



5399 N. Dixie Highway, Suite 3 • Oakland Park, Florida 33334 • www.oaklandparkfl.org

**DEVELOPMENT REVIEW COMMITTEE (DRC)
MEETING AGENDA
City Commission Chambers
3650 NE 12 Avenue
Thursday, January 14, 2016 at 10:00 A.M.**

DRC Members:

Regular Members

Kristen Nowicki, AICP, Senior Planner
Justin Proffitt, AICP, Senior Planner
Dincer Akin Ozaydin, P.E., Project Manager
Darrell Purchase, Horticulture

Pamela Archacki, Fire Prevention
Debbie Wallace, Broward Sheriff 's Office
Brad Ostroff, Project Manager/Community
Enhancement

Contributing Members

Thomas Schubert, Building Official
Antwan Armalin, Solid Waste Foreman
Kathleen Margoles, CRA Director

Rick Buckeye, AICP, Senior Planner
DJ Doody, City Attorney

ITEMS SCHEDULED:

- 1. Approval of Minutes:** **Minutes from November 12, 2015 DRC Meeting**
- 2. Public Comments**
- 3. Conditional Use Review:** **Case CD15-13CU "Treemont on the Park" An application for Conditional Use Approval of a Community Care Facility for Residential Detox at 3861-3881 NE 3rd Avenue.**

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office by telephone: 954.630.4300 or via Fax: 954.630.4302 for information or assistance.

I, the undersigned authority, certify the above Notice of Meeting of the Development Review Committee is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: January 7, 2016

By: Kristen Nowicki, AICP



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

DRAFT MINUTES
DEVELOPMENT REVIEW COMMITTEE (DRC)
NOVEMBER 12, 2015 10:00 A.M.

The regular meeting of the Development Review Committee of the City of Oakland Park, Florida was called to order at 10:01 a.m. by Kristen Nowicki, Senior Planner.

ROLL CALL

Regular Members:

Kristen Nowicki, AICP, Senior Planner
Justin Proffitt, AICP, Senior Planner
D. Akin, Ozaydin, P.E. Civil Engineer II
Brad Ostroff, Code Enforcement
Darrell Purchase, Horticulture/Code Enforcement
Kathleen Margoles, CRA Director
Pamela Archacki, Fire Prevention

Also Present:

Shelley Eichner, Calvin, Giordano & Associates, Inc.
Janet Sinclair, Recording Secretary

Contributing Members:

None

1. Approval of Minutes 10.8.15

Committee Member Purchase moved to approve the minutes from October 8, 2015.
Committee Member Ostroff seconded the motion. The motion prevailed unanimously.

2. Public Comments

At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.

None

3. TEXT AMENDMENT REVIEW

Case #CD15-07T, “Text Amendment to Increase the Permitted Size of an Athletic Facility”

An application to amend the text of the Downtown Mixed Use District Use Table; increasing the maximum permitted size of an Athletic Facility in the Boulevard Commercial sub-area from 10,000 square feet to 30,000 square feet.

The applicant(s) presented the application to the committee and the committee discussed the plan.

4. SITE DEVELOPMENT PLAN REVIEW

Case #CD15-13DMUD “13 Urban Place Townhomes” An application for Site Development Plan Approval of 6 townhomes at 3721 N.E. 13th Avenue.

The applicant(s) presented the application to the committee and the committee discussed the plan.

In order to retain a five foot hedge along the property line, Committee member Proffitt, made a motion to make an adjustment to the project’s parking design standard, removing the requirement of a 3 foot “hammer-head,” at the end of the drive aisle, with an added fee as a condition of approval for the adjustment. Committee member Purchase seconded the motion which prevailed by the following vote:

YES: Member Nowicki, Member Proffitt, Member Ozaydin, Member Archacki, Member Purchase, Member Ostroff, Member Margoles.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:22 AM, by Kristen Nowicki, Senior Planner.

Janet Sinclair, Recording Secretary

ATTEST: _____
Kristen Nowicki, Senior Planner



DRC COMMENT PACKAGE

**CD15-14CU "Treemont on the Park"
DRC Meeting Date: January 14, 2016**

CITY OF OAKLAND PARK

"A CITY ON THE MOVE"

**ENGINEERING & COMMUNITY DEVELOPMENT DEPARTMENT
5399 North Dixie Highway, Oakland Park, Florida 33334
Office 954-630-4333 Fax 954-630-4353
www.oaklandparkfl.org**

Requirements for Resubmission of Plans to the DRC

Attached to this cover page are the Site Development Plan Review Comments for the referenced property from the members of the Development Review Committee.

To resubmit your plans and application for review the following must be provided. Please note that your plans and other documents will not be accepted without the following items in the following manner:

- _____ 1. **Appointment with a Planner** at (954) 630-4339 or by email KristenN@oaklandparkfl.gov to submit the application.
- _____ 2. **Application Fees of \$_____ (see fee table) for each submission to the DRC**, make checks payable to the City of Oakland Park.
- _____ 3. **Response and Referral Letter:** respond to each comment with a reference to the change on the site development plan sheet, must be attached to every plan set.
- _____ 4. **Site Development Plans and Surveys or Plats:** collated and stapled sets (24"x36"), 2 must be signed and sealed, all must be folded down to letter size and one (1) additional set must be an UNSTAPLED 11"x17" set.
 - _____ a. Surveys (at least 2 must be signed and sealed by a professional surveyor).
 - _____ b. Site Development Plans Must Consist of the following: copy of plat, site plan, landscape plan (all landscape plans must be signed and sealed by a registered landscape architect), floor plan, site lighting plan, building elevation plan, and schematic engineering where applicable and including all items listed in Section 24-164(B)(3). For Downtown Mixed-Use District, Federal Highway Business District, and Mixed-Use Land Development applications refer to the applicable ordinance for site development plan requirements.
- _____ 5. **Other:** calculations, plans, documents, surveys, studies, etc. could be required by a DRC member, attach a copy to every plan sheet. If signed and sealed, attach them to the minimum number of signed sealed sets and the remainder can be copies.

DRC Final Sign-Off Review Submission Requirements

Applications will not be accepted without the following items.

- _____ 1. **Fee of \$228.80.** Checks payable to the City of Oakland Park.
- _____ 2. **Response and Referral Letter** must be attached to every plan set.
- _____ 3. **Site Development Plans and Surveys:** collated and stapled sets (24"x36"), 3 must be signed and sealed, all must be folded down to letter size and one (1) additional must be an UNSTAPLED 11"x17" set.
 - _____ a. Surveys (at least 2 must be signed and sealed by a professional surveyor).
 - _____ b. Site Development Plans Must Consist of the following: site plan, landscape plan (all landscape plans must be signed and sealed by a registered landscape architect), floor plan, site lighting plan, building elevations, and schematic engineering where applicable and including all items listed in Section 24-164(B)(3). For Downtown Mixed-Use District, Federal Highway Business District, and Mixed-Use Land Development applications refer to the applicable ordinance for site development plan requirements.
 - _____ c. Each plan set must have a copy of all additional attachments including but not limited to color renderings, legal documents and exhibits, planning studies and data reports, pictures, etc.



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**ENGINEERING & COMMUNITY DEVELOPMENT DEPARTMENT
SITE DEVELOPMENT PLAN REVIEW**

Project Name: CD15-14CU "Treemont on the Park"

Review Date: December 15, 2015

Reviewer: Kristen Nowicki, AICP, Senior Planner

E-mail: KristenN@oaklandparkfl.gov

Review Type: Planning

Review Number: 1

Phone: (954)630-4339

Application

1. The project narrative incorrectly notes that the zoning districts on the north, south and west of the subject property are also RM-16. However, the subject site is RM-16 and surrounded on those 3 sides by RM-25; Medium-High Density Multi-Family Residential. It is noted in 2 places in the narrative.

General Comments

2. Who is the licensing agency and what license(s) would the facility receive to permit residential detox/treatment?
3. Will visitors be permitted into the facility?
4. What is the range in typical lengths of stay for clients in this type of treatment facility?

Conditional Use Criteria

5. *24-165(C)(2) The use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the surrounding area.*

The applicant response to these criteria indicates that there is a shortage of medical detoxification residential treatment facilities; further adding that there are 7 facilities in Broward County and none in Oakland Park.

Are the clients expected to be from Broward County or further away?



**ENGINEERING & COMMUNITY DEVELOPMENT DEPARTMENT
SITE DEVELOPMENT PLAN REVIEW**

Project Name: CD15-14CU "Treemont on the Park"

Review Date: December 15, 2015

Reviewer: Justin Proffitt, AICP, Senior Planner

E-mail: justinp@oaklandparkfl.gov

Review Type: Zoning

Review Number: 1

Phone: (954)630-4348

General Comments

1. This street has a record of flooding because of the large amount of back-out parking and paved swale areas that do not allow for proper drainage. The swale area adjacent to this property and the parking lot for that matter should be resurfaced with permeable paver blocks or another paving system that will allow the run off to drain directly into the ground instead of into the city's right of way. §24-94(C).

Parking, loading, and Access

2. All pavement markings, parking spaces, and signage are to be maintained in like new condition. Paved surfaces shall not contain potholes or large cracks, and grass surfaces shall be maintained in a healthy condition. §24-80 (B)(3).

**CITY OF OAKLAND PARK
DEVELOPMENT REVIEW COMMITTEE (DRC)
ENGINEERING DEPARTMENT COMMENTS**

CASE #:CD15-14CU

**DRC MEETING DATE:
COMMENT DATE:12/29/2015**

Project Name: Treemont on the Park

Address:3861-3881 NE 3rd Ave, Oakland park, FL

Subject: DRC Review

New Development General Comments

1. This street has a record of flooding. Either install drain pipes or resurface the parking spaces with permeable paver blocks or another paving system that will allow the run off to drain directly into the ground instead of into the city road.

Please see below picture for pavers.



Reviewed By: D. Akin Ozaydin

Project Manager, P.E. dincero@oaklandparkfl.gov 954-630-4343

City of Oakland Park

LANDSCAPE PLAN REVIEW

CITY OF OAKLAND PARK

Project Name: Treemont on the Park
3861-3881 NE 3 Avenue

Review Date: December 17, 2015

Reviewer: Darrell Purchase
E-mail: darrellp@oaklandparkfl.gov

Review type: Landscape- First Submission

Review Number: CD15-14CU

Phone # 954-630-4396

Please respond to all comments in writing as well as on appropriate plans.

1. **Sec. 24-122 (B).** A Tree Removal/Relocation Permit is required prior to removal or relocation of any tree(s) with a caliper of 4 inches or more. Tree Removal permits can be obtained by contacting the Permitting Department in the Municipal Building, 5399 N. Dixie Highway, Oakland Park, 33334. **Canopy replacement (mitigation) for trees under 18" in trunk diameter is required and calculations should be provided to indicate that it is being met. For trees that are 18" and over considered Specimen Trees, a tree appraisal will be performed by the City and will determine the dollar value of any specimen tree approved for removal.** Submit this permit with sufficient time to allow City staff to inspect the trees and site to insure compliance with any mitigation requirements.
 - **Provide three (3) sets of landscape plans showing trees to be removed or relocated.**
2. **Sec. 24-122(D).** Site Plan review and native vegetation.
 - **Provide on tree disposition/survey sheet all existing trees onsite including exotic species. Plan to include, canopy to which trees are to remain or removed from site.**
 - **All exotic species to be removed from site and shall not require a permit. These include Schefflera and Carrotwood trees.**
 - **Recommend the removal of two mahogany trees in landscape islands in front and gumbo limbo tree in island in front with a tree removal permit. Trees are not Florida Grade #1 and the mahogany trees are currently causing damage to the parking lot. The gumbo limbo tree due to its condition may pose a future hazard to vehicles parked adjacent to the tree. Recommend planting a Bridal Veil tree or similar species to replace the Gumbo Limbo. Washintonia palm near front should also be removed due to poor condition.**
3. **Sec.24-105(C)(3)(a)(1) and (2).** Perimeter landscape requirements relating to abutting properties. One (1) tree shall be planted for each forty (40) linear feet thereof within the landscape strip between the abutting property line and the off-street parking or other vehicular use area. A hedge or other durable landscape barrier shall be planted or installed.
 - **Provide two new required trees on the north and south landscape islands. Landscape plan shows three foxtail palms on the east and west perimeter. Recommend planting two East Palatka Holly trees or similar small species closer to sidewalk.**
 - **Extend hedge material on north and south sides to the front edge of walkway. Provide continuous hedge along rear of property. Proposed areca palms cannot be used as hedge material.**

4. **Sec.24-105 (D (1) (b).** At the time of planting, new tree heights shall be spec'd on the plan according to the following ratio:
 - a. 60% need to be 10' or higher
 - b. 20% need to be 12' or higher
 - c. 10% need to be 14' or higher
 - d. 10% need to be 16' or higher
 - **Provide table showing the number of trees, existing and new with percentage of each height on landscape sheet.**
5. **Sec. 24-105(D)(1)(f).** Irrigation system: All landscaped areas shall be provided with an Underground irrigation system.
 - **Check existing irrigation for any leaks or breaks. If irrigation system does not exist, an irrigation plan shall be submitted.**

Please add to or revise the existing planting notes:

6. On planting detail, the width of the planting hole should be 3 times the size of rootball.
 - **Planting detail on Landscape Plan LP-1 to show planting hole to be three (3) times the size of the rootball.**
7. Please make changes on Landscape Requirements table on landscape sheet LP-1.
 - **Remove lot size for number of trees required. This pertains to single family and duplex residences.**
 - **Parking calculations: One landscape island per 12 parking spaces on average. One required, one provided.**
 - **Perimeter landscape requirements: One tree per 40 linear feet or fraction thereof within the landscape strip abutting the property line and off-street parking or other vehicular use area. Required two, provide two.**
 - **Parking lot interior requirements: One tree is required for each ten (10) parking spaces or fraction thereof. One tree required, two provided.**
8. Recommend the substitution of the areca palms for the required continuous hedge and also do to the overhead powerlines.
9. Recommend substituting spanish stoppers for east Palatka hollies or other more columnar species.

BROWARD SHERIFF'S OFFICE
OAKLAND PARK DISTRICT
5399 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334



**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN
(CPTED)**

Detective Debra Wallace FCPP
Debra_Wallace@sheriff.org
December 15, 2015
3861-3881 NE 3rd Ave
Case #CD15-14CU
"Treemont on the Park"

Crime Prevention (CPTED) is the proper design and effective use of a built environment, which can lead to a reduction in the fear and incidence of crime. There are four important CPTED design guidelines, including Natural Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance.

The applicant, Treemont on the Park, operated by Orchard Park at Deerfield Corporation are proposing a "Change of Use" from an ALF to a Facility for Detoxification and Residential Treatment. This change would require a Conditional Use approval. This would require different licensing requirements under another licensing agency but still operated by the same company.

- 1. Natural Surveillance:** Keep areas well lit, building entrances should be brightly illuminated at all times and the line of sight should be clear from both inside and outside. Criminals do not like to be seen or possibly recognized.
 - Please include a photometric plan for review.
 - CCTV needs to be included on the exterior on the buildings throughout the open areas. This should also be monitored real time (secure areas)

- 2. Natural Access Control:** Take the control out of the criminal hand. Define this by clearly marking the approaches to the building. Use this to channel customers into defined areas. This is accomplished through landscaping, walkways and fencing.
 - There are no clear entry ways or pathways to the building. Include striping and or signage.
 - Security was mentioned in the application. What type of security and what training will they be provided?

- **Territorial Reinforcement:** This principle's purpose is to define public to private property. Legitimate occupants have a sense of ownership and will notice people who don't belong.

- The properties has some definition from public to private from the fencing, sidewalks, but provide marked pathways to the ingress/egress.
- Provide clear security signage at all entrances (CCTV, etc)
- Will the gates be locked? Or security personnel on the grounds?
- **Maintenance:** This is an important aspect, if the property is not maintained in pristine condition crime and vandalism will soon follow. This relates to safety as well as pride. Ways to incorporate this into the site:
 - All the landscaping must be maintained. The landscaping should provide a clear line of sight. Keep all hedges below if placed in front of windows, all trees should provide canopies at least 8' in height.(as noted on Landscape plans) The property should be policed on a daily basis for trash/debris.
 - The fencing on site needs some attention in a few areas.

Additional questions and or concerns.

- This facility is directly across from a very busy park where children and families congregate. What would be the requirements for someone in severe withdrawals? Are they mandated to be inside and not to create a disturbance? What steps will this facility take to keep the patient who might be in some type of crazed paranoia from leaving?
- It was mentioned that you wish to modify the conditional use, would you still have elderly that are not in a treatment program?
- There was no mention of the licensing agency on this application. Which agency would regulate this facility? Florida Department of Children and Family?
- The City has an ordinance (8-123) concerning Sexual Predators and Sexual offenders. This property falls within the boundaries that would trigger this ordinance. How would staff address this issue?
- If any patients are career offenders they must also register per Florida Statue.
- Notes mentioned security. How is this proposed? 24 hour security? Is this to include inside and outside? And how many and what type? Is security/staff to handle the disturbance issues between patients or with patients? If the Calls for Service are disproportionate compared to other area businesses, Off Duty Law Enforcement might have to be utilized.
- It is mentioned that this facility would be utilized for patients who voluntarily agree to enter treatment. Could this also be a condition from the court?
- It was mentioned that if a patient left the facility, it would be permitted, but they would be discharged. Would you admit that patient back? This would set a precedent and create walk away with the other patients if permitted.
- Will you have a pharmacy? If the pharmacy is register as a Pain Management Clinic with the Department of Health, they also must

obtain a permit from the city as such. This would be separate from all other Business Tax licenses required.

- It was mentioned that the client base would be professionals. This is a building that was constructed in 1970 and has no updates since built. The Building is in need of major repairs and updates to attract this type of any type of clientele.
- It was mentioned no additional traffic, but would visitors be permitted? And would patients be permitted day passes?
- Address numerical should be 10" high and clearly visible for fire and police on all sides of the property with Ingress/egress.

This security survey has been conducted as a public service of the Broward Sheriff's Office CPTED Deputy. The information contained herein is based on guidelines set by the Florida Crime Prevention Training Institute and the observations of the Individual Deputy conducting the survey. This survey is intended to assist you in improving the overall level of security only. It is not intended to imply the existing security measures or proposed security measures are absolute or perfect.

All new construction or retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications the proper licenses and variances should be obtained.

DEVELOPMENT PERMIT APPLICATION

The type of development permits for which this form is used and a fee schedule are listed on page 5. Application requirements and required separate attachments for each request type are on page 8. **Prior to the application submission contact the Planning and Zoning Division for an appointment at 954-630-4339.**

STAFF USE ONLY	
Date Submitted: <u>11/13/2015</u>	Application No. <u>CD15-14CU</u>
Project Name: <u>Treemont on the Park</u>	
Folio No(s):	

GENERAL DATA – Please type or print information - COMPLETE ALL SECTIONS	
Address of property: <u>3861-3881 NE 3rd Ave, Oakland Park</u>	
Legal Description: (or attach description) <u>See attached</u>	
Gross Acres: <u>0.337</u>	Net Acres: <u>0.337</u>
Title to this Property has been held since: <u>3-17-1999</u>	Existing Zoning: <u>RM-16</u>
Existing Use of Property (include no. and sq. ft. of existing structure(s)): <u>Community Care Fac/ 5,906 sf</u>	
Proposed Use of Property (include no. and sq. ft. of proposed structure(s)): <u>Community Care Fac/5,906 sf</u>	
Section, Township, Range: <u>22-49-42</u>	
Type of Development Permit(s) requested: <u>Approval of a new conditional use for the Community Care Facility located in an RM-16 district. See attached a detailed description and response to the review criteria.</u>	

OWNER/APPLICANT INFORMATION		
(The undersigned has reviewed all instructions concerning the application and understands the application must be complete and accurate prior to staff review or Public Hearing(s). <u>Attach proof of ownership and owner's authorization for representative.</u> <u>Orchard Park at Deerfield Corporation</u>		
Name of Property Owners: <u>Valerie Stojanovic</u>	Title: <u>President</u>	
Address: <u>3881 NE 3rd Ave</u>		
City: <u>Oakland Park</u>	State: <u>FL</u>	Zip Code: <u>33334</u>
Phone: <u>954-790-2677</u>	Fax: <u>954-525-0212</u>	
Signature: <u>Valerie Stojanovic, PRES.</u>	Signature:	
Email Address: <u>gram1911@aol.com</u>	Email Address:	
Name of Applicant's Representative: <u>Daniel A. Fee, PE</u>		
Address: <u>4535 Hunting Trail</u>		
City: <u>Lake Worth</u>	State: <u>FL</u>	Zip Code: <u>33467</u>
Office Phone: <u>954-524-9800</u>	Cell Phone: <u>954-547-2760</u>	Fax: <u>954-522-6502</u>
Email Address: <u>teamcdi@aol.com</u>		

RECEIVED

NOV 13 2015

Engineering & Community
Development Department
City of Oakland Park

PROJECT NARRATIVE

Description of Request:

This property is located at 3861-3881 NE 3rd Avenue. It has been operating as the Treemont on the Park assisted living facility since 1999. The property is zoned RM-16 (Medium Density Multi-Family Residential) which permits a Community Care Facility as a Conditional Use. The property is bordered on the north, south and west by RM-16 (Medium Density Multi-Family Residential) and on the east by CF (Community Facility).

We are seeking to obtain a new conditional use approval from the City for a Community Care Facility (Special Residential Facility - Category 3). At present, the facility is a total of 5,906sf in two buildings. In 1993, the City approved a Conditional Use for a Community Care Facility limited to a resident population of 34 ambulatory elderly males and females. Over the years, the State of Florida regulations and licensing requirements, with respect to Community Care Facility (Special Residential Facility - Category 3), have changed. The current Treemont on the Park facility is licensed by the State as an assisted living facility which includes convalescent care for individuals recovering from sickness or debility in order to restore the individual's health and/or strength. The applicant would like to modify the conditional use approval to permit detoxification and residential treatment services, reduce the number of residents to a maximum of 30, and not be limited to just elderly residents.

The owners/operators of the current Treemont on the Park facility will be the same owners/operators of the proposed residential detoxification and treatment facility. They include:

- Valerie Stojanovic, President of Orchard Park at Deerfield Corp., Inc., and Executive Director of New River Wellness Center, an all-female substance abuse facility located in Fort Lauderdale
- Dr. Branislav Stojanovic, Medical Director, New River Wellness Center
- Melissa Miller, M.S., M.B.A., L.M.H.C., Clinical Director of New River Wellness Center
- Stephen Tarquinio, Administrator of Treemont on the Park ALF

These owners/operators are all qualified professionals with experience in servicing the needs of people with substance use disorders.

The residential detoxification treatment facility will be restricted to adult clients who have voluntarily agreed to enter treatment. The facility will not accept any involuntary admissions ordered by a court, nor anyone being committed under the Baker Act. In addition, the facility will not accept any Medicare or Medicaid patients. Each prospective client will undergo an off-site pre-admission screening by licensed

professionals. The pre-screening evaluation will assess all incoming clients for past history of violence, criminality, and sexually-based offenses. Clients with a past history of violence or sexually-based crimes will automatically be referred to other treatment providers and will not be admitted to this facility.

When a client is accepted for detoxification treatment, the staff will make the arrangements to transport the client to the facility. Once admitted, the clients are not permitted to come and go from the facility. They will not be permitted to leave the property, and the appropriate security measures required by State regulations will be implemented. However, since this is a strictly voluntary program, if a client wishes to terminate their treatment prematurely, he/she will not be held against their will. The staff will arrange for their transportation to the pre-determined designated location which was established at the time of admission. This is the same procedure that will be utilized at the end of successful completion of the detoxification treatment.

Compliance With Conditional Use Review Criteria:

1) *The proposed use is essential to the proper functioning of a utility system or is specifically listed as a permitted conditional use in the district in which it is to be located*

This property is zoned RM-16: Multi-Facility Residential District. A community care facility is specifically listed as a conditional use within this zoning district.

2) *The use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the surrounding area*

A proposed community care facility which provides detoxification and residential treatment services is a desirable and much needed service for the public welfare. According to a National Survey on Drug Use and Health, 23.5 million persons needed treatment for a substance use disorder in 2009. Many people in high stress professions, such as: police, firefighters, EMS workers, doctors, lawyers, nurses, etc. will self-medicate with drugs or alcohol, often becoming addicted. Many others become addicted to prescription drugs, which are prescribed as a result of injury or accident, to alleviate pain. The problem has become so acute that in 2014 the Governor of Vermont, Peter Shumlin, devoted his entire State of the State Address to substance use disorders. Only an estimated 11% of those who need treatment receive it at a specialty treatment facility.

There is a shortage of medical detoxification residential treatment facilities for those who want to voluntarily break their substance use disorder. In Broward County, there are approximately 7 (seven) state-licensed facilities and none of them are located in the City of Oakland Park. Therefore, there is a pressing public health and welfare need for additional treatment facilities, especially ones that provide for medical detoxification to assist people through their initial phase of combating their substance use disorder.

This proposed community care facility will not be detrimental or injurious to the surrounding areas. All potential clients will be pre-screened and those with a past history of violence, criminality or sexually-based offenses will not be accepted into the treatment program. All of the clients will be admitted on a voluntary basis. Prior to entering the facility, clients will have agreed to the conditions required by the treatment program. All clients will understand that they are not free to come and go from the facility or leave the property grounds, and that when they are discharged from the facility they will be transported to a location that was pre-determined before they entered. No one will be permitted to exit the facility and wander the neighborhood, so there will be no detrimental activities that could impact the surrounding area. Security will be provided to ensure the clients will not leave the facility until their designated time of discharge.

3) *When granting approval for conditional use, the board may attach conditions and safeguards, in addition to those prescribed in the district regulations, as they determine are necessary for the protection of the surrounding area and to preserve the spirit and intent of the ordinance*

We acknowledge that conditions and safeguards will be applied to the approval for the conditional use. The applicant will work with the City to create the conditions the City believes are necessary for the protection of the surrounding area and preserve the intent of the ordinance.

4) *The application must also meet all of the following criteria, where appropriate:*

(A) Conformance with comprehensive plan: The proposed community care facility is in conformance with the comprehensive plan which does permit the placement of special residential facilities within the medium-density residential land use category.

(B) Harmony with adjacent uses (existing or zoned): The proposed community care facility will be in harmony with the surrounding adjacent uses which are also RM-16 medium density multi-family housing zoned properties to the north, south and west of the site. To the east of the site is a community facility (CF) park use. The reduction from the currently approved maximum of 34 residents to a maximum of 30 residents will keep the facility in conformance with the medium density of the surrounding uses.

The existing buildings on this site are a single story high and blend in with the surrounding buildings, which are one to two stories in height.

(C) Facility levels of service maintained: The approval of a new conditional use for a community care facility which allows for detoxification and residential treatment will have no effect on service levels. It might be arguable that a reduction from a maximum of 34 residents to a maximum of 30 residents, and the fact that the residents are not permitted to come and go freely and that they will be transported to the facility for arrival and away at the time of departure would actually reduce the impact on the infrastructure. However, any reductions would be de minimal.

(D) Use not hazardous to nearby housing, particularly traffic; see (B) above: As mentioned above in response (B), the community care facility will be in harmony with the surrounding area. With respect to traffic specifically under the current conditional use approval, a maximum of 34 residents are permitted. While the currently conditional use approval ordinance (0-93-8) does not specify that the facility is restricted to just elderly residents, the owner of the facility did indicate in their request that their residents would consist of ambulatory elderly males and females. However, they made no representations that the residents would not be driving or that their ability to freely come and go from the facility would be restricted. Difficulty arises with quantifying how much traffic is generated by the residents permitted under the current approved conditional use. Most probably, the traffic pattern has fluctuated over the years. In regards to the proposed change in use, traffic patterns will be minimal. The proposed clientele will not be permitted to drive to and from the facility, nor are they free to come and go from the facility. The only traffic that will be generated from the new conditional use will be from the staff, which is the same as it is today, and the transportation that is arranged by staff to bring residents to the facility on admission and away upon discharge, which will occur on a sporadic basis.

(E) The architectural and site design are compatible with the character of the surrounding area: When the building and site were originally designed, it was done so that we are compatible with the character of the surrounding area. This approval of a new conditional use which permits the detoxification and residential treatment services will not change the design of the site or buildings.

THIS DOCUMENT PREPARED BY:
WILLIAM F. SULLIVAN, ESQUIRE
PORTLEY AND SULLIVAN
2401 East Atlantic Boulevard
Suite 410
Pompano Beach, FL 33062

99-166792 T#002
03-24-99 04:11PM

* 9625.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

Parcel ID Numbers: 19222-00-01330
and 19222-00-01349

COUNTY ADMIN.

Grantee #1 TIN:
Record & Return To
MITCHELL L. BERKOWITZ, P.A.
2601 North Ocean Ave., Suite F
Singer Island, FL 33404

WARRANTY DEED

THIS INDENTURE made this 17th day of March, 1999, between JOSEPHINE SELF, a married woman, whose post office address is 5551 Bayview Drive, Fort Lauderdale, FL 33308, Grantor, and ORCHARD PARK AT DEERFIELD CORPORATION, a Florida corporation, whose post office address is %Dorothy Greenberg, President, 3881 N.E. 3rd Avenue, Oakland Park, FL 33334, Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Broward and State of Florida, to wit:

See Legal Description attached hereto as Exhibit "A".

Subject to: Taxes for the year 1999 and thereafter; zoning and/or restrictions and prohibitions imposed by governmental authority and restrictions, easements and other matters appearing on the Plat and/or common to the subdivision,

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carole K. Holmes
WITNESS #1
Print Name: CAROLE K. HOLMES

Josephine Self
JOSEPHINE SELF
5551 Bayview Drive
Fort Lauderdale, FL 33308

William F. Sullivan
WITNESS #2
Print Name: William F. Sullivan

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of March, 1999, by Josephine Self.



Carole K. Holmes
NOTARY PUBLIC
Print Name: CAROLE K. HOLMES
My commission expires: 3/30/2002

Personally Known: _____ OR Produced Identification:

Type of identification produced: Florida Driver's license

BK 29340PG 1879

OFFICIAL COPY

2
X1125

LEGAL DESCRIPTION

PARCEL A:

A portion of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 22, Township 49 South, Range 42 East, together with a portion of OAKLAND PARK UTILITY AREA, as recorded in Plat Book 62, Page 18, of the Public Records of Broward County, Florida, all being more particularly described as follows:

The East 162.0 feet of the South 60 feet of the North 390 feet of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 22, Township 49 South, Range 42, East, Broward County, Florida, LESS the East 25 feet thereof.

THIS IS NOT AN
OFFICIAL COPY

BK 29340PG 1880

PARCEL B:

A portion of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 22, Township 49 South, Range 42 East, together with a portion of OAKLAND PARK UTILITY AREA, as recorded in Plat Book 62, Page 18, of the Public Records of Broward County, Florida, all being more particularly described as follows:

The East 162.0 feet of the South 60 feet of the North 450 feet of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 22, Township 49 South, Range 42, East, Broward County, Florida, LESS the East 25 feet thereof.

EXHIBIT "A"

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: TREEMONT ON THE PARK (aka ORCHARD PARK)

Meeting Location & Date: COLLINS CENTER 9-30-15 7:00PM

Project Description:

CONDITIONAL USE APPROVAL FOR COMMUNITY CARE FACILITY

To HOA Group/Individual: Signing this sign-in sheet does not imply approval or support of the project, just confirmation that a meeting was held pursuant to the ordinance.

Participant Signatures:

- | | |
|-------------------------------|-------------------------|
| 1. <u>[Signature]</u> | 17. <u>Mark Gelfand</u> |
| 2. <u>Layne Dallett Walls</u> | 18. <u>Tim Lowery</u> |
| 3. <u>William Johnson</u> | 19. <u>Anesh Lakhan</u> |
| 4. <u>[Signature]</u> | 20. _____ |
| 5. <u>[Signature]</u> | 21. _____ |
| 6. <u>[Signature]</u> | 22. _____ |
| 7. <u>Sean Nevin</u> | 23. _____ |
| 8. <u>Maribeth Kraft</u> | 24. _____ |
| 9. <u>[Signature]</u> | 25. _____ |
| 10. <u>[Signature]</u> | 26. _____ |
| 11. <u>JEFF HELYER</u> | 27. _____ |
| 12. <u>Robt. Patterson</u> | 28. _____ |
| 13. <u>Caryl Secura</u> | 29. _____ |
| 14. <u>Ernie Andersen</u> | 30. _____ |
| 15. <u>Deputy J. Geller</u> | 31. _____ |
| 16. <u>[Signature]</u> | 32. _____ |

Applicant/Property Owner Attendee or Representative Signature(s) (print names below):

DANIEL FEE ; _____ ; _____

THIS PROPOSED DEVELOPMENT IS NOT ENDORSED BY THE CITY OF OAKLAND PARK AND IF SUBMITTED WILL BE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND THE COMPREHENSIVE PLAN.

Neighborhood Participation Meeting Program Affidavits of Compliance

I certify that:

The Report on Neighborhood Participation Meeting Program submitted herewith is complete and accurate. I understand that I am solely responsible for the accuracy and completeness of this report and that any errors and/or omissions may result in the rejection of my Development Permit Application on grounds that it is incomplete or not accurate.

Complete Affidavits (A) or (B) depending on your circumstances:

Affidavit A

(A) Homeowners Association, Individual, or Executive Officer Meeting Verification & Signatures to Confirm Meeting (must attach sign-in sheet as verification):

Meeting Date: SEPT 30, 2015 Time: 7:00 PM

Location: COLLINS COMMUNITY CENTER

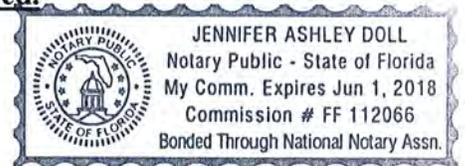
Applicant/Property Owner Signature(s):


Print Name(s): DANIEL A. FEE

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on 10 day before me, an officer duly qualified to take acknowledgements, personally appeared Daniel Fee, to me known or who produced Driver License as identification, who signed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and acknowledged before me that he executed same. Witness my hand and official seal in County and State last aforesaid this 10 day of November, 2015

****Meeting Verification & Sign-In sheet form must be attached.**



Summary of Neighborhood Meeting on September 30, 2015 Treemont on the Park Conditional Use Zoning Application

A neighborhood meeting was held at the Collins Community Center on September 30, 2015 at 7:00 PM to discuss the proposed Conditional Use zoning application for a Community Care Facility (Special Residential Facility-Category 3) that Orchard Park at Deerfield Corp intends to file for the Treemont on the Park facility located at 3861-3881 NE 3rd Ave to include detoxification and residential treatment services.

Daniel Fee of CDI Engineering and Planning opened the meeting and provided a brief overview of the proposed application. Mr. Fee explained that Orchard Park at Deerfield Corp intends to submit an updated application to request an update on the conditional use that was previously approved for this property in 1993. The facility will not be proposing any physical changes or expansion to the existing building with the exception of bringing the landscaping up to code as required by the city. The property is located in the RM-16 zoning district which permits a Community Care Facility (Special Residential Facility-Category 3) as a conditional use. The current Treemont on the Park facility is licensed by the State as an assisted living facility which includes convalescent care for individuals recovering from sickness or debility in order to restore the individual health and/or strength. The applicant would like to include detoxification and residential treatment services. The current Conditional Use permits up to 34 residents. The proposed change would result in a reduction in the number of residents from the current 34 residents to a maximum of 30 residents. In addition, the proposed change would not limit the population to solely elderly residents. The City has reviewed the prior Conditional Use approval and determined that due to the State's regulations and licensing requirements, and the services that the owner is proposing to provide, that a new Conditional Use approval is warranted.

The other members of the presentation team introduced themselves, including: Steve Tarquinio, the Administrator of the Treemont on the Park ALF facility, Valerie Stojanovic, the Executive Director of New River Wellness Center and President of Orchard Park at Deerfield Corp, which owns the Treemont on the Park facility, and Melissa Miller, the Clinical Director of New River Wellness Center.

The meeting was then opened for questions. A series of initial questions centered on the type of clients receiving services under the proposed change of use. The panel explained that the clientele entering the facility for treatment would be voluntarily entering for the purpose of detoxifying from substance use. During the initial phase of their treatment, clients need to be in a facility that can provide the medical treatment necessary to begin their recovery. A follow up questioner wanted to know if it would be a mixed use (i.e. drug and alcohol) facility. The panel confirmed that services would be offered for the detoxification for both drug and alcohol. In addition, the clientele will be co-ed adults age 18 years and older. The panel verbalized admission policies included, but were not limited to, a full telephonic assessment conducted by a qualified professional and a predetermined transportation policy. In specific to transportation, clients will be unable to transport themselves to the facility; furthermore, the facility will transport clients to and from the center. Upon completion of their treatment, the clients will be transported from the facility to their predetermined destination that is designated prior to their admission. Moreover, clients will be made aware of the inability to come and go and the lack of permission to leave facility grounds. However, this is a voluntary program and should a client wish to terminate their treatment against medical advice, they will not be held against their will. In the case of early termination of treatment, staff will provide transportation to the predetermined destination.

In response to several other follow up questions, the panel further explained that no one could be involuntarily admitted to the facility by a court, nor could someone be committed under the Baker Act to this facility. In specific, clients would either pay out of pocket for treatment or they may elect to use private insurance. The applicant will not accept Medicare or Medicaid. The proposed facility is intended to be a boutique-type treatment facility catering to specialty populations such as: doctors, lawyers, first responders, and other types of professionals. Ms. Miller provided an example of a previous client at a women's treatment facility in Fort Lauderdale operated by the same principals. Ms. Miller told the story of a 50 year old Kindergarten teacher who was involved in an auto accident. She was prescribed a codeine-based drug for pain during her recovery and became unknowingly addicted. She voluntarily entered treatment to stabilize and cope with her addiction. Ms. Miller shared the client has remained successfully sober and she was able to return to her teaching job.

Another follow up question was asked about the length of stay. The panel explained that the process of recovery varies from client to client based on acuity and severity of substance use and interaction of any environmental stressors. The recovery process may take months; however, the full continuum of treatment will not take place at the proposed facility. The proposed facility will only stabilize and ensure wellness of client in preparation for the next phase of recovery.

An additional topic of interest was raised regarding if the principals of this proposed facility owned or operated any sober living residences. Ms. Stojanovic replied that she does not own or operate any sober living residences. Additionally, Ms. Stojanovic stated that in the women's facility that she currently operates, she only works with a select few sober living residences in the Fort Lauderdale area. In regards to the proposed facility, clients will be referred for continued treatment with other established treatment providers. The continuum of care dictates the follow up treatment provider form a discharge plan with regards to sober living and follow up care.

One other major topic of concern was with respect to security at the facility and the procedural outline for security measures in the community. The panel explained that security cameras will be installed and that security requirements are stipulated by the State of Florida's licensing process. The facility will be locked to prevent clients from leaving the grounds. A question was asked if the proposed facility would be a "lock down" facility. The panel explained that the facility will be locked, but it is not a "lock down" facility as that term is typically used in the mental health industry to identify an acute psychiatric unit that treats involuntarily committed mental health patients. As highlighted previously, the proposed facility will only accept clients on a voluntary basis and any client wishing to terminate treatment will be transported by facility staff to a predetermined destination. Clients will not be permitted to walk out of the facility and wander around in the neighborhood during their treatment or upon discharge. Currently, the property is enclosed by fencing. The applicant will also be adding additional landscape material to provide both a physical and visual barrier.

A question was asked if there were any other similar Special Residential Facility-Category 3 in the city. The panel stated they were not aware of any Special Residential Facility-Category 3 the city may have approved. Additionally, the panel stated that to their knowledge, there are no other State licensed detoxification facilities in the city. Questioners inquired about the current Treemont on the Park population and how their relocation will be handled. The panel explained that residents would be relocated to other facilities or with family. The State law has provisions and time frames for relocation which will be adhered to. We anticipate it will approximately take up to six months for relocation due to the city's review and approval process.

We had two Oakland Park residents, both former city commissioners, point out the review criteria for

conditional use approvals, such as the use is deemed desirable for the public convenience or welfare, harmony with adjacent uses, and is not hazardous to nearby housing. The panel discussed the stigma involved with substance use disorder and the recovery process. The panel acknowledged that they will need to address all of the conditional use review criteria in their application, including the misperception of safety issues. The panel stated that they will take all precautions in regards to policy and procedure to ensure the safety of the surrounding neighborhood. Overall, the applicant believes the proposed facility will be an enhanced service for the Oakland Park community and provide much needed treatment.

RECEIVED

NOV 13 2015

Engineering & Community
Development Department
City of Oakland Park

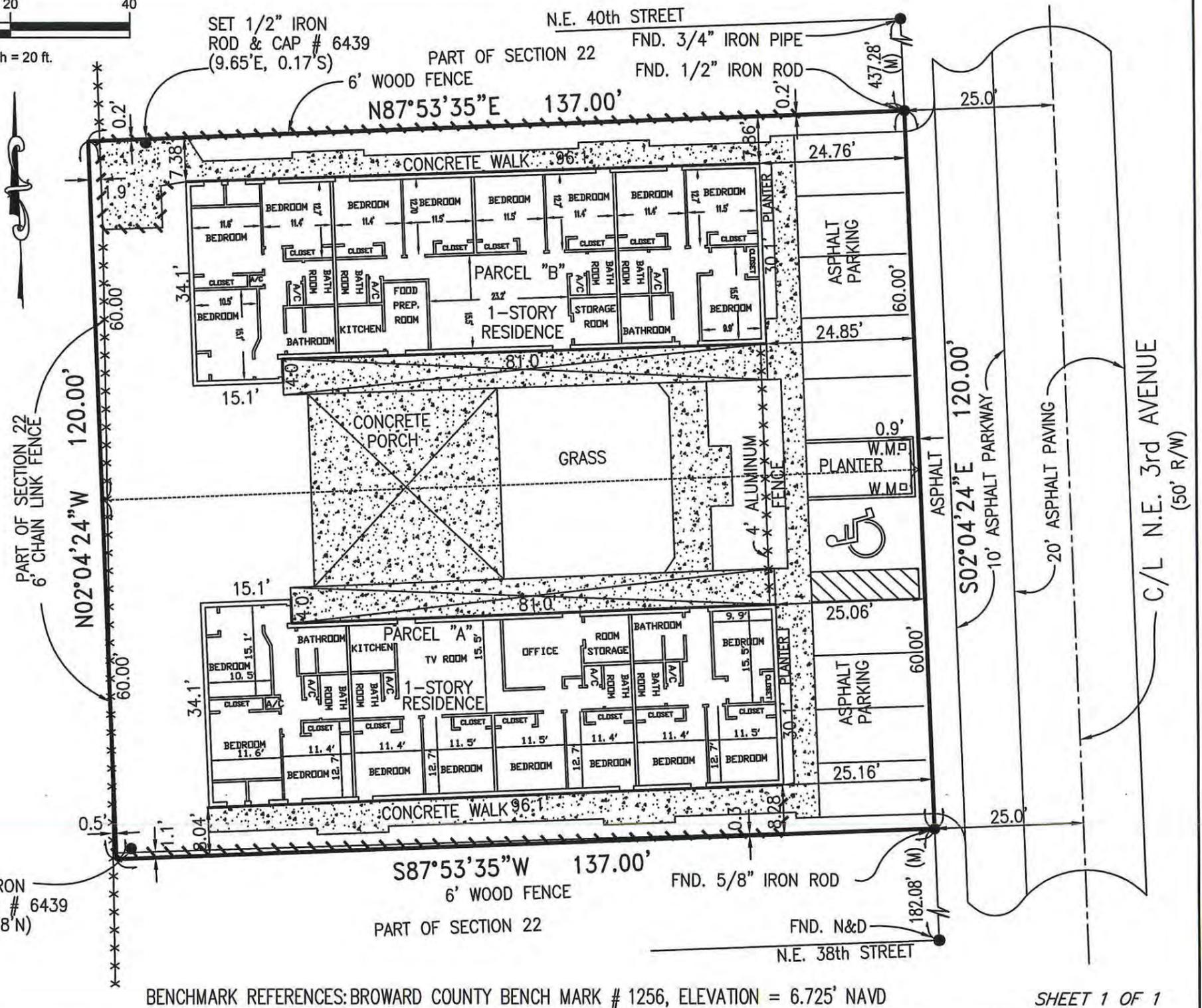
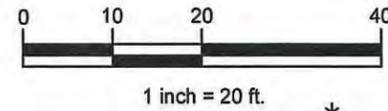
LEGEND

- A/C. = AIR CONDITIONER
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C = CALCULATED
- CH = CHORD
- CL = CENTERLINE
- C/S = CONCRETE SLAB
- CONC. = CONCRETE
- D.E. = DRAINAGE EASEMENT
- Δ = DELTA (CENTRAL ANGLE)
- EL. = ELEVATION
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- L = ARC DISTANCE
- L.B. = LICENSED SURVEY BUSINESS
- M = MEASURED
- NO I.D. = NO IDENTIFICATION
- N/A = NOT APPLICABLE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- P = PLAT
- P.B.C. = PALM BEACH COUNTY
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.K. = PARKER KALON COMPANY
- P.R.C. = POINT OF REVERSE CURVATURE
- PG. = PAGE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

- R = RADIUS
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- C.L.F. = CHAINLINK FENCE
- ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
- ATIMA = AS THEIR INTEREST MAY APPEAR
- CALC. = CALCULATED

SYMBOL

- CATCH BASIN
- WATER METER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC BOX
- TELEPHONE BOX
- WATER VALVE
- HANDICAP
- OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- METAL FENCE (M.F.)
- PLASTIC FENCE (P.F.)
- WIRE FENCE (W.F.)



LEGAL DESCRIPTION:

PARCEL A:
 A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF OAKLAND PARK UTILITY AREA, AS RECORDED IN PLAT BOOK 62, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 162.0 FEET OF THE SOUTH 60 FEET OF THE NORTH 390 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA LESS THE EAST 25 FEET THEREOF.

PARCEL B:
 A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF OAKLAND PARK UTILITY AREA, AS RECORDED IN PLAT BOOK 62, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BENCHMARK REFERENCES: BROWARD COUNTY BENCH MARK # 1256, ELEVATION = 6.725' NAVD

SHEET 1 OF 1

TITLE: MAP OF BOUNDARY SURVEY		SCALE: 1" = 20'	NOTES/REVISIONS UPDATE SURVEY: 5/23/15	THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. Date 5-23-15	FOUNDED IN 1993 BASELINE ENGINEERING AND LAND SURVEYING, INC. 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-6439
COMMUNITY PANEL# 120050-0208-F	FLOOD ZONE: AE	BASE FLOOD EL.: 6.0'			
DATE OF FIRM: 08/18/1982	BASIS OF BEARING: N87°53'35"E (NORTH PROPERTY LINE) ASSUMED		PARTY CHIEF: EWD	ERNEST W. DUNCAN, P.S.M., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 5182	JOB NO.: 06-04-107
PROPERTY ADDRESS: 3881 & 3861 N.E. 3RD AVENUE, OAKLAND PARK, FL 33334			SURVEY DATE: 5/6/06	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	

LEGEND:

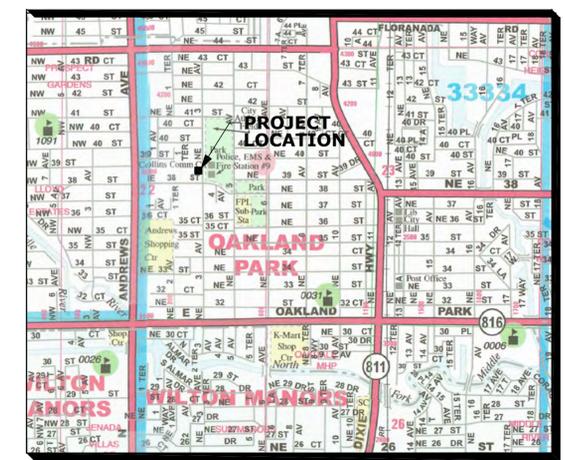
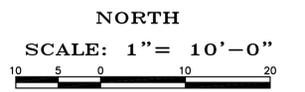
EXISTING	LIMITS OF EXIST. CONCRETE SIDEWALKS, PORCHES & PADS	EXIST. R/W LINE	EXIST. PAVEMENT	EXIST. CONC. CURB	EXISTING FENCE	EXISTING WOOD UTILITY POLE	EXIST. CONCRETE UTILITY POLE	EXIST. WATER LINE	EXIST. FORCE MAIN	W/DIRECTION OF FLOW	EXIST. SAN. SEWER	W/DIRECTION OF FLOW	EXIST. GAS LINE	EXIST. UNDERGROUND TELEPHONE	EXIST. OVERHEAD TELEPHONE	EXIST. STORM SEWER LINE	EXIST. "CABLE TELEVISION" UNDERGROUND CABLE	EXISTING ELEVATION	EXISTING LIGHT POLE	EXIST. CATCH BASIN						
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]						
PROPOSED	LIMITS OF ASPHALT PAVEMENT	LIMITS OF ASPHALT REMOVAL	LIMITS OF CONCRETE SIDEWALKS, PORCHES & PADS	LIMITS OF BRICK PAVERS	SURFACE FLOW ARROW	PROPERTY LINE	CENTERLINE	R/W LINE	PROPOSED PAVEMENT	PROPOSED CONCRETE CURB	PROPOSED FENCE	PROPOSED WOOD UTILITY POLE	PROPOSED CONCRETE UTILITY POLE	PROPOSED WATER LINE	PROPOSED FORCE MAIN	W/DIRECTION OF FLOW	PROPOSED SAN. SEWER	W/DIRECTION OF FLOW	PROPOSED GAS LINE	PROPOSED UNDERGROUND TELEPHONE	PROPOSED UNDERGROUND ELECTRIC	PROPOSED STORM SEWER LINE	PROPOSED "CABLE TELEVISION" UNDERGROUND CABLE	PROPOSED ELEVATION	PROPOSED LIGHT POLE	
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

LEGAL DESCRIPTION:

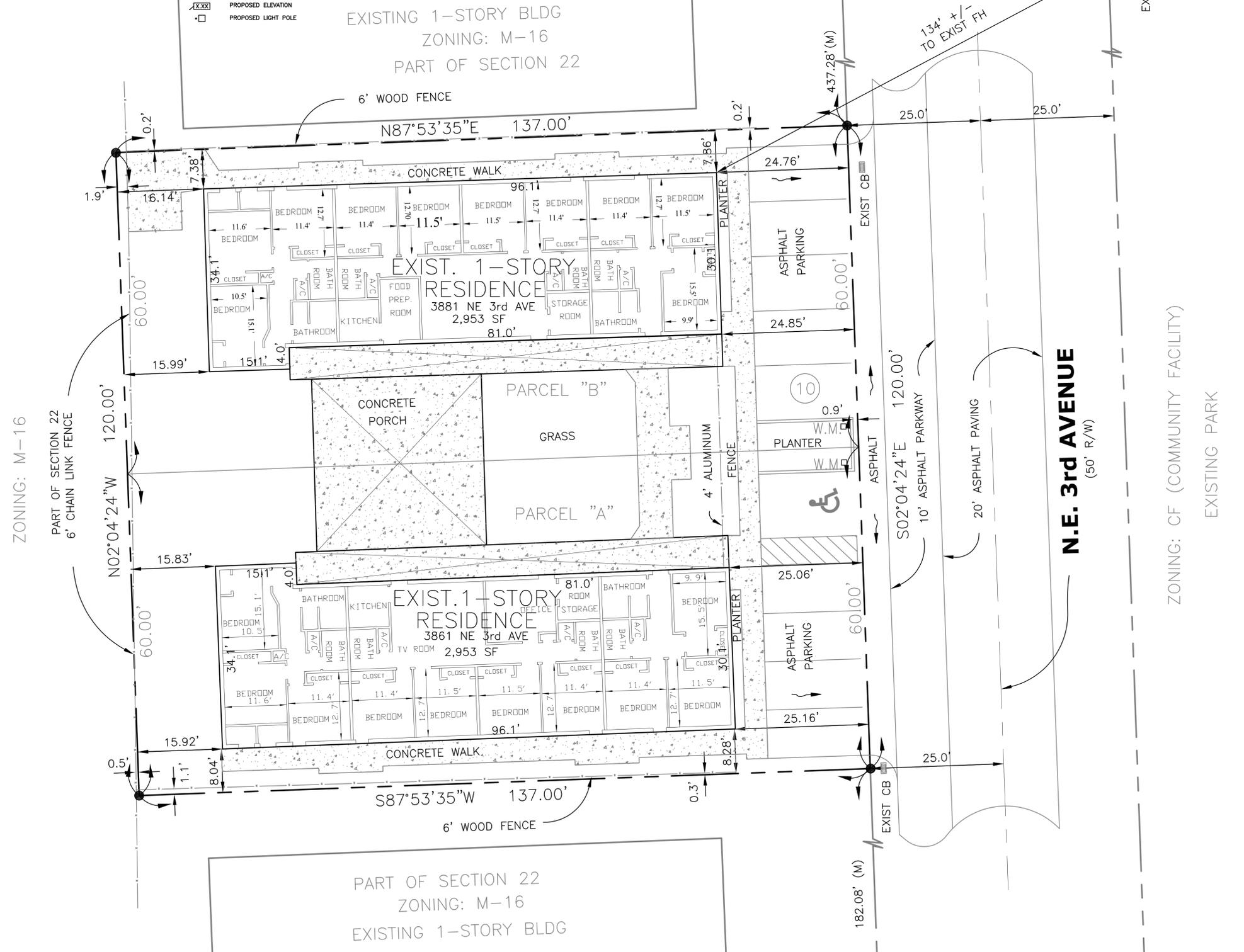
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48 HOURS BEFORE DIGGING
BROWARD - PALM BEACH - INDIAN RIVER
ST. LUCIE - MARTIN COUNTIES
CALL FREE
1-800-638-4097
SUNSHINE 811
NOTIFICATION CENTER



LOCATION MAP
N.T.S.
NORTH



SITE DATA TABLE:

PROJECT CONTACT DATA:

OWNER: ORCHARD PARK AT DEERFIELD CORPORATION
3881 N.E. 3rd AVENUE
OAKLAND PARK, FL 33334
(954) 563-0276

ENGINEER: CDI ENGINEERING AND PLANNING
8461 LAKE WORTH ROAD
LAKE WORTH, FLORIDA 33467
BROWARD: (954) 524-9800 FAX: (954) 522-6502
PALM BEACH: (561) 557-5950 FAX: (561) 557-5044
cdi@treemont.com

LANDSCAPE: ARCHITECTURAL ALLIANCE
612 SW 4TH AVE
FORT LAUDERDALE, FLORIDA 33315
(954) 764-8858

GENERAL DATA:

LAND USE:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING:	M-16 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL)
CURRENT USE:	COMMUNITY CARE FACILITY
PROPOSED USE:	COMMUNITY CARE FACILITY
WATER PROVIDED:	CITY OF OAKLAND PARK
WASTEWATER PROVIDED:	CITY OF OAKLAND PARK
FEMA FLOOD ZONE:	NA: 0.2% ANNUAL CHANCE FLOOD HAZARD

SITE COMPUTATIONS:

GROSS SITE AREA	= 16,440 S.F. (0.377 AC)
GROSS BUILDING AREA	= 5,906 S.F.
F.A.R.	= 0.359
BUILDING HEIGHT	= 1-STORY 15'-0"+/-
BUILDING LENGTH	= 96'-1"+/-

PERVIOUS/IMPERVIOUS CALCULATIONS:

TOTAL BUILDING COVERAGE	= 5,906 S.F. (35.92%)
PAVING AREA (VUA)	= 1,975 S.F. (12.02%)
SIDEWALK/CONCRETE	= 3,731 S.F. (22.69%)
TOTAL IMPERVIOUS AREA	= 11,612 S.F. (70.63%)
LANDSCAPE AREA	= 4,828 S.F. (29.37%)
TOTAL PERVIOUS AREA	= 4,828 S.F. (29.37%)
TOTAL NET SITE AREA	= 16,440 S.F. (100.0%)

LANDSCAPE CALCULATIONS:

MINIMUM INTERIOR LANDSCAPE AREA (15 SF/ PARKING SPACE x 10)	= 150 S.F.
PROVIDED INTERIOR LANDSCAPE AREA	= 3,368 S.F.

PARKING CALCULATIONS:

REQUIRED:

RESIDENTIAL TREATMENT FACILITY (1.0 SPACE/4 BEDS) x 30 BEDS	= 7.5 SPACES
(PLUS 1.0 SPACE/5000 SF) x 5906 SF	= 1.2 SPACES
TOTAL REQUIRED	= 8.7 SPACES

PROVIDED:

STANDARD (9' x 18')	= 9 SPACES
HANDICAP (12' X 18')	= 1 SPACE
TOTAL PROVIDED	= 10 SPACES

SETBACKS:

DIRECTION:	REQD:	PROVIDED:
FRONT (EAST)	25'	24.76'
REAR (WEST)	15'	15.83'
SIDE (SOUTH)	7.5'	8.04'
SIDE (NORTH)	7.5'	7.38'

ENGINEERING AND PLANNING
USPS MAIL: 4585 HUNTING TRAIL, LAKE WORTH, FL 33467
DELIVERIES: 8461 LAKE WORTH ROAD, LAKE WORTH, FL 33467
BROWARD: (954) 524-9800 FAX: (954) 522-6502
PALM BEACH: (561) 557-5950 FAX: (561) 557-5044
cdi@treemont.com Certificate of Auto. #BB-000 6081

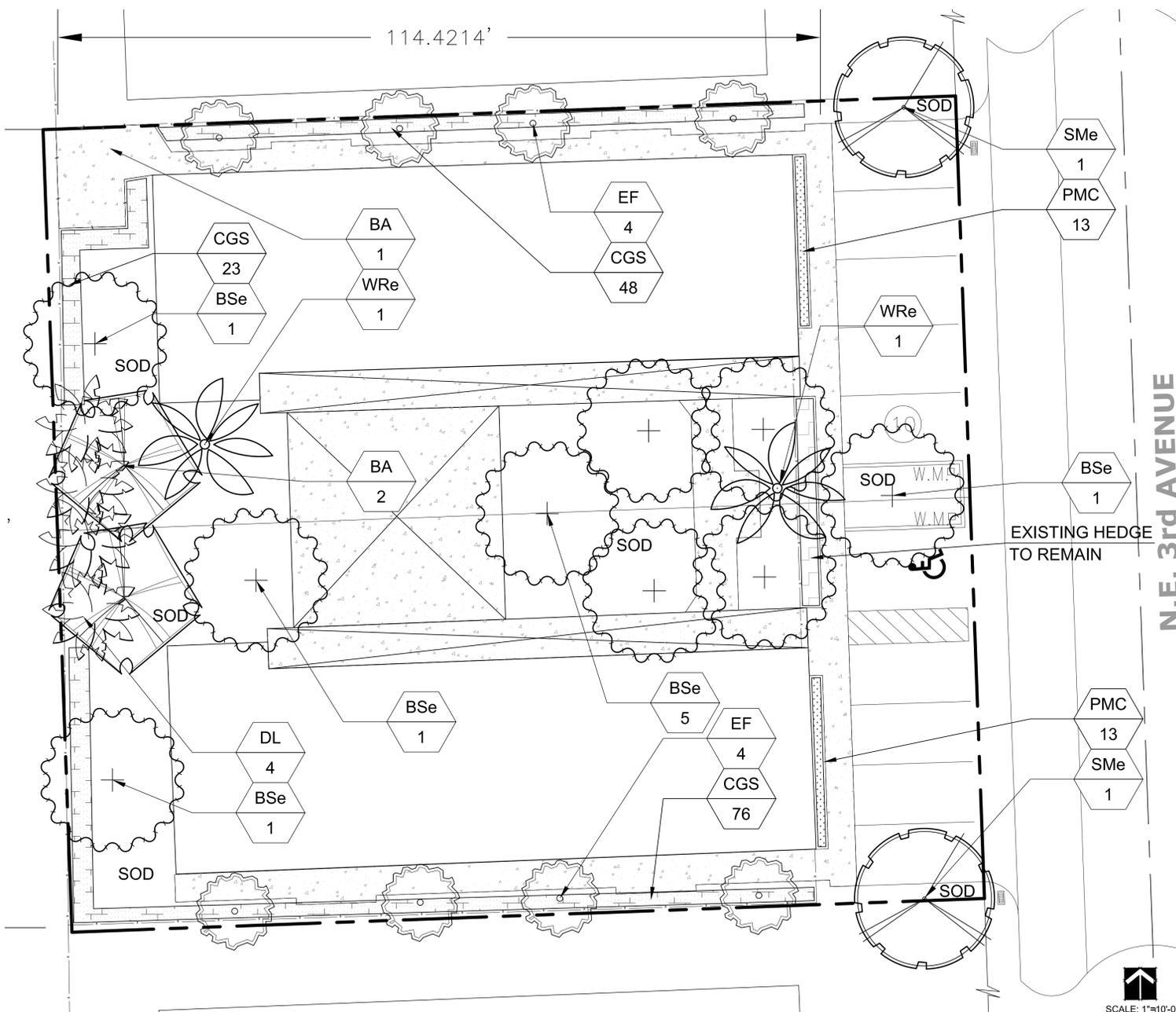
CDI

DRWG. TITLE : **SITE PLAN**
PROJECT : **TREEMONT ON THE PARK**
CLIENT : **ORCHARD PARK AT DEERFIELD CORP.**

SEAL

PROJECT NO. 308.01
DRAWN BY D.A.F.
DESIGNED BY D.A.F.
CHECKED BY D.A.F.
DATE : 09-16-15
DWG. NO. **SP-1**
SHT. NO. 1 of 1
REVISIONS :

DANIEL A. FEE, P.E.
LICENSE #39821



PLANT LIST

TREES

Code	Native	Drought	Qty.	Botanical Name / Common Name	Specifications
BA		V	2	Bulnesia arborea / Verawood	45 Gal., 12' OA.
DL		V	4	Dypsis lutescens / Areca Palm	25 Gal., 7-8' OA.
EF	(N)	V	8	Eugenia foetida / Spanish Stopper	B&B Field Grown, 12-14' OA., 2" Cal., single straight leader.

EXISTING TREES & PALMS

Code	Native	Drought	Qty.	Botanical Name / Common Name	Specifications
BSe	(N)	V	9	Bursera simaruba / Gumbo Limbo Tree	Existing
SMe	(N)	V	1	Swietenia mahogani / Mahogany	Existing
WRe		V	2	Washingtonia robusta / Washington Palm	Existing

SHRUBS & GROUNDCOVERS

Code	Native	Drought	Qty.	Botanical Name / Common Name	Specifications
CGS	(N)	V	147	Clusia guttifera / Small Leaf Clusia	3 Gal., 24" OA., 2' OC.
PMC		M	26	Podocarpus macrophyllus / Podocarpus	3 Gal., 24" OA., 2' OC.

MISCELLANEOUS

Code	Drought	Qty.	Botanical Name / Common Name	Specifications
SOD	M		Stenotaphrum secundatum / St. Augustine 'Floratum'	Solid application - no gaps between seams

(N) Florida Native Plant Species
 L Low Drought Tolerance
 M Moderate Drought Tolerance
 V Very Drought Tolerant

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

CITY OF OAKLAND PARK PLANTING CALCULATIONS

LANDSCAPE QUANTITY REQUIREMENTS

Lot Size:	Required	Provided
5 Trees for Lot Sizes 10,000 s.f. and over	5	6
16,440 Square Feet of Lot Area		

Parking Calculations: One tree per planting island

Required	Provided
3	3

Perimeter Landscape: One Tree Per 30' LF & Continuous Hedge

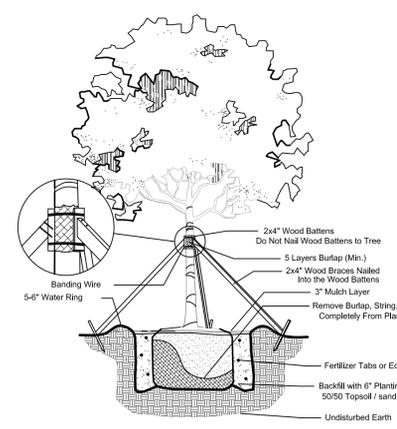
Required	Provided
347	12

Drought Tolerant Trees
(Palms counted 3:1)

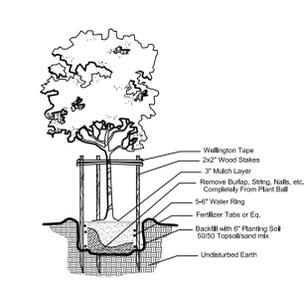
Required	Provided
Total Trees / Palms	22
Total Native or Drought Tolerant Trees / Palms	22
% Native or Drought Tolerant Trees / Palms	100%

Drought Tolerant Shrubs / Accents

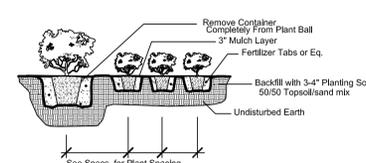
Required	Provided
Total Shrubs / Accents @ 24" planted ht. or greater	173
Total Native or Drought Tolerant Shrubs / Accents	147
% Native or Drought Tolerant Shrubs / Accents	85%



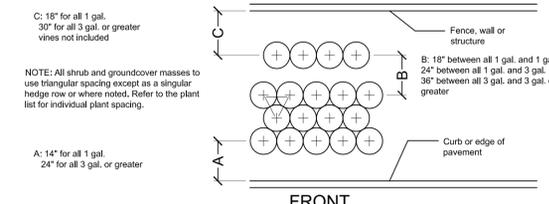
Large Tree Planting Detail
NTS



Small Tree Planting Detail
NTS



Shrub & Ground Cover Planting Detail
NTS



Typical Plant Spacing
NTS



HUGH JOHNSON
RLA #655

Seal
Revision Dates

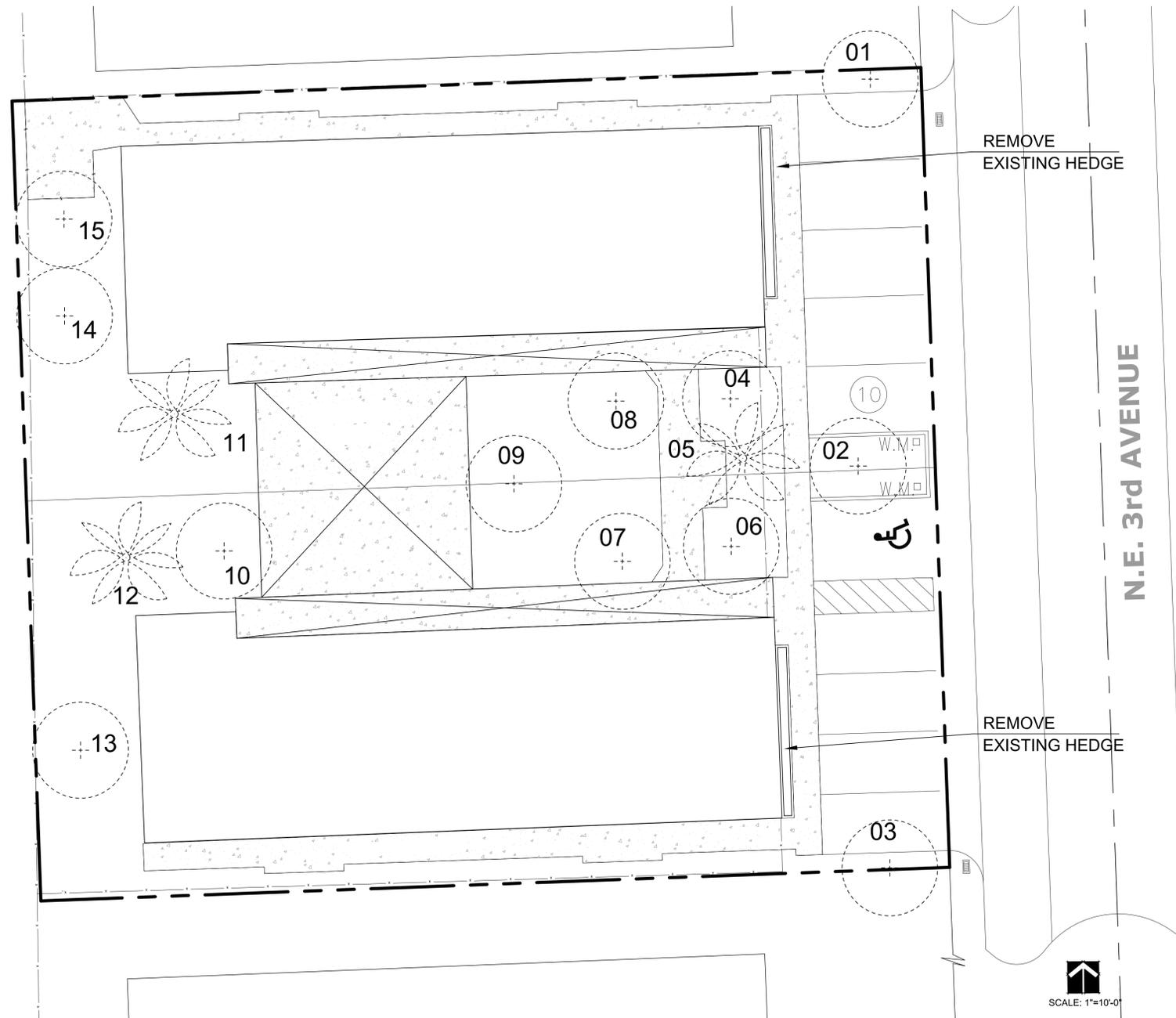
Landscape Plan
Treemont on the Park
3875 NE 3rd Ave.
Oakland Park, Florida

Sheet Description
LANDSCAPE PLAN

Release Date
11-05-15

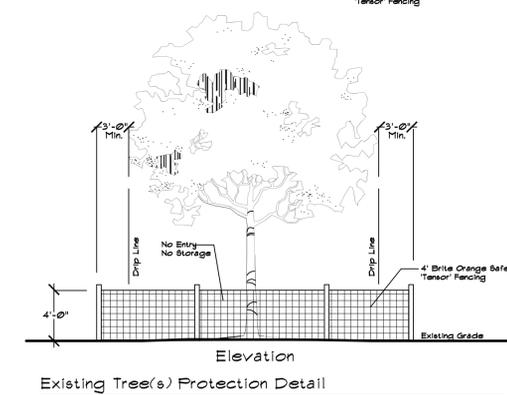
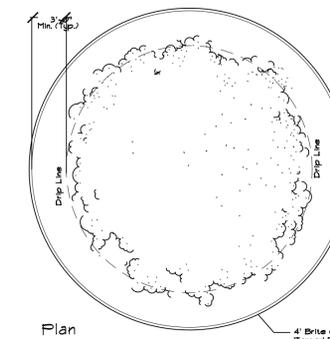
Project Number
1517C

Drawing Number
LP-1
Sheet 2 of 2



EXISTING TREE AND PALM DISPOSITION PLAN

#	Species	Native	Caliper	Remain	Remove	Relocate	Cond.
1	Swietenia mahogani / Mahogany	X	18"	X			75%
2	Bursera simaruba / Gumbo Limbo Tree	X	16"	X			65%
3	Swietenia mahogani / Mahogany	X	54"	X			75%
4	Bursera simaruba / Gumbo Limbo Tree	X	9"	X			75%
5	Washintonia robusta / Washington Palm		10' CT	X			50%
6	Bursera simaruba / Gumbo Limbo Tree	X	11"	X			80%
7	Bursera simaruba / Gumbo Limbo Tree	X	7"	X			70%
8	Bursera simaruba / Gumbo Limbo Tree	X	11"	X			80%
9	Bursera simaruba / Gumbo Limbo Tree	X	14"	X			75%
10	Bursera simaruba / Gumbo Limbo Tree	X	16"	X			70%
11	Washintonia robusta / Washington Palm		18' CT	X			70%
12	Washintonia robusta / Washington Palm		12' CT		X		0%
13	Bursera simaruba / Gumbo Limbo Tree	X	4"	X			50%
14	Bursera simaruba / Gumbo Limbo Tree	X	4"	X			50%
15	Quercus laurifolia / Laurel Oak	X	Volunteer		X		10%



HUGH JOHNSON
RLA #655

Seal

Revision Dates

Tree Disposition Plan
Treemont on the Park
3875 NE 3rd Ave.
Oakland Park, Florida

Sheet Description
TREE DISPOSITION PLAN

Release Date
11-05-15

Project Number
1517C

Drawing Number

TS-1

Sheet 1 of 2