



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Rezoning

5790 Margate Blvd., Margate, FL 33063  
954-972-6454

Submittal Date (official use):

07-13-15A11:11 RCVD

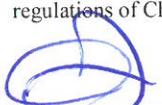
Project Name Celebration Pointe		DRC # 08-15-02
Address 2850 N State Road 7, Margate		
Acreage 29.50	Folio Number 484219350010	Paid: \$1,500.00
Existing Use vacant		
Legal Description Tract A of the Celebration Pointe Plat, PB 178, PG 68		
Phase 2 only.		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Amend the PUD for phase 2 for 252 multi family units.

Agent/Contact Name Jay Huebner - HSQ Group, Inc.	
Address 1489 W. Palmetto Park Road, Suite 340, Boca Raton, FL 33486	
Phone Number 561-392-0221	Fax Number 561-392-6458
Email Address Jay@hsqgroup.net	

Property Owner Name Celebration Pointe South, LLC.	
Address Celebration Pointe South, LLC.	
Phone Number 305-969-2000	Fax Number 305-969-9916
Email Address omar.fonte@garco.net	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 1/2 of the Margate City Code.

  
Property Owner's Signature  
Omar Fonte, manager  
Celebration Pointe South LLC

  
Date



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT  
In accordance with Ordinance #1500.485

I, Jay Huebner, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

HSQ Group, Inc.  
Business Name  
1489 W. Palmetto Park Road, Suite 340, Boca Raton, fl  
Address  
Jay Huebner  
Signature  
7/10/15  
Date

OFFICE USE ONLY	
Date of Decision:	_____
Tabled to date certain?	_____
Two Business Days (after decision)	_____
COMPLIED?	Y N
If YES, initiate check request to Finance (603-0000-220.18-00)	
If NO, inform Finance to deposit Bond (001-0000-369.90-01)	

City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: CONEILL      7/06/15 00      Receipt no: 144948

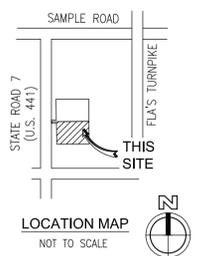
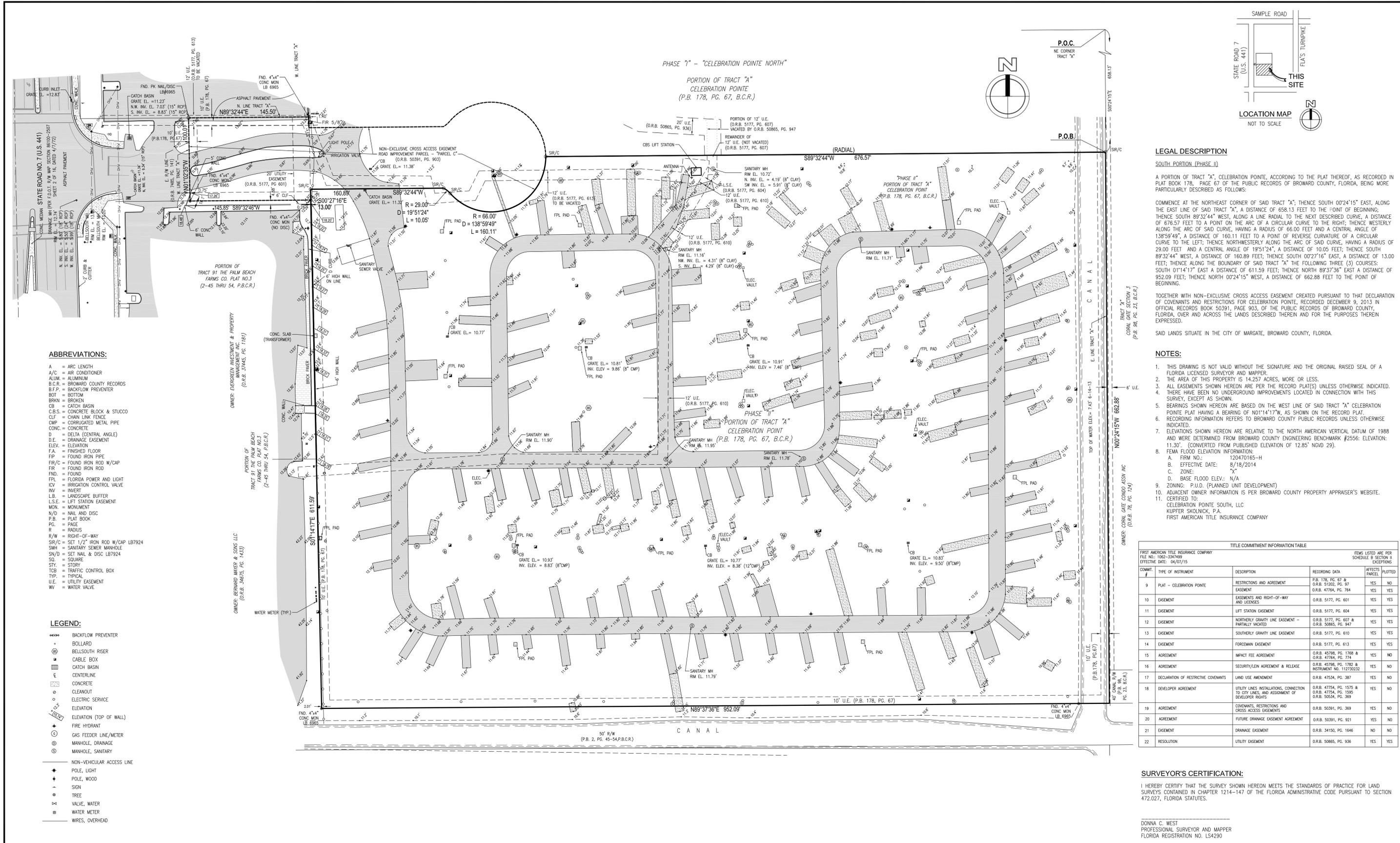
Type	SvcCd	Description	Amount
EG		ECDV REZONING	
	Qty	1.00	\$1500.00

CELEBRATION POINTE SOUTH, LLC  
12448 SW 127TH AVE  
MIAMI, FL 33186-6596  
RE: REZONING  
JAY HUEBNER - HSQ GROUP, INC.  
561-392-0221

Tender detail  
CK Ref#: 1003      \$1500.00  
Total tendered:      \$1500.00  
Total payment:      \$1500.00

Trans date: 7/13/15      Time: 11:14:06

HAVE A GREAT DAY!



**LEGAL DESCRIPTION**

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

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 658.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 138°59'49", A DISTANCE OF 160.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'24", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE (3) COURSES: SOUTH 01°14'17" EAST A DISTANCE OF 611.59 FEET; THENCE NORTH 89°37'36" EAST A DISTANCE OF 952.09 FEET; THENCE NORTH 00°24'15" WEST, A DISTANCE OF 662.88 FEET TO THE POINT OF BEGINNING.

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

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

**NOTES:**

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 14.257 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" CELEBRATION POINTE PLAT HAVING A BEARING OF N01°14'17"W, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2556; ELEVATION: 11.30'. (CONVERTED FROM PUBLISHED ELEVATION OF 12.85' NGVD 29).
- FEMA FLOOD ELEVATION INFORMATION:  
 A. FIRM NO.: 120470165-H  
 B. EFFECTIVE DATE: 8/18/2014  
 C. ZONE:  
 D. BASE FLOOD ELEV.: N/A
- ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)
- ADJACENT OWNER INFORMATION IS PER BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE.
- CERTIFIED TO:  
 CELEBRATION POINTE SOUTH, LLC  
 KUPFER SKOLNICK, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY

**ABBREVIATIONS:**

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACKFLOW PREVENTER
- BT = BOTTOM
- BRK = BROKEN
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK & STUCCO
- CL = CHAIN LINK FENCE
- COMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.A. = FINISHED FLOOR
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD W/CAP
- FIR = FOUND IRON ROD
- FND. = FOUND
- FRL = FLORIDA POWER AND LIGHT
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- L.B. = LANDSCAPE BUFFER
- L.S.E. = LIFT STATION EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- PC. = PAGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SR/C = SET 1/2" IRON ROD W/CAP LB7924
- SMH = SANITARY SEWER MANHOLE
- SN/D = SET NAIL & DISC LB7924
- SQ. = SQUARE
- STY. = STORY
- TCB = TRAFFIC CONTROL BOX
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- WV = WATER VALVE

**LEGEND:**

- BACKFLOW PREVENTER
- BOLLARD
- BELLSOUTH RISER
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CONCRETE
- CLEANOUT
- ELECTRIC SERVICE
- ELEVATION
- ELEVATION (TOP OF WALL)
- FIRE HYDRANT
- GAS FEEDER LINE/METER
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

TITLE COMMITMENT INFORMATION TABLE				
COMMIT.	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL
9	PLAT - CELEBRATION POINTE	RESTRICTIONS AND AGREEMENT	P.B. 178, PG. 67 & O.R.B. 51202, PG. 97	YES NO
10	EASEMENT	EASEMENT	O.R.B. 47784, PG. 784	YES YES
11	EASEMENT	EASEMENTS AND RIGHT-OF-WAY AND LICENSES	O.R.B. 5177, PG. 601	YES YES
12	EASEMENT	LIFT STATION EASEMENT	O.R.B. 5177, PG. 604	YES YES
13	EASEMENT	NORTHERLY GRAVITY LINE EASEMENT - PARTIALLY VACATED	O.R.B. 5177, PG. 607 & O.R.B. 50865, PG. 947	YES YES
14	EASEMENT	SOUTHERLY GRAVITY LINE EASEMENT	O.R.B. 5177, PG. 610	YES YES
15	EASEMENT	FORESMAN EASEMENT	O.R.B. 5177, PG. 613	YES YES
16	AGREEMENT	IMPACT FEE AGREEMENT	O.R.B. 45798, PG. 1768 & O.R.B. 47784, PG. 774	YES NO
17	AGREEMENT	SECURITY/LEIN AGREEMENT & RELEASE	O.R.B. 45798, PG. 1782 & INSTRUMENT NO. 112730232	YES NO
18	DECLARATION OF RESTRICTIVE COVENANTS	LAND USE AMENDMENT	O.R.B. 47534, PG. 387	YES NO
19	DEVELOPER AGREEMENT	UTILITY LINES INSTALLATIONS, CONNECTION TO CITY LINES, AND ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 47754, PG. 1575 & O.R.B. 47754, PG. 1595 & O.R.B. 50524, PG. 359	YES NO
20	AGREEMENT	COVENANTS, RESTRICTIONS AND CROSS ACCESS EASEMENTS	O.R.B. 50391, PG. 369	YES NO
21	AGREEMENT	FUTURE DRAINAGE EASEMENT AGREEMENT	O.R.B. 50391, PG. 921	YES NO
22	EASEMENT	DRAINAGE EASEMENT	O.R.B. 34150, PG. 1846	NO NO
23	RESOLUTION	UTILITY EASEMENT	O.R.B. 50865, PG. 936	YES YES

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYS CONTAINED IN CHAPTER 1214-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DONNA C. WEST  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. LS4290  
 LAST DATE OF FIELD SURVEY: 05/05/15

NO.	DATE	BY	CHKD	REVISIONS	FB/PG
7	5/05/15	DCW	DCW	UPDATE SURVEY, TITLE COMMITMENT, & CERTIFICATIONS	FILE
6	3/17/15	LMK	DCW	REVISE ELEVATIONS PER BENCHMARK CORRECTION.	N/A
5	02/07/14	WJR	DCW	DATUM ADJUSTMENT TO NAVD 1988	N/A
4	01/13/14	WJR	DCW	UPDATED TOPO DATA AT STATE ROAD NO. 7	012/9
3	12/03/13	WJR	DCW	UPDATE TITLE INFORMATION & CERTIFICATIONS	N/A
2	9/23/13	GTW	DCW	ADDITIONAL INFO AS REQUESTED	N/A
1	9/11/13	GTW	DCW	ALTA/ASC LAND TITLE SURVEY (UPDATE)	FILE

SCALE: 1"=50'  
 DATE: 06/19/13  
 DRAWN BY: WJR  
 FIELD BOOK: 007/21  
 CHECKED BY: DCW  
 SURVEY TYPE: BOUNDARY



**HSQ GROUP, INC.**  
 Engineers · Planners · Surveyors  
 1489 West Palmetto Park Road, Suite 340  
 Boca Raton, Florida 33486 · 561.392.0221  
 CA26258 · LB7924

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

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