

PUD APPLICATION
CITY OF MARGATE
January 2014

CELEBRATION POINTE

Prepared for:

Celebration Pointe North, LLC

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 412 garden apartments. This application is for phase 1 consisting of 282 garden apartments. The overall site is a total of 580 units which the concurrency calculations are based upon. 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.

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1. LETTER OF TRANSMITTAL

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

Mr. Ben Ziskal, AICP
City of Margate
City Hall, Third Floor, 5790 Margate Boulevard
Margate, Florida 33063

2. EXISTING SITE CONDITIONS

The existing site is an abandoned mobile home park with existing water, sewer, paving and drainage along with concrete pads for each mobile home. The mobile homes have been removed and the land substantially cleared of all structures. There is an existing drainage ditch in the middle of the site.

3. DEVELOPER INFORMATION AND SITE LOCATION

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

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

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

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

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

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

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

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

F (954) 923 9689

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

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

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

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

Celebration Pointe North, LLC

Business Summary

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

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

We have attached a list of communities and units totaling over 3,500 that we completed from 2001 through 2013 with over \$515,000,000 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.

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 29.5 net acres and 29.98 gross acres and is located at the East intersection of State Road 7 and Rancho Blvd. Phase one consists of 15.24 acres and is generally the North half of the property.

B. Proposed site acreage breakdown.

Net site acreage:	29.50 acres.
Pavement:	9.00 acres
Sidewalk/ pool:	1.92 acres
Building:	5.72 acres
Lake (water surface)	4.42 acres.
Green area (open Space)	8.44 acres

Phase one site acreage breakdown only:

Phase one acreage	15.24 acres.
Pavement:	4.65 acres
Sidewalk/pool:	1.02 acres
Building:	2.86 acres
Lake (water surface)	2.31 acres.
Green area (open Space)	4.40 acres

C. Setback table:

Minimum 25' from property line.

Minimum 20' between buildings not including auxiliary buildings.

Minimum 5' front set back from curb to building.

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

B. Legal description of the area proposed project.

Tract A of the Celebration Pointe Plat, Plat Book 178, Page 68 in Broward County, Florida. 29.50 acres total site.

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	Commercial	Commercial

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

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

The flexibility provisions of the Broward County Land Use Plan have not been used to rezone adjacent areas. **D. Existing use of amendment site and adjacent areas.**

	Existing Use
Amendment Site	apartments (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 580 garden apartments.

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

A site plan is attached showing the proposed development of phase one of the proposed developments, consisting of 282 garden apartments. The proposed phase two site plan will be submitted to the City for approval at a later date.

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

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

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

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

6. PROJECT DENSITY AND POPULATION

The current site plan for phase one of the proposed development consists of 282 garden apartment units, and the total allowable development on the subject property is 580 residential units. The total gross acreage is 29.98 acres. The total gross density is 19.34 units per acre. The projected population is 1.8 persons per unit for a total of 1044 persons for the entire PUD.

A. Population Projections

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

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

2. Population projections resulting from this development.

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

7. PROPOSED COMMERCIAL USAGE

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

8. PLAN FOR CIRCULATION, STREETS AND PARKING

The site plan for phase one of the site is shown on Exhibit J. The current site plan consists of a main entrance from State Road 7 with a gated entrance. The site has been designed to meet emergency vehicle access and circulation. The parking requirements are as follows:

Parking requirements phase one:

Required parking for apartments units is space for one-bedroom unit and 2 spaces per 2 & 3 bedroom units plus an additional 10 percent for the entire site. Garages can be used for parking.

Proposed site plan for phase one has 282 units at 72 1 bedroom, 174 2-bedrom and 36-bedroom units = 492 spaces.

Guest parking 10% of 492: 49 spaces

Total required: 541 spaces.

Parking provided:

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

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

Total provided 551 spaces (dependent upon final site plan)

A variance was approved by the City Commission on 8/27/2008 BA-19-2008 allowed for tandem parking in the garage and associated driveway to count towards parking calculations.

General or guest parking stalls will be 9' wide by 18' deep. All parking will be 90 degree marking 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 rental resident only. No parking will be allowed in street side. The garage rentals shall be to resident families with a minimum of two cars and the garage and driveway must be used by them for vehicular parking. This will be enforced by the rental manager.

Street design:

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

Pedestrian circulation:

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

9. PLAN FOR OPEN SPACE AND RECREATION FACILITY

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

Open Space Requirements phase one:

Gross acreage 15.24 acres.

Required Open Space is 35% or 5.33 acres.

Provided open space:

Recreation facility is 0.23 acres count 50% toward open space or 0.12 acres.

Lake: 2.31 acres count 50% toward open space or 1.15 acres

Green area including buffers and yards 4.65 acres count 100%

Total open space provided: 5.92 acres or 39%

10. PROVISIONS FOR MUNICIPAL AND PUBLIC SERVICES

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

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

11. PROVISIONS FOR WATER, SEWER AND UTILITIES SERVICES

A. Sanitary Sewer Analysis

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

The subject property is located in the City of Margate utilities service area. The adopted level of service (LOS) is based upon population calculated

according to bedroom mix: 3.5 persons per 3-bedroom, 2.5 persons per 2-bedroom, and 1 person per 1-bedroom unit. Each person uses 100 GPD.

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

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

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

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

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

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

The adjusted sanitary sewer demand resulting from this amendment is: $138,020 \text{ GPD} (-) 128,238 \text{ GPD} = (-)9,782 \text{ GPD}$ or $.0097 \text{ MGD}$ decrease demand.

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

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

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

An existing 10" sanitary force main is located in State Road 7 right-of-way adjacent to the subject property. The existing site has a lift station that will be removed and replaced with a new lift station and gravity sewer system.

B. Potable Water Analysis

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

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

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

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

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

Twelve (12) raw water wells serve the City of Margate. These raw water wells have a capacity of 24 MGD. The expiration for the Broward County water withdrawal permit is November, 2014. The permit is renewed every year.

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

Potable water demand based on existing Land Use Plan designation:
412 units x 1 ERC/unit x 335 gal/ERC = 138,020 GPD

Potable water demand based on proposed Land Use Plan designation (580 garden apartments): 580 units x 0.66 ERC/unit x 335 gal/ERC = 128,238 GPD

The adjusted potable water demand resulting from this amendment is: 138,020GPD (-) 128,238 GPD = (-)9,782 GPD or .0097 MGD decrease demand.

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

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

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

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

C. Solid Waste

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

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

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

The solid waste generated in the City of Margate is accommodated by the Broward County resource recovery pants and sanitary landfills. The current and projected landfill capacity is sufficient to meet county-wide demand for the next fifteen (15) years.

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

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

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

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

The adjusted demand resulting from this amendment is:

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

D. Recreation and Open Space Analysis

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

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

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

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

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

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

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

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

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

The adjusted demand resulting from this amendment is:
1.37 acres (-) 3.13 acres = 1.76 acres more demand

The proposed development will also have on-site recreational amenities. In addition, the developer will comply with applicable City and County park impact fee requirements fees. The project is phased into two parcels. The developer will pay for the phase one city park impact fees of 282 units minus the original 255 units. Phase two will pay for the remaining 298 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 2013/14 20 th day enrollment	Over/Under Adj. 20th Day Enrollment	Gross capacity
Liberty Elementary	1,260	951	-309	1282
Margate Middle	1379	1308	71	1328
Monarch High	2,335	2122	-213	2,360

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

The proposed development of 68 three-bedroom apartments, 302 two-bedroom apartments and 210 1-bedroom garden apartments will generate 92 (48 elementary, 21 middle, 23 high school) students according to current Broward County public school student generation rates. Sufficient capacity exists in the public schools to support the proposed development.

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

None.

E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for

school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

Not applicable.

13. DRAINAGE ANALYSIS

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

Road Protection:

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

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

Buildings:

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

Off Site Discharge:

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

Storm Sewers:

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

Flood Plain Routing:

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

Antecedent Water Level:

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

On Site Storage:

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

Best Management Practices (BMP):

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

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

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

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

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

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

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned to address the deficiencies, provide an engineering analysis which

demonstrates how the site will be drained and the impact on the surrounding properties.

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

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

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

Goal:

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

Policy 1.8

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

Policy 1.10

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

Policy 2.1

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

Objective 4:

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

Policy 7.2

All proposed development shall be compatible with adjacent land uses.

Policy 9.1

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

Objective 11

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

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

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

GOAL 01.00.00

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

OBJECTIVE 01.01.00

RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS.

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

OBJECTIVE 1.03.00

CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES

POLICY 1.03.01

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

GOAL 08.00.00	PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.
OBJECTIVE 08.01.00	COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES.
	Coordinate future land uses with the availability of regional and community facilities and service sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

POLICY 14.02.01

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

B. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

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

(16) LAND USE-

(a) Goal-

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

(b) Policies-

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

15. TRAFFIC CIRCULATION ANALYSIS

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

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

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

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

Exhibit F-2 summarizes the existing roadway volume and level of service conditions on the roadways surrounding the site. Exhibit F-3 summarizes the short term traffic projections (2013) 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 (2013) and long term (2030) planning horizons. Although some of the roadways are projected to operate below Level of Service (LOS) D in the future, traffic associated with the proposed land use amendment is expected to be less than 3% of the LOS D service volume on these roadway segments. Additionally, these roadways are all expected to operate at the same level of service with or without traffic associated with the proposed amendment.

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

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

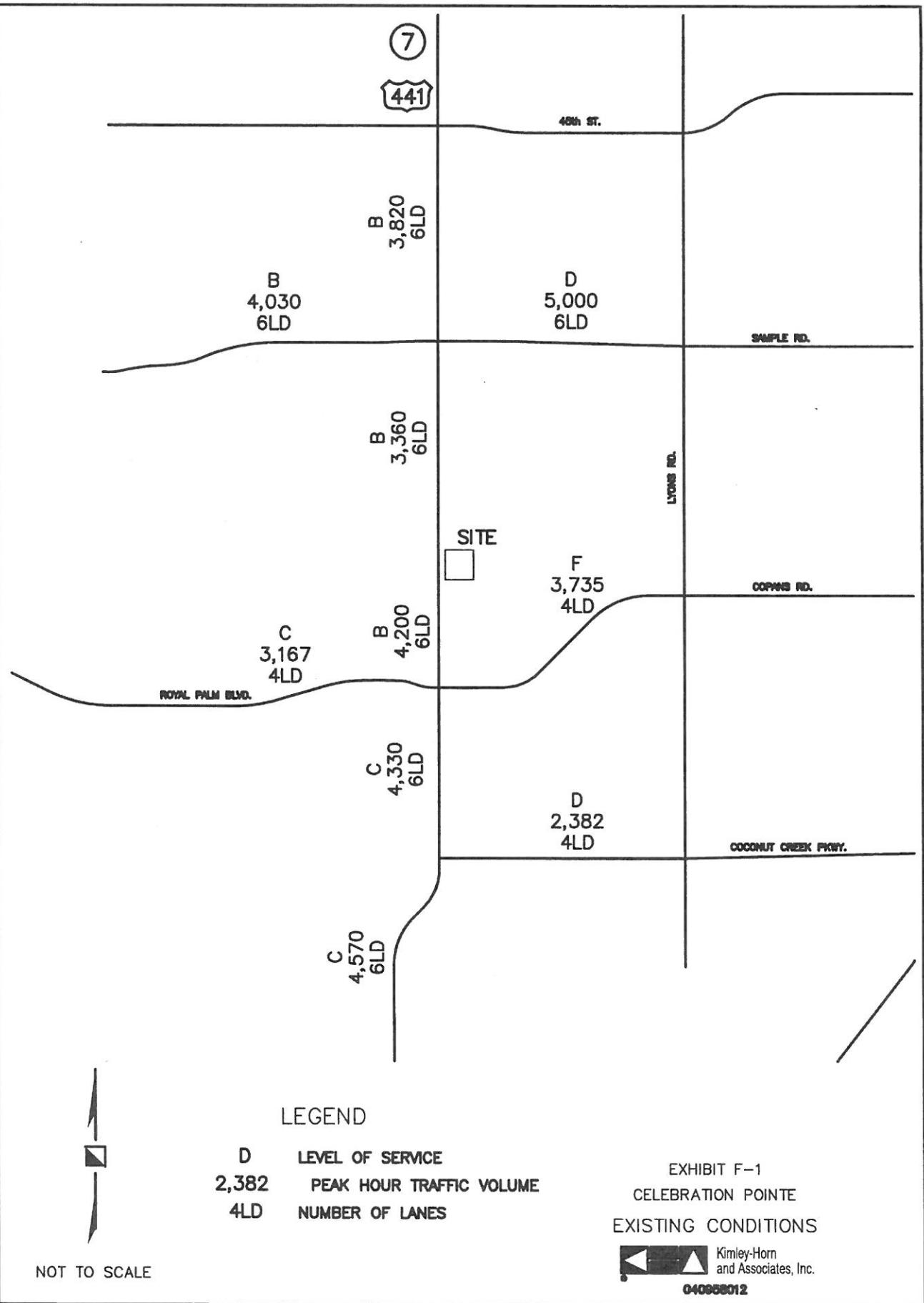


EXHIBIT F-2
CELEBRATION POINTE
EXISTING PEAK HOUR VOLUMES

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

Notes:

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

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



EXHIBIT F.3 CELEBRATION POINTE SHORT RANGE (2013) PEAK HOUR VOLUMES						
Roadway From	To	Adopted LOS 'D' Peak Hour Volume	2013 Base Peak Hour Volume	Percent Project Assignment	Project Trips	Percent Impact
Sample Road						
Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080 5,080	4,254 5,147	C F	15% 10%	22 15
Royal Palm Boulevard						
Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390 3,390	3,152 3,608	C F	15% 20%	22 29
Coconut Creek Parkway						
US 441 / SR 7	Lyons Road	2,950	2,652	D	15%	22
US 441 / SR 7						
Wiles Rd. Sample Rd. Site Access	Sample Rd. Site Access	5,080 5,080 5,080	3,991 3,879 4,474	B B C	15% 40% 60%	22 58 88
Royal Palm Blvd. Coconut Creek Pkwy.	Royal Palm Blvd. Coconut Creek Pkwy.	5,080 5,080	4,668 4,798	C C	25% 10%	37 15
Coconut Creek Pkwy.	Atlantic Blvd.					

Notes:

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

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



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



EXHIBIT F-5
CELEBRATION POINTE
TRIP GENERATION

Land Use	Intensity	PM Peak Hour		
		Total	In	Out
Approved				
Residential Townhouse/Condominiums	412 d.u.	214	143	71
Total Approved		214	143	71
Proposed				
Apartments	580 d.u.	360	234	126
Total Proposed		360	234	126
Net Trip Increase		146	91	55

Notes: Trip generation was calculated using the following data:

PM Peak Hour Traffic Generation

Residential Townhouse/Condominiums	[ITE 230]	=	T = 0.52 trips per d.u.; (67% in, 33% out)
Apartments	[ITE 240]	=	T = 0.62 trips per d.u.; (65% in, 35% out)



G. Mass Transit Analysis

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

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

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

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

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

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

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

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

16. DEDICATION OF LAND TO CITY, COUNTY AND STATE

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

17. EXISTING ZONING WITHIN ONE MILE OF SITE

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

See Exhibit G for zoning one mile from site.

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

Proposed PUD Standards:

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

D. Standards for building set backs are as follows:

Minimum 25' from property line.

Minimum 20' between buildings excluding auxiliary buildings.

Minimum 5' front set back from curb to building.

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

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

E. Landscaping standards:

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

F. Traffic Control.

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

G. Unified control of PUD

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

H. Typical unit allowances and restrictions

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

19. THE PROPOSED ORDER OF DEVELOPMENT PHASES

The development of the subject property will be done in two phases. The north phase (phase one) will be constructed first and then the south phase (phase two) will be constructed when market conditions are ready. A rental center may be constructed -as part {00006384.DOC v.1 6/17/2008 06:20 PM}PUD AMENDMENT APPLICATION.doc

of phase one. Construction of buildings will be in an orderly fashion to allow certificate of occupancies for each building as they are completed.

20. PLANNING BOARD REQUIREMENTS

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

21. LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS

See Exhibit M

22. BOUNDARY MAP

See Exhibit I

23. GENERAL CONCEPT PLAN

See Exhibit J

24. MASTER PLAN

See Exhibit J

25. UTILITIES PLAN

See Exhibit K

26. GRADING AND DRAINAGE PLAN

See Exhibit K

27. TYPICAL LANDSCAPE PLAN

See Exhibit L

28. TYPICAL RESIDENTIAL PLAN

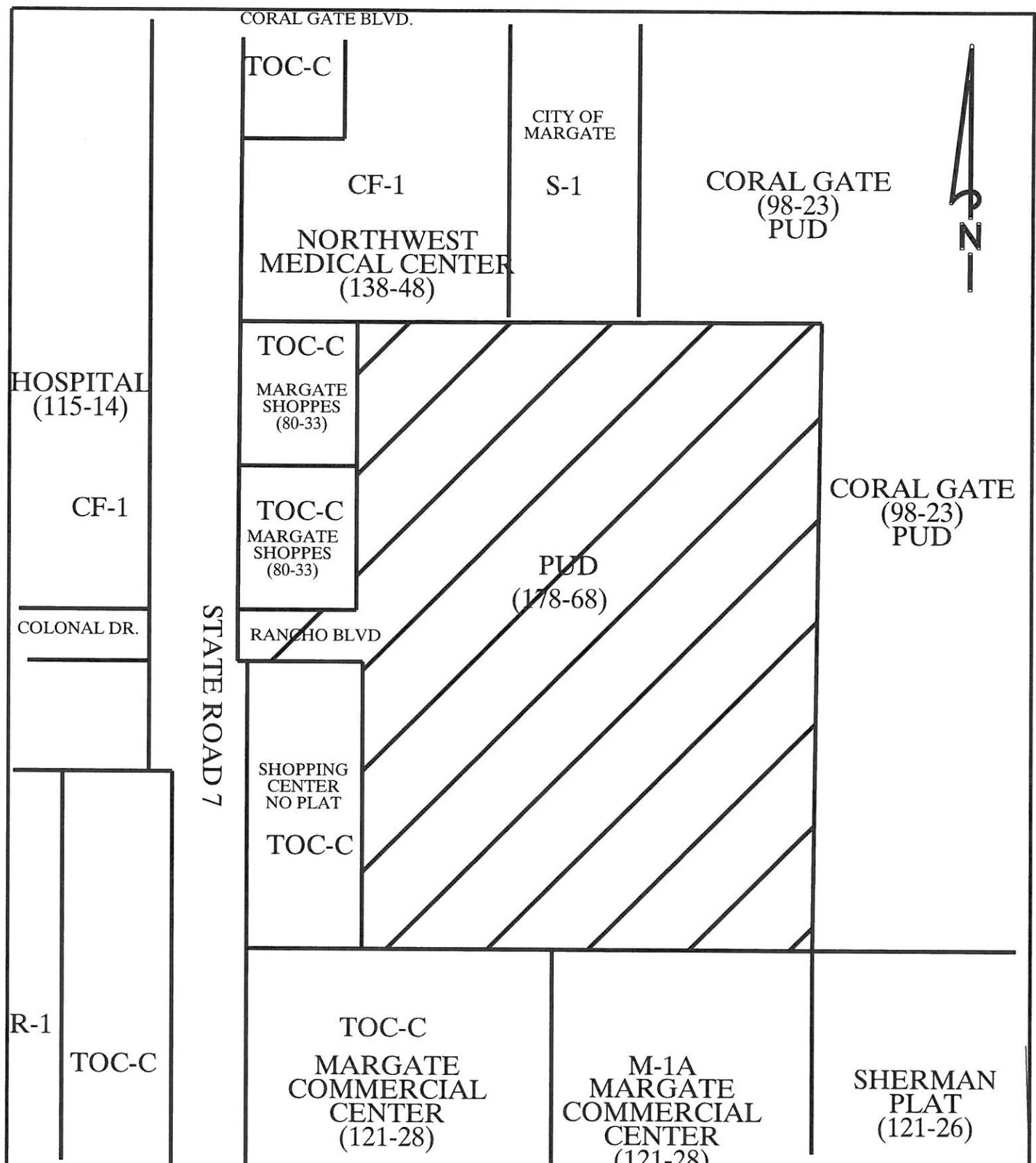
See Exhibits J and N

29. ZONING STATEMENT PHASE 1

The subject property is located on the east side of State Road 7 at Rancho Boulevard in the City of Margate. The subject property consists of approximately 15.24 acres. The proposed PUD modification is necessary due to the bedroom mix change and modifying the perimeter buffer per the variance obtained to reduce the buffer from 25' to 10' and place the landscape area adjacent to the buildings. The project will be appropriately buffered from adjacent non-residential parcels in accordance with the City of Margate landscaping code and other applicable land development regulations.

The applicant's proposed project will consist of 282 luxury garden apartments. The garden apartments will provide a housing type that is in limited supply in the area where the subject property is located. The project will help meet the housing demand for luxury rental apartments to serve existing businesses in the vicinity, including the existing hospital.

Public infrastructure and services have sufficient existing or programmed capacity to serve the proposed development.

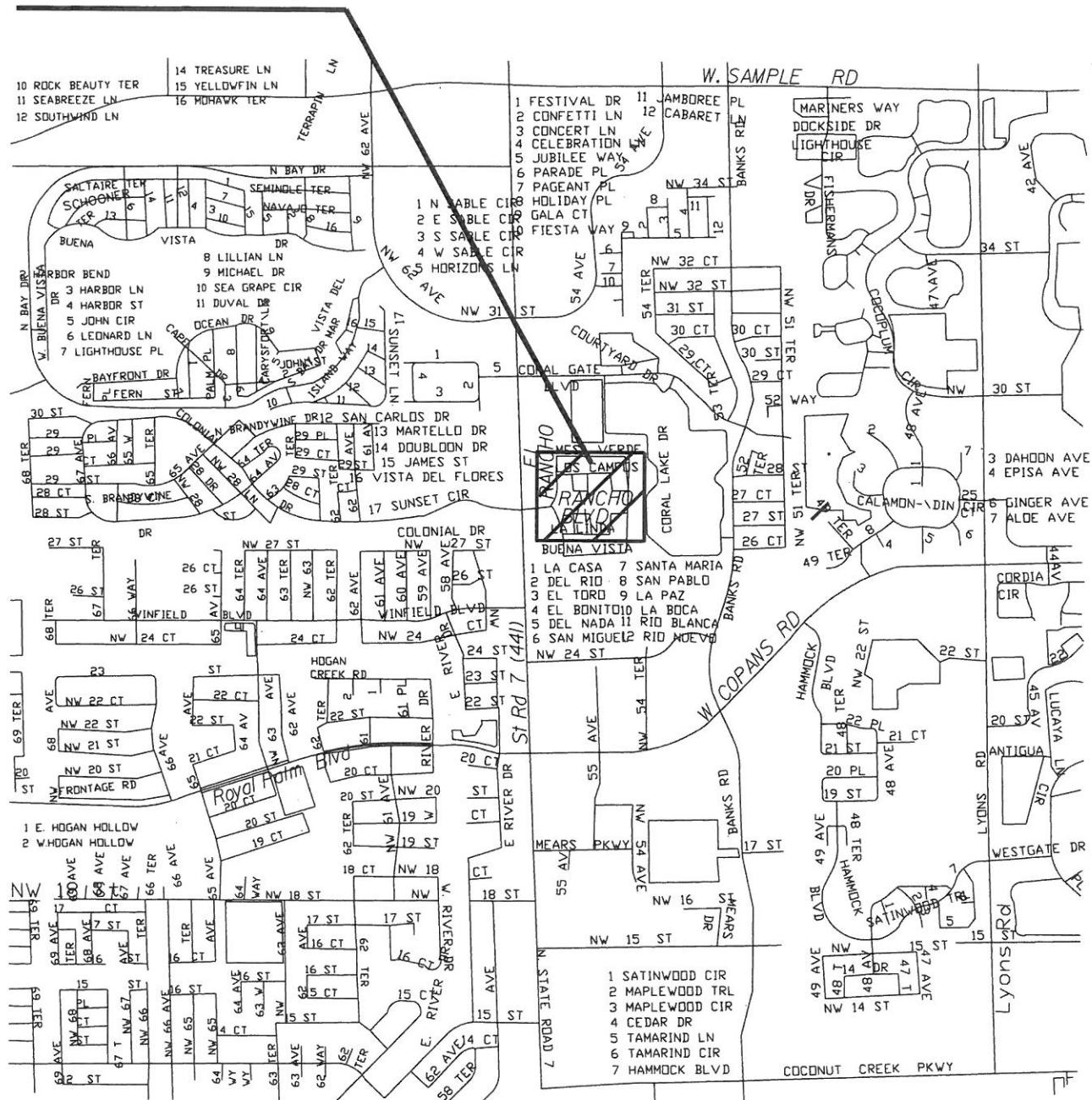


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 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 C26258 · LB7924

CELEBRATION POINTE NORTH

EXHIBIT A
 SCALE: 1"=300'

PROJECT LOCATION



LOCATION MAP

SECTION 20 / TOWNSHIP 48 S / RANGE 42 E



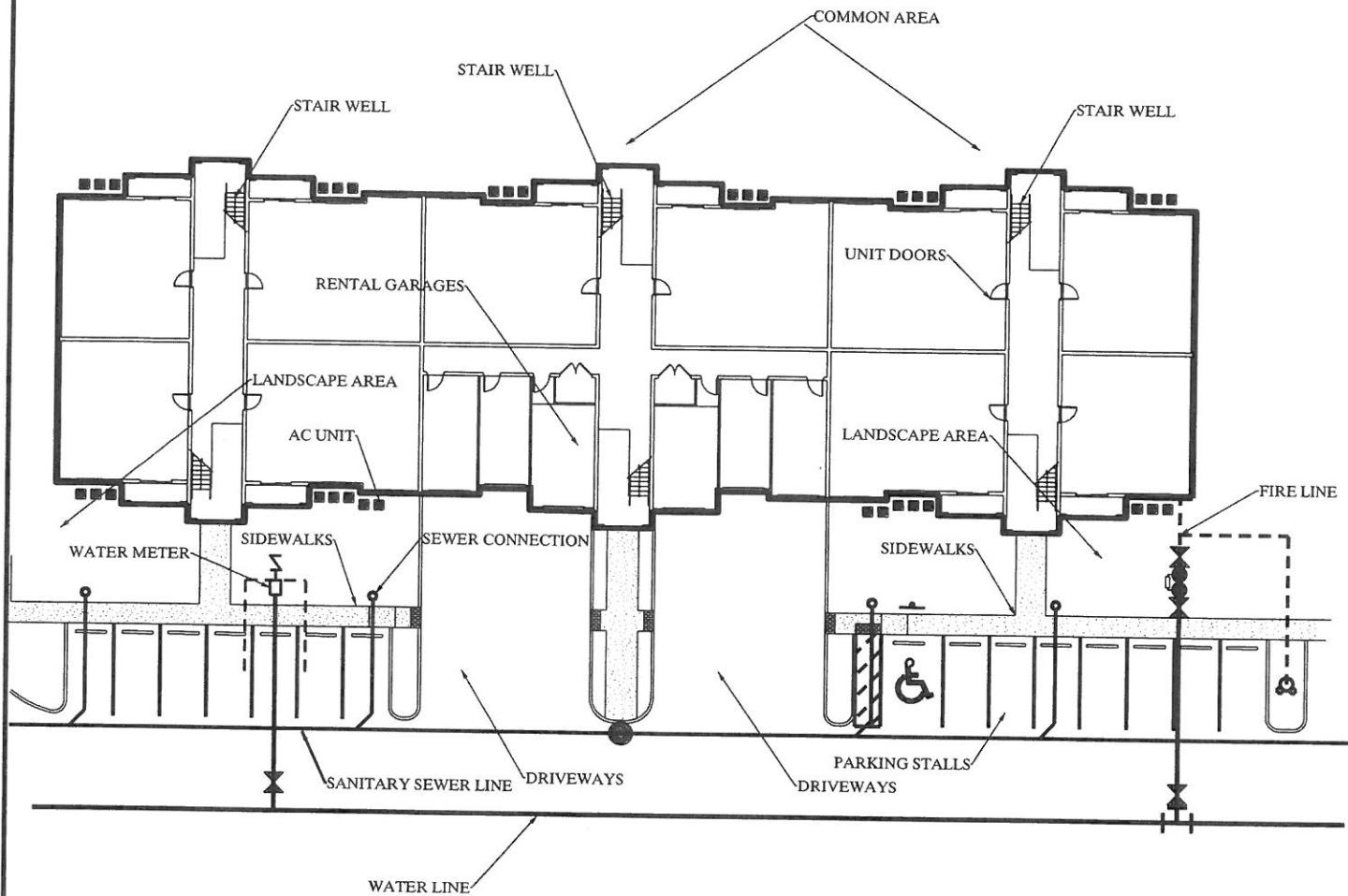
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CELEBRATION POINTE NORTH

EXHIBIT M

UNITS ARE RENTAL ONLY
NO PRIVATE PROPERTY



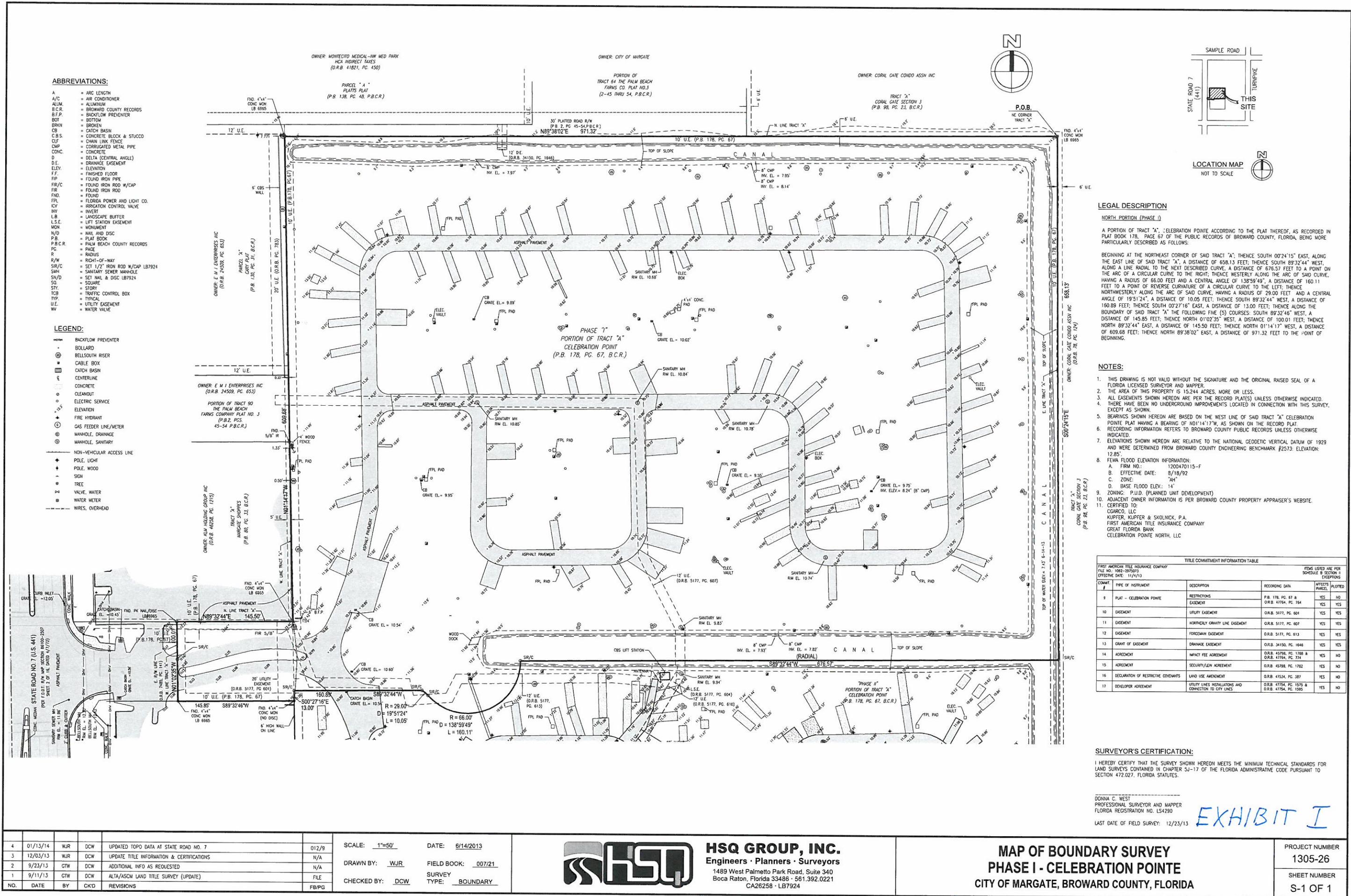
TYPICAL GARAGE
UNIT DETAIL



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CELEBRATION POINTE NORTH

EXHIBIT N



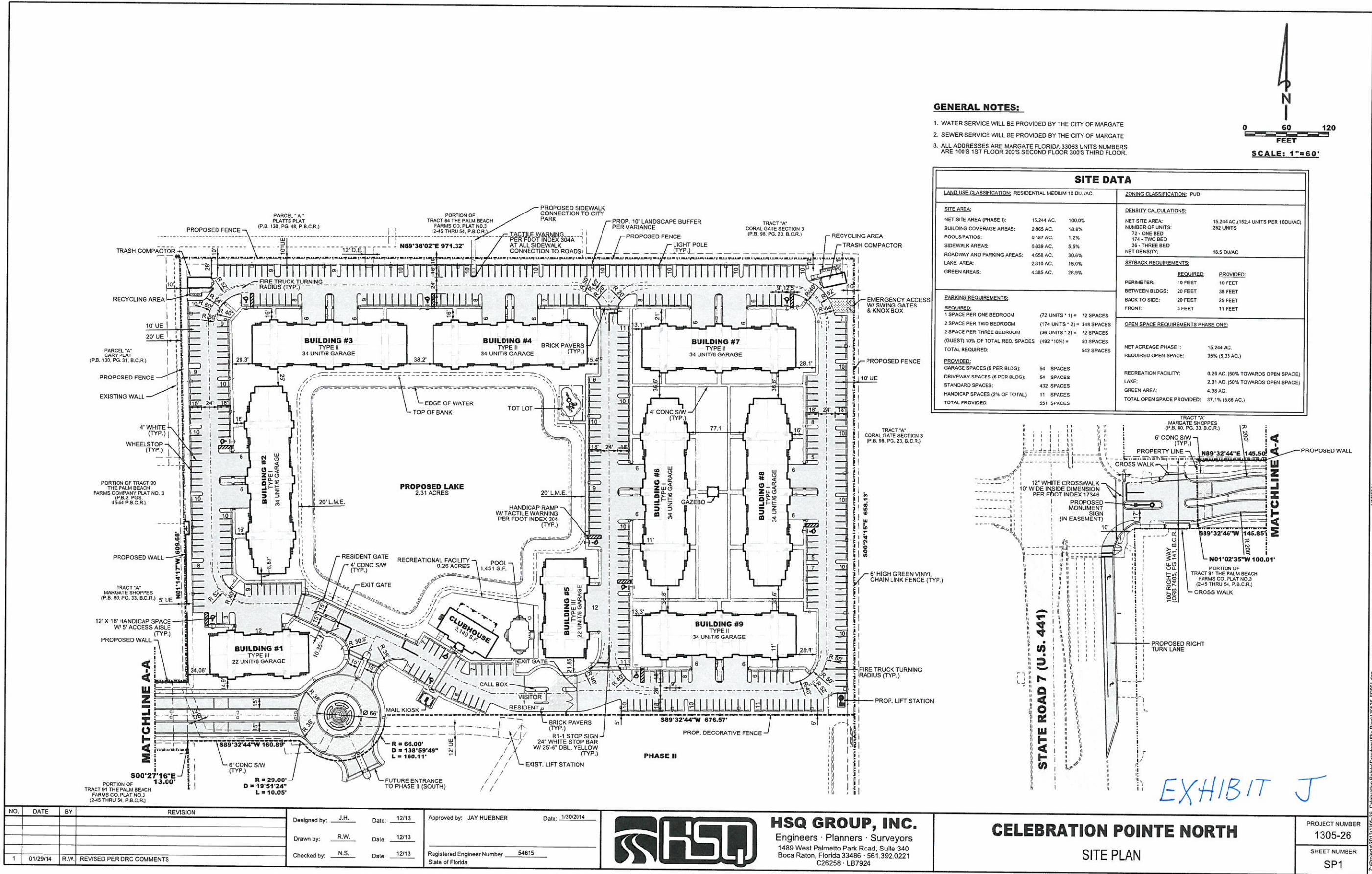
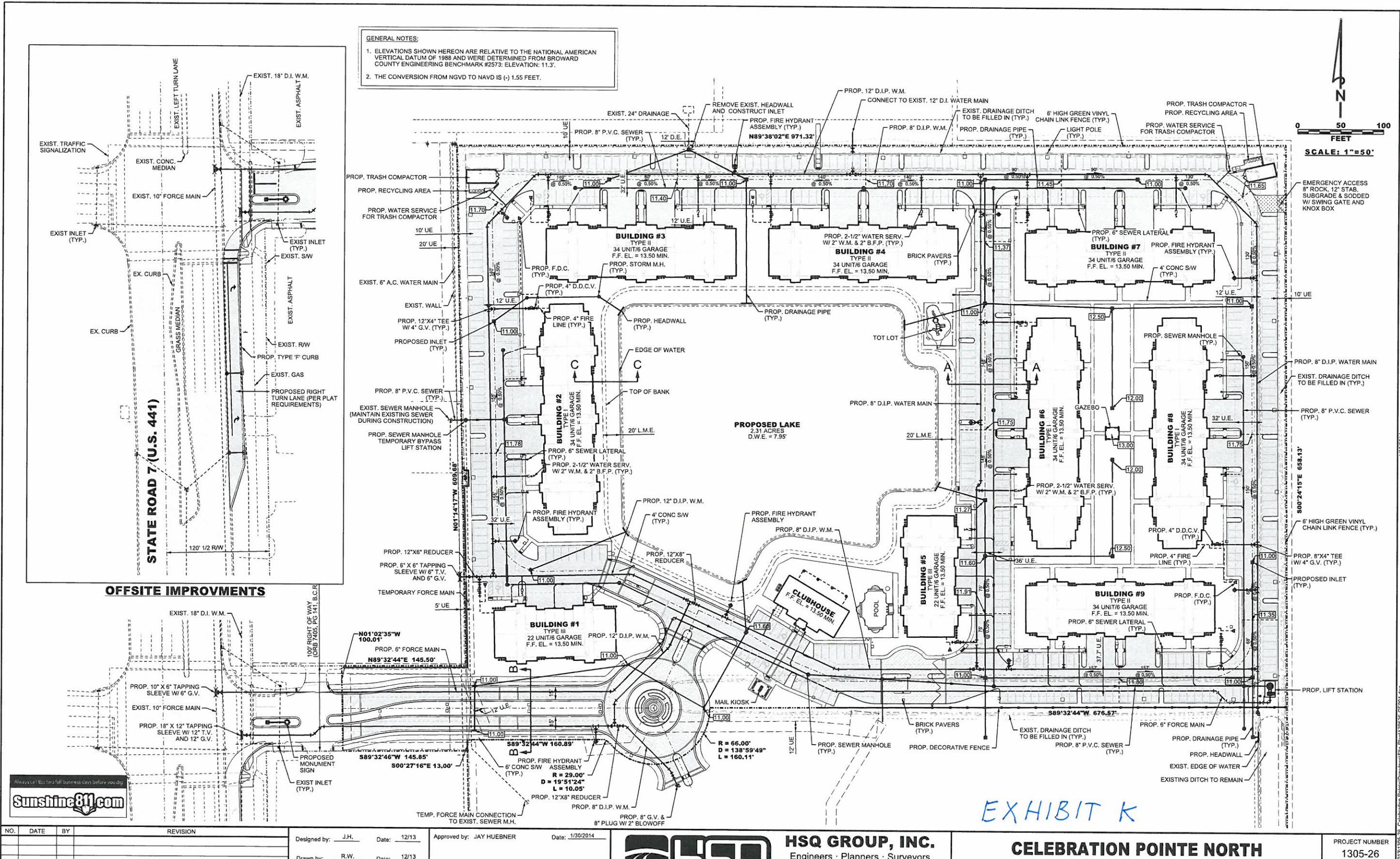


EXHIBIT J



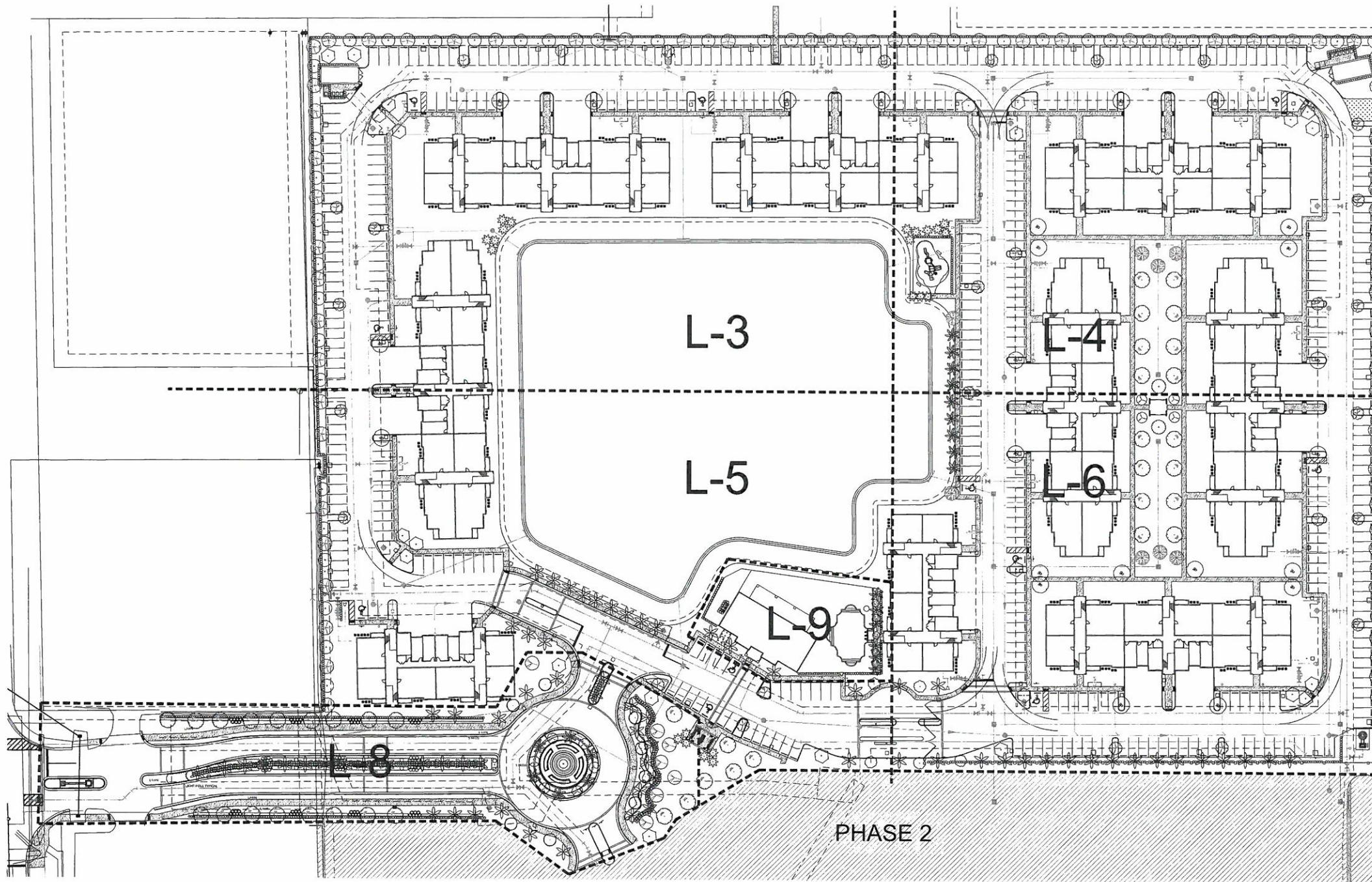
NO.	DATE	BY	REVISION
			Designed by: J.H. Date: 12/13 Approved by: JAY HUEBNER Date: 1/30/2014
			Drawn by: R.W. Date: 12/13
			Checked by: N.S. Date: 12/13 Registered Engineer Number 54615 State of Florida



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CELEBRATION POINTE NORTH
CONCEPTUAL ENGINEERING PLAN

PROJECT NUMBER
1305-26
SHEET NUMBER
CE-1



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) 57% PROVIDED

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

LANDSCAPE DATA: SECTION 12 1/2-7		
	REQUIRED	PROVIDED
PERIMETER		
TREES 1:7' (2,893 L.F. Total)	39	52
HEDGE:	CONTINUOUS	CONTINUOUS
TOWNHOUSE UNITS		
TREES: 1 PER UNIT	282	298
TOTALS		
TREES:	401	473
TOTAL CANOPY REQUIRED: (12% OF 664,028 S.F.)	79,683 S.F.	
CANOPY	79,683 S.F.	*133,400 S.F.
*CANOPY AREA CALCULATION: 59,250 S.F. (TOWNHOMES-42,300 S.F. REQUIRED) + 74,450 S.F. (OVERALL SITE)= 133,700 S.F.		

Celebration Pointe North

Margate, Florida

INDEX

WITKIN HULTS GROUP
307 south 21st avenue hollywood, Florida 334 622 5649
www.witkinhultsdesign.com

LANDSCAPE LIST

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2	○	57	Bulnesia arborescens	10' HT. X 5' SPR. 2" CAL.
			VERAWOOD	F.G., F.F.
1	○	5	Bauhinia blakeana	12' HT. X 4' SPR. 2" CAL.
			HONG KONG ORCHID	F.G., F.F.
1	○	51	*Bursera simaruba	12' HT. X 4' SPR. 2" CAL.
			GUMBO LIMBO	F.G.
1	○	24	Cassia fistula	12' HT. X 4' SPR. 2" CAL.
			GOLDEN SHOWER TREE	F.G., F.F.
1	○	28	*Conocarpus erectus	12' HT. X 4' SPR. 2" CAL.
			GREEN BUTTONWOOD	F.G.
1	○	7	Delonix regia	12' HT. X 4' SPR. 2" CAL.
			ROYAL POINCIANA	F.G.
2	○	10	Filicium decipiens	10' HT. X 5' SPR. 2" CAL.
			JAPANESE FERN TREE	F.G.
2	○	24	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., F.C.T.
1	○	2	Jacaranda mimosifolia	12' HT. X 4' SPR. 2" CAL.
			JACARANDA	F.G., F.F.
2	○	5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F.G.
1	○	8	Peltophorum pterocarpum	12' HT. X 4' SPR. 2" CAL.
			COPPERPOD	F.G., F.F.
1	○	40	*Quercus virginiana	12' HT. X 4' SPR. 2" CAL.
			LIVE OAK	F.G., F.F.
3	○	72	*Roxosina elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.
2	○	8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
			GLAUCOUS CASSIA	F.G.
4	○	22	Veltilia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4	○	21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
			FOXTAIL PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24' HT. X 24' SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	*Citrullus vulgaris 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	*Conocarpus erectus	24' HT. X 24' SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CS	562	*Conocarpus erectus 'variebus'	24' HT. X 24' SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	90	Coldenia variegatum 'Mammy'	18' HT. X 18' SPR. / 18" O.C.
		RED - YELLOW CROTTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18' HT. X 18' SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15' HT. X 15' SPR. / 15" O.C.
		GREEN ISLAND FIGUS	3 GAL.
HL	205	*Hymenocallis latifolia	18' HT. X 18' SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24' HT. X 24' SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHIA TREE	15 GAL., FULL
PL	259	Pentis lanceolata 'New Look Pink'	12' HT. X 12' SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18' HT. X 15' SPR. / 18" O.C.
		PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18' HT. X 18' SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18' HT. X 18' SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24' HT. X 24' SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12' HT. X 12' SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

EXHIBIT L

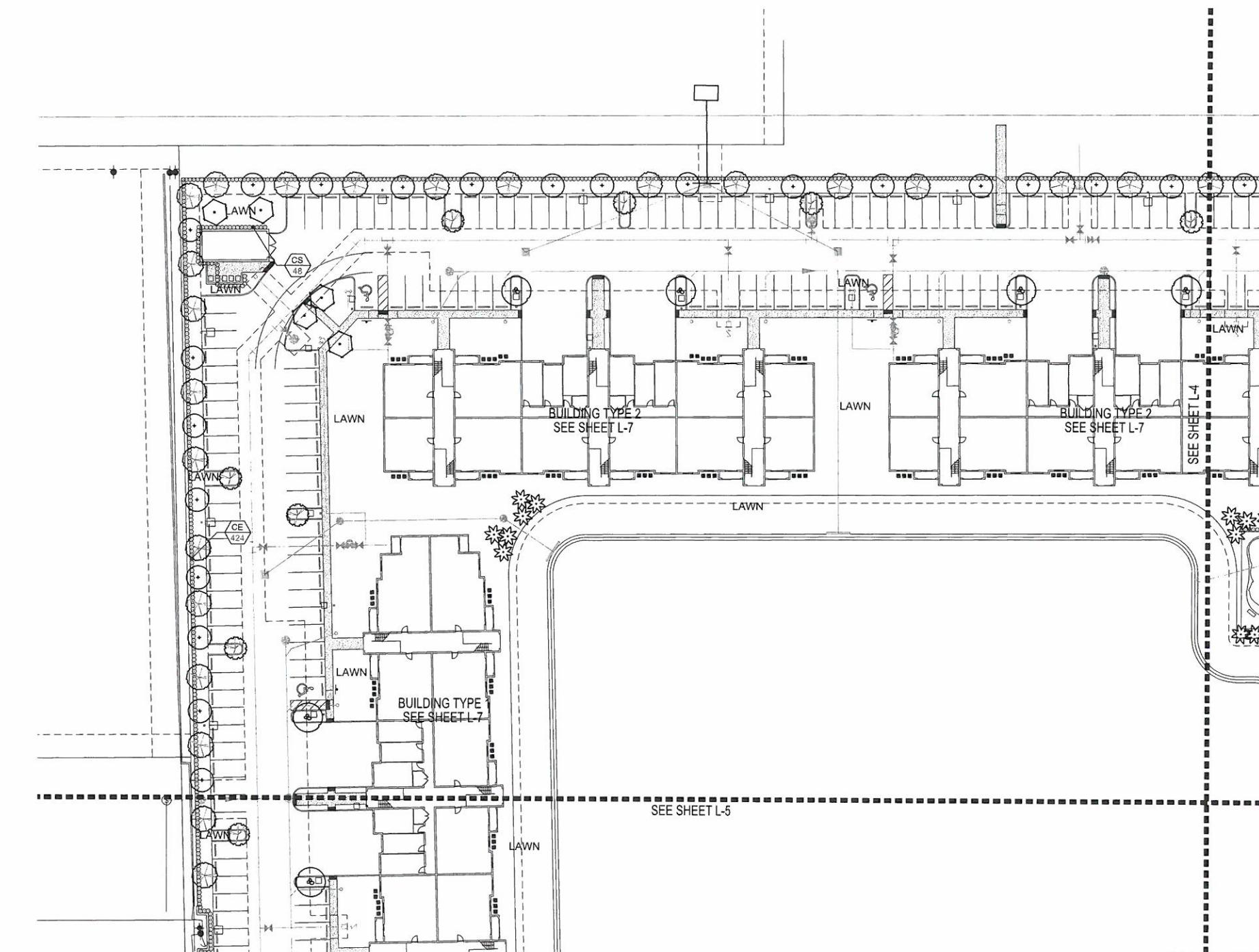
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Sheet No.: Cad Id.: 2013-060

Seal:

Uc. # LA0000889
Member: A.S.L.A.

Drawing: INDEX
Date: 7/11/2013
Scale: N.T.S.
Drawn by: JM
Sheet No.: Cad Id.: 2013-060

INDEX



LANDSCAPE PLAN

Scale: 1"=30'-0"

LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL
2	○	57	Bulnesia arborescens VERAWOOD F.G., F.F.
1	○	5	Bauhinia blakeana HONG KONG ORCHID F.G., F.F.
1	○	51	*Bunera simaniana GUMBO LIMBO F.G.
1	○	24	Cassia fistula GOLDEN SHOWER TREE *Conocarpus erectus GREEN BUTTONWOOD F.G.
1	○	28	Delonix regia ROYAL POINCIANA F.G.
1	○	7	Filicium decipiens JAPANESE FERN TREE *Fex a attenuata 'East Palata' EAST PALATAK HOLLY F.G., S.C.T.
2	○	10	GOLDEN SHOWER TREE *Fex a attenuata 'East Palata' EAST PALATAK HOLLY F.G., S.C.T.
1	○	2	Jacaranda mimosifolia JACARANDA F.G., F.F.
2	○	5	Ligustrum japonicum JAPANESE PRIVET 8' HT. X 10' SPR., MULTI TRUNK F.G.
1	○	8	Pithecellobium pliocarpum COPPERPOD *Quercus virginiana LIVE OAK F.G., F.F.
1	○	40	*Roxanea elata ROYAL PALM F.G.
3	○	72	Senna surattensis GLAUCOUS CASSIA F.G.
2	○	8	Velutia montgomeryana 'single' SINGLE MONTGOMERY PALM F.G.
4	○	21	Wodyetia bifurcata FOXTAIL PALM F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
CA	42	VARIEGATED GINGER	3 GAL.
CE	1347	*Crinum americanum 'Queen Emma'	3' O.A. HT.
CS	562	PURPLE CRINUM LILY	7 GAL.
CV	90	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
DE	238	GREEN BUTTONWOOD	3 GAL.
FM	768	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
HL	205	SILVER BUTTONWOOD	3 GAL.
IN	257	Codeiaum variegatum 'Mummey'	18" HT. X 18" SPR. / 18" O.C.
JI	13	RED - YELLOW CROTON	3 GAL.
PL	259	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
PX	64	GOLD MOUND DURANTA	3 GAL.
RI	250	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
SA	260	GREEN ISLAND FIGUS	3 GAL.
SV	544	Hymenocallis littoralis	18" HT. X 18" SPR. / 24" O.C.
SP	88	SPIDER LILY	3 GAL.
LAWN	As Required	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. FULL
		Penstemon lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENSTAS	1 GAL.
		Pholidendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHOLIDENDRON	3 GAL.
		Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
		Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
		Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
		Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
		Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

Celebration Pointe North

Margate, Florida

LANDSCAPE PLAN

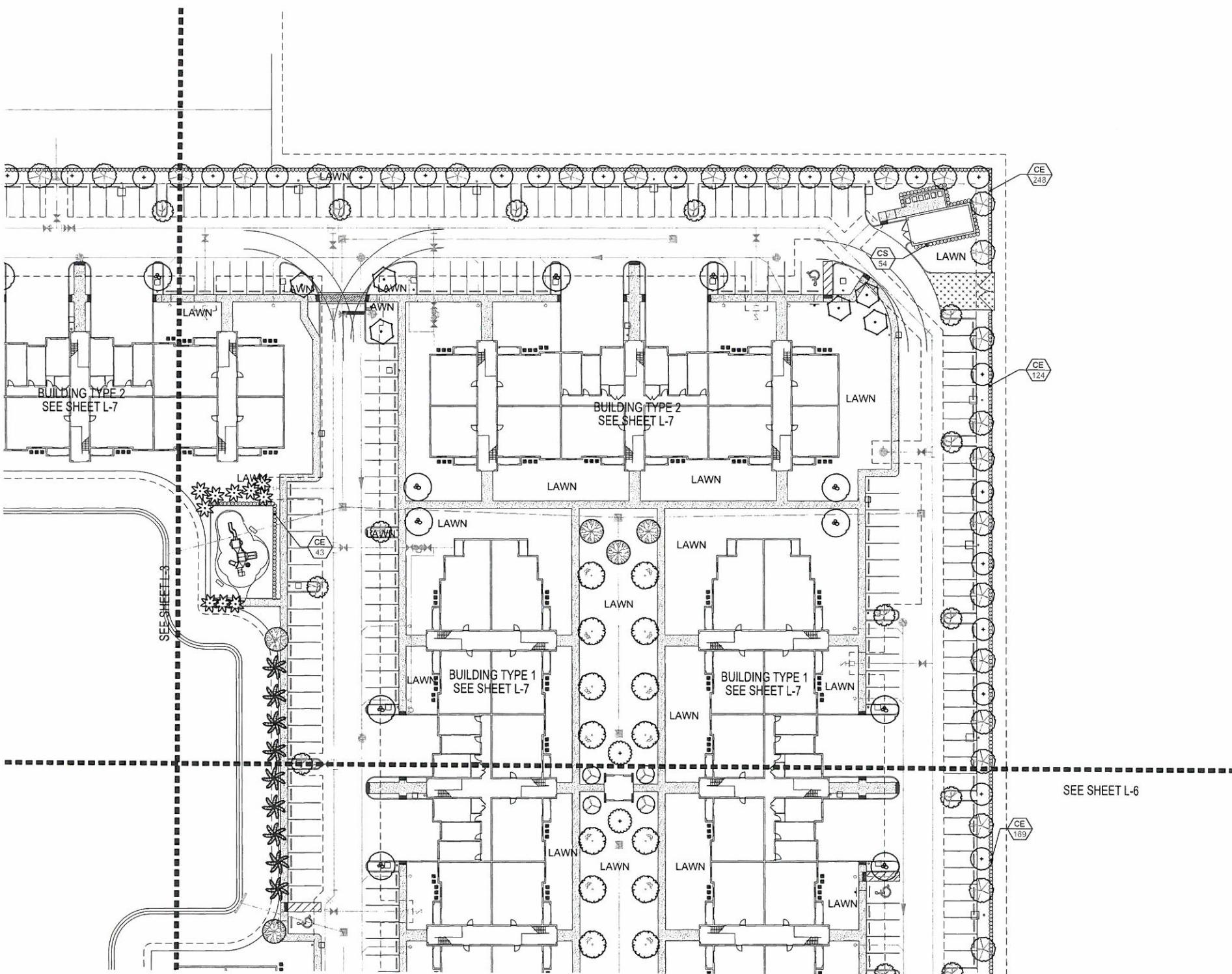
Project:
Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
Scale: 1"=30'-0"
Drawn by: JM
Sheet No.:
NORTH
L-3
Cad Id.: 2013-060

WITKIN HULTS
DESIGN GROUP
307 south 1st avenue hollywood, Florida 33021
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LANDSCAPE PLAN

Scale: 1"=30'-0"

LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL
2	○	57	Bulnesia arborescens VERAWOOD F.G., F.F.
1	○	5	Bauhinia blakeana HONG KONG ORCHID F.G., F.F.
1	○	51	*Bursera simaruba GUMBO LIMBO F.G.
1	○	24	Cassia fistula GOLDEN SHOWER TREE F.G., F.F.
1	○	28	*Conocarpus erectus GREEN BUTTONWOOD F.G.
1	○	7	Delonix regia ROYAL POINCIANA F.G.
2	○	10	Filicium decipiens JAPANESE FERN TREE 2" CAL. F.G.
2	○	24	*Ixora attenuata 'East Palau' EAST PALAU HOLLY F.G., 5' C.T.
1	○	2	Jacaranda mimosifolia JACARANDA F.G., F.F.
2	○	5	Ligustrum japonicum JAPANESE PRIVET F.G.
1	○	8	Peltophorum pterocarpum COPPERPOD F.G., F.F.
1	○	40	*Quercus virginiana LIVE OAK F.G., F.F.
3	○	72	*Roystonea elata ROYAL PALM F.G.
2	○	8	Senna surattensis GLAUCAUS CASSIA F.G.
4	○	22	Velutia monogrammea 'single' SINGLE MONTGOMERY PALM F.G.
4	○	21	Wodyetia bifurcata FOXTAIL PALM F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata' VARIEGATED GINGER	24" HT. X 24" SPR. / 30" O.C. 3 GAL.
CA	42	*Citrullus vulgaris 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL.
CE	1347	*Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CS	562	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CV	90	Codeia variegatum 'Mammea' RED - YELLOW CROTTON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
DE	238	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	768	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HL	205	*Hymenocallis laevis SPIDER LILY	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
IN	257	Ixora 'Nova Grant' IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
JI	13	Jatropha integerrima JATROPHA TREE	6' HT. X 4" SPR. 15 GAL., FULL
PL	259	Pentas lanceolata 'New Look Pink' DWARF PENTAS	12" HT. X 12" SPR. / 12" O.C. 1 GAL.
PX	64	Philodendron xanadu DWARF PHILODENDRON	18" HT. X 15" SPR. / 18" O.C. 3 GAL.
RI	250	Rhaphiolepis indica INDIAN HAWTHORN	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SA	260	Schefflera arboricola GREEN SCHEFFLERA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SV	544	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SP	88	Spathiphyllum plicatum 'Graffiti' GROUND ORCHID	12" HT. X 12" SPR. / 18" O.C. 1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

Celebration Pointe North

Margate, Florida

LANDSCAPE PLAN

Project:

Revisions:

1) 01.29.14 CITY COMMENTS

Seal:

Uc. # LA0000889

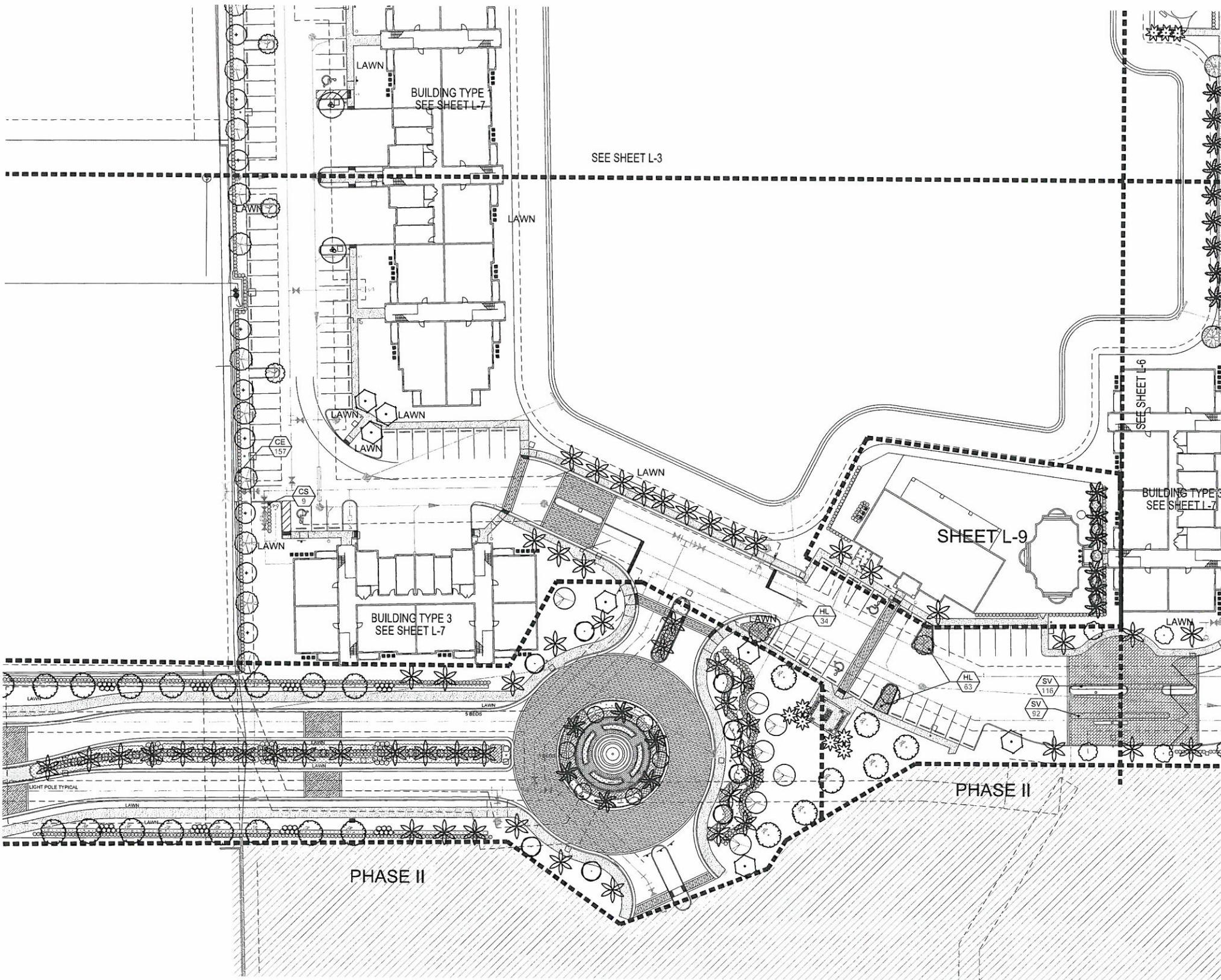
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Drawing: Landscape Plan
Date: 7/11/2013
Scale: 1"=30'-0"
Drawn by: JM
Sheet No.:

NORTH
L-4

Cad Id: 2013-060

WITKIN HULTS
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LANDSCAPE PLAN

Scale: 1"=30'-0"

EXHIBIT L

NORTH
L-5

LANDSCAPE LIST				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	
			DESCRIPTION	
2	○	57	Bulnesia arborescens VERAWOOD	10' HT. X 5' SPR. 2" CAL. F.G., F.F.
1	○	5	Bauhinia blakeana HONG KONG ORCHID	12' HT. X 4' SPR. 2" CAL. F.G., F.F.
1	○	51	*Bursera simaruba GUMBO LIMBO	12' HT. X 4' SPR. 2" CAL. F.G.
1	○	24	Cassia fistula GOLDEN SHOWER TREE	12' HT. X 4' SPR. 2" CAL. F.G., F.F.
1	○	28	*Conocarpus erectus GREEN BUTTONWOOD	12' HT. X 4' SPR. 2" CAL. F.G.
1	○	7	Delonix regia ROYAL POKINIANA	12' HT. X 4' SPR. 2" CAL. F.G.
2	○	10	Filicium decipiens JAPANESE FERN TREE	10' HT. X 5' SPR. 2" CAL. F.G.
2	○	24	*Ixora x attenuata 'East Palatka' EAST PALATKA HOLLY	12' HT. X 4' SPR. 2" CAL. F.G., 5' C.T.
1	○	2	Jacaranda mimosifolia JACARANDA	12' HT. X 4' SPR. 2" CAL. F.G., F.F.
2	○	5	Ligustrum japonicum JAPANESE PRIVET	8' HT. X 10' SPR. MULTI TRUNK F.G.
1	○	8	Peltophorum pterocarpum COPPERPOD	12' HT. X 4' SPR. 2" CAL. F.G., F.F.
1	○	40	*Quercus virginiana LIVE OAK	12' HT. X 4' SPR. 2" CAL. F.G., F.F.
3	○	72	*Roxanea etiata ROYAL PALM	20' O.A. HT. MIN. F.G.
2	○	8	Seagrae surattensis GLAUCA CASSIA	10' HT. X 5' SPR. 2" CAL. F.G.
4	○	22	Vitex chinensis 'single' SINGLE MONTGOMERY PALM	18' O.A. HT. MIN. 6' C.T. MIN. F.G.
4	○	21	Wodyetia bifurcata FOXTAIL PALM	14' O.A. HEIGHT. 6' C.T. MIN. F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24' HT. X 24" SPR. / 30" O.C. 3 GAL.
CA	42	*Crinum augustum 'Queen Emma'	3' O.A. HT. 7 GAL.
CE	1347	*Conocarpus erectus	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
CS	562	GREEN BUTTONWOOD	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
CV	90	*Conocarpus erectus 'seifrizii'	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
DE	238	SILVER BUTTONWOOD	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	768	Codeia variegata 'Mammy'	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
HL	205	RED - YELLOW CROTON	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
IN	257	Duranta erecta 'Gold Mound'	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
JI	13	GOLD MOUND DURANTA	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
PL	259	Ficus microcarpa 'Green Island'	15' HT. X 15" SPR. / 15" O.C. 3 GAL.
PX	64	GREEN ISLAND FIGUS	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
RI	250	Hymenocalis latifolia	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
SA	260	SPIDER LILY	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
SV	544	Ixora 'Nora Grant'	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
SP	88	IXORA	6' HT. X 4' SPR. 15 GAL. FULL
LAWN	As Required	Jatropha integerrima	12' HT. X 12" SPR. / 12" O.C. 1 GAL.
		DWARF PENTAS	18' HT. X 15" SPR. / 18" O.C. 3 GAL.
		Philodendron xanadu	18' HT. X 15" SPR. / 18" O.C. 3 GAL.
		DWARF PHILODENDRON	18' HT. X 15" SPR. / 18" O.C. 3 GAL.
		Rhaphiolepis indica	18' HT. X 15" SPR. / 18" O.C. 3 GAL.
		INDIAN HAWTHORN	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
		Schefflera arboricola	18' HT. X 18" SPR. / 18" O.C. 3 GAL.
		GREEN SCHEFFLERA	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
		Schefflera arboricola 'Trinette'	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
		VARIEGATED SCHEFFLERA	24' HT. X 24" SPR. / 24" O.C. 3 GAL.
		Spathoglottis plicata 'Grapette'	12' HT. X 12" SPR. / 18" O.C. 1 GAL.
		GROUNDS ORCHID	SOLID EVEN SOO

* DENOTES NATIVE SPECIES

Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

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Member: A.S.L.A.

Drawing: Landscape Plan

Date: 7/11/2013

Scale: 1"-30'-0"

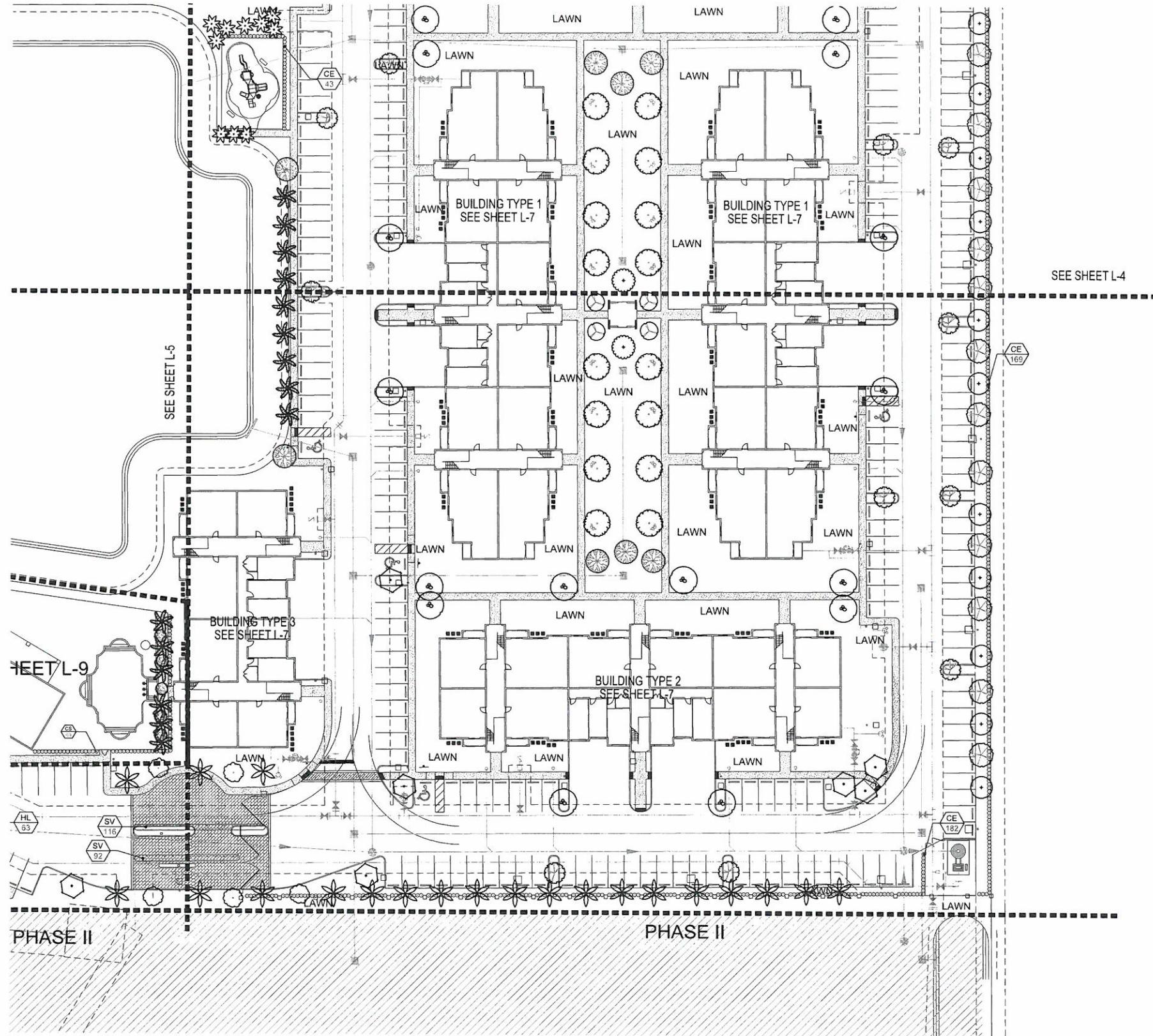
Drawn by: JM

Sheet No.:

Cad Id.: 2013-060

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Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN



LANDSCAPE PLAN

Scale: 1"=30'-0"

EXHIBIT L

NORTH
L-6

LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL
2	○	57	<i>Bulnesia arborea</i> VERAWOOD 10' HT. X 5' SPR., 2" CAL. F.G., F.F.
1	○	5	<i>Bauhinia blakeana</i> HONG KONG ORCHID F.G., F.F. 12' HT. x 4' SPR., 2" CAL..
1	○	51	<i>Bursera simaruba</i> GUMBO LIMBO F.G. 12' HT. x 4' SPR., 2" CAL..
1	○	24	<i>Cassia fistula</i> GOLDEN SHOWER TREE F.G., F.F. 12' HT. x 4' SPR., 2" CAL..
1	○	28	<i>Conocarpus erectus</i> GREEN BUTTONWOOD F.G. 12' HT. x 4' SPR., 2" CAL..
1	○	7	<i>Delonix regia</i> ROYAL POINCIANA F.G. 12' HT. x 4' SPR., 2" CAL..
2	○	10	<i>Filicium decipiens</i> JAPANESE FERN TREE F.G. 10' HT. x 5' SPR. 2" CAL., F.G.
2	○	24	<i>Ilex x attenuata 'East Palatka'</i> EAST PALATKA HOLLY F.G., F.C.T. 12' HT. X 4' SPR., 2" CAL..
1	○	2	<i>Jacaranda mimosifolia</i> JACARANDA F.G., F.F. 12' HT. x 4' SPR., 2" CAL..
2	○	5	<i>Ligustrum japonicum</i> JAPANESE PRIVET F.G. 8' HT. X 10' SPR., MULTI TRUNK
1	○	8	<i>Peltophorum pectinarpum</i> COPPERPOD F.G., F.F. 12' HT. x 4' SPR., 2" CAL..
1	○	40	<i>Quercus virginiana</i> LIVE OAK F.G., F.F. 12' HT. x 4' SPR., 2" CAL..
3	○	72	<i>Roxoynia elata</i> ROYAL PALM F.G. 20' O.A. HT. MIN.
2	○	8	<i>Senna surattensis</i> GLAUCAUS CASSIA F.G. 10' HT. X 5' SPR., 2" CAL..
4	○	22	<i>Veitchia montgomeryana 'single'</i> SINGLE MONTGOMERY PALM F.G. 16' O.A. HT. MIN., 6' C.T. MIN.
4	○	21	<i>Wodyetia bifurcata</i> FOXTAIL PALM F.G. 14' O.A. HEIGHT, 6' C.T. MIN.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	<i>Alpinia zerumbet 'Variegata'</i> VARIEGATED GINGER	24" HT. X 24" SPR. / 30" O.C. 3 GAL.
CA	42	<i>Cithrinus augustus 'Queen Emma'</i>	3' O.A. HT.
CE	1347	<i>Purple Crinum Lily</i>	7 GAL.
CS	562	<i>Conocarpus erectus</i> GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CV	90	<i>Conocarpus erectus 'sericeus'</i> SILVER BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
DE	238	<i>Codeiaum variegatum 'Mammy'</i> RED - YELLOW CROTON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	768	<i>Duranta erecta 'Gold Mound'</i> GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
HL	205	<i>Ficus microcarpa 'Green Island'</i> GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
IN	257	<i>Hymenocallis laetifica</i> SPIDER LILY	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
JI	13	<i>Ixora 'Nora Gran'</i> IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PL	259	<i>Jatropha integerrima</i> JATROPHA TREE	6' HT. X 4' SPR. 15 GAL., FULL
PX	64	<i>Pereskia lanceolata "New Look Pink"</i> DWARF PENTAS	12" HT. X 12" SPR. / 12" O.C. 1 GAL.
RI	250	<i>Philodendron xanadu</i> DWARF PHILODENDRON	18" HT. X 15" SPR. / 18" O.C. 3 GAL.
SA	260	<i>Rhaphiolepis indica</i> INDIAN HAWTHORN	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SV	544	<i>Schefflera arboricola</i> GREEN SCHEFFLERA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SP	88	<i>Schefflera arboricola 'Trinette'</i> VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	<i>Spathoglottis plicata 'Grapette'</i> GROUND ORCHID	12" HT. X 12" SPR. / 10" O.C. 1 GAL.
LAWN	As Required	<i>Stenotaphrum secundatum 'Floratam'</i> ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

Celebration Pointe North
Margate, Florida

LANDSCAPE PLAN

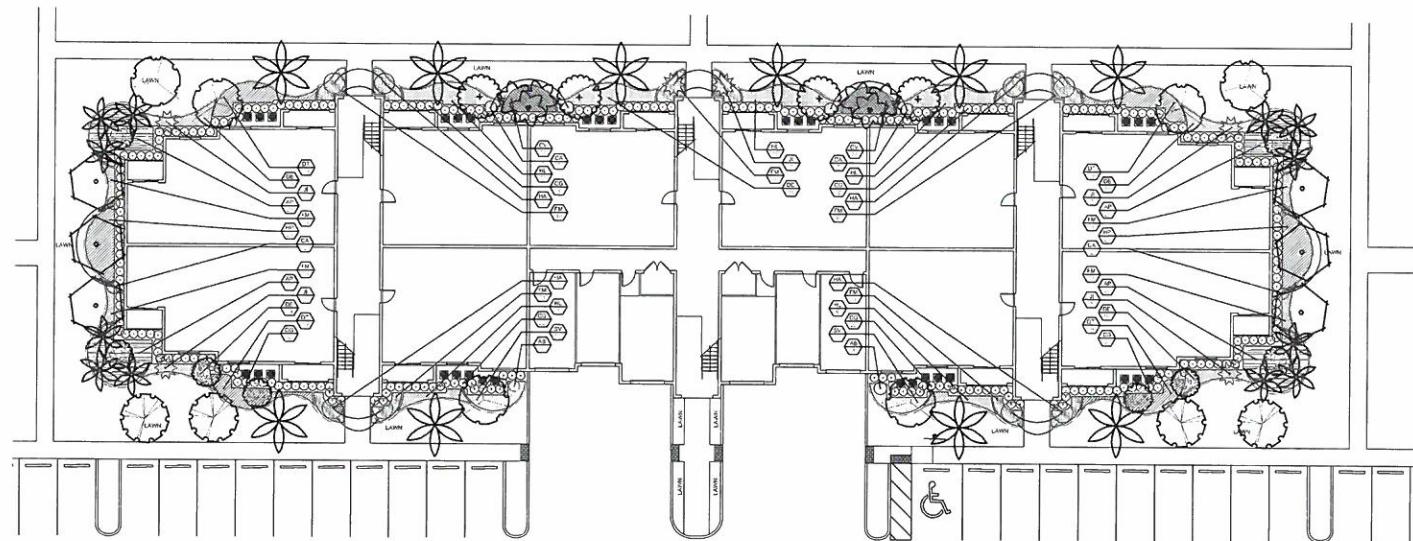
Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

License # LA0000889
Member A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
Scale: 1"=30'-0"
Drawn by: JM
Sheet No.:
Cad Id.: 2013-060





TYPICAL BUILDING TYPE 1

LANDSCAPE LIST		
TREES		
SYMBOL	NAME	PROPOSED MATERIAL
④	Cabbage Palm	18' HT X 4' SPNL 2" CAL
	FRUITLESS MONKEY POD	F.G.
⑧	Coconut Palm	8' HT X 4' SPNL 2" CAL
④	Florida Mimosa	10' HT X 4' SPNL 2" CAL
⑥	Yaupon Holly	10' HT X 4' SPNL 2" CAL
	SWEET BAY MAGNOLIA	F.G.
	WILLOW LEAF BURST	10' HT X 4' SPNL 2" CAL
	ROYAL PALM	F.G. STAGGERED HT.
	ROYAL PALM	10' HT X 4' SPNL 2" CAL
	ROYAL PALM	F.G. STAGGERED HT.
④	Sabal palm	10' HT X 3' SPNL 2" CAL
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
④	Tropical Hibiscus	10' HT X 3' SPNL 2" CAL
⑥	PINK TRAILFLY TREE	F.G.
②	TRAILFLY TREE	10' HT X 3' SPNL 2" CAL
	TRAILFLY TREE	F.G. STAGGERED HT.
②	TRAILFLY TREE	10' HT X 3' SPNL 2" CAL
④	Yaupon Holly	12'-20' STAGGERED HT.
④	Yaupon Holly	12'-20' STAGGERED HT.
SHRUBS AND GROUNDCOVERS		
SYMBOL	NAME	PROPOSED MATERIAL
AB	Acacia farnesiana	10' HT X 3' SPNL 2" CAL
	BRIGHT YELLOW BURST	10' HT X 3' SPNL 2" CAL
AP	95	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CA	8	PURPLE CROWN LST.
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CG	280	SMALL LEAF OLUSA
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CV	54	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
DE	114	Dwarf White Gulf Mound
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
DT	76	Orange Yucca
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
FM	240	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HA	8	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HL	82	Yucca rostrata
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HP	46	Firecracker
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
JL	6	Leptospermum
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
SV	42	Orchidaceae Tropical
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
LAWN	40	St. Augustine
	St. Augustine	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

BUILDING TYPE 1 - (3 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS:
TREES: 38
SHRUBS: 814

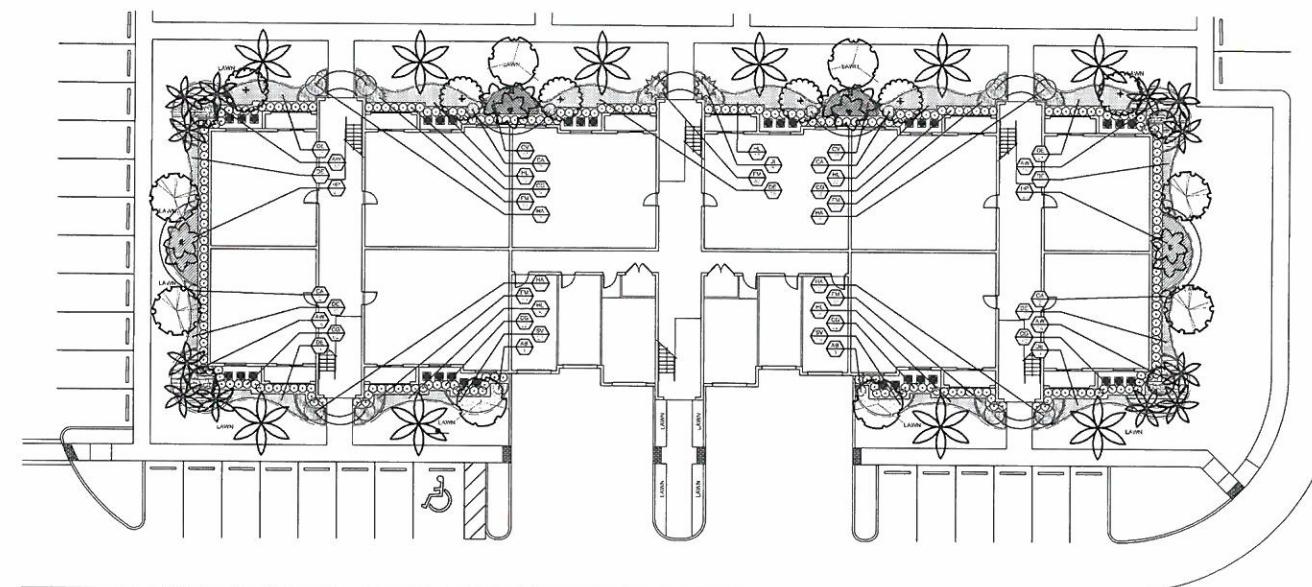
TOTAL TREE COUNTS(3 UNITS):
TREES: 114
SHRUBS: 2,442

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



Celebration Pointe North

Marge, Florida
TYPICAL BUILDINGS
LANDSCAPE PLAN



TYPICAL BUILDING TYPE 2

LANDSCAPE LIST		
TREES		
SYMBOL	NAME	PROPOSED MATERIAL
④	Cabbage Palm	10' HT X 3' SPNL 2" CAL
	FRUITLESS MONKEY POD	F.G.
④	Coconut Palm	8' HT X 4' SPNL 2" CAL
	SILVER BURST MONKEY	F.G.
⑩	ROYAL PALM	10' HT X 3' SPNL 2" CAL
⑥	Sabal palm	F.G. STAGGERED HT.
④	Yaupon Holly	10' HT X 3' SPNL 2" CAL
	SWEET BAY MAGNOLIA	F.G.
④	Tropical Hibiscus	10' HT X 3' SPNL 2" CAL
⑥	PINK TRAILFLY TREE	F.G.
②	TRAILFLY TREE	10' HT X 3' SPNL 2" CAL
②	TRAILFLY TREE	10' HT X 3' SPNL 2" CAL
④	Yaupon Holly	12'-20' STAGGERED HT.
④	Yaupon Holly	12'-20' STAGGERED HT.
SHRUBS AND GROUNDCOVERS		
SYMBOL	NAME	PROPOSED MATERIAL
AB	Acacia farnesiana	10' HT X 3' SPNL 2" CAL
	BRIGHT YELLOW BURST	10' HT X 3' SPNL 2" CAL
AW	72	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CA	8	PURPLE CROWN LST.
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CG	240	SMALL LEAF OLUSA
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CV	54	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
DE	192	Dwarf White Gulf Mound
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
FM	220	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HA	8	Firecracker
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HL	82	Yucca rostrata
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HP	46	Firecracker
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
JL	2	Zamia integrifolia
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
SV	40	Schiedea aculeata
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
LAWN	40	St. Augustine
	St. Augustine	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

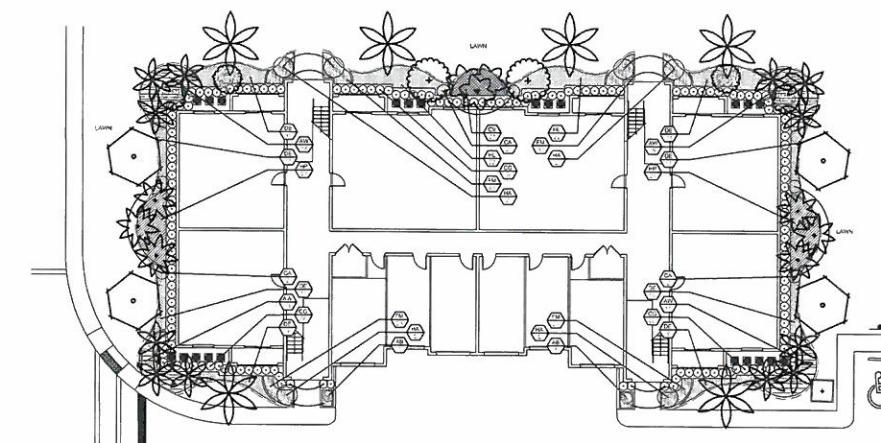
BUILDING TYPE 2 - (4 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS:
TREES: 26
SHRUBS: 746

TOTAL TREE COUNTS(4 UNITS):
TREES: 104
SHRUBS: 2,984

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



TYPICAL BUILDING TYPE 3

LANDSCAPE LIST		
TREES		
SYMBOL	NAME	PROPOSED MATERIAL
④	Cabbage Palm	10' HT X 3' SPNL 2" CAL
	SILVER BURST MONKEY	F.G.
④	Coconut Palm	8' HT X 4' SPNL 2" CAL
	SILVER BURST MONKEY	F.G.
⑩	ROYAL PALM	10' HT X 3' SPNL 2" CAL
⑥	Sabal palm	F.G. STAGGERED HT.
④	Yaupon Holly	10' HT X 3' SPNL 2" CAL
	SWEET BAY MAGNOLIA	F.G.
④	Tropical Hibiscus	10' HT X 3' SPNL 2" CAL
⑥	PINK TRAILFLY TREE	F.G.
②	TRAILFLY TREE	10' HT X 3' SPNL 2" CAL
②	TRAILFLY TREE	10' HT X 3' SPNL 2" CAL
④	Yaupon Holly	12'-20' STAGGERED HT.
④	Yaupon Holly	12'-20' STAGGERED HT.
SHRUBS AND GROUNDCOVERS		
SYMBOL	NAME	PROPOSED MATERIAL
AB	Acacia farnesiana	10' HT X 3' SPNL 2" CAL
	BRIGHT YELLOW BURST	10' HT X 3' SPNL 2" CAL
AW	64	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CA	6	PURPLE CROWN LST.
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CG	188	SMALL LEAF OLUSA
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
CV	27	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
DE	156	Dwarf White Gulf Mound
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
FM	128	ROYAL PALM
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HA	8	Firecracker
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HL	44	Yucca rostrata
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
HP	48	Firecracker
	ROYAL PALM	10' HT X 3' SPNL 2" CAL
LAWN	40	St. Augustine
	St. Augustine	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

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

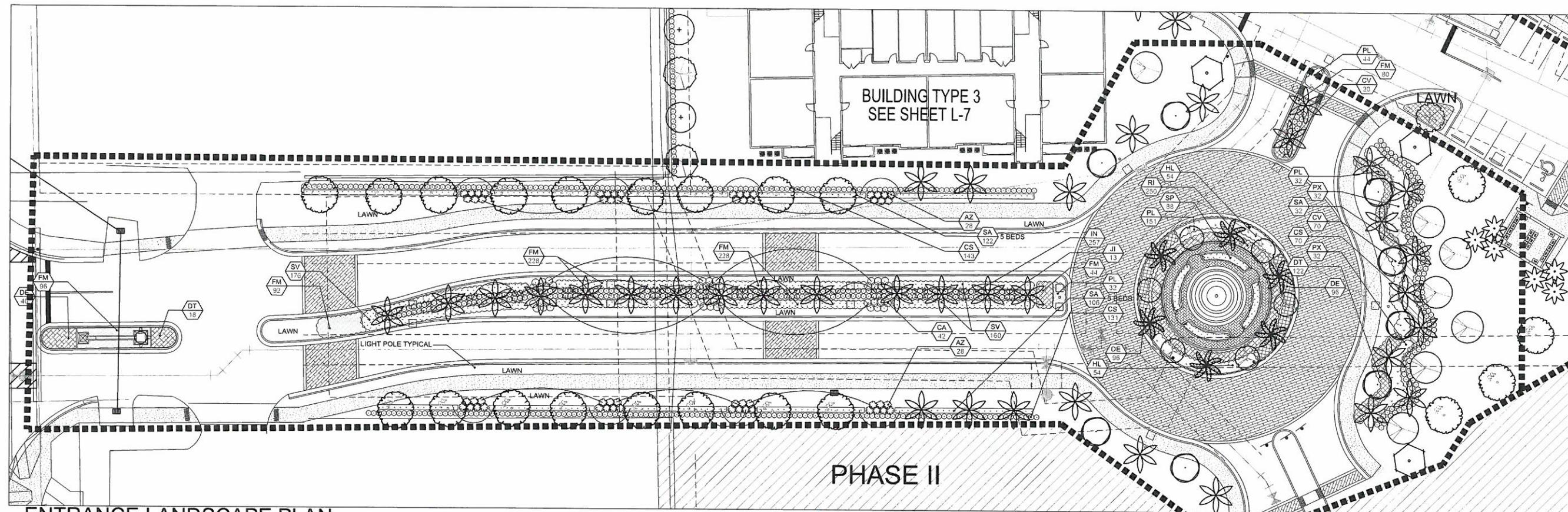
TOTAL NATIVE COUNTS(2 UNITS):
TREES: 28
SHRUBS: 528

Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 12/17/2013
Scale: 1"-20'-0"
Drawn by: DC / LDC
Sheet No.:
NORTH
EXHIBIT L
L-7
Cad Id.: 2013-060



ENTRANCE LANDSCAPE PLAN

Scale: 1"=20'-0"



ENTRANCE SIGN CONCEPT

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

LANDSCAPE LIST			
TREES			
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL
2	★	57	Bulnesia arborea VERAWOOD
1	○	5	Bauhinia blakeana HONG KONG ORCHID
1	○	51	Bursera simaruba GUMBO LIMBO
1	○	24	Cassia fistula GOLDEN SHOWER TREE
1	○	28	Conocarpus erectus GREEN BUTTONWOOD
1	○	7	Debora regia ROYAL POINCIANA
2	○	10	Filicium decipiens JAPANESE FERN TREE
2	●	24	Fix x attenuata 'East Palakka' EAST PALAKKA HOLLY
1	○	2	Jacaranda mimosifolia JACARANDA
2	○	5	Ligustrum japonicum JAPANESE PRIVET
1	○	8	Pithecellobium stercarpum COPPERPOD
1	○	40	Quercus virginiana LIVE OAK
3	○	72	Roxtonia data ROYAL PALM
2	○	8	Senna surattensis GLAUCOUS CASSIA
4	★	22	Veltzia montgomeryana 'single' SINGLE MONTGOMERY PALM
4	★	21	Wodyetia bifurcata FOXTAIL PALM

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata' VARIEGATED GINGER	24" HT. X 24" SPR. / 30" O.C. 3 GAL.
CA	42	Crinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL.
CE	1347	Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CS	562	Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CV	90	Codiaeum variegatum 'Mammy' RED - YELLOW CROTON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
DE	238	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	768	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HL	205	Hymenocalyx latifolia SPIDER LILY	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
IN	257	Ixora 'Nora Grant' IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
JI	13	Jatropha integerrima JATROPHIA TREE	6' HT. X 4' SPR. 15 GAL. FULL
PL	259	Penstemon lanceolata 'New Look Pink' DWARF PENTAS	12" HT. X 12" SPR. / 12" O.C. 1 GAL.
PX	64	Philodendron xanadu DWARF PHILODENDRON	18" HT. X 15" SPR. / 18" O.C. 3 GAL.
RI	250	Rhaphiolepis indica INDIAN HAWTHORN	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SA	260	Schefflera arboricola GREEN SCHEFFLERA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SV	544	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SP	88	Spathoglottis plicata 'Grapeta' GROUND ORCHID	12" HT. X 12" SPR. / 18" O.C. 1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

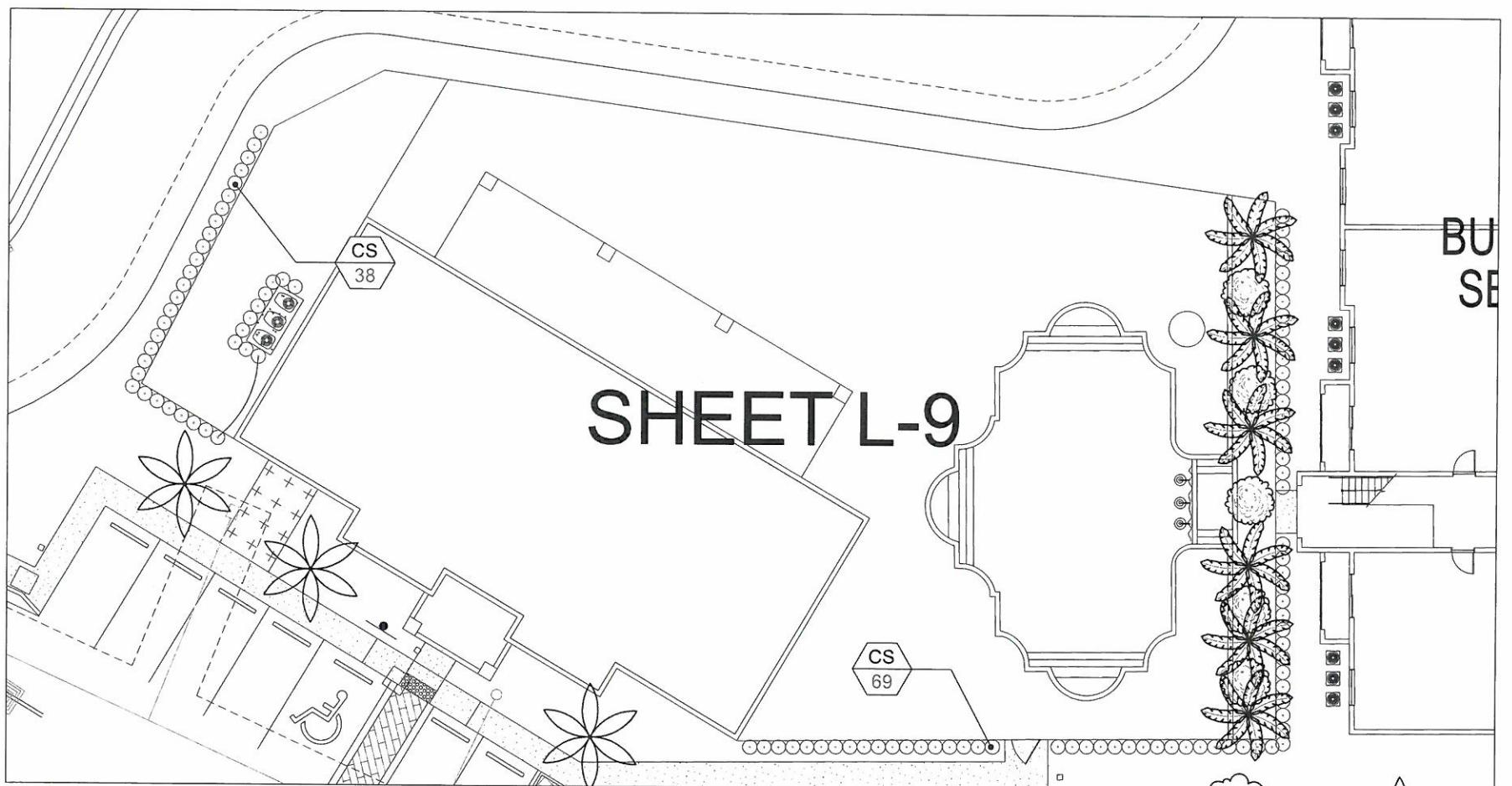
WITKIN HULTS
DESIGN GROUP
307 south 21st avenue, hollywood, Florida
phone: 561-523-5989 facsimile: 561-523-5989
www.witkinhults.com

Celebration Pointe North
Margate, Florida
ENTRY LANDSCAPE PLAN

Project:
Revisions:
1) 01.29.14 CITY COMMENTS

Seal:
Lic. # LA0000889
Member A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
Scale: See left
Drawn by: JM
Sheet No.:
L-8
Cad Id.: 2013-060



Clubhouse Landscape Plan

Scale: 1"=10'-0"



LANDSCAPE LIST				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	
			DESCRIPTION	
2		57	<i>Bulnesia arborea</i>	10' HT. X 5' SPR. 2" CAL.
1		5	<i>VERAWOOD</i>	F.G., F.F.
1		51	<i>Bauhinia blakeana</i>	12' HT. X 4' SPR., 2" CAL.
1		24	<i>HONG KONG ORCHID</i>	F.G., F.F.
1		28	<i>'Bursera simaruba</i>	12' HT. X 4' SPR., 2" CAL.
			<i>GUMBO LIMBO</i>	F.G.
			<i>Cassia fistula</i>	12' HT. X 4' SPR., 2" CAL.
			<i>GOLDEN SHOWER TREE</i>	F.G., F.F.
			<i>'Conocarpus erectus'</i>	12' HT. X 4' SPR., 2" CAL.
			<i>GREEN BUTTONWOOD</i>	F.G.
			<i>Dodonaea viscosa</i>	12' HT. X 4' SPR., 2" CAL.
			<i>ROYAL POINCIANA</i>	F.G.
2		10	<i>Filicium decipiens</i>	10' HT. X 5' SPR.
			<i>JAPANESE FERN TREE</i>	2" CAL.; F.G.
2		24	<i>'Ixox x attenuata 'East Palatka'</i>	12' HT. X 4' SPR., 2" CAL.
			<i>EAST PALATKA HOLLY</i>	F.G., 5' C.T.
1		2	<i>Jacaranda mimosifolia</i>	12' HT. X 4' SPR., 2" CAL.
			<i>JACARANDA</i>	F.G., F.F.
2		5	<i>Unguiculatum japonicum</i>	8' HT. X 10' SPR., MULTI TRUNK
			<i>JAPANESE PRIVET</i>	F.G.
1		8	<i>Peltophyllum pterocarpum</i>	12' HT. X 4' SPR., 2" CAL.
			<i>COPPERPOD</i>	F.G., F.F.
1		40	<i>'Quercus virginiana'</i>	12' HT. X 4' SPR., 2" CAL.
			<i>LIVE OAK</i>	F.G., F.F.
3		72	<i>'Roystonea elata'</i>	20' O.A. HT. MIN.
			<i>ROYAL PALM</i>	F.G.
2		8	<i>Seagrape surinamensis</i>	10' HT. X 5' SPR., 2" CAL.
			<i>GLAUCOUS CASSIA</i>	F.G.
4		22	<i>Veltheimia montgomeryana 'single'</i>	18' O.A. HT. MIN.; 6' C.T. MIN.
			<i>SINGLE MONTGOMERY PALM</i>	F.G.
4		21	<i>Wodyetia bifurcata</i>	14' O.A. HEIGHT, 6' C.T. MIN.
			<i>FOXTAIL PALM</i>	F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	<i>Alpinia zerumbet 'Variegata'</i>	24" HT. X 24" SPR. / 30" O.C.
		<i>VARIEGATED GINGER</i>	3 GAL.
CA	42	<i>Citrus aurantium 'Queen Emma'</i>	3' O.A. HT.
		<i>PURPLE CRINUM LILY</i>	7 GAL.
CE	1347	<i>'Conocarpus erectus'</i>	24" HT. X 24" SPR. / 24" O.C.
		<i>GREEN BUTTONWOOD</i>	3 GAL.
CS	562	<i>'Conocarpus erectus 'semitexanus'</i>	24" HT. X 24" SPR. / 24" O.C.
		<i>SILVER BUTTONWOOD</i>	3 GAL.
CV	90	<i>Codeaeum variegatum 'Mammy'</i>	18" HT. X 18" SPR. / 18" O.C.
		<i>RED - YELLOW GROTON</i>	3 GAL.
DE	238	<i>Duranta erecta 'Gold Mound'</i>	18" HT. X 18" SPR. / 18" O.C.
		<i>GOLD MOUND DURANTA</i>	3 GAL.
FM	768	<i>Ficus microcarpa 'Green Island'</i>	15' HT. X 15" SPR. / 15" O.C.
		<i>GREEN ISLAND FICUS</i>	3 GAL.
HL	205	<i>Hymenocallis latifolia</i>	18" HT. X 18" SPR. / 24" O.C.
		<i>SPIDER LILY</i>	3 GAL.
IN	257	<i>Ixora 'Nora Grant'</i>	24" HT. X 24" SPR. / 24" O.C.
		<i>IXORA</i>	3 GAL.
JI	13	<i>Jatropha integerrima</i>	8' HT. X 4' SPR.
		<i>JATROPHA TREE</i>	15 GAL. FULL
PL	259	<i>Pentas lanceolata 'New Look Pink'</i>	12" HT. X 12" SPR. / 12" O.C.
		<i>DWARF PENTAS</i>	1 GAL.
PX	64	<i>Philodendron xanadu</i>	18' HT. X 15" SPR. / 18" O.C.
		<i>DWARF PHILODENDRON</i>	3 GAL.
RI	250	<i>Rhaphiolepis indica</i>	18" HT. X 18" SPR. / 24" O.C.
		<i>INDIAN HAWTHORN</i>	3 GAL.
SA	260	<i>Schefflera arboricola</i>	18' HT. X 18" SPR. / 18" O.C.
		<i>GREEN SCHEFFLERA</i>	3 GAL.
SV	544	<i>Schefflera arboricola 'Trifoliate'</i>	24" HT. X 24" SPR. / 24" O.C.
		<i>VARIEGATED SCHEFFLERA</i>	3 GAL.
SP	88	<i>Spathoglottis plicata 'Grapette'</i>	12" HT. X 12" SPR. / 18" O.C.
		<i>GROUND ORCHID</i>	1 GAL.
LAWN	As Required	<i>Stenotaphrum secundatum 'Floridana'</i>	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

LANDSCAPE LIST				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	
			DESCRIPTION	
2		57	<i>Bulnesia arborea</i>	10' HT. X 5' SPR. 2" CAL.
1		5	<i>VERAWOOD</i>	F.G., F.F.
1		51	<i>Bauhinia blakeana</i>	12' HT. X 4' SPR., 2" CAL.
1		24	<i>HONG KONG ORCHID</i>	F.G., F.F.
			<i>'Bursera simaruba</i>	12' HT. X 4' SPR., 2" CAL.
			<i>GUMBO LIMBO</i>	F.G.
			<i>Cassia fistula</i>	12' HT. X 4' SPR., 2" CAL.
			<i>GOLDEN SHOWER TREE</i>	F.G., F.F.
1		28	<i>'Conocarpus erectus'</i>	12' HT. X 4' SPR., 2" CAL.
			<i>GREEN BUTTONWOOD</i>	F.G.
1		7	<i>Dodonaea viscosa</i>	12' HT. X 4' SPR., 2" CAL.
2		10	<i>Filicium decipiens</i>	10' HT. X 5' SPR.
			<i>JAPANESE FERN TREE</i>	2" CAL.; F.G.
2		24	<i>'Ixox x attenuata 'East Palatka'</i>	12' HT. X 4' SPR., 2" CAL.
			<i>EAST PALATKA HOLLY</i>	F.G., 5' C.T.
1		2	<i>Jacaranda mimosifolia</i>	12' HT. X 4' SPR., 2" CAL.
			<i>JACARANDA</i>	F.G., F.F.
2		5	<i>Unguiculatum japonicum</i>	8' HT. X 10' SPR., MULTI TRUNK
			<i>JAPANESE PRIVET</i>	F.G.
1		8	<i>Peltophyllum pterocarpum</i>	12' HT. X 4' SPR., 2" CAL.
			<i>COPPERPOD</i>	F.G., F.F.
1		40	<i>'Quercus virginiana'</i>	12' HT. X 4' SPR., 2" CAL.
			<i>LIVE OAK</i>	F.G., F.F.
3		72	<i>'Roystonea elata'</i>	20' O.A. HT. MIN.
			<i>ROYAL PALM</i>	F.G.
2		8	<i>Seagrape surinamensis</i>	10' HT. X 5' SPR., 2" CAL.
			<i>GLAUCOUS CASSIA</i>	F.G.
4		22	<i>Veltheimia montgomeryana 'single'</i>	18' O.A. HT. MIN.; 6' C.T. MIN.
			<i>SINGLE MONTGOMERY PALM</i>	F.G.
4		21	<i>Wodyetia bifurcata</i>	14' O.A. HEIGHT, 6' C.T. MIN.
			<i>FOXTAIL PALM</i>	F.G.



Celebration Pointe North
Margate, Florida
CLUBHOUSE LANDSCAPE PLAN

Project: _____
Revisions: 1) 01.29.14 CITY COMMENTS
Seal: _____
Lic. # LA0000889
Member: A.S.L.A.
Drawing: Landscape Plan
Date: 7/11/2013
Scale: 1"=10'-0"
Drawn by: JM
Sheet No.: _____
L-9
Cad Id.: 2013-060

EXHIBIT L