



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat Amendment

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

Submittal Date (official use):

Project Name Celebration Pointe		DRC #
Address 2850 N. State Road 7, Margate		
Acreage 29.50	Folio Number 484219350010,11,20	Paid:
Existing Use Apartments		
Legal Description Tract A of the Celebration Pointe Plat PB 178, Pg 68		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Change plat note restriction from 580 garden apartments to 282 garden apartments on Parcel A-1 (see attached legal description) and 168 townhome units on Parcel A-2 (see attached legal description).

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 North, LLC & Celebration Pointe South, LLC	
Address 12448 SW 127 Ave, 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 ½ of the Margate City Code.

Property Owner's Signature

Date

CITY OF MARGATE PLAT AMENDMENT APPROVAL PROCEDURES

Contact Broward County Engineering Division, Plat Section (954-577-4555) for County applications and approval process.



Submit to the City of Margate via Department of Economic Development (954-972-6454) 3 paper sets and 1 compact disc in pdf format of the required documentation and **\$500** fee at least 30 days prior to scheduled DRC meeting. Petitioners may apply to Broward County for a concurrent review.



Development Review Committee



Apply to City Commission via City Clerk (954-972-6454). Submit 10 packages of required documentation. Petitioner(s) are required to pay for advertising costs, if any. Petitioner(s) must post public hearing announcement sign on subject property at least 7 days prior to Commission meeting, and pay **\$150** sign bond.



City Commission (Resolution)



County approval process and recordation

To access the Margate Code of Ordinances on-line:

1. Go to www.municode.com
2. Click on "Code Library"
3. Where it directs, "Select State," select Florida.
4. Scroll down to "Margate" and click on it.
5. Click on "Margate Code of Ordinances"
6. From this page, you have the following options:
 - a. Enter a word to search for in the Code (will search entire code). If you enter a search word, municode will bring up appropriate sections of the Code. If you click on one of those sections and wait for it to fully load, it will take you to the first instance of your search word and your search word will always be highlighted.
 - b. Use the menu on the left to find a specific chapter of the Code
 - c. If you want only the ZONING CODE, go to the menu on the left-hand side of the page and scroll down until you see "Appendix A Zoning" and click on it.

Application submissions will be considered incomplete without all of the following required materials:

1. Completed DRC application form.
2. Application fee.
3. Survey of subject property depicting current conditions and that is no more than five years old.
4. Existing plat.
5. Proposed changes.

NOTES:

1. 3 paper sets of back up material (1 original + 2 copies) and 1 compact disc in pdf format must be submitted to the Department of Economic Development by appropriate deadline with application forms and required fee. Late submissions may be subject to Expedited Review Fee.
2. The applicant or a representative must be present in order for a submission to be reviewed by the committee.
3. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.
4. Large (24" x 36") surveys and/or plans must be folded into quarters, and then in half with the application visible.
5. Completed "PUBLIC HEARING SIGN REMOVAL BOND" (p.6) and **\$150** must be submitted to the City Clerk's Office.
6. Eleven (11) sets of required back-up material must be submitted to the City Clerk's Office. Applicants are also responsible for cost of required advertisements/mailings.

DRC APPLICATION FEE(S):

1. \$500
2. Expedited review: fees doubled



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

Business Name

2850 N. State Road 7, Margate

Address

Signature

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)



MARGATE
Together We Make It Great

A PUBLIC HEARING CONCERNING THE
VARIANCE FOR DESIGN
STANDARDS OF THIS PROPERTY
WILL BE HELD BY THE BOARD OF
ADJUSTMENT OF THE CITY OF MARGATE
AT CITY HALL 5790 MARGATE
BOULEVARD, MARGATE
JANUARY 6th, 2015 AT 7:00 P.M.
CALL **954-972-6454** FOR FURTHER
INFORMATION.

4 feet

4 feet

IMPORTANT INFORMATION

- ALL **bold** words must be a minimum of 6 inch letters
- Use black letters on a white background
- Professionally prepared, single-faced sign

Install 5 feet from
property line

SAMPLE

**Not drawn to scale.*

- Sign shall face road frontage (If corner property, there must be a sign on each main road frontage.)
- Install sign on property 7 days prior to scheduled public hearing and remove within 48 hours after the hearing or \$150 bond will be forfeited to the City.

Petitioners are required to erect a Public Hearing Advertising Sign when applying for:

- Zoning map amendments
- Special exception uses
- Variances
- Waivers
- Appeals
- Conditional use permits
- Or Other matters that require public hearings

Petitioners are required to submit to the City Clerk's Office:

- Dated photo of sign
- \$150.00 (refundable) bond
- Completed Sign Removal Bond Agreement

Sign(s) must be taken down within 48 hours after public hearing or \$150.00 bond will be forfeited to the City.

Please use the following language as written for your public hearing sign(s):

A PUBLIC HEARING CONCERNING THE
_____ OF THIS
PROPERTY WILL BE HELD BY THE
_____ OF THE
CITY OF MARGATE AT CITY HALL 5790 MARGATE
BOULEVARD, MARGATE _____ at
_____. CALL 954-972-6454 FOR
FURTHER INFORMATION.

PARCEL "A-1"

(CELEBRATION POINTE NORTH)

LEGAL DESCRIPTION

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:

BEGINNING 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; 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 FIVE (5) COURSES: SOUTH 89°32'46" WEST, A DISTANCE OF 145.85 FEET; THENCE NORTH 01°02'35" WEST, A DISTANCE OF 100.01 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 145.50 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 609.68 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 971.32 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 15.244 ACRES, MORE OR LESS.

NOTES:

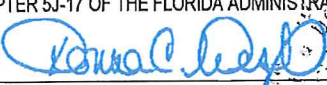
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
5. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.B.	= PLAT BOOK	R/W	= RIGHT-OF-WAY
P.B.C.R.	= PALM BEACH COUNTY RECORDS	U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.


DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290



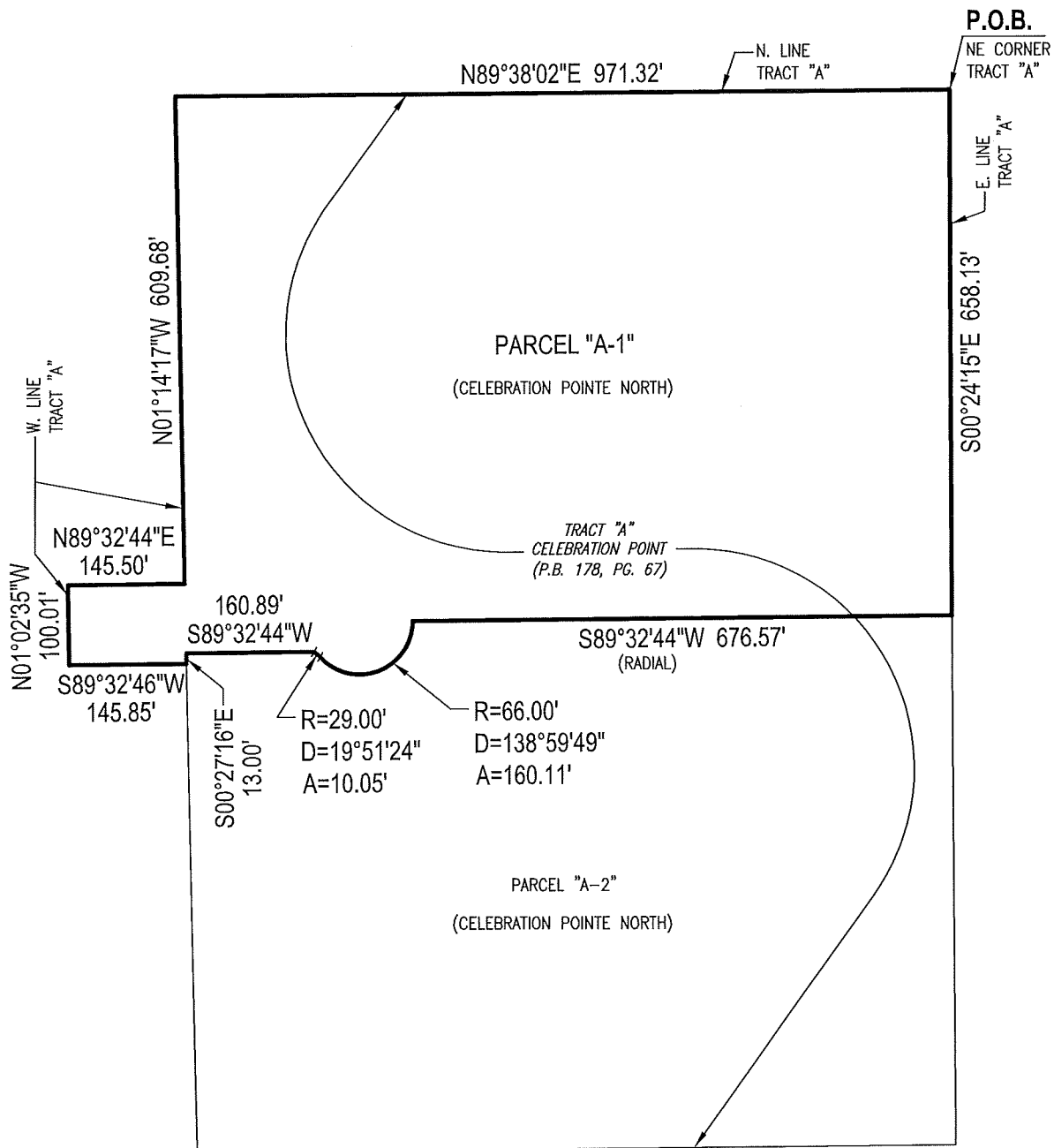
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 4/7/17

SHEET 1 OF 2

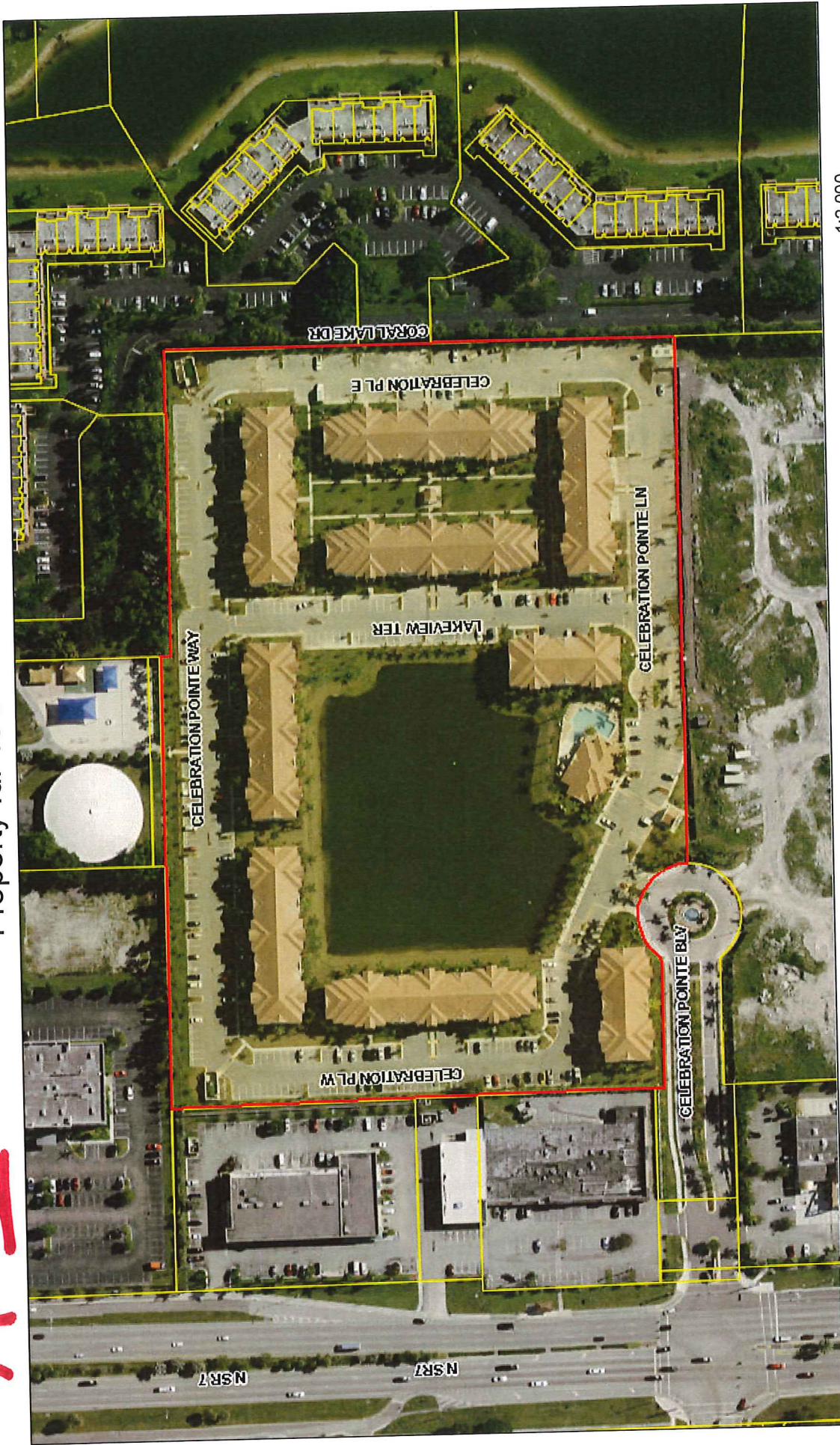


LEGEND:
CL CENTERLINE

PARCEL "A-1" (CELEBRATION POINTE NORTH)	4/7/17	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CELEBRATION POINTE	SCALE: 1" = 200'			
PROJECT NO.: 1305-26	SHEET 2 OF 2			

A-1

Property Id: 484219350011



April 7, 2017

A-1

Property Id: 484219350020



April 7, 2017

1:2,000
0 90 180 360 ft
0 25 50 100 m

PARCEL "A-2"

(CELEBRATION POINTE SOUTH)

LEGAL DESCRIPTION

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**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 14.257 ACRES, MORE OR LESS.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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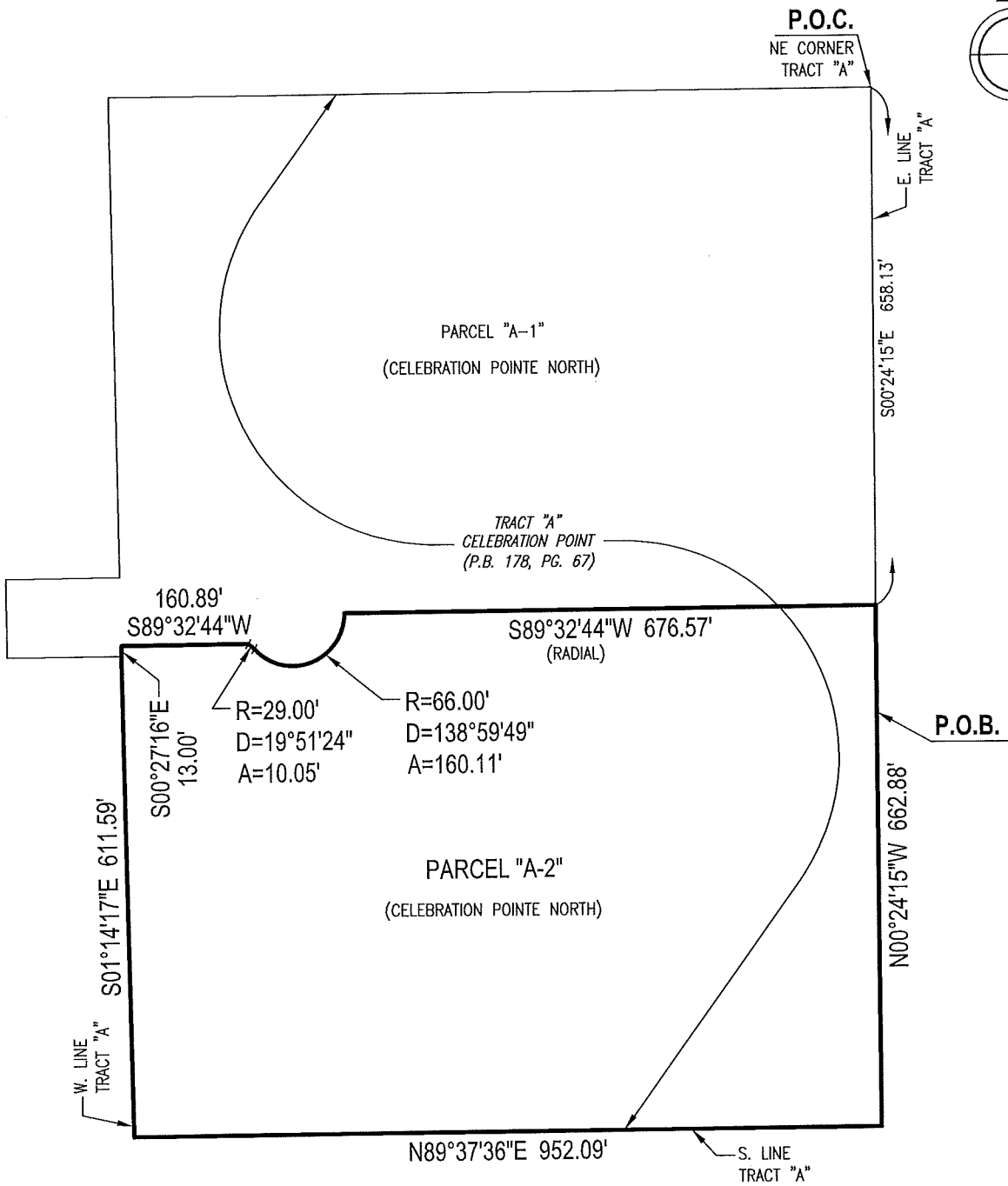
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CA26258 • LB7924

PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 4/7/17

SHEET 1 OF 2



LEGEND:
CL CENTERLINE

PARCEL "A-2" (CELEBRATION POINTE SOUTH)	4/7/17	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CELEBRATION POINTE	SCALE: 1" = 200'			
PROJECT NO.: 1305-26	SHEET 2 OF 2			

A-2

Property Id: 484219350010



April 7, 2017