



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Special Exception (existing)

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

Submittal Date (official use):

11-10-14 P04:51 RCVD

Project Name Petro Solutions		DRC # 11-14-05
Address 505 N State Road 7		
Acreage	Folio Number 4841 36 02 0330	Paid: \$ 1,000.00
Existing Use Vacant gasoline service station		
Legal Description Hammon Heights Sec. 2, 34-46B Lot 21 & 22 less r/ws as described in ORS 2377/529 & 10121/685, Blk 2		

Describe proposal/request in detail
<input type="checkbox"/> to re-establish gasoline service station, see attached.
<input type="checkbox"/>
<input type="checkbox"/>

Agent/Contact Name Rod A. Feiner, Esq., Coker & Feiner	
Address 1404 S Andrews Avenue, Fort Lauderdale, FL 33316	
Phone Number 954-761-3636	Fax Number 954-761-1818
Email Address rafeiner@coker-feiner.com	

Property Owner Name Trust Number 441	
Address 1901 Brickell Avenue, #B-1808, Miami, FL 33131	
Phone Number	Fax Number
Email Address	

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 ½ of the Margate City Code.

Property Owner's Signature

Date

11/7/14

REQUEST AND JUSTIFICATION FOR SPECIAL EXCEPTION

REQUEST

To operate a gasoline service station which will have 6 pumps (12 dispensing locations) with a 1,000 square foot convenience store and an automated car wash on property which has a mailing address of 505 North State Road 7.

JUSTIFICATION

Statement common to all criteria

The site was previously approved as a gasoline service station and a gasoline service station was operated at this site for many years. The site was previously operated by Shell gasoline and when Shell moved out of the market as a corporate operator the use ceased for a period of time that exceeded one hundred and eighty (180) days. By the requirements of the City's Code, a new special exception approval is required to re-open a gasoline service station at this location. The proposed special exception for the gasoline service station will use the existing canopy, pump islands and convenience store which were part of the previously approved use as legal non-conforming structures. Furthermore, the underground storage tanks meet all newly enacted Federal and State requirements and have double wall underground storage tanks and pump elements with the requisite alarm functions

(a) Compatibility of the use and site plan elements with the indigenous environment and with properties in the neighborhood, as outlined in the Margate Comprehensive Plan.

The property is designated Commercial/Transit Oriented Corridor on the City's land use plan and is zoned for a commercial use with a TOC Gateway zoning designation. The property is located on a major thoroughfare in the City and at the intersection Atlantic Boulevard and State Road 7, which is also a major roadway. This site is in the exact location that is needed to serve the residents of Margate and the traveling public. Furthermore, there is not a nearby gasoline service station. The site is also surrounded by commercial uses which means it will not impact on residential uses and can also serve the travelling public. The site design elements also mitigate against any impacts on the surrounding areas, in particular landscape buffers separate the property from the other neighboring commercial properties.

(b) Substantial detrimental effects of the proposal on property values in the neighborhood.

The property is zoned for commercial use and its size and location dictate that it will be developed in a traditional manner. The proposed gasoline service station is located in the exact area where a service station should be located, at the intersection of two major roadways, and thus it is not anticipated that the service station will have any impacts on property values.

(c) Substantial detrimental effects of the use on living or working conditions in the neighborhood.

The property is zoned for commercial use with TOC/Gateway zoning use and a Commercial/TOC land use. In this zoning district a service station is permitted as a special exception and the property was previously developed as a service station. As a result, re-establishing a service station at this location will not have any detrimental impacts on the living or working conditions in the neighborhood over and above the existing commercial designation. In fact, the re-establishment of the service station at this location will positively impact living and working conditions as it will enable both businesses, residents and travelers an opportunity to serve as a needed refueling station for the area.

(d) Ingress and egress to the development and proposed structures, with particular reference to automotive and pedestrian safety, control of automotive traffic, provision of services and servicing of utilities and refuse collection, and access in the case of fire, catastrophe or emergency.

The service station will use the previously permitted access points, one on Atlantic Ave and one on State Road 7. The site design and internal traffic circulation patterns have been designed to be efficient and safe based upon many years of experience in providing services to the public. Furthermore, the prior use of these ingress and egress points allowed the safe flow of traffic both from the roadway along with safe pedestrian movement. In addition, because of this site's location access to the adjacent roadway is controlled by both Broward County and FDOT. The existing ingress and egress points which will continue to be used have been approved by both Broward County and FDOT. The areas for ingress and egress are also in compliance with the plat for this property and no other access points would be allowed without amending the non-vehicular access lines for the plat.

(e) Off-street parking location, and relationship to buildings and internal traffic patterns with particular reference to automotive and pedestrian traffic safety, traffic flow and control, access in case of fire or emergencies, and screening and buffering.

As stated above, the internal circulation and parking locations have been designed based upon the prior approvals and functioning of the site which showed safe internal traffic and pedestrian movement. In addition, the project engineer has also re-reviewed the internal traffic and pedestrian movement and determined that the internal traffic patterns are safe, provide adequate access and support emergency vehicles.

(f) Orientation, location, size and feature of city buildings and the appearance and harmony of the buildings with nearby development and land uses.

The gasoline service station is compatible with the other commercial uses along State Road 7 and Atlantic Boulevard. Furthermore, the site incorporates landscaping which serves as a buffer to adjacent property. As the use is being reconstituted the existing buildings and canopies are

being used as legal non-conforming structures and the applicant both recognizes and acknowledges the limitations that such a designation imposes. However, using the existing buildings is also appropriate in this instance as the existing below ground infrastructure is specifically designed to accommodate a gasoline service station at the locations of the current buildings.

(g) Sufficiency of setbacks, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of site-generated noise, lights, fumes and other nuisances.

The setbacks are designed to create a safe and efficient site and the location of the building are designed to protect and buffer surrounding properties.

(h) Adequacy of stormwater management with attention to the necessity for onsite retention to alleviate flooding and groundwater pollution without compromising the aesthetics and maintainability of landscaping.

The development of the site meets all applicable stormwater management criteria.

(i) Adequacy of landscaping with an emphasis on the preservation of existing trees, the use of native species, and the use of required landscaping along street perimeters.

The landscaping along street perimeters and the adjacent properties is substantial and of a very high quality to act as a buffer and to add to the aesthetics of the development. Furthermore, the landscaping already mature and provides additional buffering and screening than what would be accomplished by new landscape materials being installed.

(j) Compliance with the applicable goals, objectives and policies of the Margate Comprehensive Plan.

The comprehensive plan contemplates and encourages vehicular related uses to be located on major corridors. State Road 7 and Atlantic Boulevard are major corridors in the City.

(k) Compliance with the goals, objectives and policies of the Margate Community Redevelopment Plan.

The proposed service station will provide a needed service to the community while utilizing a parcel that was previously approved for the same use.

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 11/06/14 00 Receipt no: 21738

Type	SvcCd	Description	Amount
EI		ECDV SPECIAL EXECPT. USE	
	Qty	1.00	\$1000.00

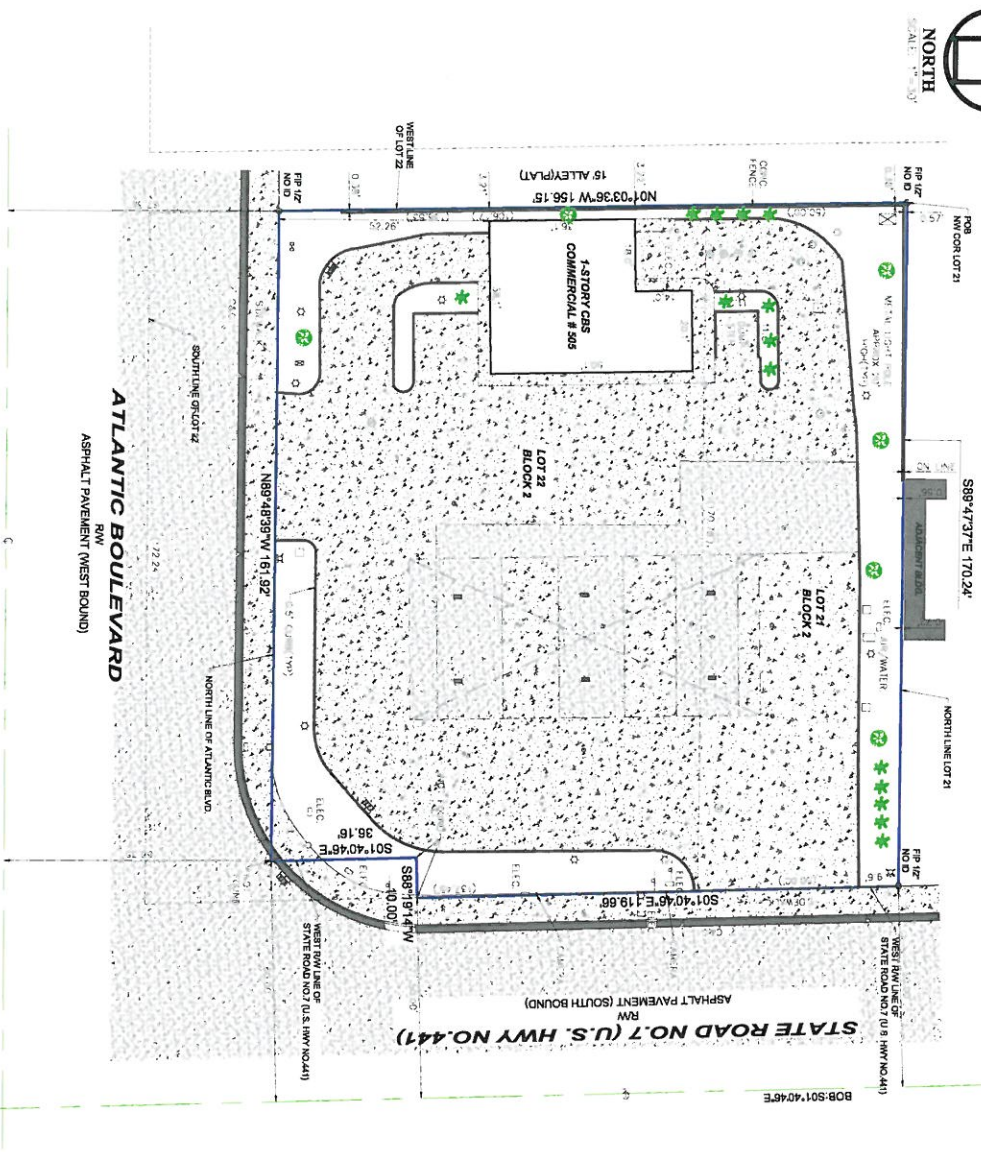
COKER & FEINER
1404 S ANDREWS AVENUE
Y(954) 761-3636
RE: 505 N STATE ROAD 7

Tender detail
CK Ref#: 7868 \$1000.00
Total tendered: \$1000.00
Total payment: \$1000.00

Trans date: 11/12/14 Time: 11:57:34

HAVE A GREAT DAY!

MAP OF BOUNDARY SURVEY



LEGEND

- ABBREVIATIONS:**
- A - ADJACENT
 - B - BOUNDARY
 - C - CORNER
 - D - DISTANCE
 - E - ELEVATION
 - F - FENCE
 - G - GROUND
 - H - HIGHWAY
 - I - IRREGULAR
 - J - JUNCTION
 - K - KNOT
 - L - LINE
 - M - MARK
 - N - NORTH
 - O - OAK
 - P - PINE
 - Q - QUARTER
 - R - ROAD
 - S - SURFACE
 - T - TRAIL
 - U - UTILITY
 - V - VALVE
 - W - WATER
 - X - CROSS
 - Y - YARD
 - Z - ZONE
- SYMBOLS:**
- CHAIN LINE
 - FENCE
 - GROUND
 - IRREGULAR
 - JUNCTION
 - KNOT
 - LINE
 - MARK
 - NORTH
 - OAK
 - PINE
 - QUARTER
 - ROAD
 - SURFACE
 - TRAIL
 - UTILITY
 - VALVE
 - WATER
 - CROSS
 - YARD
 - ZONE

SURVEYOR'S CERTIFICATE:

I, the undersigned, being a duly licensed Surveyor under the laws of the State of Florida, do hereby certify that this Survey was made by me or under my direct supervision and that I am a duly licensed Surveyor under the laws of the State of Florida.

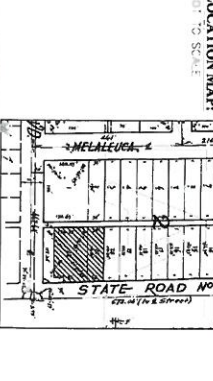
DATE OF FIELD WORK: 10/1/14

DATE OF PREPARATION: 10/1/14

DATE OF RECORDING: 10/1/14

Survey Pros, Inc.

8308 MILLS DRIVE SUITE 148, MIAMI, FL 33183
Tel: 305.767.6802
www.survey-pros.com



LEGAL DESCRIPTION:

A portion of Lot 21 and 22 in Block 2 of "Hawthorne Square Section 7" as shown on the plat recorded in the Public Records of Dade County, Florida, Book 100, Page 100, and as shown on the plat recorded in the Public Records of Dade County, Florida, Book 100, Page 100, and as shown on the plat recorded in the Public Records of Dade County, Florida, Book 100, Page 100.

FLOOD ZONE INFORMATION:

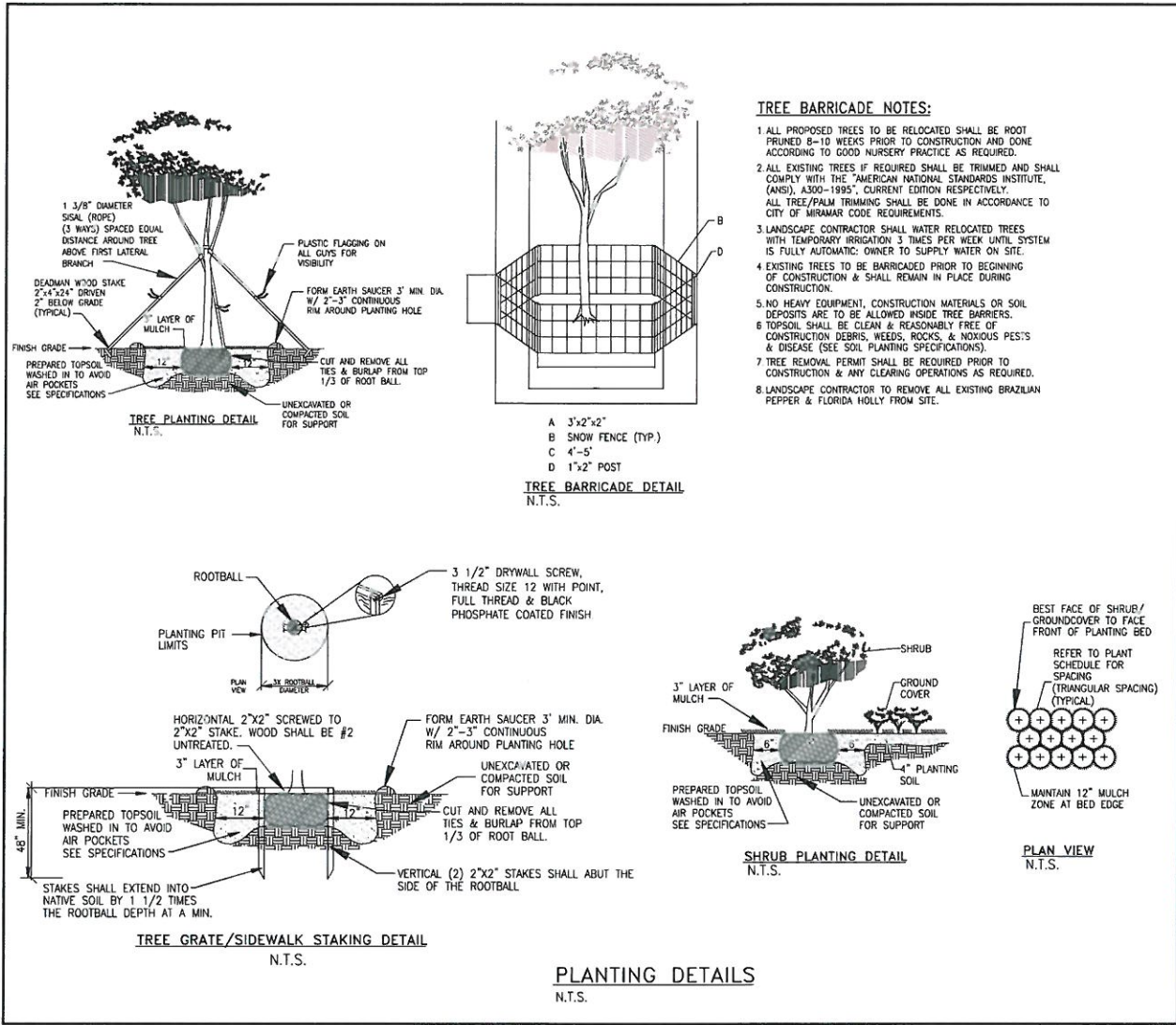
Based on the Flood Insurance Rate Map (FIRM) for the area, the property is located in Flood Zone X-1, which is a Special Flood Hazard Area (SFHA) with a 1% Annual Chance Flood (ACF) depth of 1.0 foot.

SURVEYOR'S NOTES:

The survey was made by me or under my direct supervision and that I am a duly licensed Surveyor under the laws of the State of Florida. The survey was made by me or under my direct supervision and that I am a duly licensed Surveyor under the laws of the State of Florida.

CERTIFIED TO:

BEING: S. J. COOK, L.C., COOK & FINER, COMMOWA 14th LAND TITLE INSURANCE COMPANY, BARRY N. SWEET AND GARDNER B. SWEET, AS SUCCESSORS, INSURERS UNDER DEED OF TRUST CERTAIN LAND TRUST AGREEMENT DATED MAY 4, 1989.

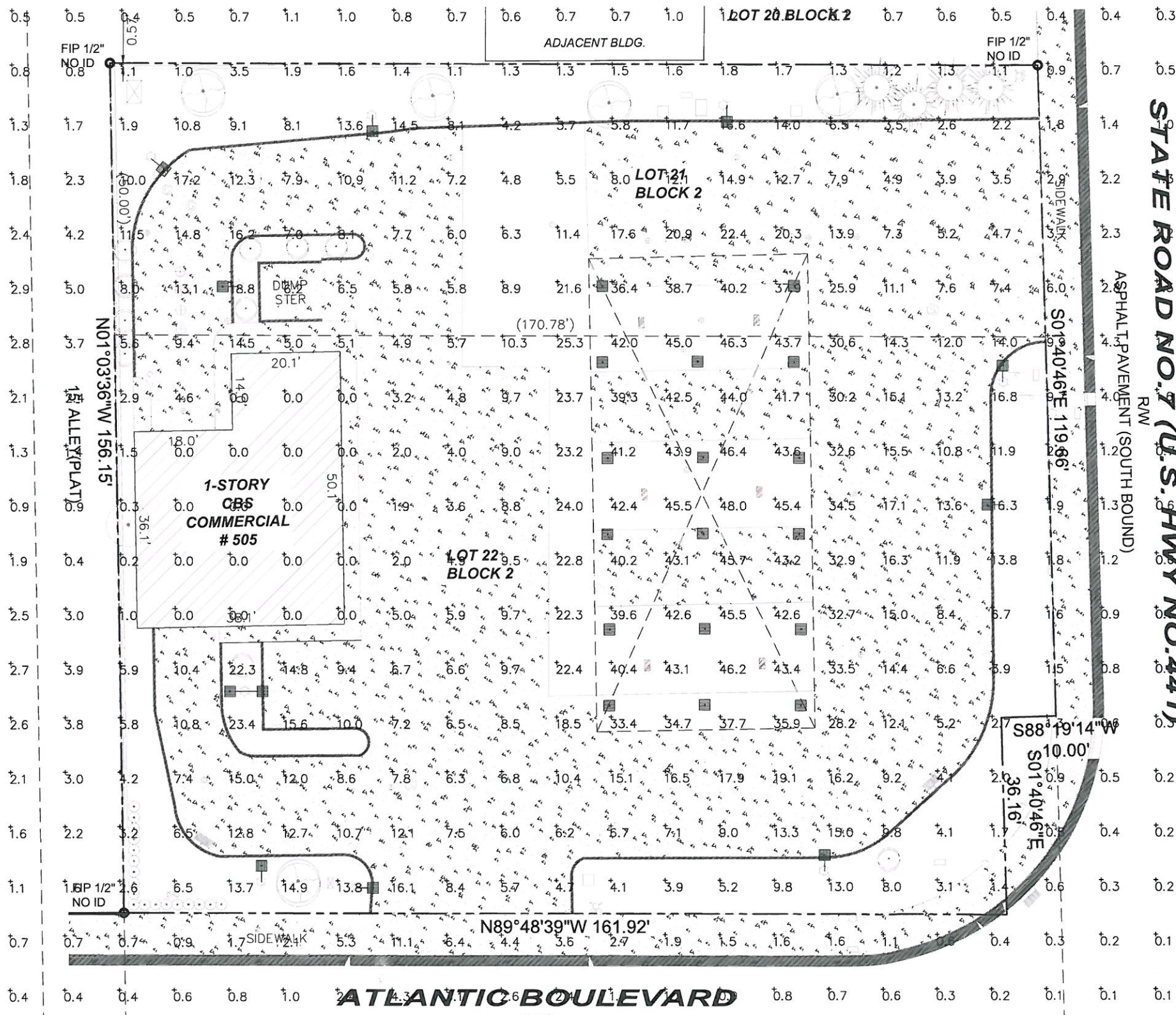


LANDSCAPE SPECIFICATIONS

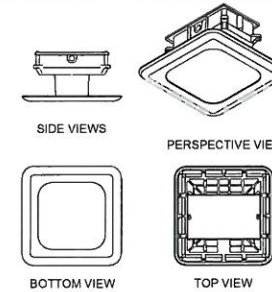
1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTINE FLORATAM SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH / FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
8. ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
10. LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); Hvy (INDICATES HEAVY); MIN (INDICATES MINIMUM).
22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+1") THAN THE FINISHED GRADE.
25. DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5 LBS. OR 14.5 CUPS / PALMS
3 LBS. OR 8.70 CUPS / 12"-16" MATERIAL
2 LBS. OR 5.80 CUPS / 8"-12" MATERIAL
0.69 LBS. OR 2.00 CUPS / 6"-8" MATERIAL
0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. CONTAINER, 1/4 LB. PER 1 GAL. CONTAINER) AND GROUND COVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F.. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
1 PAC PER TREE - 36" BALL SIZE
2 PACS PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER
28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, WITHIN AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
32. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
33. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
34. CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SABAL PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVOR RATE OF THE SAME. (NOTE: OTHER PALM SPECIES TIE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO A TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).

PROJECT NAME:	GAS STATION		
ADDRESS:	505 NORTH SR7 MARGATE, FLORIDA 33063		
DATE:	10/16/2014	OWNER:	TRUST NUMBER 441 SENE, B & G SENE, OR TRUSTEE
TITLE:	LANDSCAPE DETAILS & NOTES		
SHEET No.:	L-2.0		
REVISIONS/ISSUES:			
TELEPHONE:			
LOCATION:			
DESCRIPTION:			
NAME:			
SPECIALTY:			
# LIC:			
STATE:			
EXPIRATION DATE:			
FLORIDA PROFESSIONAL ENGINEER	No 76307		
DATE OF EXPIRATION:	10/30/14		
GLOBAL ENGINEERING EXPERTS, LLC			
DRIVER:	A		
OWNER ADDRESS:	1000 N. W. 10TH AVE. #B-100B MIAMI, FL 33136		

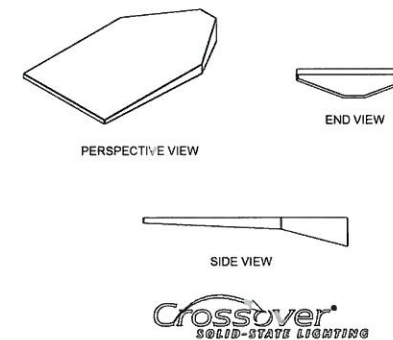


CRUS-SC-LED LED CANOPY LIGHT - LEGACY



Crossover
SOLID-STATE LIGHTING

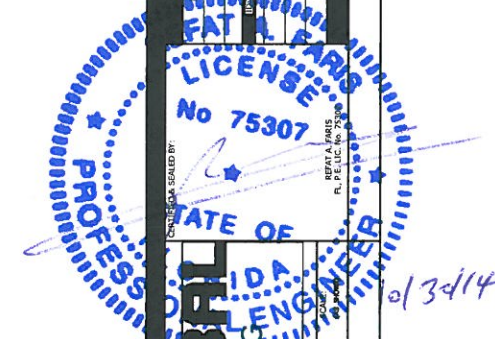
XLCS LED Crossover Area Light



Crossover
SOLID-STATE LIGHTING

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	6.46	48.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	41.98	48.0	33.4	1.26	1.44
INSIDE CURB	Illuminance	Fc	11.95	34.5	1.9	6.29	18.16

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	9	A	SINGLE	XLCS-FT-LED-HO-CW-SINGLE-EXISTING 20'POLES	1.000	N.A.	15535	138.6
	1	B	D180	XLCS-FT-LED-HO-CW-D180-EXISTING 20'POLES	1.000	N.A.	31070	277.2
	18	C	SINGLE	CRUS-SC-LED-SS-CW-UE	1.000	N.A.	13554	114



GLOBE
ENGINEERING
EXPERTS, LLC

GAS STATION
505 NORTH SR7
MARGATE, FLORIDA 33063

PHOTOMETRIC
SITE PLAN

PH-1.0

PHOTOMETRIC SITE PLAN
SCALE: 1" = 10'-0"



Know what's below.
Call before you dig.