



# GLOBAL

ENGINEERING  
EXPERTS, LLC.

December 16th, 2014

Economic Development Department  
City Of Margate  
901 NW 66<sup>th</sup> Ave.  
Margate, FL 33063

PROJECT NAME: Gas Station

LOCATION: Located at 505 North State Road 7, Margate Florida

Dear plan reviewers:

This letter is to address your review comments, requesting additional information for the above mentioned project. We believe that the submittal package included with this letter will address your concerns for this project.

Listed below are the comments requesting additional information with a narrative response below each comment.

**Landscaping comments:**

- 1) Calculations on "Landscape Code Requirements" are incorrect.  
*Please see attached Plans for corrected calculations*
- 2) The table shows that palms are replacing required trees at a ratio of 2:1. Code requires a minimum palm to tree ratio of 3:1, but not more than 35% of the required trees may be substituted for palms.  
*Please see attached plans, information have been corrected.*
1. 3) At least 50% of the entire right-of-way landscape buffer area must be filled with ground covers.  
*Note is included , please see revised plans*
- 3) Other perimeter landscape buffers (north and west) must have 1 tree planted for every 75 feet. Max sod area allowed in this buffer is 30%. Remaining area may be filled with small ornamental trees, shrubs, and ground covers. A continuous hedge is not required here, but is allowed.



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Doral, FL. 33166  
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Please see revised plans which includes all necessary corrections.

- 4) Interior landscaping (shown on plans as parking lot trees) requires 1 tree and 5 shrubs per 200 sqft of interior landscape area. The max sod coverage for interior landscaping permitted is 30%.  
Please see revised plans which includes all necessary corrections.
- 5) “Overall green space 1 tree per 1,000 S.F.” is not accurate. Please separate the green space into the required areas described above (R-O-W perimeter, other perimeter, and interior) and provide required vs provided for each area, including max sod coverage.  
Please see revised plans which includes all necessary corrections.
- 6) There is an opportunity to reduce the amount of landscape material planted, if desired. Where a hedge is required, the minimum spacing allowed is one shrub every 3 feet. The table indicates that the perimeter hedge will have shrubs planted 24” on center. Some areas are showing a continuous hedge where it is not required.  
Please see revised plans which includes all necessary corrections.

**Photometric comments:**

- 1) The minimum light requirements for this business is 2.0 foot candles. Areas in front of the convenience store fall below 2.0 foot candles and areas near the State Road 7 driveway fall below 2.0 foot candles.  
Please see revised plans.
- 2) All fixtures must be fully shielded. The Margate Zoning Code defines fully shielded as “A fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane.” Please replace drop lens fixtures with flat lens, and provide a specification for each type of fixture being installed.

Please see revised plans which specify the flat lens

Should you have any question or require any additional information, please do not hesitate to contact me at Office: 305 883-8687, Cell. 954 806 1260 / 787 593-8131 or via email at [globalengineeringexperts@gmail.com](mailto:globalengineeringexperts@gmail.com)

Sincerely,

Refat A. Faris, P.E.