PUD APPLICATION

CITY OF MARGATE

AUGUST 2015

Prepared for:

CELEBRATION POINTE SOUTH, LLC
12448 SW 127 AVENUE
MIAMI, FL 33186

Prepared by:

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

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Prepared for:

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1489 W. Palmetto Park Road, Suite 340

Boca Raton, Florida 33486

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

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1. **LETTER OF TRANSMITTAL**

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

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

2. **EXISTING SITE CONDITIONS**

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

3. **DEVELOPER INFORMATION AND SITE LOCATION**

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

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

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

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

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

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

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

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

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

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

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

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

Celebration Pointe South, LLC
Celebration Pointe North, LLC.

Business Summary

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

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

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

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

4. GENERAL SITE INFORMATION

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

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

B. Proposed site acreage breakdown.

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

Phase one site acreage breakdown only:

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

Phase two site acreage breakdown only:

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

C. Setback table:

Minimum 25' from property line.

Minimum 20' between buildings not including auxiliary buildings.

Minimum 5' front set back from curb to building.

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

B. Legal description of the area proposed project.

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

5. EXISTING AND PROPOSED USES

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

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

B. Current land use designations for the surrounding properties.

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

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

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

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

D. Existing use of amendment site and adjacent areas.

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

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

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

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

A site plan is attached showing the proposed development of phase one of the proposed developments, consisting of 282 multifamily units. The proposed

phase two site plan consists of 252 multifamily units. An additional 46 units for future phase.

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

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

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

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

6. PROJECT DENSITY AND POPULATION

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

A. Population Projections

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

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

2. Population projections resulting from this development.

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

7. PROPOSED COMMERCIAL USAGE

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

8. PLAN FOR CIRCULATION, STREETS AND PARKING

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

Parking requirements phase one:

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

282 units x 2 = 564 parking spaces

282 units / 5 = 56.4 parking spaces

Total required: 621 spaces.

Parking provided:

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

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

Total provided 551 spaces (dependent upon final site plan)

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

Parking requirements phase two:

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

252 units x 2 = 504 parking spaces

252 units / 5 = 50.4 parking spaces

Total required: 555 spaces.

Parking provided:

184 garage units with 1 car garages = 184 garage parking stalls. (variance to allow garage parking towards overall parking count)

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

Total provided 559 spaces (dependent upon final site plan)

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

Street design:

The streets will be a minimum of 22' wide with two 11-foot wide travel lanes. The streets will meet the minimum design standards. The pavement design will be incorporated into the final engineering design of 1-1/2" asphalt, 8" rock base and 12" stabilized sub-grade except where brick pavers are shown on the site plan. All interior streets will be posted 25 miles per hour speed limit.

Pedestrian circulation:

A minimum of a 4' wide sidewalk(phase 1) minimum 5' sidewalk (phase 2) is located on at least one side of the internal streets and will connect to the sidewalk on State Road 7 for mass transit or access to adjacent activities. The sidewalk will provide direct access for all residents to the recreation facilities provided within the PUD.

9. PLAN FOR OPEN SPACE AND RECREATION FACILITY

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

Open Space Requirements:

Gross acreage 29.70 acres.

Required Open Space is 35% or 10.39 acres.

Provided open space:

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

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

Green area including buffers and yards 7.73 acres count 100%

Total open space provided: 10.49 acres or 35.3%

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 (580 multifamily units):

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

   Sanitary sewer demand based on proposed Land Use Plan designation (580 multifamily units): 580 units x 0.66 ERC/unit x 335 gal/ERC = 128,238 GPD

The adjusted sanitary sewer demand resulting from this amendment is: 128,238 GPD (-) 128,238 GPD = 0 GPD or 0 MGD decrease demand.

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

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

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

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

B. **Potable Water Analysis**

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

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

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

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

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

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

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

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

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

   The adjusted potable water demand resulting from this amendment is: 128,238GPD (-) 128,238 GPD = 0 GPD or 0 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 x 1.8 persons/DU @ 3 acres/1000 = 1.37 acres

Proposed property Use: 580 Multifamily units x 1.8 persons/DU @ 3 acres/1000 = 3.13 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 252 units at the time the permits are issued for construction.

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

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

12. PUBLIC EDUCATION ANALYSIS

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

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

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

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

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

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

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

None.

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

Not applicable.

13. DRAINAGE ANALYSIS

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

Road Protection:

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

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

Buildings:

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

Off Site Discharge:

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

Storm Sewers:

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

Flood Plain Routing:

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

Antecedent Water Level:

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

On Site Storage:

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

Best Management Practices (BMP):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Goal:

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

Policy 1.8

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

Policy 1.10

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

Policy 2.1

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

Objective 4:

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

Policy 7.2

All proposed development shall be compatible with adjacent land uses.

Policy 9.1

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

Objective 11

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

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

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

GOAL 01.00.00	PROVIDE RESIDENTIAL AREAS WITH A VARIETY OF HOUSING TYPES AND DENSITIES OFFERING CONVENIENT AND AFFORDABLE HOUSING OPPORTUNITIES TO ALL SEGMENTS OF BROWARD COUNTY'S POPULATION WHILE MAINTAINING A DESIRE QUALITY OF LIFE AND ADEQUATE PUBLIC SERVICES AND FACILITIES.
OBJECTIVE 01.01.00	RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS. Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Plan May intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.
OBJECTIVE 1.03.00	CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES
POLICY 1.03.01	Residential densities in the Low to Medium ranges should be located with access to existing minor arterials and collector streets.
GOAL 08.00.00	PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.
OBJECTIVE 08.01.00	COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES.

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

POLICY 14.02.01 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans.

B. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

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

(16) LAND USE-

(a) Goal-

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

(b) Policies-

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

15. TRAFFIC CIRCULATION ANALYSIS

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

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

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

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

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

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

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

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

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

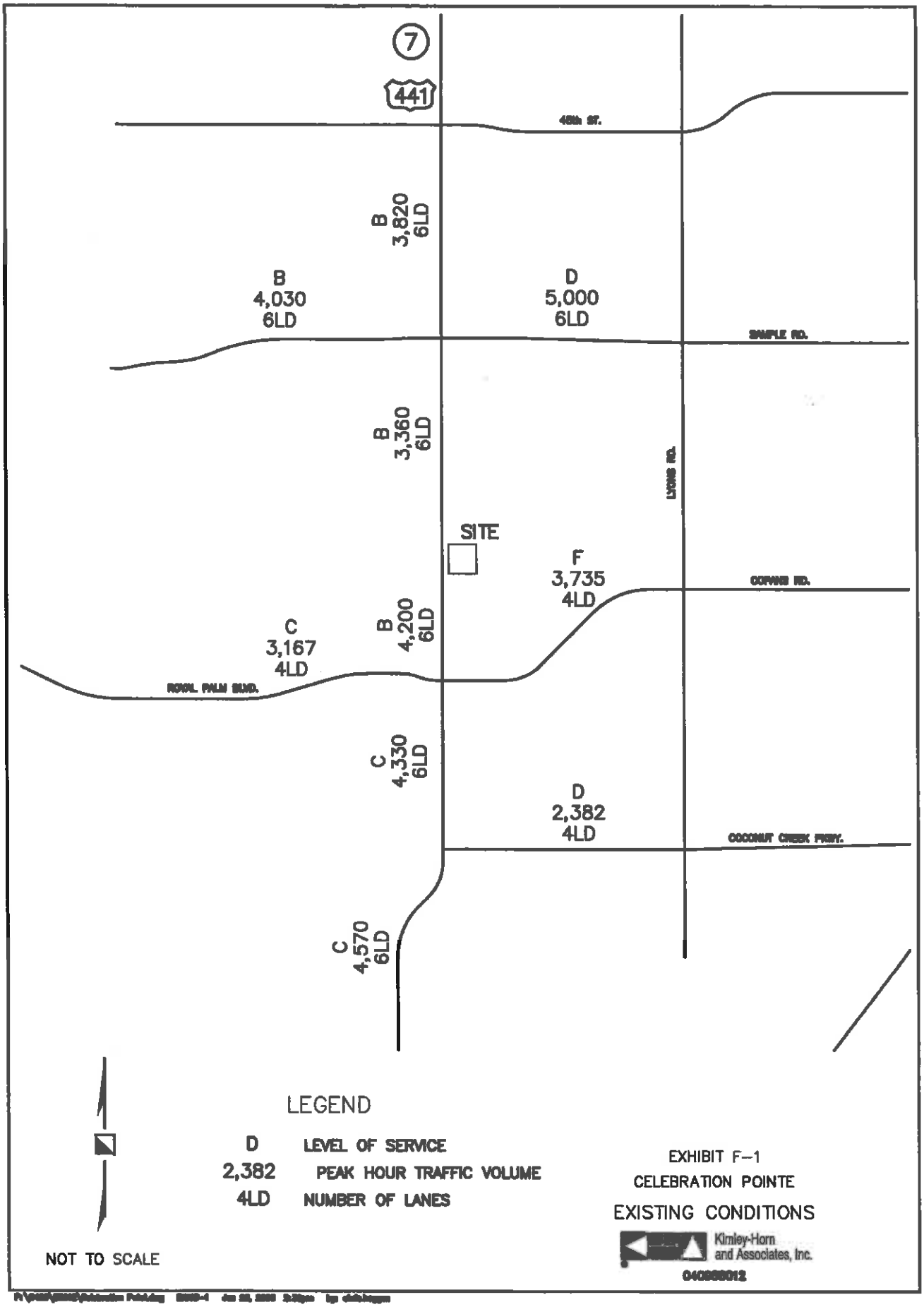

7
441
45th ST.
B
3,820
6LD
B
4,030
6LD
D
5,000
6LD
SAMPLE RD.
B
3,360
6LD
LYONS RD.
SITE
F
3,735
4LD
CORAL RIDGE DR.
B
4,200
6LD
C
3,167
4LD
ROYAL PALM BLVD.
C
4,330
6LD
D
2,382
4LD
COCONUT CREEK PKWY.
C
4,570
6LD
LEGEND
D LEVEL OF SERVICE
2,382 PEAK HOUR TRAFFIC VOLUME
4LD NUMBER OF LANES
NOT TO SCALE
EXHIBIT F-1
CELEBRATION POINTE
EXISTING CONDITIONS
Kimley-Horn and Associates, Inc.

EXHIBIT F-2
CELEBRATION POINTE
EXISTING PEAK HOUR VOLUMES

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

Notes:
(1) Based on Broward County 2006 Annual Average Peak Hour Traffic Counts
(2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.

Kimley-Horn and Associates, Inc.

EXHIBIT F-3
CELEBRATION POINTE
SHORT RANGE (2013) PEAK HOUR VOLUMES

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

Notes:
(1) 2013 volumes developed by interpolation between existing volumes and 2025 volumes.
(2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.

Kimley-Horn and Associates, Inc.

EXHIBIT F-4
CELEBRATION POINTE
LONG RANGE (2030) PEAK HOUR VOLUMES

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

Notes:
(1) 2030 volumes developed by Broward County FSUTMS 2030 Model supplied by the MPO adjusted by a k-factor of 8.13 to determine peak hour conditions.
(2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.

Kimley-Horn and Associates, Inc.

EXHIBIT F-5
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)

Kimley-Horn and Associates, Inc.

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

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

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

16. DEDICATION OF LAND TO CITY, COUNTY AND STATE

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

17. EXISTING ZONING WITHIN ONE MILE OF SITE

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

See Exhibit G for zoning one mile from site.

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

Proposed PUD Standards:

A. Streets and entrances will meet the standards as stated in section 7 of this report.

B. Drainage will meet the standards as stated in section 12 of this report. A proposed lake will be constructed in each 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 23 which pertains to minimum landscaping standards. The developer will provide additional accents at strategic locations within the PUD to enhance the overall beauty of the entire project. Where possible the shrubs and plantings will be design to enhance the scenic water view at the proposed lake.

2. Fill in missing wall sections on West side adjacent to commercial property. A 6' high chain link fence with a green button wood hedge will be installed along the remainder of the site to provide a pleasing barrier to the adjacent residential communities.

3. Additional landscaping will be provided along Celebration Pointe Blvd (phase 1). The developer and landscape architect will provide landscaping plans that meet or exceed the City Code in these areas.

4. Internal landscaping will be provide for street trees and building landscaping to provide a lush landscape feel to the roadways.

5. A variance has been obtained allowing a 10' perimeter landscape buffer. A 12' perimeter buffer is provided on phase 2.

F. Traffic Control.

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

G. Unified control of PUD

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

H. Typical unit allowances and restrictions

1. The individual units cannot be modified in any way without approval of the property owner or association. No outside modifications can be made by the unit resident. The garages may not be enclosed for permanent living area. No screens can be installed beyond the building face. Roofs are made of tile. Interior improvements require local permits prior to construction.

2. Garbage will be provided in a compactor and picked up by waste management. Garbage and recycling is the residents' responsibility to dispose of in the garbage compactor and recycling area. This will be enforced by the property management.

3. See Exhibit N for additional building information.

4. No structural improvements will be allowed in common area easements. All landscape areas will be maintained by the property management maintenance personnel or contracted Maintenance Company. The rental resident is not responsible for common area maintenance.

19. THE PROPOSED ORDER OF DEVELOPMENT PHASES

The development of the subject property will be done in two phases. The north phase (phase one) will be constructed first and then the south phase (phase two) will be constructed when market conditions are ready. A rental center may be constructed -as part

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

20. PLANNING BOARD REQUIREMENTS

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

21. LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS

See Exhibit M

22. BOUNDARY MAP

See Exhibit I

23. GENERAL CONCEPT PLAN

See Exhibit J

24. MASTER PLAN

See Exhibit J

25. UTILITIES PLAN

See Exhibit K

26. GRADING AND DRAINAGE PLAN

See Exhibit K

27. TYPICAL LANDSCAPE PLAN

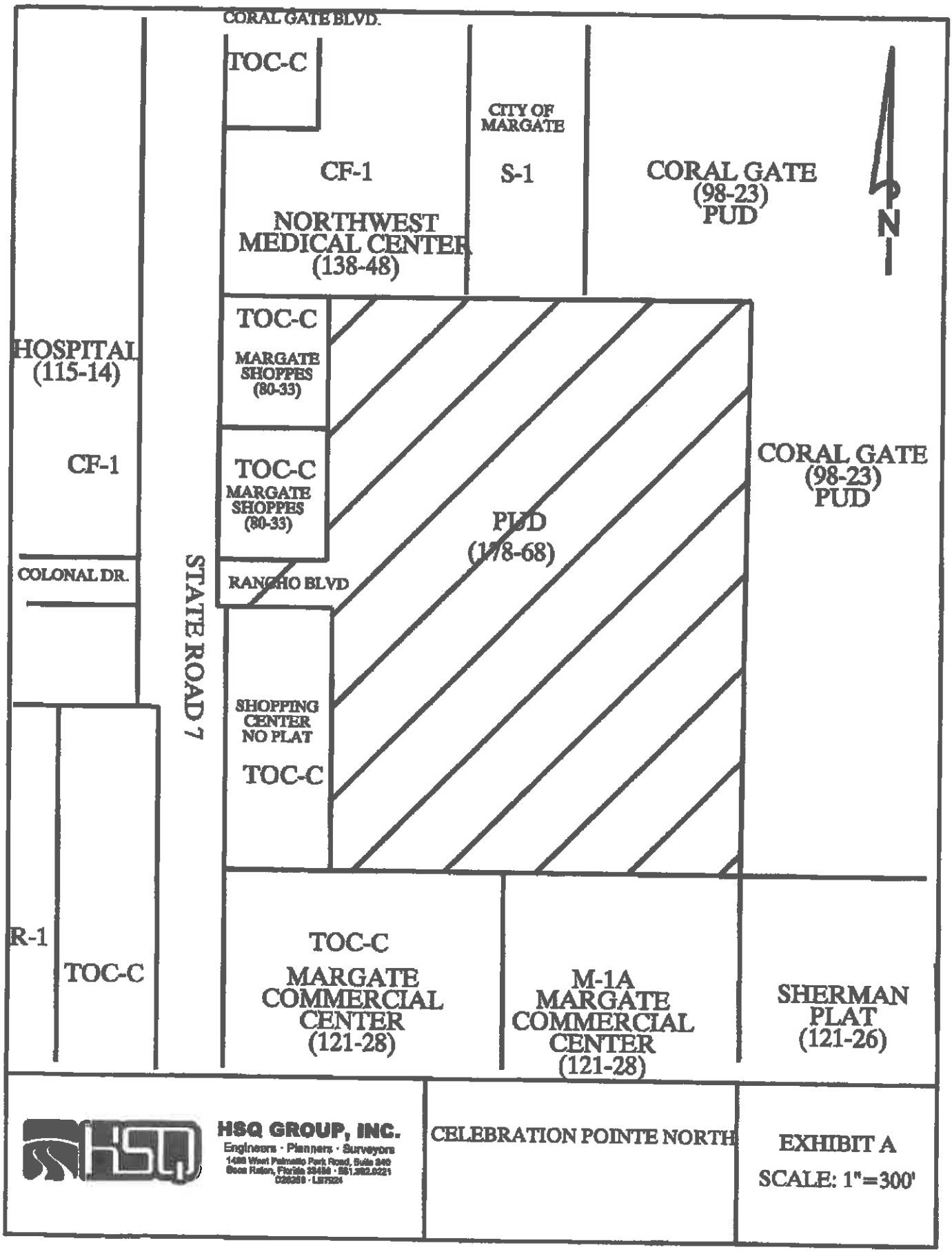
See Exhibit L

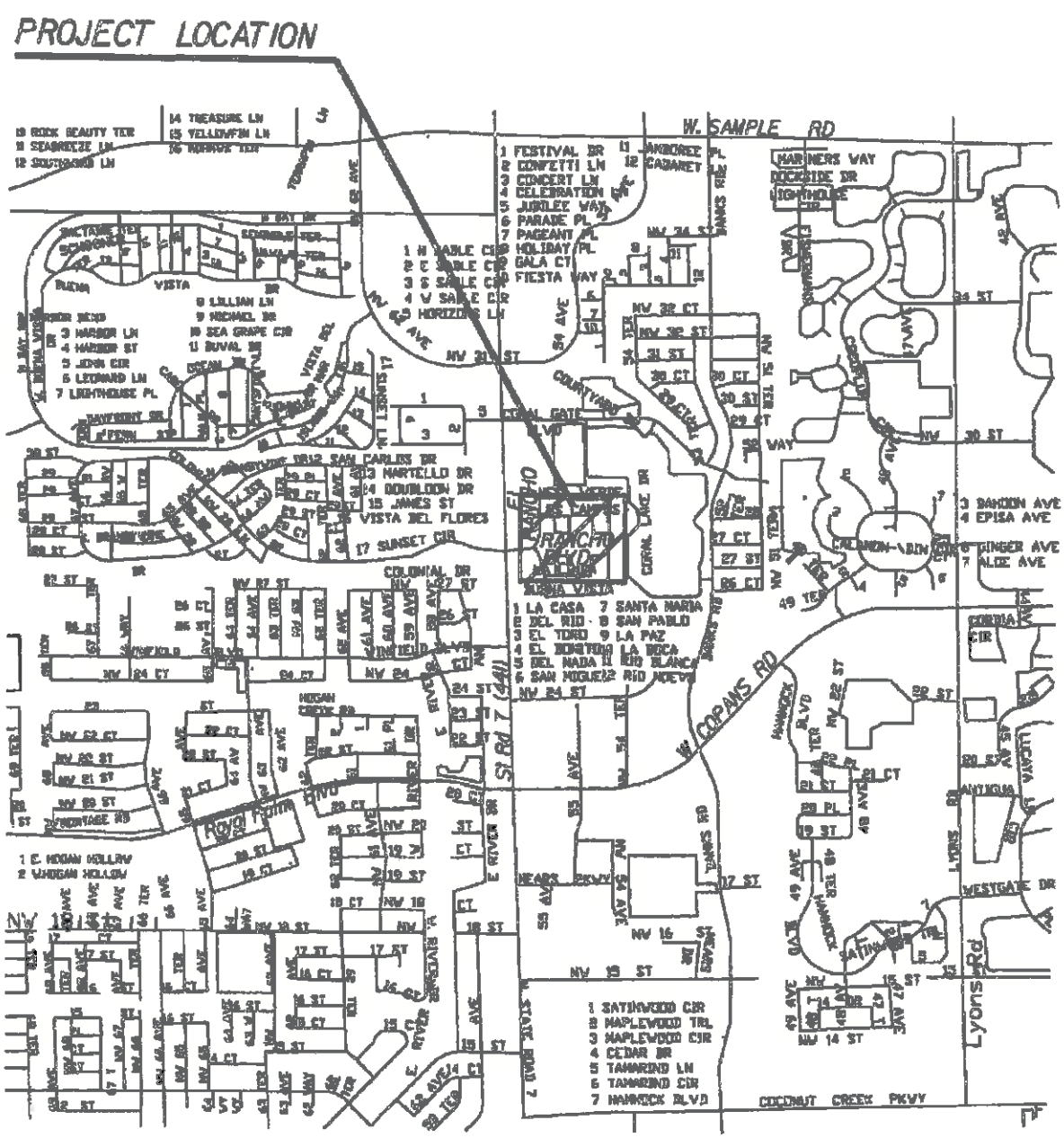
28. TYPICAL RESIDENTIAL PLAN

See Exhibits J and N

29. ZONING STATEMENT

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


CORAL GATE BLVD.
TOC-C
CITY OF MARGATE
S-1
CF-1
NORTHWEST MEDICAL CENTER (138-48)
CORAL GATE (98-23) PUD
N
HOSPITAL (115-14)
TOC-C
MARGATE SHOPPES (80-33)
CF-1
TOC-C
MARGATE SHOPPES (80-33)
PUD (178-68)
CORAL GATE (98-23) PUD
COLONAL DR.
RANCHO BLVD
STATE ROAD 7
SHOPPING CENTER NO PLAT
TOC-C
R-1
TOC-C
TOC-C
MARGATE COMMERCIAL CENTER (121-28)
M-1A MARGATE COMMERCIAL CENTER (121-28)
SHERMAN PLAT (121-26)
HSQ GROUP, INC.
Engineers · Planners · Surveyors
CELEBRATION POINTE NORTH
EXHIBIT A
SCALE: 1"=300'

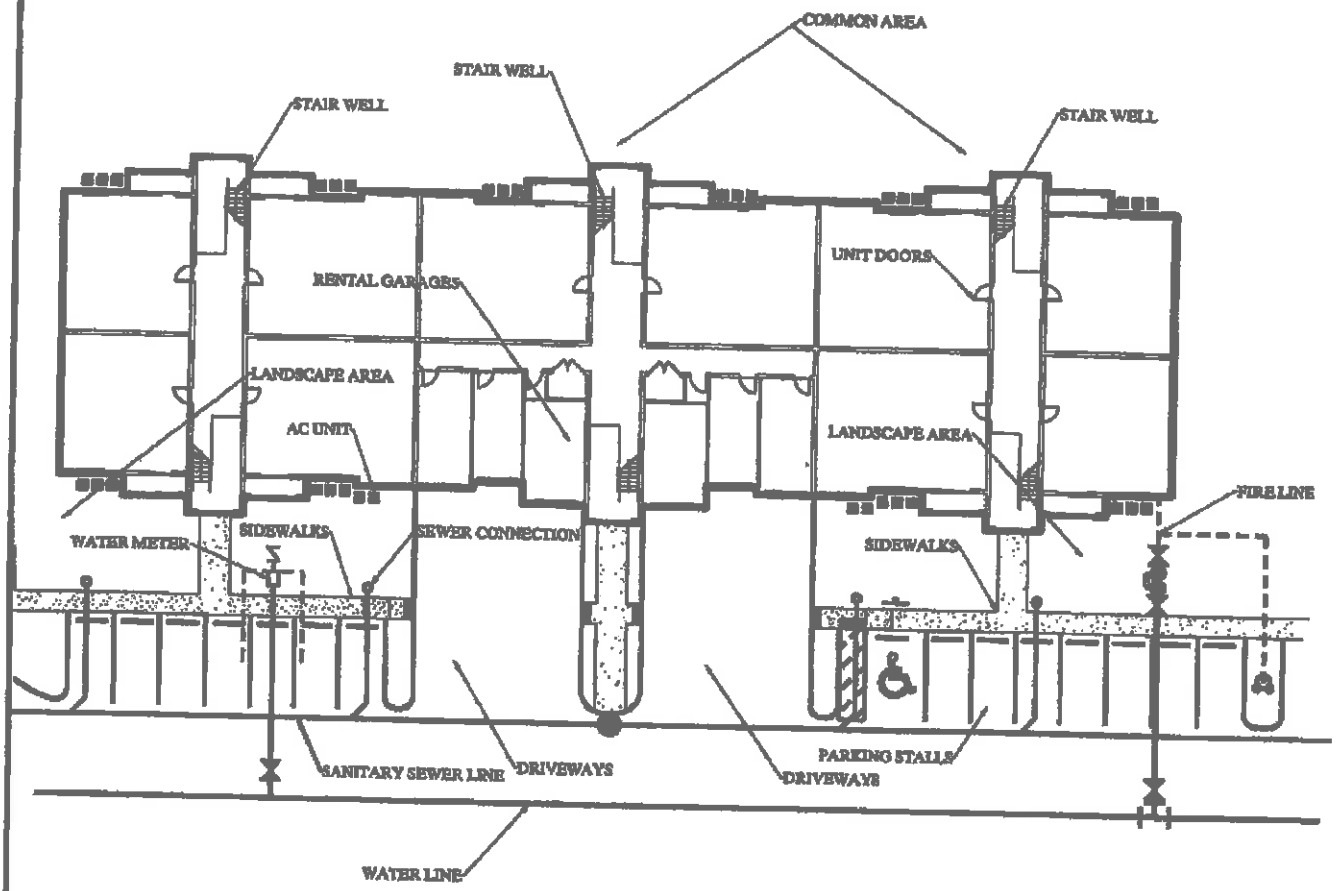


LOCATION MAP

SECTION 20 / TOWNSHIP 48 S / RANGE 42 E

HSQ GROUP, INC. Engineers · Planners · Surveyors 1488 West Palmetto Park Road, Suite 340 Boca Raton, Florida 33486 · 561.392.0221 C28259 · LB7934	CELEBRATION POINTE NORTH	EXHIBIT M North

UNITS ARE RENTAL ONLY
NO PRIVATE PROPERTY

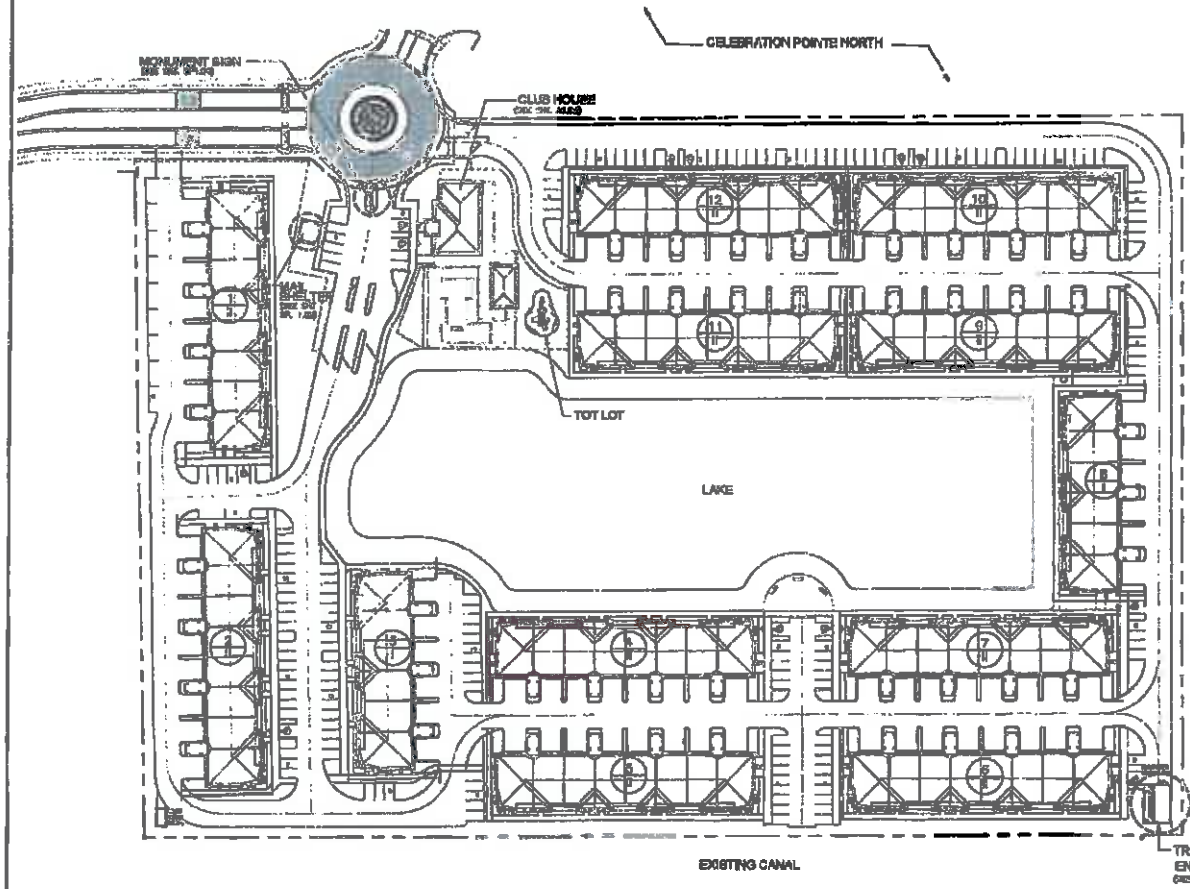


TYPICAL GARAGE
UNIT DETAIL

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C28266 · LB7924

CELEBRATION POINTE NORTH

EXHIBIT N



NOTE

1. REFER TO CIVIL DRAWINGS FOR CALCULATIONS & DIMENSIONS

LEGEND

REFERS TO BUILDING No.

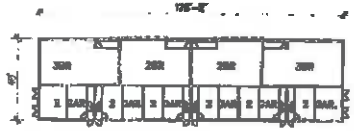
REFERS TO BUILDING TYPE

SITE PLAN - 252 TOTAL UNITS

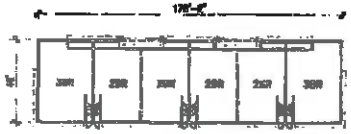
(TOTAL UNIT MIX: 20-1 BR/1BTH, 185-2BR/2BTH & 72-3BR/2BTH)

SCALE: 1"= 80'-0"

BUILDING TYPES



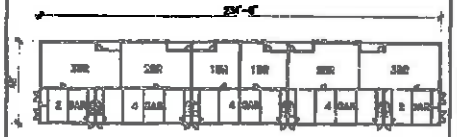
GROUND FLOOR



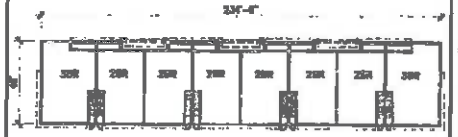
SECOND & THIRD FLOORS

(2) TYPE I - (16-UNITS & 12-GARAGES)

NTS



GROUND FLOOR



SECOND & THIRD FLOORS

(10) TYPE II - (22-UNITS & 16-GARAGES)

NTS

EXHIBIT M SOUTH

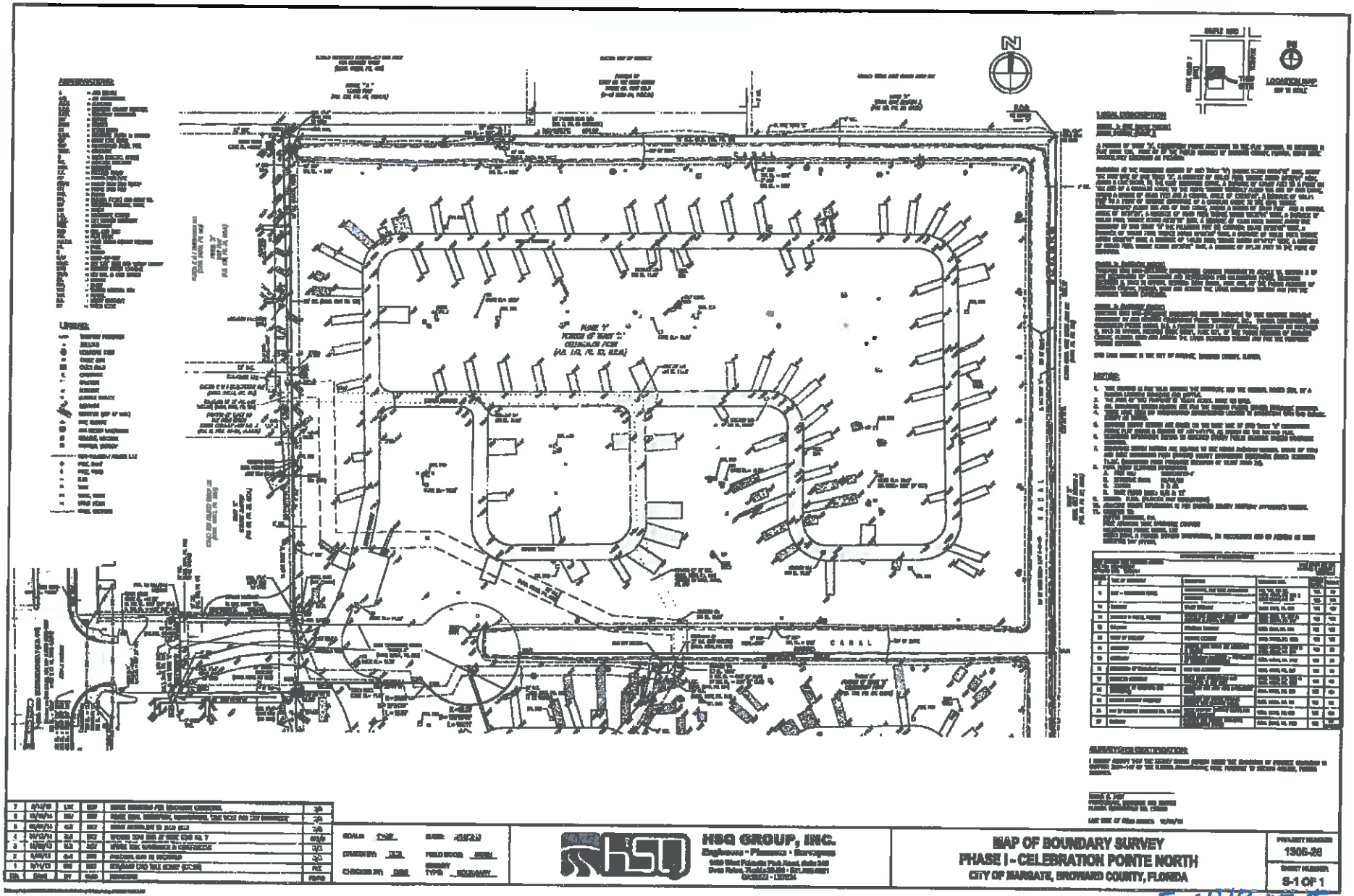
Kolar Kovacs & Hevia
ARCHITECTURE
INTERIOR DESIGN
PLANNING

SITE PLAN - INTERNAL C.H. OPTION

CELEBRATION POINTE SOUTH

For CELEBRATION POINTE SOUTH, LLC

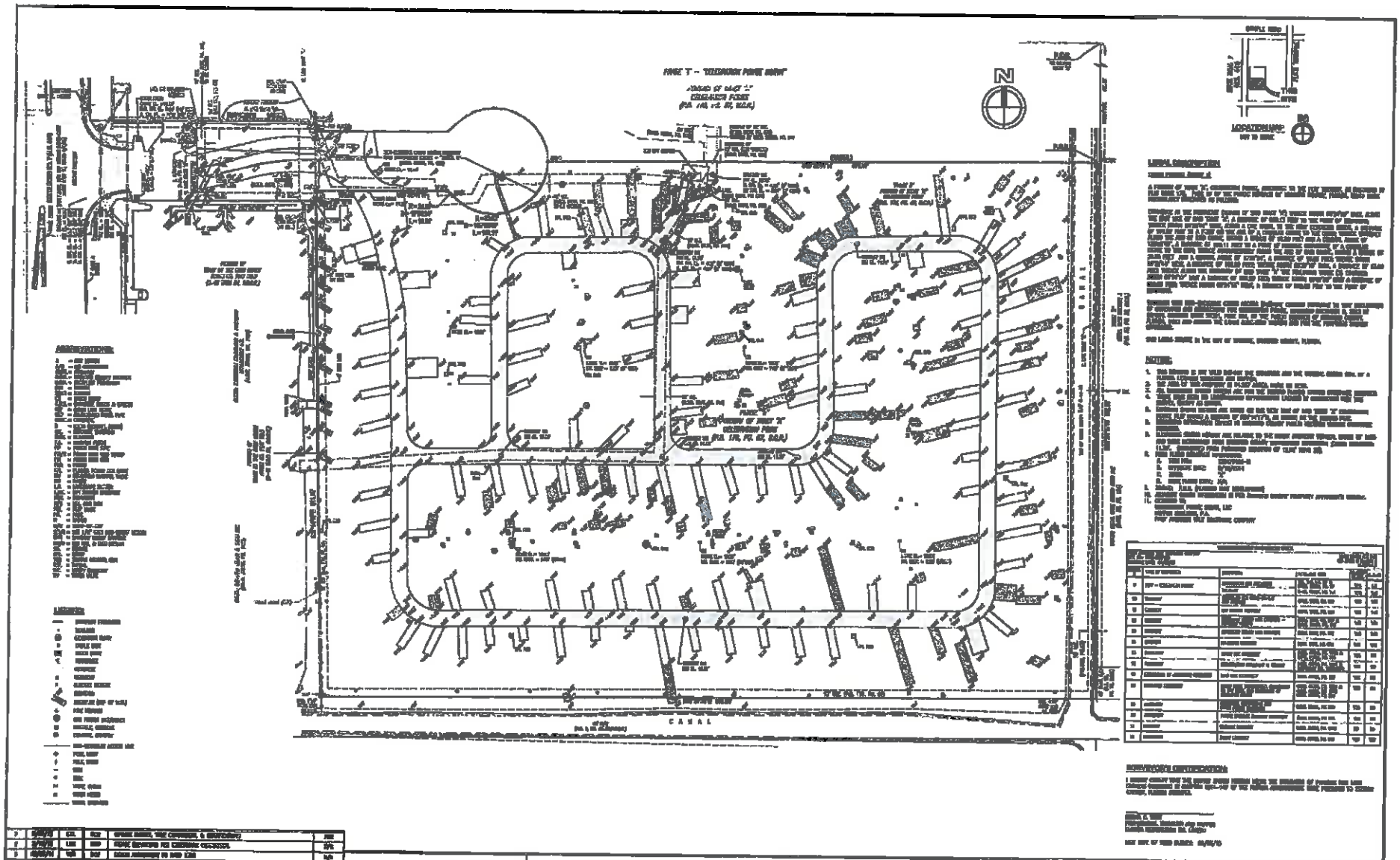
SP1.01



HSQ GROUP, INC.
Engineers · Planners · Surveyors

MAP OF BOUNDARY SURVEY
PHASE I - CELEBRATION POINTE NORTH
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

EXHIBIT I
NORTH



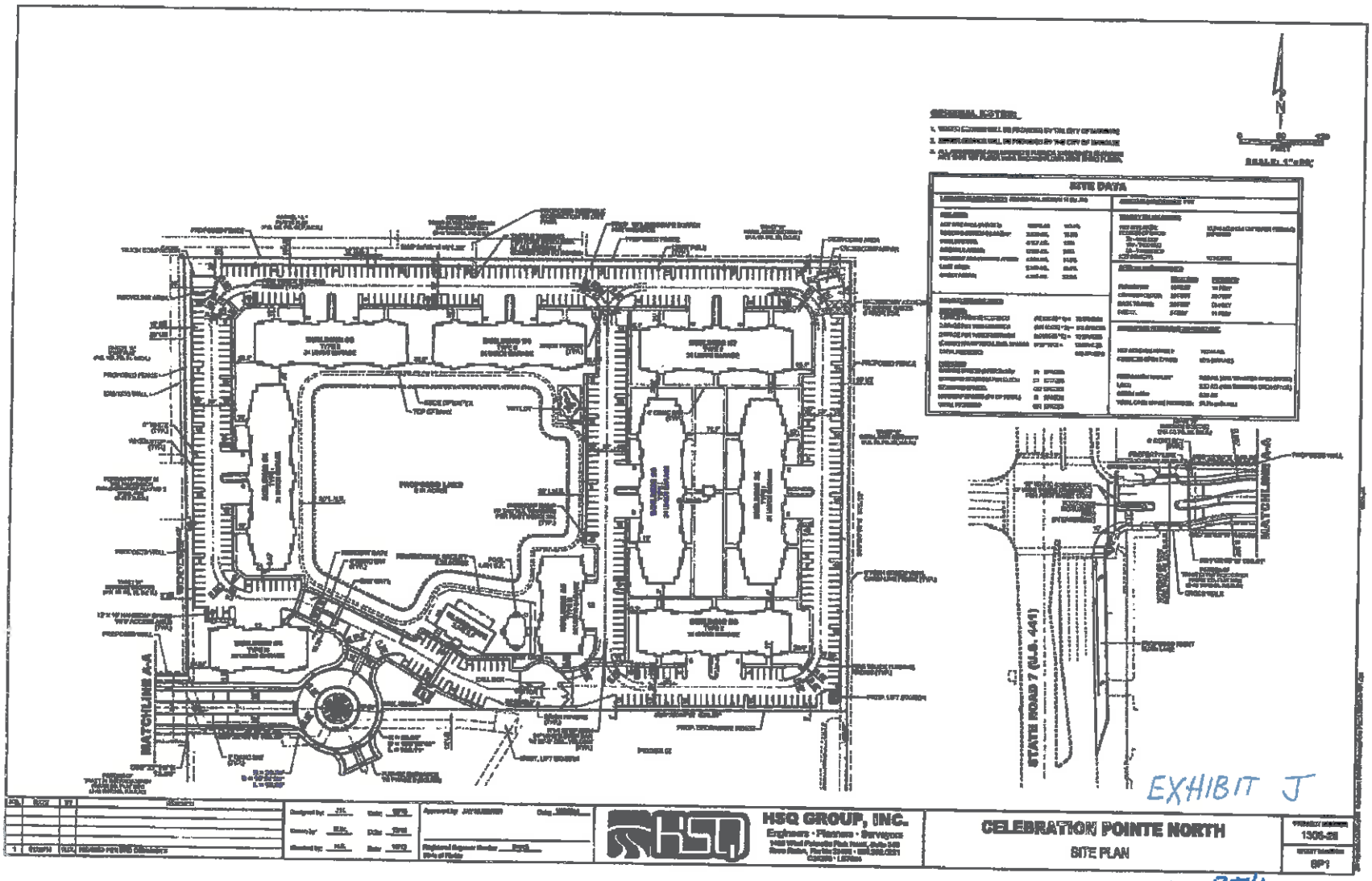
HSQ GROUP, INC.
Engineers · Planners · Surveyors

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

PROJECT NUMBER
1308-28

SHEET NUMBER
1 OF 1

EXHIBIT I
SOUTH

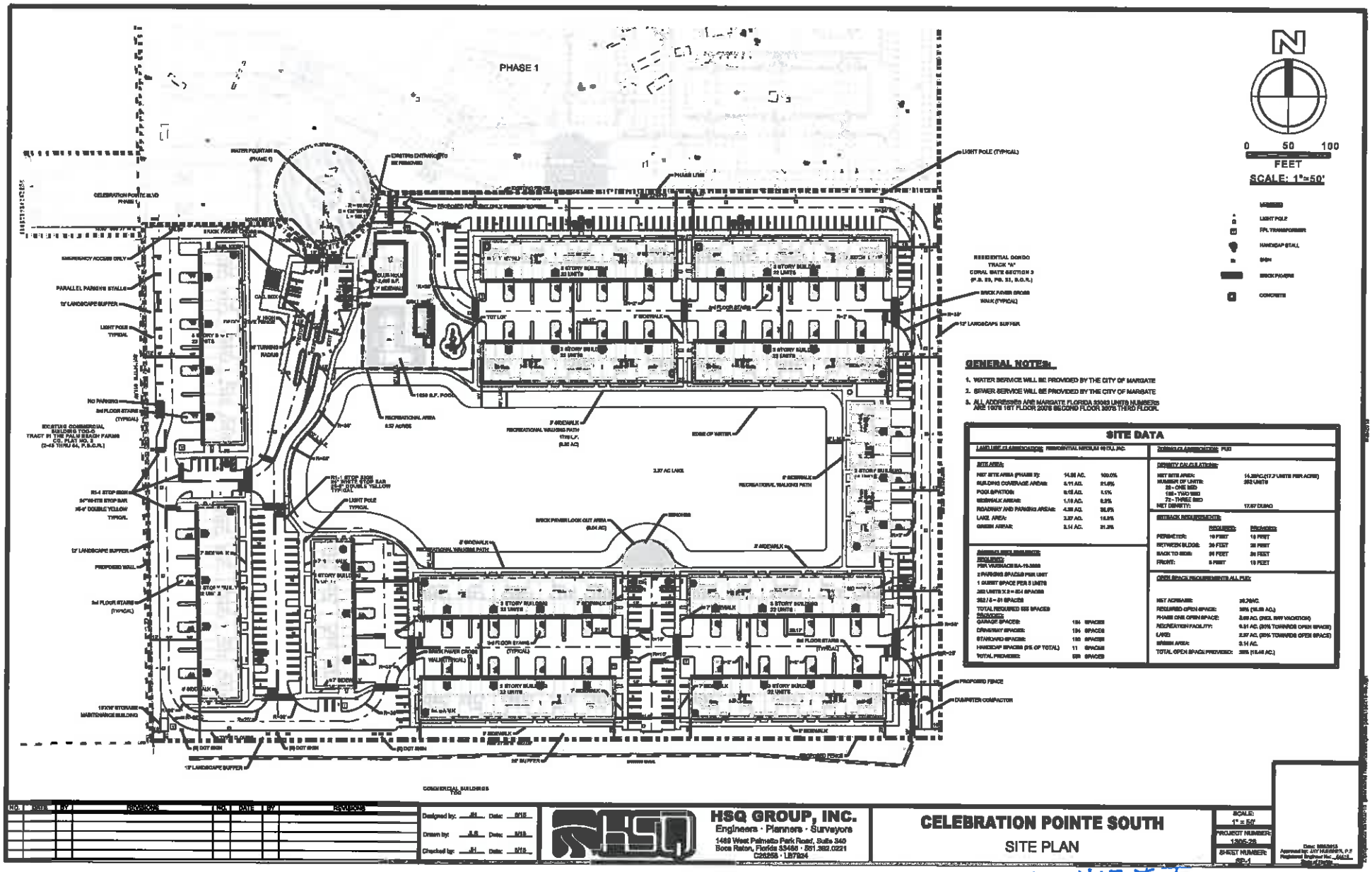


HSQ GROUP, INC.
Engineers · Planners · Surveyors

CELEBRATION POINTE NORTH
SITE PLAN

1306-08

SP1



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:

NET SITE AREA (PHASE 2):	14.58 AC.	100.0%
BUILDING COVERAGE AREAS:	5.11 AC.	21.6%
POOL/SPA/TION:	0.16 AC.	1.1%
SIDEWALK AREAS:	1.19 AC.	8.2%
ROADWAY AND PARKING AREAS:	4.39 AC.	30.1%
LAKE AREA:	2.37 AC.	16.3%
GREEN AREA:	3.14 AC.	21.5%

PARKING REQUIREMENTS:
REQUIRED:
PER VARIANCE BA-19-3888
2 PARKING SPACES PER UNIT
1 GUEST SPACE PER 5 UNITS
303 UNITS X 2 = 604 SPACES
303 / 5 = 61 SPACES
TOTAL REQUIRED 665 SPACES
PROVIDED:

GARAGE SPACES:	184	SPACES
DRIVEWAY SPACES:	184	SPACES
STANDARD SPACES:	188	SPACES
HANDICAP SPACES (5% OF TOTAL)	11	SPACES
TOTAL PROVIDED:	668	SPACES

DENSITY CALCULATIONS:

NET SITE AREA:	14.58AC.(17.7 UNITS PER ACRE)
NUMBER OF UNITS:	303 UNITS
36 - ONE BED	
186 - TWO BED	
79 - THREE BED	
NET DENSITY:	17.67 DU/AC

SETBACK REQUIREMENTS:

	REQUIRED:	PROVIDED:
PERIMETER:	10 FEET	10 FEET
BETWEEN BLDGS:	20 FEET	20 FEET
BACK TO BACK:	30 FEET	30 FEET
FRONT:	5 FEET	10 FEET

OPEN SPACE REQUIREMENTS ALL PUD:

NET ACREAGE:	30.76AC.
REQUIRED OPEN SPACE:	30% (16.58 AC.)
PHASE ONE OPEN SPACE:	2.66 AC. (INCL RW VACATION)
RECREATION FACILITY:	0.51 AC. (50% TOWARDS OPEN SPACE)
LAKE:	2.37 AC. (50% TOWARDS OPEN SPACE)
GREEN AREA:	3.14 AC.
TOTAL OPEN SPACE PROVIDED:	30% (16.68 AC.)

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/15
Drawn by: LG Date: 9/15
Checked by: JH Date: 9/15

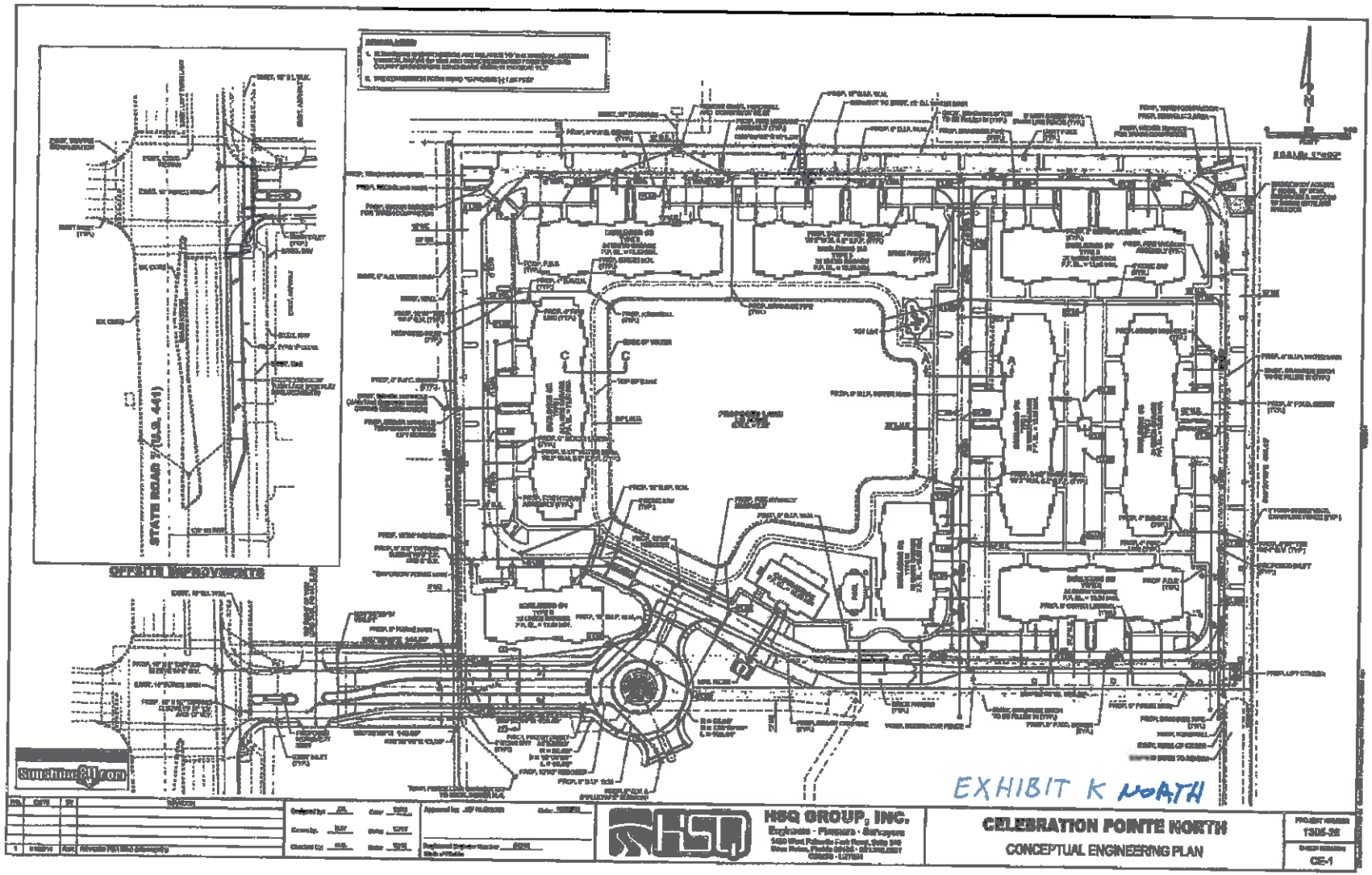
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1499 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.362.0221
C26258 · LB7934

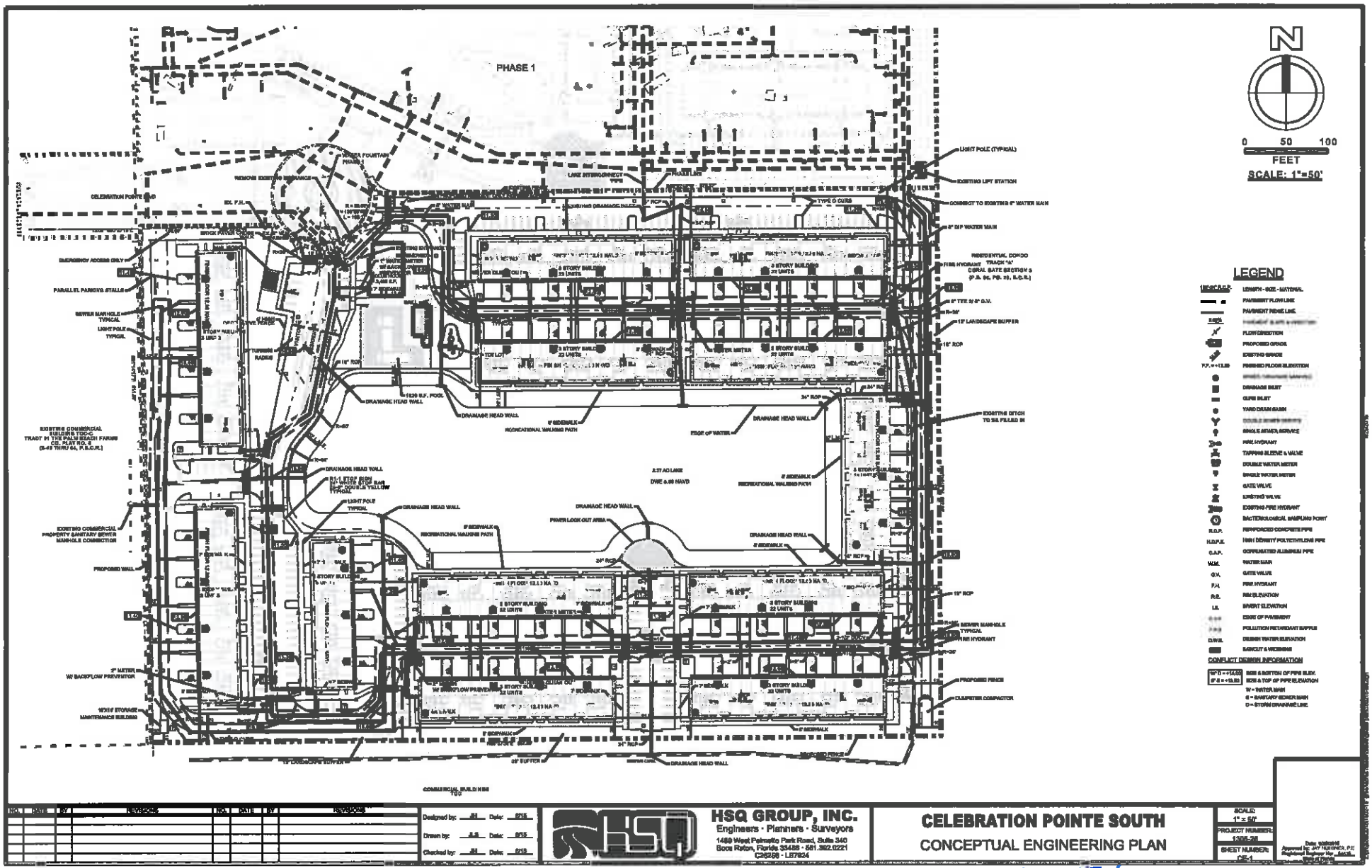
CELEBRATION POINTE SOUTH
SITE PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 1305.28
SHEET NUMBER: SP-1

Date: 9/22/2015
Approved by: JAY HUSBANDS, P.E.
Registered Engineer No. 44618
State of Florida

EXHIBIT J
SOUTH


STATE ROAD 7 (U.S. 441)
OFFSITE IMPROVEMENTS
EXHIBIT K NOATH
HSQ GROUP, INC.
Engineers · Planners · Surveyors
CELEBRATION POINTE NORTH
CONCEPTUAL ENGINEERING PLAN
CE-1



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 8/15
Drawn by: S.S Date: 8/15
Checked by: JH Date: 8/15

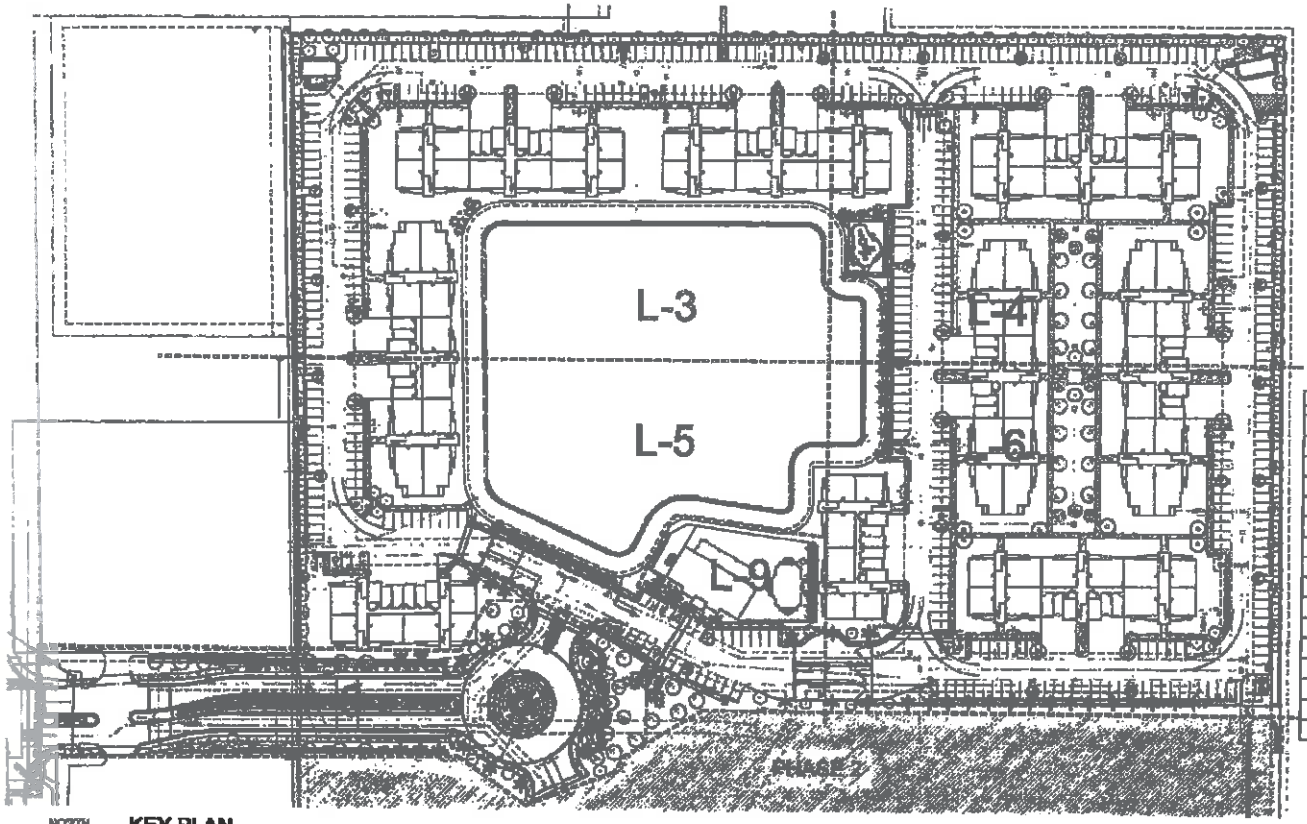
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA2936 · LE7824

CELEBRATION POINTE SOUTH
CONCEPTUAL ENGINEERING PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 1305-08
SHEET NUMBER: CE-1

Date: Validated
Approved by: JAY HUSKINS, P.E.
Registered Engineer No. 66436
State of Florida

EXHIBIT K
SOUTH



NORTH

KEY PLAN

Scale: NTS

LIST OF SHEETS

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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

TOTAL PLANTING MATERIAL REQUIREMENTS

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

LANDSCAPE DATA: SECTION 12.10.7

LANDSCAPE LIST

TREES

KEY	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
	9			
	1			
	7			
	1			
	1			
	1			
	2			
	5			
	1			
	3			
	1			
	1			
	3			
	2			
	4			
	4			

SHRUBS AND GROUNDCOVERS

KEY	QUAN.	BOTANICAL NAME	COMMON NAME
AE	69		
CA	43		
CE	1047		
CO	695		
CV	81		
DR	330		
FM	788		
HL	855		
IH	297		
JI	73		
PL	885		
PX	84		
RI	330		
SA	290		
SW	344		
SY	68		
LAWN			

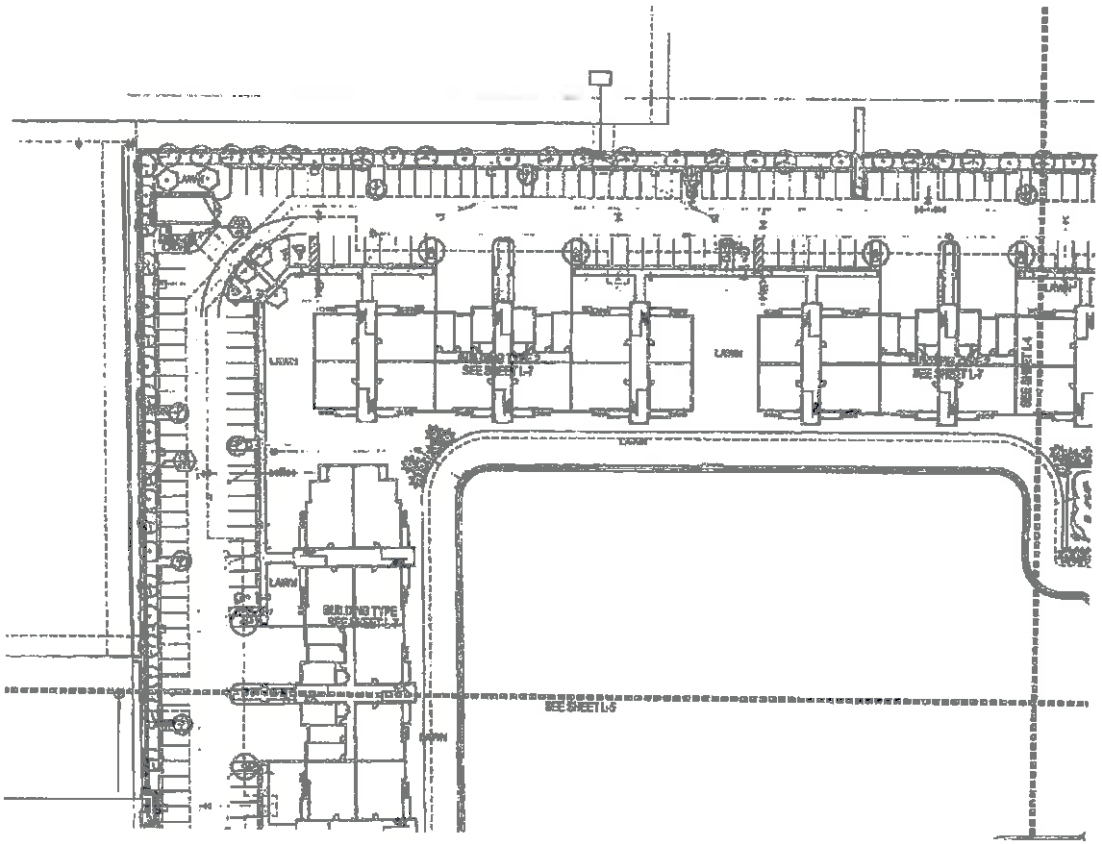
Celebration Pointe North

Margate, Florida

INDEX

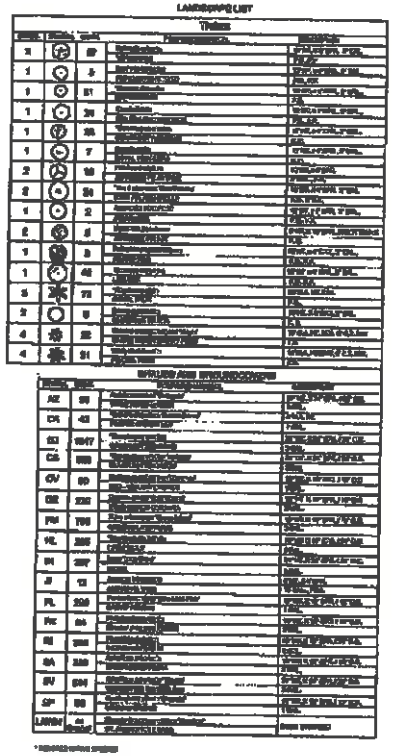
INDEX

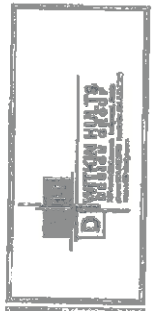
EXHIBIT L
NORTH



LANDSCAPE PLAN

Scale: 1"=30'-0"





Celebration Pointe North

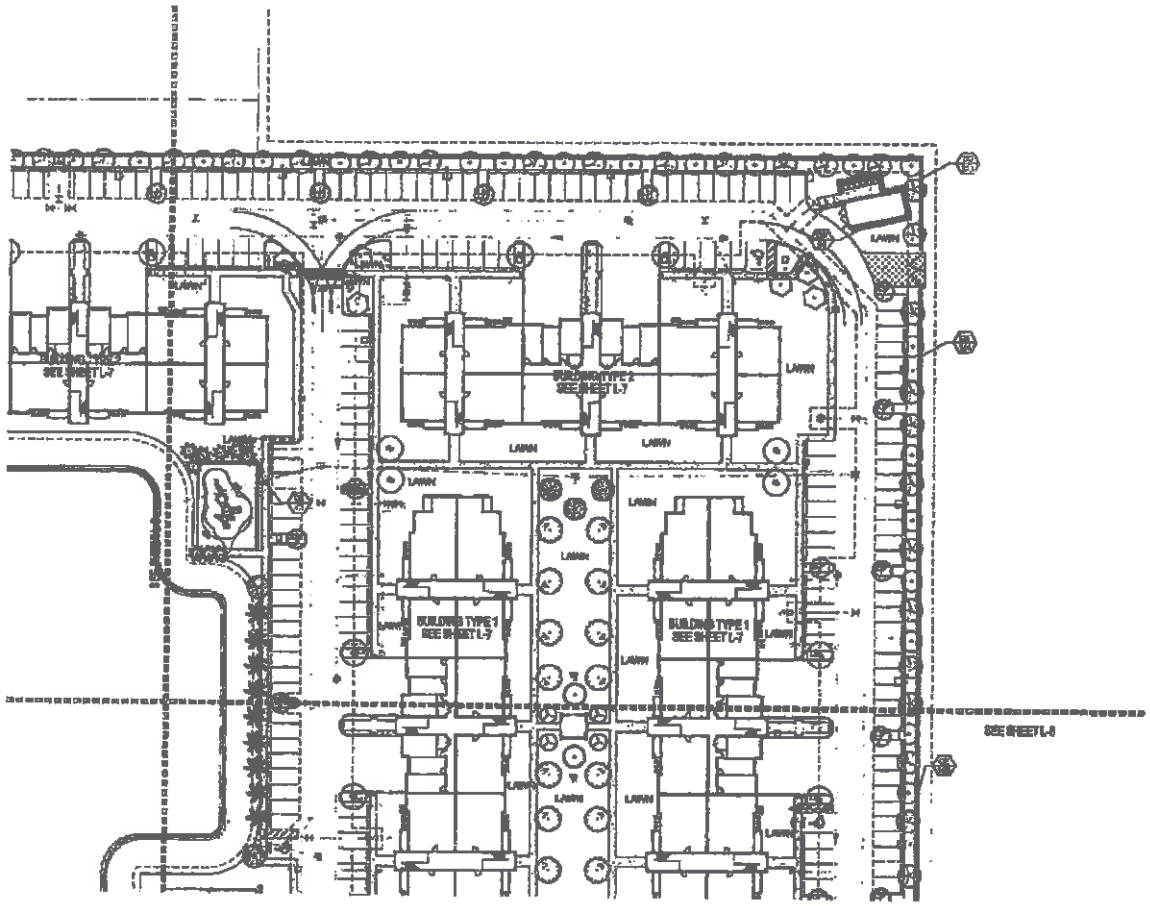
Morgan, Florida

LANDSCAPE PLAN

L-3

EXHIBIT L
NORTH

NORTH



LANDSCAPE PLAN

Scale: 1"=30'-0"

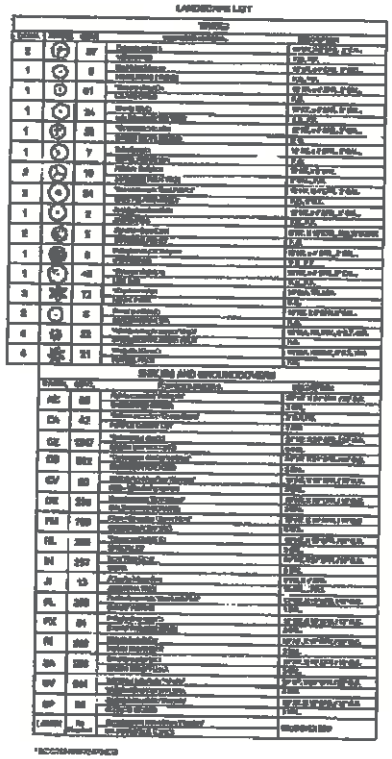


EXHIBIT L
NORTH

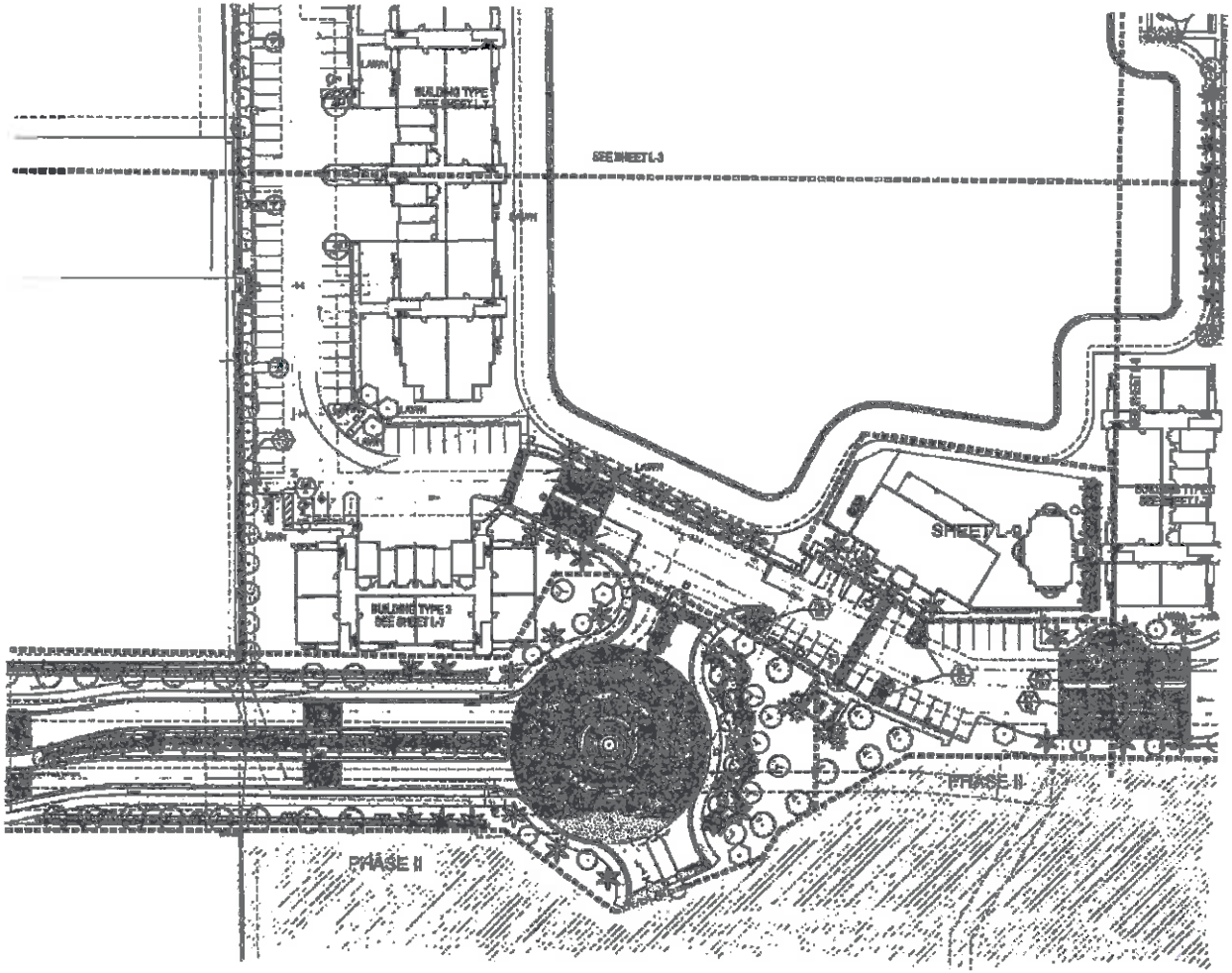
NORTH

Celebration Pointe North

Margate, Florida

LANDSCAPE PLAN

L-4



LANDSCAPE PLAN

Scale: 1"=30'-0"

EXHIBIT L

NORTH

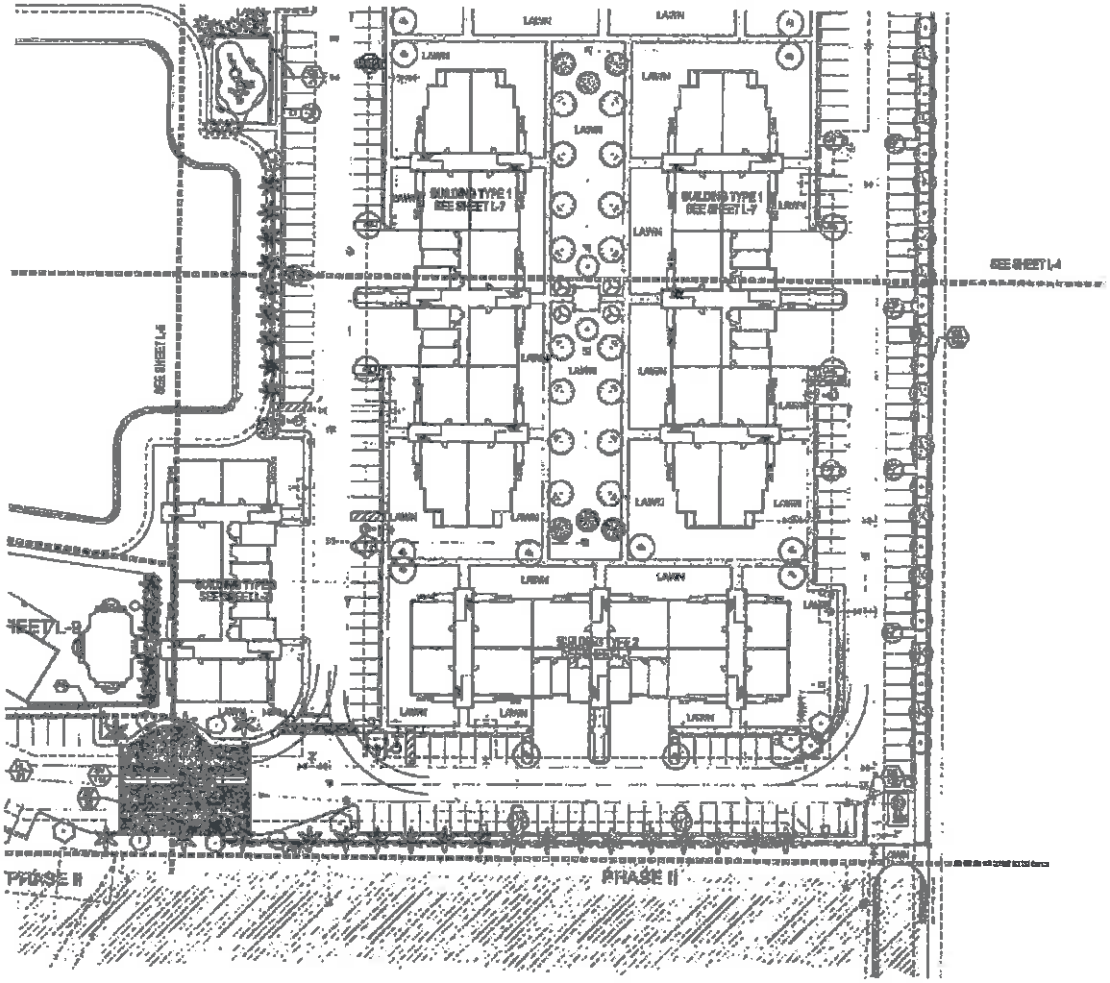
NORTH

Celebration Pointe North

Margate, Florida

LANDSCAPE PLAN

L-5



LANDSCAPE PLAN

Scale: 1"=30'-0"

EXHIBIT L
NORTH

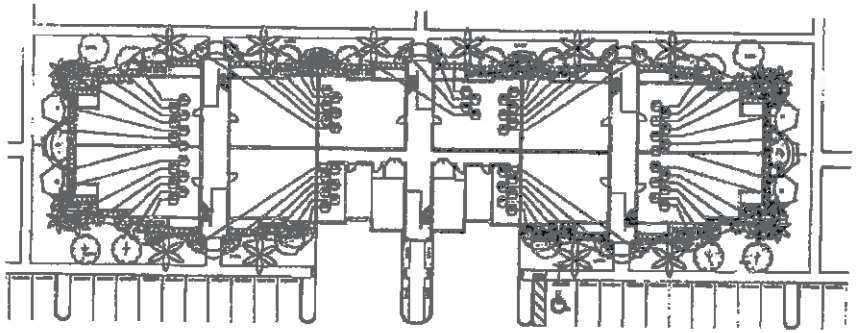
NORTH

Celebration Pointe North

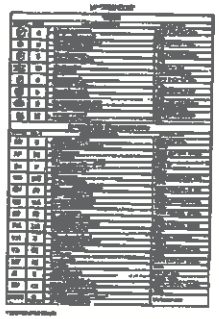
Margate, Florida

LANDSCAPE PLAN

L-6



TYPICAL BUILDING TYPE 1



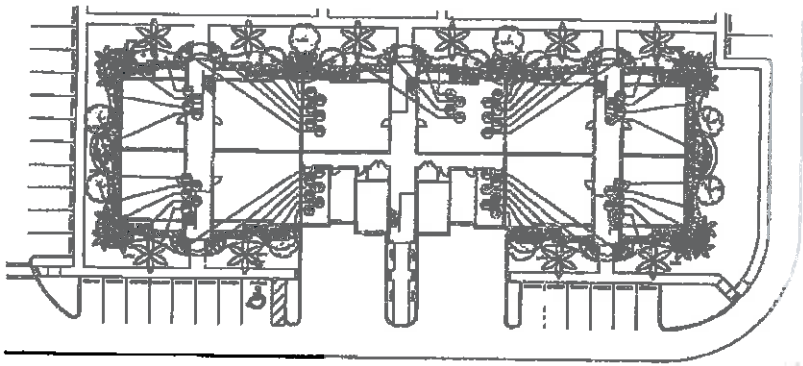
BUILDING TYPE 1 - (3 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

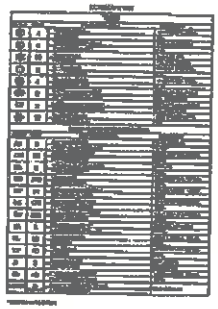
PLANT COUNTS:
TREES: 38
SHRUBS: 814

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

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



TYPICAL BUILDING TYPE 2



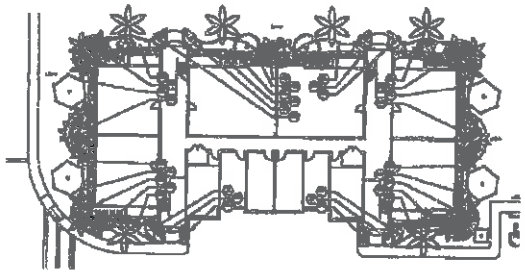
BUILDING TYPE 2 - (4 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS:
TREES: 26
SHRUBS: 748

TOTAL TREE COUNTS(4 UNITS):
TREES: 104
SHRUBS: 2,992

TOTAL NATIVE COUNTS(4 UNITS):
TREES: 72
SHRUBS: 1,328



TYPICAL BUILDING TYPE 3

BUILDING TYPE 3 - (2 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS:
TREES: 40
SHRUBS: 519

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

TOTAL NATIVE COUNTS(2 UNITS):
TREES: 28
SHRUBS: 629

LANDSCAPE PLAN

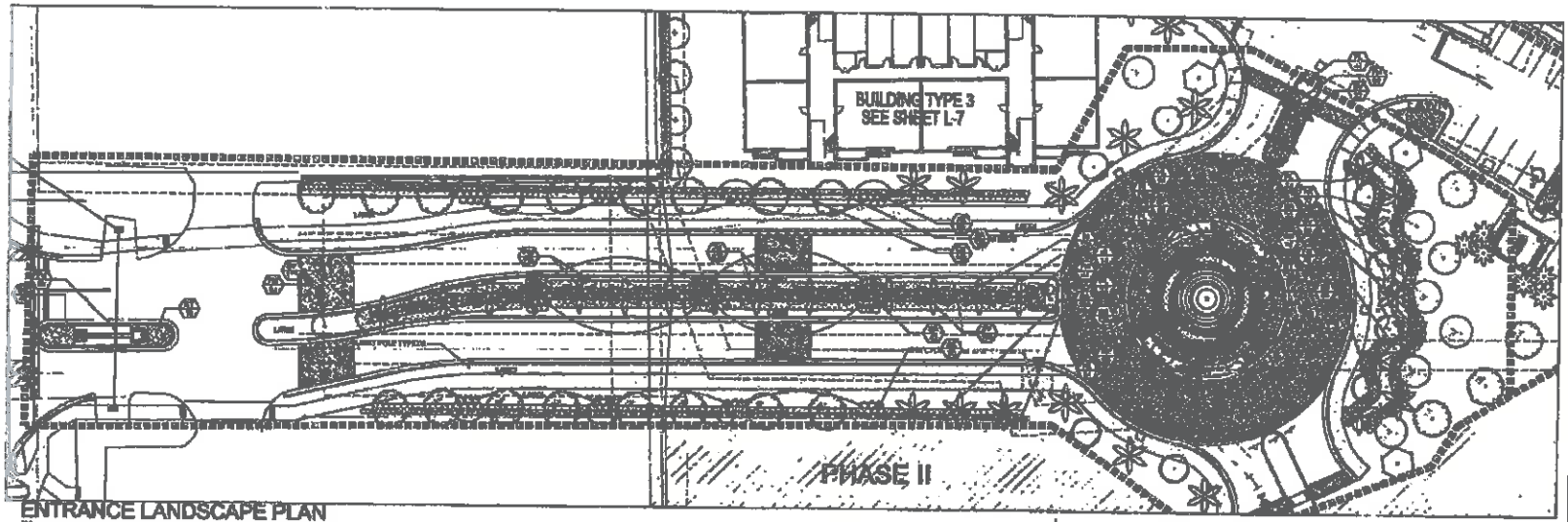
Scale: 1"=20'-0"

EXHIBIT L
NORTH

NORTH

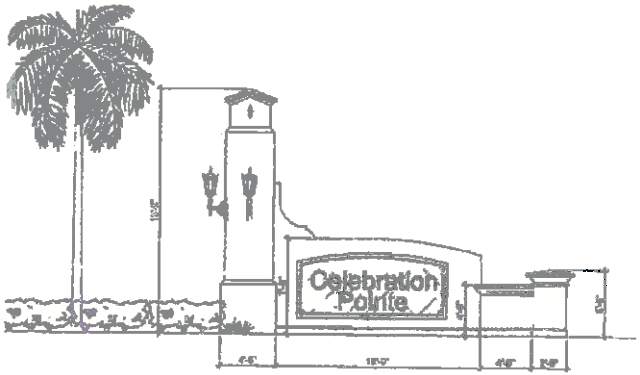
Celebration Pointe North
Margate, Florida
TYPICAL BUILDINGS
LANDSCAPE PLAN

L-7



ENTRANCE LANDSCAPE PLAN

Scale: 1"=20'-0"



ENTRANCE SIGN CONCEPT

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

LANDSCAPE LIST

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
A	37			
B	8			
C	38			
D	36			
E	35			
F	7			
G	18			
H	35			
I	3			
J	6			
K	43			
L	72			
M	8			
N	52			
O	21			

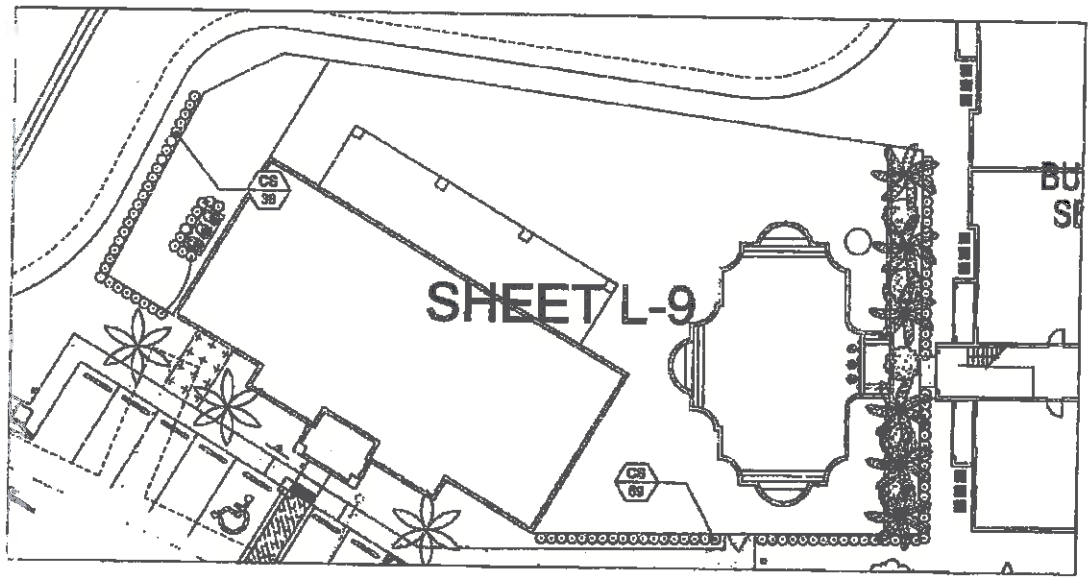
SHRUBS AND GROUNDCOVERS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AZ	88			
CA	45			
CH	1347			
CM	888			
CV	36			
DB	329			
DI	1181			
EL	382			
ER	337			
JA	63			
PL	2888			
PN	64			
RI	3888			
SA	3888			
SV	1884			
VB	88			
LAWN	As Required			

EXHIBIT L
NORTH

Celebration Pointe North
Margate, Florida
ENTRY LANDSCAPE PLAN

L-8



Clubhouse Landscape Plan

Scale: 1"=10'-0"

NORTH

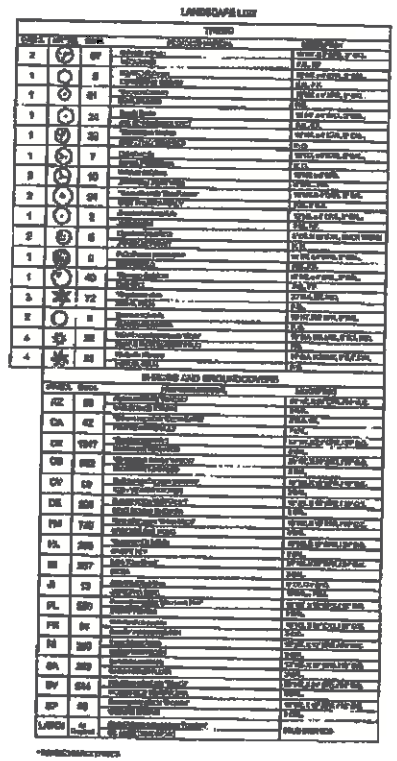


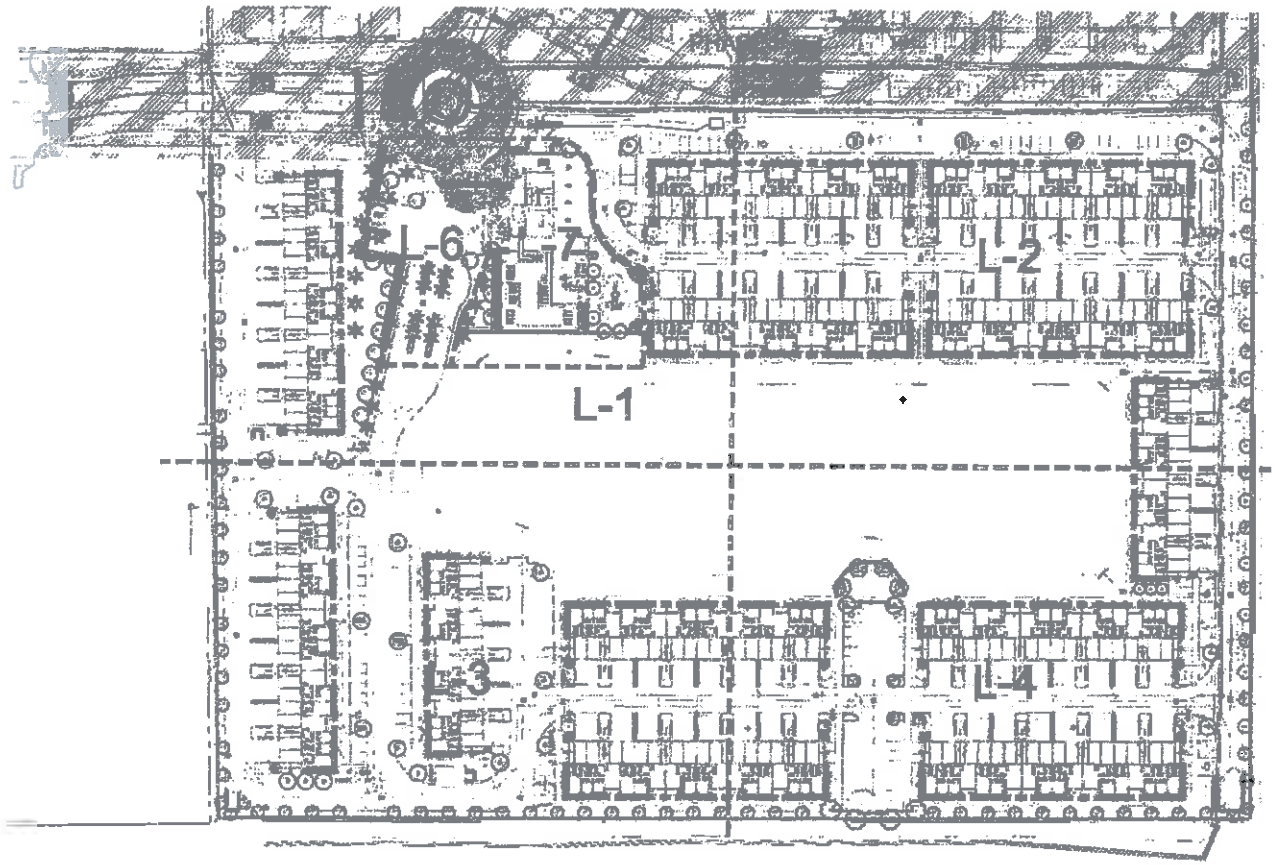
EXHIBIT L
NORTH

Celebration Pointe North

Margate, Florida

CLUBHOUSE LANDSCAPE PLAN

L-9



KEY PLAN NORTH

Scale: 1" = 60'-0"

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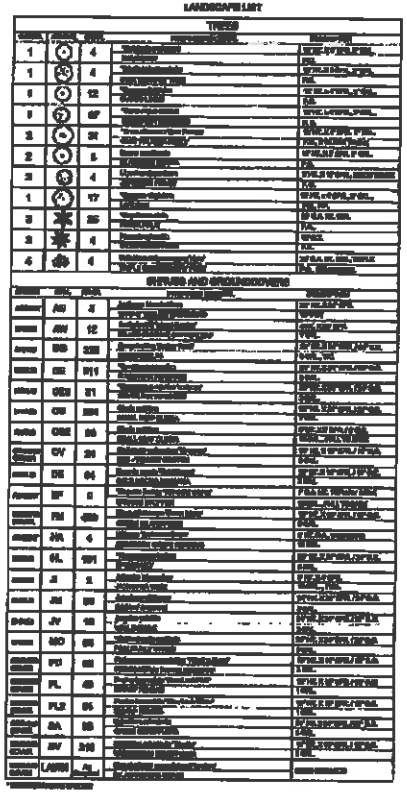
L-2 OVERALL LANDSCAPE
L-3 OVERALL LANDSCAPE
L-4 OVERALL LANDSCAPE
L-5 TYPICAL BUILDINGS
L-6 ENTRY LANDSCAPE PLAN
L-7 CLUBHOUSE LANDSCAPE PLAN
L-8 PLANTING DETAILS

NATIVE PLANTING MATERIAL REQUIREMENTS	
TREES-50% REQUIRED (1 TREE = 3 PALMS)	57% PROVIDED
SHRUBS-50% REQUIRED (EXCLUDING LINERS)	51% PROVIDED

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

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



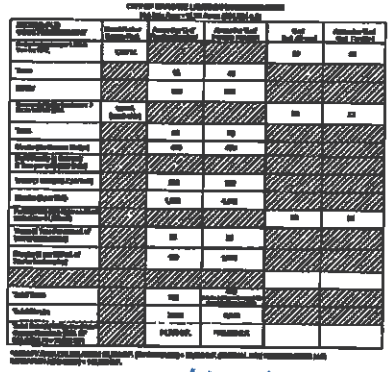
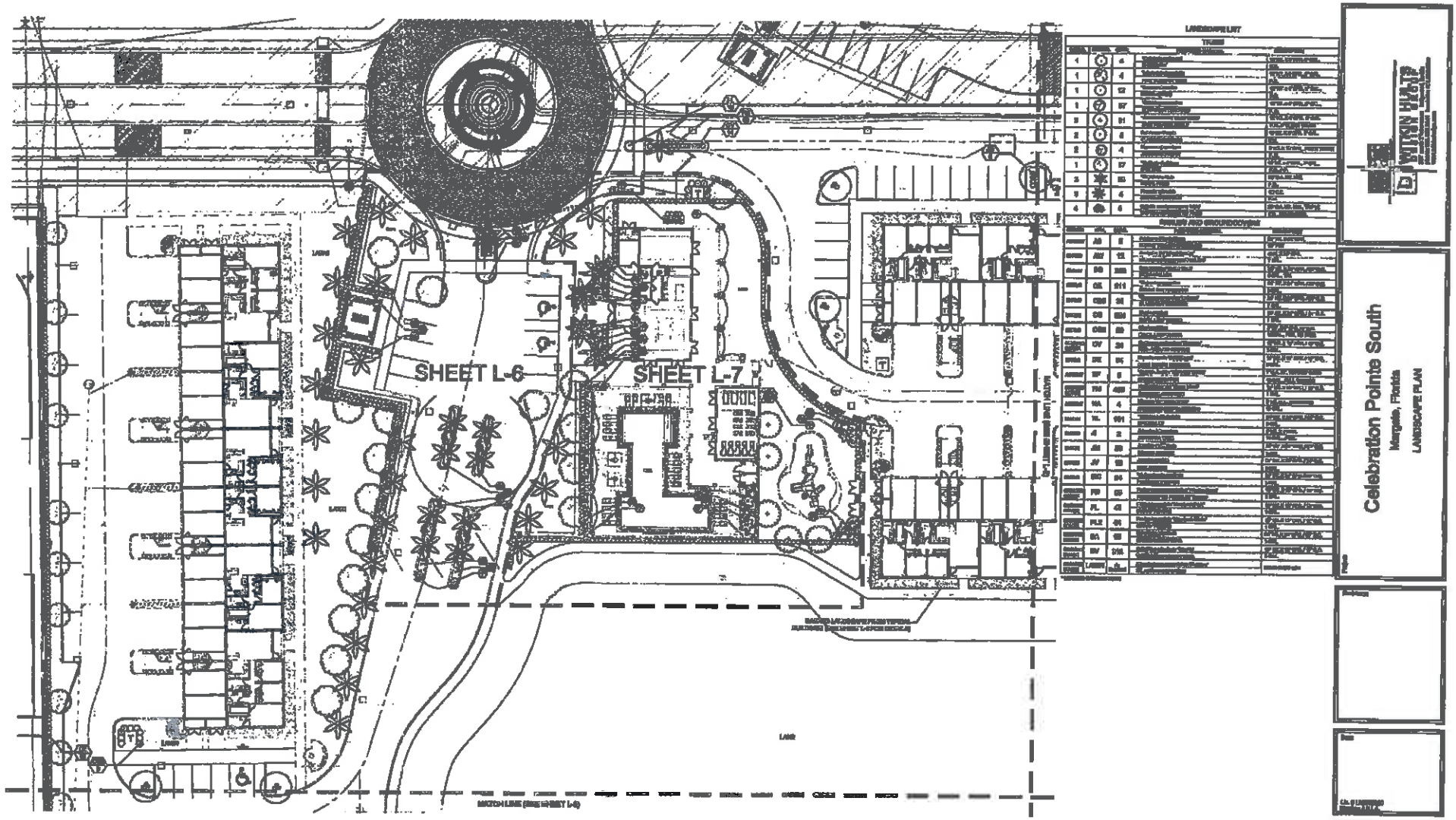


EXHIBIT L
SOUTH

Celebration Pointe South
Margate, Florida
INDEX



LANDSCAPE PLAN NORTH

Scale: 1" = 20'-0"

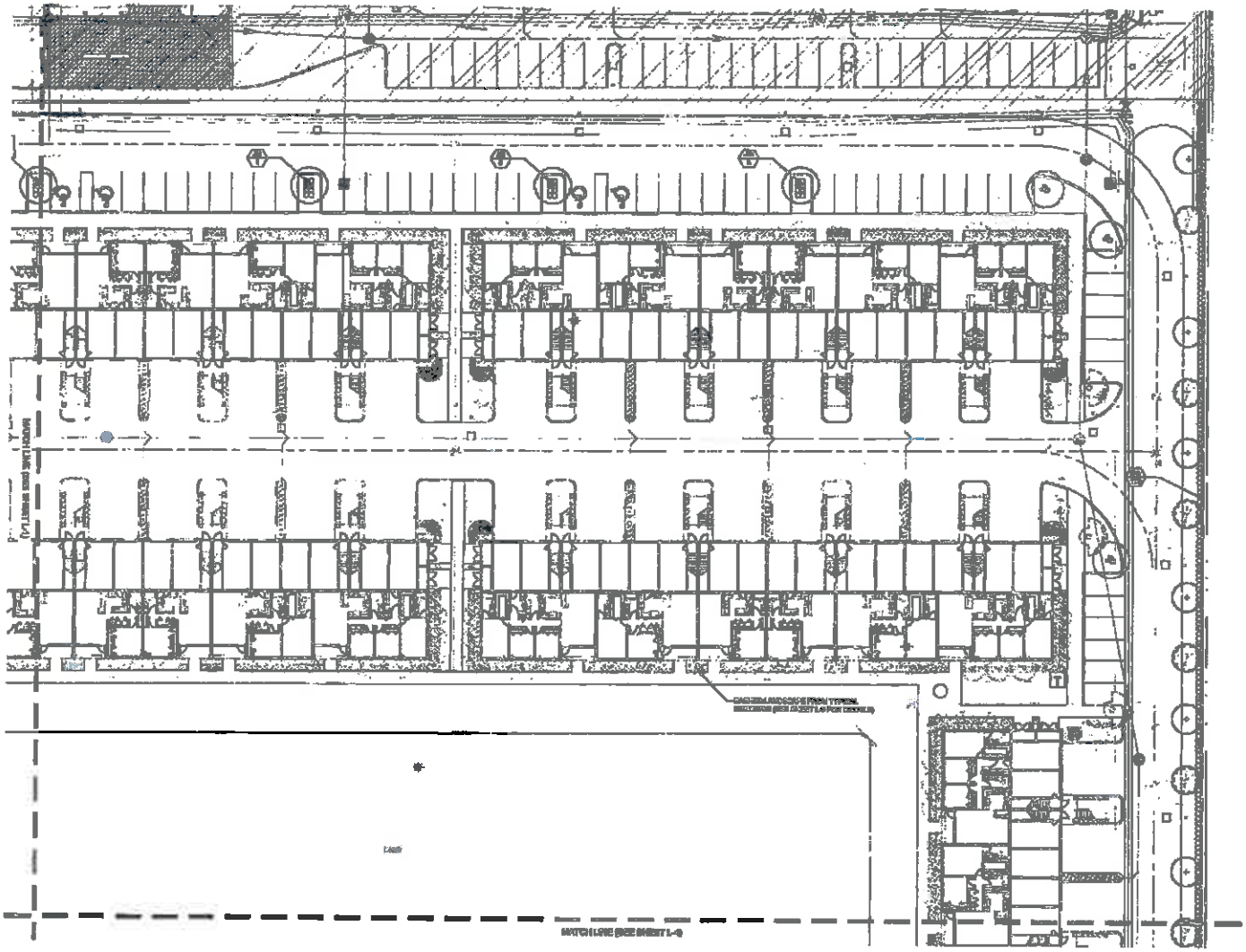
Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

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

Celebration Pointe South
Margate, Florida
LANDSCAPE PLAN

L-1

EXHIBIT L
SOUTH



Celebration Pointe South
Margate, Florida
LANDSCAPE PLAN

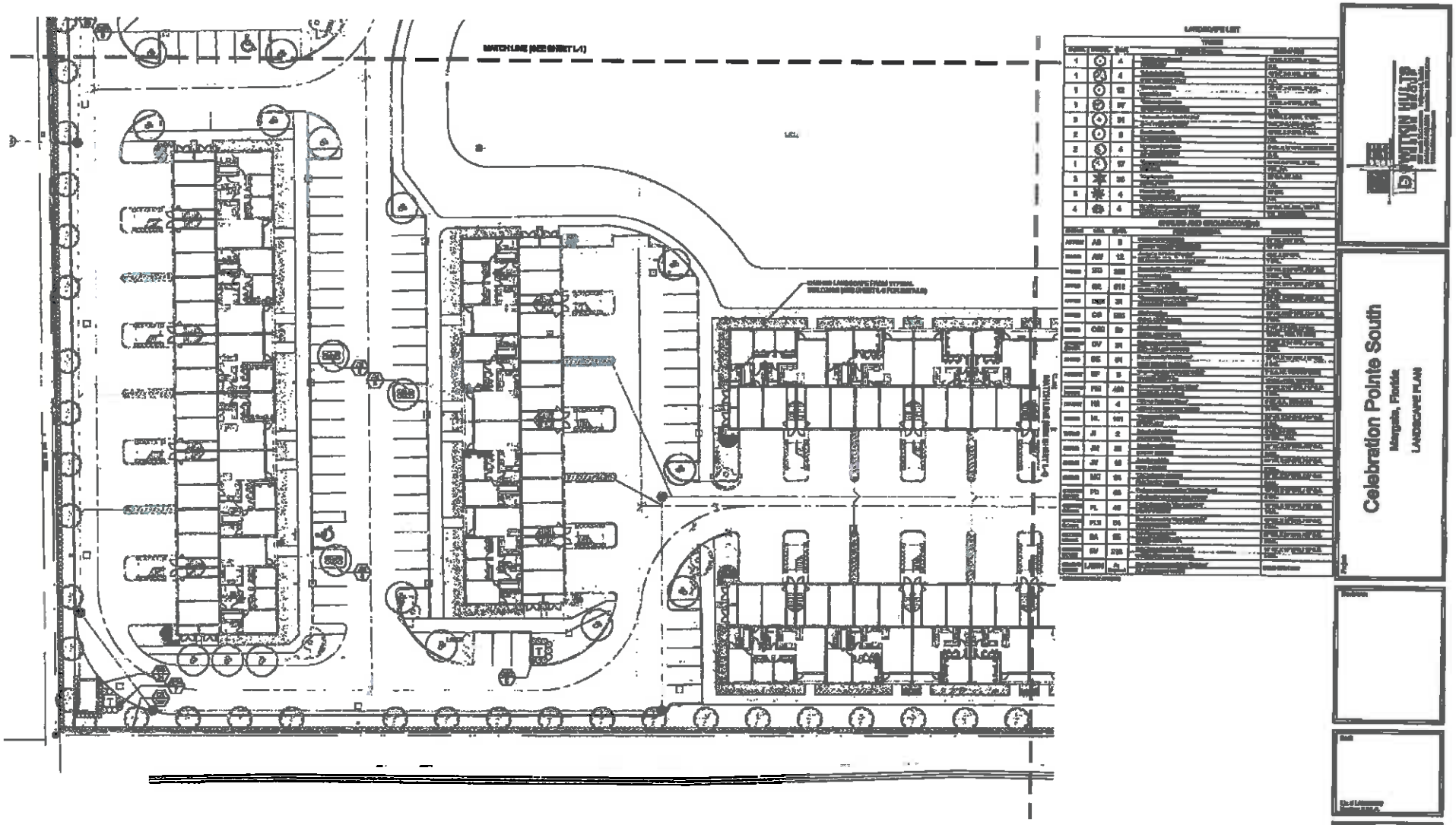
L-2

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

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

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

EXHIBIT L
SOUTH



LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

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

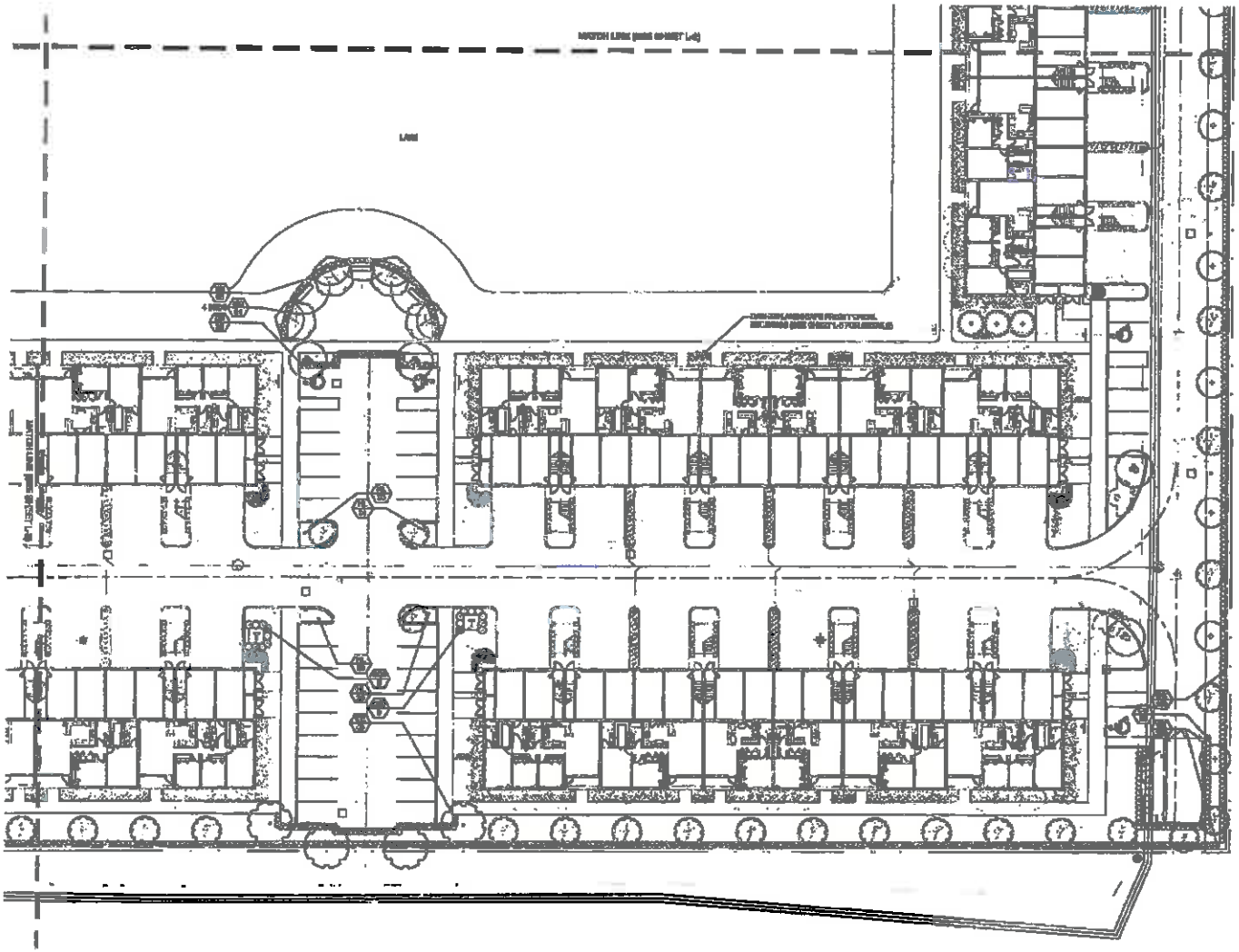
Tree Sauser Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

Celebration Pointe South

Mangilao, Florida

L-3

EXHIBIT L
SOUTH

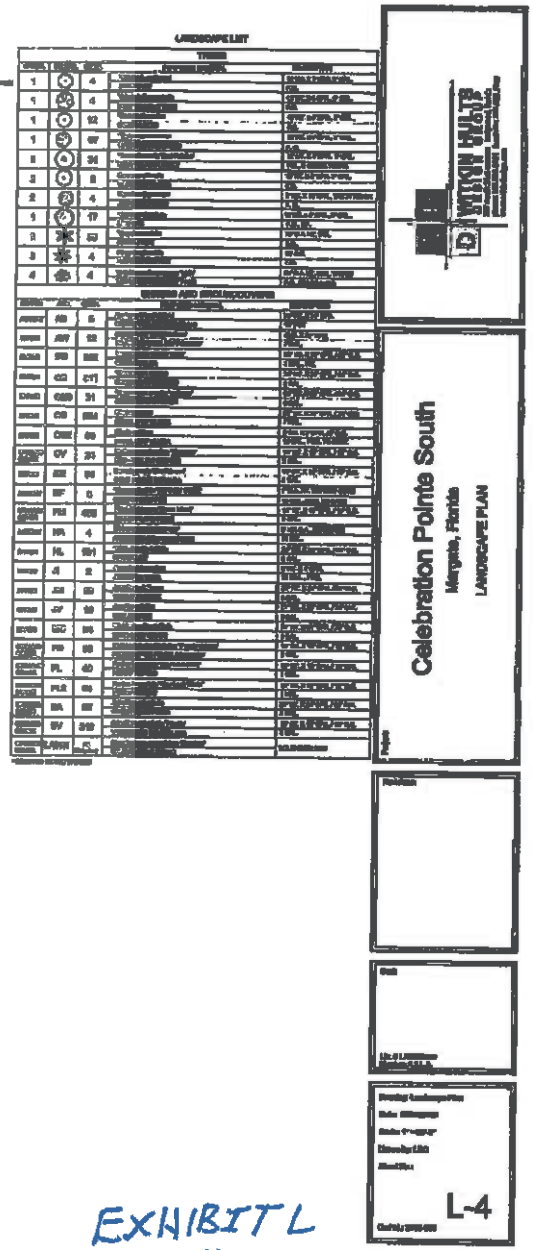


LANDSCAPE PLAN NORTH

Scale: 1" = 20'-0"

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

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



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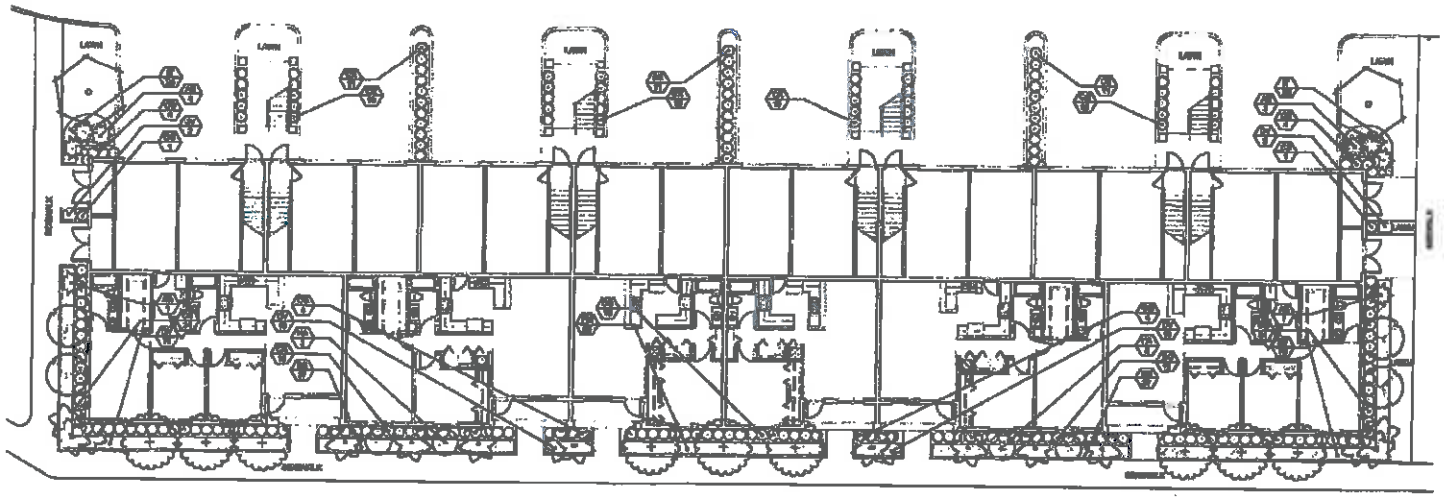
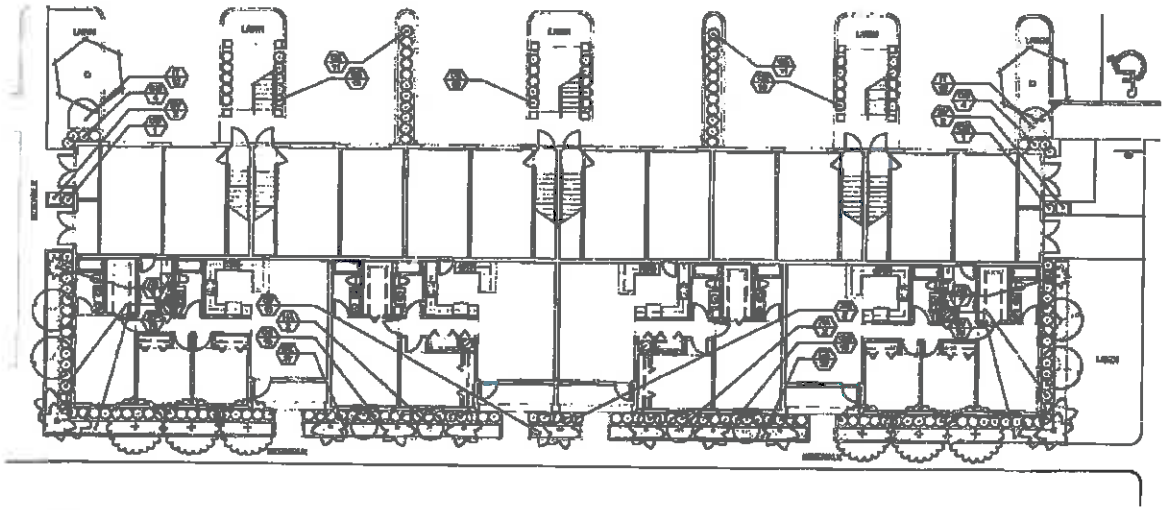
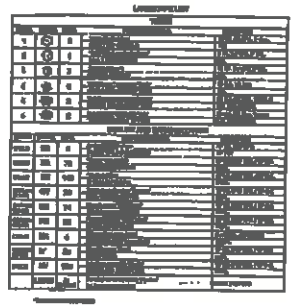
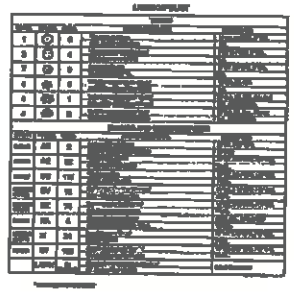




TYPICAL BLDGS. LANDSCAPE PLAN

Scale: 1" = 10'-0"





BUILDING TYPE 1 – (10 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS PER UNIT:
TREES: 20
SHRUBS: 301
GROUNDCOVERS: 189

TOTAL UNIT COUNTS (10 UNITS):
TREES: 200
SHRUBS: 3,010
GROUNDCOVERS: 1,890

TOTAL NATIVE COUNTS (10 UNITS):
TREES: 80
SHRUBS: 2,150

TOTAL CANOPY PROVIDED (10 UNITS): 68,000 S.F.

BUILDING TYPE 2 – (2 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS PER UNIT:
TREES: 10
SHRUBS: 333
GROUNDCOVERS: 108

TOTAL UNIT COUNTS (2 UNITS):
TREES: 22
SHRUBS: 666
GROUNDCOVERS: 216

TOTAL NATIVE COUNTS (2 UNITS):
TREES: 12
SHRUBS: 342

TOTAL CANOPY PROVIDED (2 UNITS): 9,360 S.F.

TYPICAL TOTALS

TOTAL TREES: 222
TOTAL SHRUBS: 4,143
GROUNDCOVERS: 2,106
CANOPY: 68,000 S.F.

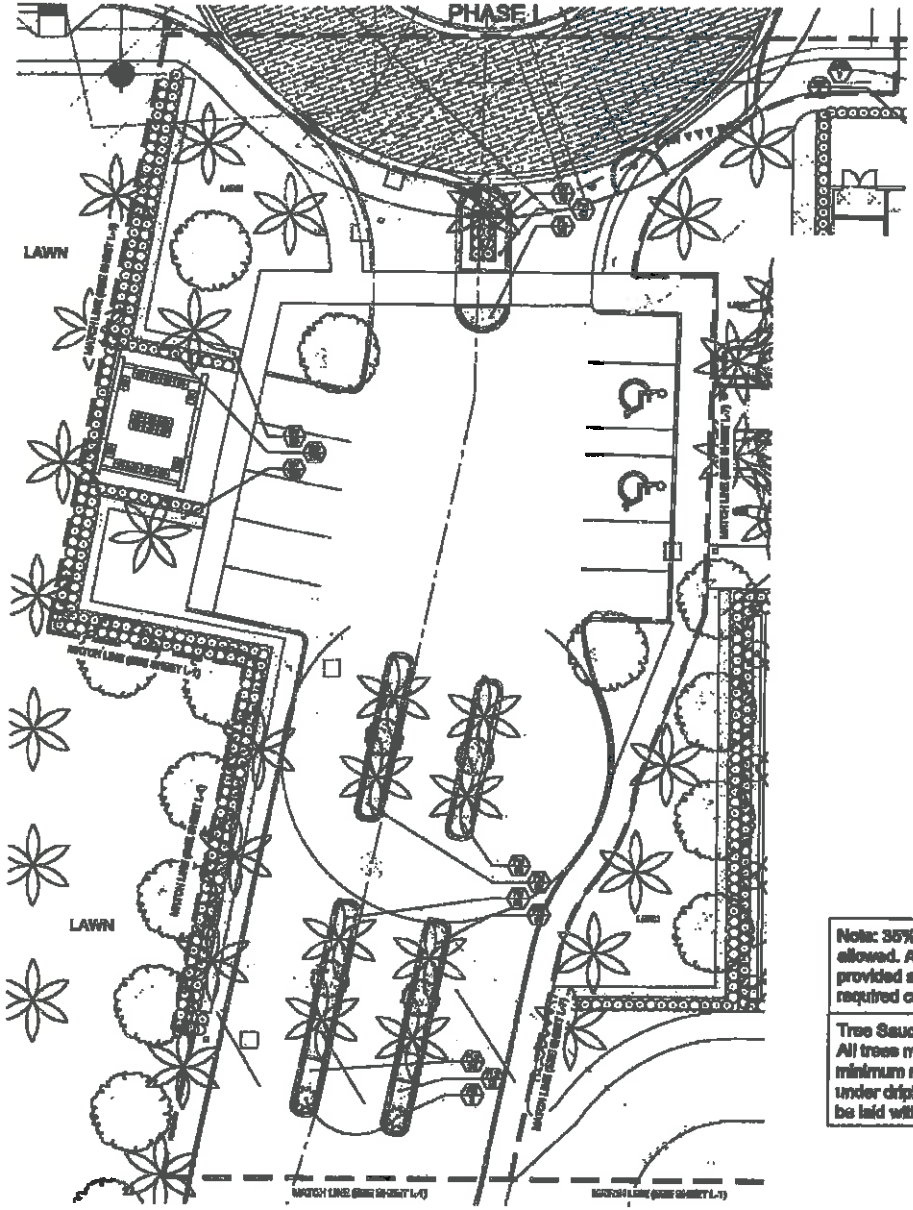
EXHIBIT L
SOUTH

Celebration Pointe South

Margate, Florida

TYPICAL BUILDINGS LANDSCAPE PLAN

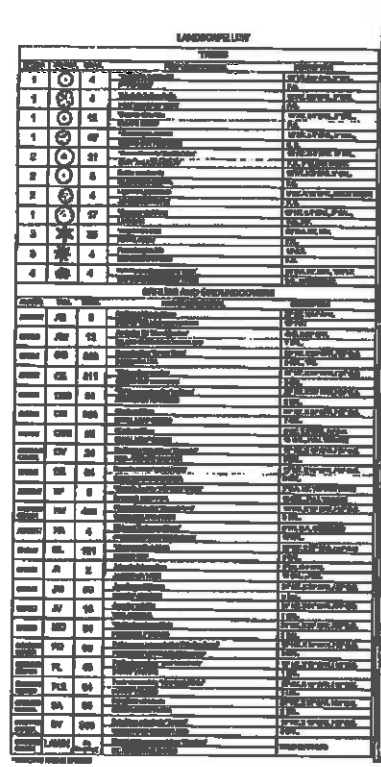
L-5



ENTRY LANDSCAPE PLAN

Scale: 1" = 10'-0"

NORTH



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

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

EXHIBIT L
SOUTH

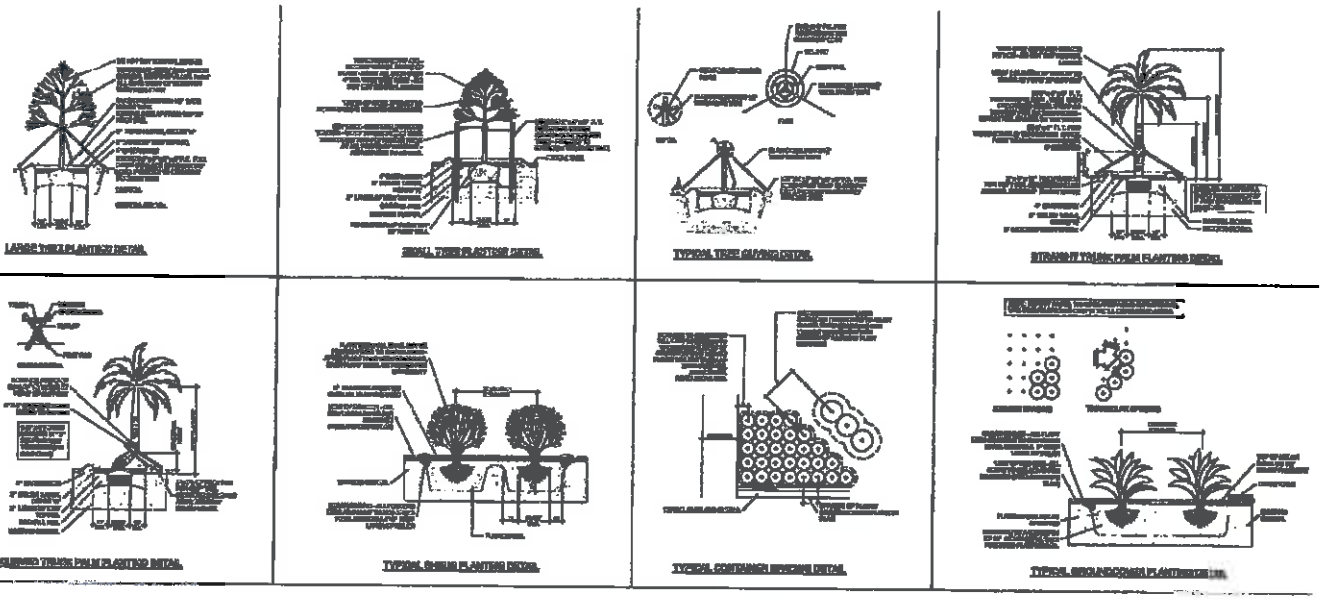
Celebration Pointe South

Margate, Florida

ENTRY LANDSCAPE PLAN

L-6

EXHIBIT L
SOUTH



PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch. Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with underwater sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply cut root balls are not acceptable.

- Planting soil for topsoil and backfill shall be ASSD site, naturalate free. Planting soil for annual beds to be composed of 50% Canadian peat moss, 25% soil free coarse sand and 25% Azalia.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute applications accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine "Floratam" solid sod. See Sod on plan. All areas marked "Bahia Grass" shall be solid sodded with Pensacolum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, debris, etc., from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb on soil on adjacent sod in the case of sod patching.

-Place sod on undisturbed soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod back a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unallocated and exploded tree pits are to be properly barricaded and flagged during installation.

-All planting plans are based on Grading for site layout. Any deviations, site changes, elevations are to be brought to the attention of the Landscape Architect for clarification prior to installation.

EXHIBIT L
SOUTH

SWIFT HULTS GREEN GROUP
LANDSCAPE ARCHITECTURE

Celebration Pointe South
Kissimmee, Florida
LANDSCAPE DETAILS

L-8