>	
40' FROM ANY RESIDENTIAL PROPERTY	
<u>PARKING</u>	
20' FROM ANY RESIDENTIAL PROPERTY	

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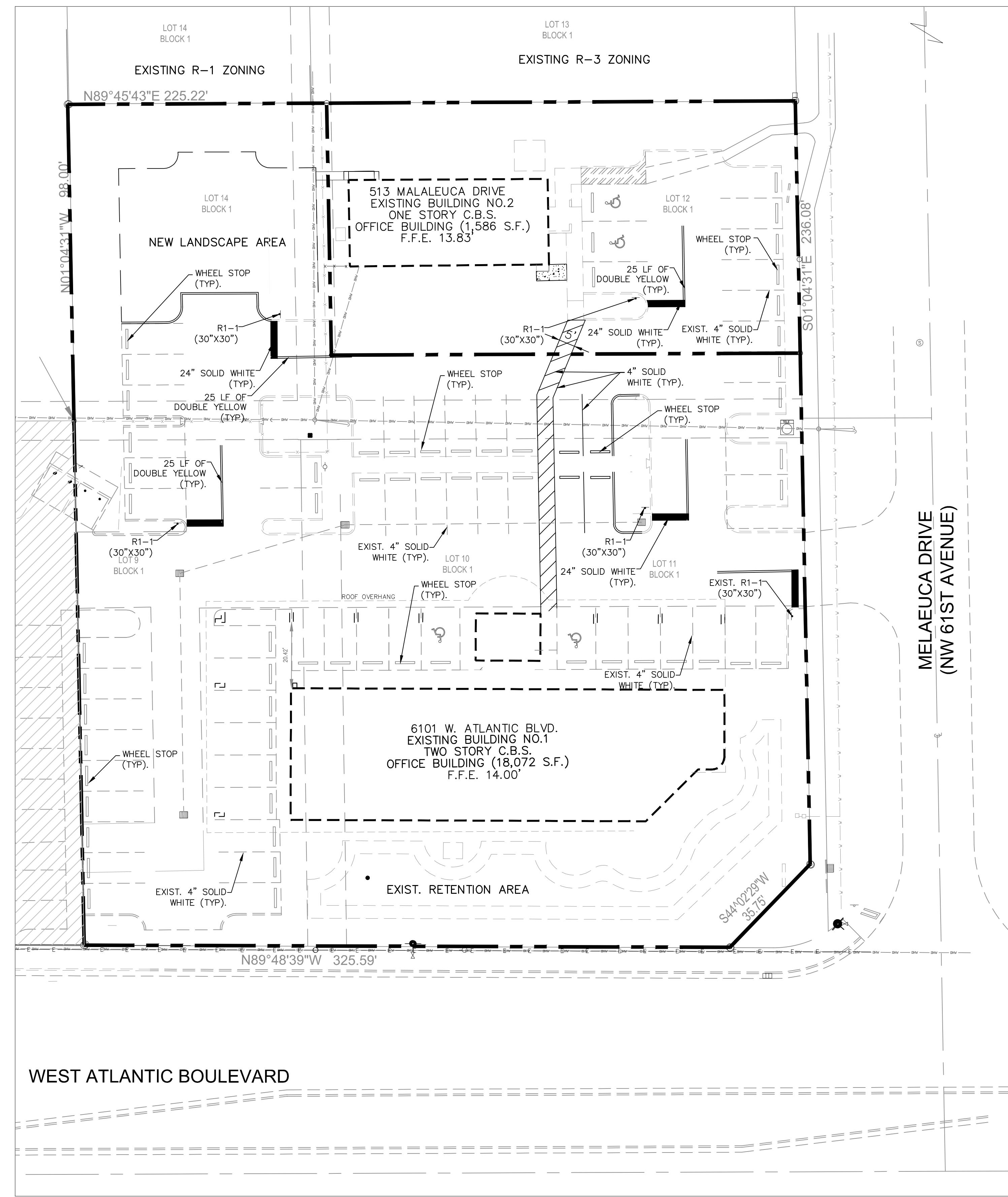
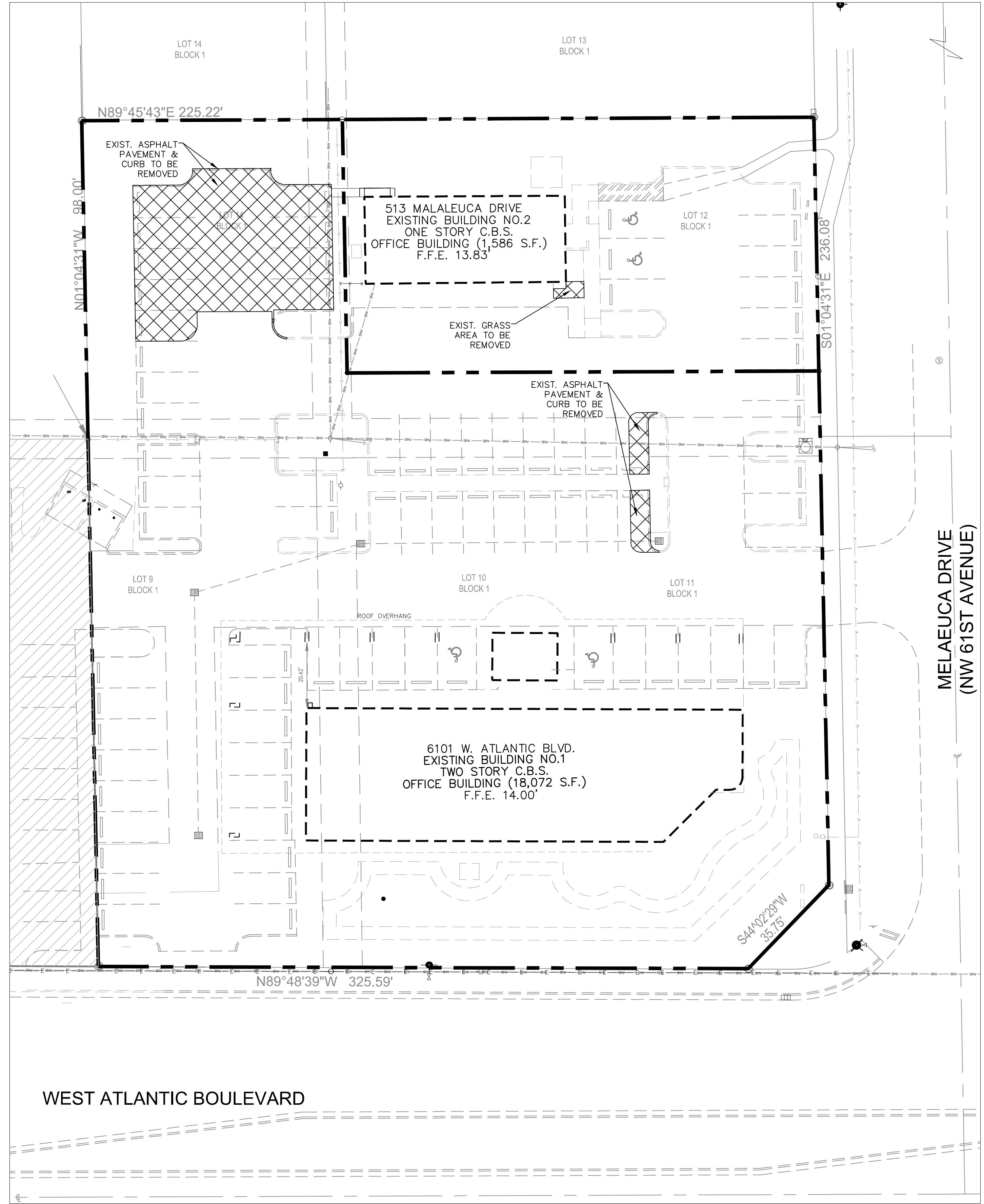
MARGATE MEDICAL CENTER
6101 W. ATLANTIC BLVD.
MARGATE, FLORIDA

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SHEET C-1





DEMOLITION PLAN

PAVEMENT MARKINGS & STRIPING PLAN

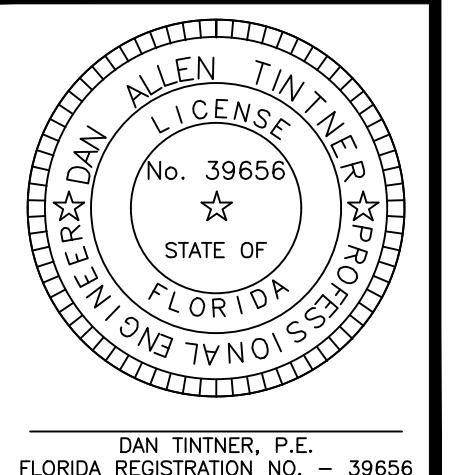
SHEET PMS-1

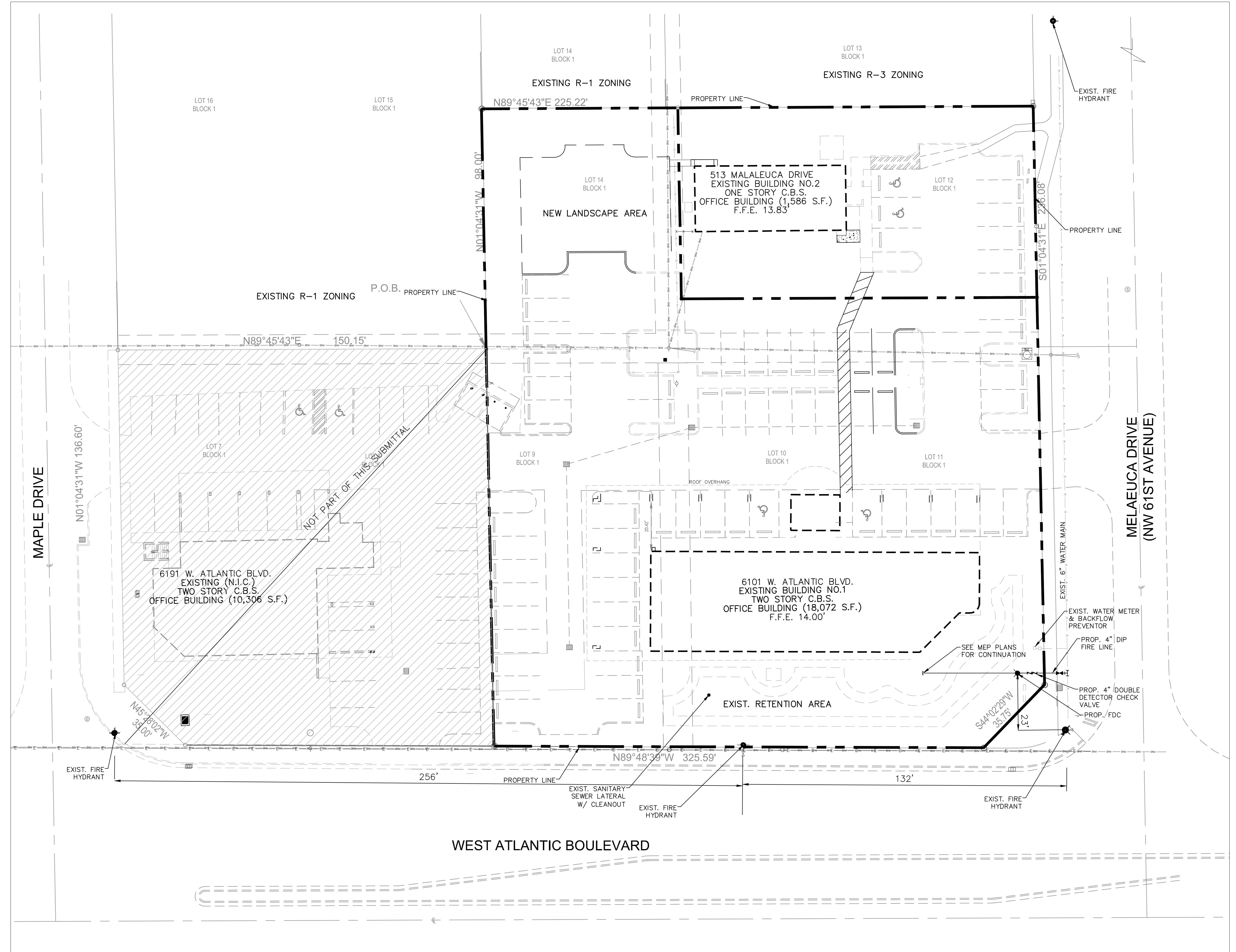
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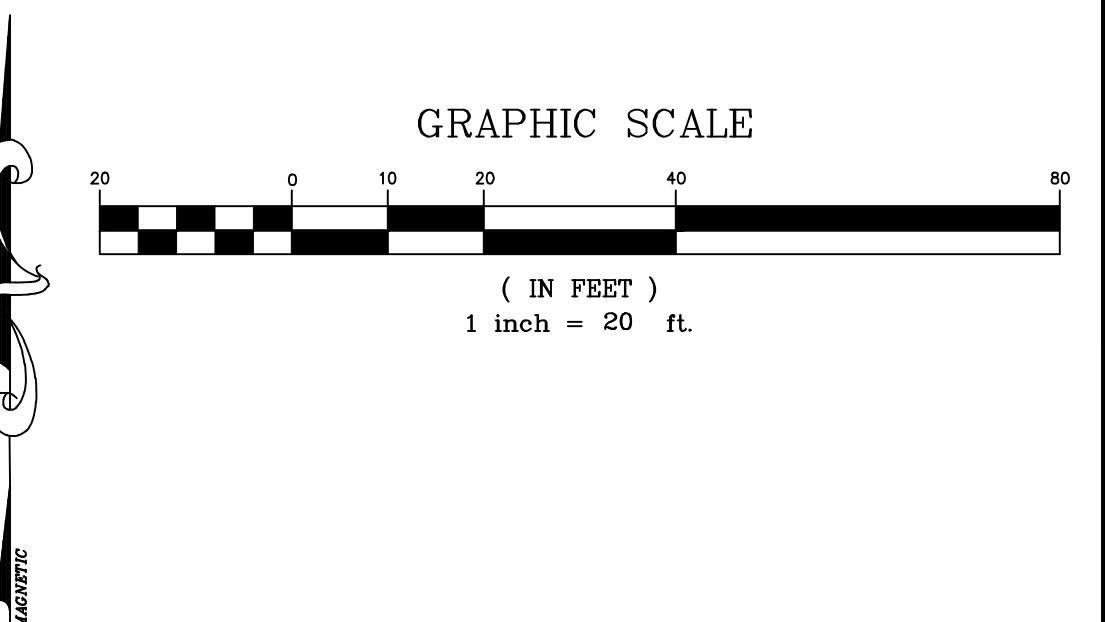
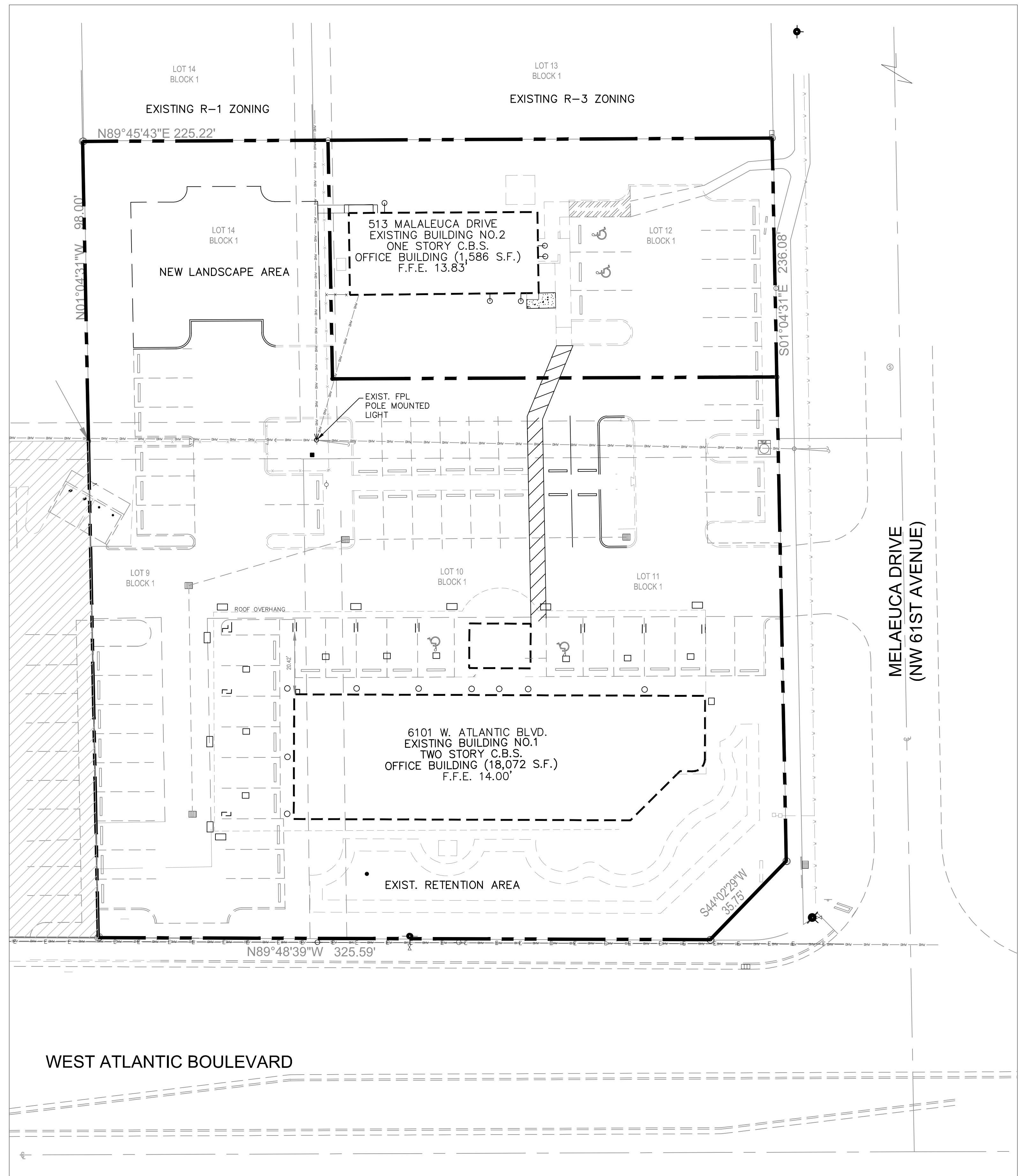
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SCALE:	AS SHOWN
DATE:	03/05/15
DRAWN BY:	GBH
CHECKED BY:	DAT
DESIGNED BY:	GBH





		GRAPHIC SCALE	
		(IN FEET) 1 inch = 20 ft.	
		MAGNETIC	
		NORTH	
LEGEND:		R/W LINE / PROPERTY LINE PROP. WATER MAIN PROP. WATER VALVE EXISTING FIRE HYDRANT	
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GRAPHIC SCALE

(IN FEET)

LEGEND:

R/W _____ P _____ R/W LINE / PROPERTY LINE

EGEND

- EXIST. WALKWAY LIGHTS UNDER OVERHANG
- EXIST. PARKING LIGHTS UNDER OVERHANG
- EXIST. WALL MOUNTED FLOOD LIGHTS
- EXIST. FPL POLE MOUNTED LIGHT
- EXIST. WALL MOUNTED SINGLE BULB FIXTURE

OTES:

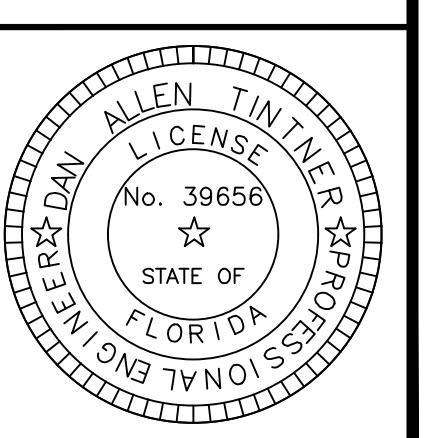
- . ALL LIGHTING CRITERIA FOR THE SITE WILL BE MET.
 - MINIMUM HORIZONTAL ILLUMINANCE: 2.0 (FC)
 - MAXIMUM UNIFORMITY RATIO (MAX/MIN): 10:1
 - MAXIMUM AT PROPERTY LINE: 0.6 (FC)

2. EXISTING LIGHTING PROVIDED AT SITE. ADDITIONAL
LIGHTING MAY BE REQUIRED. ALL LIGHTING FIXTURES SHALL
BE CLEANED AND NEW BULBS TO BE INSTALLED WHERE
REQUIRED.

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PHONE: (954)972-3959 FAX: (954)972-4178

SCALE:	AS SHOWN
DATE:	03/05/15
DRAWN BY:	GBH
CHECKED BY:	DAT
DESIGNED BY:	GBH



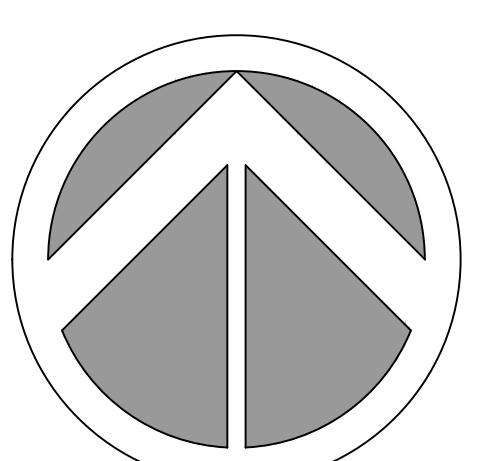
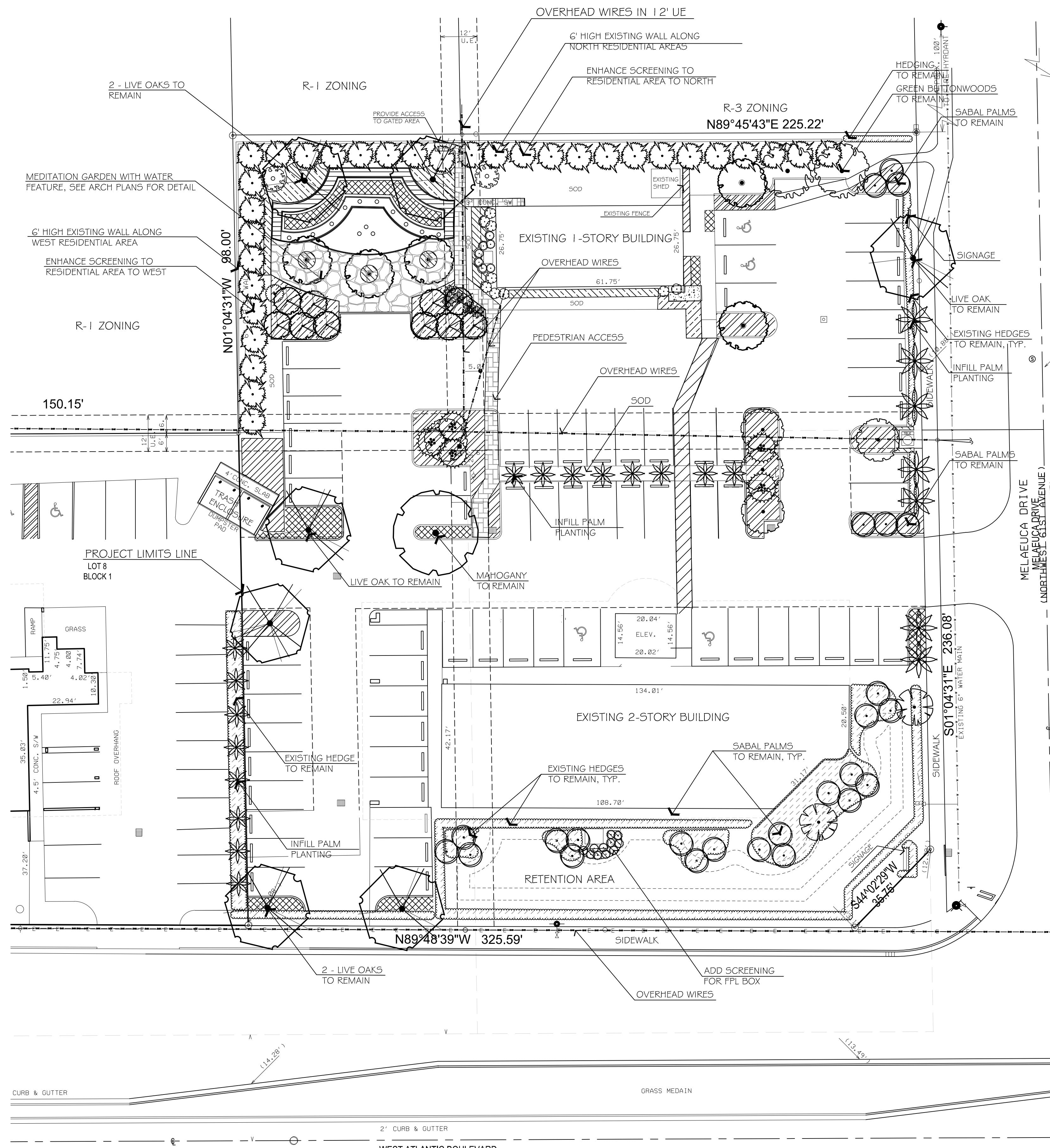
DAN TINTNER, P.E.
FLORIDA REGISTRATION NO. - 39656

PLANT SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COMMENTS</u>
	BA	<i>Bulnesia arborea</i>	Verawood	10' oah, 5' spr., full symetrical heads	Std, Matched
	ECE	<i>Conocarpus erectus</i>	Existing Green Buttonwood	See Tree Inventory	To Remain
	JH	<i>Jatropha hastata</i>	Jatropha Tree	6' x 6' multi-trunk	Rounded Form, Full
	LJ	<i>Ligustrum japonicum</i>	Japanese Privet	8'-10' ht.	Std, Matched
	QV	<i>Quercus virginiana</i>	Live Oak	3" cal., 14'-16' oah	FG, B&B
	EQV	<i>Quercus virginiana</i>	Existing Live Oak	See Tree Inventory	To Remain
	ESW	<i>Swietenia mahagoni</i>	West Indian Mahogany	See Tree Inventory	Existing
<u>PALM TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COMMENTS</u>
	AD2	<i>Adonidia merrillii</i>	Double Christmas Palm	8'-12' double trunk	double trunk
	AD	<i>Adonidia merrillii</i>	Christmas Palm	6'-8' oah	Single Straight Trunk
	CM	<i>Caryota mitis</i>	Fishtail Palm	6'-8' oah	Full to base
	CH2	<i>Chamaerops humilis</i>	European Fan Palm	4'-6' Triple	Straight trunk, intact branches
	ELI	<i>Livistona spp.</i>	Existing Fan Palm	See Tree Inventory	To Remain
	SP24	<i>Sabal palmetto</i>	Cabbage Palmetto	22' - 24' single	Slick trunk
	ESP	<i>Sabal palmetto</i>	Existing Cabbage Palmetto	See Tree Inventory	To Remain
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SPACING</u>	<u>COMMENTS</u>
	CHA	<i>Chamaedorea cataractarum</i>	Cat Palm	7 gal	4' ht.
	COR	<i>Cordyline fruticosa 'Black Magic'</i>	Black Magic Cordyline	As Shown	7 gal, 36" full
	DOM	<i>Dombeya x seminole</i>	Pink Dombeya	As Shown	15 gal, 3' oah
	GAR	<i>Gardenia</i>	Gardenia	15 gal	4' x 4' Full
	STR	<i>Strelitzia reginae</i>	Orange Bird of Paradise	7 gal	6 stem minimum
<u>SHRUB AREAS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SPACING</u>	<u>COMMENTS</u>
	ALO	<i>Alocasia macrorrhiza 'Black Stem'</i>	Giant Elephant's Ear OR Equal	3 gal	20" x 20", stag 2' oc
	CLG	<i>Clusia guttifera</i>	Small-Leaf Clusia	7 gal	36" x 36", stag 2.5' oc
	FIM	<i>Ficus microcarpa 'Green Island'</i>	Green Island Ficus	3 gal	10" X 10" Stag. 20" oc
	GAG	<i>Galphimia gracilis</i>	Thrayllis	3 gal	20" x 20" staggered 30" oc
	HAP	<i>Hamelia patens 'Compacta'</i>	Dwarf Fire Bush	3 gal	24" x 20", stag 2.5' oc
	PHX	<i>Philodendron xanadu</i>	Philodendron	3 gal	14" x 16" full, stag 2' oc
	POP	<i>Podocarpus macrophyllus 'Dwarf Pringles'</i>	Dwarf Podocarpus	3 gal	9" X 9" stag 18" oc
	SAT	<i>Schefflera arboricola 'Trinette'</i>	Trinette Arboricola	3 gal	14" x 16", stag. 20" oc
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SPACING</u>	<u>COMMENTS</u>
	BEG	<i>Begonia coccinea 'Angelwing'</i>	Angelwing Begonia	3 gal	12" x 12" staggered 18" oc
	DTV	<i>Dianella tasmanica</i> Blueberry	Blueberry Flax Lily	3 gal	18" x 18", staggered 24" oc
	DIE	<i>Dietes iridioides</i>	White African Iris	1 gal	6" x 9", stag 12" oc
	NEP	<i>Nephrolepis oblitterata</i>	'Kimberly Queen' Sword Fern	1 gal	10" x 10", staggered 12" oc

NOTE:

1. ALL AREAS PREVIOUSLY THAT WERE PAVEMENT AND NOW PLANTING SHALL BE EXCAVATED DOWN 3' AND FILLED WITH PLANTING SOIL PER THE SPECIFICATIONS ON SHEET LP-2.
2. WHERE EXISTING TREES ARE TO REMAIN, SCARIFY THE SOIL TO 6" AND ADD SMALL (1 GALLON) GROUNDCOVER SET HIGH TO AVOID ROOT ZONE AND PROVIDE AN AREA UNDISTURBED FROM LAWN EQUIPMENT.
3. ALL TREES TO REMAIN TO BE PROTECTED WITH TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION IF NEAR AREA OF DISTURBANCE.



SCALE: 1" = 20'

Sheet Title

LANDSCAPE PLAN

11. **What is the name of the author?**

Date 4.11.15

Sheet Number

LP-1

Seal

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