



**City of Margate**  
**DEVELOPMENT REVIEW COMMITTEE**  
**Application for Site Plan**

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

Submittal Date (official use):

04-13-15 P04:54 IN

Project Name **Atlantic Margate Medical Center**

Address **(Bldg 1- 6101 W. Atlantic Blvd) (Bldg 2 - 513 Melaleuca Drive)**

DRC # *64-15-08*

Acreage **Site 1 - 1.11 acres**

Folio Number

**Site 2 - 0.235 acres**

Bldg 1 - 4841 36 02 0060 Bldg 2 - 4841 36 02 0080

Paid: *\$1,000.00*

Existing Use **Office buildings**

Legal Description **See attached - Exhibit A and Exhibit B**

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

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 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 ½ of the Margate City Code.

Please see Exhibits C & D

April 14, 2015

Property Owner's Signature

Date

\*\*\* CITY OF Margate  
CUSTOMER RECEIPT \*\*\*

Batch ID: CONEILL 4/14/15 00 Receipt no: 99728

	Type	SvcCd	Description	Amount
OASIS INTERNATIONAL	EL	ECDV	SITE PLAN NON RESID.	\$1000.00
POMPANO BEACH				

P.O. BOX 551242  
DAVIE, FL 33355  
954-972-3959  
RE: 6101 W. ATLANTIC BLVD.  
AND 513 MELALEUCA DRIVE

Tender detail

CK Ref#:	9237	\$1000.00
Total tendered:		\$1000.00
Total payment:		\$1000.00

Trans date: 4/14/15 Time: 13:44:43

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.

(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 C

Project Name: **Atlantic Margate Medical Center**

Address: Northwest corner of Atlantic Boulevard and Melaeluca Drive (NW 61<sup>st</sup> 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 61<sup>st</sup> 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

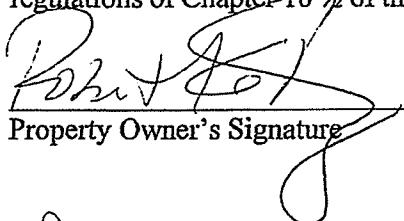
#### Abbreviated Legal Description:

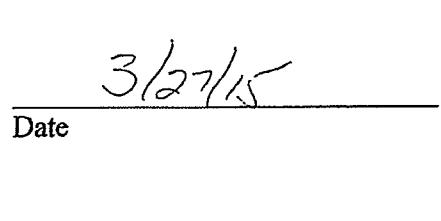
HAMMON HEIGHTS SEC 2 34-46 B LOT 12 LESS POR DESC IN OR 28879/684 BLK 1

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Acreage 0.235 Acres

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Property Owner's Signature

  
Date

3/27/15

  
Signature

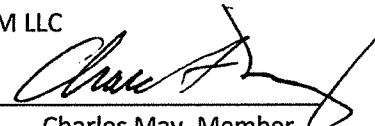
3/27/15

BLCM LLC  
1025 NW 17<sup>th</sup> 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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A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT  
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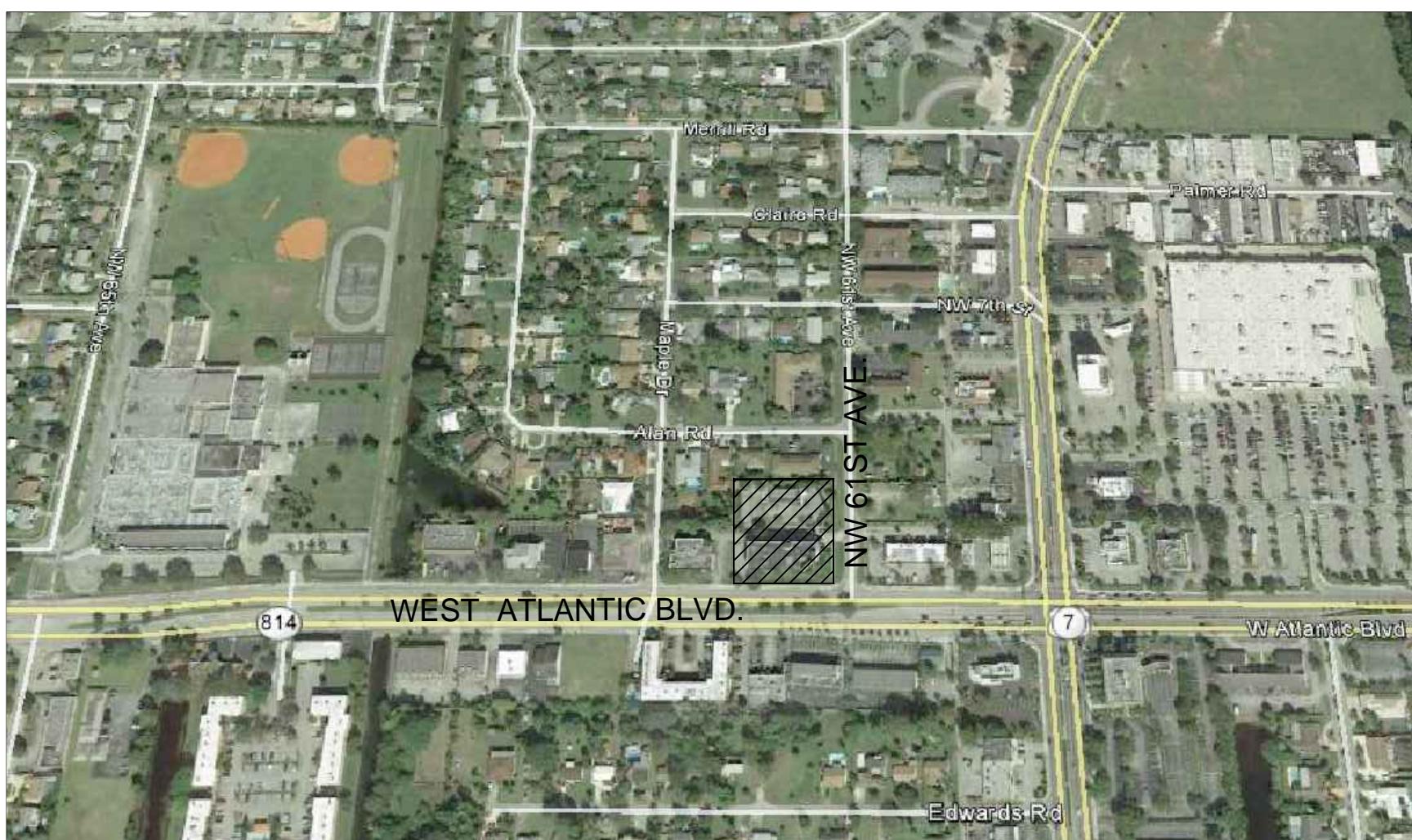
SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY,  
FLORIDA

## LEGAL DESCRIPTION FOR SITE 6101 W. ATLANTIC BLVD

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# LOCATION SKETCH

N.T.S

# PROJECT LOCATION

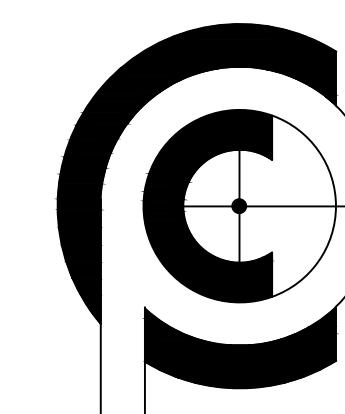
## INDEX TO SHEETS:

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**  
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442  
PHONE: (954)972-3959 FAX: (954)972-4478

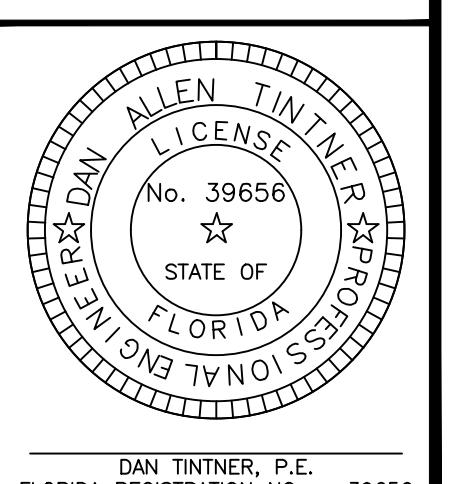
SCALE:	AS SHOWN
DATE:	03/05/15
DRAWN BY:	GBH
CHECKED BY:	DAT
DESIGNED BY:	GBH

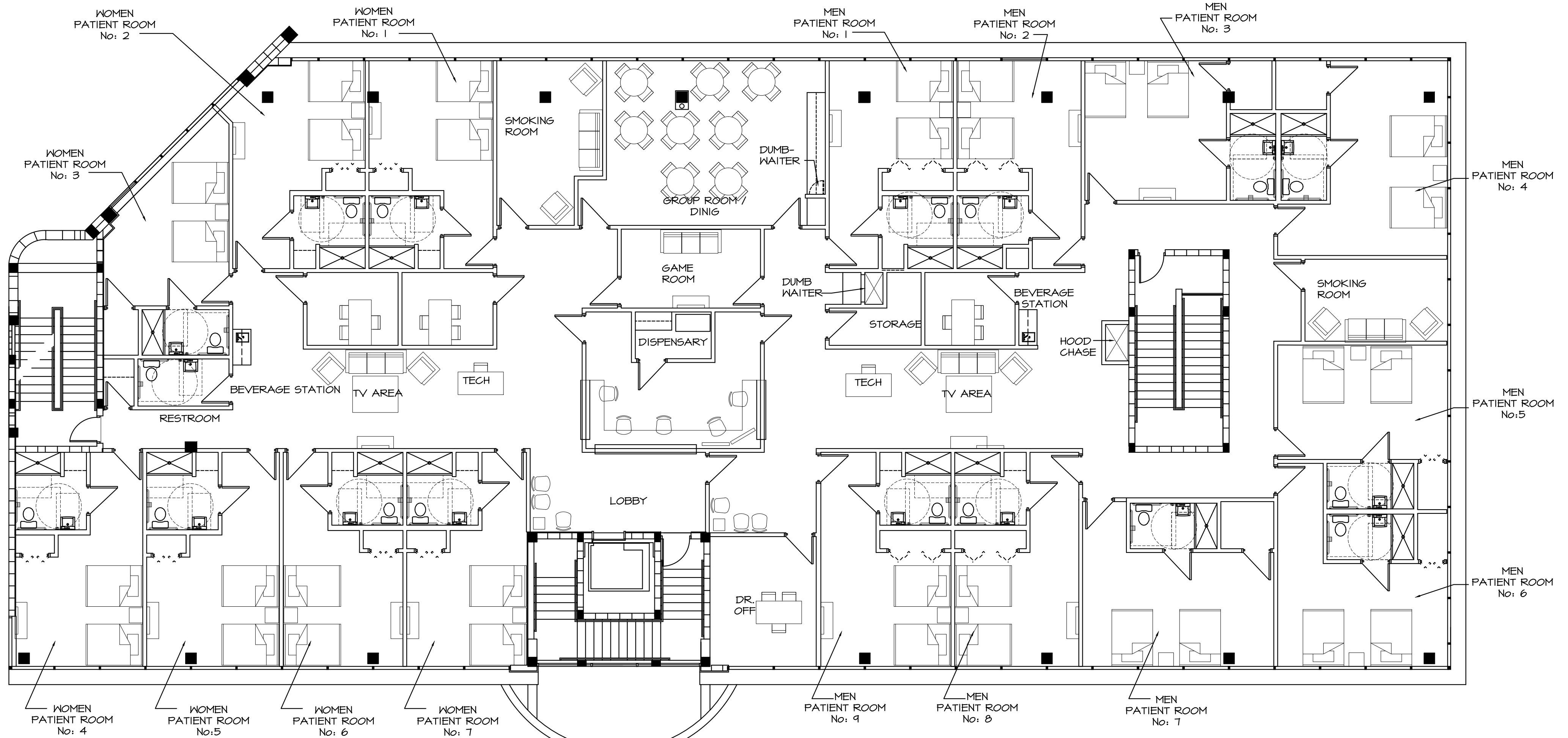


# CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS . SURVEYORS . PLANNERS

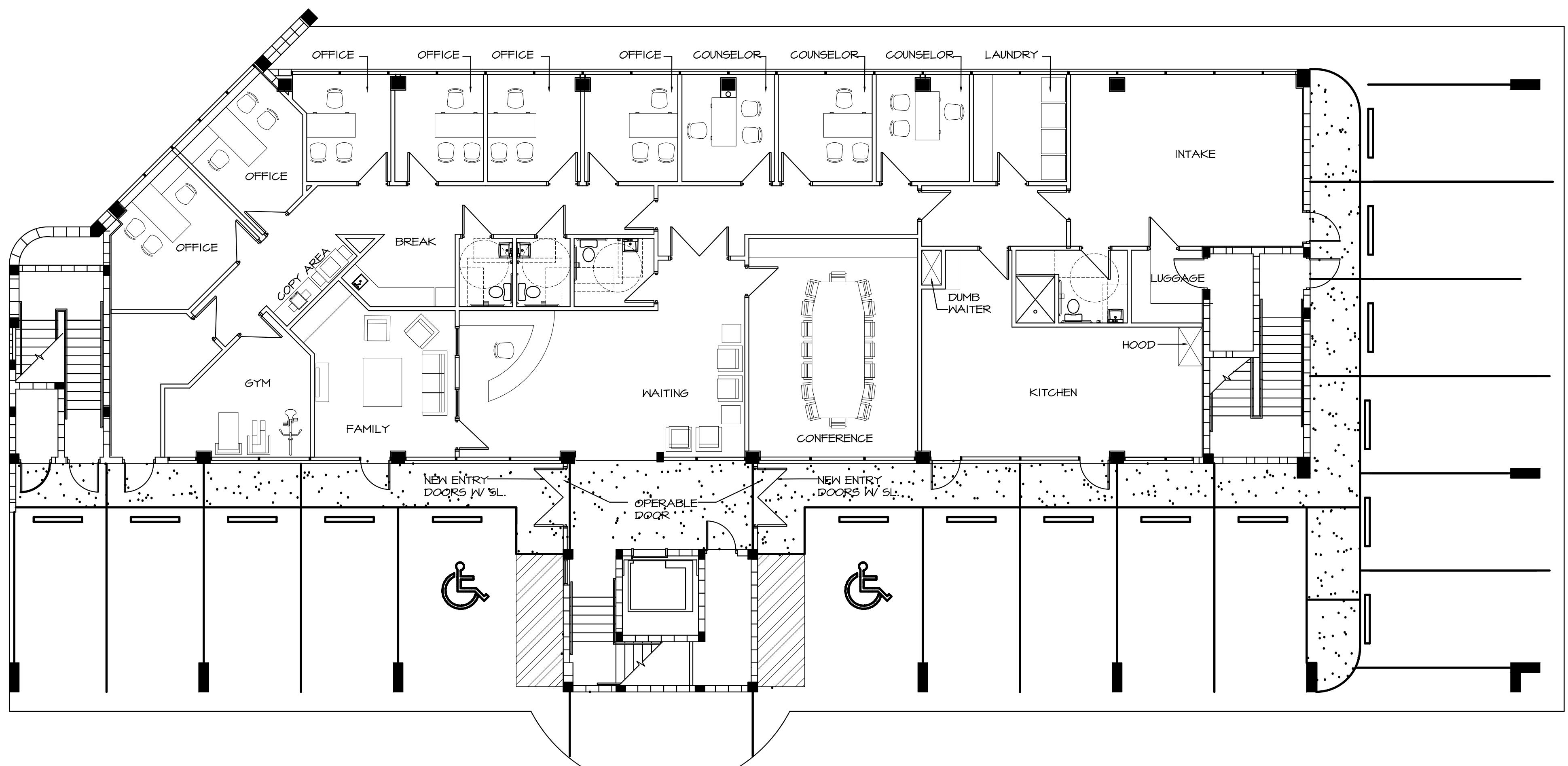
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH FL, 33442  
PHONE: 954-972-3959 FAX: 954-972-4178





# 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.

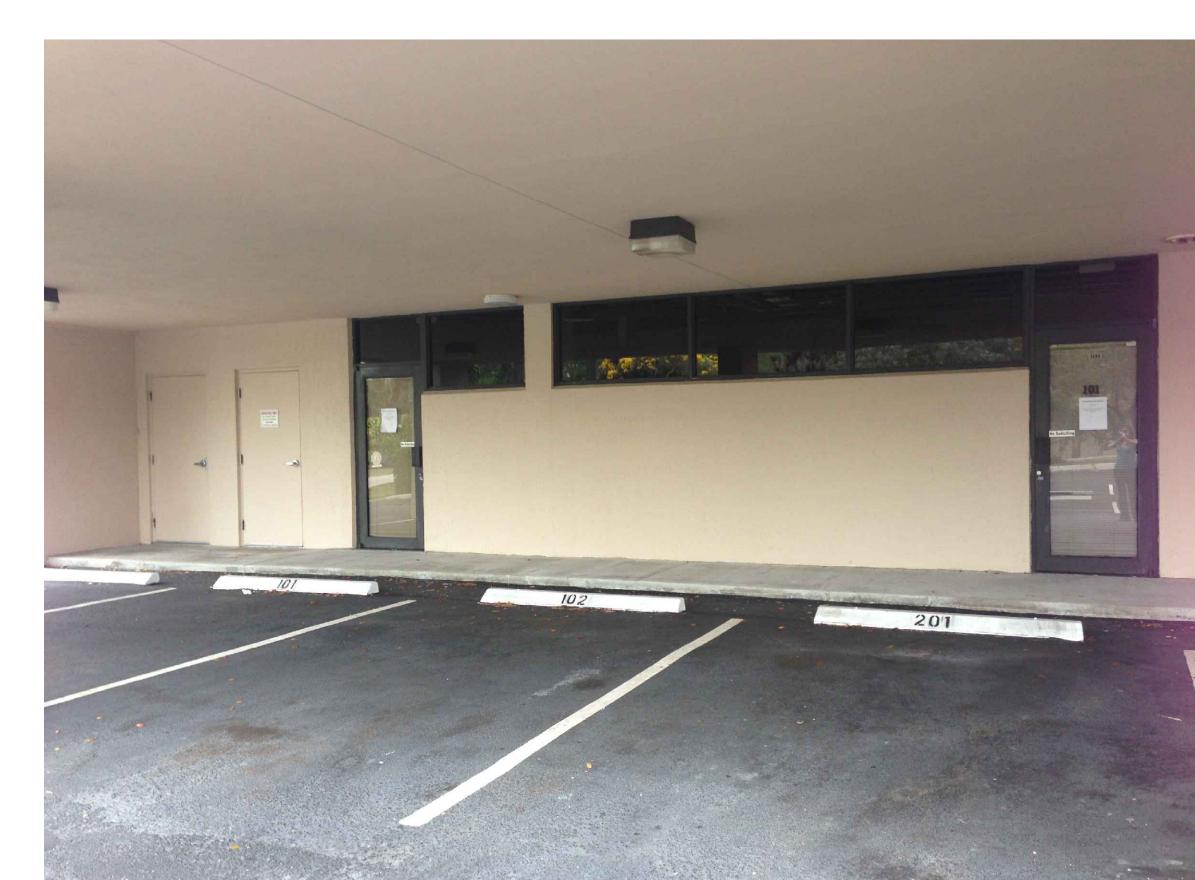
FIRST FLOOR: 5,000 S.F.  
SECOND FLOOR: 10,000 S.F.



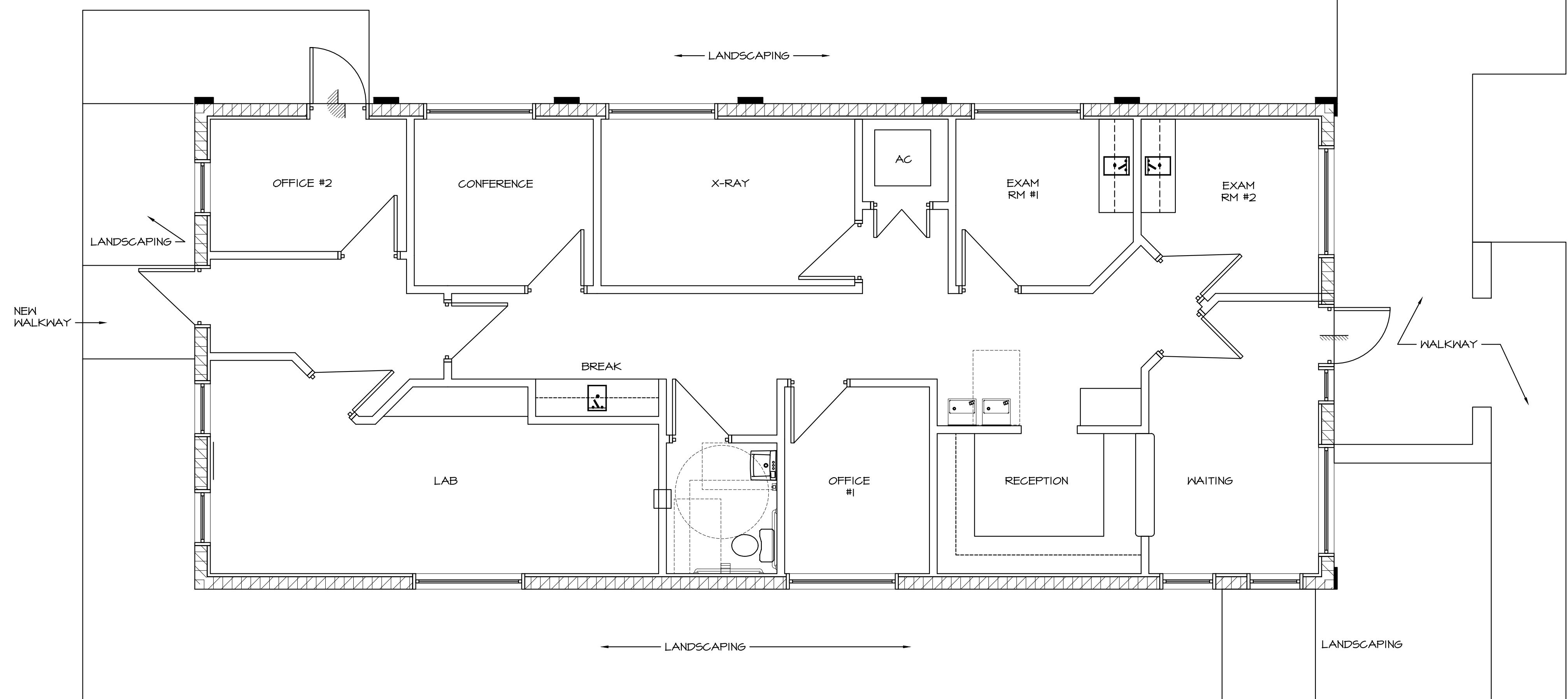
## NORTH VIEW



## 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.

anderson  
architecture, inc.

399 CAMINO GARDENS BLVD.  
SUITE 202  
BOCA RATON, FLORIDA 33432  
V: 561.362.0220  
F: 561.362.0224  
www.andersonarchitecture.com

consultant: [REDACTED]

seal: [REDACTED]

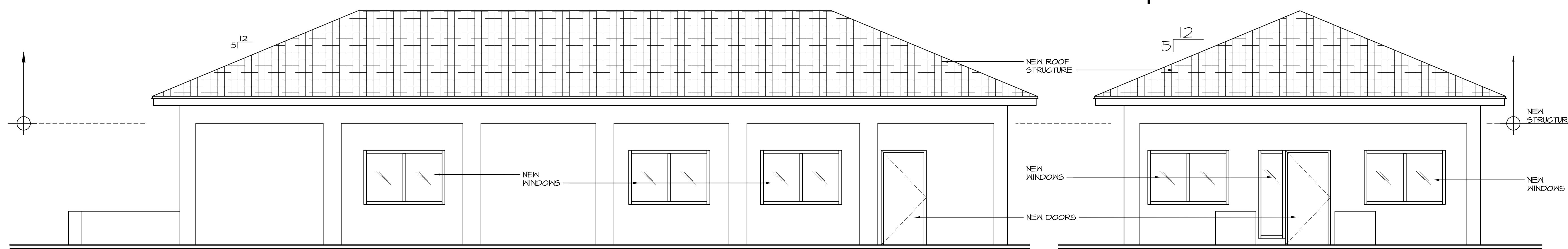
eric anderson  
[REDACTED]

INTERIOR TENANT RENOVATION  
OASIS DETOX  
610 W ATLANTIC BLVD.  
MARGATE, FL 33063

revision: [REDACTED]  
date: [REDACTED]  
commission: 15-023  
principal: ERIC ANDERSON  
project manager: CH-RL  
file name: 15023-A-001-FP1  
date: 04-13-2015  
title: PROPOSED FLOOR PLAN  
AND ELEVATIONS

## FLOOR PLAN

1/4"=1'-0"

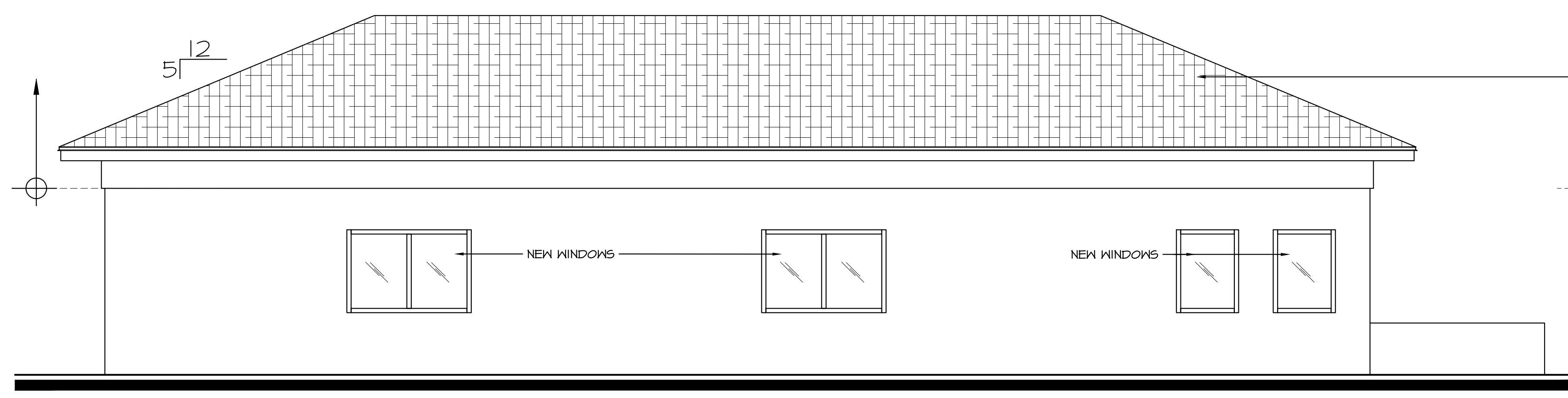


## NORTH

1/4"=1'-0"

## EAST

1/4"=1'-0"



## SOUTH

1/4"=1'-0"

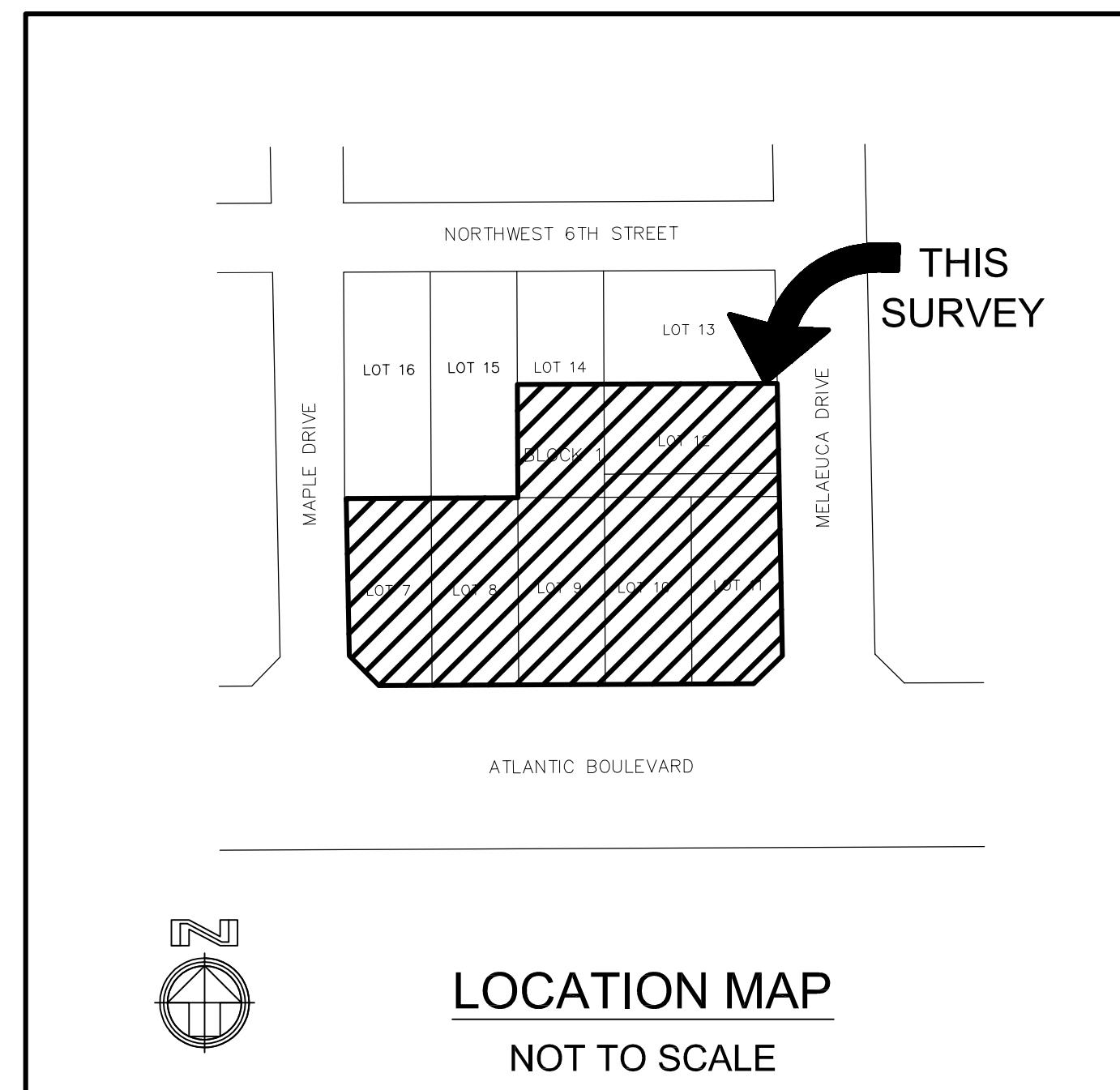
## WEST

1/4"=1'-0"

of: 2 A

AA C001997

NO.	COMMON NAME	BOTANICAL NAME	DBH(INCHES)	HEIGHT (FEET)	CANOPY SPREAD	DISPOSITION	NOTES	
1064	CHINESE FAN PALM	LIVISTONIA 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 VIGINIANA	16	15	25	REMAIN	POOR CONDITION. FPL TOPPING FOR YEARS.	
1523	LIVE OAK	QUERCUS VIGINIANA	10	15	20	REMAIN	POOR CONDITION. SEVERE FPL TRIMMING.	
1480	LIVE OAK	QUERCUS VIGINIANA	6	20	10	REMAIN	GOOD CONDITION.	
1111	MAHOGANY	SWEITENIA MAHAGONI	14	25	20	REMAIN	GOOD CONDITION.	
1197	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.	
1196	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.	
1195	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.	
1194	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.	
1193	LIVE OAK QUERCUS	VIGINIANA	10	20	25	REMAIN	GOOD CONDITION.	
1192	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	5	15	12	REMOVE	POOR CONDITION.	
1191	LIVE OAK QUERCUS	VIGINIANA	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	CALLISTEMON VIMINALIS	5	12	12	REMOVE	POOR CONDITION. STORM DAMAGE. LEANING AND FALLING OUT OF THE GROUND.	
1161	GREEN BUTTONWOOD	CONOCARPUS 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	CONOCARPUS ERECTUS	5	20	8	REMAIN	FAIR CONDITION.	
1158	GREEN BUTTONWOOD	CONOCARPUS 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 VIGINIANA	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	CONOCARPUS ERECTUS SERICEUS	3	14	14	REMOVE	POOR CONDITION. GIRDLED BY BLACK WELLINGTON TAPE IN LOWER TRUNK.	
1115	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SERICEUS	5	12	12	REMOVE	POOR CONDITION. UNDER POWER LINES. WELLINGTON TAPE DAMAGE TO TRUNK.	
1112	WEEPING BOTTLE BRUSH	CALLISTEMON 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	25	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	2@6	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.	



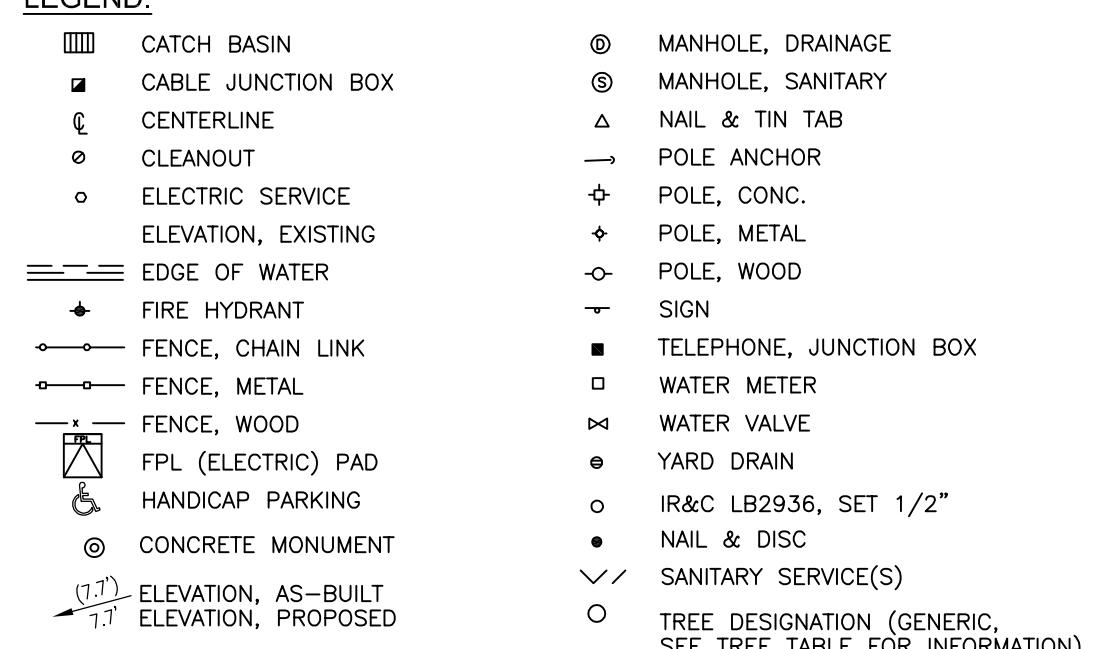
## LOCATION MAP

NOT TO SCALE

## DESCRIPTION:

THAT PORTION OF LOTS 7, 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:

## LEGEND



NOTE

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION NO. LB2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. BEARINGS SHOWN HEREON ARE 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), AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
4. ELEVATIONS SHOWN HEREON ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1439. DESCRIPTION: "SQUARE" CUT IN CONC WALKWAY ON NORTH SIDE OF HOME SAVINGS BANK, S.E. CORNER OF 441 AND ATLANTIC BLVD., WEST SIDE OF ENTRANCE WALK, 22' NORTH OF FRONT DOOR, 3.2 FEET N.E. OF THE WEST FOYER COLUMN AND 8' SOUTH OF NORTH EDGE OF WALKWAY, ELEVATION: 16.543, NATIONAL GEODETIC VERTICAL DATUM OF 1929. CONVERTED TO NAVD 88 USING THE ARMY CORP OF ENGINEERS CORPSCON PROGRAM VERSION 6.01, CONVERSION FACTOR -1.563.
5. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
6. NO TITLE SEARCH WAS PERFORMED AT THE TIME OF THE SURVEY AS PER THE CLIENTS REQUEST.
7. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
8. PROPERTY ADDRESS: 6101 AND 6191 ATLANTIC BOULEVARD, 513 MELAEUCA DRIVE, MARGATE, FLORIDA.
9. FLOOD ELEVATION INFORMATION:
  - A. FIRM NO. : 12011C0355H
  - B. MAP REVISION DATE : 8-18-14
  - C. FIRM ZONES : X, 0.2% ANNUAL CHANCE FLOOD HAZARD
  - D. BASE FLOOD ELEVATION : 11.10

## ABBREVIAT

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B.C.R.	=	BROWARD COUNTY RECORDS
C.L.F.	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTION
FND.	=	FOUND
IR/C	=	IRON ROD AND CAP
M.B.	=	MAP BOOK
MON.	=	MONUMENT
N/D	=	NAIL & DISC
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE (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
SR	=	SURVEILLANCE ROLE

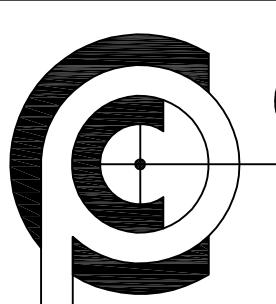
LAST DATE OF FIELD WORK: 3/27/15

#### **SURVEYOR'S CERTIFICATION:**

---

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LANDON M. CROSS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS3348



# CARNAHAN • PROCTOR • CROSS INC

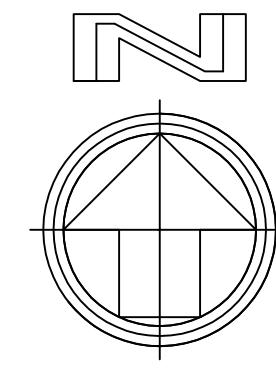
**CONSULTING ENGINEERS . SURVEYORS . PLANNERS**  
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442  
PHONE: 954.972.3959 FAX: 954.972.4178 WEBSITE: [www.carpahan-proctor.com](http://www.carpahan-proctor.com)

# BOUNDARY AND TOPOGRAPHIC SURVEY

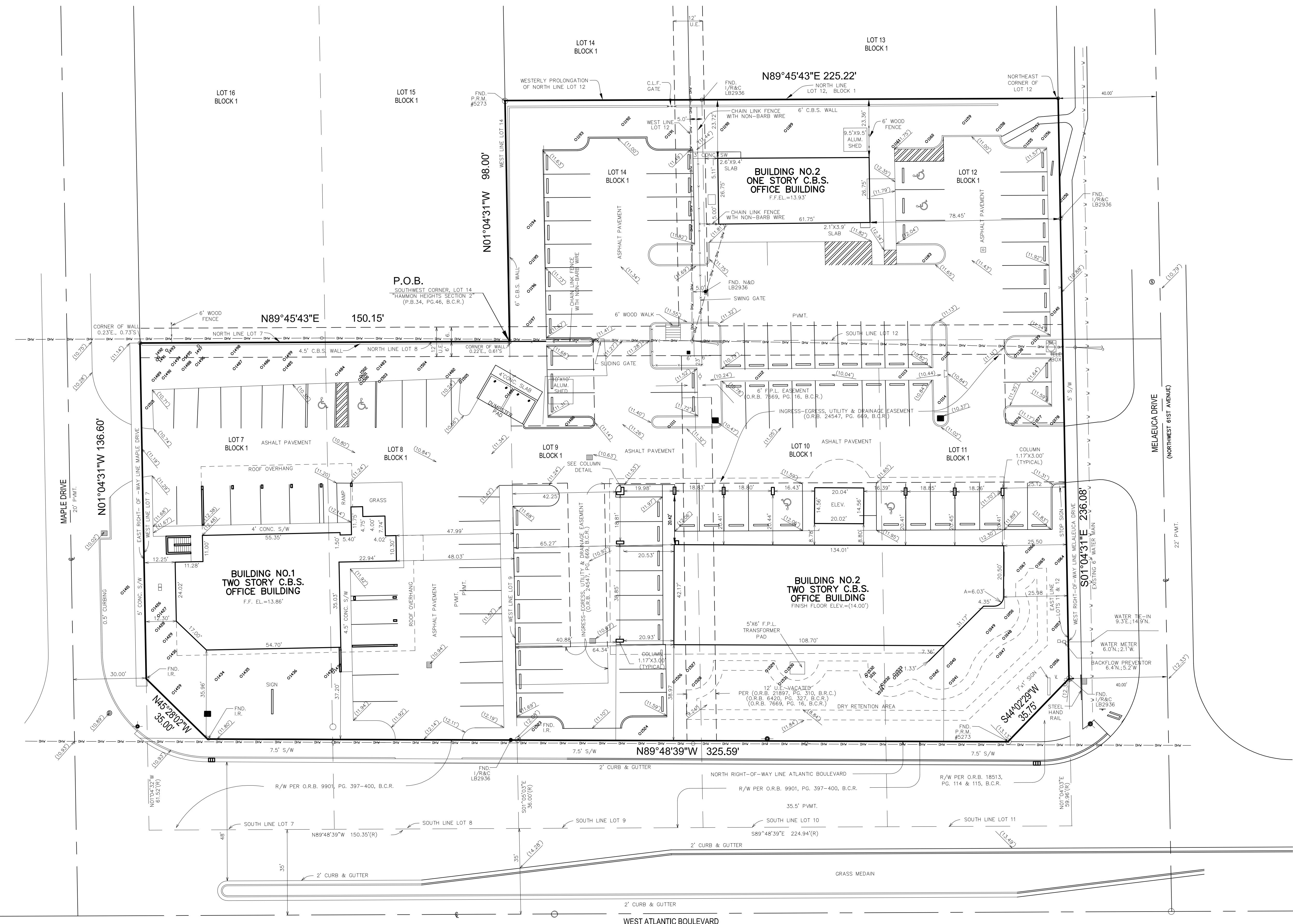
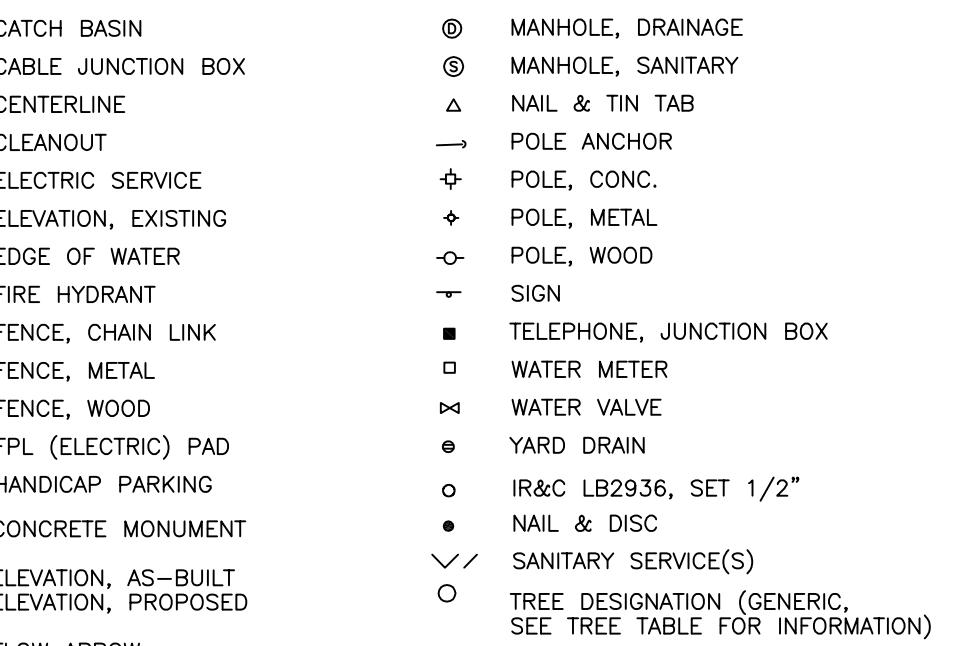
**MARGATE OFFICE COMPLEX**  
**A PORTION OF LOTS 7-12 & 14 BLOCK 1**  
**"HAMMON HEIGHTS SECTION 2" (PB. 34, PG. 46, B.C.R.)**  
**CITY OF MARGATE, BROWARD COUNTY, FLORIDA**

SHEET 1 OF 3

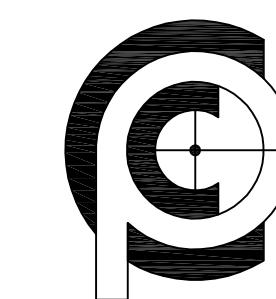
1	3/30/15	KDM	LMC	BOUNDARY AND TOPOGRAPHIC SURVEY
NO.	DATE	BY	CK'D	REVISIONS
				FB/PG


**ABBREVIATIONS:**

B.C.R. = BROWARD COUNTY RECORDS  
 C.L.F. = CHAIN LINK FENCE  
 CONC. = CONCRETE  
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
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 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:**


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


**CARNAHAN • PROCTOR • CROSS, INC.**

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

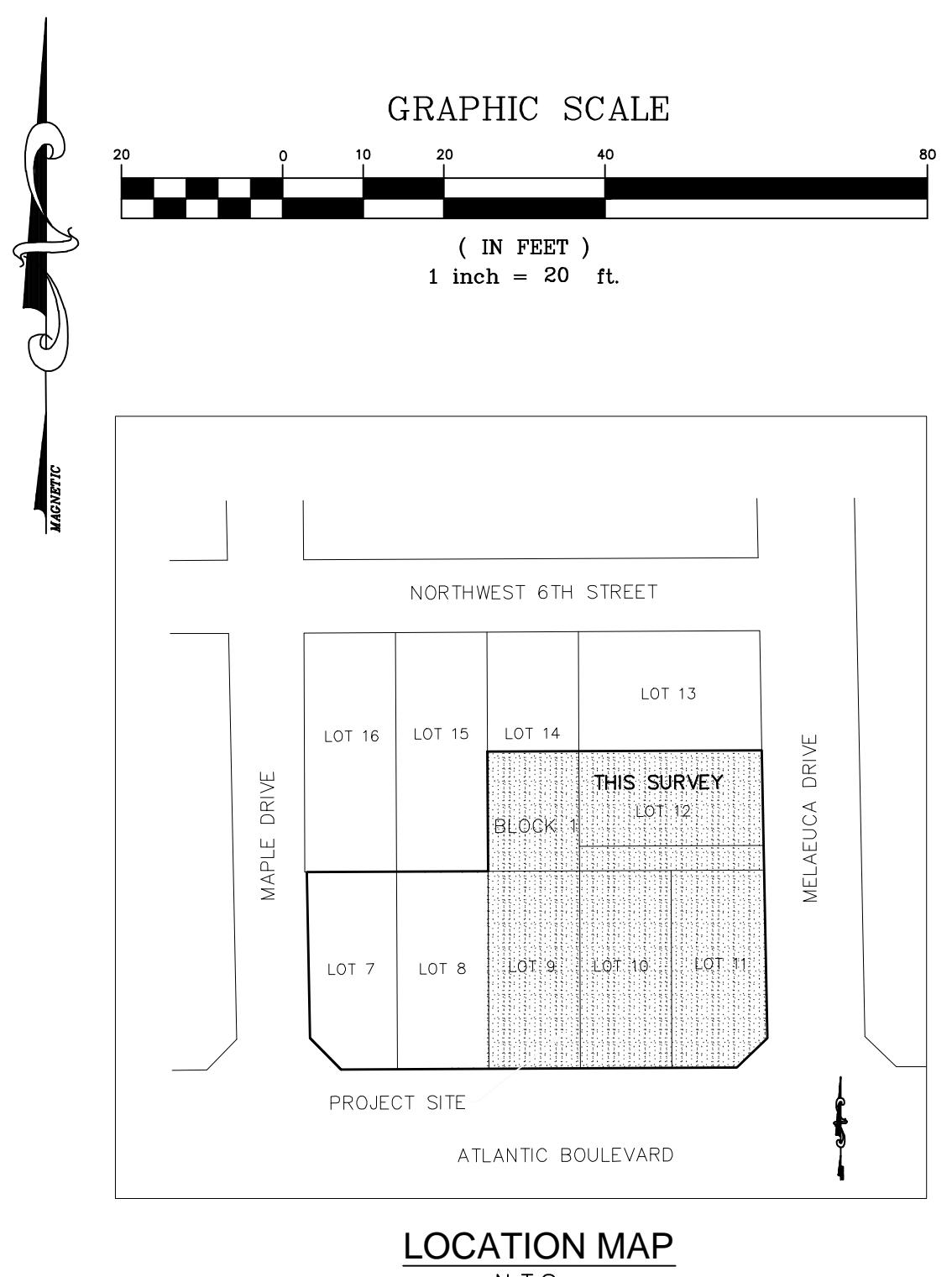
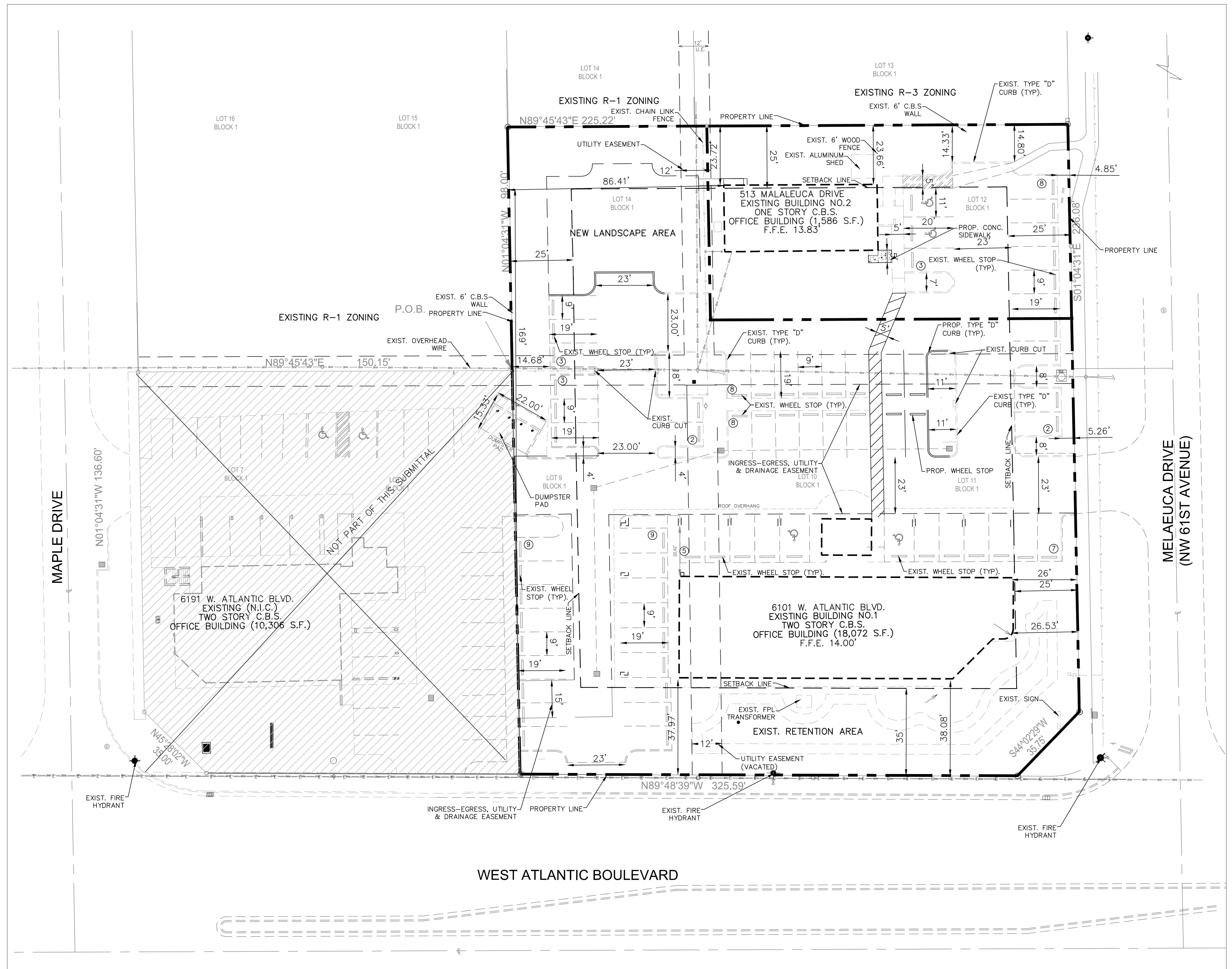
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442

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	

# CARNAHAN • PROCTOR • CROSS, INC.

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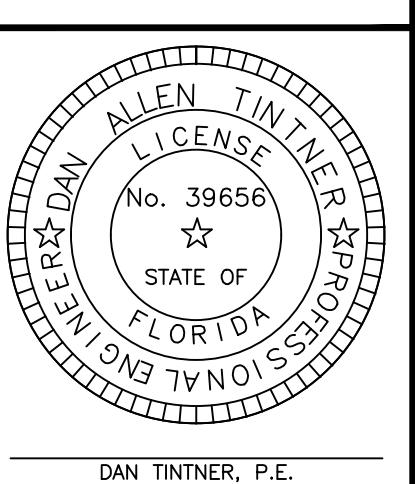
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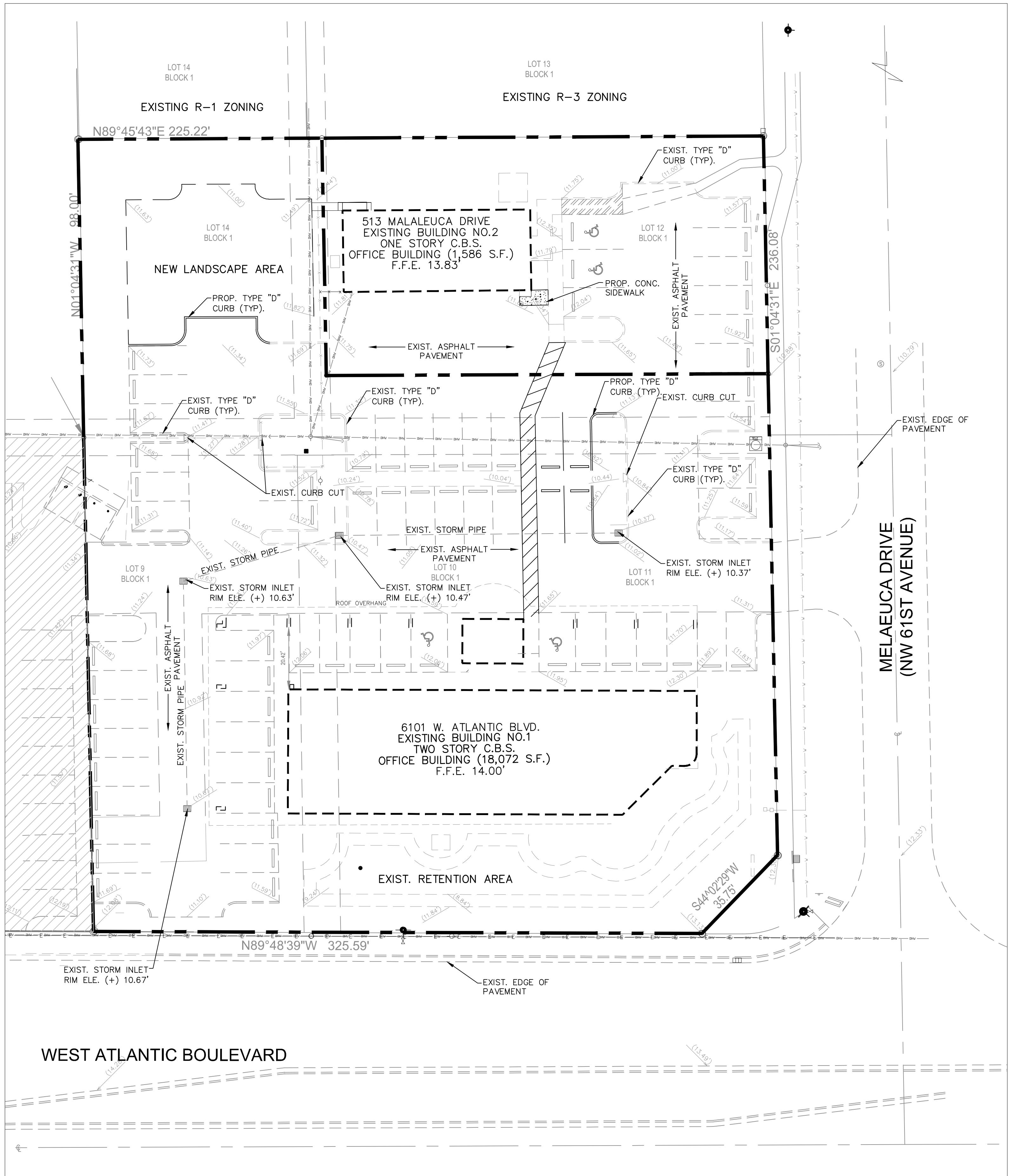
MARGATE MEDICAL CENTER  
6101 W. ATLANTIC BLVD.  
MARGATE, FLORIDA

11 of 11

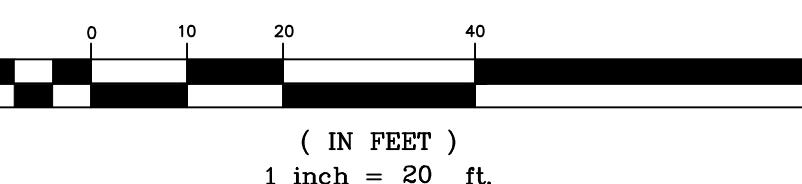
SITE PLAN

**SHEET C-1**





## GRAPHIC SCALE



## LEGEND:

R/W		R/W LINE / PROPERTY LINE
— — — — —		EXISTING DRAINAGE PIPE
—————		PROPOSED TYPE 'D' CURB
== == == == ==		EXISTING TYPE 'D' CURB
		PROPOSED CONCRETE
		EXISTING INLET

S:  
TING DRAINAGE PIPES AND STRUCTURES TO BE CLEANED.

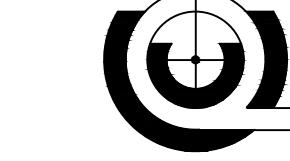
CARNAHAN • PROCTOR • CROSS, INC.

**CONSULTING ENGINEERS • SURVEYORS • PLANNERS**  
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442  
PHONE: (954) 972-3959 FAX: (954) 972-4178

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

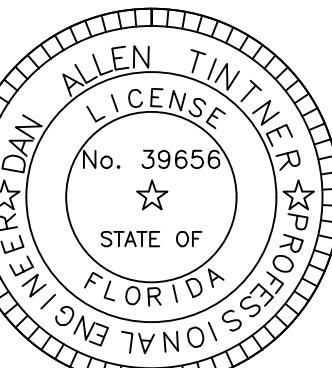
מִתְּמִימָנָה, תְּמִימָנָה

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

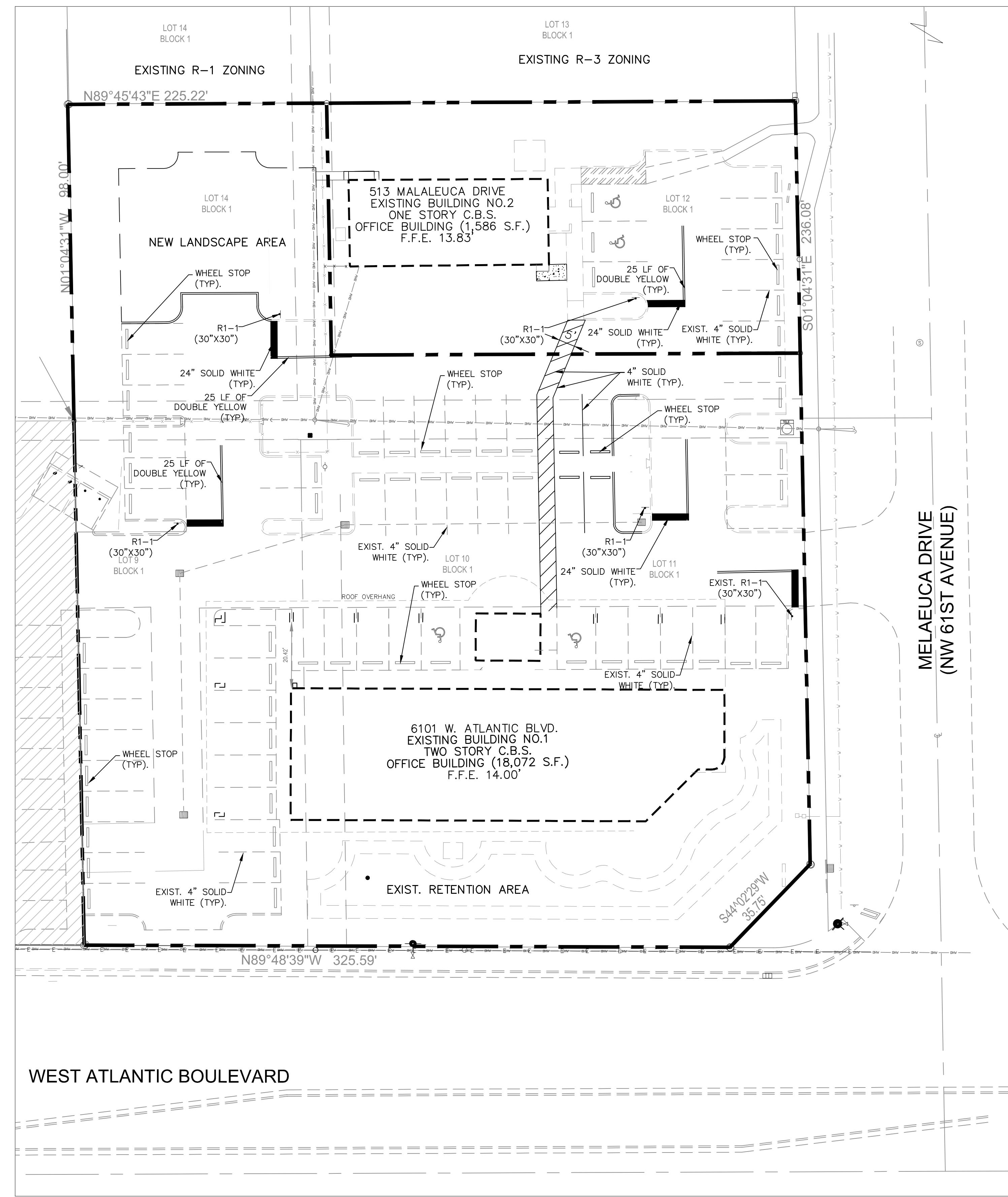
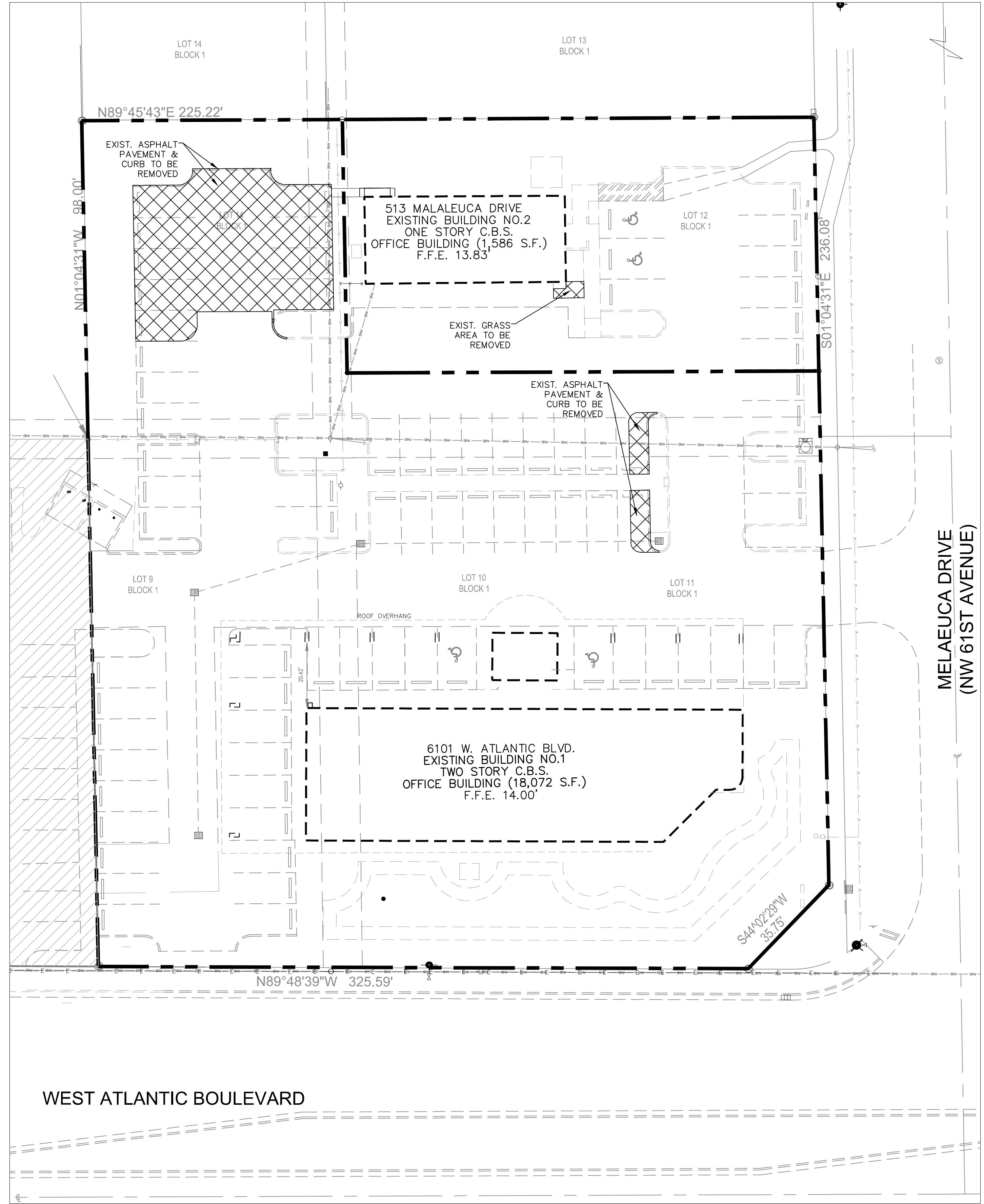


SCALE:	AS SHOWN
DATE:	03/05/15
DRAWN BY:	GBH
CHECKED BY:	DAT
DESIGNED BY:	GBH

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The stamp is circular with a decorative outer ring of small squares. The text is arranged in concentric circles: the innermost circle contains 'No. 39656' above a five-pointed star, and 'STATE OF' below it; the middle ring contains 'FLORIDA' at the bottom and 'ALLEN TINTNER' at the top; the outermost ring contains 'NATIONAL ENGINEERING' on the left and 'PROFESSIONAL' on the right, with stars at the ends of the words.



# DEMOLITION PLAN

# PAVEMENT MARKINGS & STRIPING PLAN

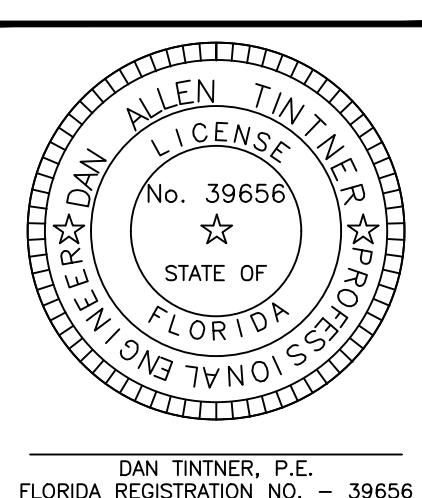
## SHEET PMS-1

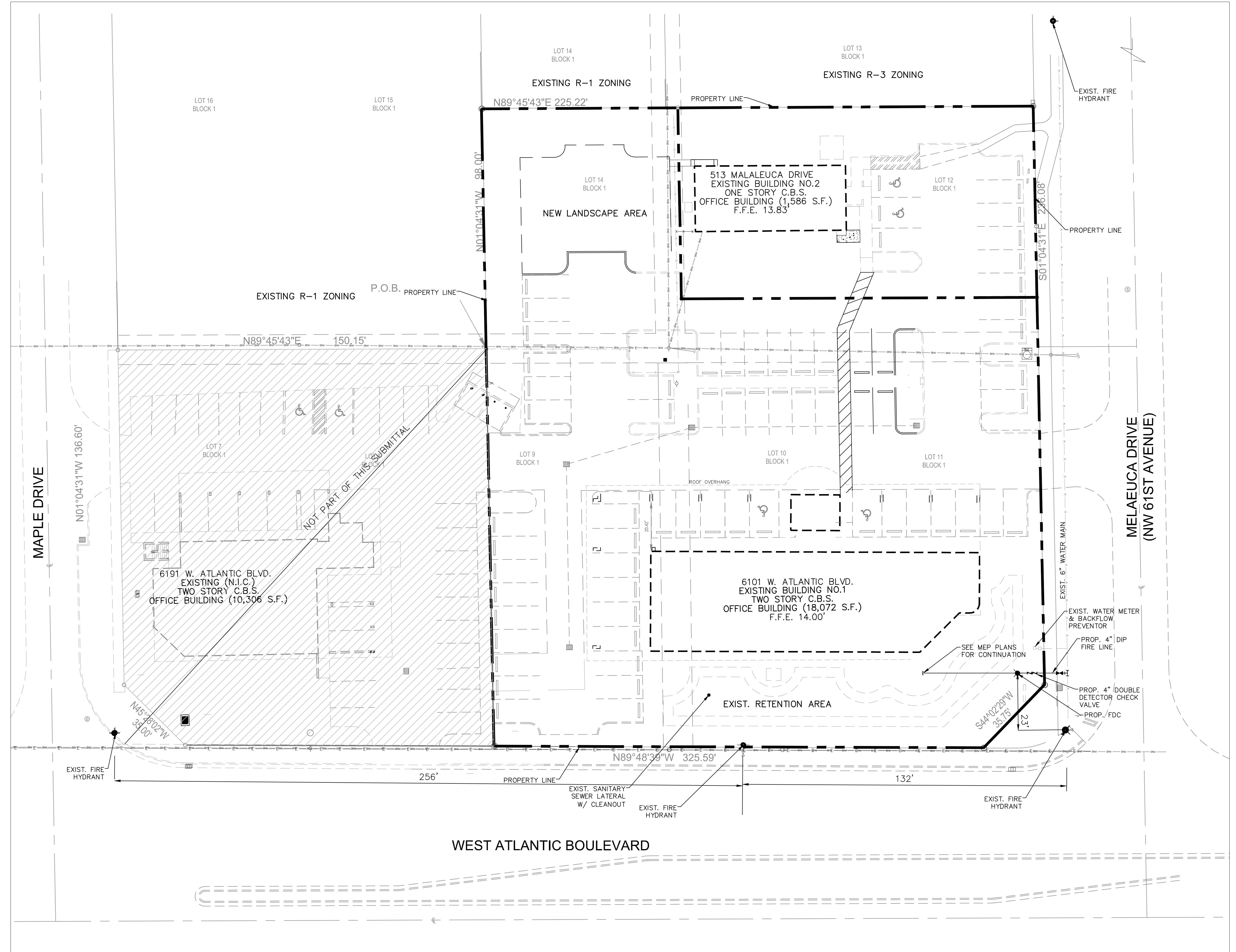
# CARNAHAN • PROCTOR • CROSS, INC.

**CONSULTING ENGINEERS • SURVEYORS • PLANNERS**  
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442

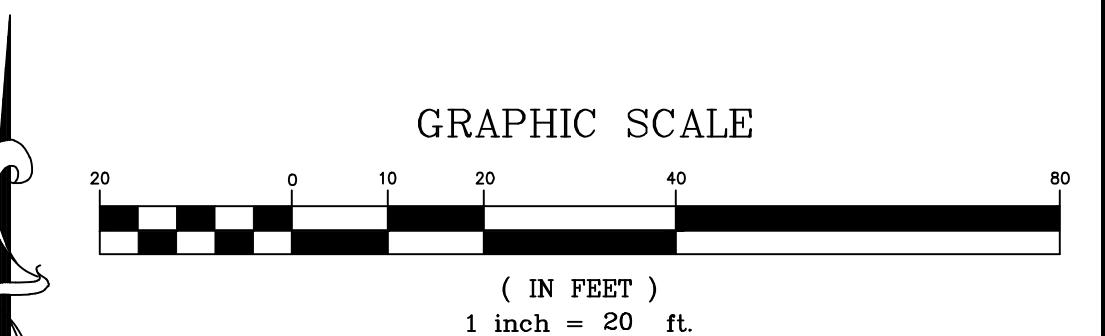
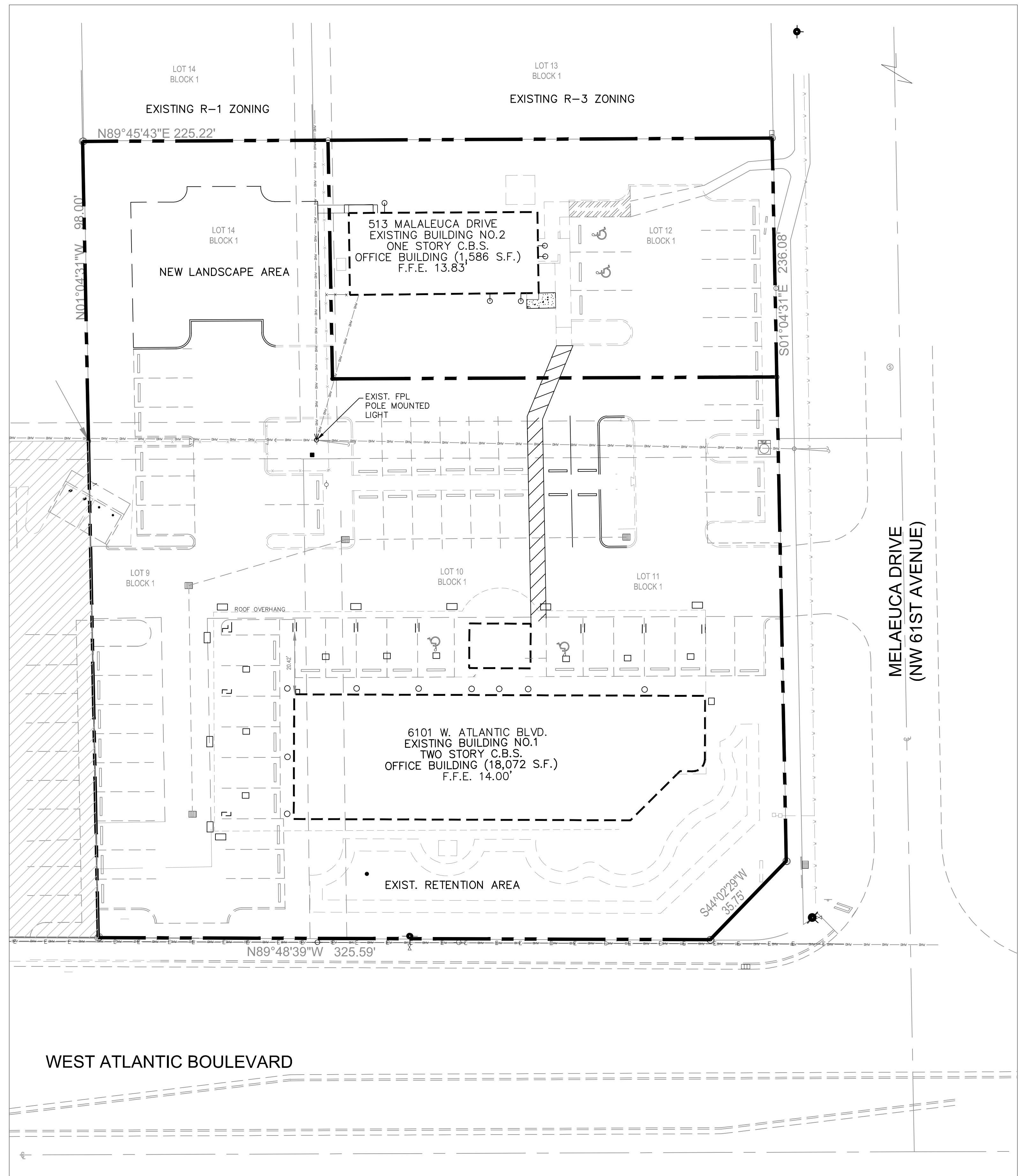
CONS

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





		GRAPHIC SCALE	
		( IN FEET )	
		1 inch = 20 ft.	
		XXXXXXXXXXXXXXXXXXXX	
		REVISIONS	
		LEGEND:	
R/W LINE / PROPERTY LINE		PROP. WATER MAIN	
PROP. WATER VALVE		EXISTING FIRE HYDRANT	
RAW		P	
P		D	
C		B	
K		A	
T		S	
M		L	
E		F	
H		I	
J		K	
L		M	
N		O	
P		Q	
R		S	
T		U	
V		W	
X		Y	
Z		A	
B		C	
D		E	
F		G	
H		I	
J		K	
L		M	
N		O	
P		Q	
R		S	
T		U	
V		W	
X		Y	
Z		A	
B		C	
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P		Q	
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T		U	
V		W	
X		Y	
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## GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

## LEGEND:

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LEGEND

- 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:

1. 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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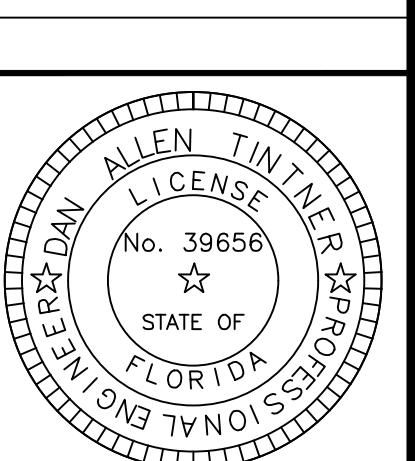
**MAHAN • PROCTOR • CROSS, INC.**

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CONSULTING ENGINEERS • SURVEYORS • PLANNERS

CARNA  
CONSU

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



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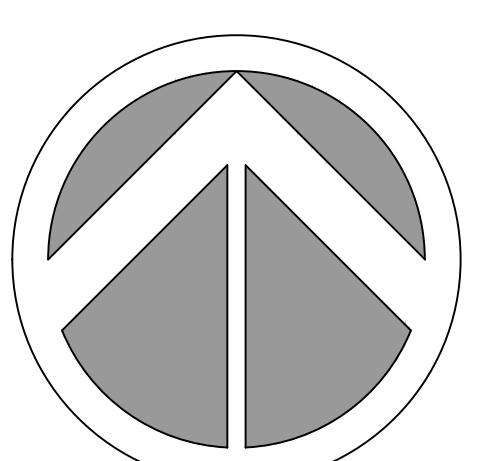
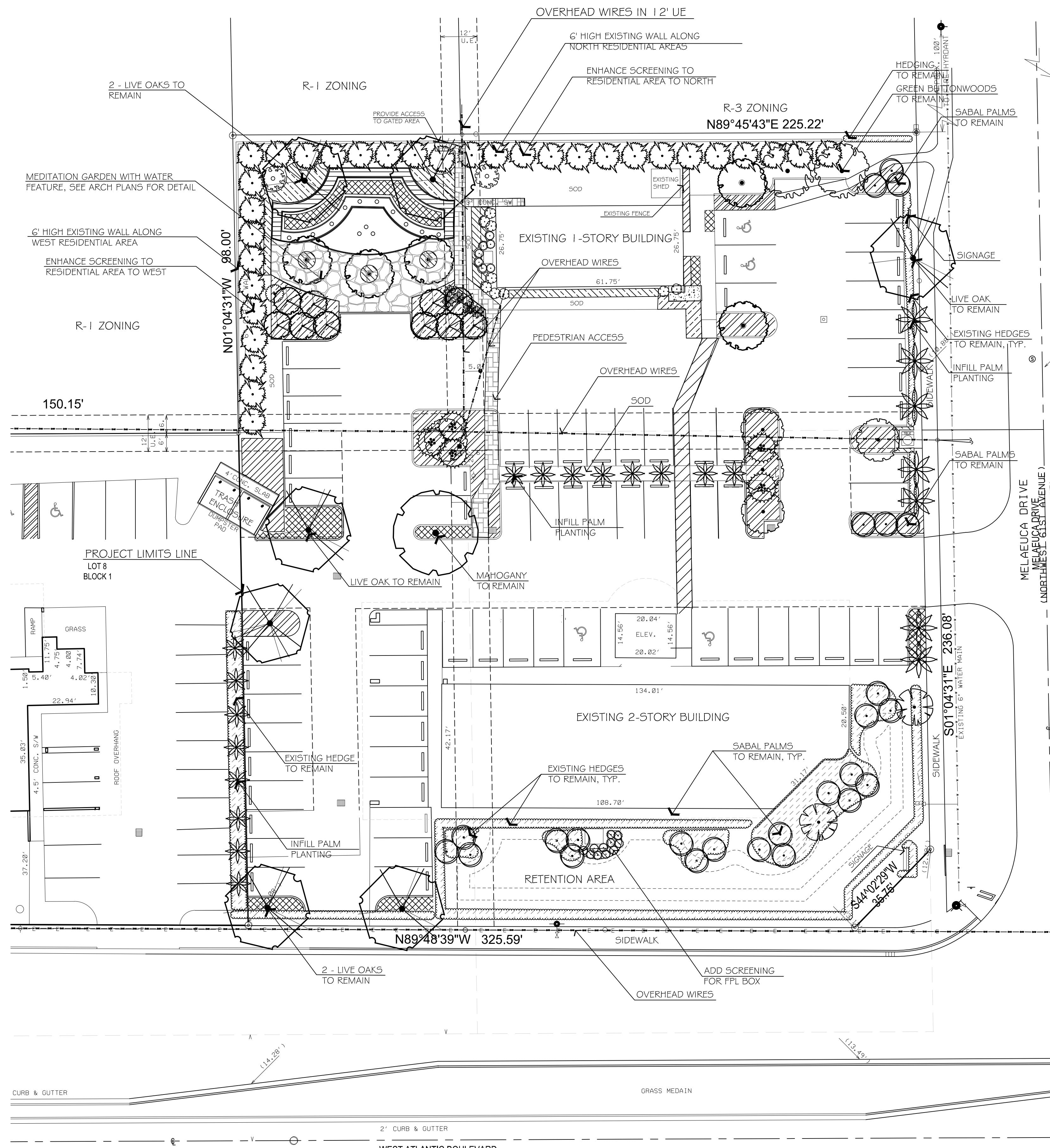
DAN TINTNER, P.E.  
FLORIDA REGISTRATION NO. - 39656

## 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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*John D.*

