

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.

SITE DATA

LAND USE CLASSIFICATION: RESIDENTIAL MEDIUM 10 DU / AC.			ZONING CLASSIFICATION: PUD	
SITE AREA:			DENSITY CALCULATIONS:	
NET SITE AREA (PHASE I):	15,244 AC.	100.0%	NET SITE AREA:	15,244 AC. (152.4 UNITS PER 10 DU/AC)
BUILDING COVERAGE AREAS:	2,865 AC.	18.8%	NUMBER OF UNITS:	282 UNITS
POOLS/PATIOS:	0.187 AC.	1.2%	72 - ONE BED	
SIDEWALK AREAS:	0.839 AC.	5.5%	174 - TWO BED	
ROADWAY AND PARKING AREAS:	4,658 AC.	30.6%	36 - THREE BED	
LAKE AREA:	2,310 AC.	15.0%	NET DENSITY:	18.5 DU/AC
GREEN AREAS:	4,385 AC.	28.9%	SETBACK REQUIREMENTS:	
PARKING REQUIREMENTS:			PERIMETER:	
REQUIRED:			REQUIRED:	10 FEET
1 SPACE PER ONE BEDROOM	(72 UNITS * 1) =	72 SPACES	PROVIDED:	10 FEET
2 SPACE PER TWO BEDROOM	(174 UNITS * 2) =	348 SPACES	BETWEEN BLDGS:	20 FEET
2 SPACE PER THREE BEDROOM	(36 UNITS * 2) =	72 SPACES	BACK TO SIDE:	20 FEET
(GUEST) 10% OF TOTAL REQ. SPACES	(492 * 10%) =	50 SPACES	FRONT:	5 FEET
TOTAL REQUIRED:		542 SPACES	OPEN SPACE REQUIREMENTS PHASE ONE:	
PROVIDED:			NET ACREAGE PHASE I:	15,244 AC.
GARAGE SPACES (6 PER BLDG):	54 SPACES		REQUIRED OPEN SPACE:	35% (5.33 AC.)
DRIVEWAY SPACES (6 PER BLDG):	54 SPACES		RECREATION FACILITY:	0.26 AC. (50% TOWARDS OPEN SPACE)
STANDARD SPACES:	434 SPACES		LAKE:	2.31 AC. (50% TOWARDS OPEN SPACE)
HANDICAP SPACES (2% OF TOTAL)	11 SPACES		GREEN AREA:	4.38 AC.
TOTAL PROVIDED:	553 SPACES		TOTAL OPEN SPACE PROVIDED:	37.1% (5.66 AC.)

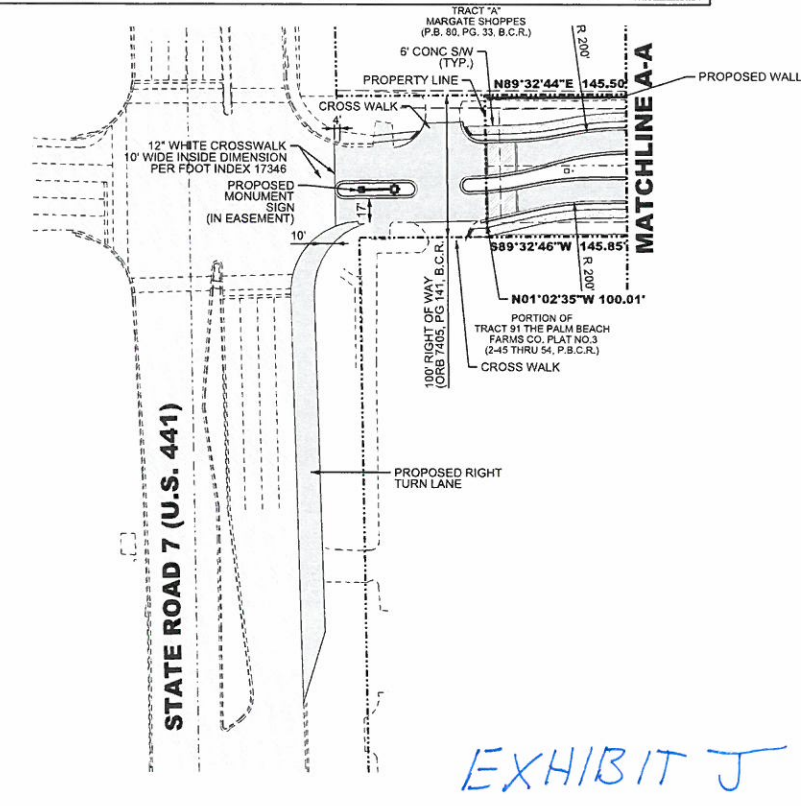
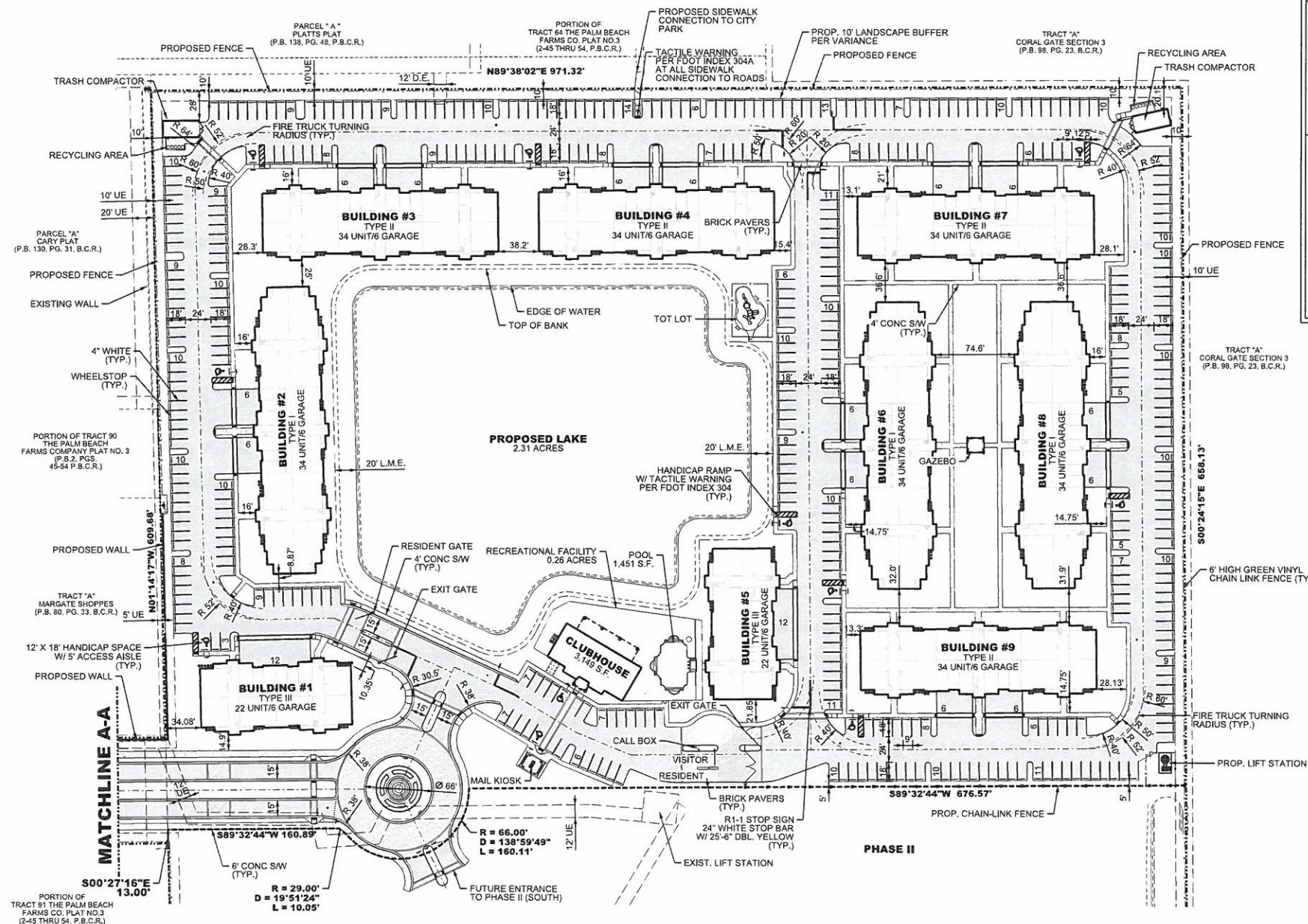


EXHIBIT J

NO.	DATE	BY	REVISION
1	01/29/14	R.W.	REVISED PER DRG 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 HUEBNER	Date:	3/5/2014
Registered Engineer Number	54615		
State of Florida			

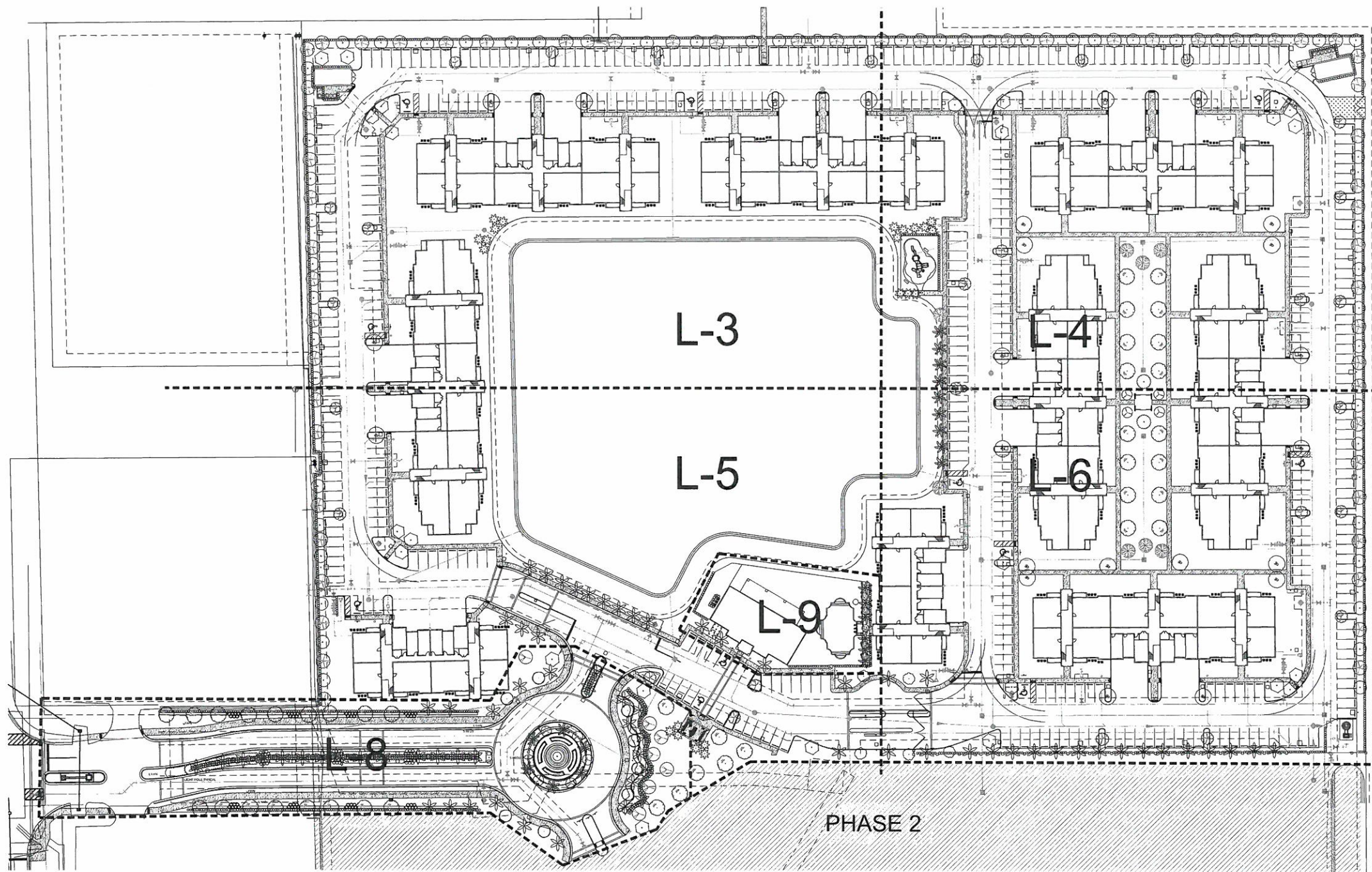


HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH
SITE PLAN

PROJECT NUMBER	1305-26
SHEET NUMBER	SP1





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

NET SITE AREA = 15.244 ACRES(664,028 S.F.)

	REQUIRED	PROVIDED
PERIMETER		
TREES 1:75' (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.

LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	DESCRIPTION
2		57	Bulnesia arborea
1		5	VERAWOOD
1		51	Bauhinia blakeana
1		24	HONG KONG ORCHID
1		28	Bursera simaruba
1		7	GUMBO LIMBO
1		10	Cassia fistula
1		24	GOLDEN SHOWER TREE
1		2	Conocarpus erectus
1		5	GREEN BUTTWOOD
1		8	Delonix regia
2		10	ROYAL POINCIANA
2		24	Filicium decipiens
2		2	JAPANESE FERN TREE
1		2	'Ilex x attenuata 'East Palatka'
1		5	EAST PALATKA HOLLY
1		8	Jacaranda mimosifolia
2		5	JACARANDA
1		8	Ligustrum japonicum
1		40	JAPANESE PRIVET
1		72	Peltophorum pterocarpum
1		8	COPPERPOD
1		40	'Quercus virginiana LIVE OAK
3		72	'Roystonea elata ROYAL PALM
2		8	Senna surattensis
4		22	GLAUCOUS CASSIA
4		21	'Vellozia montgomeryana 'single'
4		21	SINGLE MONTGOMERY PALM
4		21	Wodyetia bifurcata
4		21	FOXTAIL PALM

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	'Cinchon augustum '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 BUTTWOOD	3 GAL.
FM	768	'Conocarpus erectus 'variegatus'	24" HT. X 24" SPR. / 24" O.C.
HL	205	SILVER BUTTWOOD	3 GAL.
IN	257	Codiaeum variegatum 'Mammy'	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	Picus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
SA	260	GREEN ISLAND FICUS	3 GAL.
SV	544	'Hymanocallis laetifolia	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.
		IXORA	3 GAL.
		Jatropha Inlagentima	6" HT. X 4" SPR.
		JATROPHA TREE	15 GAL. - FULL
		Pentas lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
		Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
		Raphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
		Schefflera arborescens	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
		Schefflera arborescens '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 'Floristam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

EXHIBIT L



Celebration Pointe North

Margate, Florida

INDEX

Project:

Revisions:
1) 01.23.14 CITY COMMENTS

Seal:

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

Drawing: INDEX

Date: 7/11/2013

Scale: N.T.S.

Drawn by: JM

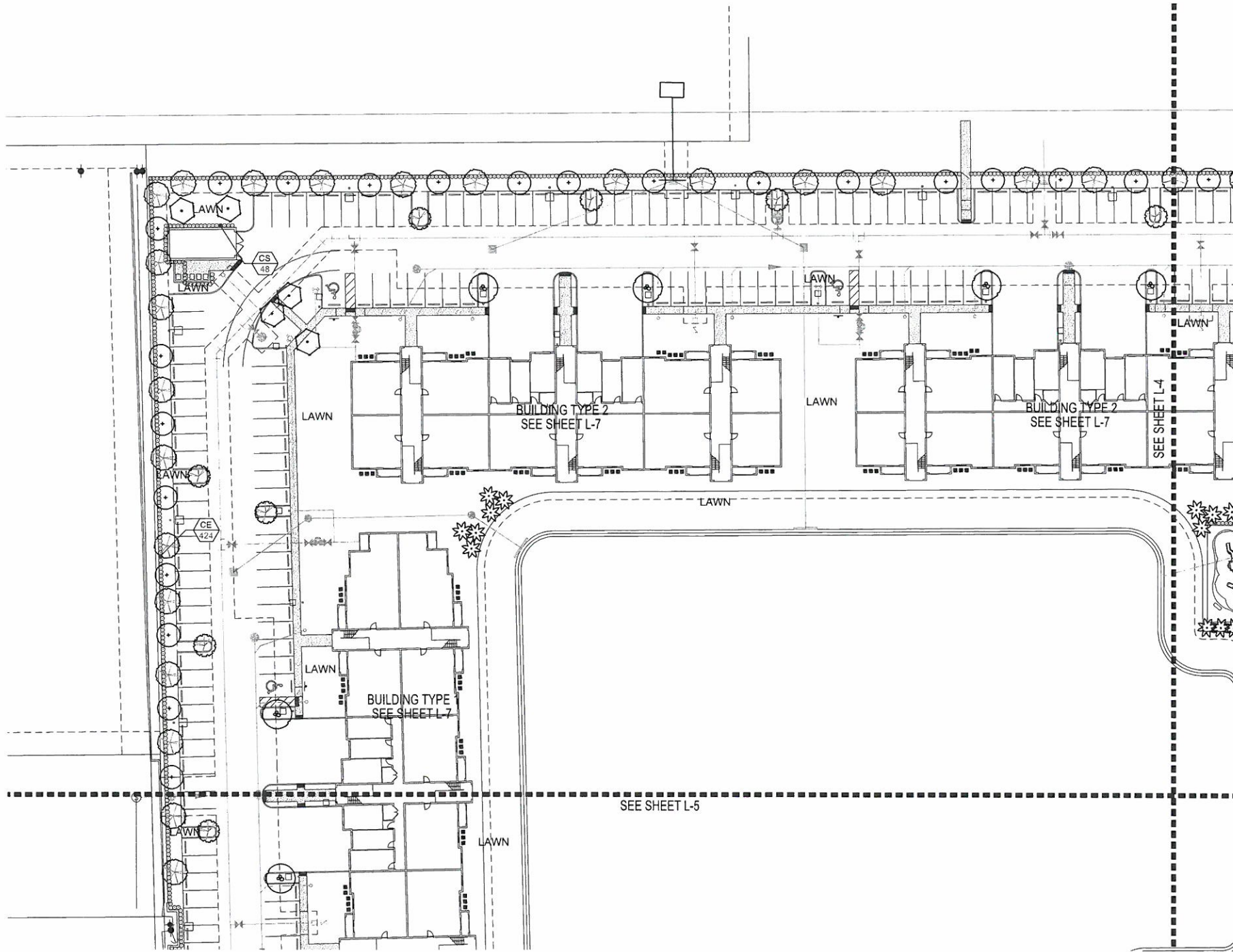
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INDEX

Cad Id.: 2013-060

LANDSCAPE PLAN

Scale: 1"=30'-0"



LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	DESCRIPTION
2		57	Bulnesia arborea VERAWOOD 10' HT. X 5' SPR. 2" CAL.
1		5	Bauhinia blakeana HONG KONG ORCHID 12' HT. X 4' SPR. 2" CAL.
1		51	Bursera simoniba GUMBO LIMBO F.G.
1		24	Cassia fistula GOLDEN SHOWER TREE F.G. F.F.
1		28	Conocarpus erectus GREEN BUTTOWOOD F.G.
1		7	Delonix regia ROYAL POINCIANA F.G.
2		10	Filicium decipiens JAPANESE FERN TREE 2" CAL. F.G.
2		24	'Box x attenuata 'East Palatka' EAST PALATKA HOLLY F.G. 5" C.T.
1		2	Jacaranda mimosaefolia JACARANDA F.G. F.F.
2		5	Ligustrum japonicum JAPANESE PRIVET F.G.
1		8	Pelliosporum pterocarpum COPPERPOD F.G. F.F.
1		40	Quercus virginiana LIVE OAK F.G. F.F.
3		72	'Roystonia elata ROYAL PALM F.G.
2		8	Senna surattensis GLAUCOUS CASSIA F.G.
4		22	Velichia montgomeryana 'single' SINGLE MONTGOMERY PALM F.G.
4		21	Wodyetia bilobata FOXTAIL PALM F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbel 'Variegata' VARIATED 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 BUTTOWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CS	562	'Conocarpus erectus 'sericeus' SILVER BUTTOWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CV	90	Codiaeum variegatum 'Mammey' 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 FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HL	205	'Hymenocallis 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 integrifolia 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	Raphiolepis indica INDIAN HAWTHORN	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SA	260	Schefflera arborescens GREEN SCHEFFLERA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SV	544	Schefflera arborescens 'Dinette' VARIATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SP	88	Spathoglottis plicata 'Grapette' GROUND ORCHID	12" HT. X 12" SPR. / 18" O.C. 1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

EXHIBIT L

NORTH



W H D

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Project:

Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN

Revisions:

1) 01.29.14 CITY COMMENTS

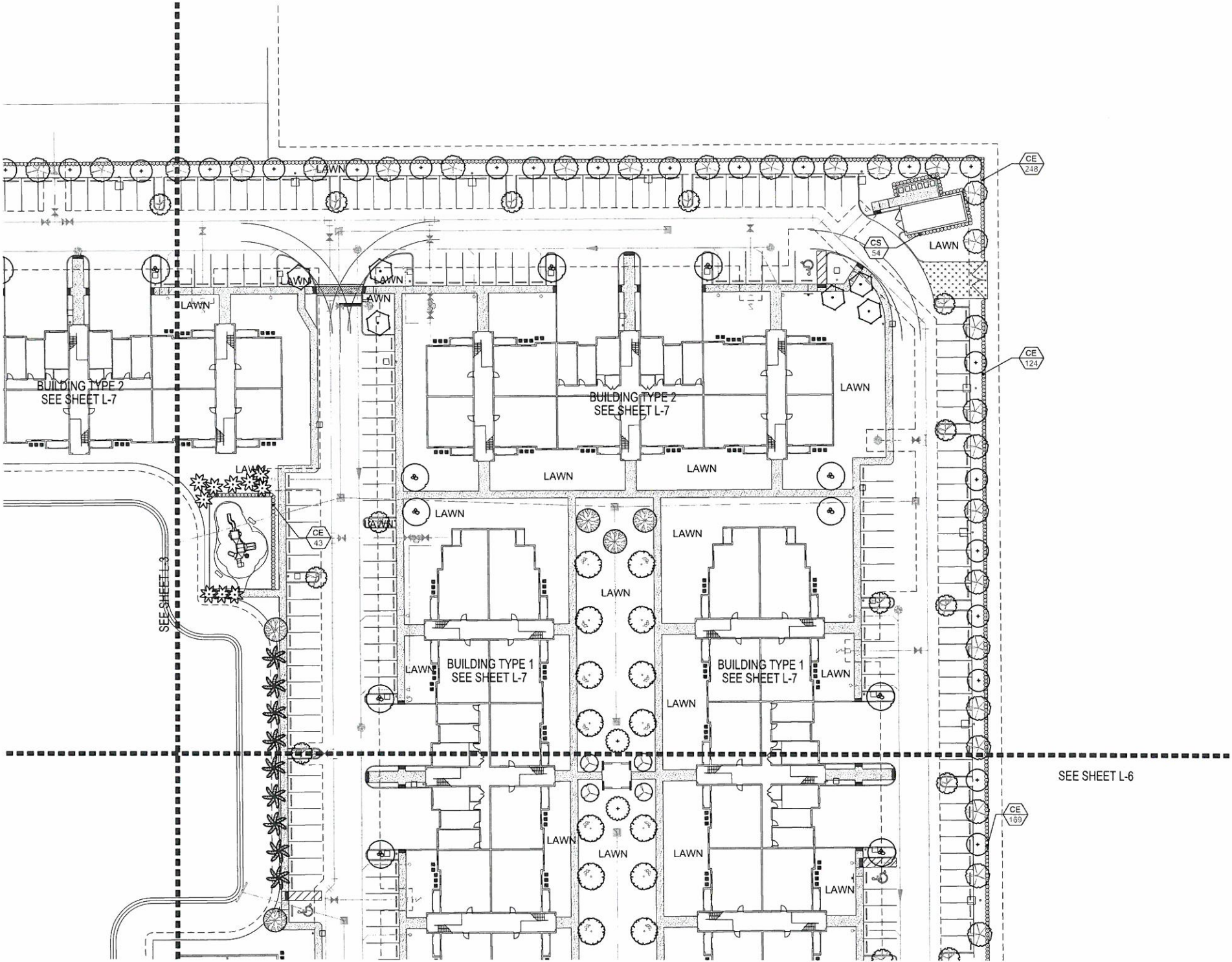
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Lic. # LA0000889
Member: A.S.L.A.

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Drawn by: JIM
Sheet No.:

L-3

Cad Id.: 2013-060



LANDSCAPE PLAN

Scale: 1"=30'-0"

EXHIBIT L



TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2		57	Bulnesia arborea 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 BUTTOWOOD	12' HT. x 4' SPR. 2" CAL. F. G.
1		7	Delonix regia ROYAL POINCIANA	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	*Box 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	Pellaphorum 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	*Roystonea elata ROYAL PALM	20' O.A. HT. MIN. F.G.
2		8	Senna surattensis GLAUCOUS CASSIA	10' HT. X 5' SPR. 2" CAL. F. G.
4		22	Vellichia montgomeryana 'single' SINGLE MONTGOMERY PALM	18' O.A. HT. MIN., 6' C.T. MIN. F.G.
4		21	Wodyetia bifurcata FOXTAIL PALM	10' O.A. HEIGHT, 6' C.T. MIN. F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alphitonia xerumbet 'Variegata' VARIATED GINGER	24" HT. X 24" SPR. / 30" O.C. 3 GAL.
CA	42	*Citrus augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL.
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FM	768	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HL	205	*Hymenocallis 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 integrifolia JATROPHA TREE	6' HT. x 4' SPR. 15 GAL. FULL
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SP	88	Spathoglottis plicata 'Grappetta' GROUND ORCHID	12" HT. X 12" SPR. / 18" O.C. 1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floristan' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

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WITKIN HULTS
DESIGN GROUP
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phone: 954.923.9681 fax: 954.923.9689
www.witkindesign.com

Project:

Revisions:

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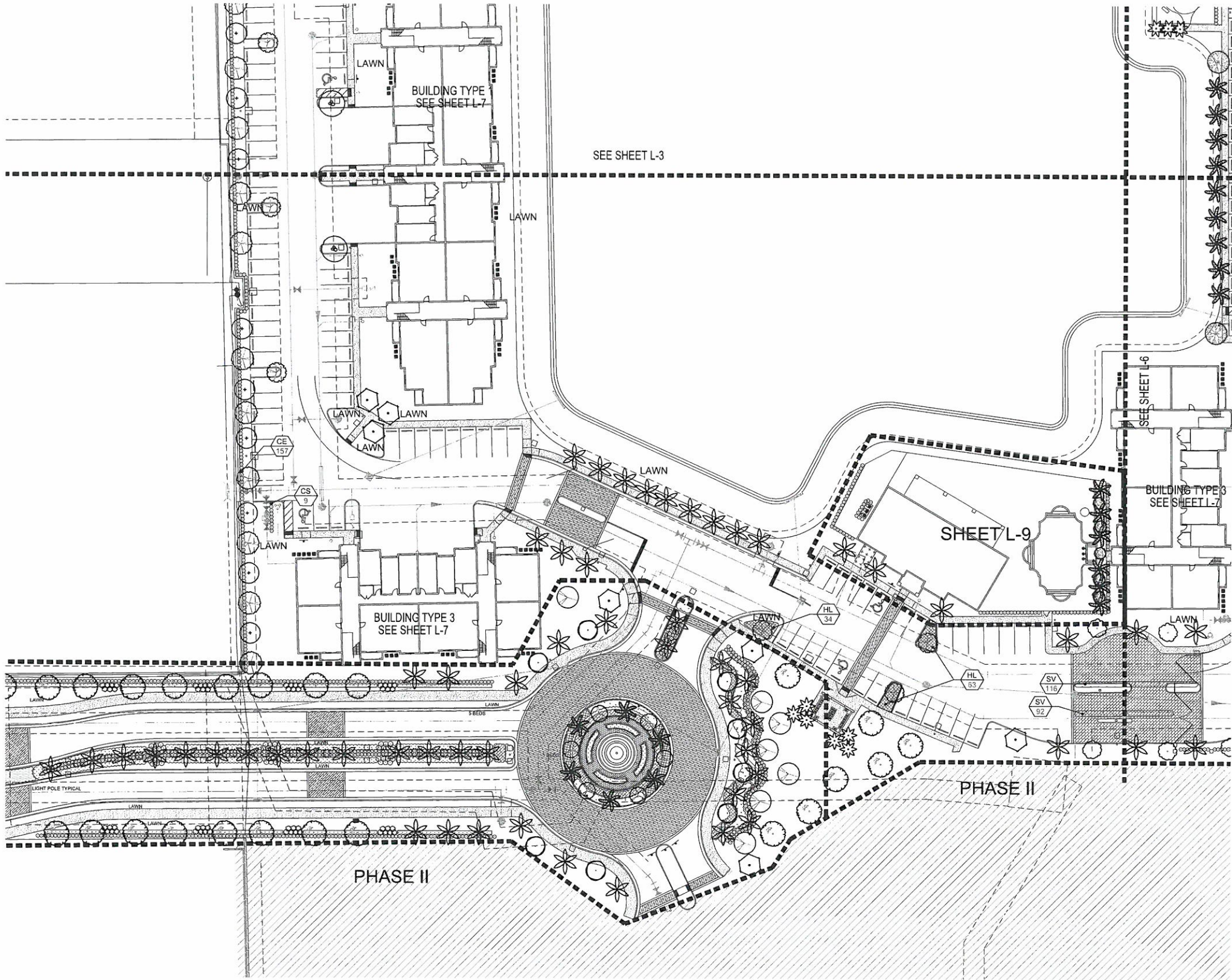
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Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN

L-4



LANDSCAPE PLAN

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LANDSCAPE LIST				
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LAWN	As Required	Stenotaphrum secundatum 'Floristan' ST. AUGUSTINE GRASS		SOLID EVEN SOD

* DENOTES NATIVE SPECIES

EXHIBIT L



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Project:

Revisions:

1) 01.23.14 CITY COMMENTS

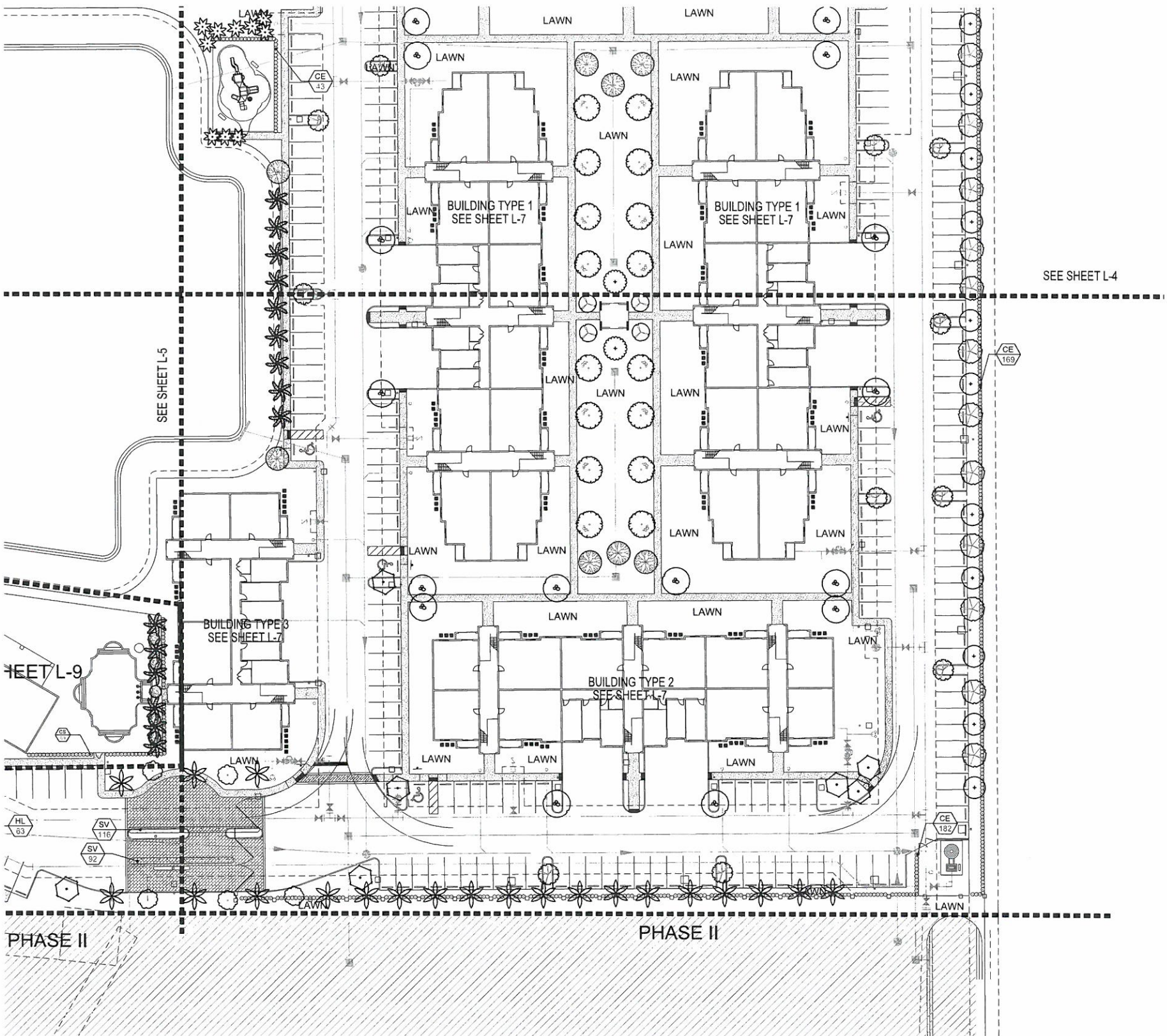
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Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN

L-5



LANDSCAPE PLAN

Scale: 1"=30'-0"

LANDSCAPE LIST			
TREES			
CATEG.	SYMBOL	QUAN.	DESCRIPTION
2		57	Buiresia arborea
1		5	Bauhinia blakeana
1		51	HONG KONG ORCHID
1		24	Bursera sinensis
1		28	GUMBO LIMBO
1		7	Cassia fistula
1		10	GOLDEN SHOWER TREE
1		24	CONOCARPUS ERECTUS
1		7	GREEN BUTTONWOOD
1		10	DELONIX REGIA
2		24	ROYAL POINCIANA
2		2	FILICIMUM DECIPIENS
2		5	JAPANESE FERN TREE
2		2	ILEX X ATTENUATA
1		2	EAST PALATKA HOLLY
1		8	JACARANDA
2		5	LIGUSTRUM JAPONICUM
1		8	JAPANESE PRIVET
1		40	PELLOPHORUM PTEROCARPUM
1		72	COPPERPOD
1		8	QUERCUS VIRGINIANA
3		22	LIVE OAK
2		21	ROYSTONEA ELATA
2		8	ROYAL PALM
4		22	SENNA SURATTENSIS
4		21	GLAUCOUS CASSIA
4			VOCHYLIA MONILOMYANA
4			SINGLE MONTGOMERY PALM
4			WODYETIA BIFURCATA
4			FOXTAIL PALM
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alphitoea zambet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
CA	42	VARIATED GINGER	3 GAL.
CE	1347	Citrus augustum '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	Codiaeum variegatum 'Mammy'	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 FICUS	3 GAL.
SV	544	Hymenocallis latifolia	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.
		IXORA	3 GAL.
		Jatropha integerrima	6" HT. X 4" SPR.
		JATROPHA TREE	15 GAL. FULL
		Pentas lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
		Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	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.
		VARIATED SCHEFFLERA	3 GAL.
		Spathoglottis plicata 'Grappet'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
		Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

EXHIBIT L



WITKIN HULTS
DESIGN GROUP

307 South 21st Avenue, Hollywood, Florida
Phone: 954.923.9681 Fax: 954.923.9689
www.witkindesign.com

Project:

Revisions:

1) 01.29.14 CITY COMMENTS

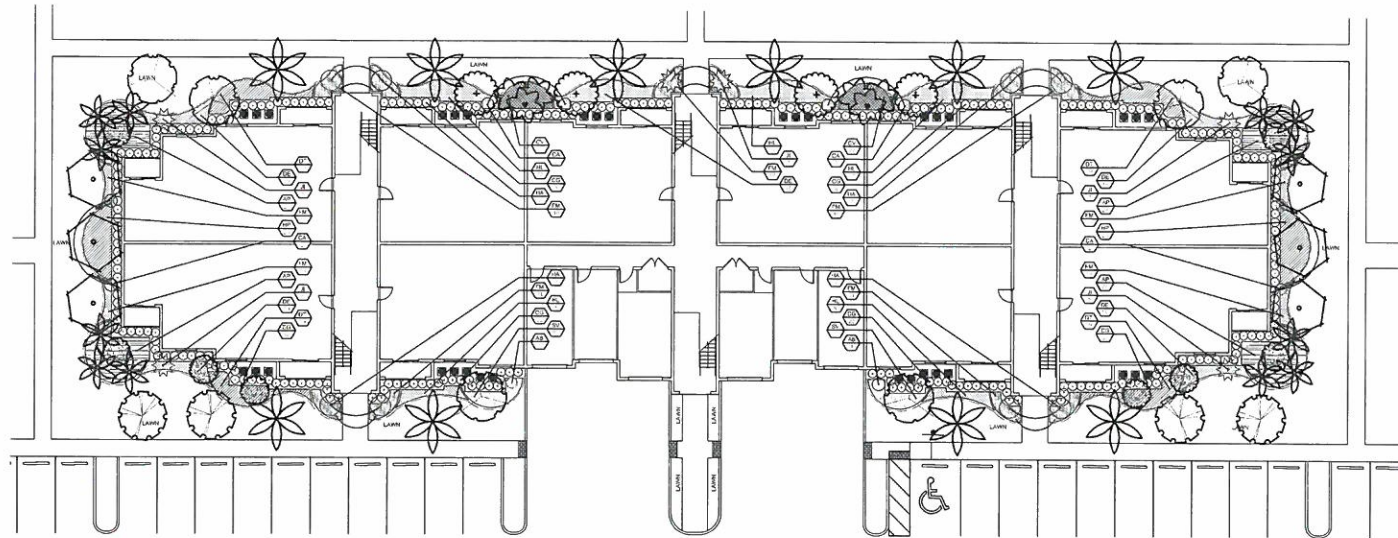
Seal:

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

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

CELEBRATION POINTE NORTH
Margate, Florida
LANDSCAPE PLAN

L-6



TYPICAL BUILDING TYPE 1

LANDSCAPE LIST			
TREES			
SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
1	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
2	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
3	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
4	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
5	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
6	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
7	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
8	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
9	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
10	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
11	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
12	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
AB	2	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
AP	95	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CA	8	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CG	280	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CV	54	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
DE	114	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
DT	78	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
FM	240	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HA	8	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HL	82	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HP	46	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
JI	6	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
SV	42	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
LAWN	1	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.

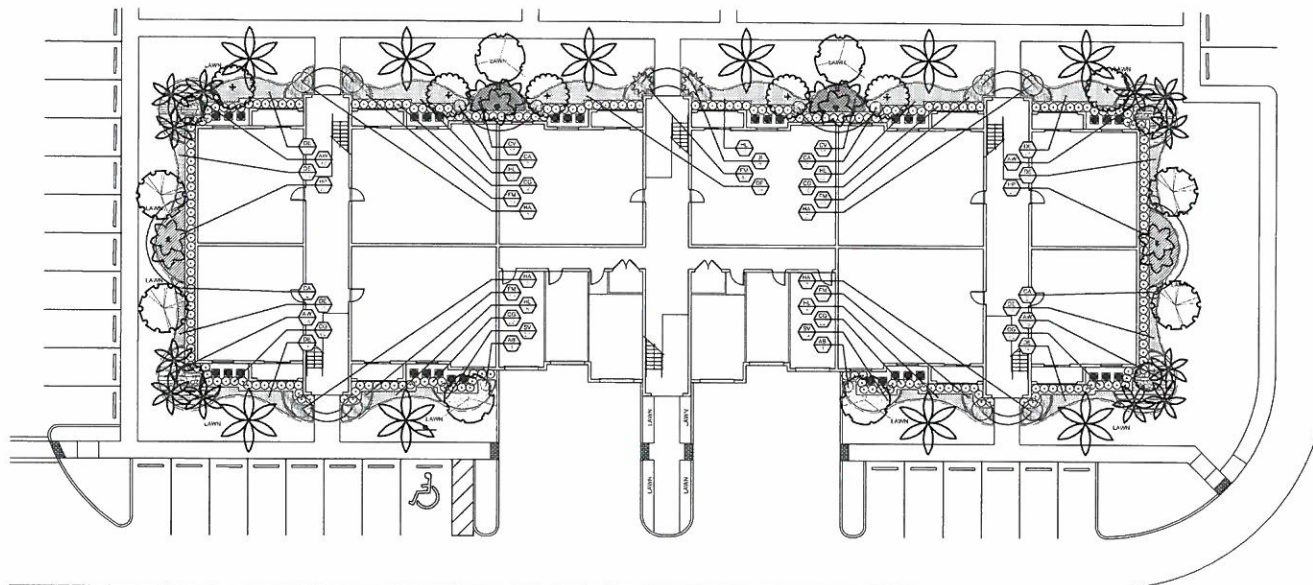
BUILDING TYPE 1 - (3 BUILDINGS)

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

LANDSCAPE LIST			
TREES			
SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
1	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
2	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
3	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
4	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
5	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
6	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
7	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
8	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
9	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
10	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
11	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
12	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
AB	2	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
AW	72	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CA	8	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CG	240	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CV	54	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
DE	192	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
FM	220	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HA	8	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HL	82	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HP	46	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
JI	2	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
SV	40	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
LAWN	1	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.

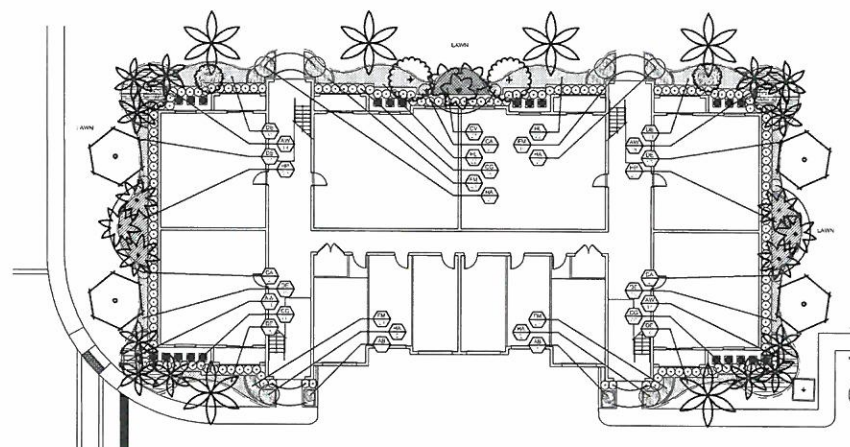
BUILDING TYPE 2 - (4 BUILDINGS)

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	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
1	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
2	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
3	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
4	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
5	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
6	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
7	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
8	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
9	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
10	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
11	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
12	4	COCONUT PALM	12' Ht. x 12" DBH, 1" CAL.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
AB	2	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
AW	54	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CA	8	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CG	168	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
CV	27	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
DE	154	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
FM	126	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HA	8	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HL	44	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
HP	46	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
JI	2	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
SV	40	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.
LAWN	1	ANDROMEDA	12' Ht. x 12" DBH, 1" CAL.

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

LANDSCAPE PLAN

Scale: 1"=20'-0"

EXHIBIT L



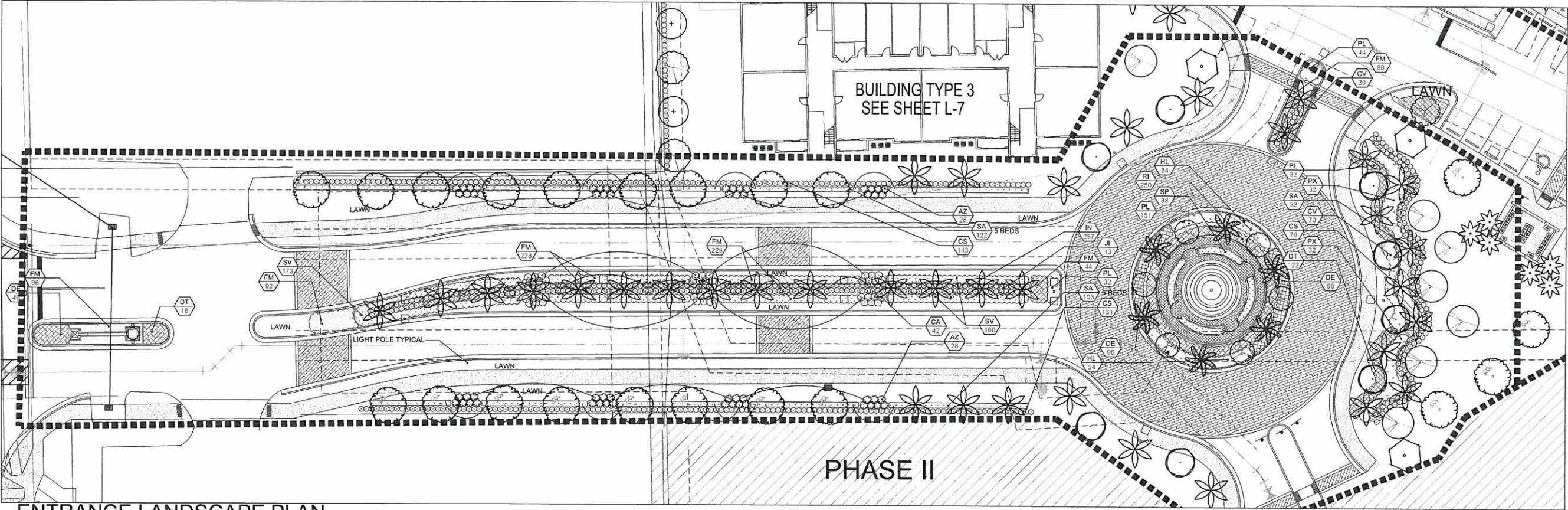
WITKIN HULTS
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Tampa, FL 33601
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www.witkindesign.com

Project:
Celebration Pointe North
Margate, Florida
TYPICAL BUILDINGS
LANDSCAPE PLAN

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.:
Cad Id.: 2013-060
L-7



ENTRANCE LANDSCAPE PLAN

Scale: 1"=20'-0"



ENTRANCE SIGN CONCEPT

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

LANDSCAPE LIST				
TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2		57	Bulnesia arborea	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 BUTTWOOD	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.
			JAPANESE FERN TREE	2" CAL. F.G.
2		24	Ilex x attenuata 'East Palatka'	12' HT. X 4" SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., 5" 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., F.F.
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	Roystonea 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	Vacthisia 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			DESCRIPTION
SYMBOL	QUAN.	PROPOSED MATERIAL	
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	Citron augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTWOOD	3 GAL.
CS	562	Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTWOOD	3 GAL.
CV	90	Codiaeum variegatum 'Mammy'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	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 FICUS	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 integririma	6' HT. X 4" SPR.
		JATROPHA TREE	15 GAL. - FULL
PL	259	Pentas 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.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphirolepis 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 'Grapetoe'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

Project:

Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

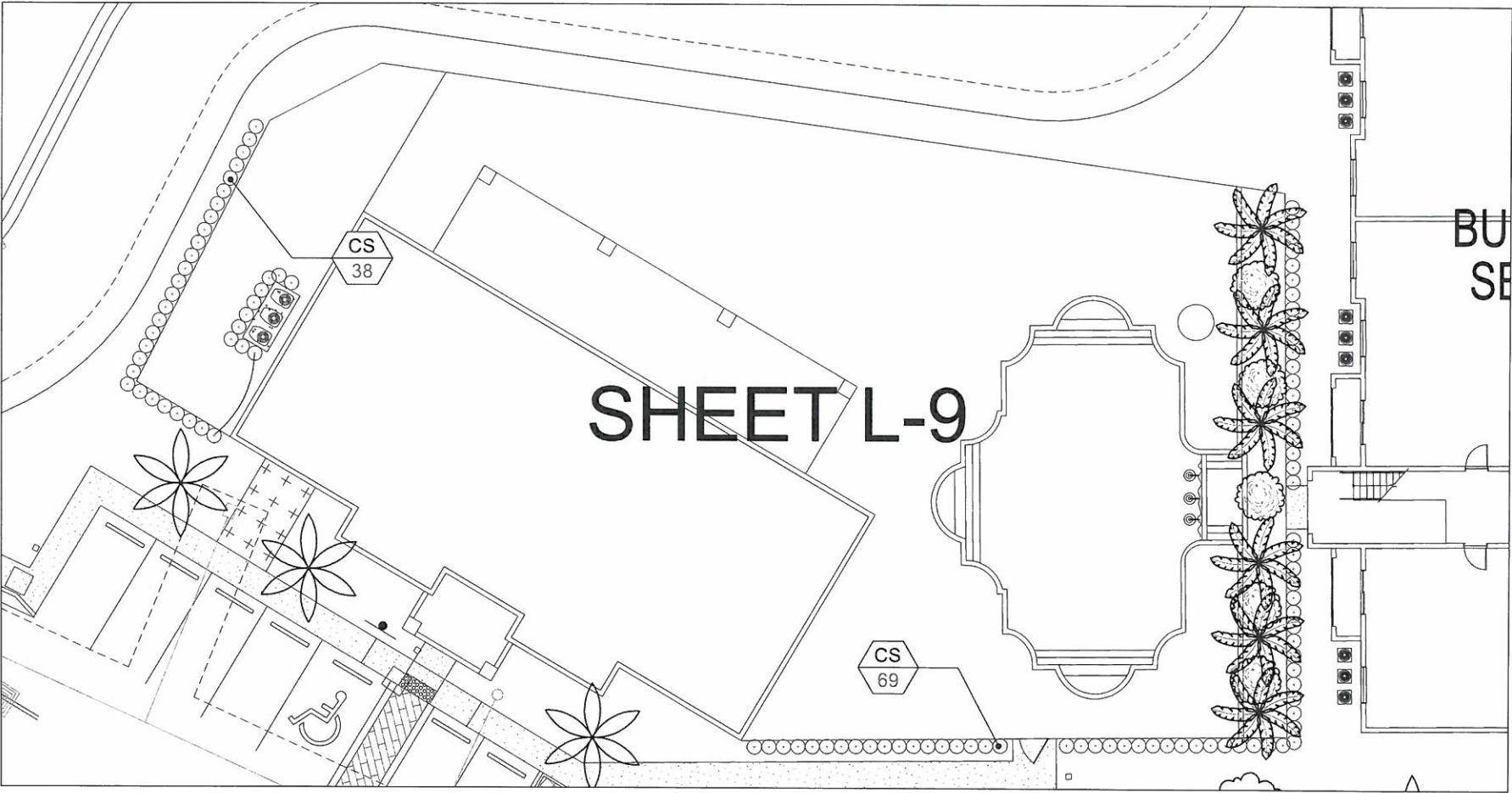
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
Scale: See left
Drawn by: JM
Sheet No.:

Cad Id.: 2013-050

EXHIBIT L

L-8



Clubhouse Landscape Plan

Scale: 1"=10'-0"

NORTH



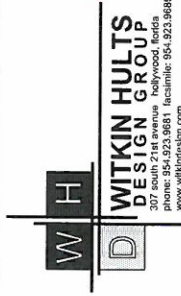
LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL
2		57	Bulnesia arborea
1		5	VERAWOOD
1		51	Bauhinia blakeana
1		24	HONG KONG ORCHID
1		28	*Bursera simaruba
1		7	GUMBO LIMBO
2		10	Cassia fistula
1		24	GOLDEN SHOWER TREE
1		28	*Conocarpus erectus
1		7	GREEN BUTTWOOD
2		10	Delonix regia
2		24	ROYAL POINCIANA
1		2	Filicium decipiens
1		5	JAPANESE FERN TREE
2		24	*Ilex x attenuata 'East Palatka'
1		2	EAST PALATKA HOLLY
1		5	Jacaranda mimosifolia
2		5	JACARANDA
1		8	Ligustrum japonicum
1		40	JAPANESE PRIVET
3		72	Peltophorum pierocarpum
2		8	COPPERPOD
1		22	*Quercus virginiana
4		21	LIVE OAK
4		21	*Royaletia elata
4		21	ROYAL PALM
4		21	Senna surattensis
4		21	GLAUCOUS CASSIA
4		21	Vaichilia montgomeryana 'single'
4		21	SINGLE MONTGOMERY PALM
4		21	Wodyetia bifurcata
4		21	FOXTAIL PALM

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
CA	42	VARIATED GINGER	3 GAL.
CE	1347	*Citrus augustum 'Queen Emma'	2" 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 BUTTWOOD	3 GAL.
FM	768	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
HL	205	SILVER BUTTWOOD	3 GAL.
IN	257	Codiaeum variegatum 'Mammey'	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 FICUS	3 GAL.
SV	544	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
SP	88	SPIDER LILY	3 GAL.
LAWN	As Required	Isora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
		Jatropha integrifolia	6" HT. X 4" SPR.
		JATROPHA TREE	15 GAL. . FULL
		Pentas lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
		Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
		Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
		Schefflera arborescens	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
		Schefflera arborescens 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIATED SCHEFFLERA	3 GAL.
		Spathoglottis plicata 'Grappette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
		Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOO
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

EXHIBIT L



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