



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Rezoning

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

Submittal Date (official use):

12-19-13 P03:33 RCID

Project Name		Celebration Pointe
Address		2850 N State Road 7, Margate
Acreage	Folio Number	
29.50	484219350010	
Existing Use		Apartments - vacant
Legal Description		Tract A of the Celebration Pointe Plat, PB 178, PG 68
		Phase 1 only.

DRC # 01-14-03

Paid: \$ 500

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Change number of dwelling units from 290 to 282. Change bedroom mix to 72 1-bed, 174 2-bed, 36 3-bed.
Change units sizes to 792 s.f. for 1-bed unit, 1052 s.f. for 2-bed unit, 1360 s.f. for 3-bed units.
New club house layout and design.

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		12448 SW 127th Avenue, Miami, FL 33186
Address		12448 SW 127th Avenue, Miami, FL 33186
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 north LLC

Date

12/17/13



HSQ GROUP, INC.  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486  
(561) 392-0221 Phone • (561) 392-6458 Fax

---

December 18, 2013

City of Margate  
5790 Margate Blvd  
Margate, FL 33063

Re: **CELEBRATION POINTE – PUD amendment justification**  
HSQ Project Number: **1305-26**

To Whom It May Concern:

The Celebration Pointe phase one project currently has an approved site plan for 290 garden apartments on the North side of the site. This project was rezoned from R14 to PUD at that time to allow for its unique design. The original site plan approval and PUD was prepared for another developer that is no longer involved in the project. The current owner and developer wishes to develop the phase one site plan to be consistent with the original approval except to make some bedroom count changes. The original plan had a total number of 412 available units for phases one and two with 290 units in phase one. Since then the land use plan amendment has been approved to allow 580 total units on phase one and phase two. A variance has also been approved to allow a 10' perimeter buffer instead of the original 25' perimeter buffer. Since the PUD guidelines have this information and the original approved site plan as an exhibit to the PUD guidelines an amendment is necessary to insure the latest site plan matches the PUD guidelines. The new bedroom mix is as follows: 72 one bedroom, 174 two bedroom and 36 three bedroom units. The remaining 298 units will be placed on phase two. The overall site layout is approximately the same as before with minor changes to the building foot print and parking stall layout. The changes to the PUD guidelines is necessary for the developer to construct a successful apartment complex in today's economic environment.

We look forward to discussing this with you at the Board of adjustments meeting and hope to gain your support to allow this development to move forward and be a success.

Sincerely,  
**HSQ GROUP, INC.**

A handwritten signature in black ink that reads "Jay Huebner".

Jay Huebner, P.E., A.I.C.P., LEED AP