PUD APPLICATION

CITY OF MARGATE

May 2017

CELEBRATION POINTE

Prepared for:

Lennar Homes, Inc.

Prepared by:

HSQ GROUP, INC.

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. North half one has been approved for 282 multifamily units. South half request is for 160 townhomes. A total of 442 residential units for the entire PUD.

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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 north half 282 multifamily units completed in January 2017 consisting of approximately 15.4 acres. South half 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 (North Half)
Celebration Pointe North, LLC.
12448 SW 127 Avenue
Miami, Florida 33186
(305)969-2000

Carlos Gonzalez (South half)
Lennar Homes, Inc.
730 NW 107th Avenue
4th Floor
Miami, Fl 33172
(305) 559-1951

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

Jay M. Huebner, P.E.(Entire site)
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 (North Half)
Palenzuela & Hevia Design Group, Inc.
12201 S.W. 133 CT.
Miami, Fl 33186
Albert J. Oviedo (South Half)
Corwil Architects

4210 Laguna Street
Coral Gables, Fl 33146

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

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

Steven Tate (South Half)
Covelli Design Associates, Inc.
2295 NW Corporte Blvd, Suite 213
Boca Raton, Fl 33431
T (561) 910-0330

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

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

Dennis Mele (South half)
Greenspoon Marder
200 East Broward Blvd.
Suite 1800
Fort Lauderdale, Fl 33301
(954) 761-2923

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

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

Carlos Gonzalez (purchaser of South half)
Lennar Homes, Inc.
730 NW 107th Ave, 4th Floor
Miami, Fl 33172
(305)559-1951

Lennar Homes, Inc.

South half

Business Summary

Founded in 1954 in Miami, Florida, Lennar is one of the nation's leading homebuilding and development companies. Since inception, it has had the privilege of helping hundreds of thousands of families across America move into the next stage of their lives with a new home.

Lennar builds homes in some of the most desirable cities in the nation and for all stages of life including first home, move-up home, or multi-generational homes to accommodate changing family needs. Our communities cater to all lifestyles and include urban, suburban, active adult and golf course living.

Lennar has been listed on the New York Stock Exchange for more than three decades (symbol: LEN). Lennar continues to be the largest homebuilder in South Florida. Lennar's Southeast Florida Division has entitled and developed numerous communities throughout South Florida and has a successful track record entitling properties similar to the Celebration Pointe South Property.

Celebration Pointe North, LLC.

North Half

Business Summary

Celebration Pointe South, LLC together with Celebration Pointe North, LLC are sister companies and are 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 the north half 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. North half consists of 15.44 acres (North half) and the South half consists of 14.26 acres (South half) 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

North half site acreage breakdown only:

North half 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

South half site acreage breakdown only:

South half acreage	14.26 acres.
Pavement:	3.28 acres
Sidewalk/pool:	0.77 acres
Building:	3.60 acres
Lake (water surface)	2.31 acres.
Green area (open Space)	4.30 acres

C. Setback table:

Minimum 15' 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. See Exhibit A for zoning locations.

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 284 multifamily units and 160 townhomes.

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

A site plan is attached showing the proposed development of the North half of the proposed developments, consisting of 282 multifamily units. The proposed South half site plan consists of 160 townhomes. See Exhibit D for details.

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

The maximum allowable development under the R20 Residential designation is 580 multifamily residential units. See Exhibit C for existing conditions.

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

The maximum allowable development for the subject property under the R20 Residential designation is 442 residential units. The unused flex units applied to this property by the City will be returned to the city upon completion of the project development for future city expansion.

6. PROJECT DENSITY AND POPULATION

The current site plan for the North half of the proposed development consists of 282 multifamily units and 160 townhouse units in the South half and the total allowable development on the subject property is 442 residential units. The total gross acreage is 30.18 acres. The total gross density is 14.65 units per acre. The projected population is 72 adult persons for 72 one bedroom apartment plus 420 adult persons for 210 2/3 bedroom apartments plus 320 adult persons for 160 townhouses plus 182 children per the school board generation rates for a total of 994 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 2.24 persons per household, there will be approximately 994 persons residing in this development based on a total allowable development of 442 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 the North half of the site is shown on Exhibit D. 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 - North half:

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

282 units x 2 = 564 parking spaces

282 units / 5 = 56.4 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

Total provided 551 spaces

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 - South half:

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

160 units x 2 = 320 parking spaces

160 units / 5 = 32 parking spaces

Total required: 352 spaces.

Parking provided:

160 garage units with 1 car garages = 160 garage parking stalls. (variance to allow garage parking towards overall parking count) (HOA documents require garages to be used for parking cars only.)

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

29 common area surface parking spaces.

Total provided 509 spaces (dependent upon final site plan)

General or guest parking stalls will be 9' wide by 18' deep for the North half and the South half will be 9' wide by 18' deep for common area parking and 9 x 20 driveway stalls. 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 Homeowners association or rental manager.

Street design:

The streets will be a minimum of 22' wide with two 11-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 (North half) minimum 5' sidewalk (South half) 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 0.35 acres count 50% toward open space or 0.17 acres.

Lake: 4.62 acres count 50% toward open space or 2.31 acres

Green area including buffers and yards 8.34 acres count 100%

Total open space provided: 10.82 acres or 36%

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 (Annual average daily flow). 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 (282 apartments and 160 townhomes):

   580 units x 0.66 ERC/unit x 335 gal/ERC = 128,238 GPD

   Sanitary sewer demand based on proposed Land Use Plan designation (580 multifamily units):

   282 apartment units x 0.66 ERC/unit x 335 gal/ERC = 62,350 GPD
   160 townhouse units x 1 ERC/unit x 335 gal/ERC = 53,600 GPD

Total 115,950 GPD.

The adjusted sanitary sewer demand resulting from this amendment is: 128,238 GPD (-) 115,950 GPD = 12,287 GPD or 0.012 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 current plant capacity is 10.1 MGD with no plans for expansion or increase in capacity in the short and long range planning horizon based upon current population projection, the demand anticipated is less than the average capacity. 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. See Exhibit E for locations.

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 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 design capacity of 20 MGD and a current annual daily average demand of 7.0 MGD at plant capacity. 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, 2017. 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:
   580 units x 0.66 ERC/unit x 335 gal/ERC = 128,238 GPD

   Potable water demand based on proposed Land Use Plan designation (580 multifamily units):
   282 apartment units x 0.66 ERC/unit x 335 gal/ERC = 62,350 GPD
   160 townhouse units x 1 ERC/unit x 335 gal/ERC = 53,600 GPD
   Total 115,950 GPD.
   The adjusted potable water demand resulting from this amendment is: 128,238GPD (-) 115,950GPD = 12,287 GPD or 0.012 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 annual average daily demand (currently 7.0 MGD) is projected to increase to 16.6 MGD by 2017. There is no planned expansion for the water treatment facilities at this time based upon current population projection, the demand anticipated is less than the average capacity.

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 development extended a 12" water main looping the city water tank to SR 7 water main. See Exhibit E for locations.

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

   Proposed property Use: 442 DU's x 8.9 lbs = 3,934 lbs

   The adjusted demand resulting from this amendment is:

   5,162 lbs (-) 3,934 lbs = 1,228 lbs decrease 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: 580 x 1.8 persons/DU @ 3 acres/1000 = 3.13 acres

Proposed property Use: 442 Multifamily units x 2.24 persons/DU @ 3 acres/1000 = 3.30 acres

The adjusted demand resulting from this amendment is:
3.13 acres (-) 3.30 acres = 0.17 acres increase 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 North half city park impact fees of 282 units minus the original 255 units. South half will pay for the remaining 160 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 2016/17 20th day enrollment	Over/Under Adj. 20th Day Enrollment	Gross capacity
Liberty	1,260	1027	-233	1282

Elementary				
Margate Middle	1379	1269	-110	1328
Monarch High	2,335	2409	74	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 282 garden apartments and 160 townhomes will generate 182 (84 elementary, 45 middle, 53 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 as 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 three-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 used 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 until the turnover to the HOA. The HOA will maintain the South half lake after turnover by the developer.

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. See Exhibit E for drainage locations.

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 met 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.

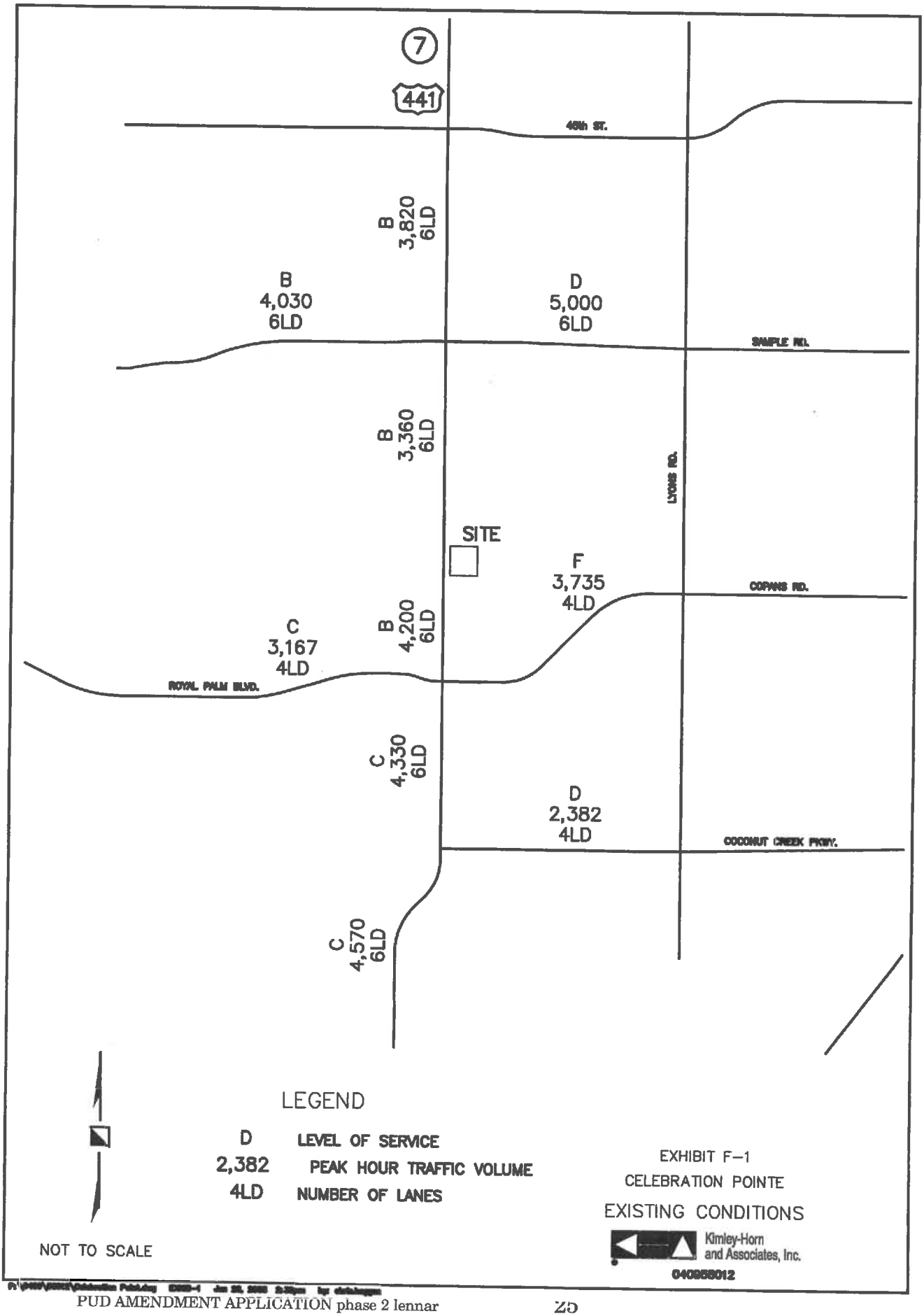

7
441
40th ST.
B
3,820
6LD
B
4,030
6LD
D
5,000
6LD
SAMPLE RD.
B
3,360
6LD
LYONS RD.
SITE
F
3,735
4LD
COPANS RD.
C
3,167
4LD
B
4,200
6LD
ROYAL PALM BLVD.
C
4,330
6LD
D
2,382
4LD
COCONUT CREEK PKWY.
C
4,570
6LD
LEGEND
D LEVEL OF SERVICE
2,382 PEAK HOUR TRAFFIC VOLUME
4LD NUMBER OF LANES
NOT TO SCALE
EXHIBIT F-1
CELEBRATION POINTE
EXISTING CONDITIONS
Kimley-Horn and Associates, Inc.
040988012

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
Sample Road					
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
Royal Palm Boulevard					
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
Coconut Creek Parkway					
US 441 / SR 7	Lyons Rd.	4LD	2,382	2,950	D
US 441 / SR 7					
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.

Kimley-Horn and Associates, Inc.

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)*
Sample Road									
Rock Island Rd.	US 441 / SR 7	5,080	4,254	C	15%	22	0.43%	4,276	C
US 441 / SR 7	Lyons Rd.	5,080	5,147	F	10%	15	0.30%	5,162	F
Royal Palm Boulevard									
Rock Island Rd.	US 441 / SR 7	3,390	3,152	C	15%	22	0.65%	3,174	C
US 441 / SR 7	Lyons Rd.	3,390	3,608	F	20%	29	0.86%	3,637	F
Coconut Creek Parkway									
US 441 / SR 7	Lyons Road	2,950	2,652	D	15%	22	0.75%	2,674	D
US 441 / SR 7									
Wiles Rd.	Sample Rd.	5,080	3,991	B	15%	22	0.43%	4,013	B
Sample Rd.	Site Access	5,080	3,879	B	40%	58	1.14%	3,937	B
Site Access	Royal Palm Blvd.	5,080	4,474	C	60%	88	1.73%	4,562	C
Royal Palm Blvd.	Coconut Creek Pkwy.	5,080	4,668	C	25%	37	0.73%	4,705	C
Coconut Creek Pkwy.	Atlantic Blvd.	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.

Kimley-Horn and Associates, Inc.

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)*
Sample Road											
Rock Island Rd.	US 441 / SR 7	5,080	59,000	8.13%	4,797	C	15%	22	0.43%	4,819	C
US 441 / SR 7	Lyons Rd.	5,080	67,700	8.13%	5,504	F	10%	15	0.30%	5,519	F
Royal Palm Boulevard											
Rock Island Rd.	US 441 / SR 7	3,390	38,300	8.13%	3,114	C	15%	22	0.65%	3,136	C
US 441 / SR 7	Lyons Rd.	3,390	40,600	8.13%	3,301	D	20%	29	0.86%	3,330	D
Coconut Creek Parkway											
US 441 / SR 7	Lyons Road	2,950	40,700	8.13%	3,309	F	15%	22	0.75%	3,331	F
US 441 / SR 7											
Wiles Rd.	Sample Rd.	5,080	54,200	8.13%	4,406	C	15%	22	0.43%	4,428	C
Sample Rd.	Site Access	5,080	63,200	8.13%	5,138	F	40%	58	1.14%	5,196	F
Site Access	Royal Palm Blvd.	5,080	63,200	8.13%	5,138	F	60%	88	1.73%	5,226	F
Royal Palm Blvd.	Coconut Creek Pkwy.	5,080	67,500	8.13%	5,488	F	25%	37	0.73%	5,525	F
Coconut Creek Pkwy.	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 Quality/Level of Service white paper.

Kimley-Horn and Associates, Inc.

EXHIBIT F-5 – PEAK HOUR GENERATION REPORT

Land Use	Intensity	PM peak hour Total	PM peak hour IN	PM peak hour Out
Previously approved	580 apartments	360	234	126
Proposed	282 apartments 160 townhomes	258	170	88
Net trip decrease		102	64	38

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 decrease 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. DESCRIPTON 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 half 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 15' 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.

The North half 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.

The South half buildings will be two story townhomes. Construction of buildings will meet the City of Margate Code and Florida Building Code with current amendment requirements. 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 23 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. A 5' dark aluminum rail fence to match existing along Celebration Pointe Blvd for variety and interest will use a combination of native shrubs and hedges for screening.

3. Additional landscaping will be provided along Celebration Pointe Blvd (North half). 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. A 10' perimeter buffer is provided on South half.

6. See Exhibit H for more details.

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 for the North half. The South half will be maintained by the Homeowner's Assocation. The common areas shared by both phases will be maintained thru a joint agreement between the two entities to insure proper operation and maintenance.

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. The South half allows fencing of private back yards with 5' white aluminum rail fence. A 8' privacy screen between the back yards on each lot line. Building colors must match approved color palette.

2. Garbage will be provided in a compactor and picked up by waste management for north phase. 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. South phase garbage will be curb side pickup and containers will remain in garage area.

3. See Exhibit G 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 (North half) will be constructed first and then the south phase (South half) will be constructed when market conditions are ready. A rental center may be constructed -as part of North half. Construction of buildings will be in an orderly fashion to allow certificate of occupancies for each building as they are completed. See Exhibit D for development phases.

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. 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 29.70 acres. The proposed PUD modification is necessary due to the proposal of South half. South half is a multifamily project consisting of 160 luxury units. These units are fee simple townhouse units. 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. South half units are private ownership and will have a its own homeowners association.

22. ZONING MAP

See Exhibit A

23. LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS

See Exhibit B

24. BOUNDARY MAP

See Exhibit C

25. GENERAL CONCEPT MASTER SITE PLAN

See Exhibit D

26. CONCEPTUAL ENGINEERING PLAN

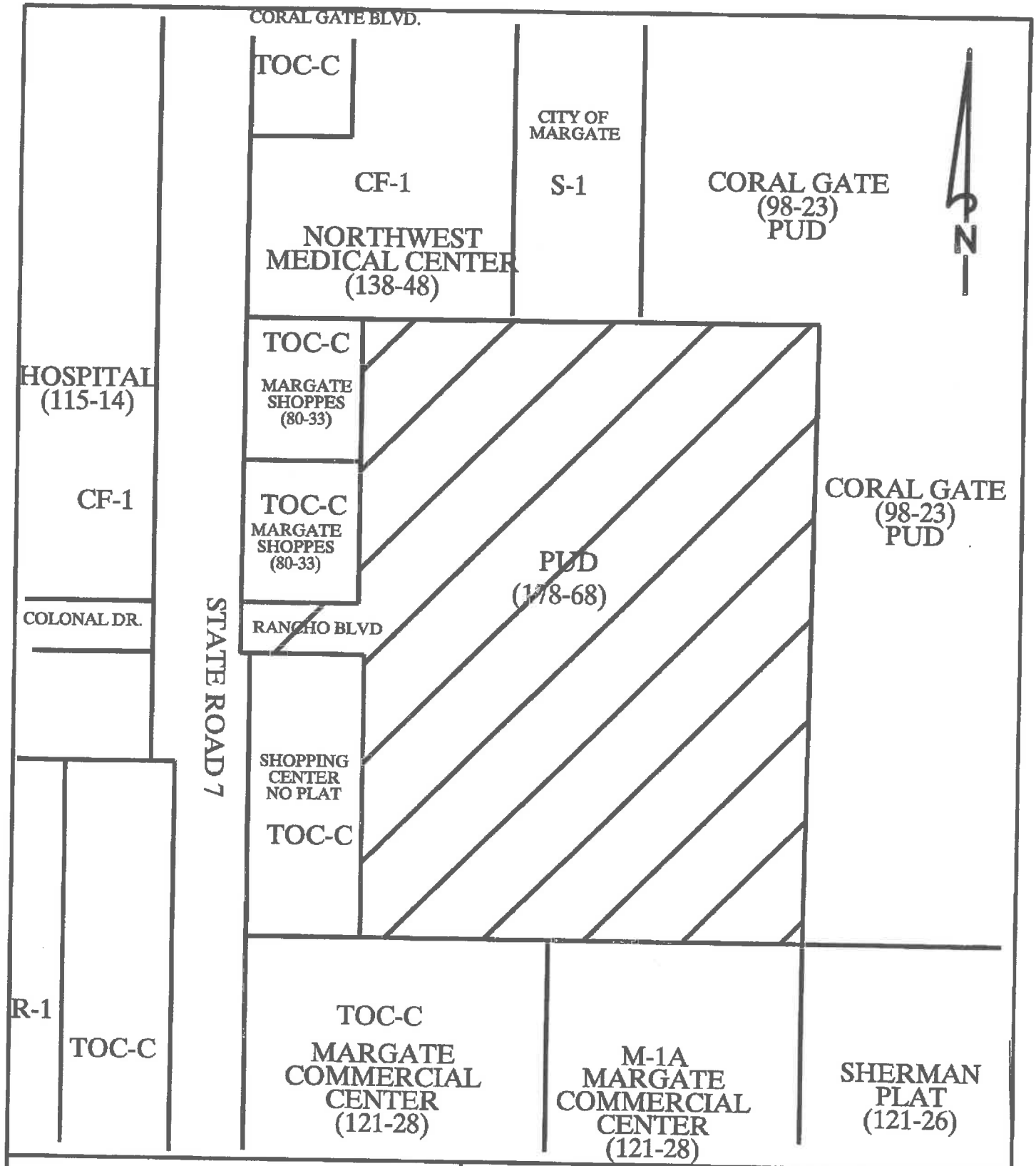
See Exhibit E

27. TYPICAL RESIDENTIAL PLAN

See Exhibit G

28. TYPICAL LANDSCAPE PLAN

See Exhibit H

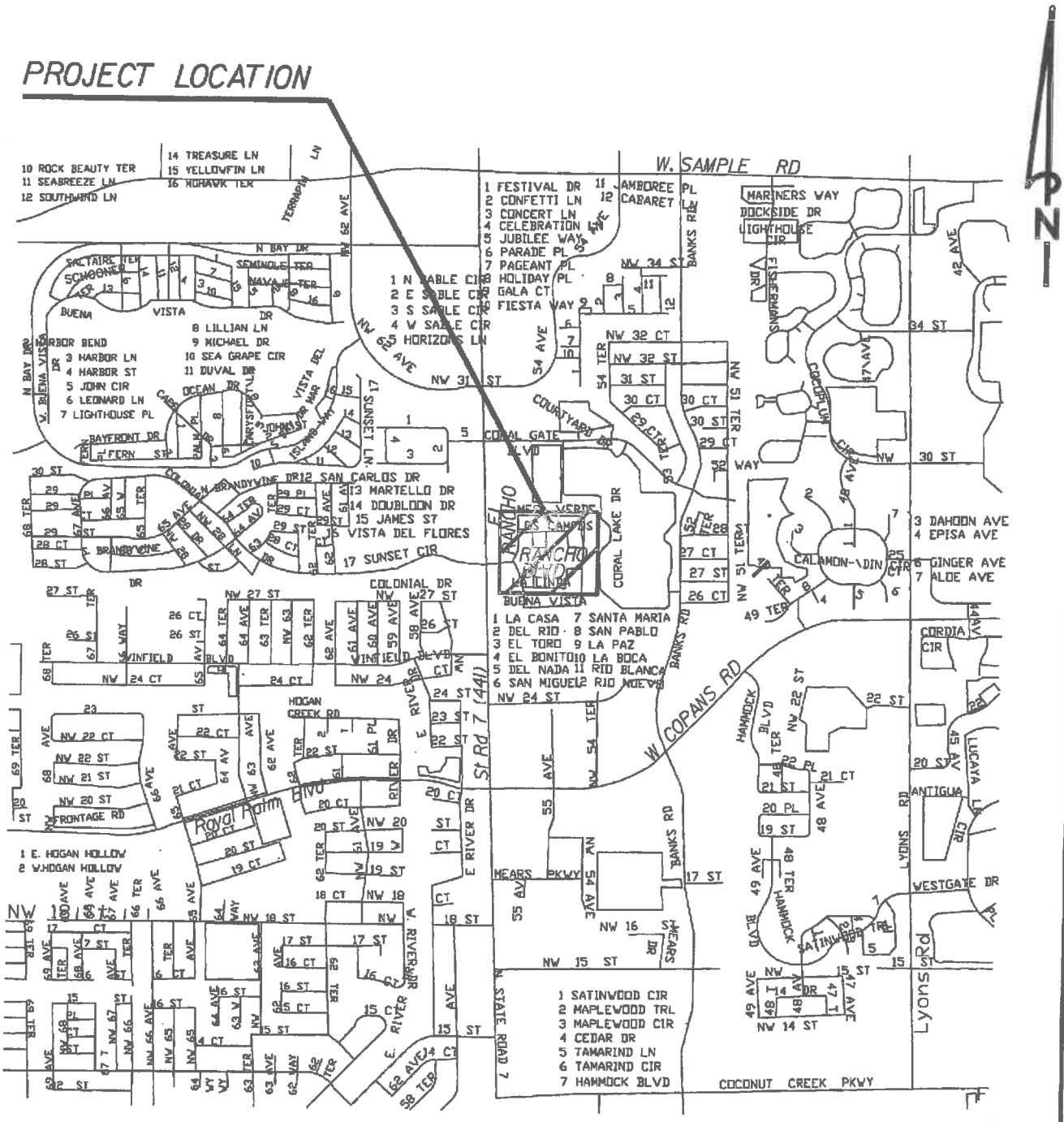


HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

EXHIBIT A

SCALE: 1"=300'



LOCATION MAP

SECTION 20 / TOWNSHIP 48 S / RANGE 42 E

HSQ GROUP, INC. Engineers · Planners · Surveyors 1489 West Palmetto Park Road, Suite 340 Boca Raton, Florida 33486 · 561.392.0221 C28258 · LB7924	CELEBRATION POINTE	EXHIBIT B

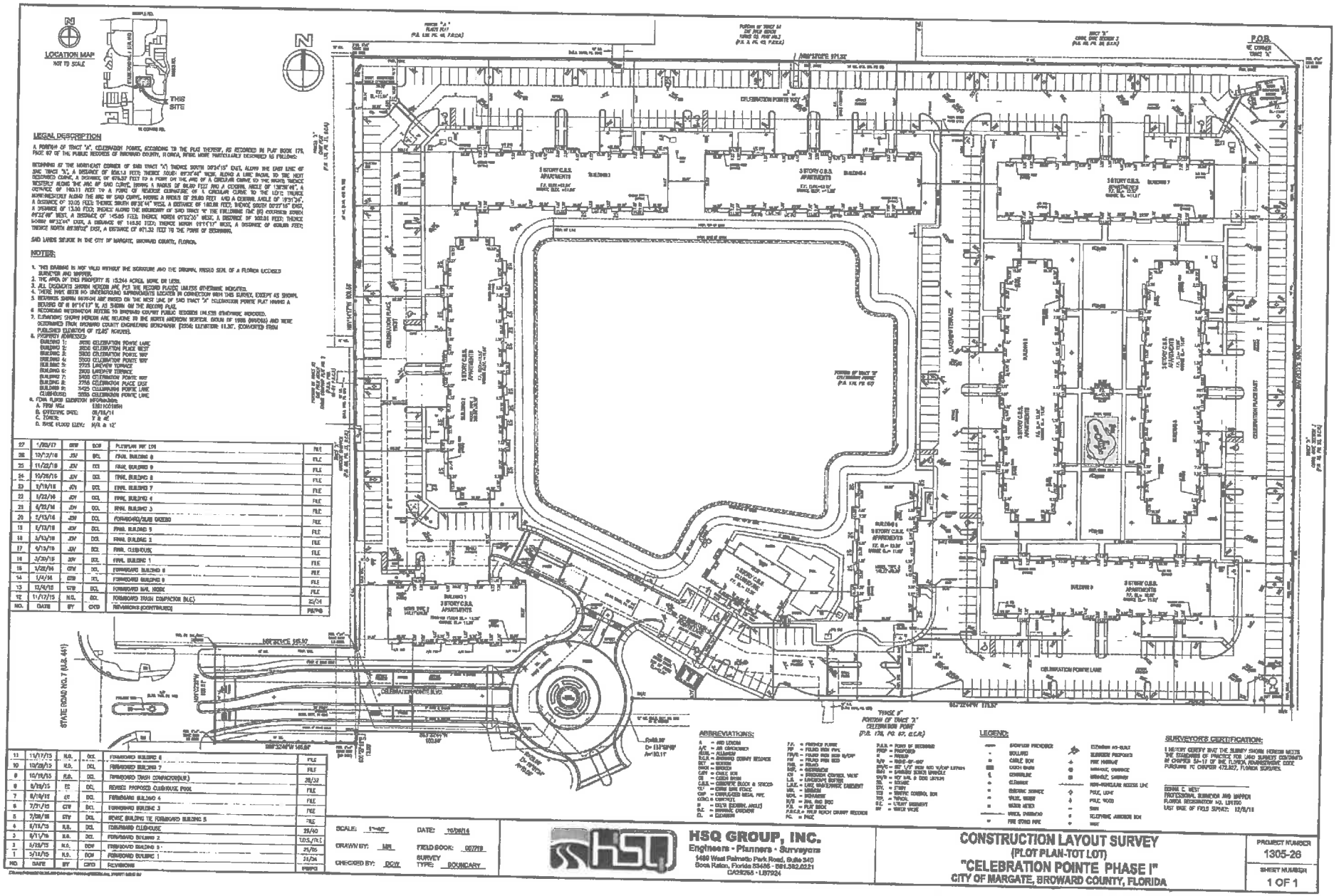
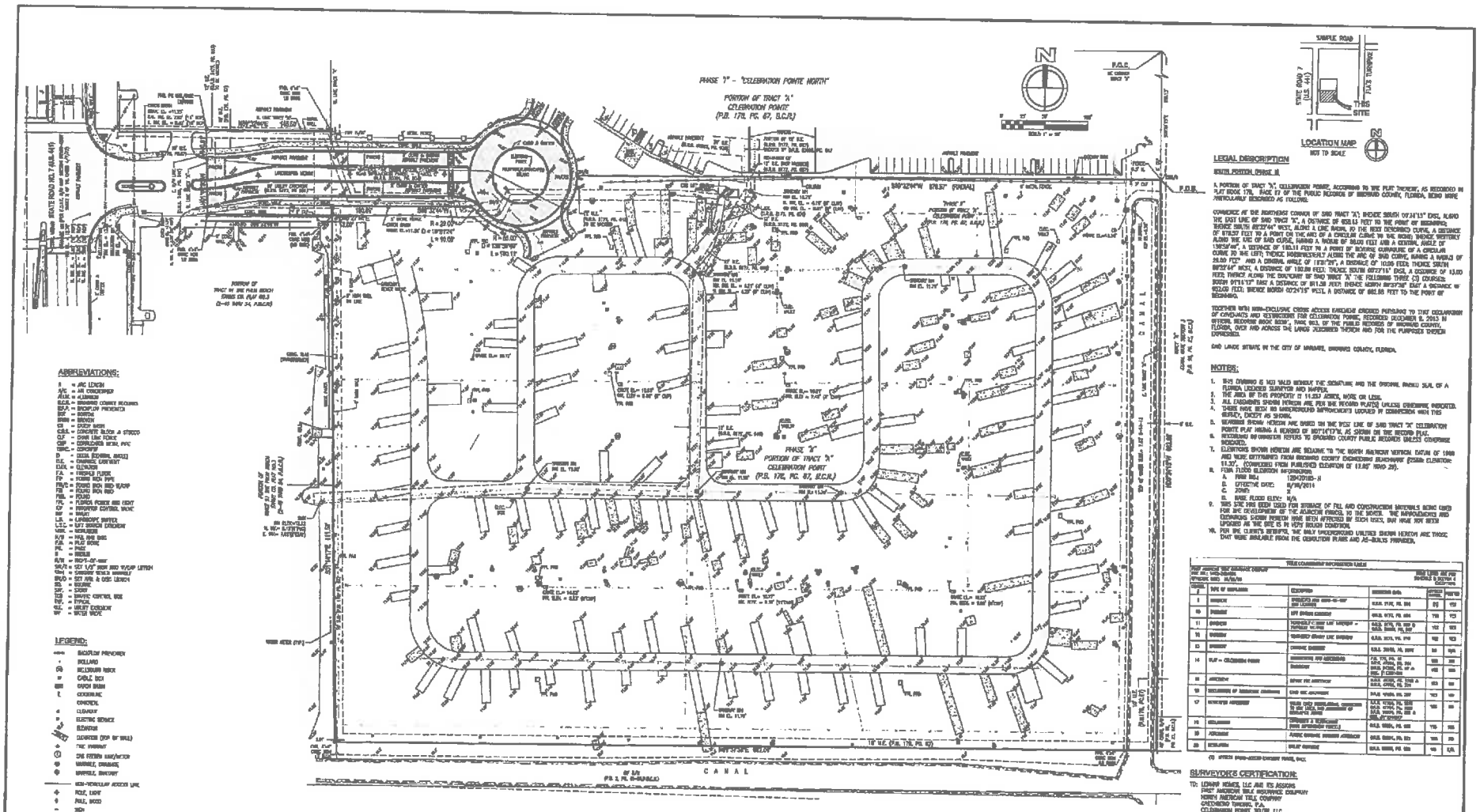


EXHIBIT C
NORTH



LEGAL DESCRIPTION

SKETCH PORTION (PHASE II)

A PORTION OF TRACT "A", CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°34'11" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 638.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'49" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 97.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,925.00 FEET, A CENTRAL ANGLE OF 1°30'56", A DISTANCE OF 189.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 115°57'04", A DISTANCE OF 10.06 FEET; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°27'11" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE (3) COURSES: SOUTH 01°16'12" EAST A DISTANCE OF 811.58 FEET; THENCE NORTH 89°23'38" EAST A DISTANCE OF 972.60 FEET; THENCE NORTH 00°34'15" WEST, A DISTANCE OF 662.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE CROSS ACCESS EASEMENT CREATED PURSUANT TO THAT DECLARATION OF COVENANTS AND RESTRICTIONS FOR CELEBRATION POINTE, RECORDED DECEMBER 9, 2013 IN OFFICIAL RECORDS BOOK 50391, PAGE 903, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 11.253 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLATS UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" CELEBRATION POINTE PLAT HAVING A BEARING OF NO1°16'12"W, AS SHOWN ON THE RECORD PLAT.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK (TEMP. ELEVATION: 11.32'). (CONVERTED FROM PUBLISHED ELEVATION OF 13.82' NGVD 29).
8. FEMA FLOOD ELEVATION INFORMATION:
   A. FIRM NO.: 12011C0165 H
   B. EFFECTIVE DATE: 8/18/2014
   C. ZONE: X
   D. BASE FLOOD ELEV.: N/A
9. THIS SITE HAS BEEN USED FOR STORAGE OF FILL AND CONSTRUCTION MATERIALS BEING USED FOR SITE DEVELOPMENT OF THE ADJACENT PARCEL TO THE SOUTH. THE IMPROVEMENTS AND ENCUMBRANCES SHOWN HEREON HAVE BEEN AFFECTED BY SUCH USES, BUT HAVE NOT BEEN UPDATED AS THE SITE IS IN VERY ROUGH CONDITION.
10. PER THE CLIENT'S DIRECTIVE, THE ONLY UNDERGROUND UTILITIES SHOWN HEREON ARE THOSE THAT WERE AVAILABLE FROM THE DEMOLITION PLANS AND AS-BUILTS PROVIDED.

TITLE COMMITMENT INFORMATION TABLE

ITEM #	TYPE OF EASEMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL (YES/NO)
8	EASEMENT	GRANTED AND RESERVED IN FAVOR OF FPL	O.R.B. 7797, PG. 884	NO
10	EASEMENT	FPL UNDERGROUND EASEMENT	O.R.B. 8172, PG. 1004	YES
11	EASEMENT	NONEXCLUSIVE CROSS ACCESS EASEMENT AS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CELEBRATION POINTE	O.R.B. 50391, PG. 903 & O.R.B. 50391, PG. 932	YES
12	EASEMENT	GRANTED TO FPL FOR UNDERGROUND ELECTRIC LINE EASEMENT	O.R.B. 50391, PG. 1010	YES
13	EASEMENT	CROSS ACCESS EASEMENT	O.R.B. 50391, PG. 1010	YES
14	PLAT - CELEBRATION POINTE	DEDICATIONS AND RESERVATIONS	P.B. 178, PG. 67, B.C.R. & P.B. 184, PG. 1, B.C.R.	NO
15	AGREEMENT	AGREEMENT	O.R.B. 50391, PG. 1004 & O.R.B. 50391, PG. 1007	NO
16	AGREEMENT	REPAY THE AGREEMENT	O.R.B. 50391, PG. 1004 & O.R.B. 50391, PG. 1007	NO
17	RESERVATION OF EASEMENTS AND CONDITIONS	RESERVATION OF EASEMENTS AND CONDITIONS	O.R.B. 50391, PG. 1010	NO
18	AGREEMENT	AGREEMENT FOR ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 50391, PG. 1010 & O.R.B. 50391, PG. 1013 & O.R.B. 50391, PG. 1016 & O.R.B. 50391, PG. 1019 & O.R.B. 50391, PG. 1022	NO
19	AGREEMENT	AGREEMENT FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS	O.R.B. 50391, PG. 1025	YES
20	AGREEMENT	AGREEMENT REGARDING MAINTENANCE OF PUBLIC IMPROVEMENTS	O.R.B. 50391, PG. 1031	YES
21	AGREEMENT	AGREEMENT REGARDING MAINTENANCE OF PUBLIC IMPROVEMENTS	O.R.B. 50391, PG. 1034	YES

(1) UNDER NON-EXCLUSIVE CROSS ACCESS EASEMENT, ITEM 11.

SURVEYOR'S CERTIFICATION:

TO: LENNAR HOMES, LLC AND ITS ASSIGNS
FIRST AMERICAN TITLE INSURANCE COMPANY
NORTH AMERICAN TITLE COMPANY
GREENBERG TRAURIG, P.A.
CELEBRATION POINTE SOUTH, LLC
SUTTER BOZEMAN, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 1/12/17.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4380

NO.	DATE	BY	CHK	REVISIONS	PROJ NO
2	1/12/17	JDV	DCW	UPDATE ALTA SURVEY, TITLE COMMITMENT, & CORRECTIONS	35/51
1	8/11/15	DTW	DCW	ALTA/ACSM LAND TITLE SURVEY	FILE

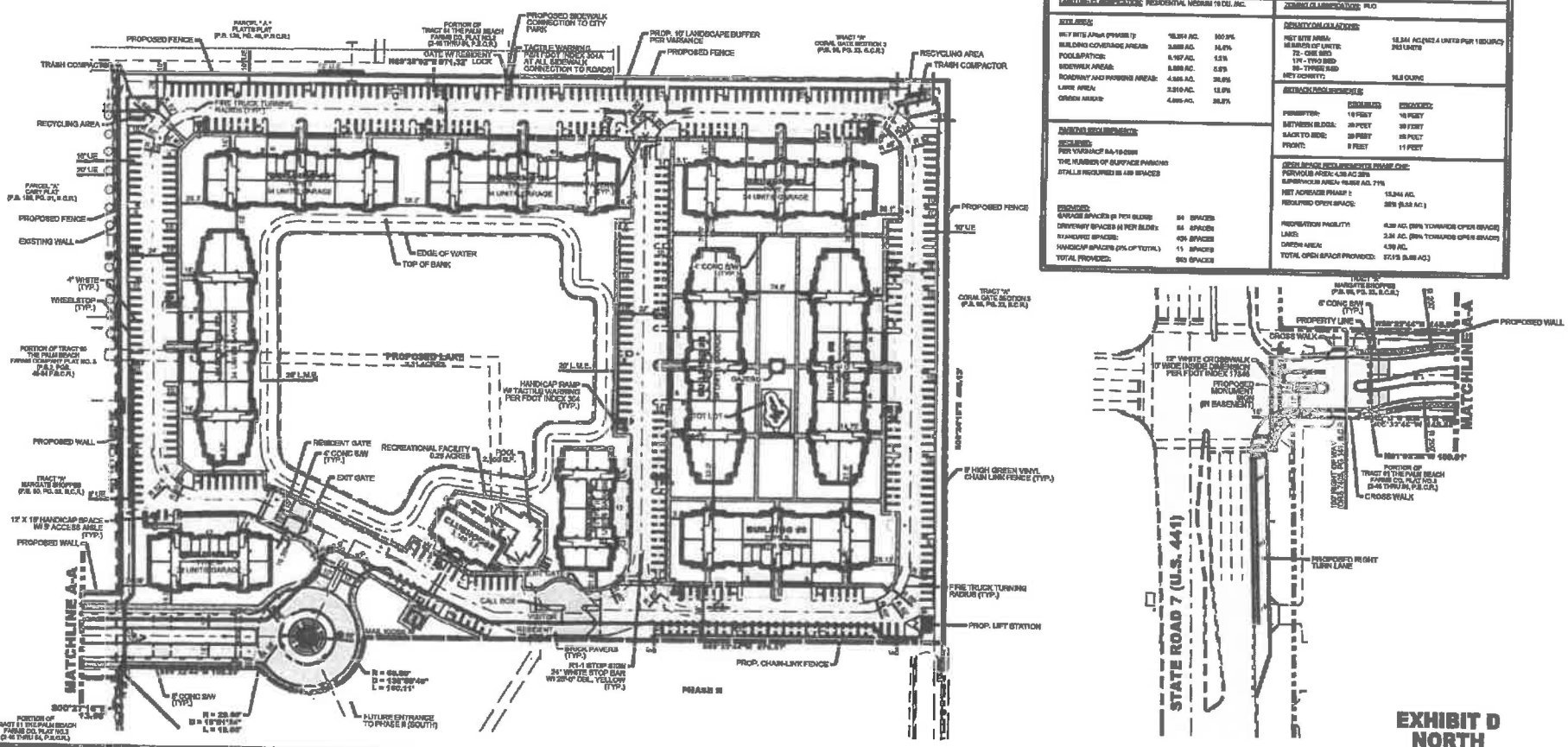
SCALE: 1"=60'
DRAWN BY: WJR
CHECKED BY: DCW
DATE: 08/18/15
FIELD BOOK: 007021
SURVEY TYPE: BOUNDARY

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1499 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26256 · LB7924

MAP OF ALTA/ACSM LAND TITLE SURVEY
CELEBRATION POINTE SOUTH
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER: 1305-26
SHEET NUMBER: 1 OF 1

EXHIBIT C
SOUTH



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 ADDRESSES ARE MARGATE FLORIDA 33063 UNITS NUMBERS ARE 100'S 1ST FLOOR, 200'S SECOND FLOOR 300'S THIRD FLOOR.

SCALE: 1"=60'

SITE DATA

LAND USE CLASSIFICATION: RESIDENTIAL MEDIUM 10 DU. /AC.	ZONING CLASSIFICATION: RU3
SITE AREA:	DENSITY CALCULATIONS:
NET SITE AREA (PHASE I): 13.344 AC. 100.0%	NET SITE AREA: 13.344 AC.(582.4 UNITS PER 1 EDU/AC)
BUILDING COVERAGE AREAS: 3.888 AC. 14.6%	NUMBER OF UNITS: 263 UNITS
POOL/PATIOS: 0.167 AC. 1.3%	72 - ONE BED
SIDEWALK AREAS: 0.888 AC. 6.6%	174 - TWO BED
ROADWAY AND PARKING AREAS: 4.585 AC. 35.0%	99 - THREE BED
LAKE AREA: 3.210 AC. 18.0%	MAY DENSITY: 16.8 DU/AC
GREEN AREAS: 4.686 AC. 35.0%	SETBACK REQUIREMENTS:
PARKING REQUIREMENTS:	REQUIRED: PROVIDED:
REQUIRED:	PERIMETER: 10 FEET 10 FEET
PER VARIANCE 8A-19-03M	BETWEEN BLDGS: 20 FEET 20 FEET
TYP. NUMBER OF SURFACE PARKING STALLS REQUIRED IN AB SPACES	BACK TO SIDE: 20 FEET 20 FEET
	FRONT: 9 FEET 11 FEET
PROVIDED:	OPEN SPACE REQUIREMENTS PHASE ONE:
GARAGE SPACES @ PER BLDG: 84 SPACES	PERVIOUS AREA: 4.59 AC 35%
DRIVEWAY SPACES IN PER BLDG: 84 SPACES	SUPERVIOUS AREA: 10.858 AC. 71%
STANDARD SPACES: 104 SPACES	NET ACREAGE PHASE I: 13.344 AC.
HANDICAP SPACES (5% OF TOTAL): 11 SPACES	REQUIRED OPEN SPACE: 35% (5.53 AC.)
TOTAL PROVIDED: 363 SPACES	RECREATION FACILITY: 0.29 AC. (50% TOWARDS OPEN SPACE)
	LAKE: 3.21 AC. (50% TOWARDS OPEN SPACE)
	GREEN AREA: 4.59 AC.
	TOTAL OPEN SPACE PROVIDED: 57.1% (9.09 AC.)

EXHIBIT D
NORTH

NO.	DATE	BY	REVISION
4	10/7/16	JMH	REVISE TOT LOT LOCATION
3	6/19/15	JMH	REVISE POOL
2	05/19/14	R.W.	REVISED PER DRC COMMENTS
1	01/29/14	R.W.	REVISED PER DRC COMMENTS

Designed by: J.H. Date: 12/13
Drawn by: R.W. Date: 12/13
Checked by: N.S. Date: 12/13

Approved by: JAY HUSSNER Date: 4/7/2017
Registered Engineer Number: 54915
State of Florida

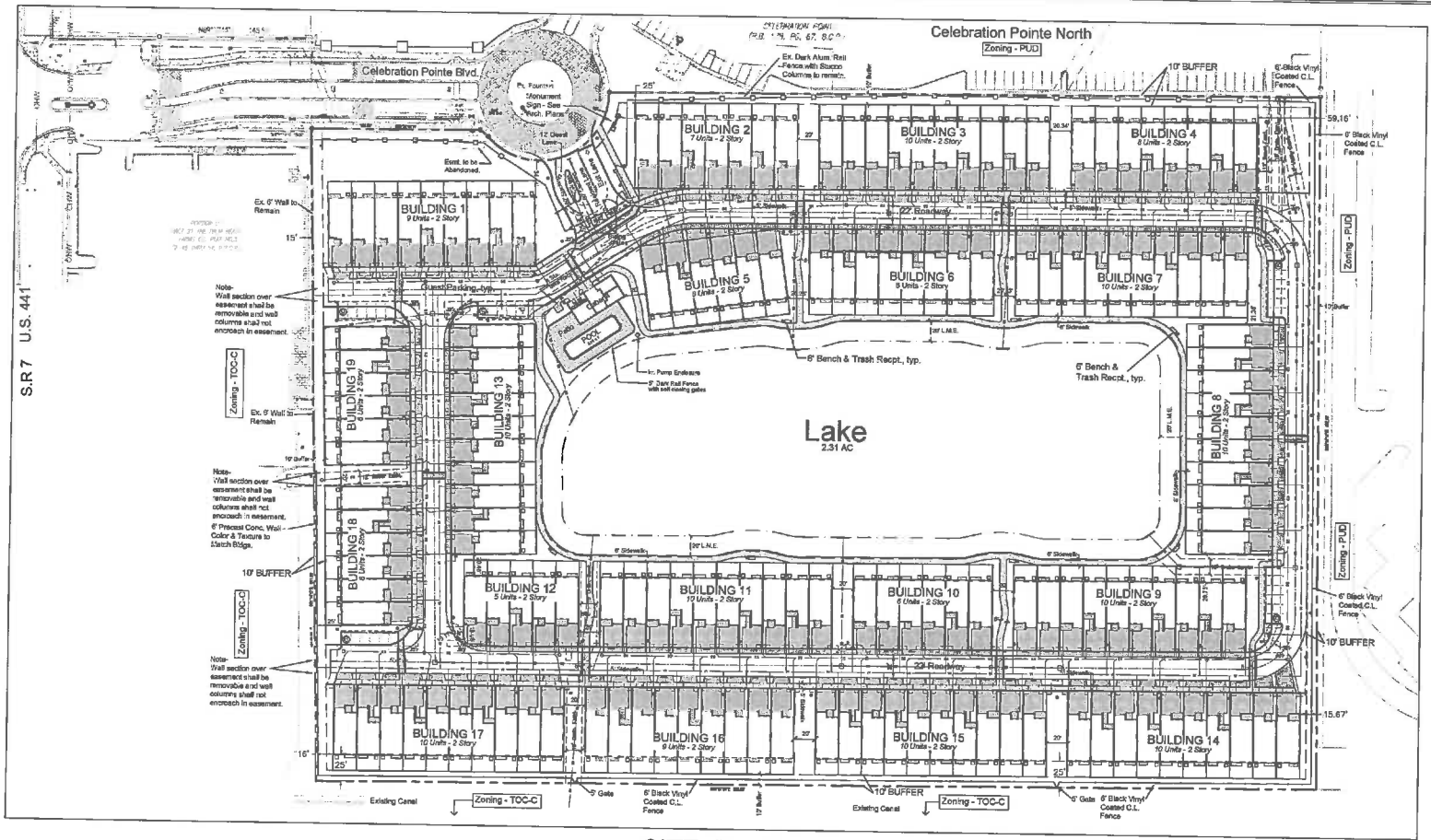
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1488 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.362.0221
CA6258 · LB7924

CELEBRATION POINTE NORTH

SITE PLAN

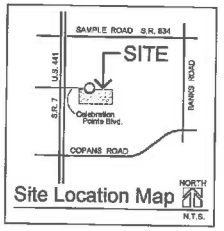
PROJECT NUMBER: 1305-26

SHEET NUMBER: SP1



SITE PLAN

SCALE 1" = 50'



Site Symbol Key

- Concrete Unit Pavers
- Bench & Trash Recepticle See Detail SP-2
- Street Light
- Street Sign
- Fire Hydrant

Site Data

Land Use - Low Res (5-10 d.u./ac.)
Zoning - PUD
Proposed Use - 160 Townhouses

Total PUD - 29.70 acres
Phase I - 15.44 ac.
Phase II - 14.26 ac. (This Site Plan)

Density Phase II - 160 units/14.26 ac. = 11.22 du/ac

Impervious Area Total - Phase II	10.0 ac.	70%
Building Coverage	3.60 ac.	25%
Roadways, Parking, Driveways	3.29 ac.	23%
Pool/Patio/Sidewalks	0.80 ac.	6%
Lake Area	2.31 ac.	16%
Pervious Area Total - Phase II	4.26 ac.	30%

Open Space Requirements	
PUD Acreage	29.70 ac.
Total PUD Open Space Required	10.39 ac. (35%)
Total PUD Open Space Provided	10.82 ac. (36%)
Phase I Open Space	5.86 ac.
Phase II Open Space	4.96 ac.
Recreation Facility (0.09 ac.@50%)	0.05 ac.
Lake (2.31 ac.@50%)	1.16 ac.
Pervious Area	3.75 ac.

Parking Tabulations
Required - 2.25 spaces per unit = 160 (2.25) = 360 spaces
10% guest spaces = 160/5 = 36 spaces
396 total spaces required
Provided - 2 spaces per unit @ 160 units
= 320 driveway spaces
1 garage space per unit = 160 garage spaces
29 surface spaces
509 total spaces provided

Setbacks	Req.	Provided
Front	25'	25'
Side*	15'	15' min.
Rear	25'	25'
Building Separation	20'	20'
PUD Perimeter Buffer	10'	10'

* 10' variance

Note-
Garbage collection will be curbside.

Rev. pursuant to ERC of 05-04-17	SBT	05-1-17
Revisions		

Covelli Design Associates Inc.
Urban Planning • Landscape Architecture
2255 NW Corporate Blvd., Suite 213
Boca Raton, Florida 33431
561-910-0830
LC 26000267
covellidesign.com

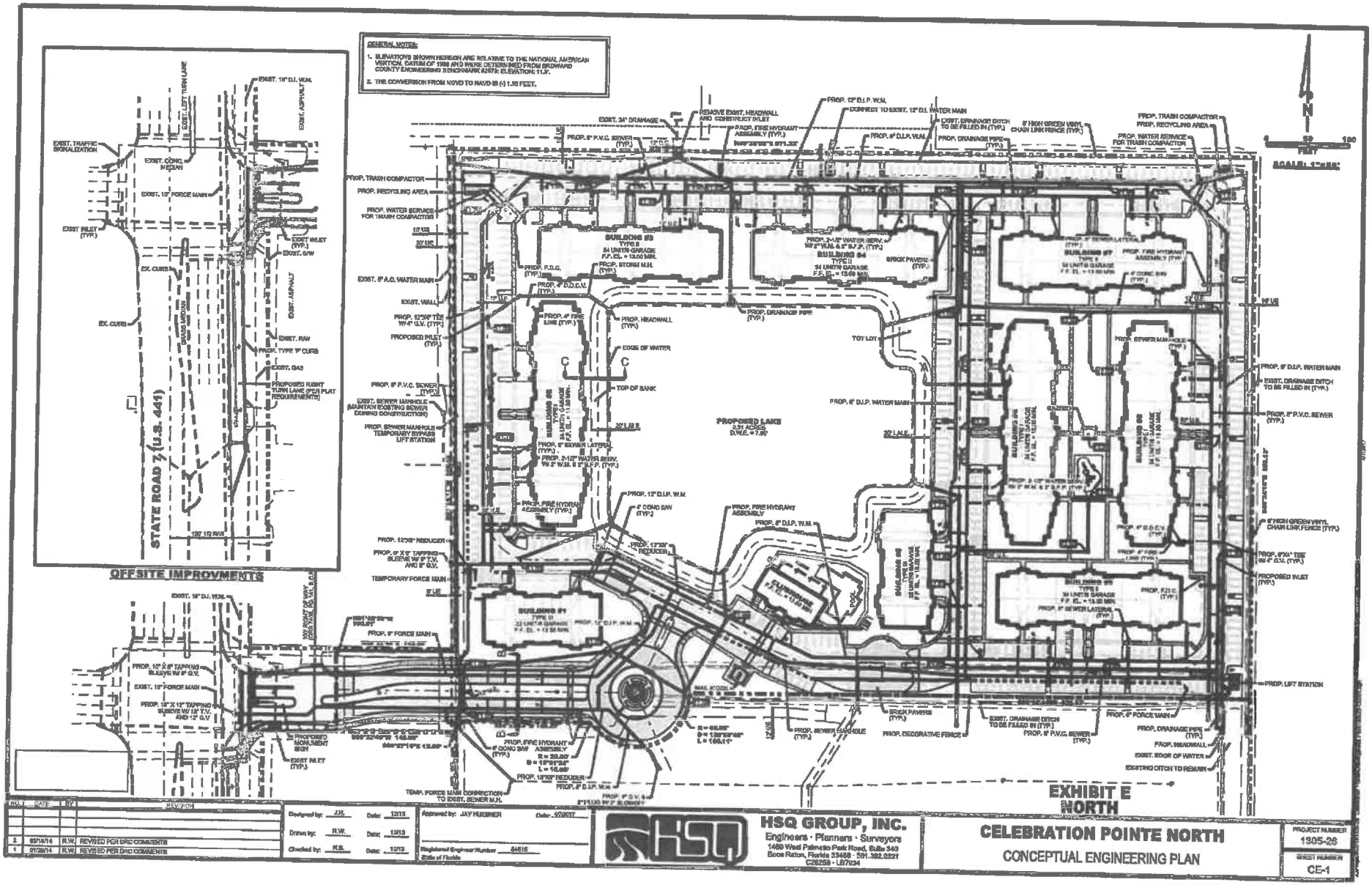
Site Plan
Celebration Pointe South
Margate Florida

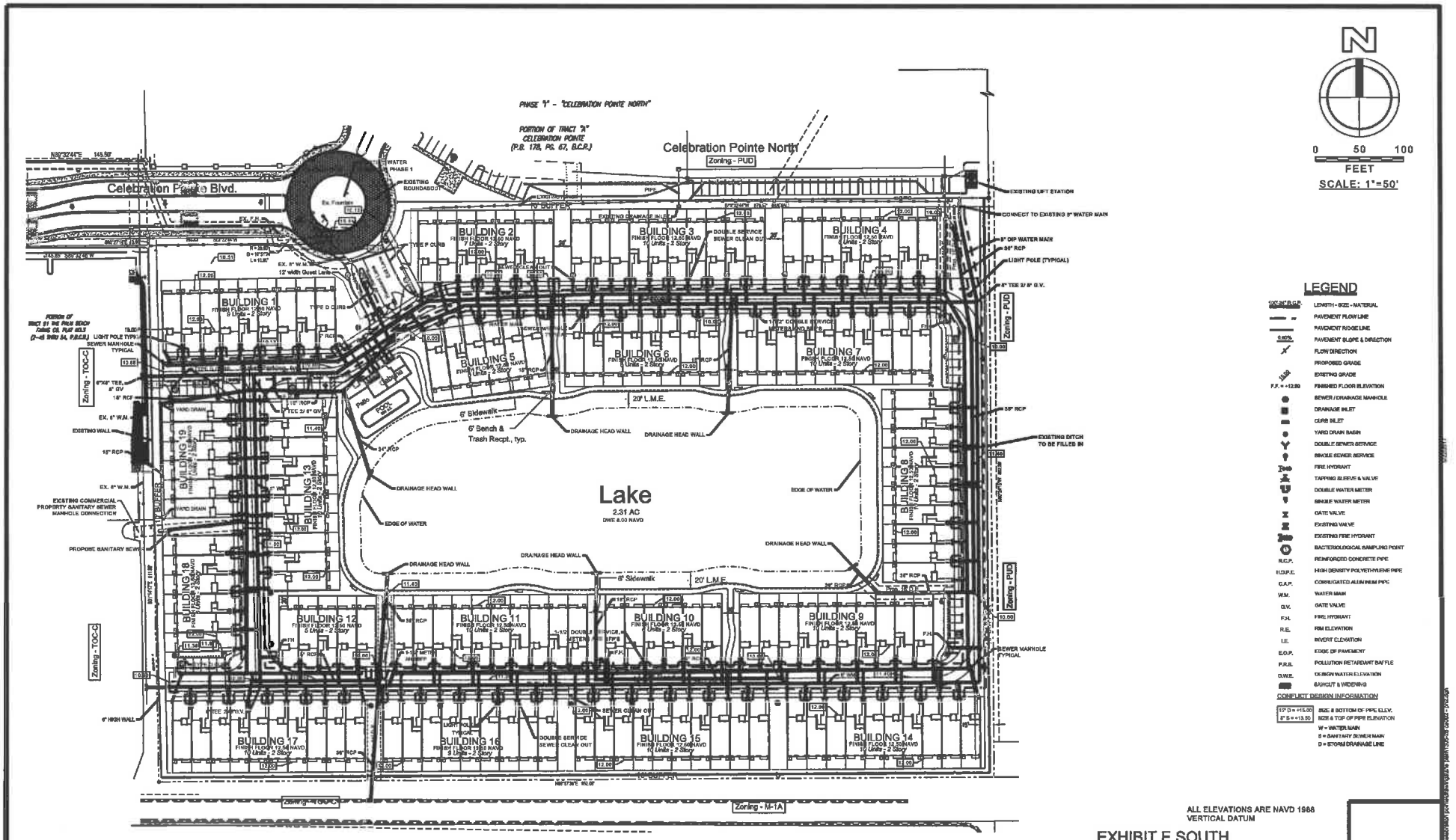
Date 04-10-2017
Scale As Noted
PN# 1234

PREPARED BY
Steven B. Tate, R.L.A.
Landscape Architect #667
State of Florida
For The Firm
DATE 05-12-2017

Drawing No.
SP-1
OF 2

Exhibit D
South


GENERAL NOTES:
1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK 6257R ELEVATION: 11.5'.
2. THE CONVERSION FROM NGVD TO NAVD IS (-) 1.55 FEET.
OFFSITE IMPROVMENTS
STATE ROAD 7 (U.S. 441)
EXHIBIT E
NORTH
PROPOSED LAKE
2.31 ACRES
D.W.E. = 7.85
BUILDING #1
BUILDING #2
BUILDING #3
BUILDING #4
BUILDING #5
BUILDING #6
BUILDING #7
BUILDING #8
PROP. LIFT STATION
PROP. TRASH COMPACTOR
PROP. RECYCLING AREA
PROP. WATER SERVICE FOR TRASH COMPACTOR
PROP. 12" D.I.P. W.M.
PROP. 8" D.I.P. W.M.
PROP. 6" D.I.P. WATER MAIN
PROP. 8" P.V.C. SEWER (TYP.)
PROP. 8" FORCE MAIN
PROP. DRAINAGE PIPE (TYP.)
PROP. HEADWALL
PROP. FIRE HYDRANT ASSEMBLY (TYP.)
PROP. SEWER MANHOLE
PROP. DECORATIVE FENCE
PROP. 6' SEWER LATERAL
PROP. F.D.C.
PROP. STORM M.H.
PROP. DRAINAGE INLET
PROP. 12"X8" REDUCER
PROP. 8" GATE VALVE
PROP. 6" GATE VALVE
PROP. 12"X6" TEE W/ 6" G.V. (TYP.)
PROP. 2-1/2" WATER SERV. W/ 2" W.M. & 2" B.F.P. (TYP.)
PROP. 2" WATER SERV. W/ 2" W.M. & 2" B.F.P. (TYP.)
PROP. 1" WATER SERV. W/ 1" W.M. & 1" B.F.P. (TYP.)
PROPOSED INLET (TYP.)
PROP. 6" CONC SW (TYP.)
PROP. 4" CONC SW (TYP.)
PROP. 6' HIGH GREEN VINYL CHAIN LINK FENCE (TYP.)
PROP. 8"X4" TEE W/ 4" G.V. (TYP.)
PROP. 10" X 8" TAPPING SLEEVE W/ 8" G.V.
PROP. 12" X 12" TAPPING SLEEVE W/ 12" T.V. AND 12" G.V.
PROP. 12"X8" REDUCER
PROP. 8" X 8" TAPPING SLEEVE W/ 8" T.V. AND 8" G.V.
TEMPORARY FORCE MAIN
TEMP. FORCE MAIN CONNECTION TO EXIST. SEWER M.H.
PROPOSED MONUMENT SIGN
EXIST. 36" DRAINAGE
REMOVE EXIST. HEADWALL AND CONSTRUCT INLET
EXIST. DRAINAGE DITCH TO BE FILLED IN (TYP.)
EXIST. 8" P.V.C. SEWER (TYP.)
EXIST. 8" A.C. WATER MAIN
EXIST. 16" D.I. W.M.
EXIST. 10" FORCE MAIN
EXIST. CONC. H-BEAM
EXIST. TRAFFIC SIGNALIZATION
EXIST. ASPHALT
EXIST. INLET (TYP.)
EXIST. C/W
EXIST. RAW
EXIST. TYPE 'F' CURB
EXIST. GAS
EXIST. WALL
EXIST. SEWER MANHOLE (MAINTAIN EXISTING SEWER DURING CONSTRUCTION)
EDGE OF WATER
TOP OF BANK
TOT LOT
BRICK PAVERS (TYP.)
EXISTING DITCH TO REMAIN
PROPOSED FLIGHT TURN LANE (PER PLAT REQUIREMENTS)
EX. CURB
EX. CURB & GUTTER
100' RIGHT-OF-WAY (PLAT BOOK 65, PG. 11, B.C.R.)
137.12' R/W
SCALE: 1"=100'
0
50
100
FEET
N
REV. | DATE | BY | REVISION
2 | 03/18/14 | R.W. | REVISED PER DRC COMMENTS
1 | 01/28/14 | R.W. | REVISED PER DRC COMMENTS
Designed by: JJL Date: 12/13
Drawn by: R.W. Date: 12/13
Checked by: M.S. Date: 12/13
Approved by: JAY NUSBINER Date: 4/18/07
Registered Engineer Number 64615
State of Florida
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1499 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C28259 · LB7634
CELEBRATION POINTE NORTH
CONCEPTUAL ENGINEERING PLAN
PROJECT NUMBER
1305-26
SHEET NUMBER
CE-1



N

0 50 100

FEET

SCALE: 1"=50'

LEGEND

- LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- PAVEMENT SLOPE & DIRECTION
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- F.F. = FINISHED FLOOR ELEVATION
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- SAWCUT & WIDENING

CONFLICT DESIGN INFORMATION

- 12" D = +15.00 / 8" S = +13.50 — SIZE & BOTTOM OF PIPE ELEV. / SIZE & TOP OF PIPE ELEVATION
- W = WATER MAIN
- S = SANITARY SEWER MAIN
- D = STORM DRAINAGE LINE

ALL ELEVATIONS ARE NAVD 1988 VERTICAL DATUM

EXHIBIT E SOUTH

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 8/15
Drawn by: JLS Date: 8/15
Checked by: JH Date: 8/15

HSQ GROUP, INC.
Engineers · Planners · Surveyors
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Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

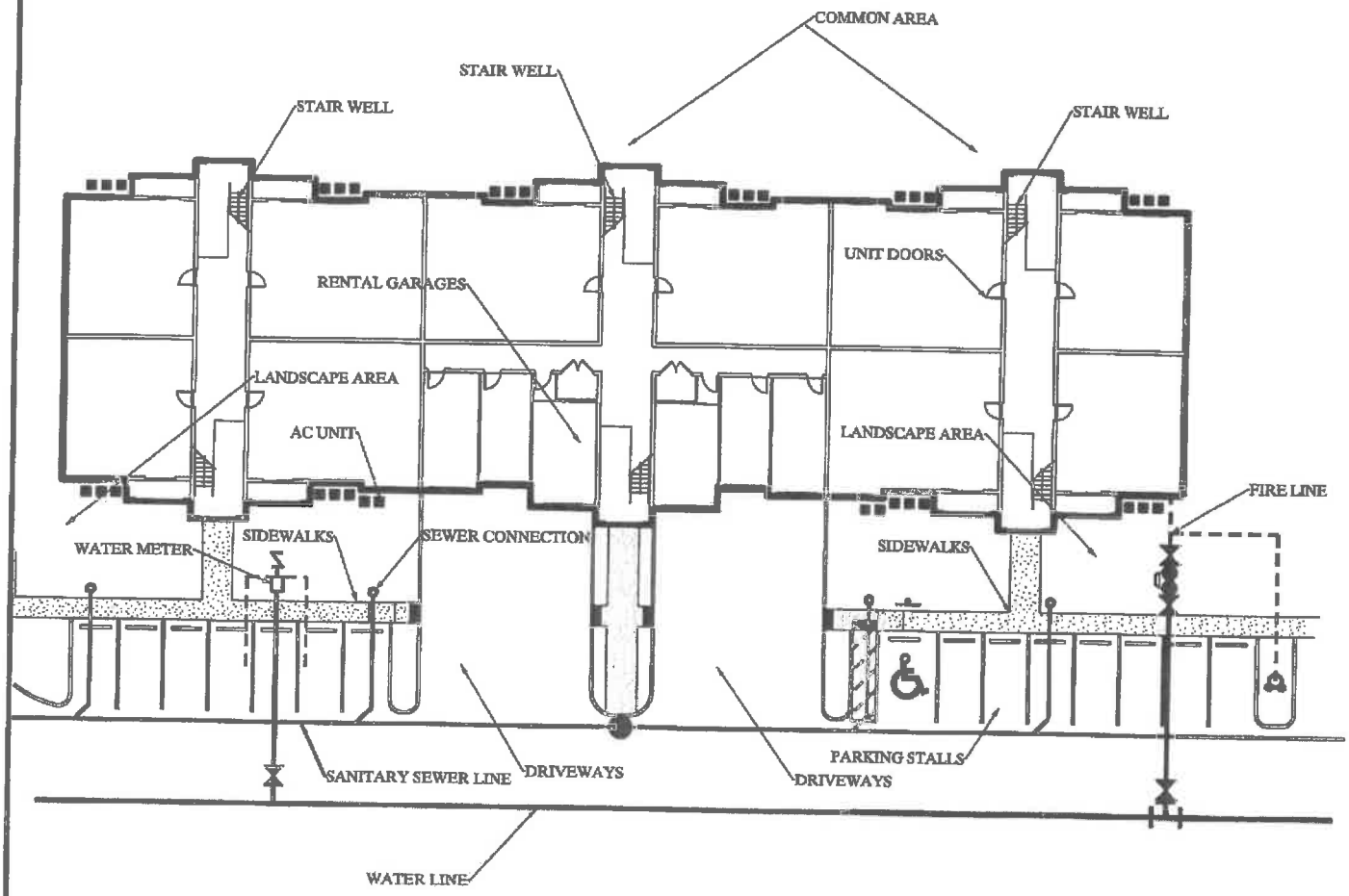
CELEBRATION POINTE SOUTH

CONCEPTUAL ENGINEERING PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 1305-28
SHEET NUMBER: CE-1

Date: 5/22/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54618
State of Florida

UNITS ARE RENTAL ONLY
NO PRIVATE PROPERTY



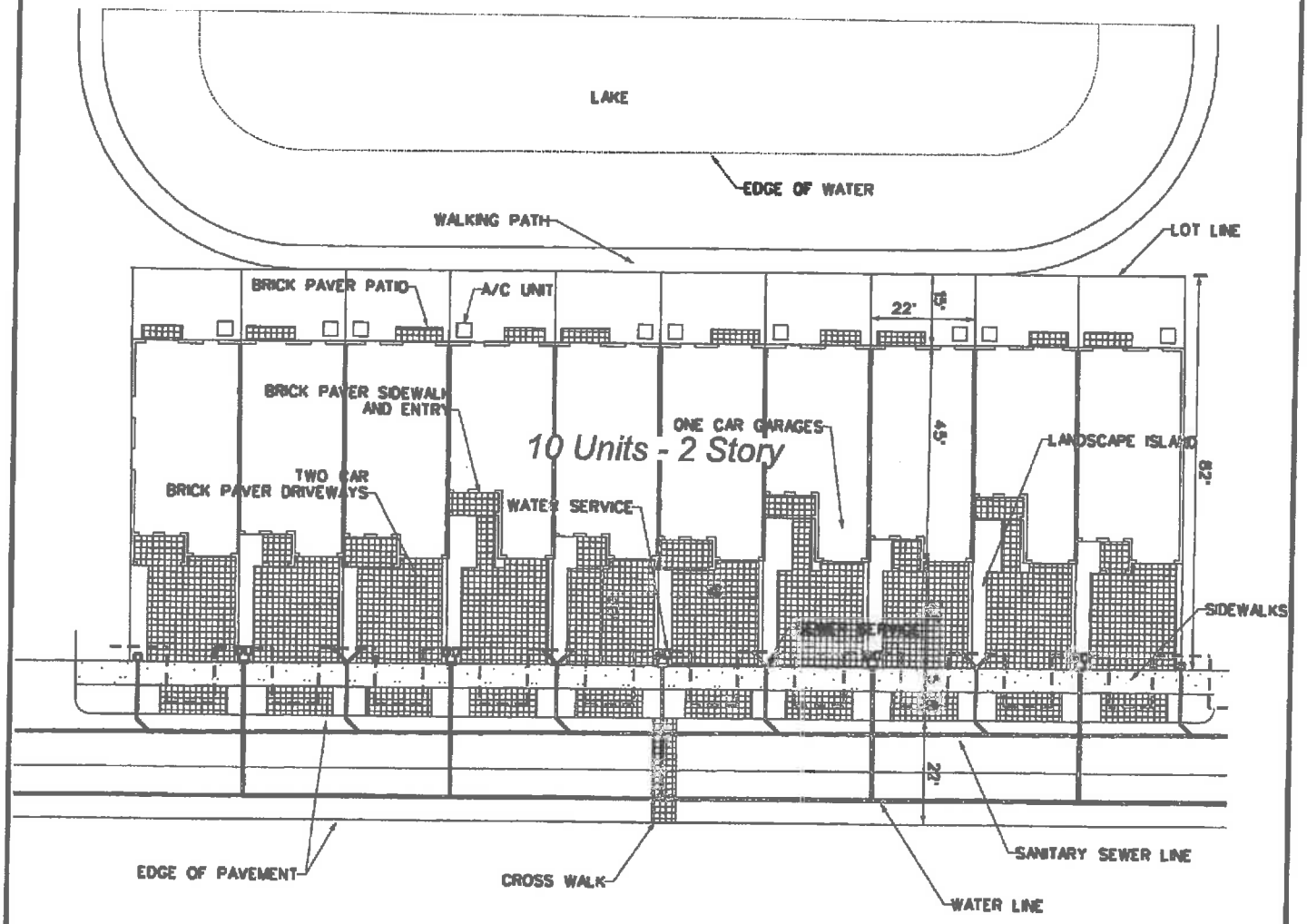
TYPICAL GARAGE
UNIT DETAIL

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

EXHIBIT G
NORTH SIDE

UNITS ARE FEE SIMPLE
WITH 22'X82' PRIVATE LOTS

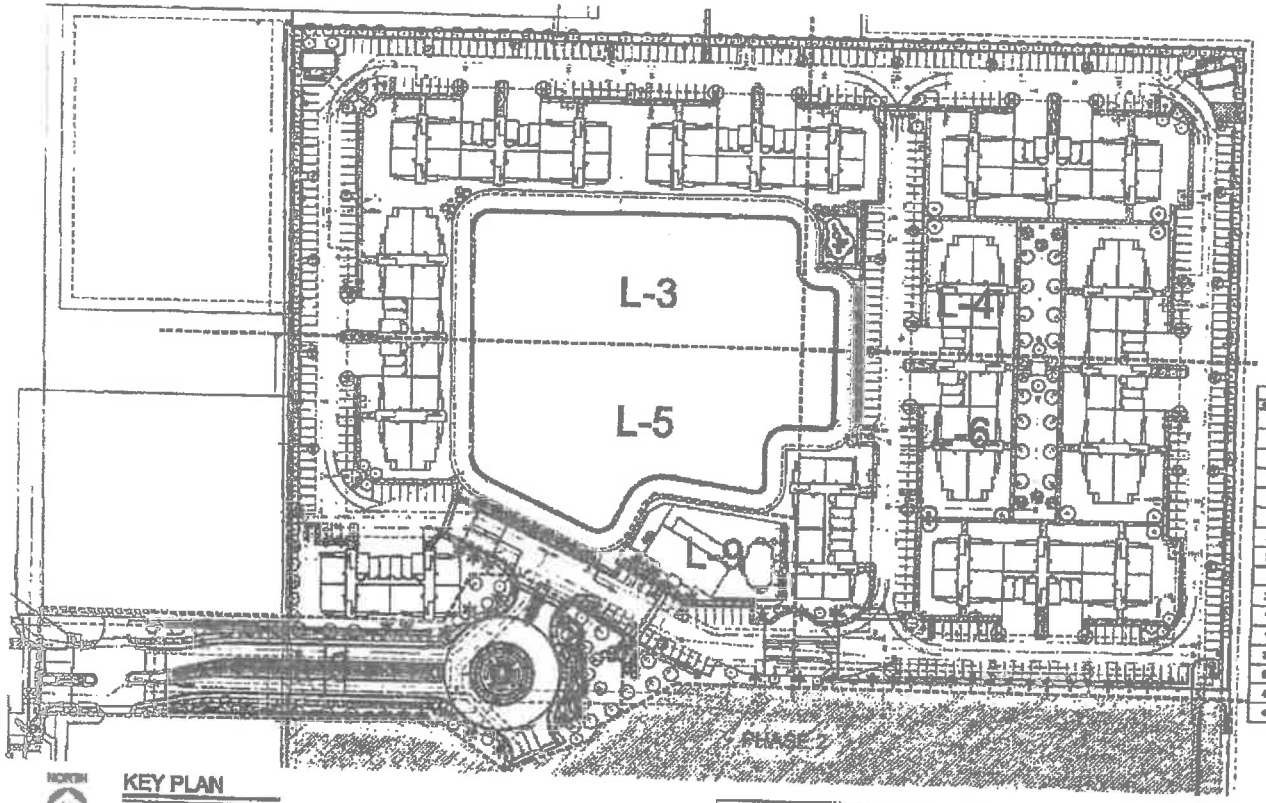


TYPICAL TOWNHOUSE
UNIT DETAIL

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE SOUTH

EXHIBIT G
SOUTH SIDE



NORTH

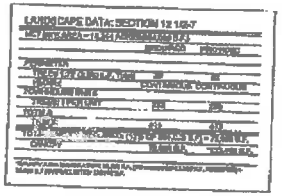
KEY PLAN

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)	50% PROVIDED
SHRUBS-50% REQUIRED (INCLUDING VINES)	51% PROVIDED



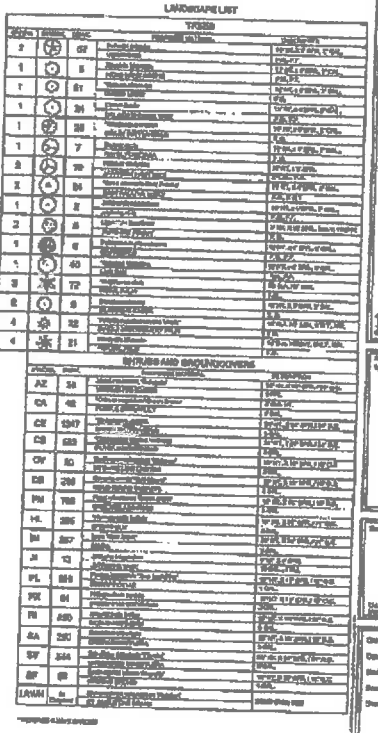
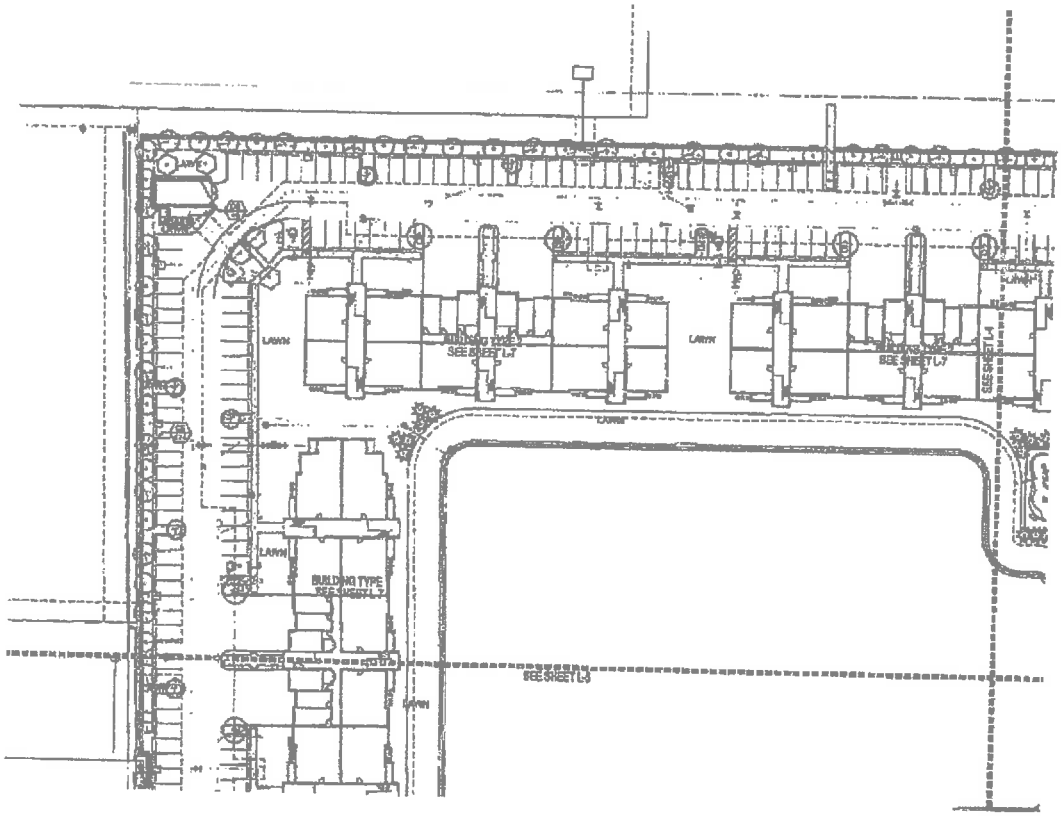


EXHIBIT H
NORTH



LANDSCAPE PLAN

Scale: 1"=30'-0"

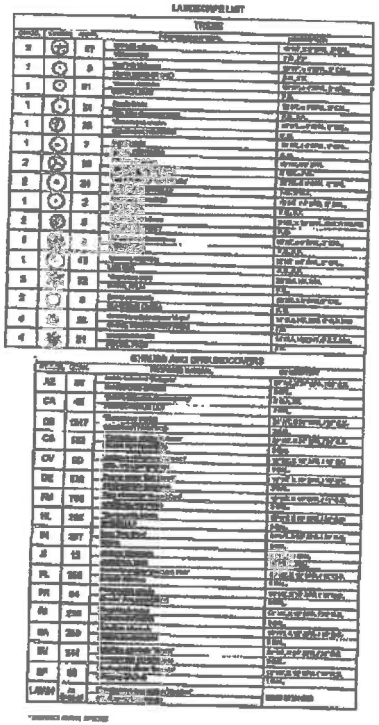


EXHIBIT H
NORTH

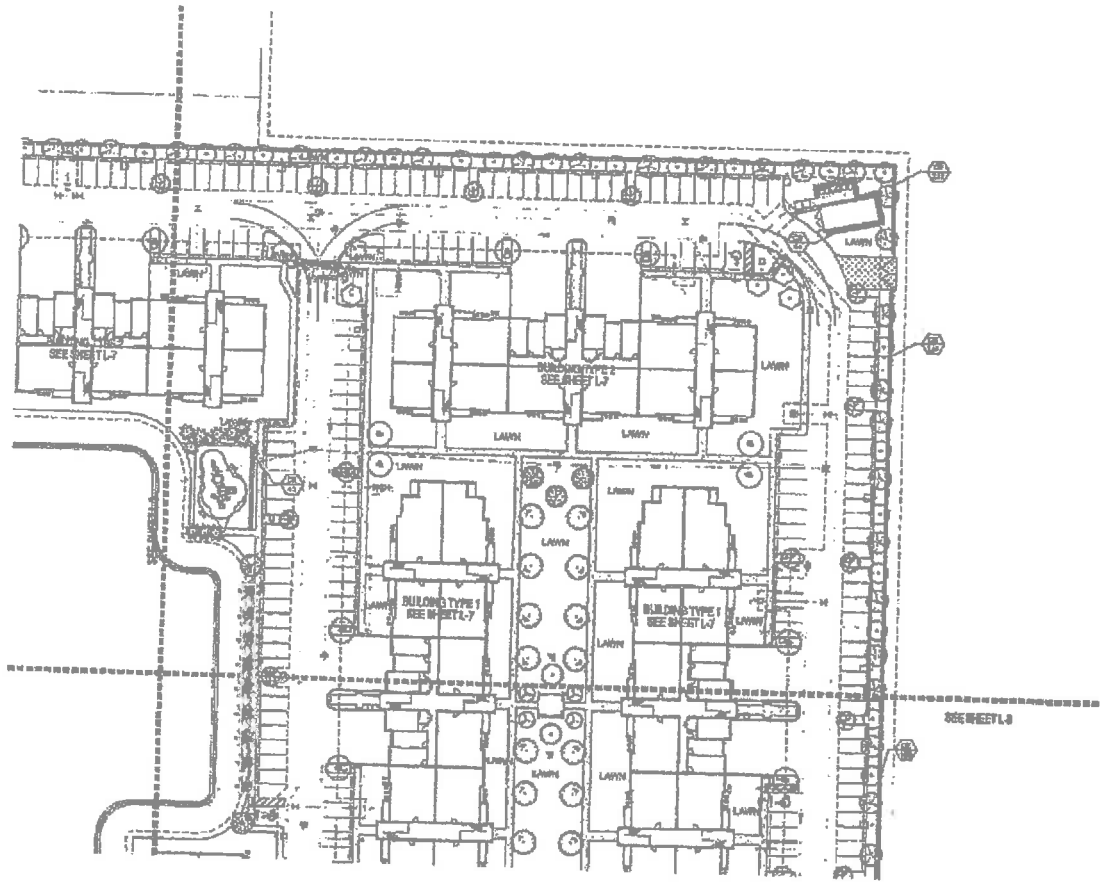
NORTH

Celebration Pointe North

Maryville, Florida

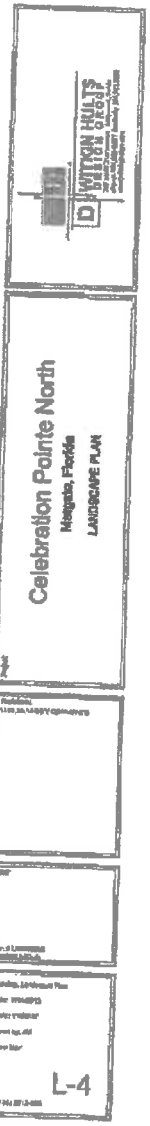
LANDSCAPE PLAN

L-3



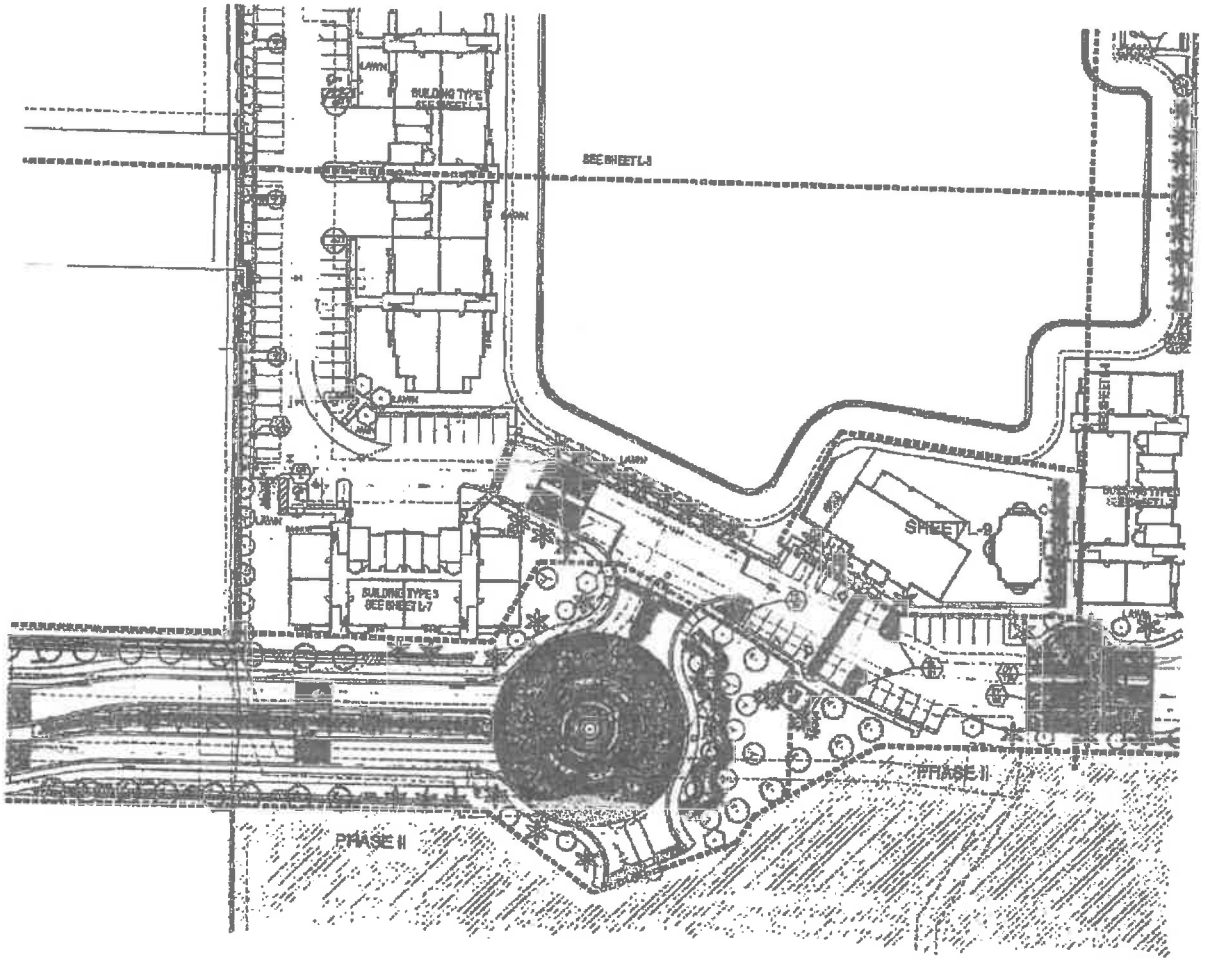
LANDSCAPE PLAN

Scale: 1"=50'-0"



NORTH

EXHIBIT H
NORTH



LANDSCAPE PLAN

Scale: 1"=30'-0"

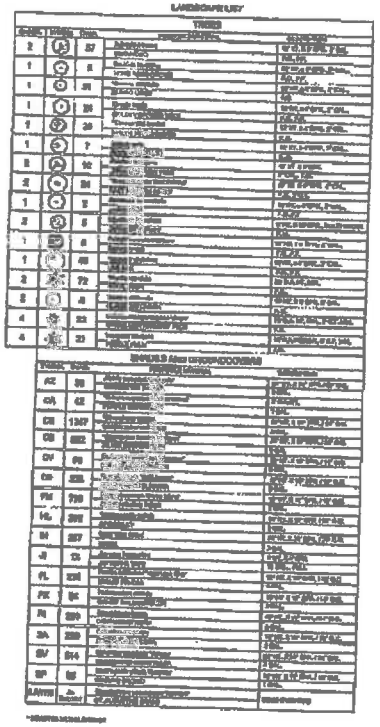


EXHIBIT H
NORTH

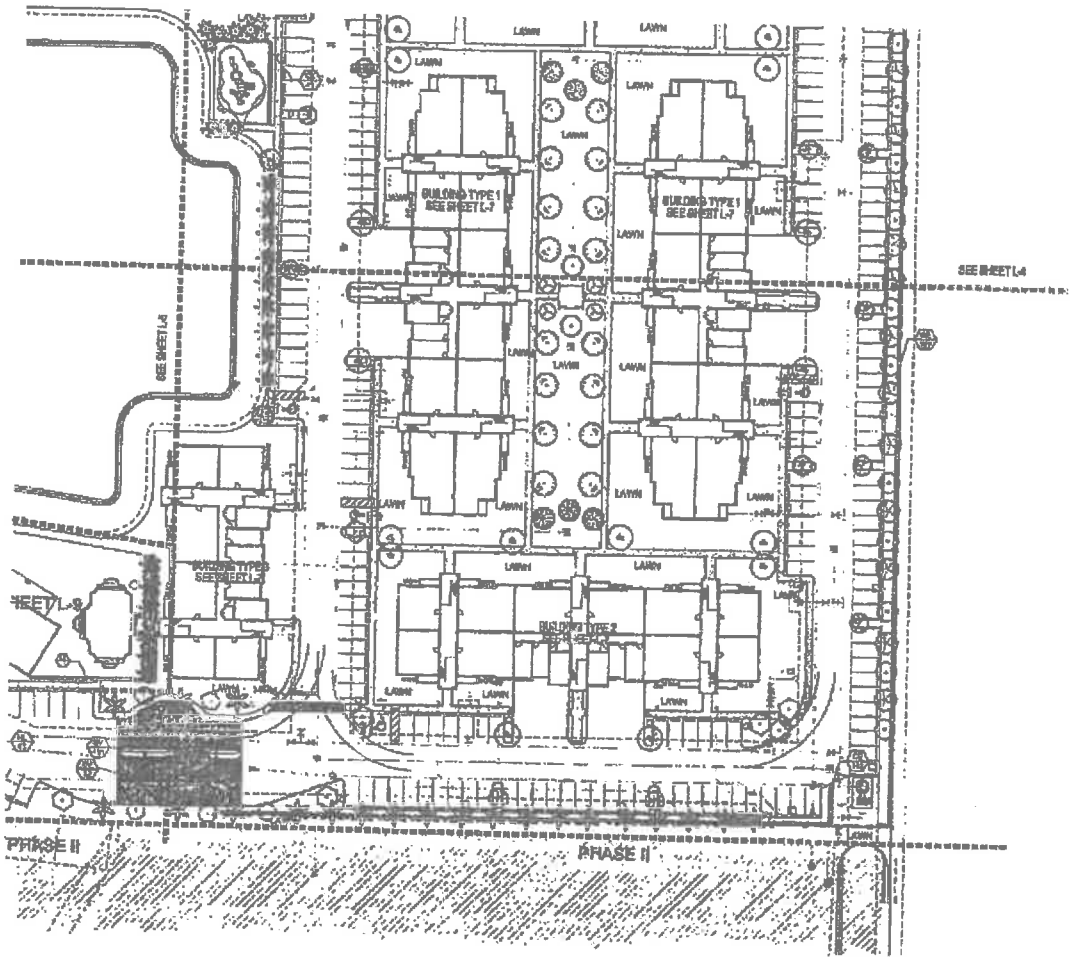
NORTH

Celebration Pointe North

Margate, Florida

LANDSCAPE PLAN

L-5



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

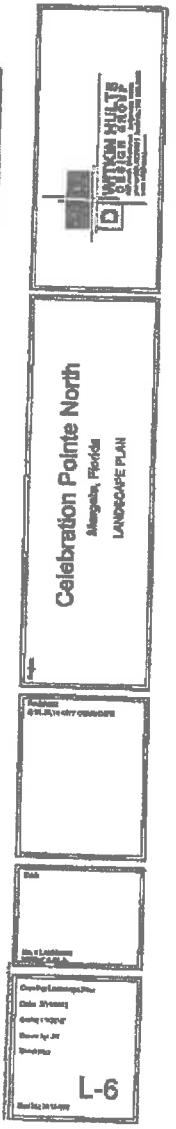
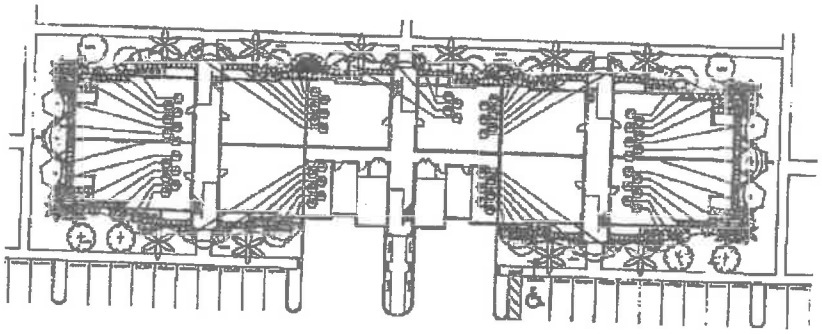
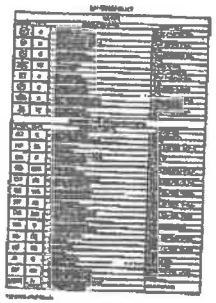


EXHIBIT H
NORTH

NORTH



TYPICAL BUILDING TYPE 1



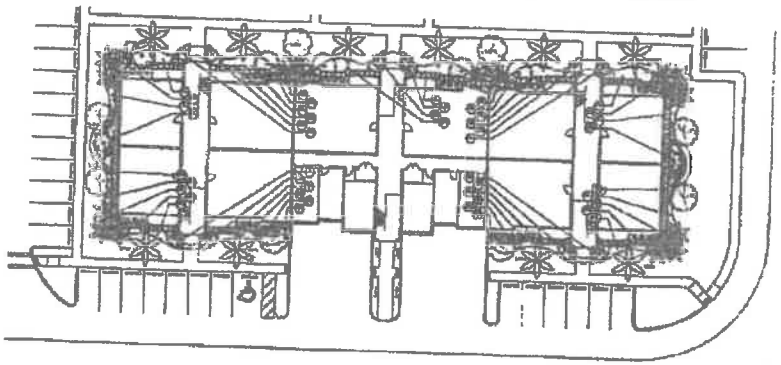
BUILDING TYPE 1 - (3 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

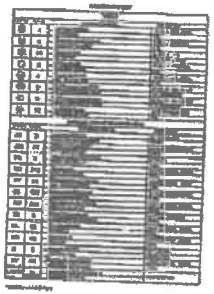
PLANT COUNTS:
TREES: 38
SHRUBS: 814

TOTAL TREE COUNTS(3 UNITS):
TREES: 114
SHRUBS: 2,442

TOTAL NATIVE COUNTS(3 UNITS):
TREES: 72
SHRUBS: 1,248



TYPICAL BUILDING TYPE 2



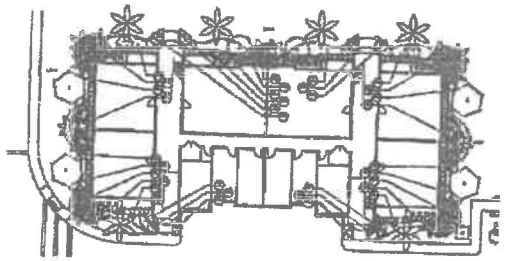
BUILDING TYPE 2 - (4 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

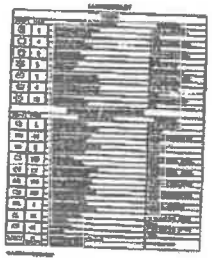
PLANT COUNTS:
TREES: 26
SHRUBS: 748

TOTAL TREE COUNTS(4 UNITS):
TREES: 104
SHRUBS: 2,964

TOTAL NATIVE COUNTS(4 UNITS):
TREES: 72
SHRUBS: 1,320



TYPICAL BUILDING TYPE 3



BUILDING TYPE 3 - (2 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS:
TREES: 40
SHRUBS: 519

TOTAL TREE COUNTS(2 UNITS):
TREES: 80
SHRUBS: 1,038

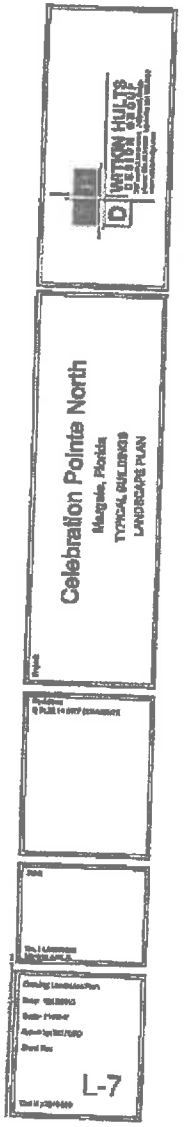
TOTAL NATIVE COUNTS(2 UNITS):
TREES: 28
SHRUBS: 628

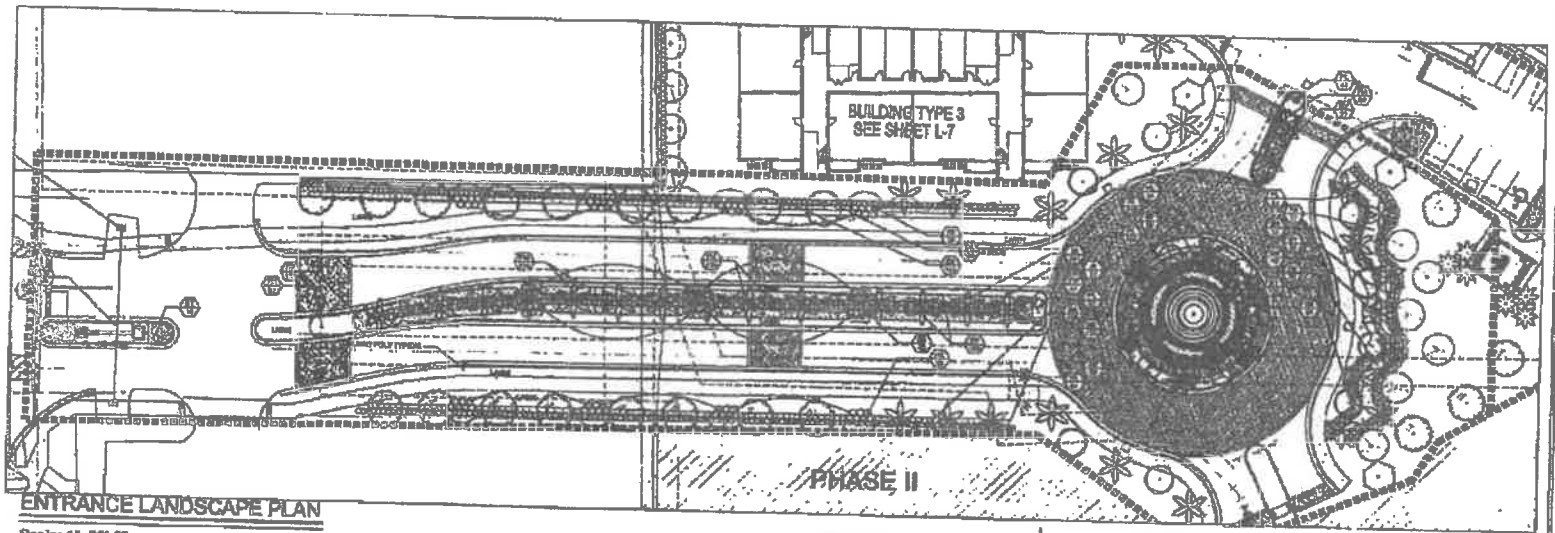
LANDSCAPE PLAN

Scale: 1"=20'-0"

NORTH

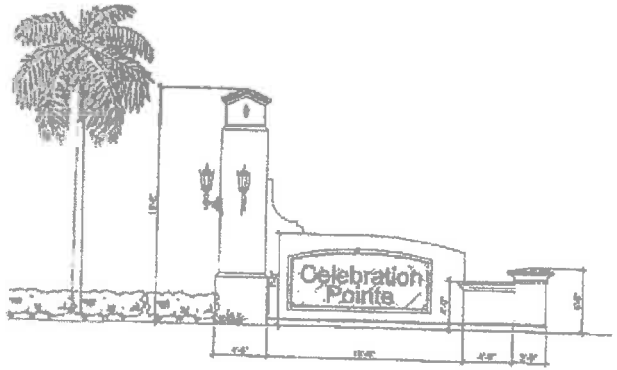
EXHIBIT H
NORTH





ENTRANCE LANDSCAPE PLAN

Scale: 1"=20'-0"



ENTRANCE SIGN CONCEPT

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

LANDSCAPE LIST

TREES

KEY	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
A	37				
B	8				
C	11				
D	34				
E	38				
F	7				
G	16				
H	24				
I	3				
J	4				
K	6				
L	46				
M	72				
N	6				
O	58				
P	21				

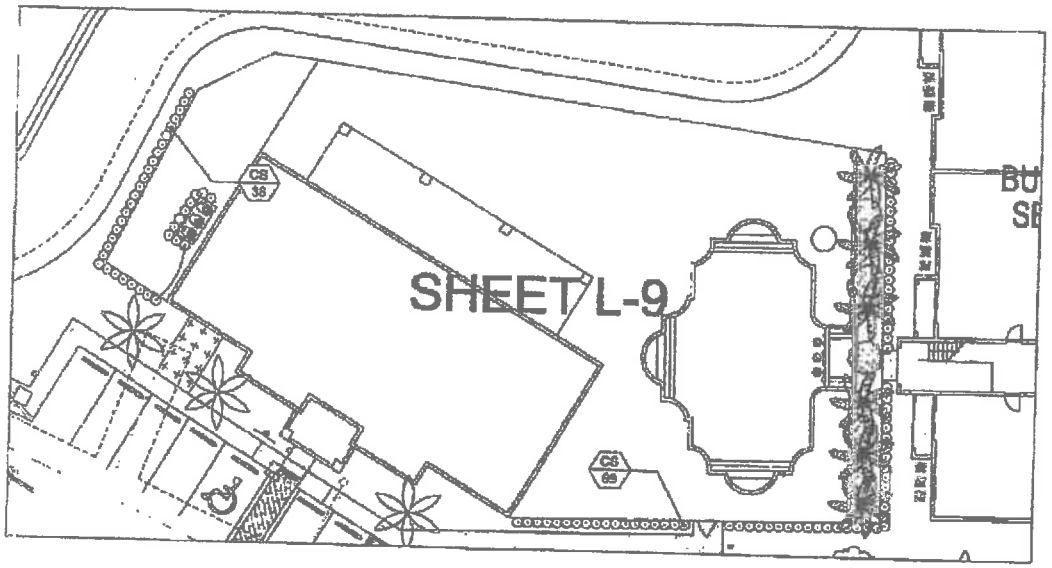
SHRUBS AND GROUNDCOVERS

KEY	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
AZ	28				
BX	43				
CB	1547				
CD	532				
CV	98				
DB	326				
EM	752				
FE	382				
HI	257				
JA	18				
JP	228				
PM	94				
PE	350				
RA	304				
RF	344				
SR	52				
LAWN	As Required				

EXHIBIT H
NORTH

Celebration Pointe North
Manatee, Florida
ENTRY LANDSCAPE PLAN

L-8

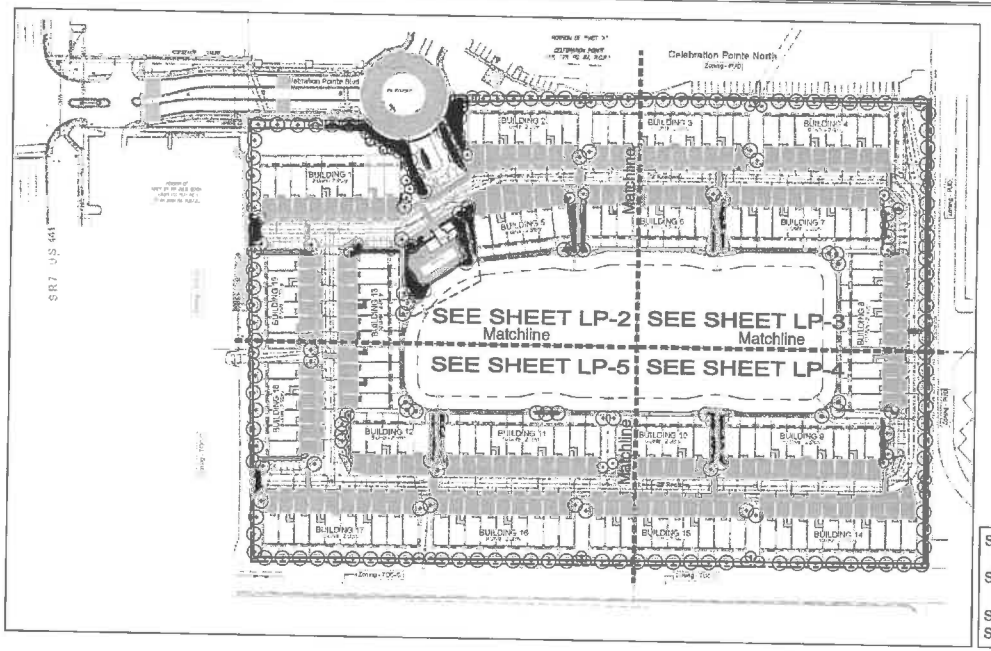


Clubhouse Landscape Plan

Scale: 1"=10'-0"

NORTH

EXHIBIT H
NORTH



Site Location Map

Screening Above Ground Equipment

ALL ABOVE GROUND EQUIPMENT SHALL BE SCREENED ON 3 SIDES WITH 24" HT. COCOPLUM HEDGE MATERIAL PLANTED AS PER SPECIFICATION IN PLANT KEY. HEDGE MATERIAL QUANTITIES WILL VARY DEPENDING ON LOCATION AND SIZE OF EQUIPMENT AND MAY NOT BE SHOWN ON PLAN IF EQUIP. IS ADDED AT A LATER DATE. PROVIDE A 3' CLEAR ZONE BETWEEN EQUIPMENT AND HEDGE OR AS MAY BE REQUIRED BY UTILITY.
EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, A/C CONDENSERS, UTILITY EQUIPMENT, MECHANICAL EQUIPMENT, TRANSFORMER BOX, VALVES, EXHAUST VENTS, ETC.

See LP-6 for Typical Lot Landscape
Buildings 1-2-3-4-8-9-10-11-12-13-18-19
See LP-7 for Typical Lot Landscape
Buildings 5-6-7-14-15-16-17
See LP-7 for Cabana Area Landscape Detail
See LP-8 for Standard Planting Details & Notes

LANDSCAPE KEY PLAN

NORTH

SCALE 1" = 80'

PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree Category Canopy s.f.	Total Canopy s.f. Replacement
830	AD	Asparagus densiflorus 'Myers' / Foxtail Fern 13-15" o.a., 24" o.c.	VERY		
400	AN	Annuals / Annuals selected seasonally by owner, quan. is bed s.f.	-		
52	CC*	Capparis cynophallophora / Jamaican Caper 36" ht. x 24" spr., full to ground	VERY		
36	CE*	Conocarpus Erectus / Green Buttonwood 12' ht. x 6' spr., 2.5" cal., balanced branching, 5' c.t.	VERY	Cat. 1 300 s.f.	10,800 s.f.
2	CES*	Conocarpus erectus sericeus / Silver Buttonwood 10' ht. x 6' spr., 9' c.t., multi-stem tree form	VERY	Cat. 2 150 s.f.	300 s.f.
24	CG	Clusia guttifera / Small Leaf Clusia 5' ht. x 3' spr., full to ground	VERY		
66	CH	Chamaedorea cataractarum / Cat Palm 36-42" ht. x 36" spr., full & dense	-		
2250	CI*	Chrysobalanus Icaco "Red Tip" / Red Tip Cocoplum 24" ht. x 15" spr., 24" o.c.	VERY		
10	CN	Cocos Nucifera 'Green Malayan' / Green Malayan Coconut Palm 4'-8' c.w., stagger heights in each grouping	VERY		
19	CP	Crinum procerum splendens / Queen Emma Lily 30" ht.	VERY		
30	CT	Cordyline fruticosa "Kiwi" / Kiwi Ti Plant 36-42" ht. x 24-30" spr., min. 3 main stems, full	-		
97	CV-G	Codiaeum variegatum 'Gold Dust' / Gold Dust Croton 30" ht. x 24-30" spr., full	VERY		
59	CV-J	Codiaeum variegatum 'Johanna Coppinger' / JC Croton 30" ht. x 24-30" spr., full	VERY		
26	CV-R	Codiaeum variegatum 'Oak Leaf Red' / Oak Leaf Croton 30" ht. x 24-30" spr., full	VERY		
936	DT	Dianella tasmanica varigata / Variegated Flax Lily 12" o.a., full, 15" o.c.	VERY		
3	FD	Filicium decipiens / Japanese Fern tree 10' ht. x 6' spr., 6' c.t., standard	MOD	Cat. 3 100 s.f.	300 s.f.

PLANT KEY (cont.)

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree Category Canopy s.f.	Total Canopy s.f. Replacement
1040	FM	Ficus microcarpa 'Green Island' / Green Island Ficus 12" ht. x 15-18" spr., maintain at 24" ht.	-		
26	HR	Hibiscus Rosa-sinensis / Seminole Pink Hibiscus 24" ht. x 18" spr., 24" o.c.	MOD		
27	IC*	Ilex cassine / Dahoon Holly 10' ht. x 5' spr., 9' c.t., standard	MOD	Cat. 2 150 s.f.	4050 s.f.
453	IV*	Ilex Vomitoria 'Shellings Dwarf' / Dwarf Yaupon Holly 10-12" ht. x 15" spr., 15" o.c.	VERY		
1334	JV	Jamimum volubile / Wax Jasmine 10-12" ht. x 15" spr., 24" o.c.	MOD		
21	LJ	Ligustrum Japonicum / Japanese Privet 10' ht. x 6' spr., 5' c.t., multi-stem tree form	VERY	Cat. 3 100 s.f.	2100 s.f.
44	LL*	Lyeiorre Labelliqua / Lyciorre 12' ht. x 6.5'spr., 2.5" cal., 5' c.t.	VERY	Cat. 1 300 s.f.	13,200 s.f.
1809	MF-1*	Myrcianthes Fragrans / Simpson Stopper 24" ht. x 15" spr., 24" o.c.	VERY		
85	MF-2*	Myrcianthes Fragrans / Simpson Stopper 5' ht. x 3' spr., full & dense	VERY		
829	NE*	Nephrolepis exaltata / Sword Fern 12" ht. x 12" spr., 24" o.c., Native sword fern	MOD		
3	PE-1	Ptychosperma elegans / Alexander Palm c.w.(bottom of crownshaft) ht. as noted on plan, single heavy trunk	VERY		
64	PE-2	Ptychosperma elegans / Alexander Palm 14-16' c.w.(bottom of crownshaft) ht., double heavy trunks	VERY		
2	PM	Podocarpus macrophyllus / Japanese Yew 5' ht. x 2.5-3' spr., full to ground	-		
2	PR	Phoenix roebelinii / Dwarf Date Palm 5' ht., double staggered trunks	VERY		
60	PS	Philodendron selloum / Selloum 24" ht., min. 2 heads per pot, 30" o.c.	VERY		
86	QV*	Quercus Virginiana 'Highrise' / 'Highrise' Live Oak 14' ht. x 6.5'spr., 2.5" cal., 5' c.t.	VERY	Cat. 1 300 s.f.	25,800 s.f.
12	RE	Roystonea Elata / Royal Palm g.w. ht. as noted on plan, heavy matched trunk character	VERY		

PLANT KEY (cont.)

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree Category Canopy s.f.	Total Canopy s.f. Replacement
160	RT	Cocoloba diversifolia / Pigeon Plum* 10' ht. x 4-6' spr., 5' c.t.	VERY	Cat. 2 32@150 s.f.	4800 s.f.
NOTE- FINAL REAR LOT TREE SELECTION WILL BE PART OF BUILDING PERMIT PLAN SET FOR EACH BUILDING AND WILL BE A MIX OF SPECIES NOTED AT RIGHT TO PROVIDE FOR DIVERSITY.		Conocarpus erectus sericeus / Silver Buttonwood* 10' ht. x 4-6' spr., 5' c.t.	VERY	Cat. 2 32@150 s.f.	4800 s.f.
		Ilex cassine / Dahoon Holly* 10' ht. x 4-6' spr., 5' c.t.	VERY	Cat. 2 32@150 s.f.	4800 s.f.
		Tabebuia heterophylla / Pink Trumpet Tree 10' ht. x 4-6' spr., 5' c.t.	VERY	Cat. 2 32@100 s.f.	4800 s.f.
		Magnolia 'Little Gem' / Little Gem Magnolia 10' ht. x 4-6' spr., 5' c.t.	VERY	Cat. 2 32@150 s.f.	4800 s.f.
88	SA	Schefflera Arboricola "Trinetta" / Dwarf Schefflera 18" ht. x 12" spr., 24" o.c.	VERY		
156	SP*	Sabal palmetto / Cabbage Palm c.t. ht. as noted on plan, WITH BOOTS	VERY		
25	TH	Tabebuia heterophylla / PinkTrumpet Tree 12' ht. x 6' spr., 2.5" cal., balanced branching, 5' c.t.	VERY	Cat. 2 150 s.f.	3750 s.f.
9	TI	Tabebuia impetiginosa / PurpleTrumpet Tree 12' ht. x 6' spr., 2.5" cal., balanced branching 5' c.t.	VERY	Cat. 2 150 s.f.	1350 s.f.
8	TR*	Thrinax Radiata / Florida Thatch Palm 4-5' ht., double staggered trunks	VERY		
1875	VS	Viburnum Suspensum / Sandankwa Viburnum 24" ht. x 15" spr., 24" o.c.	MOD		

NOTE - THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

* = Florida Native

Drought tolerance noted is per SFWMD (May 2003) "Waterwise", South Florida Edition

Abbreviations:
c.w. - clear wood
g.w.- grey wood
ht. - height
o.a. - overall
o.c. - on-center spacing
spr. - spread

RELOCATED TREES KEY

4	rRE*	Roystonea elata / Royal Palm to be relocated from front entry area			
2	rDR	Delonix regia / Royal Poinciana to be relocated from front entry area	Cat. 1 300 s.f.	600 s.f.	

NOTE

Trees noted to be relocated are existing on site near the entry. The plan notes their final location after moving. See planting details LP-8 for typical planting requirements.
The contractor shall provide watering for the relocated trees and palms as necessary during the re-establishment period.

LANDSCAPE TOTALS

	provided	
Trees (min.10' ht. & above)	401	507
Palms (Cabbage, & Alexander counted 3:1)	106	
Shrubs (min. 24" ht. & above)	6102	
Native Trees & Palms (Cabbage Palms counted 3:1)	365 (72%)	
Native Shrubs	3965 (67%)	

CANOPY REPLACEMENT

Total Canopy removed per "Tree Disposition Plan" for Celebration Pointe South prepared by Witkin Hults Design Group dated 08-19-2015. 36,422 s.f.

Total Canopy to be replaced pursuant to this plan.* 88,350 s.f.

* = See Plant Key this sheet. Total replacement canopy does not include palms.

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No.	Revisions	Date
	Rev. pursuant to SWC #06-0317	09-11-17

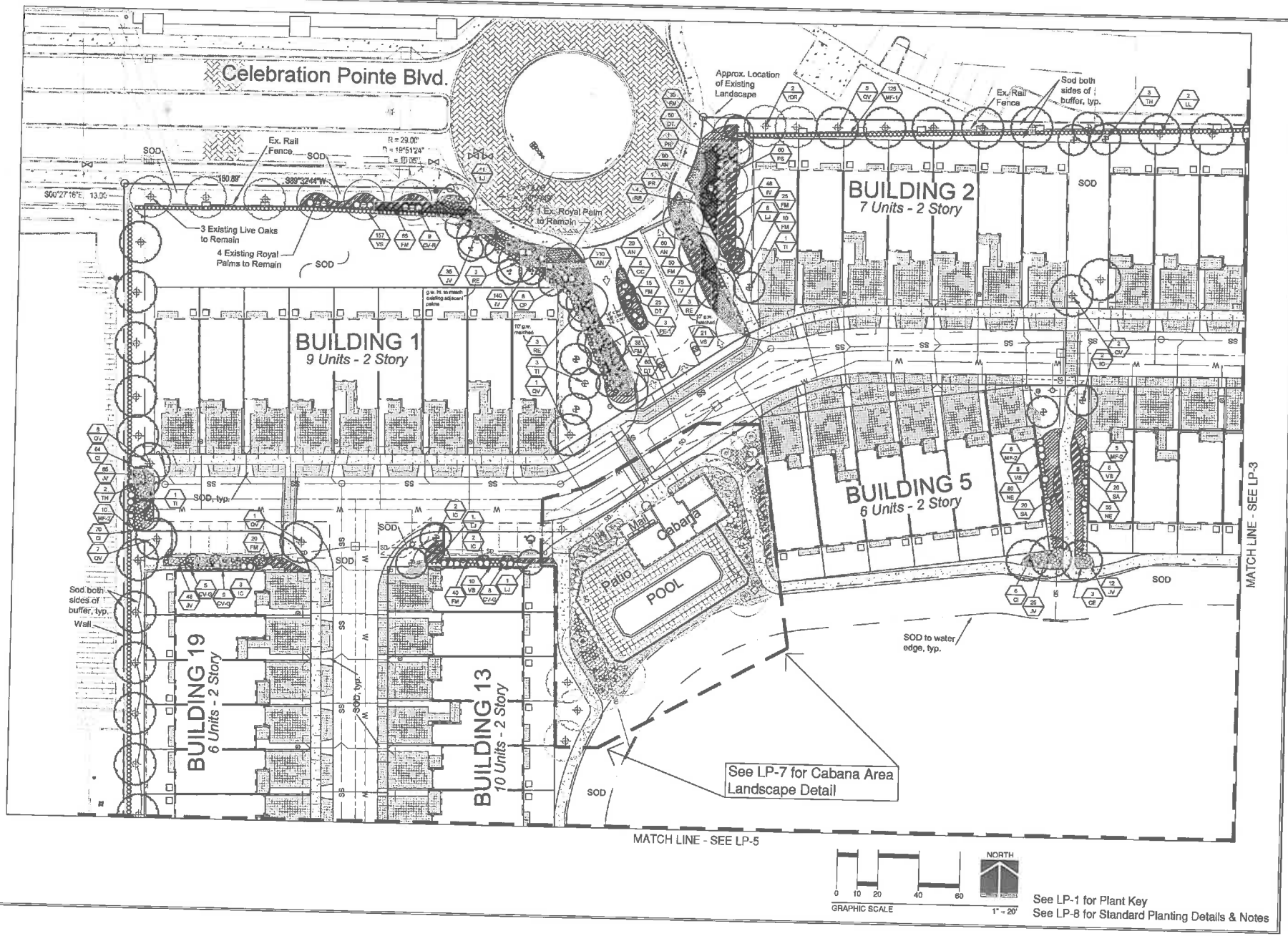
Landscape Plan
Celebration Pointe South
Margate Florida

Date	04-10-2017
Scale	As Noted
PN#	1254

PREPARED BY
Steven E. Tate, R.L.A.
Landscape Architect #667
State of Florida
For The Plan
DATE 05-12-2017

Drawing No.
LP-1
OF 8

Exhibit H
South



See LP-1 for Plant Key
See LP-8 for Standard Planting Details & Notes

Revisions	Date
Rev. per comments Dated 05-01-17	05-11-17

Covelli Design Associates Inc.
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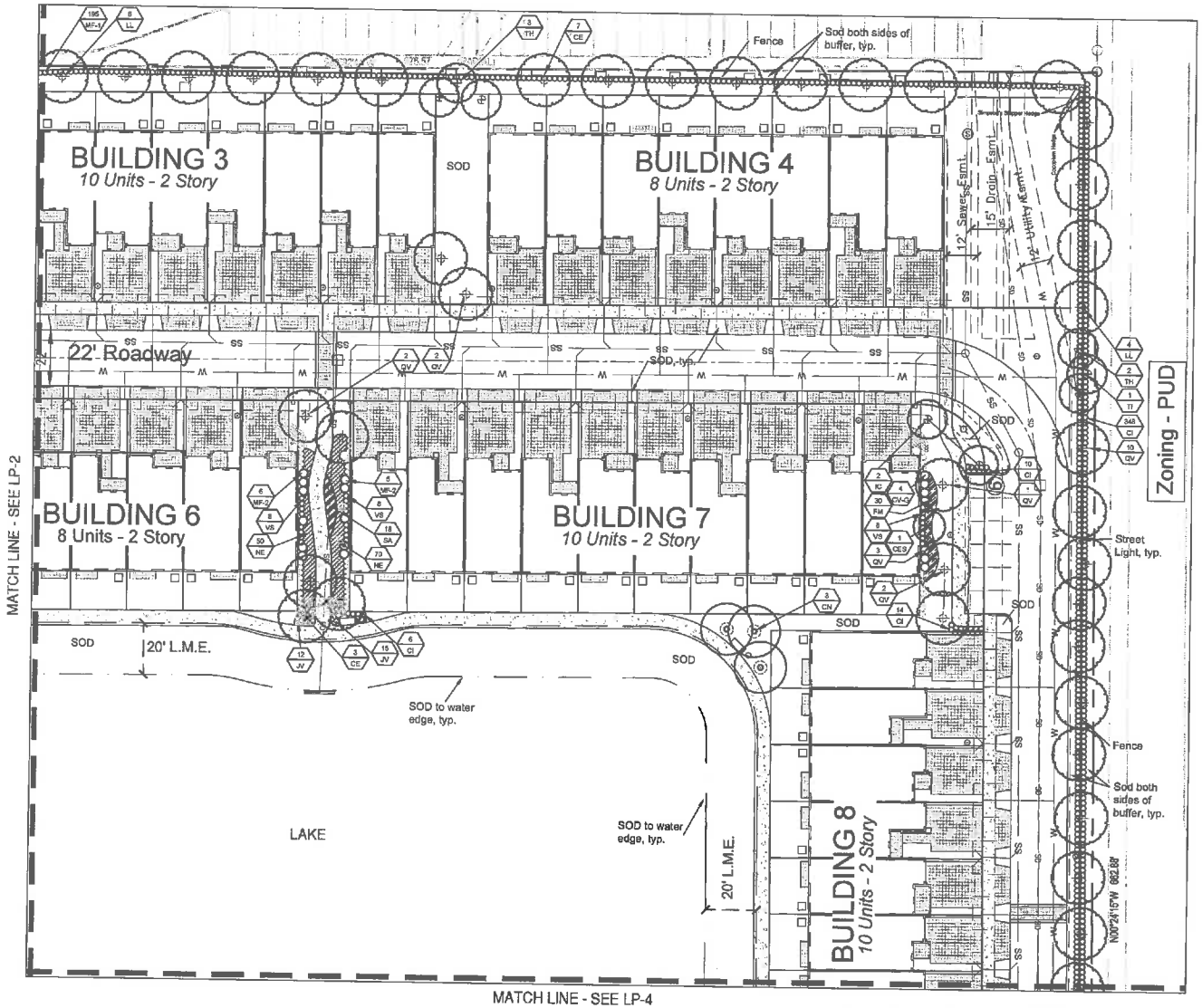
Landscape Plan
Celebration Pointe South
Margate Florida

Date	04-10-2017
Scale	As Noted
PN#	1234

PREPARED BY
Steven E. Tate, RLA
Landscape Architect #667
State of Florida
For The Firm
DATE 05-12-2017

Drawing No.
LP-2
OF 8

Exhibit H
South



See LP-1 for Plant Key
See LP-8 for Standard Planting Details & Notes

Revisions	Date
Rev. per city's DRC of 05-04-17	05-11-17
SET	

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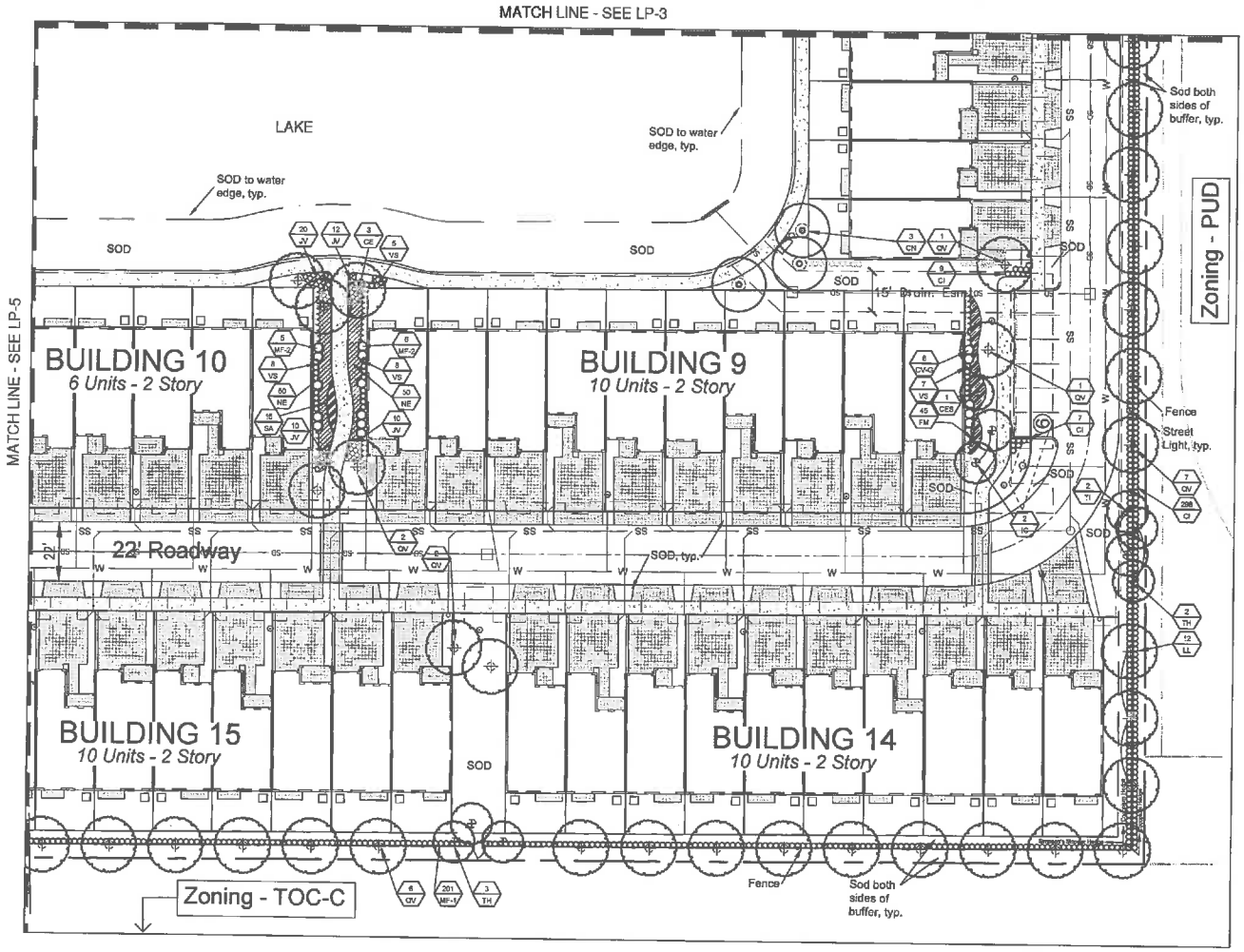
Landscape Plan
Celebration Pointe South
Margate Florida

Date 04-10-2017
Scale As Noted
PN# 1234

PREPARED BY
Steven E. Tate, R.L.A.
Landscape Architect #667
State of Florida
For The Firm
DATE 05-12-2017

Drawing No.
LP-3
OF 8

Exhibit H
South



See LP-1 for Plant Key
See LP-8 for Standard Planting Details & Notes

Revisions	BY	DATE

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Landscape Plan

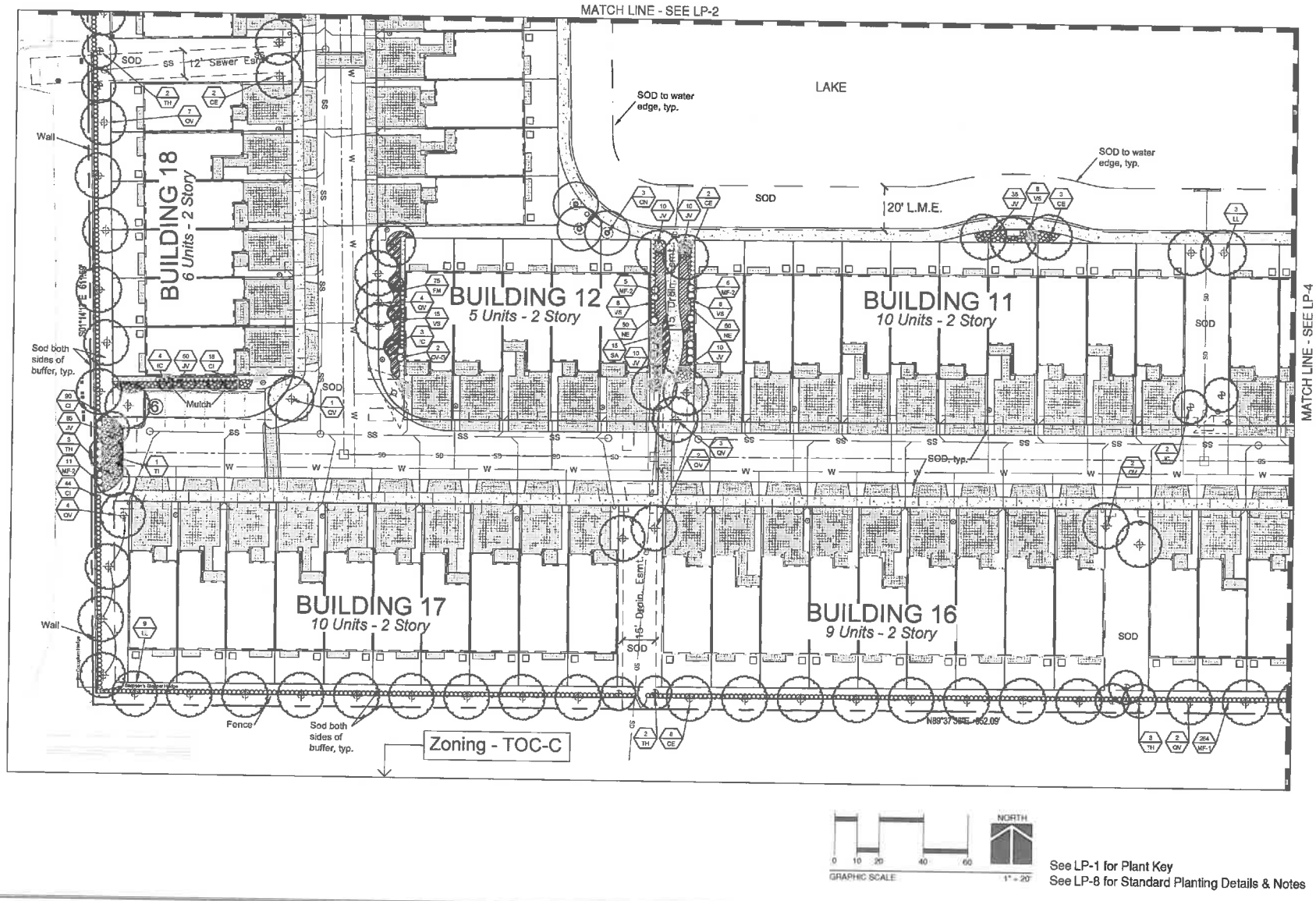
Celebration Pointe South
Margate Florida

Date	04-10-2017
Scale	As Noted
FN#	1234

PREPARED BY
Steven E. Tate, RLA
Landscape Architect #667
State of Florida
For This Plan
DATE 05-12-2017

Drawing No.
LP-4
OF 8

Exhibit H
South



See LP-1 for Plant Key
See LP-8 for Standard Planting Details & Notes

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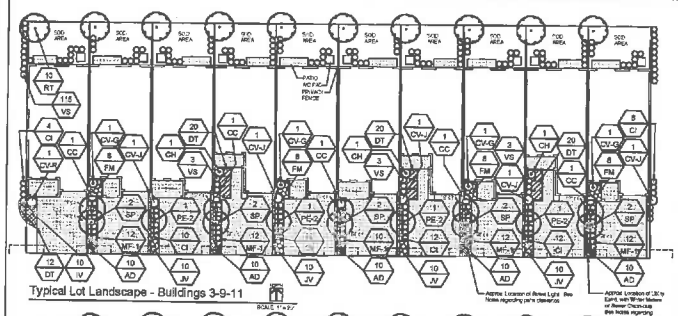
Landscape Plan
Celebration Pointe South
Margate Florida

Date 04-10-2017
Scale As Noted
PN# 1234

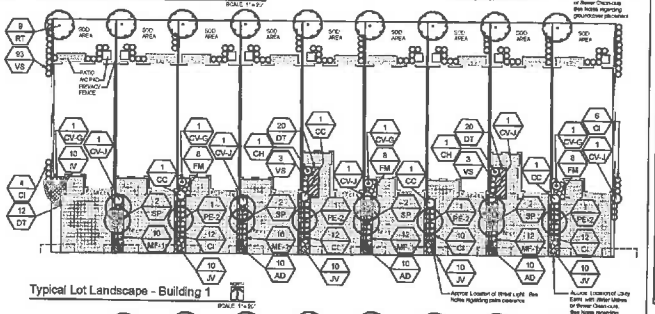
PREPARED BY
Steven E. Tate, RLA
Landscape Architect #667
State of Florida
For The Firm
DATE 05-12-2017

Drawing No.
LP-5
OF 8

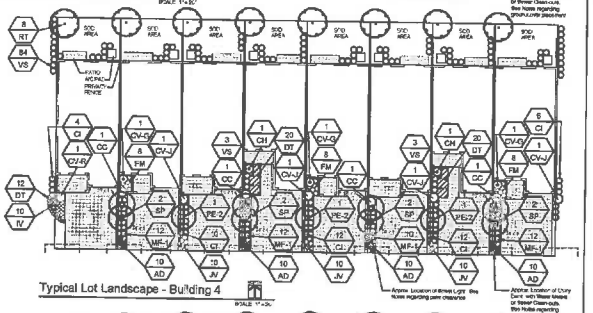
Exhibit H
South



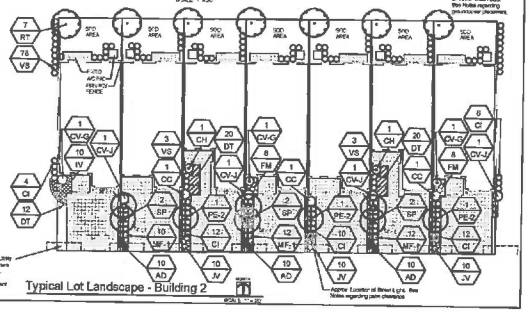
Typical Lot Landscape - Buildings 3-9-11



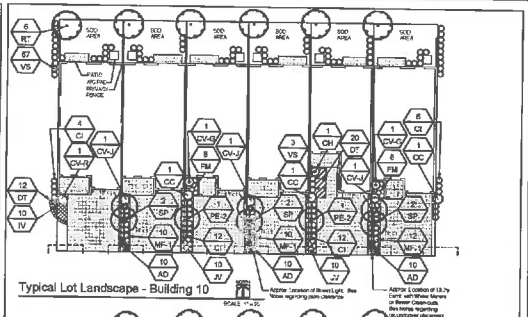
Typical Lot Landscape - Building 1



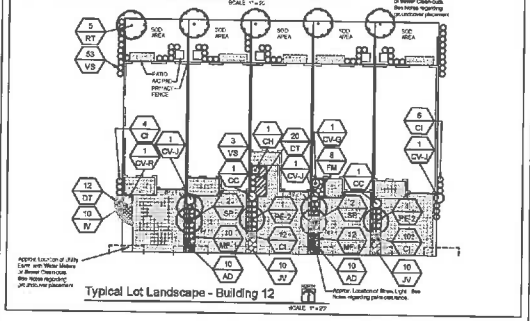
Typical Lot Landscape - Building 4



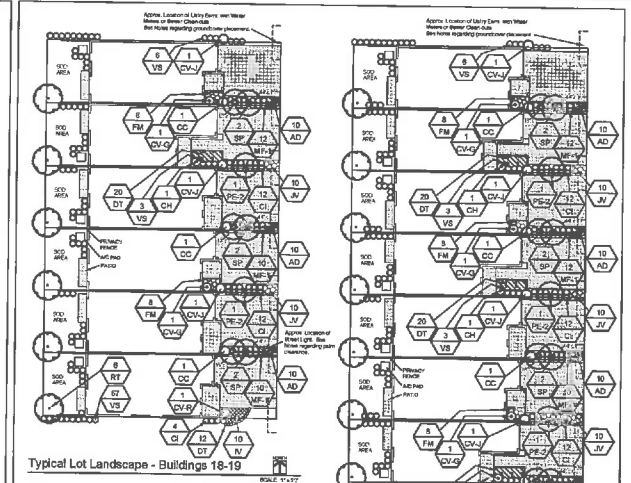
Typical Lot Landscape - Building 2



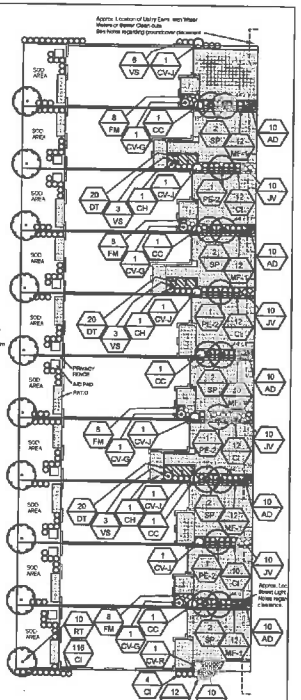
Typical Lot Landscape - Building 10



Typical Lot Landscape - Building 12



Typical Lot Landscape - Buildings 18-19



Typical Lot Landscape - Buildings 8-13

Notes -

1. Location of rear lot trees is schematic. Coordinate location with other trees outside of the lot, i.e. buffer trees, to avoid conflicts with canopy growth.
2. Water meters and sewer clean-outs are located between driveways in the groundcover areas behind the interior lot line. Field adjustment of goundcovers will be necessay to accommodate these utilities.
3. Street lights are located approximately 6' behind the interior lot lines. Palms installed between driveways shall be adjusted, if necessary, so fronds clear the street light. See overall plan for schematic street light locations.

See LP-1 for Plant Key
See LP-8 for Standard Planting Details & Notes

Revisions	Rev. per note dtd 2/6/06-17	EET	04-11-17

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Landscape Plan

Celebration Pointe South

Margate Florida

Date	04-10-2017
Scale	As Noted
PN#	1234

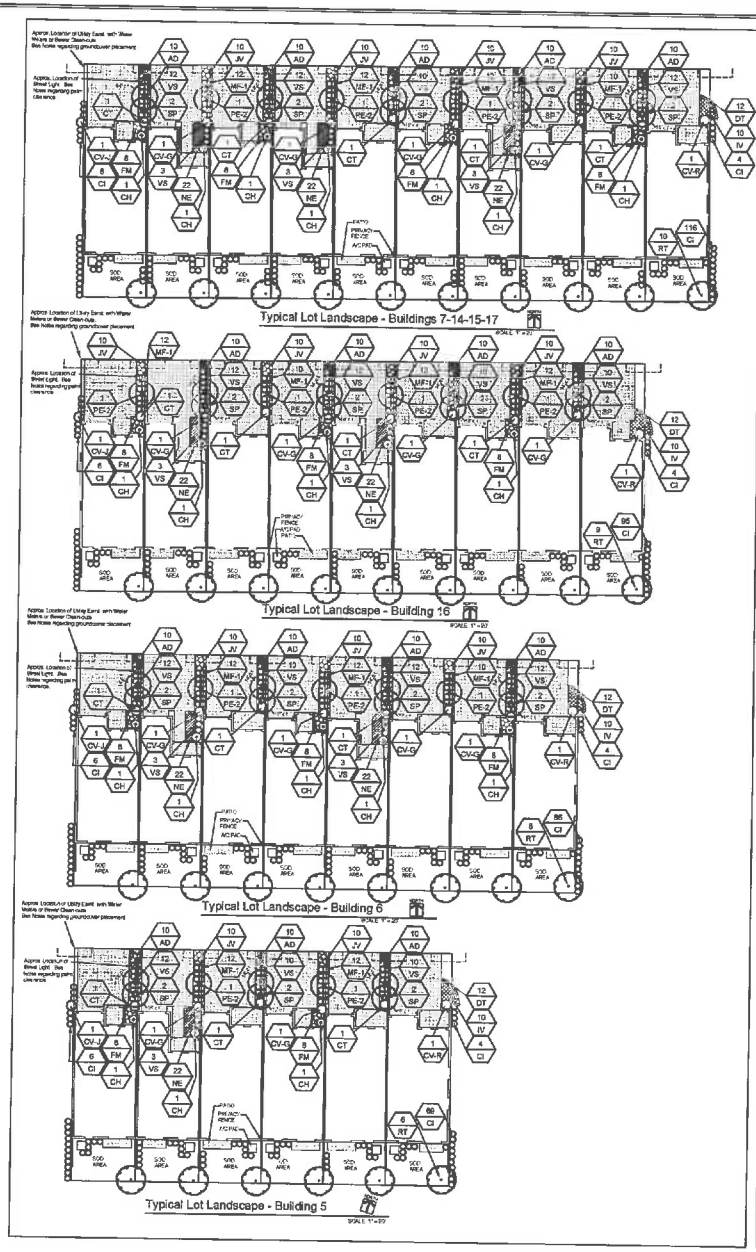
PREPARED BY

Steven E. Tate, RLA
Landscape Architect #667
State of Florida
For The Firm

DATE 03-12-2017

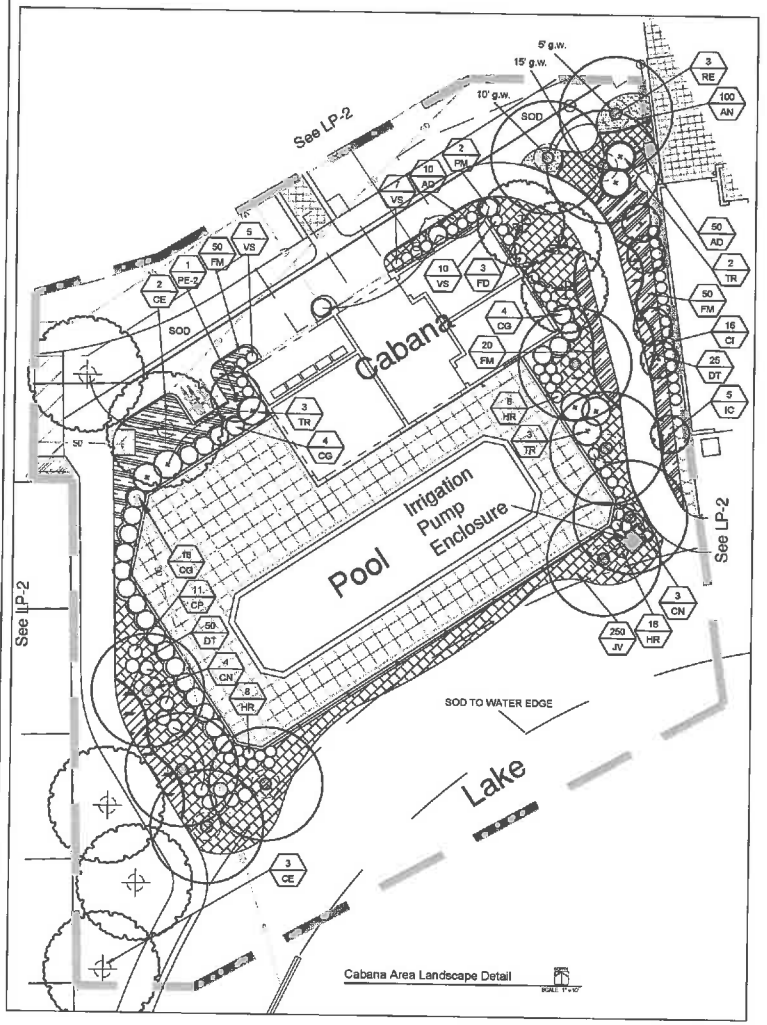
Drawing No.
LP-6
OF 8

Exhibit H
South



Notes -

1. Location of rear lot trees is schematic. Coordinate location with other trees outside of the lot, i.e. buffer trees, to avoid conflicts with canopy growth.
2. Water meters and sewer clean-outs are located between driveways in the groundcover areas behind the interior lot line. Field adjustment of goundcovers will be necessay to accommodate these utilities.
3. Street lights are located approximately 6' behind the interior lot lines. Palms installed between driveways shall be adjusted, if necessary, so fronds clear the street light. See overall plan for schematic street light locations.



See LP-8 for Standard Planting Details & Notes

Rev.	Revisions	EBT	04-11-17
	Rev. pursuant to DRC 2/06-08-17		

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Landscape Plan

Celebration Pointe South

Margate Florida

Date	04-10-2017
Scale	As Noted
PN#	1234

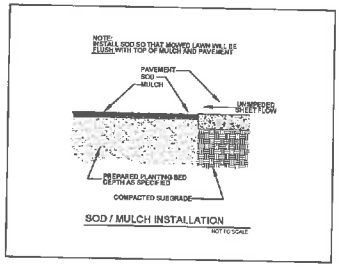
PREPARED BY

Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm

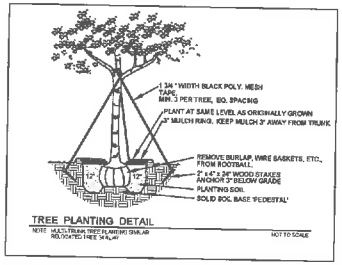
DATE 05-12-2017

Drawing No.
LP-7
OF 8

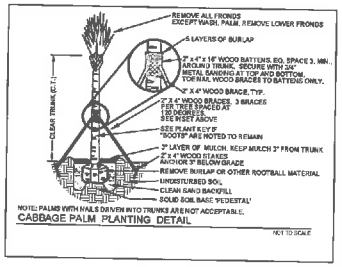
Exhibit H
South



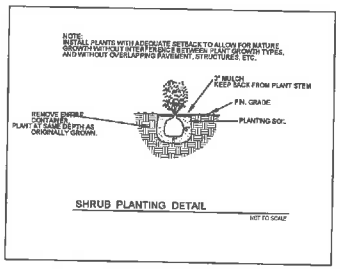
SOD / MULCH INSTALLATION
NOT TO SCALE



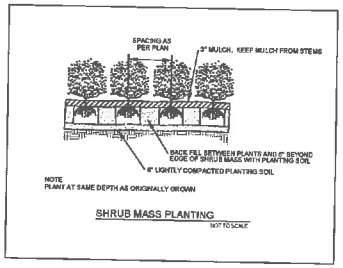
TREE PLANTING DETAIL
NOTE: MULTI-TRUNK TREES PLANTED SIMILAR RELOCATED TREE SHALL BE
NOT TO SCALE



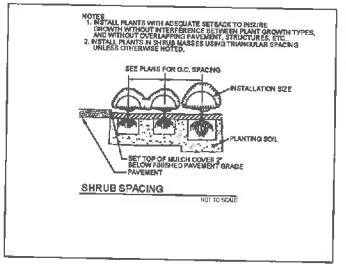
NOTE: PALMS WITH NAILS DRIVEN INTO TRUNKS ARE NOT ACCEPTABLE.
CABBAGE PALM PLANTING DETAIL
NOT TO SCALE



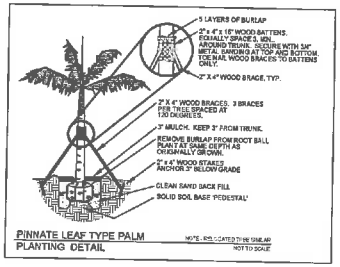
SHRUB PLANTING DETAIL
NOT TO SCALE



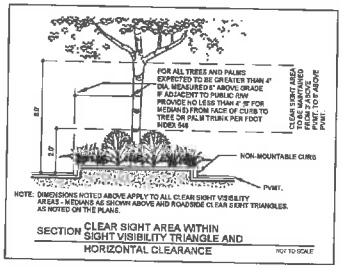
NOTE
PLANT AT SAME DEPTH AS ORIGINALLY GROWN
SHRUB MASS PLANTING
NOT TO SCALE



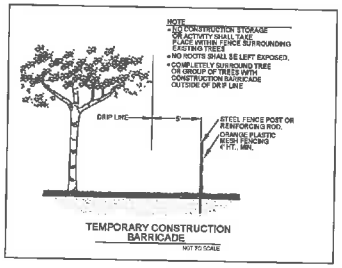
SHRUB SPACING
NOT TO SCALE



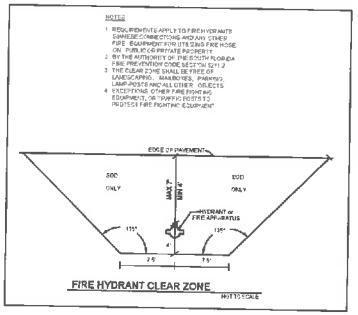
PINNATE LEAF TYPE PALM PLANTING DETAIL
NOTE: REPLACED WITH SIMILAR
NOT TO SCALE



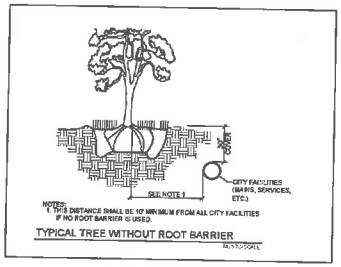
NOTE: DIMENSIONS NOTED ABOVE APPLY TO ALL CLEAR SIGHT VISIBILITY AREAS - MEDIANS AS SHOWN ABOVE AND ROADSIDE CLEAR SIGHT TRIANGLES. AS NOTED ON THE PLANS.
SECTION CLEAR SIGHT AREA WITHIN SIGHT VISIBILITY TRIANGLE AND HORIZONTAL CLEARANCE
NOT TO SCALE



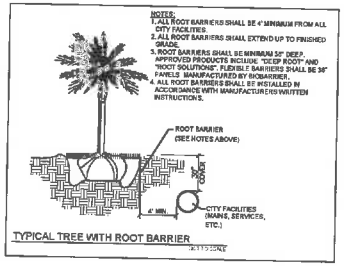
TEMPORARY CONSTRUCTION BARRICADE
NOT TO SCALE



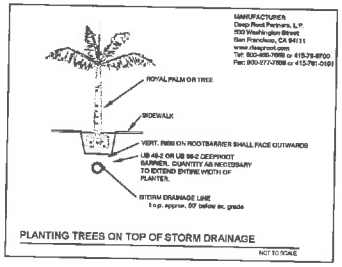
FIRE HYDRANT CLEAR ZONE
NOT TO SCALE



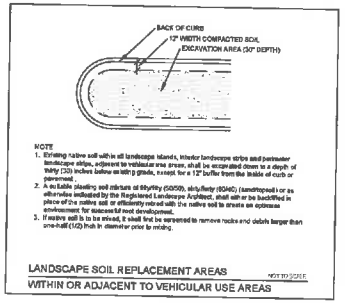
TYPICAL TREE WITHOUT ROOT BARRIER
NOT TO SCALE



TYPICAL TREE WITH ROOT BARRIER
NOT TO SCALE



PLANTING TREES ON TOP OF STORM DRAINAGE
NOT TO SCALE



LANDSCAPE SOIL REPLACEMENT AREAS WITHIN OR ADJACENT TO VEHICULAR USE AREAS
NOT TO SCALE

Standard Landscape Notes

1. All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Margate Land Development Code.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
3. All sizes shown for plant material on the plan are to be considered as minimums. 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 will also be required for acceptance.
4. Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
5. All mechanical equipment, air conditioning, irrigation pump stations and equipment, fpl transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
6. Cuttybreaking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
7. Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
10. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
11. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
12. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved trees remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 9:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
13. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
14. The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
15. Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
16. All trees and palms shall be placed a minimum of 10' from underground utilities. See detail this sheet.
17. Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
18. Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. on slopes place sod at 90o to slope direction. Stake sod or otherwise ensure its establishment on slopes.
19. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch.
20. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
21. Planting soil shall be a mix of 1/3 native soil , 1/3 clean sand & 1/3 peat. If native soil is unacceptable, contact landscape architect.

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

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Know what's below. Call before you dig.

Rev.	Date	By
Revisions		
Rev. per town's DRC of 05/05/17	05-11-17	SET

Covelli Design Associates Inc.
Urban Planning + Landscape Architecture
2005 NW Corporate Blvd., Suite 213
Boca Raton, Florida 33431
561-910-0330
LC 26000287
covelli@gh.com

Landscape Details & Notes
Celebration Pointe South
Margate Florida

Date	04-10-2017
Scale	As Noted
PN#	1234

PREPARED BY
Steven E. Tate, RLA
Landscape Architect 6667
State of Florida
For The Firm
DATE 05-12-2017

Drawing No.
LP-8
OF 8

Exhibit H
South