

PUD APPLICATION

CITY OF MARGATE

JULY 2015

Prepared for:

CELEBRATION POINTE SOUTH, LLC

12448 SW 127 AVENUE
MIAMI, FL 33186

Prepared by:



HSQ GROUP INC.

1489 W. Palmetto Park Road
Suite 340
Boca Raton, FL 33486

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1489 W. Palmetto Park Road, Suite 340

Boca Raton, Florida 33486

Application: This is a modification to the currently approved PUD. The level of service for the original application was based upon 580 multifamily units. Phase one has been approved for 282 multifamily units. Phase 2 request is for 252 units. A total of 534 multifamily units to be constructed for the entire PUD. The remaining 46 units to reside with the PUD for future phase.

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1. LETTER OF TRANSMITTAL

Name, title, address, and telephone number of local government contact.

Mr. Ben Ziskal, AICP
Director of Economic Development
City of Margate
City Hall, Third Floor, 5790 Margate Boulevard
Margate, Florida 33063
(954) 972-6454

2. EXISTING SITE CONDITIONS

The phase one 282 multifamily units are under construction to be completed by January 2016 consisting of approximately 15.4 acres. Phase 2 site is currently vacant with the remnants of the original mobile home park roads, utilities and drainage ditch consisting of approximately 14.3 acres.

3. DEVELOPER INFORMATION AND SITE LOCATION

A. Name, address and telephone number of the applicant.

Omar Fonte
Celebration Pointe South, LLC.
12448 SW 127 Avenue
Miami, Florida 33186
(305)969-2000

B. Name, address and telephone number of the Engineer.

Jay M. Huebner, P.E.
HSQ Group, Inc.
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221

C. Name, address and telephone number of the architect:

Gene Palenzzuala
Palenzuela & Hevia Design Group, Inc.
12201 S.W. 133 CT.
Miami, FL 33186

D. Name, address and telephone number of the landscape architect:

Andy Witkin
Witkin Hults Design Group, Inc.
307 S. 21st. Avenue
Hollywood, FL 33020
T (954) 923 9681
F (954) 923 9689

E. Name, address and telephone number of the attorney:

Gerry Knight
Billing, Cochran, Heath, Lyles, Mauro & Ramsey, P.A.
888 SE 3rd Avenue, Suite 301
Fort Lauderdale, Florida 33301
(954)764-7150

F. Name, address and telephone number of the property owner.

Omar Fonte
Celebration Pointe South, LLC.
12448 SW 127 Avenue
Miami, Florida 33186
(305)969-9916

Celebration Pointe South, LLC

Business Summary

Celebration Pointe South, LLC is a multifamily real estate operating company focused on innovative developments, strategic acquisitions, and is associated with proactive management of multifamily residential rental communities. Projects built by the principals have consisted of single-family homes, town homes, and condos and villas ranging from the conventional and comfortable to the luxurious and elegant focused on quality, diverse design, great locations, and complete amenities and have included retail shopping centers and storage facilities as well. Our communities span from Homestead to West Palm Beach, with properties up to Orlando, Florida.

Our main office is located in West Kendall, Florida. There we develop and manage assets and provide upper management support and oversight. Our personnel, managers, and directors have a collective experience of over 50 years in the real estate development industry.

We have attached a list of communities and units totaling over 3,600 that we completed from 2001 through 2015 with over \$530,000,000 in total assets. We were one of the developers instrumental and involved in the revitalization of Homestead, Florida and participated towards the funding of the new Baptist Hospital of Homestead.

Our goal is to continue expanding our business operations directed to providing quality residential real estate to individuals and families within the local community and South Florida. Celebration Pointe North, LLC is a sister company to Celebration Pointe South, LLC and has developed phase one of this community.

4. GENERAL SITE INFORMATION

A. Concise written description of this size and boundaries of the area proposed to be amended.

The subject parcel contains approximately 29.7 net acres and 30.18 gross acres and is located at the East intersection of State Road 7 and Celebration Blvd. Phase one consists of 15.44 acres (North half) and phase 2 consists of 14.26 acres and is generally the South half of the property.

B. Proposed site acreage breakdown.

Net site acreage:	29.70 acres.
Pavement:	9.05 acres
Sidewalk/ pool:	2.36 acres
Building:	5.97 acres
Lake (water surface)	4.68 acres.
Green area (open Space)	7.64 acres

Phase one site acreage breakdown only:

Phase one acreage	15.44 acres.
Pavement:	4.65 acres
Sidewalk/pool:	1.02 acres
Building:	2.86 acres
Lake (water surface)	2.31 acres.
Green area (open Space)	4.60 acres

Phase two site acreage breakdown only:

Phase two acreage	14.26 acres.
Pavement:	4.40 acres
Sidewalk/pool:	1.34 acres
Building:	3.11 acres
Lake (water surface)	2.37 acres.
Green area (open Space)	3.04 acres

C. Setback table:

Minimum 25' from property line.

Minimum 20' between buildings not including auxiliary buildings.

Minimum 5' front set back from curb to building.

Minimum rear yard set back 20' between buildings not including auxiliary buildings.

B. Legal description of the area proposed project.

Tract A of the Celebration Pointe Plat, Plat Book 178, Page 68 in Broward County, Florida. 29.50 acres total site. North R/W vacation of 0.20 acres. Total 29.70 acres.

5. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.

	City of Margate	Broward County
Current	R20 Residential	Low medium (5-10) Residential
Proposed	R20 Residential	No change

B. Current land use designations for the surrounding properties.

	City of Margate	Broward County
North	R10 & park & TOC	Medium(10-16) & L-5 Residential
East	R10 Residential	Low Med (10) Residential
South	Transit Oriented Corridor	Industrial and Commercial
West	TOC	TOC

C. Current and proposed zoning for the amendment site and adjacent areas.

	Existing Zoning	Proposed Zoning
Amendment Site	PUD	PUD
North	CF-1,S-1,PUD	No change
East	PUD	No change
South	TOC-C,M-1A	No change
West	TOC-C	No change

The flexibility provisions of the Broward County Land Use Plan have not been used to rezone adjacent areas.

D. Existing use of amendment site and adjacent areas.

	Existing Use
Amendment Site	Multi-family (proposed)
North	Water storage tank facility; City park
East	Residential condos
South	Commercial building and Industrial warehouses
West	Commercial retail

E. Proposed use of amendment site, including square footage and/or dwelling unit count proposed for each parcel.

The proposed use of the subject property is 534 multi-family units.

F. Proposed site plan and any other available special studies or information.

A site plan is attached showing the proposed development of phase one of the proposed developments, consisting of 282 multifamily units. The proposed phase two site plan consists of 252 multifamily units. An additional 46 units for future phase.

G. Maximum allowable development under existing designation for the site.

The maximum allowable development under the R20 Residential designation is 580 multifamily residential units.

H. Maximum allowable development under proposed designation for the site.

The maximum allowable development for the subject property under the R20 Residential designation is 580 residential units.

6. PROJECT DENSITY AND POPULATION

The current site plan for phase one of the proposed development consists of 282 multifamily units and 252 multifamily units in phase two and the total allowable development on the subject property is 580 residential units. The total gross acreage is 30.18 acres. The total gross density is 19.21 units per acre. The projected population is 1.8 persons per unit for a total of 1044 persons for the entire PUD.

A. Population Projections

1. Population Projections for the 10 year planning horizon (indicate year)

The City of Margate projected population for the year 2025 is 67,589.

2. Population projections resulting from this development.

At a rate of 1.8 persons per household, there will be approximately 1044 persons residing in this development based on a total allowable development of 580 residential units. .

7. PROPOSED COMMERCIAL USAGE

The PUD is residential only and does not include any commercial usage.

8. PLAN FOR CIRCULATION, STREETS AND PARKING

The site plan for phase one of the site is shown on Exhibit J. The current site plan consists of a main entrance from State Road 7 with a gated entrance off of

Celebration Pointe Blvd. The site has been designed to meet emergency vehicle access and circulation. The parking requirements are as follows:

Parking requirements phase one:

Required parking for multi-family units is 2 spaces per apartment unit plus 1 space for every 5 units for guest parking.

$282 \text{ units} \times 2 = 564 \text{ parking spaces}$

$282 \text{ units} / 5 = 56.4 \text{ parking spaces}$

Total required: 621 spaces.

Parking provided:

54 garage units with 1 car garages = 54 garage parking stalls.

497 exterior parking spaces including driveways (dependent upon final site plan)

Total provided 551 spaces (dependent upon final site plan)

A variance was approved by the City Commission on 8/27/2008 BA-19-2008 allowed for 409 surface parking stalls in lieu of the 621 spaces.

Parking requirements phase two:

Required parking for multi-family units is 2 spaces per apartment unit plus 1 space for every 5 units for guest parking.

$252 \text{ units} \times 2 = 504 \text{ parking spaces}$

$252 \text{ units} / 5 = 50.4 \text{ parking spaces}$

Total required: 554 spaces.

Parking provided:

184 garage units with 1 car garages = 184 garage parking stalls.

375 exterior parking spaces including driveways (dependent upon final site plan)

Total provided 559 spaces (dependent upon final site plan)

General or guest parking stalls will be 9' wide by 18' deep for phase one and phase two will be 9' wide by 16' deep with a 7' deep sidewalk allowing car overhang on the sidewalk. All parking will be either 90 degree marking stalls or parallel parking stalls. Handicap stalls will meet ADA requirements. Common area parking stalls will be asphalt pavement. Parking stall associated with driveways in front of units will not be striped. Parking must be in designated parking areas. Parking behind garages for garage resident only. No parking will be allowed in street. The garage unit spaces shall be to resident families with a minimum of two cars and the garage and driveway must be used by them for vehicular parking. This will be enforced by the rental manager.

Street design:

The streets will be a minimum of 24' wide with two 12-foot wide travel lanes. The streets will meet the minimum design standards. The pavement design will be incorporated into the final engineering design of 1-1/2" asphalt, 8" rock base and 12" stabilized sub-grade except where brick pavers are shown on the site plan. All interior streets will be posted 25 miles per hour speed limit.

Pedestrian circulation:

A minimum of a 4' wide sidewalk is located on at least one side of the internal streets and will connect to the sidewalk on State Road 7 for mass transit or access to adjacent activities. The sidewalk will provide direct access for all residents to the recreation facilities provided within the PUD.

9. PLAN FOR OPEN SPACE AND RECREATION FACILITY

The site meets the minimum code requirement of 35% open space. The following is the table for open space requirements:

Open Space Requirements:

Gross acreage 29.70 acres.

Required Open Space is 35% or 10.39 acres.

Provided open space:

Recreation facility is 0.87 acres count 50% toward open space or 0.44 acres.

Lake: 4.68 acres count 50% toward open space or 2.34 acres

Green area including buffers and yards 7.63 acres count 100%

Total open space provided: 10.39 acres or 35%

10. PROVISIONS FOR MUNICIPAL AND PUBLIC SERVICES

The required municipal and public services, including fire and police protection, will be available to Celebration Pointe. The entrance gates will be equipped with emergency access apparatuses such as Knox box and siren activated gates to allow immediate access for police, fire and ambulances.

Fire Hydrants will be installed in accordance with the City of Margate Code requirements. Health Care facilities are located within the City for expedient service. Other municipal services such as libraries and regional parks are available within reasonable proximity to the property.

11. PROVISIONS FOR WATER, SEWER AND UTILITIES SERVICES

A. Sanitary Sewer Analysis

- 1. Identify the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The subject property is located in the City of Margate utilities service area. The adopted level of service (LOS) is based upon population calculated according to bedroom mix: 3.5 persons per 3-bedroom, 2.5 persons per 2-bedroom, and 1 person per 1-bedroom unit. Each person uses 100 GPD.

- 2. Identify the sanitary sewer facilities serving the service area in which the amendment is located, including the plant capacity, current demand on plant capacity, and committed plant capacity.**

The property is served by the City of Margate Wastewater Treatment Plant located on N.W. 66th Avenue in the City of Margate. The current plant capacity is 10.1 MGD. The current demand is 7.50 MGD. Committed capacity of 7.50 MGD. The City maintains a wastewater collection system within the City's utilities service area, in which the subject property is located. No septic tanks exist or are proposed to serve the amendment site.

- 3. Identify the additional sanitary sewer demand resulting from this amendment.**

Sanitary sewer demand based on existing Land Use Plan designation (412 townhomes):

$$412 \text{ units} \times 1 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 138,020 \text{ GPD}$$

Sanitary sewer demand based on proposed Land Use Plan designation (580 multifamily units): $580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$

The adjusted sanitary sewer demand resulting from this amendment is: $138,020 \text{ GPD} - 128,238 \text{ GPD} = -9,782 \text{ GPD}$ or .01 MGD decrease demand.

- 4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan.**

According to the City of Margate Comprehensive Plan, the projected plant capacity is 10.1 MGD and the projected average daily flow is 7.5 MGD. Thus, the City of Margate will have adequate wastewater treatment plant capacity to serve future demand, including the proposed development of the subject property. Since the City of Margate is nearing complete build out, the current plant capacities provide for short and long term projections for future demands.

- 5. Provide information regarding the existing and proposed trunk lines and lateral hookups to the amendment site.**

An existing 10" sanitary force main is located in State Road 7 right-of-way adjacent to the subject property. The existing lift station has been removed and a new public lift station has been installed to service the entire Celebration Pointe project.

B. Potable Water Analysis

- 1. Provide the adopted level of service for the service area in which the amendment is located and the current level of service.**

The subject property is located in the City of Margate utilities service area. The adopted level of service (LOS) is based upon population calculated according to bedroom mix: 3.5 persons per 3-bedroom, 2.5 persons per 2-bedroom, and 1 person per 1-bedroom. Each person uses 100 GPD.

- 2. Identify the potable water facilities serving the service area in which the amendment is located, including the plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.**

The site is located in the Margate utilities service area, and service to this site is provided by the City of Margate Water Treatment Plant. The plant has a rated capacity of 20 MGD and a current average demand of 10.0 MGD. The SFWMD permitted capacity is 3,396 Million gallons per year and 313.9 Million gallons per month.

- 3. Identify the well field serving the service area in which the amendment is located, including the permitted capacity, committed capacity, remaining capacity, and expiration date of the permit.**

Twelve (12) raw water wells serve the City of Margate. These raw water wells have a capacity of 24 MGD. The expiration for the Broward County water withdrawal permit is November, 2016. The permit is renewed every year.

4. Identify the additional potable water demand resulting from this amendment.

Potable water demand based on existing Land Use Plan designation:
 $412 \text{ units} \times 1 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 138,020 \text{ GPD}$

Potable water demand based on proposed Land Use Plan designation (580 multifamily units): $580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$

The adjusted potable water demand resulting from this amendment is:
 $138,020 \text{ GPD} (-) 128,238 \text{ GPD} = (-)9,782 \text{ GPD}$ or .01 MGD decrease demand.

5. Identify the projected or planned capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan.

The average daily demand (currently 10.0 MGD) is projected to increase to 16.6 MGD by 2014. There is no planned expansion for the water treatment facilities at this time.

6. Provide information regarding the existing and planned service to the site – provide information regarding the existing and proposed trunk lines and water main hookups to the amendment site.

An 8" water main currently services the property from State Road 7. The proposed development will provide an internal loop water main system connecting to the existing water main supply to the property.

C. Solid Waste

1. Provide the adopted level of service (LOS) standard for the service area in which the amendment is located and the current level of service.

The adopted LOS for the service area is 8.9 pounds per Dwelling Unit ("DU") per day.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.

The solid waste generated in the City of Margate is accommodated by the Broward County resource recovery plants and sanitary landfills. The

current and projected landfill capacity is sufficient to meet county-wide demand for the next fifteen (15) years.

3. **Identify the additional demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.**

The change in demand resulting from the proposed amendment is as follows:

Existing property Use: 255 DU's x 8.9lbs = 2,269.5 lbs

Proposed property Use: 580 DU's x 8.9 lbs = 5,162 lbs

The adjusted demand resulting from this amendment is:

2,269.5 lbs (-) 5,162 lbs = 2,892.5 lbs greater demand

D. Recreation and Open Space Analysis

1. **Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The adopted LOS for local public recreation sites in the City of Margate is 3 acres per 1000 population. The City currently provides 4.2 acres of park land per 1000 population.

2. **Identify the parks serving the service area in which the amendment is located including acreage and facility type e.g. neighborhood, community or regional park.**

The City of Margate has a total of 19 public parks which contain approximately 105 acres. The park system includes 5 community parks, 6 neighborhood parks and 8 mini parks. Private non-commercial parks contain approximately 53 acres. Four golf courses are located in the City, two with 18 holes and 2 with 9 holes.

There are no Broward County regional parks located in the City of Margate. Regional park facilities serving the City include Quiet Waters Park, Tradewinds Park and Fern Forest Park.

3. **Quantify the change in need for park acreage resulting from this amendment.**

The change in demand resulting from the proposed amendment is as follows:

Existing property Use: $255 \times 1.8 \text{ persons/DU @ } 3 \text{ acres/1000} = 1.37 \text{ acres}$

Proposed property Use: $580 \text{ Multifamily units} \times 1.8 \text{ persons/DU @ } 3 \text{ acres/1000} = 3.13 \text{ acres}$

The adjusted demand resulting from this amendment is:
 $1.37 \text{ acres} (-) 3.13 \text{ acres} = 1.76 \text{ acres more demand}$

The proposed development will also have on-site recreational amenities. In addition, the developer will comply with applicable City and County park impact fee requirements fees. The project is phased into two parcels. The developer will pay for the phase one city park impact fees of 282 units minus the original 255 units. Phase two will pay for the remaining 252 units at the time the permits are issued for construction.

- 4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.**

Based on the City of Margate's projected population in 2025 of 67,589, sufficient park acreage will exist in 2015 (234 acres) to meet the applicable park LOS demand in 2025 (203 acres).

12. PUBLIC EDUCATION ANALYSIS

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.**

The amendment site is served by Liberty Elementary School, Margate Middle School, and Monarch High School.

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.**

School	LOS Capacity	Adjusted 2015/16 20 th day enrollment	Over/Under Adj. 20th Day Enrollment	Gross capacity
Liberty Elementary	1,260	951	-309	1282
Margate Middle	1379	1308	71	1328
Monarch High	2,335	2122	-213	2,360

- C. Identify the additional student demand resulting from this amendment - calculations should be based on applicable generation rates specified in the Broward County Land Development Code.**

The proposed development of 122 three-bedroom multi-family, 362 two-bedroom multi-family and 96 1-bedroom multifamily units will generate 92 (54 elementary, 23 middle, 30 high school) students according to current Broward County public school student generation rates. Sufficient capacity exists in the public schools to support the proposed development.

- D. Identify the Planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

None.

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.**

Not applicable.

13. DRAINAGE ANALYSIS

- 1. Provide the adopted level of service standard for the service area in which the amendment is located.**

Road Protection:

Residential streets not greater than fifty (50) feet to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map".

Rights-of-way greater than fifty (50) feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the "Flood Criteria Map".

Buildings:

To have the lowest floor elevation no lower than the elevation for the respective area depicted in the "100 Year Flood Elevation Map". Per City code to be 18" above 100-year flood stage.

Off Site Discharge:

Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Storm Sewers:

Design frequency minimum to be five year rainfall intensity off the State Department of Transportation Zone 10 Rainfall curves.

Flood Plain Routing:

Calculated flood elevations based on the ten year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and the "100 Year Flood Elevation Map".

Antecedent Water Level:

The higher elevation of either the control elevation or the elevation depicted on the map "Average Wet Season Water Levels".

On Site Storage:

Minimum capacity above antecedent water level and below flood plain routing elevations to be design rainfall volumes minus off site discharge occurring during design rainfall.

Best Management Practices (BMP):

Prior to discharge of surface or ground water, BMP's will be use to reduce pollutant discharge.

The developed area operates at the adopted LOS. Additional drainage improvements may be necessary to serve this development.

The subject property is currently vacant and has no current level of service. Any planned development will meet all City, State and local drainage district regulations.

2. Identify the drainage facilities serving the service area in which the amendment is located.

This property is located within the Cocomar Drainage District. The District criteria requires 15% of the property to be lake. The on-site lake will be maintained by the property owner.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

The current drainage system provides adequate flood protection for the developed area. There are no improvements currently planned for the drainage system. The proposed development will comply with the fifteen percent on-site water area requirement as well as all other City, County and South Florida Water Management District regulations with regard to on-site drainage.

4. Indicate if Environmental Resource Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district for the amendment site.

Identify the permit number(s) or application number(s) if the project is pending for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The existing development has a drainage permit number 060442-S-26. This permit will be modified to match the proposed development.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.

The area meets the adopted LOS. The LOS will not change with this modification.

14. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY OF MARGATE COMPREHENSIVE PLAN

List of goals, objectives, and policies of the Future Land Use Element and other affected elements with which the proposed rezoning is compatible.

Goal:

Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by Citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Policy 1.8

Facilities and services shall be available concurrent with the impacts of development, while traffic circulation shall meet the level of service standards as specified within the adopted Transportation Element.

Policy 1.10

The city shall continue to implement procedures to identify the cumulative impacts of proposed development on public services and facilities before a development permit is issued.

Policy 2.1

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Land Use Plan.

Objective 4:

The future development and redevelopment activities shall be directed to appropriate locations as designated on the Future Land Use Map, consistent with sound planning principles, natural limitations, and the goals, objectives, and policies contained within this plan, consistent with the requirements of §163.3202(1), F.S.

Policy 7.2

All proposed development shall be compatible with adjacent land uses.

Policy 9.1

Prior to approval of increases in density or intensity of land uses, there shall be a finding that existing public facilities and services are available to serve the needs of the proposed development.

Objective 11

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

A. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

List of objectives and policies of the Broward County land Use Plan with which the proposed rezoning is compatible.

GOAL 01.00.00 PROVIDE RESIDENTIAL AREAS WITH A VARIETY OF HOUSING TYPES AND DENSITIES OFFERING CONVENIENT AND AFFORDABLE HOUSING OPPORTUNITIES TO ALL SEGMENTS OF BROWARD COUNTY'S POPULATION WHILE MAINTAINING A DESIRE QUALITY OF LIFE AND ADEQUATE PUBLIC SERVICES AND FACILITIES.

OBJECTIVE 01.01.00 RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS.

Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Plan May intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES

POLICY 1.03.01 Residential densities in the Low to Medium ranges should be located with access to existing minor arterials and collector streets.

GOAL 08.00.00 PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

OBJECTIVE 08.01.00 COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES.

Coordinate future land uses with the availability of regional and community facilities and service sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

POLICY 14.02.01

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans.

B. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

State Comprehensive Plan goals and with which the proposed rezoning is consistent.

(16) LAND USE-

(a) Goal-

In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies-

Enhance the liveability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

15. TRAFFIC CIRCULATION ANALYSIS

The concurrency and PUD approval for the project has been extended per Florida Senate Bill 1752 and House Bill 7207 and does not require a review of concurrency for this application.

1. **Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted LOS, and current LOS for each roadway.**

Exhibit F-1 shows the subject property and roadways that provide site access. Near site roadway segments are annotated with the laneage, volumes, and LOS information. Principal access is provided via US 441 / SR 7.

2. **Projected LOS for the roadways impacted by the proposed amendment for the short (2013) and long term (2030) planning horizons.**

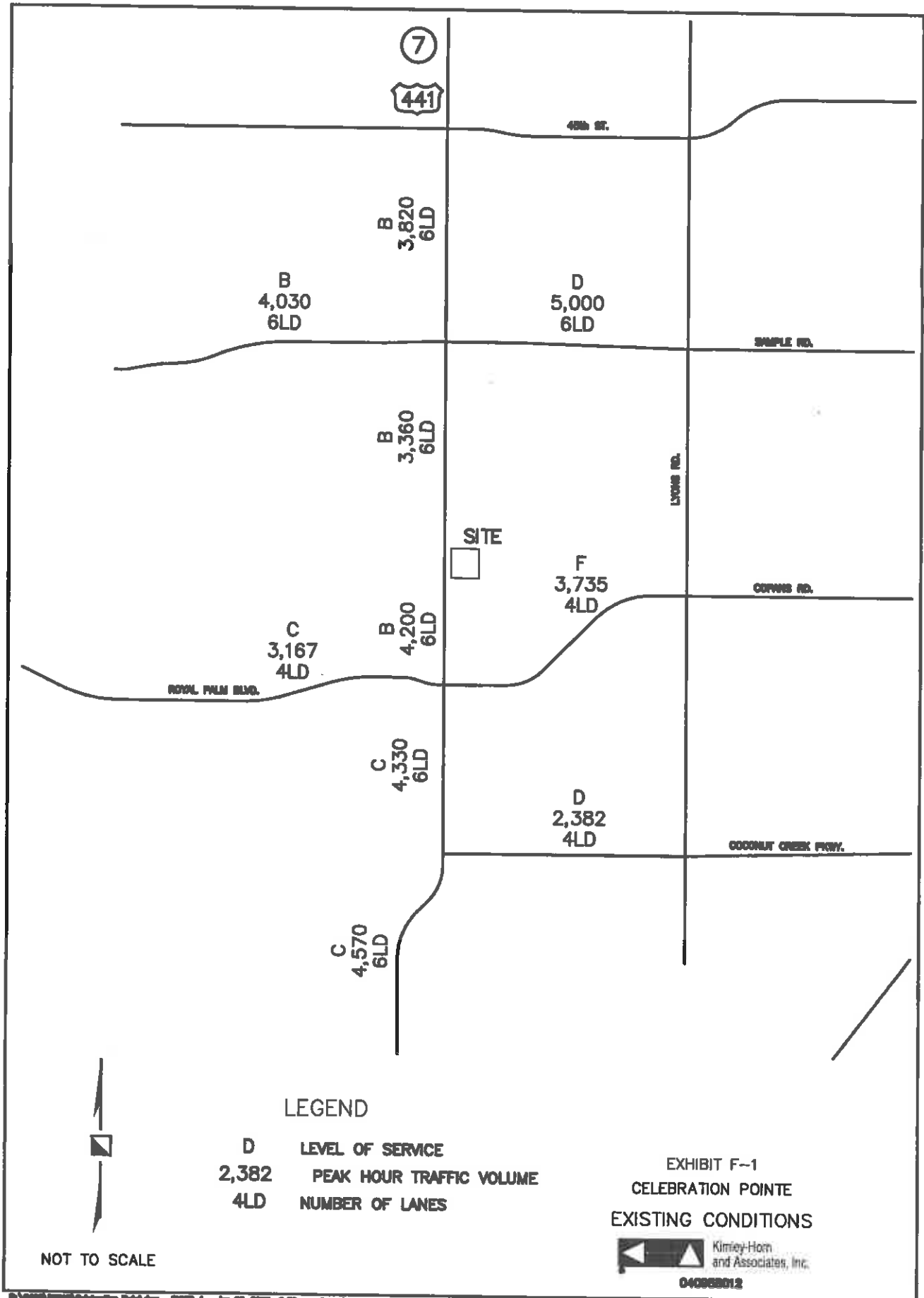
Exhibit F-2 summarizes the existing roadway volume and level of service conditions on the roadways surrounding the site. Exhibit F-3 summarizes the short term traffic projections (2015) with and without project traffic. Exhibit F-4 summarizes the long term (2030) traffic projections with and without project traffic. The sources of the short term traffic projections are existing traffic counts and interpolated growth rate information based on future 2030 traffic volumes. The source of long term traffic projections is the Broward County FSUTMS 2030 Model supplied by the MPO.

3. **Traffic impact resulting from the amendment and resulting LOS change for short term (2013) and long term (2030) planning horizons.**

Exhibit F-5 summarizes the traffic generation potential for the proposed land use designation on a daily and p.m. peak hour basis. Exhibits F-3 and F-4 illustrate the project traffic assignment on the surrounding roadway network and the expected level of service for the short term (2015) and long term (2030) planning horizons. Although some of the roadways are projected to operate below Level of Service (LOS) D in the future, traffic associated with the proposed land use amendment is expected to be less than 3% of the LOS D service volume on these roadway segments. Additionally, these roadways are all expected to operate at the same level of service with or without traffic associated with the proposed amendment.

4. **Provide any special transportation studies relating to this amendment.**

Please see exhibit F for additional updated information by the traffic engineer.



**EXHIBIT F-2
CELEBRATION POINTE
EXISTING PEAK HOUR VOLUMES**

Roadway From To		# Lanes	2006 Peak Hour Volume (1)	Adopted LOS 'D' Peak Hour Volume (2)	Current LOS
<u>Sample Road</u>					
Rock Island Rd.	US 441 / SR 7	6LD	4,030	5,080	B
US 441 / SR 7	Lyons Rd.	6LD	5,000	5,080	D
<u>Royal Palm Boulevard</u>					
Rock Island Rd.	US 441 / SR 7	4LD	3,167	3,390	C
US 441 / SR 7	Lyons Rd.	4LD	3,735	3,390	F
<u>Coconut Creek Parkway</u>					
US 441 / SR 7	Lyons Rd.	4LD	2,382	2,950	D
<u>US 441 / SR 7</u>					
Wiles Rd.	Sample Rd.	6LD	3,820	5,080	B
Sample Rd.	Site Access	6LD	3,360	5,080	B
Site Access	Royal Palm Blvd.	6LD	4,200	5,080	B
Royal Palm Blvd.	Coconut Creek Pkwy.	6LD	4,330	5,080	C
Coconut Creek Pkwy.	Atlantic Blvd.	6LD	4,570	5,080	C

Notes:

(1) Based on Broward County 2006 Annual Average Peak Hour Traffic Counts

(2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.

EXHIBIT F-3 CELEBRATION POINTE SHORT RANGE (2013) PEAK HOUR VOLUMES									
Roadway From	To	Adopted LOS 'D' Peak Hour Volume	2013 Base Peak Hour Volume		Percent Project Assignment	Project Trips	Percent Impact	2013 Peak Hour Volume with Proposed Amendment	
			Volume (1)	LOS (2)				Volume (1)	LOS (2)
<u>Sample Road</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080	4,254	C	15%	22	0.43%	4,276	C
		5,080	5,147	F	10%	15	0.30%	5,162	F
<u>Royal Palm Boulevard</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390	3,152	C	15%	22	0.65%	3,174	C
		3,390	3,608	F	20%	29	0.86%	3,637	F
<u>Coconut Creek Parkway</u> US 441 / SR 7	Lyons Road	2,950	2,652	D	15%	22	0.75%	2,674	D
<u>US 441 / SR 7</u> Wiles Rd. Sample Rd. Site Access Royal Palm Blvd. Coconut Creek Pkwy.	Sample Rd. Site Access Royal Palm Blvd. Coconut Creek Pkwy. Atlantic Blvd.	5,080	3,991	B	15%	22	0.43%	4,013	B
		5,080	3,879	B	40%	58	1.14%	3,937	B
		5,080	4,474	C	60%	88	1.73%	4,562	C
		5,080	4,668	C	25%	37	0.73%	4,705	C
		5,080	4,798	C	10%	15	0.30%	4,813	C

Notes:

(1) 2013 volumes developed by interpolation between existing volumes and 2025 volumes.

(2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.

EXHIBIT F-4 CELEBRATION POINTE LONG RANGE (2030) PEAK HOUR VOLUMES											
Roadway From To		Adopted LOS 'D' Daily Volume	FSUTMS Model AADT	k-factor	2030 Peak Hour Without Proposed Amendment		Percent Project Assignment	Project Trips	Percent Impact	2030 Peak Hour With Proposed Amendment	
					Volume (1)	LOS (2)				Volume (1)	LOS (2)
<u>Sample Road</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080	59,000	8.13%	4,797	C	15%	22	0.43%	4,819	C
		5,080	67,700	8.13%	5,504	F	10%	15	0.30%	5,519	F
<u>Royal Palm Boulevard</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390	38,300	8.13%	3,114	C	15%	22	0.65%	3,136	C
		3,390	40,600	8.13%	3,301	D	20%	29	0.86%	3,330	D
<u>Coconut Creek Parkway</u> US 441 / SR 7	Lyons Road	2,950	40,700	8.13%	3,309	F	15%	22	0.75%	3,331	F
<u>US 441 / SR 7</u> Wiles Rd. Sample Rd. Site Access Royal Palm Blvd. Royal Palm Blvd. Coconut Creek Pkwy. Coconut Creek Pkwy.	Sample Rd.	5,080	54,200	8.13%	4,406	C	15%	22	0.43%	4,428	C
	Site Access	5,080	63,200	8.13%	5,138	F	40%	58	1.14%	5,196	F
	Royal Palm Blvd.	5,080	63,200	8.13%	5,138	F	60%	88	1.73%	5,226	F
	Coconut Creek Pkwy.	5,080	67,500	8.13%	5,488	F	25%	37	0.73%	5,525	F
	Atlantic Blvd.	5,080	65,800	8.13%	5,350	F	10%	15	0.30%	5,365	F
Notes: (1) 2030 volumes developed by Broward County FSUTMS 2030 Model supplied by the MPO adjusted by a k-factor of 8.13 to determine peak hour conditions. (2) Based on FDOT 2007 service volume tables from 2007 QualityLevel of Service white paper.											

EXHIBIT F-5 CELEBRATION POINTE TRIP GENERATION				
Land Use	Intensity	PM Peak Hour		
		Total	In	Out
Approved				
Residential Townhouse/Condominiums	412 d.u.	214	143	71
Total Approved		214	143	71
Proposed				
Apartments	580 d.u.	360	234	126
Total Proposed		360	234	126
Net Trip Increase		146	91	55
Notes: Trip generation was calculated using the following data:				
PM Peak Hour Traffic Generation				
Residential Townhouse/Condominiums	[ITE 230]	=	T = 0.52 trips per d.u.; (67% in, 33% out)	
Apartments	[ITE 240]	=	T = 0.62 trips per d.u.; (65% in, 35% out)	



G. Mass Transit Analysis

1. Identify the mass transit modes serving the amendment area.

Broward County Transit Route 18 and Route 441 which runs along State Road 7 serves the amendment site. The City of Margate also provides local transit service.

2. Identify the change in demand resulting from this amendment.

The amendment will increase demand on the transit system, however the current transit system has the capacity to adequately provide service for this amendment.

3. Identify the existing and planned mass transit routes and scheduled service (headway) for the amendment area.

Transit Route 18 and Route 441 currently serves the amendment site. No major route changes are planned for this area.

4. **Describe how the proposed amendment furthers or is consistent with the concept of a “transit-oriented development”.**

The proposed development has an internal pedestrian sidewalk system that provides pedestrian access from every unit to the public transit system located on State Road 7. Also, the property is conveniently located near commercial retail, industrial, hospitals and office space allowing for easy transit for the residence to work and shopping.

16. DEDICATION OF LAND TO CITY, COUNTY AND STATE

The PUD does not have frontage along State Road 7 or any other roadway. The developer will provide park and recreational impact fees to the City of Margate to obtain or enhance parks within the City limits.

17. EXISTING ZONING WITHIN ONE MILE OF SITE

	Existing Zoning	Proposed Zoning
Amendment Site	PUD	PUD
North	CF-1,S-1,PUD	No change
East	PUD	No change
South	TOC, M-1A	No change
West	TOC	No change

See Exhibit G for zoning one mile from site.

18. DESCRIPTION OF PROPOSED PUD STANDARD FOR ALL STREETS AND LANDSCAPING

Proposed PUD Standards:

- A. Streets and entrances will meet the standards as stated in section 7 of this report.
- B. Drainage will meet the standards as stated in section 12 of this report. A proposed lake will be constructed in each phase of the PUD. The lake will serve both drainage and open space recreational purposes. The drainage onsite and offsite system will be maintained by the drainage district a qualified contractor directed by an on-site property manager.
- C. Site lighting will be provided for the entire PUD to meet City Code requirements.

D. Standards for building set backs are as follows:

Minimum 25' from property line.

Minimum 20' between buildings excluding auxiliary buildings.

Minimum 5' front set back from curb to building.

Minimum rear yard set back 20' between buildings excluding auxiliary buildings.

Buildings will be three story with tile roofs. Construction of buildings will meet the City of Margate Code and Florida Building Code with current amendments requirements. All construction will meet Fire codes. Buildings will have fire sprinkler systems and will be designed to meet the necessary fire ratings. The buildings will be constructed with the highest construction standards and provide architecturally pleasing look that will be provided by the developer's architect.

E. Landscaping standards:

1. The landscaping will meet or exceed the City of Margate Code, Chapter 12-1/2 which pertains to minimum landscaping standards. The developer will provide additional accents at strategic locations within the PUD to enhance the overall beauty of the entire project. Where possible the shrubs and plantings will be design to enhance the scenic water view at the proposed lake.
2. Fill in missing wall sections on West side adjacent to commercial property. A 6' high chain link fence with a green button wood hedge will be installed along the remainder of the site to provide a pleasing barrier to the adjacent residential communities.
3. Additional landscaping will be provided along Celebration Pointe Blvd (phase 1). The developer and landscape architect will provide landscaping plans that meet or exceed the City Code in these areas.
4. Internal landscaping will be provide for street trees and building landscaping to provide a lush landscape feel to the roadways.
5. A variance has been obtained allowing a 10' perimeter landscape buffer.

F. Traffic Control.

The traffic control within the site will be to Broward County requirements by using signage and striping to control vehicles as well as pedestrian traffic.

G. Unified control of PUD

The PUD will be constructed by the developer and operated as a rental community. The future maintenance will be conducted by the property owner and operator. On-site property managers will be responsible for all maintenance activities.

H. Typical unit allowances and restrictions

1. The individual units cannot be modified in any way without approval of the property owner or association. No outside modifications can be made by the unit resident. The garages may not be enclosed for permanent living area. No screens can be installed beyond the building face. Roofs are made of tile. Interior improvements require local permits prior to construction.
2. Garbage will be provided in a compactor and picked up by waste management. Garbage and recycling is the residents' responsibility to dispose of in the garbage compactor and recycling area. This will be enforced by the property management.
3. See Exhibit N for additional building information.
4. No structural improvements will be allowed in common area easements. All landscape areas will be maintained by the property management maintenance personnel or contracted Maintenance Company. The rental resident is not responsible for common area maintenance.

19. THE PROPOSED ORDER OF DEVELOPMENT PHASES

The development of the subject property will be done in two phases. The north phase (phase one) will be constructed first and then the south phase (phase two) will be constructed when market conditions are ready. A rental center may be constructed -as part of phase one. Construction of buildings will be in an orderly fashion to allow certificate of occupancies for each building as they are completed.

20. PLANNING BOARD REQUIREMENTS

The site will meet the PUD requirements and typical City Code requirements for residential development, subject to variances granted by the City for this project. There are no special planning board requirements for this project.

21. LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS

See Exhibit M

22. BOUNDARY MAP

See Exhibit I

23. GENERAL CONCEPT PLAN

See Exhibit J

24. MASTER PLAN

See Exhibit J

25. UTILITIES PLAN

See Exhibit K

26. GRADING AND DRAINAGE PLAN

See Exhibit K

27. TYPICAL LANDSCAPE PLAN

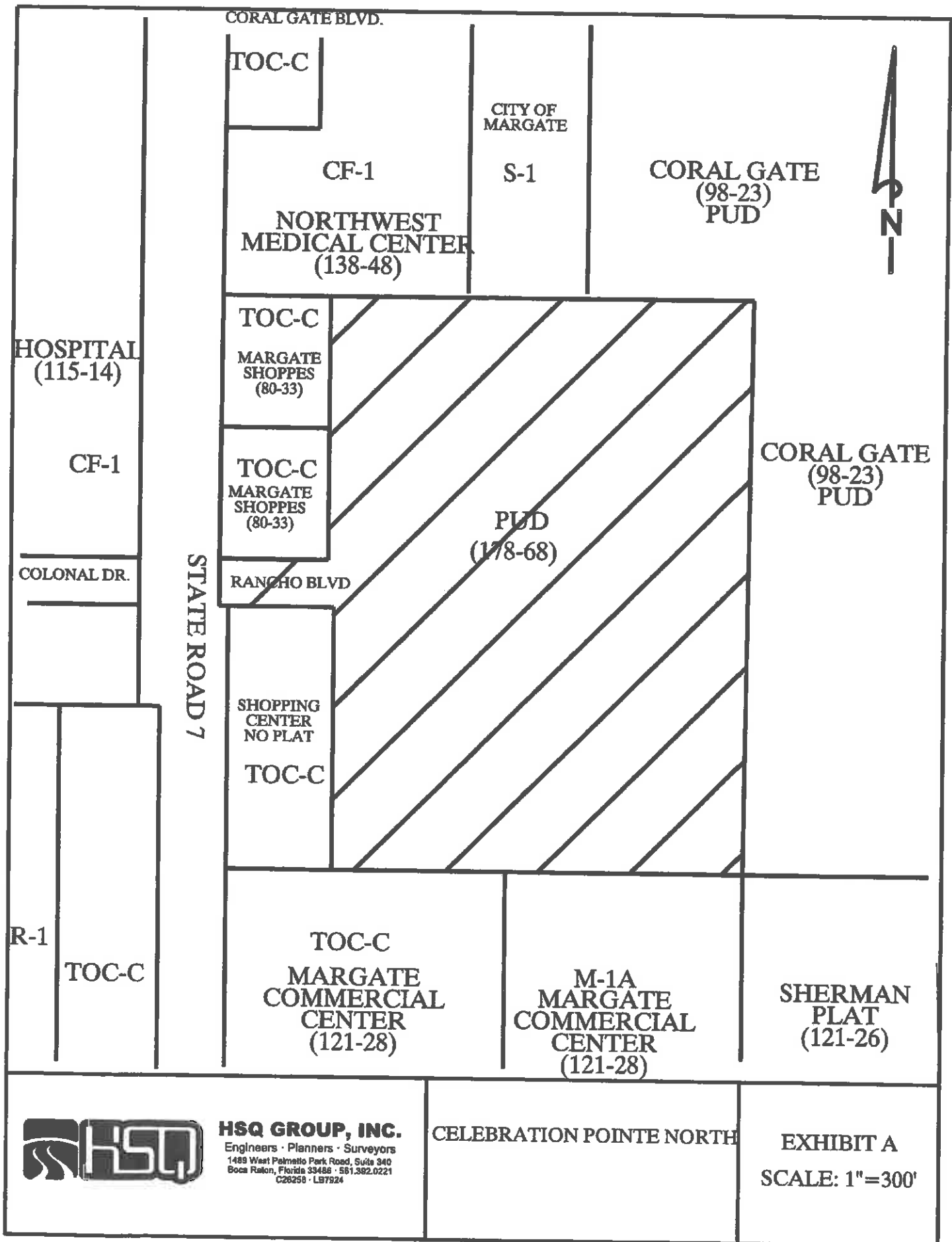
See Exhibit L

28. TYPICAL RESIDENTIAL PLAN

See Exhibits J and N

29. ZONING STATEMENT

The subject property is located on the east side of State Road 7 at Celebration Pointe Boulevard in the City of Margate. The subject property consists of approximately 29.50 acres. The proposed PUD modification is necessary due to the proposal of phase 2 (south half). Phase 2 is a multifamily project consisting of 252 luxury units. These units are larger in size and have different architecture to differentiate it from phase 1 buildings and product to avoid competition within the community. Each phase has its own entrance and are gated communities. The entire PUD has one entrance on State Road 7 with a common Boulevard to a roundabout with a water fountain. The phase 2 units are larger which resulted in less overall units possible within the development compared to phase 1. The remaining 46 units shall be used for a future phase.



HSQ GROUP, INC.

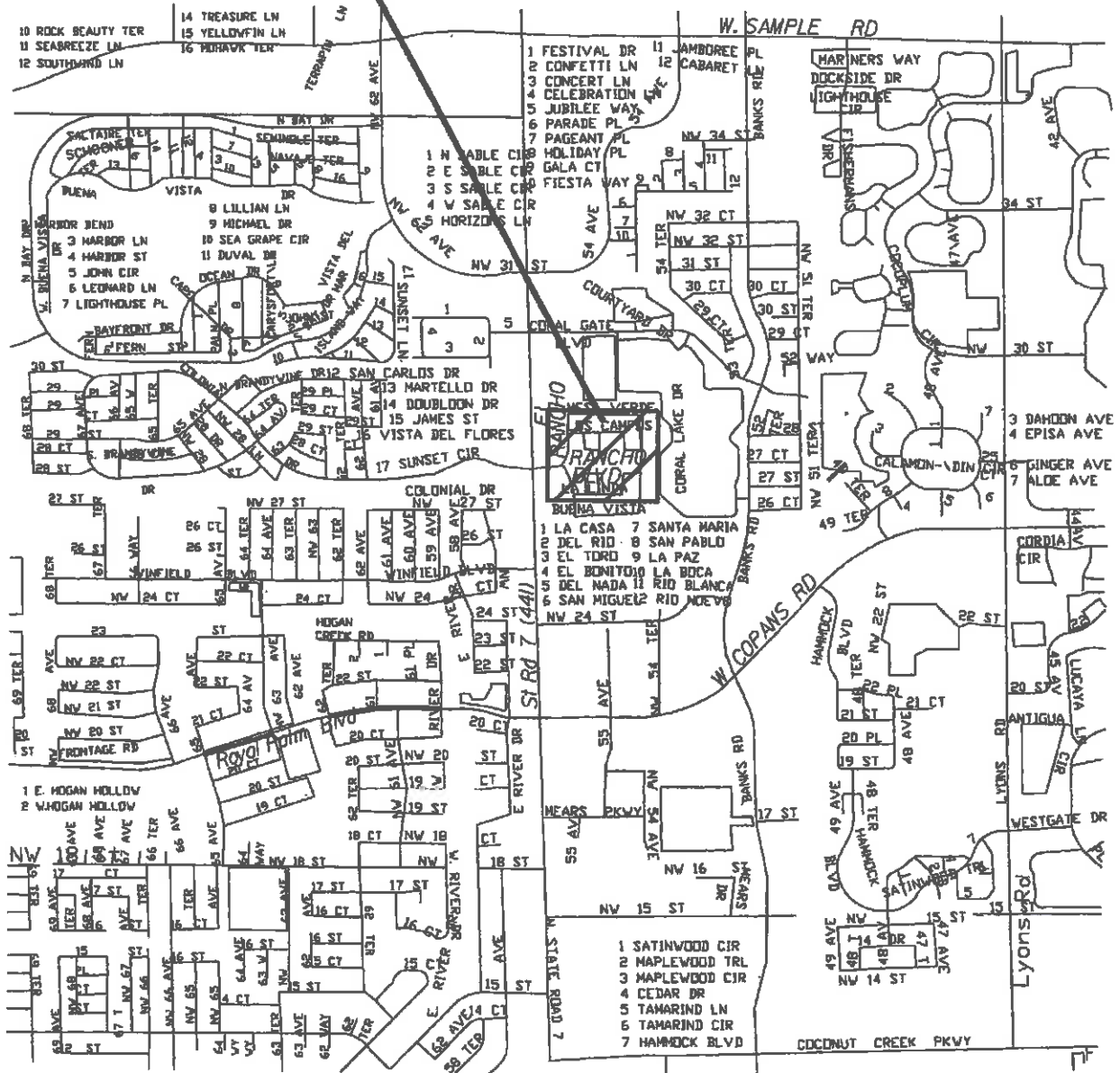
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.382.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

EXHIBIT A

SCALE: 1"=300'

PROJECT LOCATION



LOCATION MAP

SECTION 20 / TOWNSHIP 48 S / RANGE 42 E



HSQ GROUP, INC.

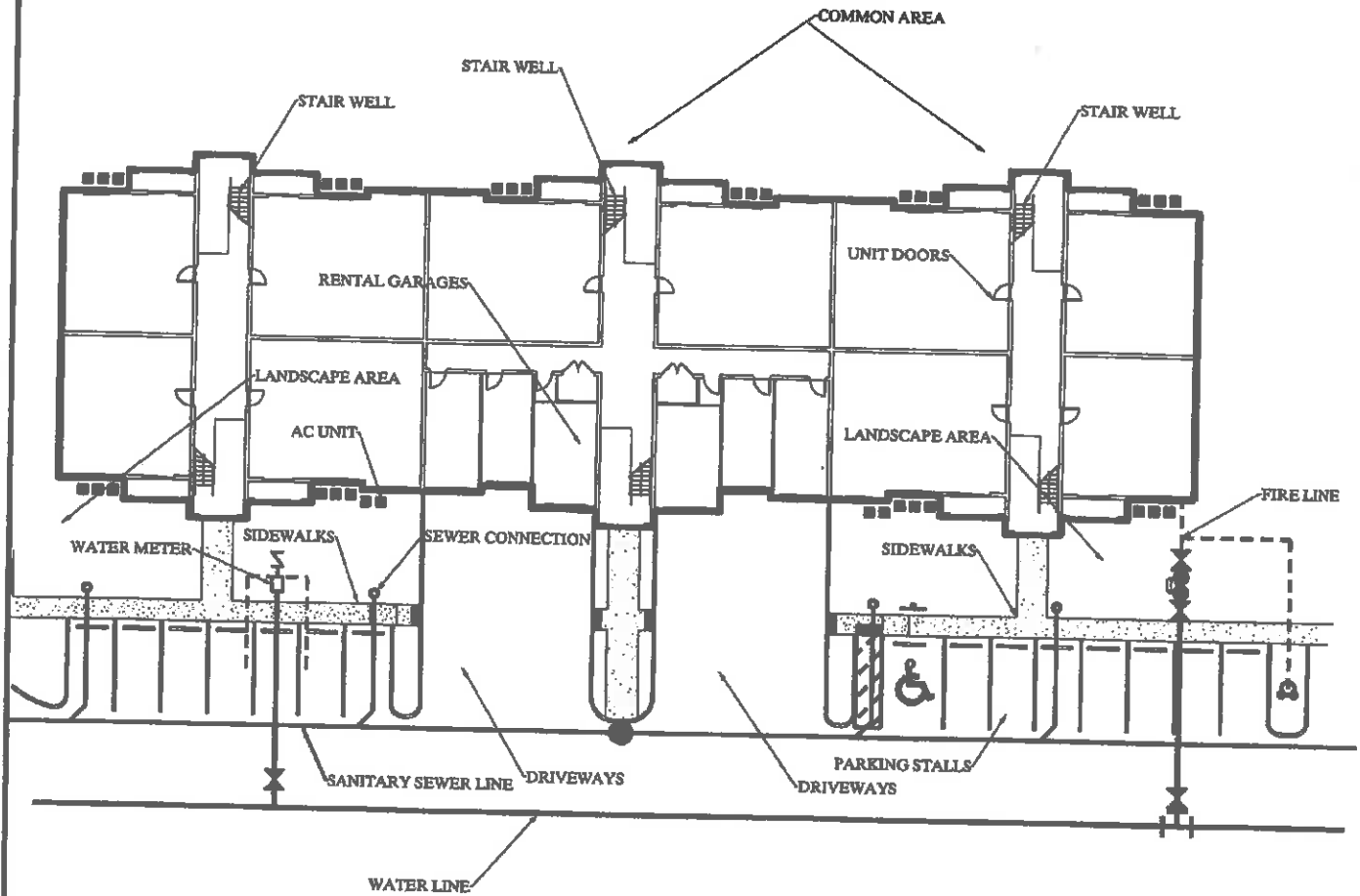
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Boca Raton, Florida 33486 · 561.392.0221
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CELEBRATION POINTE NORTH

EXHIBIT M

North

UNITS ARE RENTAL ONLY
NO PRIVATE PROPERTY



TYPICAL GARAGE
UNIT DETAIL

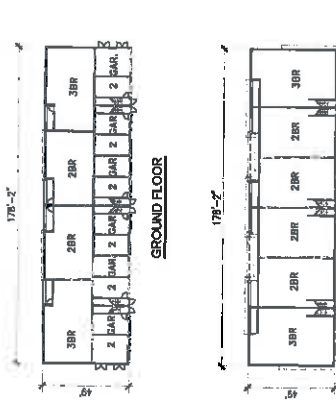


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C28256 • LB7524

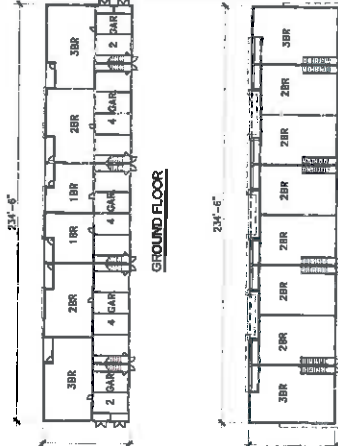
CELEBRATION POINTE NORTH

EXHIBIT N

BUILDING TYPES

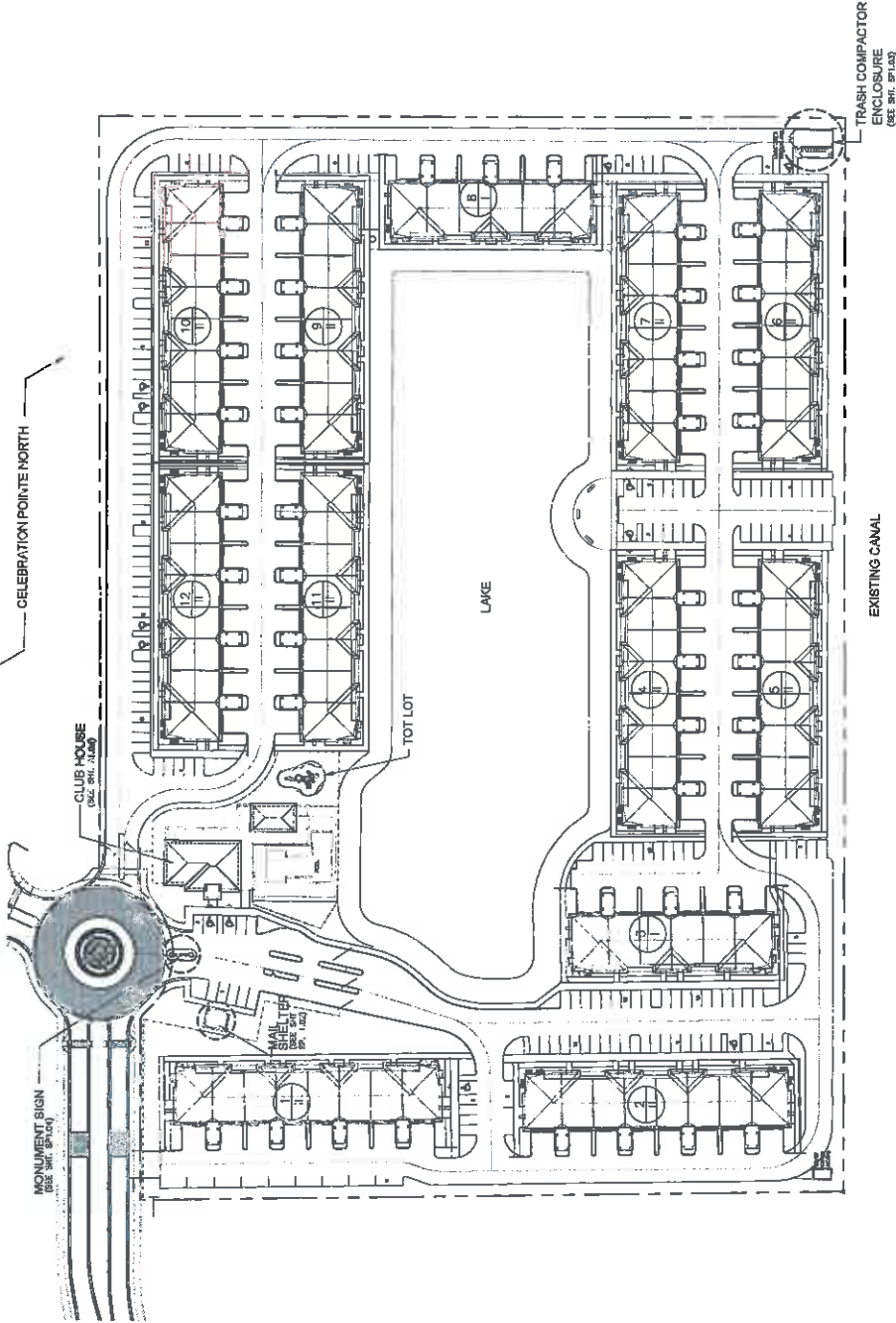


SECOND & THIRD FLOORS
(2) TYPE I - (16-UNITS & 12-GARAGES) NTS



SECOND & THIRD FLOORS
(10) TYPE II - (22-UNITS & 16-GARAGES) NTS

EXHIBIT M
SOUTH



LEGEND	
	REFERS TO BUILDING No.
	REFERS TO BUILDING TYPE

NOTE	
1.	REFER TO CIVIC DRAWINGS FOR CALCULATIONS & DIMENSIONS

SITE PLAN - 252 TOTAL UNITS
(TOTAL UNIT MAX 20-180'WIDE, 160-200'LONG & 12-350'28'H)



SCALE: 1"=50'-0"

Petersen & Flevig
ARCHITECTURE
INTERIOR DESIGN
PLANNING

10001 S.W. 133 STREET
MIAMI, FLORIDA 33146
PHONE: (305) 666-3000
FAX: (305) 666-3002
WWW.PETERSEN-FLORIDA.COM

CELEBRATION POINT SOUTH, LLC
13445 S.W. 127TH AVENUE, MIAMI, FL 33186

SITE PLAN - INTERNAL C.H. OPTION
MARGATE, FLORIDA

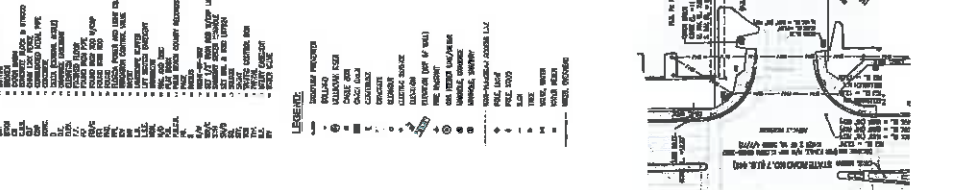
REVISIONS

NO.	DATE	REVISION
1	7-26-2015	FOR NTS

PROJECT NO. SP1.01
SHEET NO. 01 OF 02



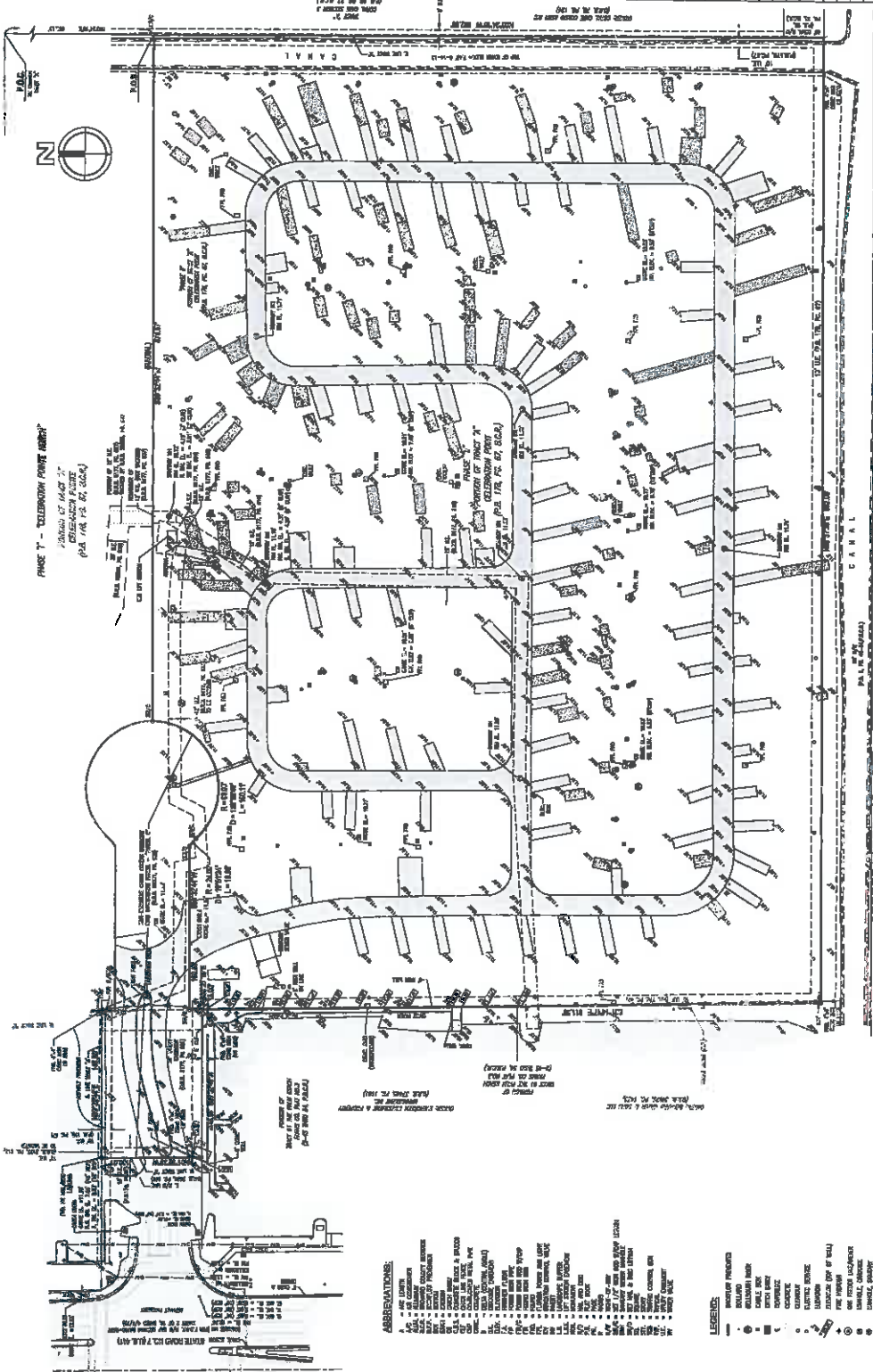
PROJECT NUMBER 1305-28 SHEET NUMBER S-1 OF 1	PROPERTY SURVEY ON POINTE NORTH AND COUNTY, FLORIDA
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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26



FIGURE 7 - CELEBRATION POINT NORTH
 PORTION OF TRACT 7
 CELEBRATION POINT
 (P&A FOR THE 67 AC. L&A)



ABBREVIATIONS:

- 1. LOT
- 2. LOT
- 3. LOT
- 4. LOT
- 5. LOT
- 6. LOT
- 7. LOT
- 8. LOT
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- 10. LOT
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	6/26/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
2	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
3	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
4	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
5	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
6	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
7	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
8	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
9	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
10	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA

HSQ GROUP, INC.
 Engineers - Planners - Surveyors
 10000 N.W. 11th Avenue, Suite 200
 Fort Lauderdale, Florida 33309
 Phone: (954) 571-1100
 Fax: (954) 571-1101
 Email: info@hsqgroup.com
 Website: www.hsqgroup.com

**MAP OF BOUNDARY SURVEY
 CELEBRATION POINT SOUTH
 CITY OF MARGATE BROWARD COUNTY, FLORIDA**

PROJECT NUMBER
 1905-28
 SHEET NUMBER
 1 OF 1

EXHIBIT I
SOUTH

NO.	DATE	DESCRIPTION	BY	CHKD.
1	6/26/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
2	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
3	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
4	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
5	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
6	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
7	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
8	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
9	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA
10	7/1/13	UPDATES TO THE COMPARATIVE & CERTIFICATION	WJA	WJA

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that I am the author of the foregoing map and that the same is a true and correct representation of the actual survey made by me or under my direction and supervision in accordance with the provisions of Chapter 119, Florida Statutes.

DATE OF SURVEY: 6/26/13
 SURVEYOR: WJA
 FIRM: HSQ GROUP, INC.

PROJECT NUMBER 1305-28	SHEET NUMBER
---------------------------	--------------



SCALE: 1"=50'

☐	DATE	TIME	NAME	REMARKS	STATUS
☐	2023-10-27	14:30	WANG, JIN	RECEIVED	OK
☐	2023-10-27	15:00	LI, ZHANG	RECEIVED	OK
☐	2023-10-27	15:30	CHEN, YAN	RECEIVED	OK
☐	2023-10-27	16:00	WU, XIAO	RECEIVED	OK
☐	2023-10-27	16:30	MA, HUI	RECEIVED	OK
☐	2023-10-27	17:00	ZHANG, LI	RECEIVED	OK
☐	2023-10-27	17:30	LI, WANG	RECEIVED	OK
☐	2023-10-27	18:00	WANG, LI	RECEIVED	OK
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☐	2023-10-27	19:00	WANG, LI	RECEIVED	OK
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☐	2023-10-27	17:30	LI, WANG	RECEIVED	OK
☐	2023-10-27	18:00	WANG, LI	RECEIVED	OK
☐	2023-10-27	18:30	LI, WANG	RECEIVED	OK
☐	2023-10-27	19:00			

GENERAL NOTES:

1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
3. ALL ACCESSORIES AND MARGATE PLUGS, SEWER UNITS, PLUMBING
ARE 100% 2ND FLOOR 2078 SECOND FLOOR 3078 THIRD FLOOR.

[illegible]

CELEBRATION POINTE SOUTH
SITE PLAN

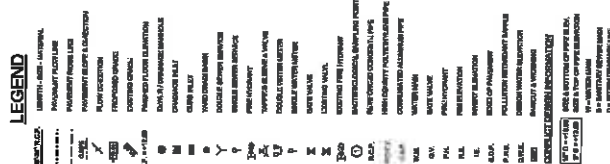
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1450 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561-392-0221
CIRCLE 13



Designed by: AM Date: 8/15
 Drawn by: AM Date: 8/15
 Checked by: AM Date: 8/15

[illegible]

EXHIBIT J
5007A



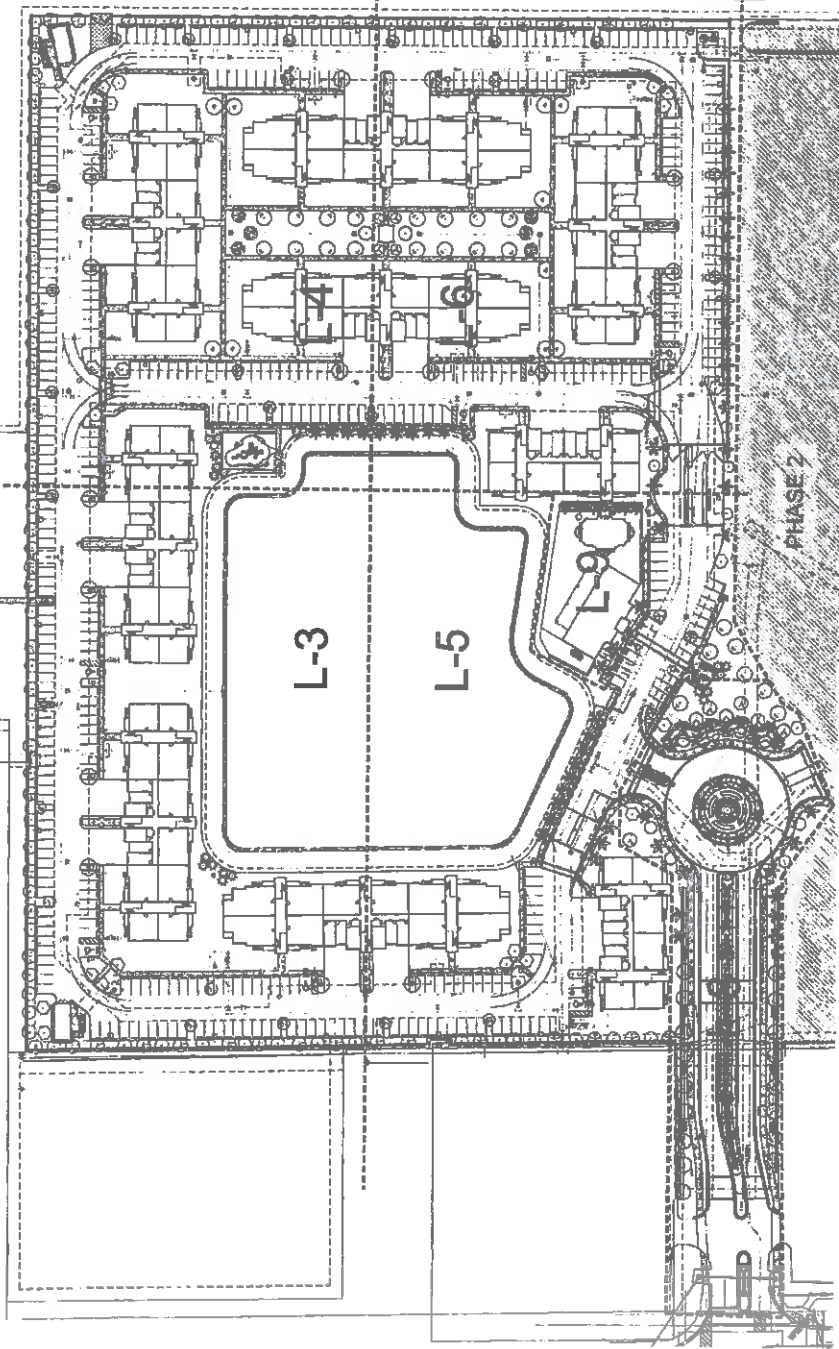
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1486 West Palm Beach Park Road, Suite 340
Coconut Ridge, Florida 33438 • 813.367.0271



**CELEBRATION POINTE SOUTH
CONCEPTUAL ENGINEERING PLAN**

[illegible]

EXHIBIT K
5005A



KEY PLAN
Scale: NTS

LIST OF SHEETS
INDEX

- L-1 TREE DISPOSITION
- L-2 DISPOSITION LIST
- L-3 OVERALL LANDSCAPE
- L-4 OVERALL LANDSCAPE
- L-5 OVERALL LANDSCAPE
- L-6 OVERALL LANDSCAPE
- L-7 TYPICAL BUILDINGS
- L-8 ENTRY PLAN L-9 CLUBHOUSE PLAN
- L-10 PLANTING DETAILS

NATIVE PLANTING MATERIAL REQUIREMENTS

TREES-50% REQUIRED (1 TREE = 3 PALMS)	87% PROVIDED
SHRUBS-50% REQUIRED (INCLUDING UNITS)	51% PROVIDED

LANDSCAPE DATA: SECTION 12 1027

ITEM	QUANTITY	UNIT	REMARKS
TREES (1" DBH) L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10	30	EA	CONTINUOUS CONTINUOUS
TREES (1" DBH) L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10	30	EA	CONTINUOUS CONTINUOUS
TOTAL	60	EA	
TOTAL COST (TREES) L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10	15,000.00	EA	

LANDSCAPE LIST

NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	1	1" DBH, 10' HGT, 1" CAL.	30	EA	
2	2	1" DBH, 10' HGT, 1" CAL.	30	EA	
3	3	1" DBH, 10' HGT, 1" CAL.	30	EA	
4	4	1" DBH, 10' HGT, 1" CAL.	30	EA	
5	5	1" DBH, 10' HGT, 1" CAL.	30	EA	
6	6	1" DBH, 10' HGT, 1" CAL.	30	EA	
7	7	1" DBH, 10' HGT, 1" CAL.	30	EA	
8	8	1" DBH, 10' HGT, 1" CAL.	30	EA	
9	9	1" DBH, 10' HGT, 1" CAL.	30	EA	
10	10	1" DBH, 10' HGT, 1" CAL.	30	EA	
11	11	1" DBH, 10' HGT, 1" CAL.	30	EA	
12	12	1" DBH, 10' HGT, 1" CAL.	30	EA	
13	13	1" DBH, 10' HGT, 1" CAL.	30	EA	
14	14	1" DBH, 10' HGT, 1" CAL.	30	EA	
15	15	1" DBH, 10' HGT, 1" CAL.	30	EA	
16	16	1" DBH, 10' HGT, 1" CAL.	30	EA	
17	17	1" DBH, 10' HGT, 1" CAL.	30	EA	
18	18	1" DBH, 10' HGT, 1" CAL.	30	EA	
19	19	1" DBH, 10' HGT, 1" CAL.	30	EA	
20	20	1" DBH, 10' HGT, 1" CAL.	30	EA	
21	21	1" DBH, 10' HGT, 1" CAL.	30	EA	
22	22	1" DBH, 10' HGT, 1" CAL.	30	EA	
23	23	1" DBH, 10' HGT, 1" CAL.	30	EA	
24	24	1" DBH, 10' HGT, 1" CAL.	30	EA	
25	25	1" DBH, 10' HGT, 1" CAL.	30	EA	
26	26	1" DBH, 10' HGT, 1" CAL.	30	EA	
27	27	1" DBH, 10' HGT, 1" CAL.	30	EA	
28	28	1" DBH, 10' HGT, 1" CAL.	30	EA	
29	29	1" DBH, 10' HGT, 1" CAL.	30	EA	
30	30	1" DBH, 10' HGT, 1" CAL.	30	EA	

SHRUBS AND GRASS COVERS

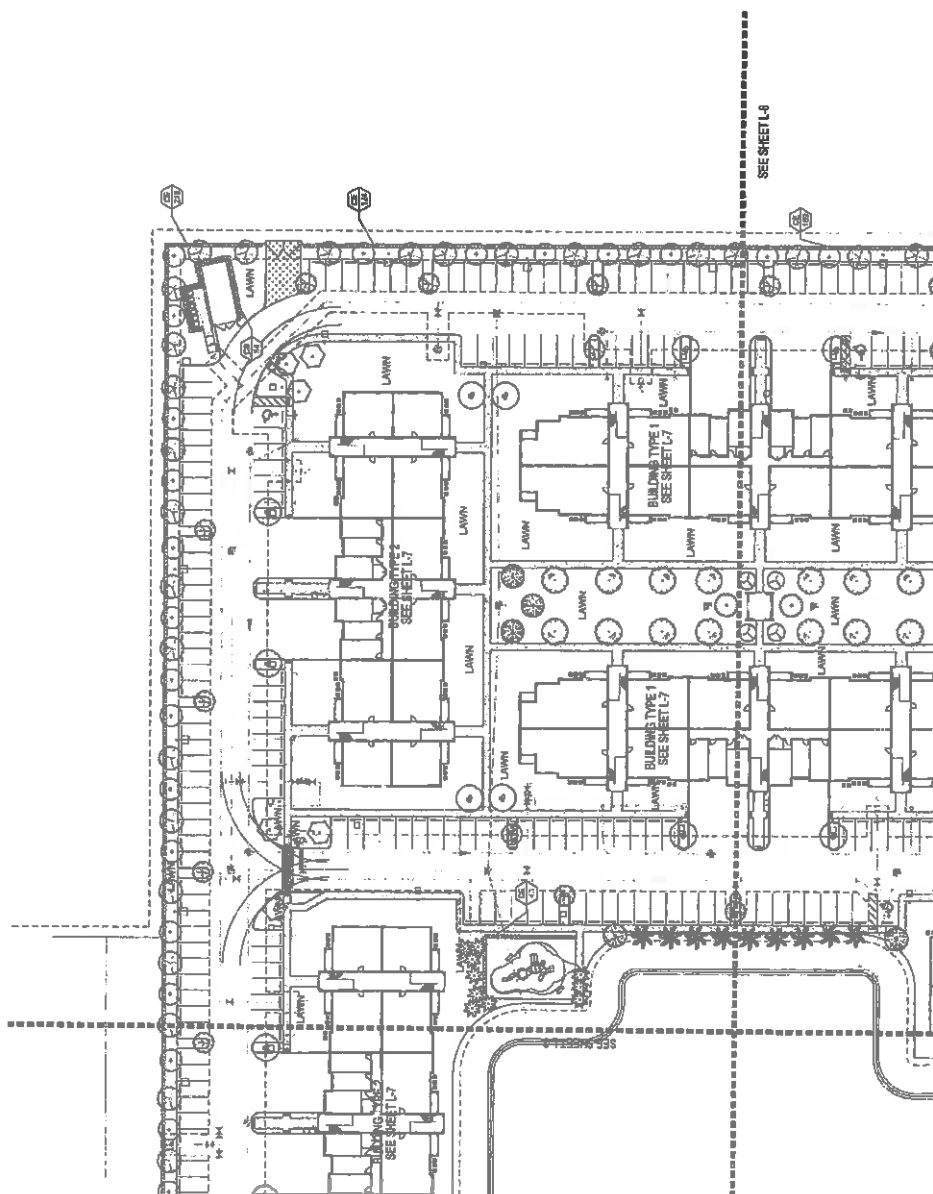
NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	1	1" DBH, 10' HGT, 1" CAL.	30	EA	
2	2	1" DBH, 10' HGT, 1" CAL.	30	EA	
3	3	1" DBH, 10' HGT, 1" CAL.	30	EA	
4	4	1" DBH, 10' HGT, 1" CAL.	30	EA	
5	5	1" DBH, 10' HGT, 1" CAL.	30	EA	
6	6	1" DBH, 10' HGT, 1" CAL.	30	EA	
7	7	1" DBH, 10' HGT, 1" CAL.	30	EA	
8	8	1" DBH, 10' HGT, 1" CAL.	30	EA	
9	9	1" DBH, 10' HGT, 1" CAL.	30	EA	
10	10	1" DBH, 10' HGT, 1" CAL.	30	EA	
11	11	1" DBH, 10' HGT, 1" CAL.	30	EA	
12	12	1" DBH, 10' HGT, 1" CAL.	30	EA	
13	13	1" DBH, 10' HGT, 1" CAL.	30	EA	
14	14	1" DBH, 10' HGT, 1" CAL.	30	EA	
15	15	1" DBH, 10' HGT, 1" CAL.	30	EA	
16	16	1" DBH, 10' HGT, 1" CAL.	30	EA	
17	17	1" DBH, 10' HGT, 1" CAL.	30	EA	
18	18	1" DBH, 10' HGT, 1" CAL.	30	EA	
19	19	1" DBH, 10' HGT, 1" CAL.	30	EA	
20	20	1" DBH, 10' HGT, 1" CAL.	30	EA	
21	21	1" DBH, 10' HGT, 1" CAL.	30	EA	
22	22	1" DBH, 10' HGT, 1" CAL.	30	EA	
23	23	1" DBH, 10' HGT, 1" CAL.	30	EA	
24	24	1" DBH, 10' HGT, 1" CAL.	30	EA	
25	25	1" DBH, 10' HGT, 1" CAL.	30	EA	
26	26	1" DBH, 10' HGT, 1" CAL.	30	EA	
27	27	1" DBH, 10' HGT, 1" CAL.	30	EA	
28	28	1" DBH, 10' HGT, 1" CAL.	30	EA	
29	29	1" DBH, 10' HGT, 1" CAL.	30	EA	
30	30	1" DBH, 10' HGT, 1" CAL.	30	EA	

EXHIBIT L
NORTH

WITKIN HULLS
DESIGN GROUP
www.witkinhulls.com

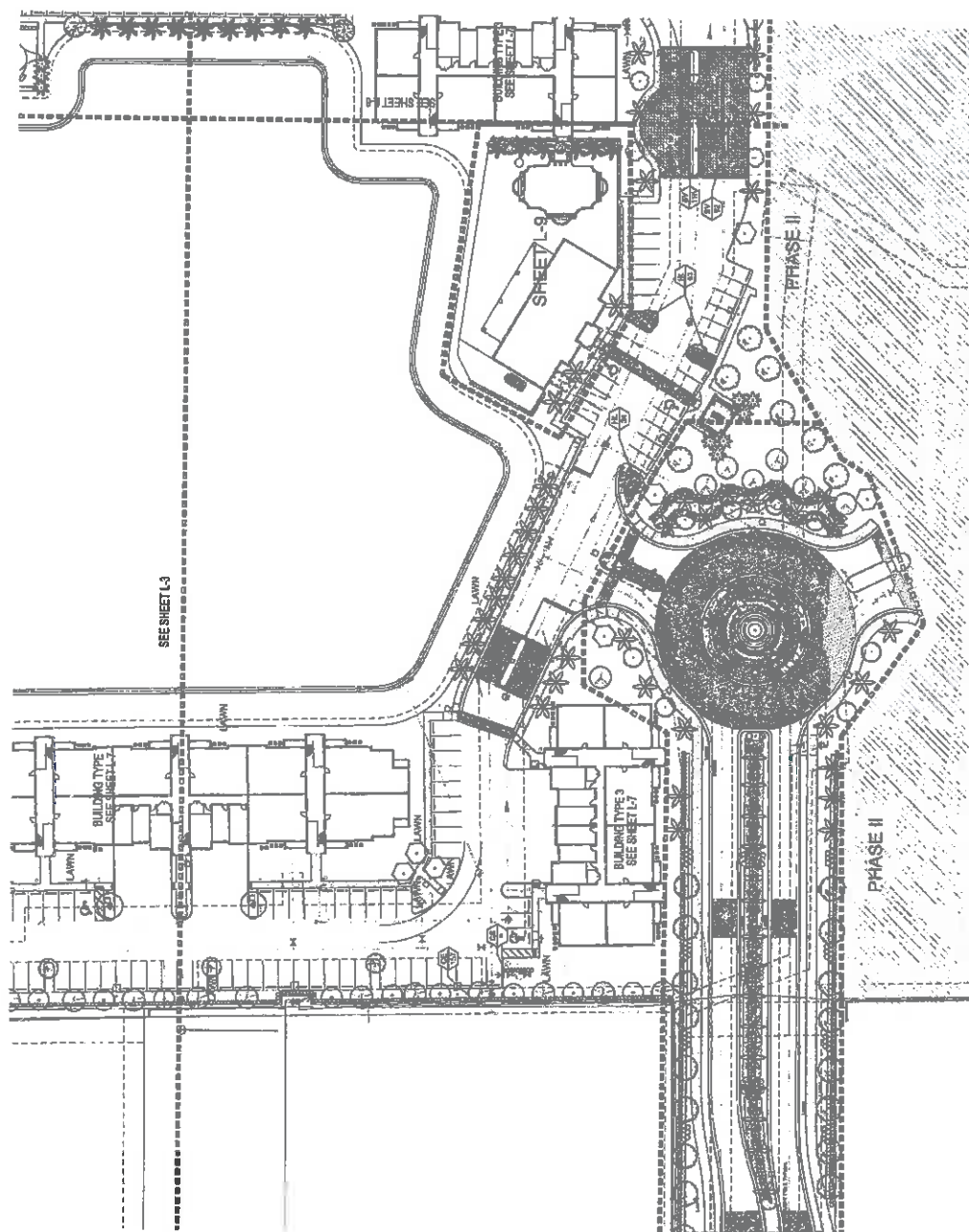
INDEX
Margate, Florida
Celebration Pointe North

INDEX
DATE: 12/20/2010
DRAWN BY: JAA
CHECKED BY: JAA
DESIGNED BY: JAA



LANDSCAPE PLAN
Scale: 1"=30'-0"

EXHIBIT	SYMBOL	CLASS	THESIS	DESCRIPTION
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LANDSCAPE PLAN

Scale: 1"=30'-0"

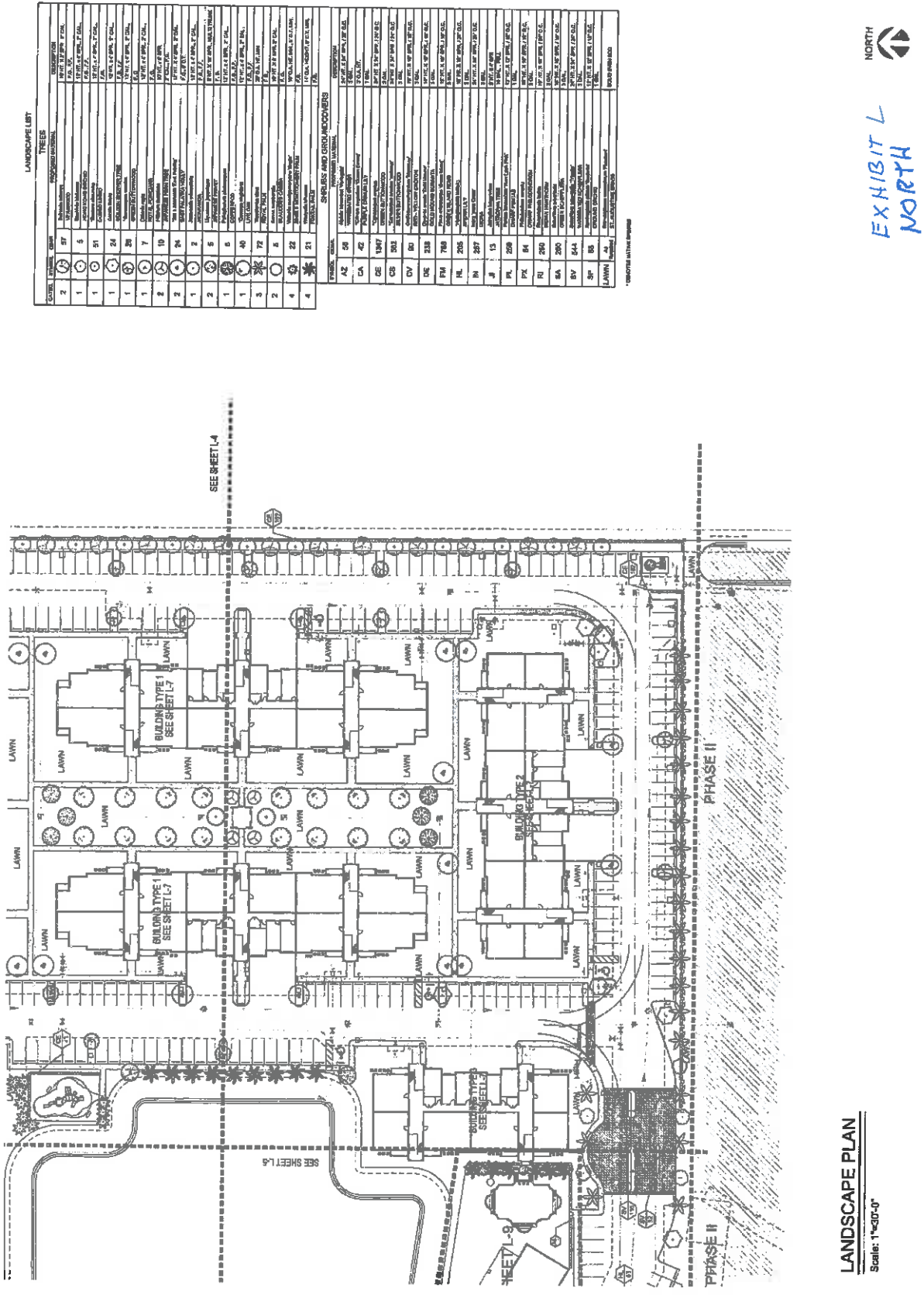
WTKIN HULTS
DESIGN GROUP

LANDSCAPE PLAN
Mangate, Florida
Celebration Pointe North

DATE: 01/10/13
SCALE: 1"=30'-0"
DRAWN BY: JH
CHECKED BY: JH
PROJECT NO.: 1301-001-001

NO. 1 LANDSCAPE
SHEET 2 OF 4

L-6

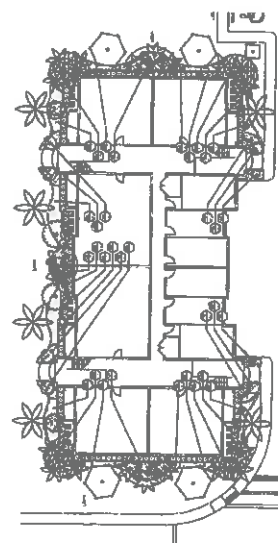


LANDSCAPE LIST

SYMBOL	ITEM NO.	NAME	QUANTITY	REMARKS
1	1	1" x 6" x 8' PALM	100	100
2	2	2" x 6" x 8' PALM	100	100
3	3	3" x 6" x 8' PALM	100	100
4	4	4" x 6" x 8' PALM	100	100
5	5	5" x 6" x 8' PALM	100	100
6	6	6" x 6" x 8' PALM	100	100
7	7	7" x 6" x 8' PALM	100	100
8	8	8" x 6" x 8' PALM	100	100
9	9	9" x 6" x 8' PALM	100	100
10	10	10" x 6" x 8' PALM	100	100
11	11	11" x 6" x 8' PALM	100	100
12	12	12" x 6" x 8' PALM	100	100
13	13	13" x 6" x 8' PALM	100	100
14	14	14" x 6" x 8' PALM	100	100
15	15	15" x 6" x 8' PALM	100	100
16	16	16" x 6" x 8' PALM	100	100
17	17	17" x 6" x 8' PALM	100	100
18	18	18" x 6" x 8' PALM	100	100
19	19	19" x 6" x 8' PALM	100	100
20	20	20" x 6" x 8' PALM	100	100
21	21	21" x 6" x 8' PALM	100	100
22	22	22" x 6" x 8' PALM	100	100
23	23	23" x 6" x 8' PALM	100	100
24	24	24" x 6" x 8' PALM	100	100
25	25	25" x 6" x 8' PALM	100	100
26	26	26" x 6" x 8' PALM	100	100
27	27	27" x 6" x 8' PALM	100	100
28	28	28" x 6" x 8' PALM	100	100
29	29	29" x 6" x 8' PALM	100	100
30	30	30" x 6" x 8' PALM	100	100
31	31	31" x 6" x 8' PALM	100	100
32	32	32" x 6" x 8' PALM	100	100
33	33	33" x 6" x 8' PALM	100	100
34	34	34" x 6" x 8' PALM	100	100
35	35	35" x 6" x 8' PALM	100	100
36	36	36" x 6" x 8' PALM	100	100
37	37	37" x 6" x 8' PALM	100	100
38	38	38" x 6" x 8' PALM	100	100
39	39	39" x 6" x 8' PALM	100	100
40	40	40" x 6" x 8' PALM	100	100
41	41	41" x 6" x 8' PALM	100	100
42	42	42" x 6" x 8' PALM	100	100
43	43	43" x 6" x 8' PALM	100	100
44	44	44" x 6" x 8' PALM	100	100
45	45	45" x 6" x 8' PALM	100	100
46	46	46" x 6" x 8' PALM	100	100
47	47	47" x 6" x 8' PALM	100	100
48	48	48" x 6" x 8' PALM	100	100
49	49	49" x 6" x 8' PALM	100	100
50	50	50" x 6" x 8' PALM	100	100
51	51	51" x 6" x 8' PALM	100	100
52	52	52" x 6" x 8' PALM	100	100
53	53	53" x 6" x 8' PALM	100	100
54	54	54" x 6" x 8' PALM	100	100
55	55	55" x 6" x 8' PALM	100	100
56	56	56" x 6" x 8' PALM	100	100
57	57	57" x 6" x 8' PALM	100	100
58	58	58" x 6" x 8' PALM	100	100
59	59	59" x 6" x 8' PALM	100	100
60	60	60" x 6" x 8' PALM	100	100
61	61	61" x 6" x 8' PALM	100	100
62	62	62" x 6" x 8' PALM	100	100
63	63	63" x 6" x 8' PALM	100	100
64	64	64" x 6" x 8' PALM	100	100
65	65	65" x 6" x 8' PALM	100	100
66	66	66" x 6" x 8' PALM	100	100
67	67	67" x 6" x 8' PALM	100	100
68	68	68" x 6" x 8' PALM	100	100
69	69	69" x 6" x 8' PALM	100	100
70	70	70" x 6" x 8' PALM	100	100
71	71	71" x 6" x 8' PALM	100	100
72	72	72" x 6" x 8' PALM	100	100
73	73	73" x 6" x 8' PALM	100	100
74	74	74" x 6" x 8' PALM	100	100
75	75	75" x 6" x 8' PALM	100	100
76	76	76" x 6" x 8' PALM	100	100
77	77	77" x 6" x 8' PALM	100	100
78	78	78" x 6" x 8' PALM	100	100
79	79	79" x 6" x 8' PALM	100	100
80	80	80" x 6" x 8' PALM	100	100
81	81	81" x 6" x 8' PALM	100	100
82	82	82" x 6" x 8' PALM	100	100
83	83	83" x 6" x 8' PALM	100	100
84	84	84" x 6" x 8' PALM	100	100
85	85	85" x 6" x 8' PALM	100	100
86	86	86" x 6" x 8' PALM	100	100
87	87	87" x 6" x 8' PALM	100	100
88	88	88" x 6" x 8' PALM	100	100
89	89	89" x 6" x 8' PALM	100	100
90	90	90" x 6" x 8' PALM	100	100
91	91	91" x 6" x 8' PALM	100	100
92	92	92" x 6" x 8' PALM	100	100
93	93	93" x 6" x 8' PALM	100	100
94	94	94" x 6" x 8' PALM	100	100
95	95	95" x 6" x 8' PALM	100	100
96	96	96" x 6" x 8' PALM	100	100
97	97	97" x 6" x 8' PALM	100	100
98	98	98" x 6" x 8' PALM	100	100
99	99	99" x 6" x 8' PALM	100	100
100	100	100" x 6" x 8' PALM	100	100

LANDSCAPE PLAN
Scale: 1"=30'-0"

14-00000 (SEE INSTRUCTIONS)		14-00000 (SEE INSTRUCTIONS)	
1	2	3	4
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
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92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100



TYPICAL BUILDING TYPE 2

TYPICAL BILLING TYPE 3

RES: 28



WITTON HILLS
LANDSCAPE ARCHITECTS, P.A.

Celebration Pointe North

Manatee, Florida

ENTRY LANDSCAPE PLAN

Project:

11000 W. 11th Avenue

Scale:

1/4" = 1'-0"

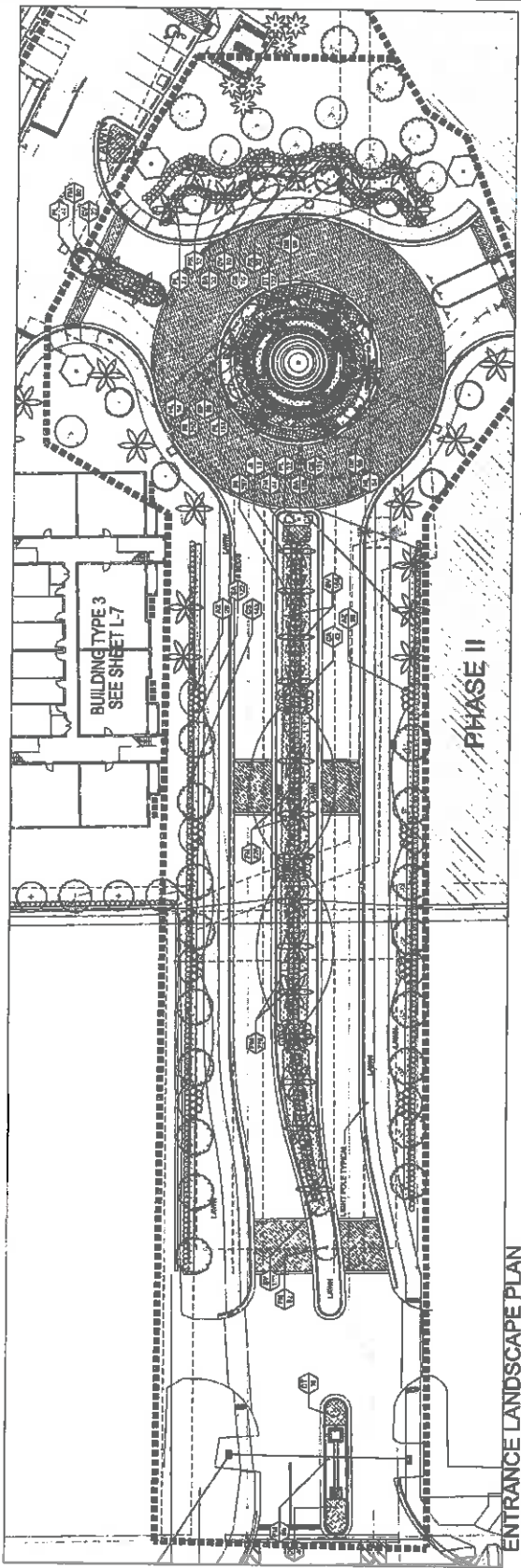
Drawing: L-8

Date: 11/11/2019

Drawn: [Name]

Checked: [Name]

Revised: [Name]

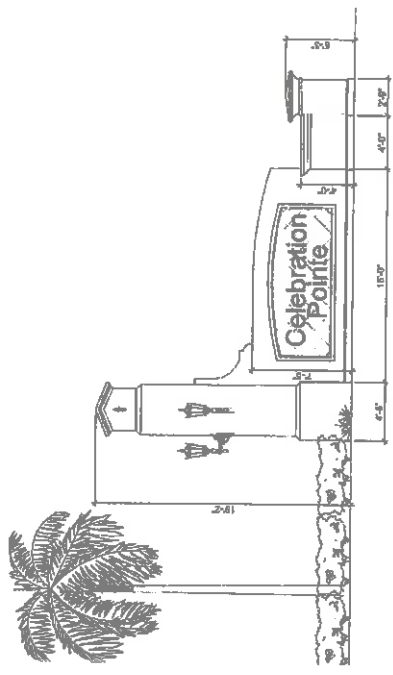


SHRUBS AND GROUNDCOVERS

SYMBOL	PLANT NAME	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
CA	CA	CA	CA	CA
CE	CE	CE	CE	CE
CH	CH	CH	CH	CH
CI	CI	CI	CI	CI
CL	CL	CL	CL	CL
CM	CM	CM	CM	CM
CO	CO	CO	CO	CO
CP	CP	CP	CP	CP
CQ	CQ	CQ	CQ	CQ
CR	CR	CR	CR	CR
CS	CS	CS	CS	CS
CT	CT	CT	CT	CT
CU	CU	CU	CU	CU
CV	CV	CV	CV	CV
CW	CW	CW	CW	CW
CX	CX	CX	CX	CX
CY	CY	CY	CY	CY
CZ	CZ	CZ	CZ	CZ
DA	DA	DA	DA	DA
DB	DB	DB	DB	DB
DC	DC	DC	DC	DC
DD	DD	DD	DD	DD
DE	DE	DE	DE	DE
DF	DF	DF	DF	DF
DG	DG	DG	DG	DG
DH	DH	DH	DH	DH
DI	DI	DI	DI	DI
DJ	DJ	DJ	DJ	DJ
DK	DK	DK	DK	DK
DL	DL	DL	DL	DL
DM	DM	DM	DM	DM
DN	DN	DN	DN	DN
DO	DO	DO	DO	DO
DP	DP	DP	DP	DP
DQ	DQ	DQ	DQ	DQ
DR	DR	DR	DR	DR
DS	DS	DS	DS	DS
DT	DT	DT	DT	DT
DU	DU	DU	DU	DU
DV	DV	DV	DV	DV
DW	DW	DW	DW	DW
DX	DX	DX	DX	DX
DY	DY	DY	DY	DY
DZ	DZ	DZ	DZ	DZ

LANDSCAPE LIST

SYMBOL	PLANT NAME	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
1	1	1	1	1
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4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
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92	92	92	92	92
93	93	93	93	93
94	94	94	94	94
95	95	95	95	95
96	96	96	96	96
97	97	97	97	97
98	98	98	98	98
99	99	99	99	99
100	100	100	100	100



ENTRANCE SIGN CONCEPT

Scale: 1/4"=1'-0"

EXHIBIT L

North

[illegible]

EXHIBIT L
50505

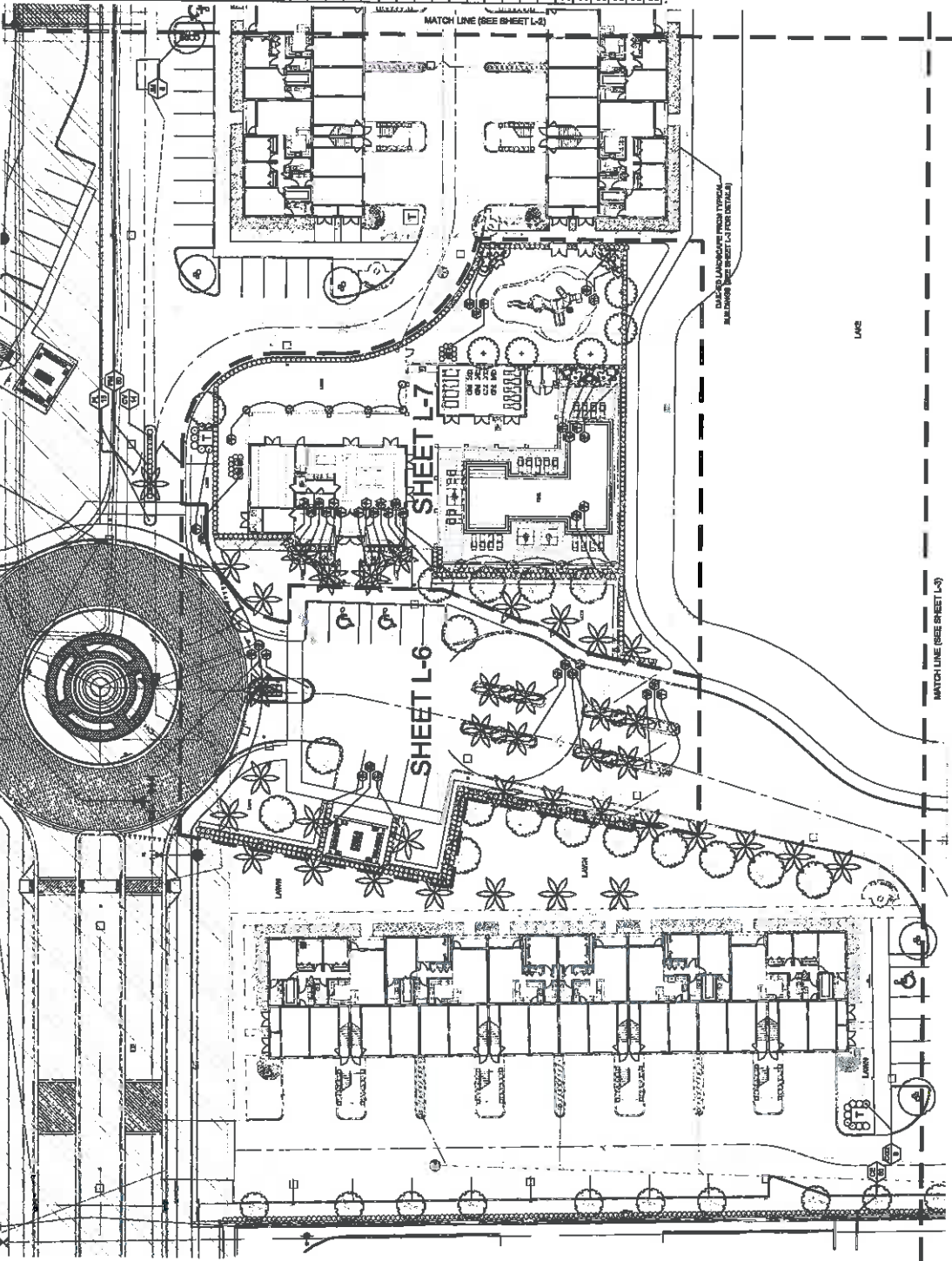
WILKIN HULTS
DESIGN GROUP

www.wilkinhults.com

CELEBRATION POINTE SOUTH
Margate, Florida
LANDSCAPE PLAN

Sheet: L-1
Date: 07/20/2018
Scale: 1" = 20'-0"
Drawn by: LUC
Check by: [blank]
Title: [blank]

LANDSCAPE LIST		TREES	
NO.	SYMBOL	PLANT NAME	PLANT SPECIES
1	(Symbol)	1" DBH. PALM	1" DBH. PALM
2	(Symbol)	2" DBH. PALM	2" DBH. PALM
3	(Symbol)	3" DBH. PALM	3" DBH. PALM
4	(Symbol)	4" DBH. PALM	4" DBH. PALM
5	(Symbol)	5" DBH. PALM	5" DBH. PALM
6	(Symbol)	6" DBH. PALM	6" DBH. PALM
7	(Symbol)	7" DBH. PALM	7" DBH. PALM
8	(Symbol)	8" DBH. PALM	8" DBH. PALM
9	(Symbol)	9" DBH. PALM	9" DBH. PALM
10	(Symbol)	10" DBH. PALM	10" DBH. PALM
11	(Symbol)	11" DBH. PALM	11" DBH. PALM
12	(Symbol)	12" DBH. PALM	12" DBH. PALM
13	(Symbol)	13" DBH. PALM	13" DBH. PALM
14	(Symbol)	14" DBH. PALM	14" DBH. PALM
15	(Symbol)	15" DBH. PALM	15" DBH. PALM
16	(Symbol)	16" DBH. PALM	16" DBH. PALM
17	(Symbol)	17" DBH. PALM	17" DBH. PALM
18	(Symbol)	18" DBH. PALM	18" DBH. PALM
19	(Symbol)	19" DBH. PALM	19" DBH. PALM
20	(Symbol)	20" DBH. PALM	20" DBH. PALM
21	(Symbol)	21" DBH. PALM	21" DBH. PALM
22	(Symbol)	22" DBH. PALM	22" DBH. PALM
23	(Symbol)	23" DBH. PALM	23" DBH. PALM
24	(Symbol)	24" DBH. PALM	24" DBH. PALM
25	(Symbol)	25" DBH. PALM	25" DBH. PALM
26	(Symbol)	26" DBH. PALM	26" DBH. PALM
27	(Symbol)	27" DBH. PALM	27" DBH. PALM
28	(Symbol)	28" DBH. PALM	28" DBH. PALM
29	(Symbol)	29" DBH. PALM	29" DBH. PALM
30	(Symbol)	30" DBH. PALM	30" DBH. PALM
31	(Symbol)	31" DBH. PALM	31" DBH. PALM
32	(Symbol)	32" DBH. PALM	32" DBH. PALM
33	(Symbol)	33" DBH. PALM	33" DBH. PALM
34	(Symbol)	34" DBH. PALM	34" DBH. PALM
35	(Symbol)	35" DBH. PALM	35" DBH. PALM
36	(Symbol)	36" DBH. PALM	36" DBH. PALM
37	(Symbol)	37" DBH. PALM	37" DBH. PALM
38	(Symbol)	38" DBH. PALM	38" DBH. PALM
39	(Symbol)	39" DBH. PALM	39" DBH. PALM
40	(Symbol)	40" DBH. PALM	40" DBH. PALM
41	(Symbol)	41" DBH. PALM	41" DBH. PALM
42	(Symbol)	42" DBH. PALM	42" DBH. PALM
43	(Symbol)	43" DBH. PALM	43" DBH. PALM
44	(Symbol)	44" DBH. PALM	44" DBH. PALM
45	(Symbol)	45" DBH. PALM	45" DBH. PALM
46	(Symbol)	46" DBH. PALM	46" DBH. PALM
47	(Symbol)	47" DBH. PALM	47" DBH. PALM
48	(Symbol)	48" DBH. PALM	48" DBH. PALM
49	(Symbol)	49" DBH. PALM	49" DBH. PALM
50	(Symbol)	50" DBH. PALM	50" DBH. PALM
51	(Symbol)	51" DBH. PALM	51" DBH. PALM
52	(Symbol)	52" DBH. PALM	52" DBH. PALM
53	(Symbol)	53" DBH. PALM	53" DBH. PALM
54	(Symbol)	54" DBH. PALM	54" DBH. PALM
55	(Symbol)	55" DBH. PALM	55" DBH. PALM
56	(Symbol)	56" DBH. PALM	56" DBH. PALM
57	(Symbol)	57" DBH. PALM	57" DBH. PALM
58	(Symbol)	58" DBH. PALM	58" DBH. PALM
59	(Symbol)	59" DBH. PALM	59" DBH. PALM
60	(Symbol)	60" DBH. PALM	60" DBH. PALM
61	(Symbol)	61" DBH. PALM	61" DBH. PALM
62	(Symbol)	62" DBH. PALM	62" DBH. PALM
63	(Symbol)	63" DBH. PALM	63" DBH. PALM
64	(Symbol)	64" DBH. PALM	64" DBH. PALM
65	(Symbol)	65" DBH. PALM	65" DBH. PALM
66	(Symbol)	66" DBH. PALM	66" DBH. PALM
67	(Symbol)	67" DBH. PALM	67" DBH. PALM
68	(Symbol)	68" DBH. PALM	68" DBH. PALM
69	(Symbol)	69" DBH. PALM	69" DBH. PALM
70	(Symbol)	70" DBH. PALM	70" DBH. PALM
71	(Symbol)	71" DBH. PALM	71" DBH. PALM
72	(Symbol)	72" DBH. PALM	72" DBH. PALM
73	(Symbol)	73" DBH. PALM	73" DBH. PALM
74	(Symbol)	74" DBH. PALM	74" DBH. PALM
75	(Symbol)	75" DBH. PALM	75" DBH. PALM
76	(Symbol)	76" DBH. PALM	76" DBH. PALM
77	(Symbol)	77" DBH. PALM	77" DBH. PALM
78	(Symbol)	78" DBH. PALM	78" DBH. PALM
79	(Symbol)	79" DBH. PALM	79" DBH. PALM
80	(Symbol)	80" DBH. PALM	80" DBH. PALM
81	(Symbol)	81" DBH. PALM	81" DBH. PALM
82	(Symbol)	82" DBH. PALM	82" DBH. PALM
83	(Symbol)	83" DBH. PALM	83" DBH. PALM
84	(Symbol)	84" DBH. PALM	84" DBH. PALM
85	(Symbol)	85" DBH. PALM	85" DBH. PALM
86	(Symbol)	86" DBH. PALM	86" DBH. PALM
87	(Symbol)	87" DBH. PALM	87" DBH. PALM
88	(Symbol)	88" DBH. PALM	88" DBH. PALM
89	(Symbol)	89" DBH. PALM	89" DBH. PALM
90	(Symbol)	90" DBH. PALM	90" DBH. PALM
91	(Symbol)	91" DBH. PALM	91" DBH. PALM
92	(Symbol)	92" DBH. PALM	92" DBH. PALM
93	(Symbol)	93" DBH. PALM	93" DBH. PALM
94	(Symbol)	94" DBH. PALM	94" DBH. PALM
95	(Symbol)	95" DBH. PALM	95" DBH. PALM
96	(Symbol)	96" DBH. PALM	96" DBH. PALM
97	(Symbol)	97" DBH. PALM	97" DBH. PALM
98	(Symbol)	98" DBH. PALM	98" DBH. PALM
99	(Symbol)	99" DBH. PALM	99" DBH. PALM
100	(Symbol)	100" DBH. PALM	100" DBH. PALM



Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under drip line. No mulch shall be laid within 6" of trunk.

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

EXHIBIT L
SOUTH

D WILKIN HULLS
DESIGN GROUP
200 West 11th Avenue, Suite 100
Fort Lauderdale, FL 33311
www.dwilkinhulls.com

LANDSCAPE PLAN
Margate, Florida
Celebration Pointe South

DATE: 07/20/2016
SCALE: 1" = 20'-0"
DRAWN BY: LDC
CHECKED BY: [Signature]

L-2

CELL NO. 2016-002

LANDSCAPE PLAN
Margate, Florida
Celebration Pointe South

DATE: 07/20/2016
SCALE: 1" = 20'-0"
DRAWN BY: LDC
CHECKED BY: [Signature]

L-2

CELL NO. 2016-002

LANDSCAPE PLAN
Margate, Florida
Celebration Pointe South

DATE: 07/20/2016
SCALE: 1" = 20'-0"
DRAWN BY: LDC
CHECKED BY: [Signature]

L-2

CELL NO. 2016-002

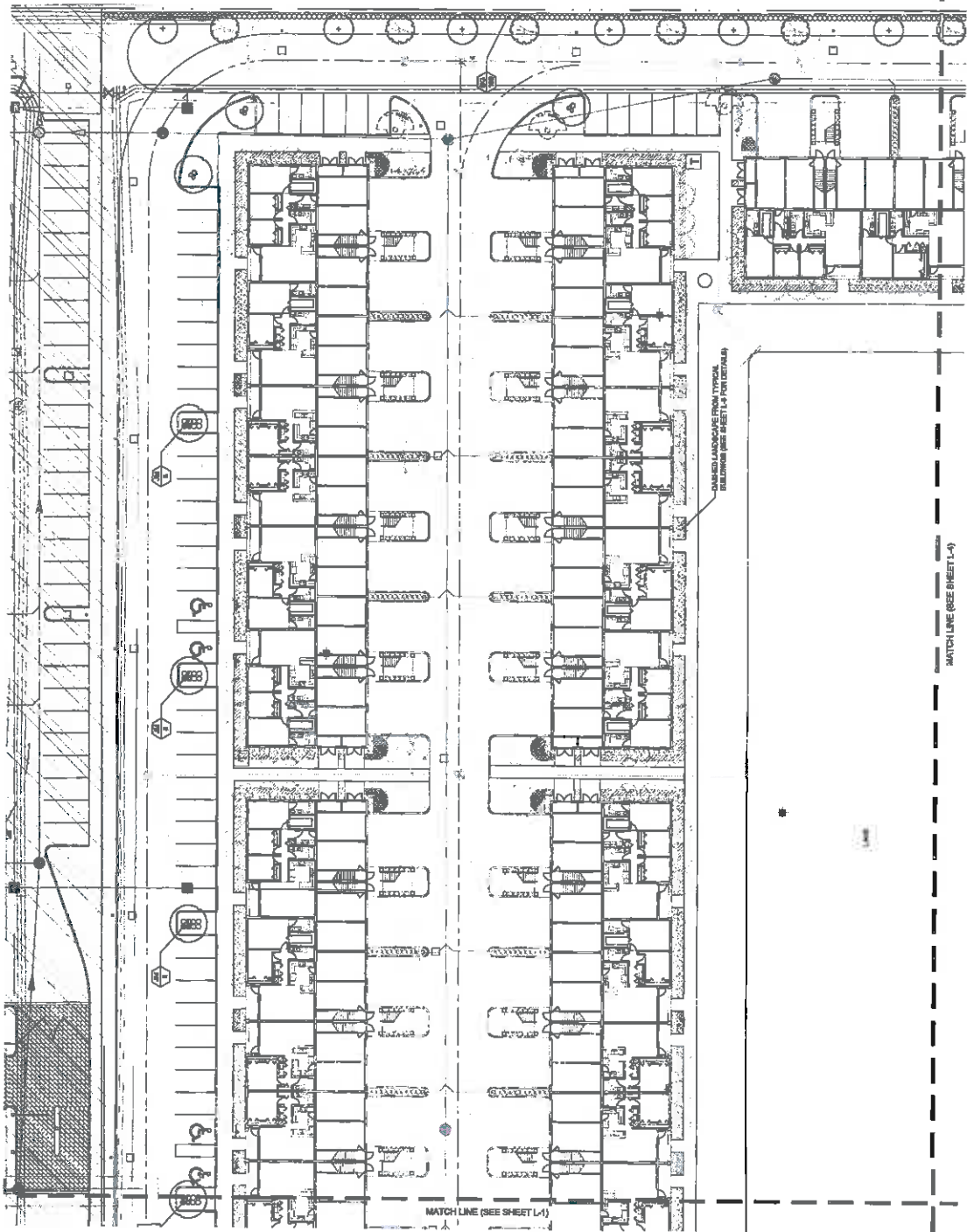
LANDSCAPE PLAN
Margate, Florida
Celebration Pointe South

DATE: 07/20/2016
SCALE: 1" = 20'-0"
DRAWN BY: LDC
CHECKED BY: [Signature]

L-2

CELL NO. 2016-002

LANDSCAPE PLAN
Margate, Florida
Celebration Pointe South



Tree Saver Note:
All trees must have a 5' minimum radius saucer of mulch under drip-line. No mulch shall be laid within 6" of trunk.

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

LANDSCAPE PLAN NORTH
Scale: 1" = 20'-0"

EXHIBIT L
SOUTH



WILTON HULTS DESIGN GROUP
Landscape Architecture

CELEBRATION POINTE SOUTH
Margate, Florida
LANDSCAPE PLAN

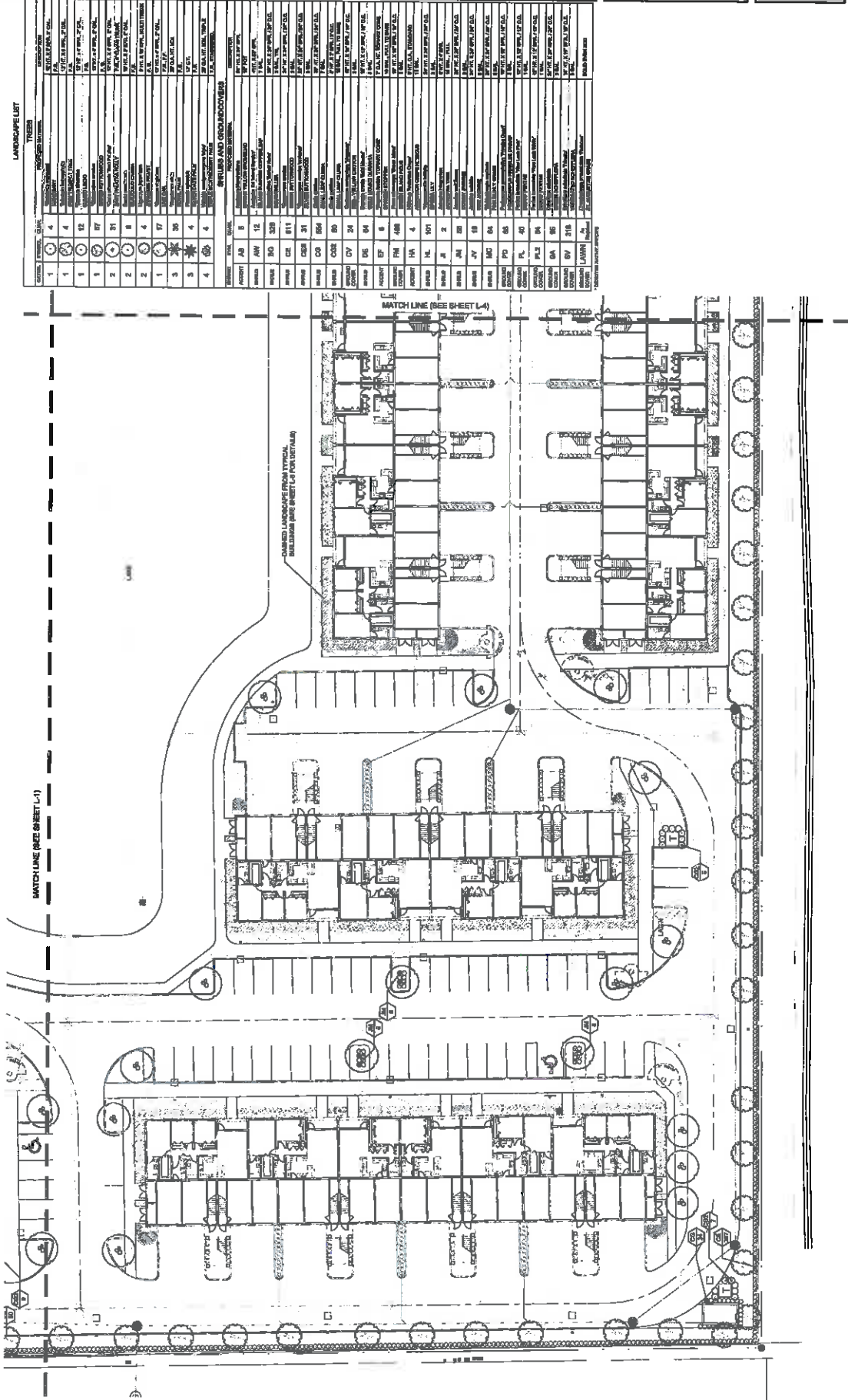
L-3

Project: Celebration Pointe South
Location: Margate, Florida
Date: 11/15/2011
Scale: 1" = 20'-0"
Drawn by: LCO
Checked by: LCO

Author: LCO
Reviewer: LCO
Date: 11/15/2011

Project: Celebration Pointe South
Location: Margate, Florida
Date: 11/15/2011
Scale: 1" = 20'-0"
Drawn by: LCO
Checked by: LCO

Author: LCO
Reviewer: LCO
Date: 11/15/2011



Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

EXHIBIT L SOUTH

MATCH LINE (SEE SHEET L-8)

Celebration Pointe South
Margate, Florida
TYPICAL BUILDINGS LANDSCAPE PLAN

Margate, Florida

5

11/23/79

Densities: Typical Bldgs, Land/40000 Plots

Dedicated: 07/06/2017

Spiegel T = 117.0°

Deutsche Post Logistik

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11/12/2013

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BUILDING TYPE 1 - 10 BUILDINGS

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS PER UNIT:

SHRUBS: 381

GROUNDCOVERS: 189

TOTAL UNIT COUNTS (10 UNITS):

TREES: 10

SHRUBS: 3,810

GROUNDCOVERS: 1,890

TOTAL NATIVE COUNTS (10 UNITS):

TREES: 40

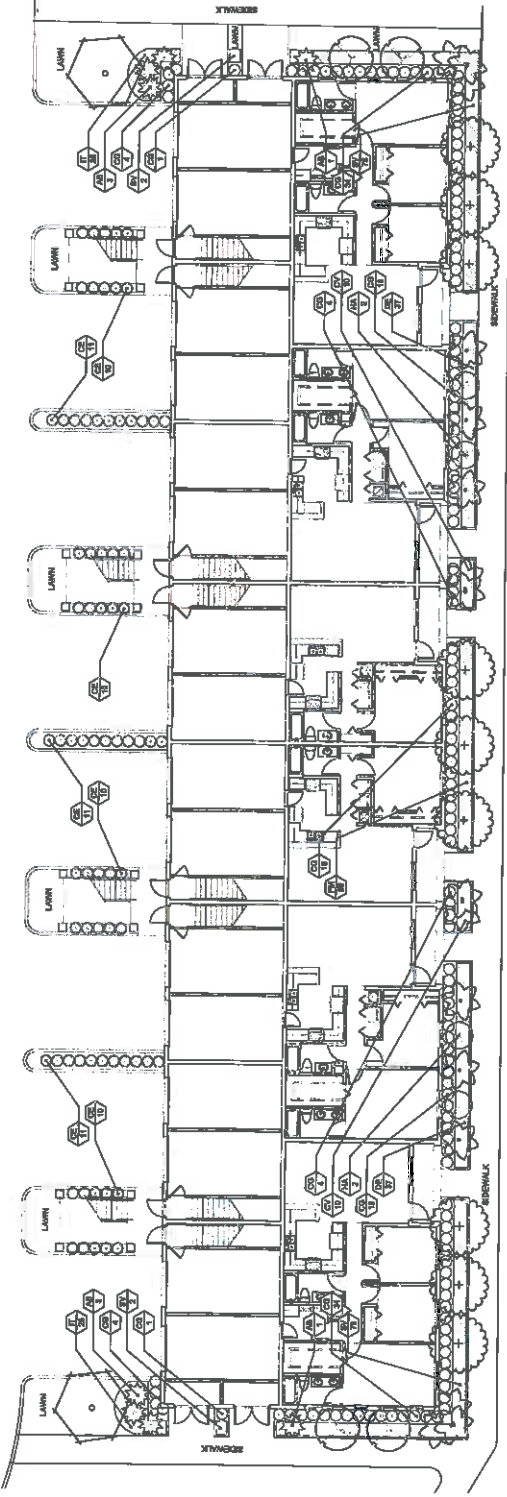
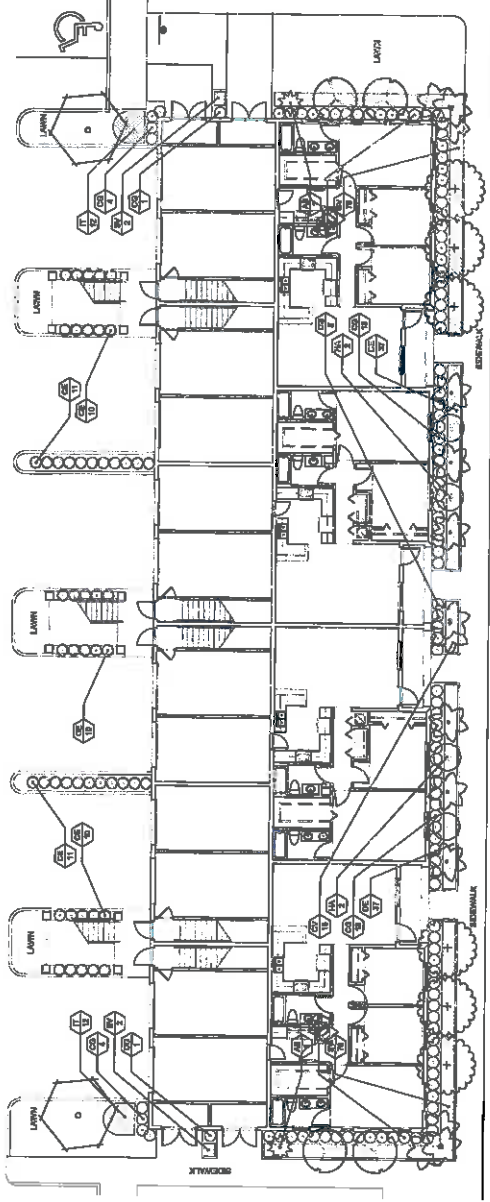
SHRUBS: 2,130

TOTAL CANOPY PROVIDED (10 UNITS): 59,000 S.F.

BUILDING TYPE 2 - (2 BUILDINGS)
REQUIRED TREES: 1 PER UNIT
PLANT COUNTS PER UNIT:
TREES: 18
SHRUBS: 333
GROUNDCOVERS: 108
TOTAL UNIT COUNTS (2 UNITS):
TREES: 32
SHRUBS: 666
GROUNDCOVERS: 216
TOTAL NATIVE COUNTS (2 UNITS):
TREES: 12
SHRUBS: 342
TOTAL CANOPY PROVIDED (2 UNITS): 9,800 S.F.

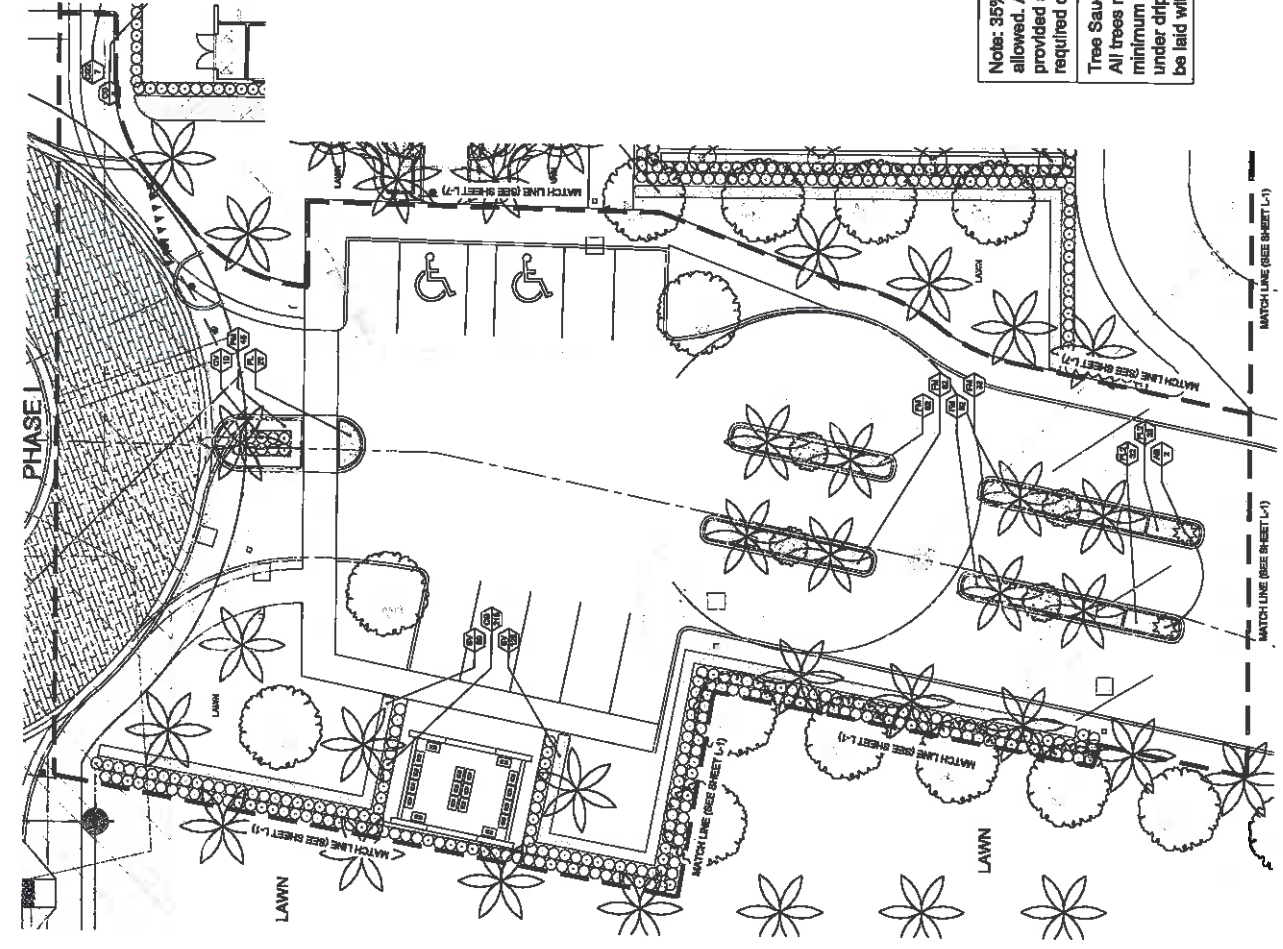
TYPICAL TOTALS
TOTAL TREES: 232
TOTAL SHRUBS: 4,143
GROUNDCOVERS: 2,208
CANOPY: 88,800 S.F.

EXHIBIT L

[illegible]

TYPICAL BLDGS. LANDSCAPE PLAN

Scale: 1" = 10'-0"

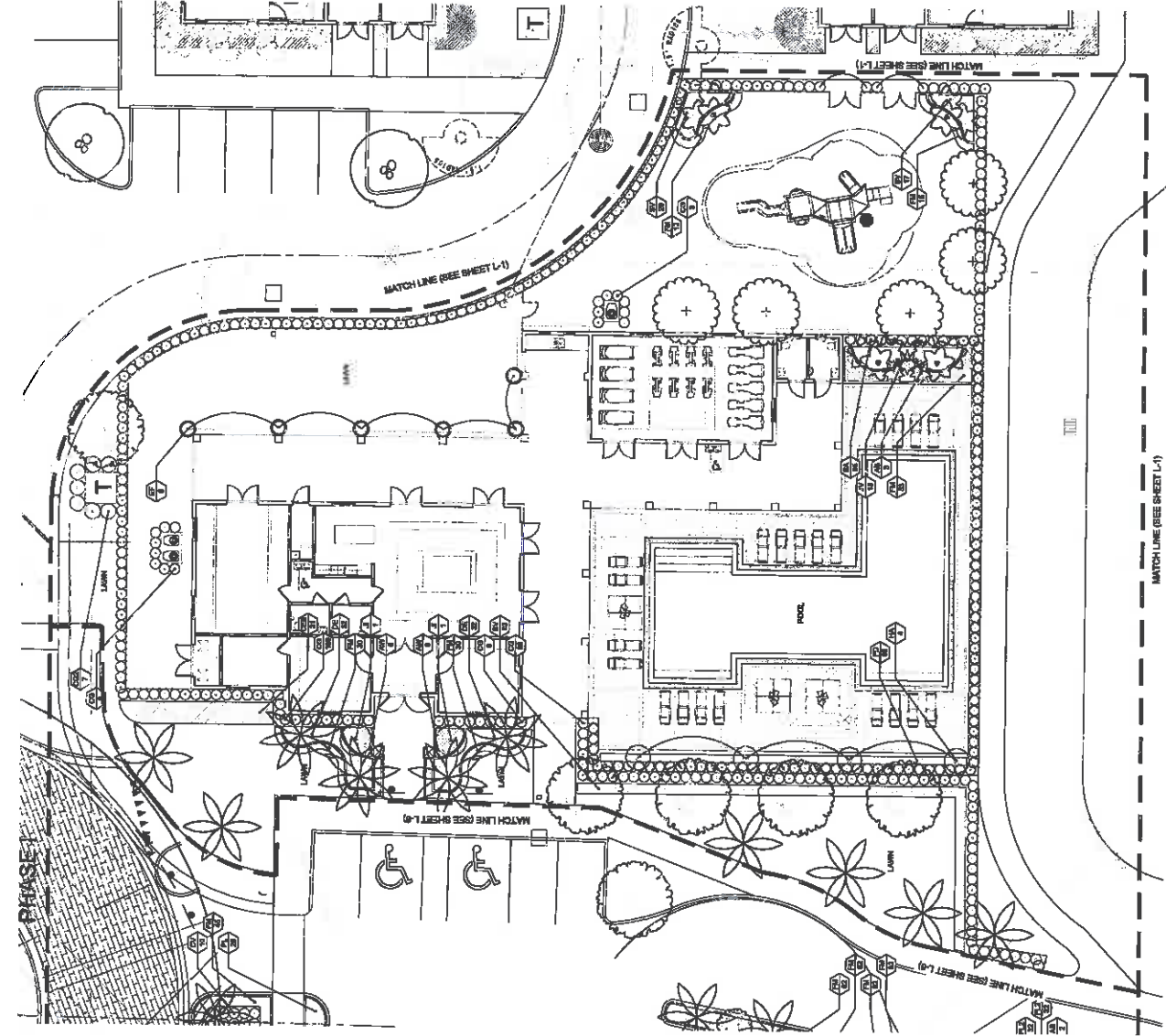


LANDSCAPE LIST		TREES	
SYMBOL	NAME	HEIGHT	SPACING
1	1	10' - 12' DBH	10' - 12' DBH
2	2	10' - 12' DBH	10' - 12' DBH
3	3	10' - 12' DBH	10' - 12' DBH
4	4	10' - 12' DBH	10' - 12' DBH
5	5	10' - 12' DBH	10' - 12' DBH
6	6	10' - 12' DBH	10' - 12' DBH
7	7	10' - 12' DBH	10' - 12' DBH
8	8	10' - 12' DBH	10' - 12' DBH
9	9	10' - 12' DBH	10' - 12' DBH
10	10	10' - 12' DBH	10' - 12' DBH
11	11	10' - 12' DBH	10' - 12' DBH
12	12	10' - 12' DBH	10' - 12' DBH
13	13	10' - 12' DBH	10' - 12' DBH
14	14	10' - 12' DBH	10' - 12' DBH
15	15	10' - 12' DBH	10' - 12' DBH
16	16	10' - 12' DBH	10' - 12' DBH
17	17	10' - 12' DBH	10' - 12' DBH
18	18	10' - 12' DBH	10' - 12' DBH
19	19	10' - 12' DBH	10' - 12' DBH
20	20	10' - 12' DBH	10' - 12' DBH
21	21	10' - 12' DBH	10' - 12' DBH
22	22	10' - 12' DBH	10' - 12' DBH
23	23	10' - 12' DBH	10' - 12' DBH
24	24	10' - 12' DBH	10' - 12' DBH
25	25	10' - 12' DBH	10' - 12' DBH
26	26	10' - 12' DBH	10' - 12' DBH
27	27	10' - 12' DBH	10' - 12' DBH
28	28	10' - 12' DBH	10' - 12' DBH
29	29	10' - 12' DBH	10' - 12' DBH
30	30	10' - 12' DBH	10' - 12' DBH
31	31	10' - 12' DBH	10' - 12' DBH
32	32	10' - 12' DBH	10' - 12' DBH
33	33	10' - 12' DBH	10' - 12' DBH
34	34	10' - 12' DBH	10' - 12' DBH
35	35	10' - 12' DBH	10' - 12' DBH
36	36	10' - 12' DBH	10' - 12' DBH
37	37	10' - 12' DBH	10' - 12' DBH
38	38	10' - 12' DBH	10' - 12' DBH
39	39	10' - 12' DBH	10' - 12' DBH
40	40	10' - 12' DBH	10' - 12' DBH
41	41	10' - 12' DBH	10' - 12' DBH
42	42	10' - 12' DBH	10' - 12' DBH
43	43	10' - 12' DBH	10' - 12' DBH
44	44	10' - 12' DBH	10' - 12' DBH
45	45	10' - 12' DBH	10' - 12' DBH
46	46	10' - 12' DBH	10' - 12' DBH
47	47	10' - 12' DBH	10' - 12' DBH
48	48	10' - 12' DBH	10' - 12' DBH
49	49	10' - 12' DBH	10' - 12' DBH
50	50	10' - 12' DBH	10' - 12' DBH
51	51	10' - 12' DBH	10' - 12' DBH
52	52	10' - 12' DBH	10' - 12' DBH
53	53	10' - 12' DBH	10' - 12' DBH
54	54	10' - 12' DBH	10' - 12' DBH
55	55	10' - 12' DBH	10' - 12' DBH
56	56	10' - 12' DBH	10' - 12' DBH
57	57	10' - 12' DBH	10' - 12' DBH
58	58	10' - 12' DBH	10' - 12' DBH
59	59	10' - 12' DBH	10' - 12' DBH
60	60	10' - 12' DBH	10' - 12' DBH
61	61	10' - 12' DBH	10' - 12' DBH
62	62	10' - 12' DBH	10' - 12' DBH
63	63	10' - 12' DBH	10' - 12' DBH
64	64	10' - 12' DBH	10' - 12' DBH
65	65	10' - 12' DBH	10' - 12' DBH
66	66	10' - 12' DBH	10' - 12' DBH
67	67	10' - 12' DBH	10' - 12' DBH
68	68	10' - 12' DBH	10' - 12' DBH
69	69	10' - 12' DBH	10' - 12' DBH
70	70	10' - 12' DBH	10' - 12' DBH
71	71	10' - 12' DBH	10' - 12' DBH
72	72	10' - 12' DBH	10' - 12' DBH
73	73	10' - 12' DBH	10' - 12' DBH
74	74	10' - 12' DBH	10' - 12' DBH
75	75	10' - 12' DBH	10' - 12' DBH
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77	77	10' - 12' DBH	10' - 12' DBH
78	78	10' - 12' DBH	10' - 12' DBH
79	79	10' - 12' DBH	10' - 12' DBH
80	80	10' - 12' DBH	10' - 12' DBH
81	81	10' - 12' DBH	10' - 12' DBH
82	82	10' - 12' DBH	10' - 12' DBH
83	83	10' - 12' DBH	10' - 12' DBH
84	84	10' - 12' DBH	10' - 12' DBH
85	85	10' - 12' DBH	10' - 12' DBH
86	86	10' - 12' DBH	10' - 12' DBH
87	87	10' - 12' DBH	10' - 12' DBH
88	88	10' - 12' DBH	10' - 12' DBH
89	89	10' - 12' DBH	10' - 12' DBH
90	90	10' - 12' DBH	10' - 12' DBH
91	91	10' - 12' DBH	10' - 12' DBH
92	92	10' - 12' DBH	10' - 12' DBH
93	93	10' - 12' DBH	10' - 12' DBH
94	94	10' - 12' DBH	10' - 12' DBH
95	95	10' - 12' DBH	10' - 12' DBH
96	96	10' - 12' DBH	10' - 12' DBH
97	97	10' - 12' DBH	10' - 12' DBH
98	98	10' - 12' DBH	10' - 12' DBH
99	99	10' - 12' DBH	10' - 12' DBH
100	100	10' - 12' DBH	10' - 12' DBH

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under drip line. No mulch shall be laid within 8" of trunk.

EXHIBIT L
SHEET 4



WITKIN HULTS
DESIGN GROUP

10000 E. 15th Avenue, Suite 100
Denver, CO 80231
Phone: 303.755.1100
www.witkinhults.com

CLUBHOUSE LANDSCAPE PLAN

Margate, Florida

Celebration Points South

L-7

Drawn: 07/20/2010
Scale: 1" = 10'-0"
Client: LUC
Sheet No.

LANDSCAPE LIST		TREES	
NO.	PLANT	QTY	NOTES
1	1" PALM	4	1" PALM
2	2" PALM	4	2" PALM
3	3" PALM	4	3" PALM
4	4" PALM	4	4" PALM
5	5" PALM	4	5" PALM
6	6" PALM	4	6" PALM
7	7" PALM	4	7" PALM
8	8" PALM	4	8" PALM
9	9" PALM	4	9" PALM
10	10" PALM	4	10" PALM
11	11" PALM	4	11" PALM
12	12" PALM	4	12" PALM
13	13" PALM	4	13" PALM
14	14" PALM	4	14" PALM
15	15" PALM	4	15" PALM
16	16" PALM	4	16" PALM
17	17" PALM	4	17" PALM
18	18" PALM	4	18" PALM
19	19" PALM	4	19" PALM
20	20" PALM	4	20" PALM
21	21" PALM	4	21" PALM
22	22" PALM	4	22" PALM
23	23" PALM	4	23" PALM
24	24" PALM	4	24" PALM
25	25" PALM	4	25" PALM
26	26" PALM	4	26" PALM
27	27" PALM	4	27" PALM
28	28" PALM	4	28" PALM
29	29" PALM	4	29" PALM
30	30" PALM	4	30" PALM
31	31" PALM	4	31" PALM
32	32" PALM	4	32" PALM
33	33" PALM	4	33" PALM
34	34" PALM	4	34" PALM
35	35" PALM	4	35" PALM
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37	37" PALM	4	37" PALM
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42	42" PALM	4	42" PALM
43	43" PALM	4	43" PALM
44	44" PALM	4	44" PALM
45	45" PALM	4	45" PALM
46	46" PALM	4	46" PALM
47	47" PALM	4	47" PALM
48	48" PALM	4	48" PALM
49	49" PALM	4	49" PALM
50	50" PALM	4	50" PALM
51	51" PALM	4	51" PALM
52	52" PALM	4	52" PALM
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56	56" PALM	4	56" PALM
57	57" PALM	4	57" PALM
58	58" PALM	4	58" PALM
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67	67" PALM	4	67" PALM
68	68" PALM	4	68" PALM
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70	70" PALM	4	70" PALM
71	71" PALM	4	71" PALM
72	72" PALM	4	72" PALM
73	73" PALM	4	73" PALM
74	74" PALM	4	74" PALM
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78	78" PALM	4	78" PALM
79	79" PALM	4	79" PALM
80	80" PALM	4	80" PALM
81	81" PALM	4	81" PALM
82	82" PALM	4	82" PALM
83	83" PALM	4	83" PALM
84	84" PALM	4	84" PALM
85	85" PALM	4	85" PALM
86	86" PALM	4	86" PALM
87	87" PALM	4	87" PALM
88	88" PALM	4	88" PALM
89	89" PALM	4	89" PALM
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91	91" PALM	4	91" PALM
92	92" PALM	4	92" PALM
93	93" PALM	4	93" PALM
94	94" PALM	4	94" PALM
95	95" PALM	4	95" PALM
96	96" PALM	4	96" PALM
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100	100" PALM	4	100" PALM

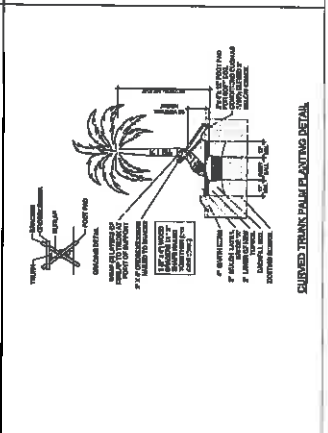
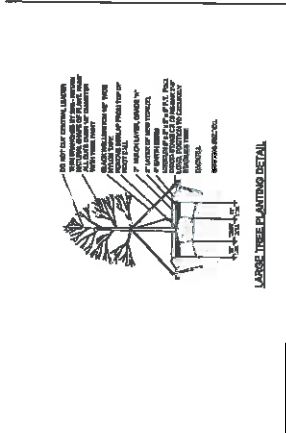
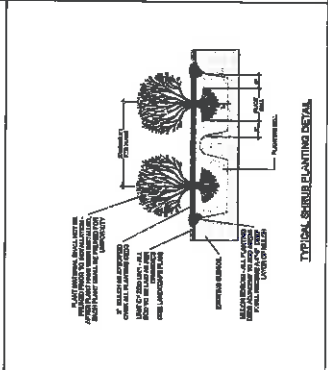
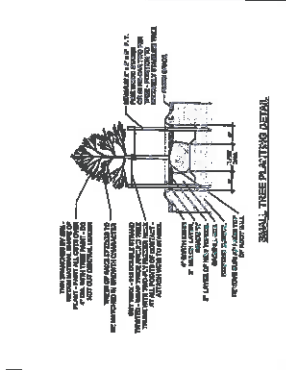
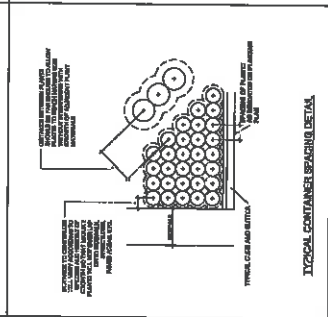
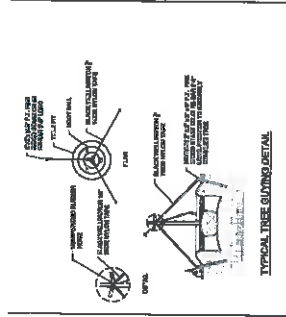
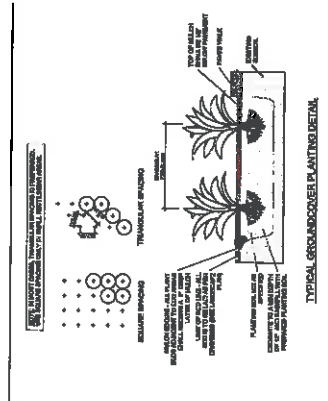
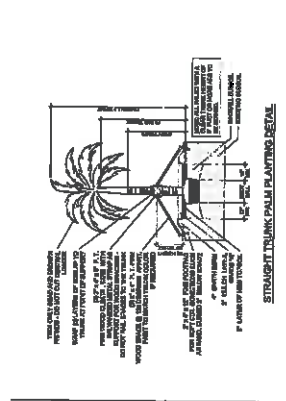
Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

CLUBHOUSE LANDSCAPE PLAN NORTH

Scale: 1" = 10'-0"

EXHIBIT L SOUTH



PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be bap dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% and coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for island and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% soft free coarse sand and 25% Aerobic.
- Tree and shrub pile will be supplemented with "Agriform Peat", 21 gram size with a 20-10-6 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Contractor and Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly backfilled and flagged during installation.
- All planting plans are issued as drawings for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.

SOD NOTES:

- Sod is to be grade "X" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine "Floriant" sod. See limit on plan. All areas marked "Baldie Grass" shall be solid sodded with Paspalum.
- Provide a 2" deep bedrock of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod and a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be wetted immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

EXHIBIT L
SOUTH