

**PUD APPLICATION**  
**CITY OF MARGATE**  
**April 2017**

**CELEBRATION POINTE**

Prepared for:

Lennar Homes, Inc.

Prepared by:

HSQ GROUP, INC.

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. North half one has been approved for 282 multifamily units. South half request is for 160 townhomes. A total of 442 residential units for the entire PUD.

## **TABLE OF CONTENTS**

<b>SECTION</b>	<b>ITEM</b>
1.	LETTER OF TRANSMITTAL
2.	EXISTING SITE CONDITIONS
3.	DEVELOPER INFORMATION AND SITE LOCATIONS
4.	GENERAL SITE INFORMATION
5.	EXISTING AND PROPOSED USES
6.	PROJECT DENSITY AND POPULATION
7.	PROPOSED COMMERCIAL USAGE
8.	PLAN FOR CIRCULATION, STREETS AND PARKING
9.	PLAN FOR OPEN SPACE AND RECREATION FACILITY
10.	PROVISIONS FOR MUNICIPAL AND PUBLIC SERVICES
11.	PROVISIONS FOR WATER, SEWER AND UTILITIES SERVICES
12.	PUBLIC EDUCATION ANALYSIS
13.	DRAINAGE ANALYSIS
14.	CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY OF MARGATE COMPREHENSIVE PLAN
15.	TRAFFIC CIRCULATION ANALYSIS – <b>EXHIBIT F</b>
16.	DEDICATION OF LAND TO CITY, COUNTY AND STATE
17.	EXISTING ZONING WITHIN ONE MILE OF SITE
18.	DESCRIPTION OF PROPOSED PUD STANDARD FOR ALL STREETS AND LANDSCAPING
19.	THE PROPOSED ORDER OF DEVELOPMENT PHASES
20.	PLANNING BOARD REQUIREMENTS
21.	ZONING STATEMENT
22.	<b>EXHIBIT A</b> ZONING MAP
23.	<b>EXHIBIT B</b> LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS.
24.	<b>EXHIBIT C</b> BOUNDARY MAP
25.	<b>EXHIBIT D</b> GENERAL CONCEPT MASTER SITE PLAN
26.	<b>EXHIBIT E</b> CONCEPTUAL ENGINEERING PLAN
27.	<b>EXHIBIT G</b> TYPICAL RESIDENTIAL PLAN
28.	<b>EXHIBIT H</b> TYPICAL LANDSCAPE PLAN

**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 north half 282 multifamily units completed in January 2017 consisting of approximately 15.4 acres. South half 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 (North Half)  
Celebration Pointe North, LLC.  
12448 SW 127 Avenue  
Miami, Florida 33186  
(305)969-2000

Carlos Gonzalez (South half)  
Lennar Homes, Inc.  
730 NW 107<sup>th</sup> Avenue  
4<sup>th</sup> Floor  
Miami, Fl 33172  
(305) 559-1951

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

Jay M. Huebner, P.E.(Entire site)  
**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 (North Half)  
Palenzuela & Hevia Design Group, Inc.  
12201 S.W. 133 CT.  
Miami, Fl 33186  
Albert J. Oviedo (South Half)  
Corwil Architects

4210 Laguna Street  
Coral Gables, Fl 33146

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

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

Steven Tate (South Half)  
Covelli Design Associates, Inc.  
2295 NW Corporte Blvd, Suite 213  
Boca Raton, Fl 33431  
T (561) 910-0330

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

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

Dennis Mele (South half)  
Greenspoon Marder  
200 East Broward Blvd.  
Suite 1800  
Fort Lauderdale, Fl 33301  
(954) 761-2923

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

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

Carlos Gonzalez (purchaser of South half)  
Lennar Homes, Inc.  
730 NW 107<sup>th</sup> Ave, 4<sup>th</sup> Floor  
Miami, Fl 33172  
(305)559-1951

# **Lennar Homes, Inc.**

South half

## **Business Summary**

Founded in 1954 in Miami, Florida, Lennar is one of the nation's leading homebuilding and development companies. Since inception, it has had the privilege of helping hundreds of thousands of families across America move into the next stage of their lives with a new home.

Lennar builds homes in some of the most desirable cities in the nation and for all stages of life including first home, move-up home, or multi-generational homes to accommodate changing family needs. Our communities cater to all lifestyles and include urban, suburban, active adult and golf course living.

Lennar has been listed on the New York Stock Exchange for more than three decades (symbol: LEN). Lennar continues to be the largest homebuilder in South Florida. Lennar's Southeast Florida Division has entitled and developed numerous communities throughout South Florida and has a successful track record entitling properties similar to the Celebration Pointe South Property.

# **Celebration Pointe North, LLC.**

North Half

## **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 the north half 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. North half consists of 15.44 acres (North half) and the South half consists of 14.26 acres (South half) 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

##### **North half site acreage breakdown only:**

North half 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

**South half site acreage breakdown only:**

South half acreage	14.26 acres.
Pavement:	3.28 acres
Sidewalk/pool:	0.77 acres
Building:	3.60 acres
Lake (water surface)	2.31 acres.
Green area (open Space)	4.30 acres

**C. Setback table:**

Minimum 15' 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.**

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



**B. Current land use designations for the surrounding properties.**

	<b>City of Margate</b>	<b>Broward County</b>
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.**

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
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. See Exhibit A for zoning locations.

**D. Existing use of amendment site and adjacent areas.**

	<b>Existing Use</b>
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 284 multifamily units and 160 townhomes.

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

A site plan is attached showing the proposed development of the North half of the proposed developments, consisting of 282 multifamily units. The proposed South half site plan consists of 160 townhomes. See Exhibit D for details.

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

The maximum allowable development under the R20 Residential designation is 580 multifamily residential units. See Exhibit C for existing conditions.

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

The maximum allowable development for the subject property under the R20 Residential designation is 442 residential units.

**6. PROJECT DENSITY AND POPULATION**

The current site plan for the North half of the proposed development consists of 282 multifamily units and 160 townhouse units in the South half and the total allowable development on the subject property is 442 residential units. The total gross acreage is 30.18 acres. The total gross density is 14.65 units per acre. The projected population is 1.8 persons per unit for a total of 796 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 796 persons residing in this development based on a total allowable development of 442 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 the North half of the site is shown on Exhibit D. 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 - North half:**

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 - South half:**

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

160 units x 2 = 320 parking spaces

160 units / 5 = 32 parking spaces

Total required: 352 spaces.

Parking provided:

160 garage units with 1 car garages = 160 garage parking stalls. (variance to allow garage parking towards overall parking count)

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

29 common area surface parking spaces.

Total provided 509 spaces (dependent upon final site plan)

General or guest parking stalls will be 9' wide by 18' deep for the North half and the South half will be 9' wide by 18' deep for common area parking and 9 x 20 driveway stalls. 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 Homeowners association or 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 (North half) minimum 5' sidewalk (South half) 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 0.35 acres count 50% toward open space or 0.17 acres.

Lake: 4.62 acres count 50% toward open space or 2.31 acres

Green area including buffers and yards 8.68 acres count 100%

Total open space provided: 11.16 acres or 37.6%

**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. 66<sup>th</sup> 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 (282 apartments and 160 townhomes):

$$580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$$

Sanitary sewer demand based on proposed Land Use Plan designation (580 multifamily units):

$$282 \text{ apartment units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 62,350 \text{ GPD}$$

$$160 \text{ townhouse units} \times 1 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 53,600 \text{ GPD}$$

Total 115,950 GPD.

The adjusted sanitary sewer demand resulting from this amendment is: 128,238 GPD (-) 115,950 GPD = 12,287 GPD or 0.012 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. See Exhibit E for locations.

**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, 2017. 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:  
 $580 \text{ units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} = 128,238 \text{ GPD}$

Potable water demand based on proposed Land Use Plan designation (580 multifamily units):

282 apartment units x 0.66 ERC/unit x 335 gal/ERC = 62,350 GPD

160 townhouse units x 1 ERC/unit x 335 gal/ERC = 53,600 GPD

Total 115,950 GPD.

The adjusted potable water demand resulting from this amendment is: 128,238GPD (-) 115,950GPD = 12,287 GPD or 0.012 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 2017. 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 development extended a 12" water main looping the city water tank to SR 7 water main. See Exhibit E for locations.

#### **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 plants 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: 580 DU's x 8.9lbs = 5,162 lbs

Proposed property Use: 442 DU's x 8.9 lbs = 3,934 lbs

The adjusted demand resulting from this amendment is:

5,162 lbs (-) 3,934 lbs = 1,228 lbs decrease 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: 580 x 1.8 persons/DU @ 3 acres/1000 = 3.13 acres

Proposed property Use: 442 Multifamily units x 1.8 persons/DU @ 3 acres/1000 = 2.39 acres

The adjusted demand resulting from this amendment is:  
3.13 acres (-) 2.39 acres = 0.74 acres less 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 North half city park impact fees of 282 units minus the original 255 units. South half will pay for the remaining 160 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 2016/17 20 <sup>th</sup> day enrollment	Over/Under Adj. 20th Day Enrollment	Gross capacity
Liberty Elementary	1,260	1027	-233	1282
Margate Middle	1379	1269	-110	1328
Monarch High	2,335	2409	74	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 282 garden apartments and 160 townhomes will generate 182 (84 elementary, 45 middle, 53 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 used 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. See Exhibit E for drainage locations.

**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 meet 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.





**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
<b><u>Sample Road</u></b>					
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
<b><u>Royal Palm Boulevard</u></b>					
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
<b><u>Coconut Creek Parkway</u></b>					
US 441 / SR 7	Lyons Rd.	4LD	2,382	2,950	D
<b><u>US 441 / SR 7</u></b>					
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.



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)
<u>Sample Road</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080 5,080	4,254 5,147	C F	15% 10%	22 15	0.43% 0.30%	4,276 5,162	C F
<u>Royal Palm Boulevard</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390 3,390	3,152 3,608	C F	15% 20%	22 29	0.65% 0.86%	3,174 3,637	C F
<u>Coconut Creek Parkway</u> US 441 / SR 7	Lyons Road	2,950	2,652	D	15%	22	0.75%	2,674	D
<u>US 441 / SR 7</u> Wiles Rd. Sample Rd. Site Access Royal Palm Blvd. Coconut Creek Pkwy. Coconut Creek Pkwy.	Sample Rd. Site Access Royal Palm Blvd. Coconut Creek Pkwy. Atlantic Blvd.	5,080 5,080 5,080 5,080 5,080	3,991 3,879 4,474 4,668 4,798	B B C C C	15% 40% 60% 25% 10%	22 58 88 37 15	0.43% 1.14% 1.73% 0.73% 0.30%	4,013 3,937 4,562 4,705 4,813	B B C C 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.									

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		Percent Project Assignment	Project Trips	Percent Impact	2030 Peak Hour With Proposed Amendment	
					Volume (1)	LOS (2)				Volume (1)	LOS (2)
<u>Sample Road</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080	59,000	8.13%	4,797	C	15%	22	0.43%	4,819	C
		5,080	67,700	8.13%	5,504	F	10%	15	0.30%	5,519	F
<u>Royal Palm Boulevard</u> Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390	38,300	8.13%	3,114	C	15%	22	0.65%	3,136	C
		3,390	40,600	8.13%	3,301	D	20%	29	0.86%	3,330	D
<u>Coconut Creek Parkway</u> US 441 / SR 7	Lyons Road	2,950	40,700	8.13%	3,309	F	15%	22	0.75%	3,331	F
<u>US 441 / SR 7</u> Wiles Rd. Sample Rd. Site Access Royal Palm Blvd. Royal Palm Blvd. Coconut Creek Pkwy. Coconut Creek Pkwy.	Sample Rd. Site Access Royal Palm Blvd. Coconut Creek Pkwy. Atlantic Blvd.	5,080	54,200	8.13%	4,406	C	15%	22	0.43%	4,428	C
		5,080	63,200	8.13%	5,138	F	40%	58	1.14%	5,196	F
		5,080	63,200	8.13%	5,138	F	60%	88	1.73%	5,226	F
		5,080	67,500	8.13%	5,488	F	25%	37	0.73%	5,525	F
		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.											



**EXHIBIT F-5 – PEAK HOUR GENERATION REPORT**

Land Use	Intensity	PM peak hour	PM peak hour	PM peak hour
		Total	IN	Out
Previously approved	580 apartments	360	234	126
Proposed	282 apartments 160 townhomes	258	170	88
Net trip decrease		102	64	38

**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 decrease 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 441 currently 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**

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
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 half 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 15' 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.

The North half 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.

The South half buildings will be two story townhomes. Construction of buildings will meet the City of Margate Code and Florida Building Code with current amendment requirements. 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. A 5' dark aluminum rail fence to match existing along Celebration Pointe Blvd for variety and interest will use a combination of native shrubs and hedges for screening.

3. Additional landscaping will be provided along Celebration Pointe Blvd (North half). 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 10' perimeter buffer is provided on South half.
6. See Exhibit H for more details.

#### **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 for the North half. The South half will be maintained by the Homeowner's Association. The common areas shared by both phases will be maintained thru a joint agreement between the two entities to insure proper operation and maintenance.

#### **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. The South half allows fencing of private back yards with 5' white aluminum rail fence. A 8' privacy screen between the back yards on each lot line. Building colors must match approved color palette.
2. Garbage will be provided in a compactor and picked up by waste management for north phase. 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. South phase garbage will be curb side pickup and containers will remain in garage area.

3. See Exhibit G 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 (North half) will be constructed first and then the south phase (South half) will be constructed when market conditions are ready. A rental center may be constructed -as part of North half. Construction of buildings will be in an orderly fashion to allow certificate of occupancies for each building as they are completed. See Exhibit D for development phases.

**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. 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 South half. South half is a multifamily project consisting of 160 luxury units. These units are fee simple townhouse units. 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. South half units are private ownership and will have a its own homeowners association.



**22. ZONING MAP**

See Exhibit A

**23. LOCATION MAP WITH TWO MILE RADIUS OF MAJOR STREETS**

See Exhibit B

**24. BOUNDARY MAP**

See Exhibit C

**25. GENERAL CONCEPT MASTER SITE PLAN**

See Exhibit D

**26. CONCEPTUAL ENGINEERING PLAN**

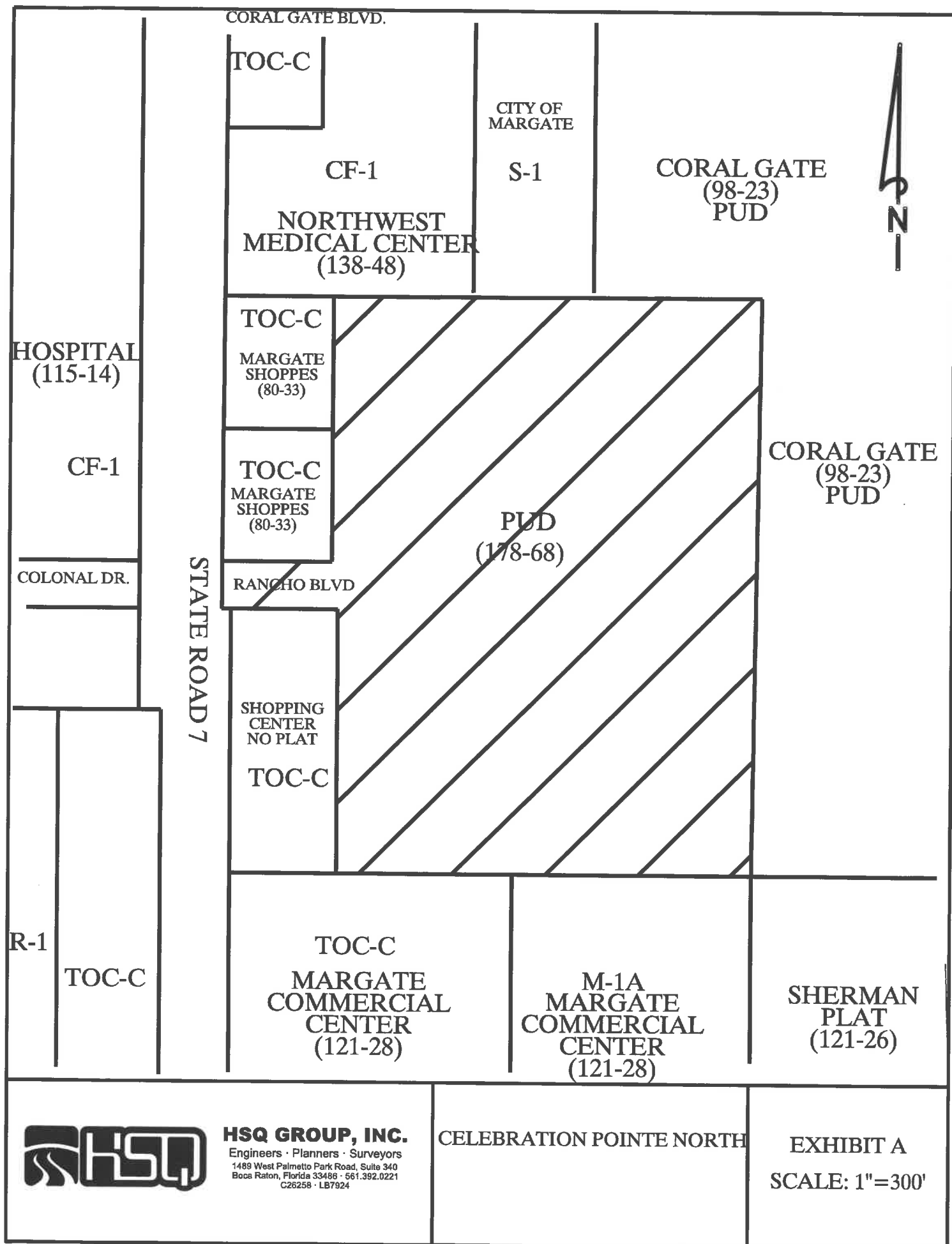
See Exhibit E

**27. TYPICAL RESIDENTIAL PLAN**

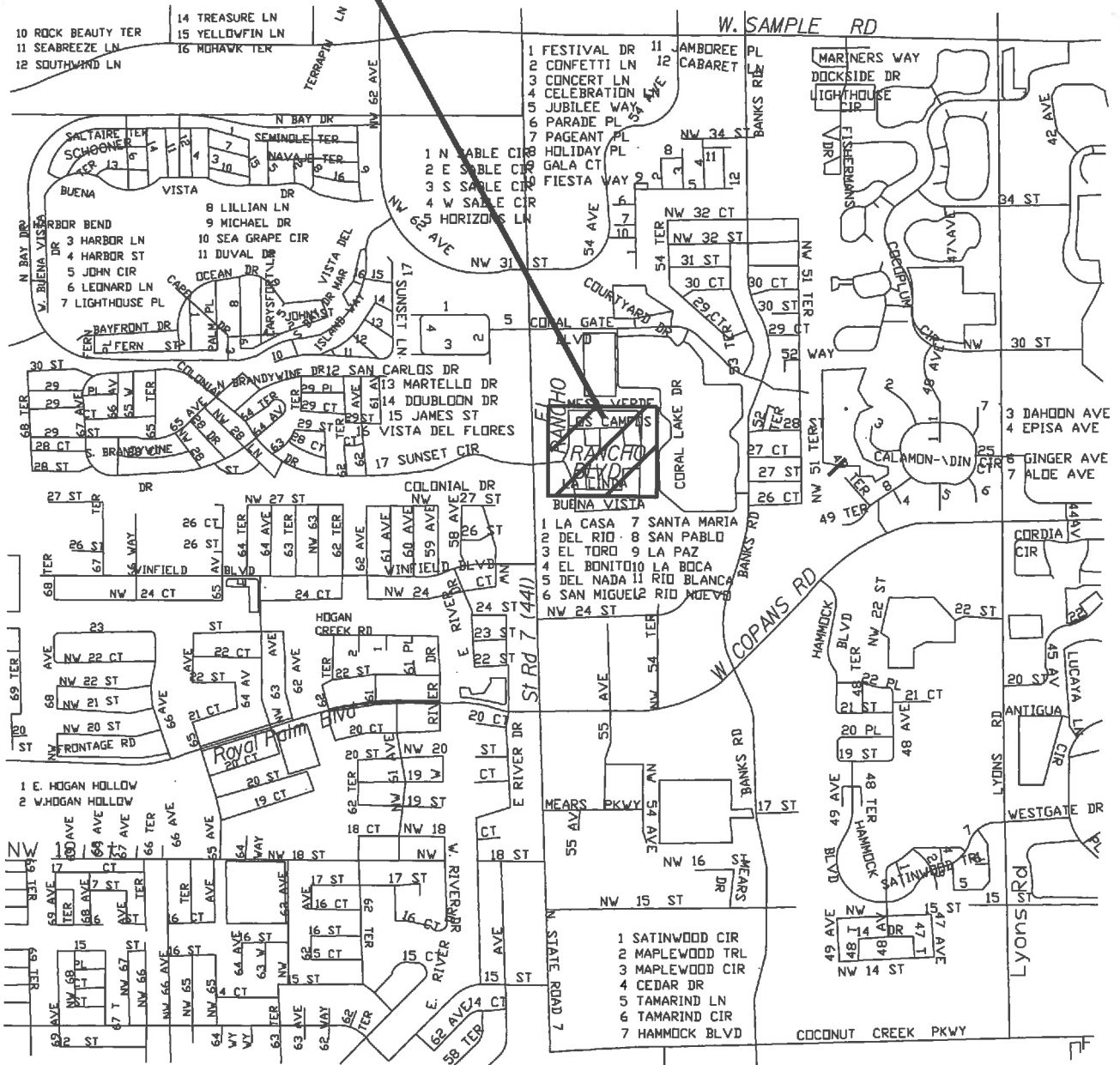
See Exhibit G

**28. TYPICAL LANDSCAPE PLAN**

See Exhibit H



# PROJECT LOCATION



## LOCATION MAP

SECTION 20 / TOWNSHIP 48 S / RANGE 42 E

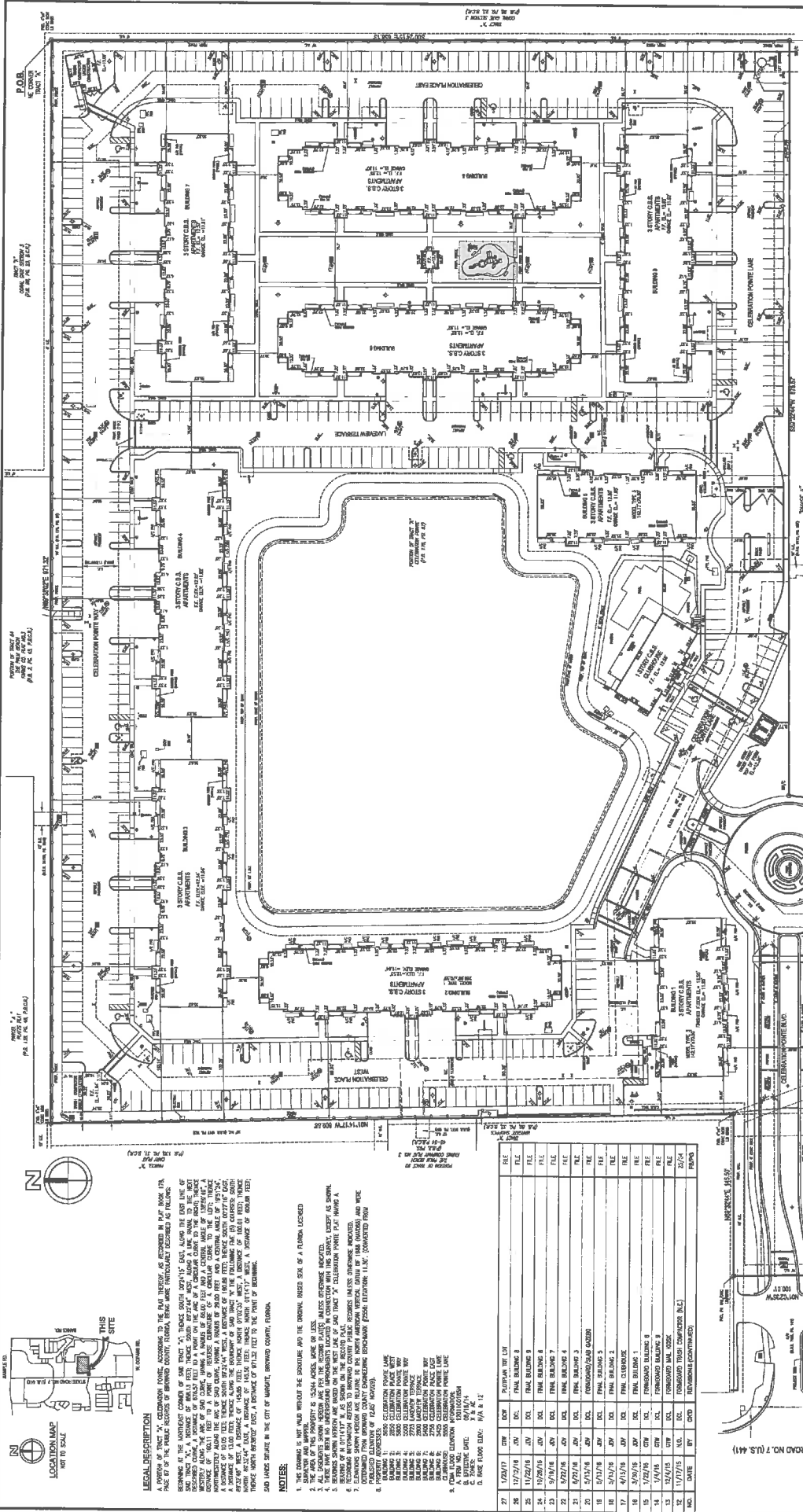


### HSQ GROUP, INC.

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

CELEBRATION POINTE

EXHIBIT B



### STATION

[illegible]

## EXHIBIT C NORTH

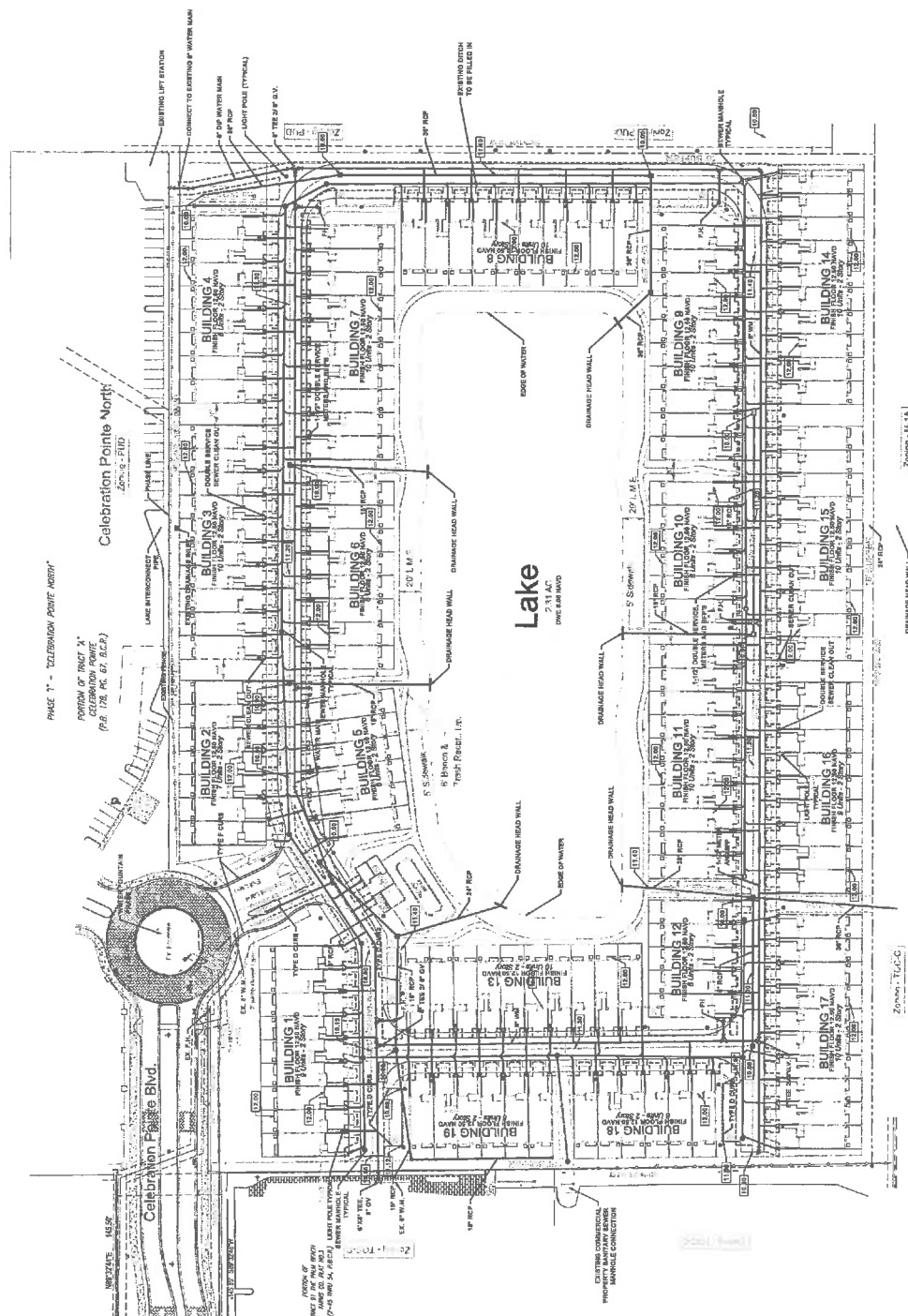


<div style="float: right; width: 100px;">PROJECT NUMBER <b>1305-28</b></div> <div style="float: right; width: 100px;">SHEET NUMBER <b>SP1</b></div> <div style="clear: both;"></div> <h2 style="text-align: center;">CELEBRATION POINTE NORTH</h2> <h3 style="text-align: center;">SITE PLAN</h3>					
<b>HSQ GROUP, INC.</b> Engineers · Planners · Surveyors 1488 West Palmetto Park Road, Suite 340 Boca Raton, Florida 33486    561.380.0721 C38259 · L37324					
Approved by: JAY KUBNER		Date: 4/7/2017			
Designed by: J.H.		Date: 12/13			
Drawn by: R.W.		Date: 12/13			
Checked by: N.B.		Date: 12/13	Registered Engineer Number: 54515 State of Florida		
NO.	DATE	BY	REVISION		
4	10/7/18	JMH	REVISE TO LOT LOCATION		
3	8/29/15	JMH	REVISE POOL		
2	03/18/14	FLOI	REVISED PER DRC COMMENTS		
1	07/09/14	RWJ	REVISED PER DRC COMMENTS		







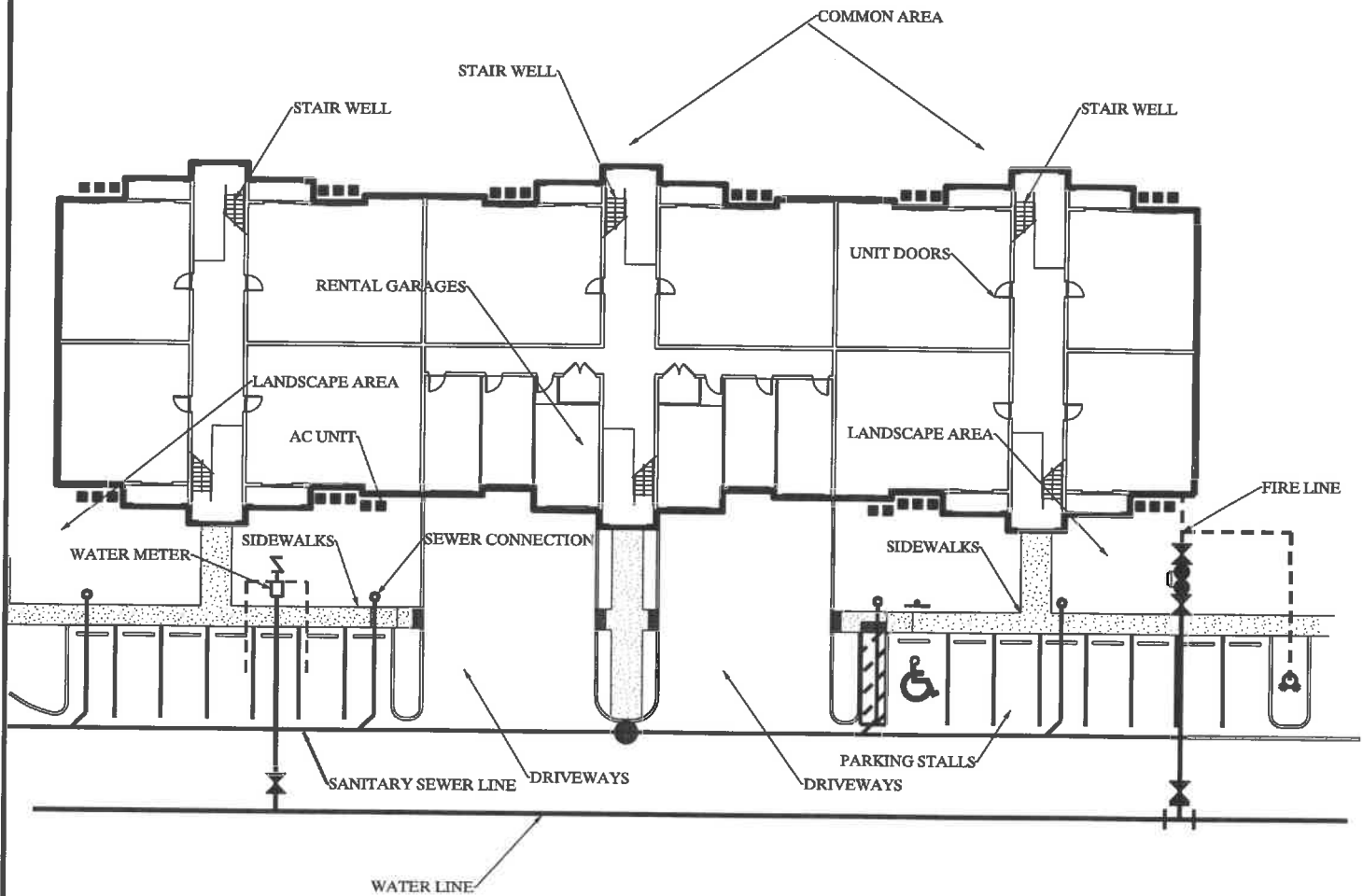


**CELEBRATION POINTE SOUTH  
CONCEPTUAL ENGINEERING PLAN**

**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1459 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33488 • 561.392.0221  
C26258 • LB7824

[illegible]

UNITS ARE RENTAL ONLY  
NO PRIVATE PROPERTY



TYPICAL GARAGE  
UNIT DETAIL



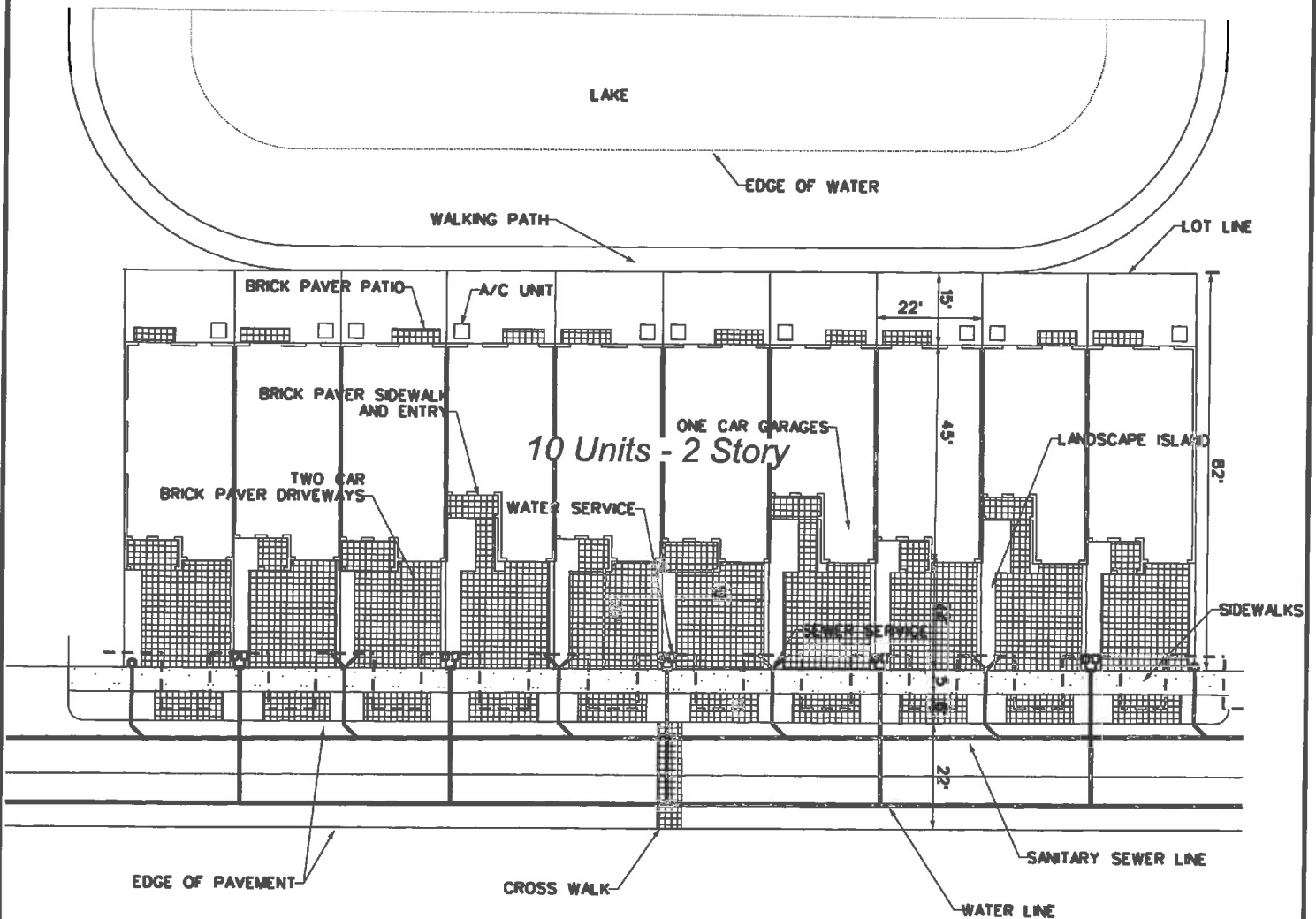
**HSQ GROUP, INC.**

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

CELEBRATION POINTE NORTH

EXHIBIT G  
NORTH SIDE

UNITS ARE FEE SIMPLE  
WITH 22'X82' PRIVATE LOTS



TYPICAL TOWNHOUSE  
UNIT DETAIL



**HSQ GROUP, INC.**

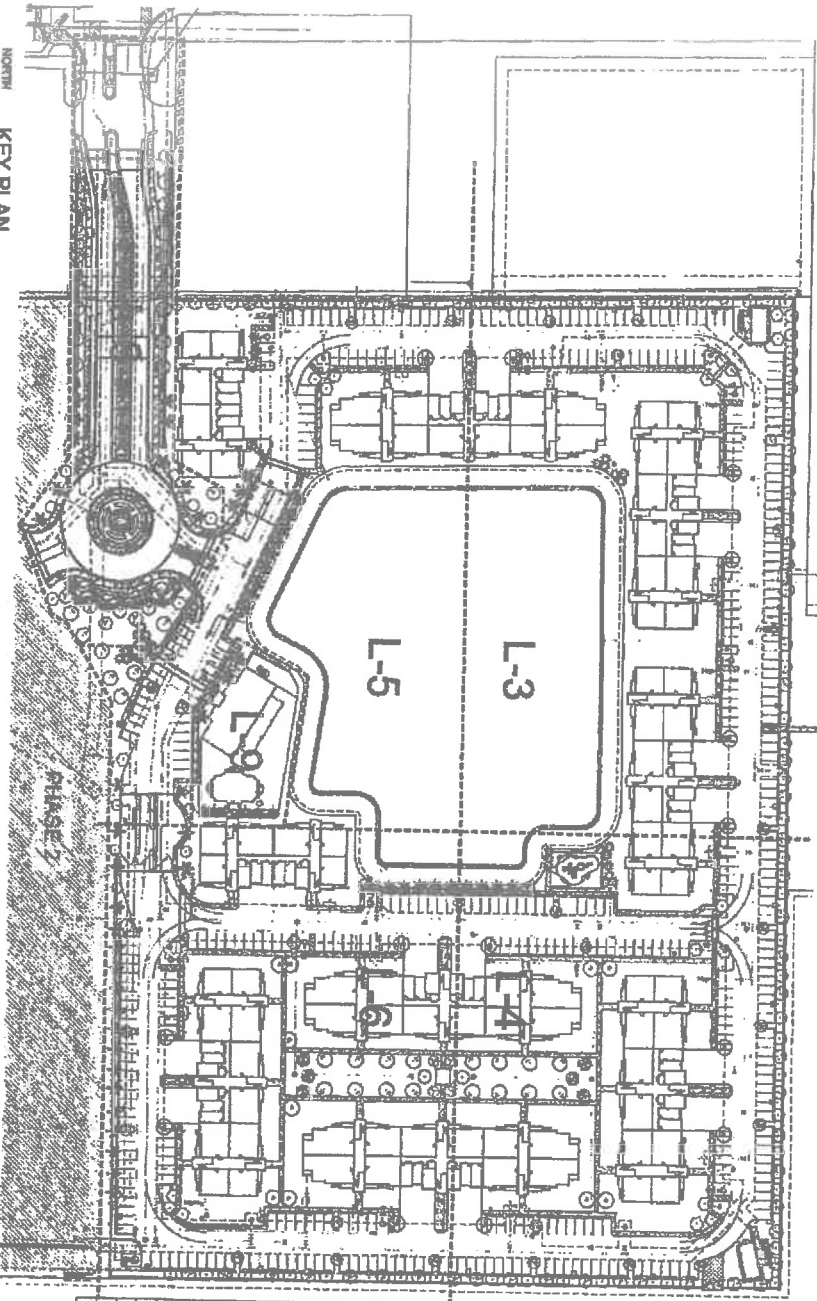
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

CELEBRATION POINTE SOUTH

EXHIBIT G  
SOUTH SIDE

**KEY PLAN**

Scale: NTS



- LIST OF SHEETS**
- INDEX**
- L-1 TREE DISPOSITION
  - L-2 DISPOSITION LIST
  - L-3 OVERALL LANDSCAPE
  - L-4 OVERALL LANDSCAPE
  - L-5 OVERALL LANDSCAPE
  - L-6 OVERALL LANDSCAPE
  - L-7 TYPICAL BUILDINGS
  - L-8 ENTRY PLAN L-9 CLUBHOUSE PLAN
  - L-10 PLANTING DETAILS

**PLANTING MATERIAL REQUIREMENTS**

TREES: 90% GUARANTEED  
17 TREES + 3 PLANTING  
BRUSH: 90% GUARANTEED  
51% PROVIDED

**LANDSCAPE DATA SECTION 12.10.27**

DATE: 12/10/27

PROJECT: CELEBRATION POINTE NORTH

DESIGNER: [Firm Name]

CLIENT: [Client Name]

LOCATION: [Address]

SCALE: 1/8" = 1'-0"

DATE: 12/10/27

BY: [Designer Name]

CHECKED BY: [Reviewer Name]

**LANDSCAPE LIST**

NO.	SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	1	1" DB H. P. WHITE PINE	10	1" DB H. P. WHITE PINE
2	2	2" DB H. P. WHITE PINE	10	2" DB H. P. WHITE PINE
3	3	3" DB H. P. WHITE PINE	10	3" DB H. P. WHITE PINE
4	4	4" DB H. P. WHITE PINE	10	4" DB H. P. WHITE PINE
5	5	5" DB H. P. WHITE PINE	10	5" DB H. P. WHITE PINE
6	6	6" DB H. P. WHITE PINE	10	6" DB H. P. WHITE PINE
7	7	7" DB H. P. WHITE PINE	10	7" DB H. P. WHITE PINE
8	8	8" DB H. P. WHITE PINE	10	8" DB H. P. WHITE PINE
9	9	9" DB H. P. WHITE PINE	10	9" DB H. P. WHITE PINE
10	10	10" DB H. P. WHITE PINE	10	10" DB H. P. WHITE PINE
11	11	11" DB H. P. WHITE PINE	10	11" DB H. P. WHITE PINE
12	12	12" DB H. P. WHITE PINE	10	12" DB H. P. WHITE PINE
13	13	13" DB H. P. WHITE PINE	10	13" DB H. P. WHITE PINE
14	14	14" DB H. P. WHITE PINE	10	14" DB H. P. WHITE PINE
15	15	15" DB H. P. WHITE PINE	10	15" DB H. P. WHITE PINE
16	16	16" DB H. P. WHITE PINE	10	16" DB H. P. WHITE PINE
17	17	17" DB H. P. WHITE PINE	10	17" DB H. P. WHITE PINE
18	18	18" DB H. P. WHITE PINE	10	18" DB H. P. WHITE PINE
19	19	19" DB H. P. WHITE PINE	10	19" DB H. P. WHITE PINE
20	20	20" DB H. P. WHITE PINE	10	20" DB H. P. WHITE PINE
21	21	21" DB H. P. WHITE PINE	10	21" DB H. P. WHITE PINE
22	22	22" DB H. P. WHITE PINE	10	22" DB H. P. WHITE PINE
23	23	23" DB H. P. WHITE PINE	10	23" DB H. P. WHITE PINE
24	24	24" DB H. P. WHITE PINE	10	24" DB H. P. WHITE PINE
25	25	25" DB H. P. WHITE PINE	10	25" DB H. P. WHITE PINE
26	26	26" DB H. P. WHITE PINE	10	26" DB H. P. WHITE PINE
27	27	27" DB H. P. WHITE PINE	10	27" DB H. P. WHITE PINE
28	28	28" DB H. P. WHITE PINE	10	28" DB H. P. WHITE PINE
29	29	29" DB H. P. WHITE PINE	10	29" DB H. P. WHITE PINE
30	30	30" DB H. P. WHITE PINE	10	30" DB H. P. WHITE PINE
31	31	31" DB H. P. WHITE PINE	10	31" DB H. P. WHITE PINE
32	32	32" DB H. P. WHITE PINE	10	32" DB H. P. WHITE PINE
33	33	33" DB H. P. WHITE PINE	10	33" DB H. P. WHITE PINE
34	34	34" DB H. P. WHITE PINE	10	34" DB H. P. WHITE PINE
35	35	35" DB H. P. WHITE PINE	10	35" DB H. P. WHITE PINE
36	36	36" DB H. P. WHITE PINE	10	36" DB H. P. WHITE PINE
37	37	37" DB H. P. WHITE PINE	10	37" DB H. P. WHITE PINE
38	38	38" DB H. P. WHITE PINE	10	38" DB H. P. WHITE PINE
39	39	39" DB H. P. WHITE PINE	10	39" DB H. P. WHITE PINE
40	40	40" DB H. P. WHITE PINE	10	40" DB H. P. WHITE PINE
41	41	41" DB H. P. WHITE PINE	10	41" DB H. P. WHITE PINE
42	42	42" DB H. P. WHITE PINE	10	42" DB H. P. WHITE PINE
43	43	43" DB H. P. WHITE PINE	10	43" DB H. P. WHITE PINE
44	44	44" DB H. P. WHITE PINE	10	44" DB H. P. WHITE PINE
45	45	45" DB H. P. WHITE PINE	10	45" DB H. P. WHITE PINE
46	46	46" DB H. P. WHITE PINE	10	46" DB H. P. WHITE PINE
47	47	47" DB H. P. WHITE PINE	10	47" DB H. P. WHITE PINE
48	48	48" DB H. P. WHITE PINE	10	48" DB H. P. WHITE PINE
49	49	49" DB H. P. WHITE PINE	10	49" DB H. P. WHITE PINE
50	50	50" DB H. P. WHITE PINE	10	50" DB H. P. WHITE PINE
51	51	51" DB H. P. WHITE PINE	10	51" DB H. P. WHITE PINE
52	52	52" DB H. P. WHITE PINE	10	52" DB H. P. WHITE PINE
53	53	53" DB H. P. WHITE PINE	10	53" DB H. P. WHITE PINE
54	54	54" DB H. P. WHITE PINE	10	54" DB H. P. WHITE PINE
55	55	55" DB H. P. WHITE PINE	10	55" DB H. P. WHITE PINE
56	56	56" DB H. P. WHITE PINE	10	56" DB H. P. WHITE PINE
57	57	57" DB H. P. WHITE PINE	10	57" DB H. P. WHITE PINE
58	58	58" DB H. P. WHITE PINE	10	58" DB H. P. WHITE PINE
59	59	59" DB H. P. WHITE PINE	10	59" DB H. P. WHITE PINE
60	60	60" DB H. P. WHITE PINE	10	60" DB H. P. WHITE PINE
61	61	61" DB H. P. WHITE PINE	10	61" DB H. P. WHITE PINE
62	62	62" DB H. P. WHITE PINE	10	62" DB H. P. WHITE PINE
63	63	63" DB H. P. WHITE PINE	10	63" DB H. P. WHITE PINE
64	64	64" DB H. P. WHITE PINE	10	64" DB H. P. WHITE PINE
65	65	65" DB H. P. WHITE PINE	10	65" DB H. P. WHITE PINE
66	66	66" DB H. P. WHITE PINE	10	66" DB H. P. WHITE PINE
67	67	67" DB H. P. WHITE PINE	10	67" DB H. P. WHITE PINE
68	68	68" DB H. P. WHITE PINE	10	68" DB H. P. WHITE PINE
69	69	69" DB H. P. WHITE PINE	10	69" DB H. P. WHITE PINE
70	70	70" DB H. P. WHITE PINE	10	70" DB H. P. WHITE PINE
71	71	71" DB H. P. WHITE PINE	10	71" DB H. P. WHITE PINE
72	72	72" DB H. P. WHITE PINE	10	72" DB H. P. WHITE PINE
73	73	73" DB H. P. WHITE PINE	10	73" DB H. P. WHITE PINE
74	74	74" DB H. P. WHITE PINE	10	74" DB H. P. WHITE PINE
75	75	75" DB H. P. WHITE PINE	10	75" DB H. P. WHITE PINE
76	76	76" DB H. P. WHITE PINE	10	76" DB H. P. WHITE PINE
77	77	77" DB H. P. WHITE PINE	10	77" DB H. P. WHITE PINE
78	78	78" DB H. P. WHITE PINE	10	78" DB H. P. WHITE PINE
79	79	79" DB H. P. WHITE PINE	10	79" DB H. P. WHITE PINE
80	80	80" DB H. P. WHITE PINE	10	80" DB H. P. WHITE PINE
81	81	81" DB H. P. WHITE PINE	10	81" DB H. P. WHITE PINE
82	82	82" DB H. P. WHITE PINE	10	82" DB H. P. WHITE PINE
83	83	83" DB H. P. WHITE PINE	10	83" DB H. P. WHITE PINE
84	84	84" DB H. P. WHITE PINE	10	84" DB H. P. WHITE PINE
85	85	85" DB H. P. WHITE PINE	10	85" DB H. P. WHITE PINE
86	86	86" DB H. P. WHITE PINE	10	86" DB H. P. WHITE PINE
87	87	87" DB H. P. WHITE PINE	10	87" DB H. P. WHITE PINE
88	88	88" DB H. P. WHITE PINE	10	88" DB H. P. WHITE PINE
89	89	89" DB H. P. WHITE PINE	10	89" DB H. P. WHITE PINE
90	90	90" DB H. P. WHITE PINE	10	90" DB H. P. WHITE PINE
91	91	91" DB H. P. WHITE PINE	10	91" DB H. P. WHITE PINE
92	92	92" DB H. P. WHITE PINE	10	92" DB H. P. WHITE PINE
93	93	93" DB H. P. WHITE PINE	10	93" DB H. P. WHITE PINE
94	94	94" DB H. P. WHITE PINE	10	94" DB H. P. WHITE PINE
95	95	95" DB H. P. WHITE PINE	10	95" DB H. P. WHITE PINE
96	96	96" DB H. P. WHITE PINE	10	96" DB H. P. WHITE PINE
97	97	97" DB H. P. WHITE PINE	10	97" DB H. P. WHITE PINE
98	98	98" DB H. P. WHITE PINE	10	98" DB H. P. WHITE PINE
99	99	99" DB H. P. WHITE PINE	10	99" DB H. P. WHITE PINE
100	100	100" DB H. P. WHITE PINE	10	100" DB H. P. WHITE PINE

**EXHIBIT H**

**NORTH**

**INDEX**

**Celebration Pointe North**

Margate, Florida

INDEX

**WITHIN HILLS**

LANDSCAPE ARCHITECTS

## Scale: 1"=30'-0"

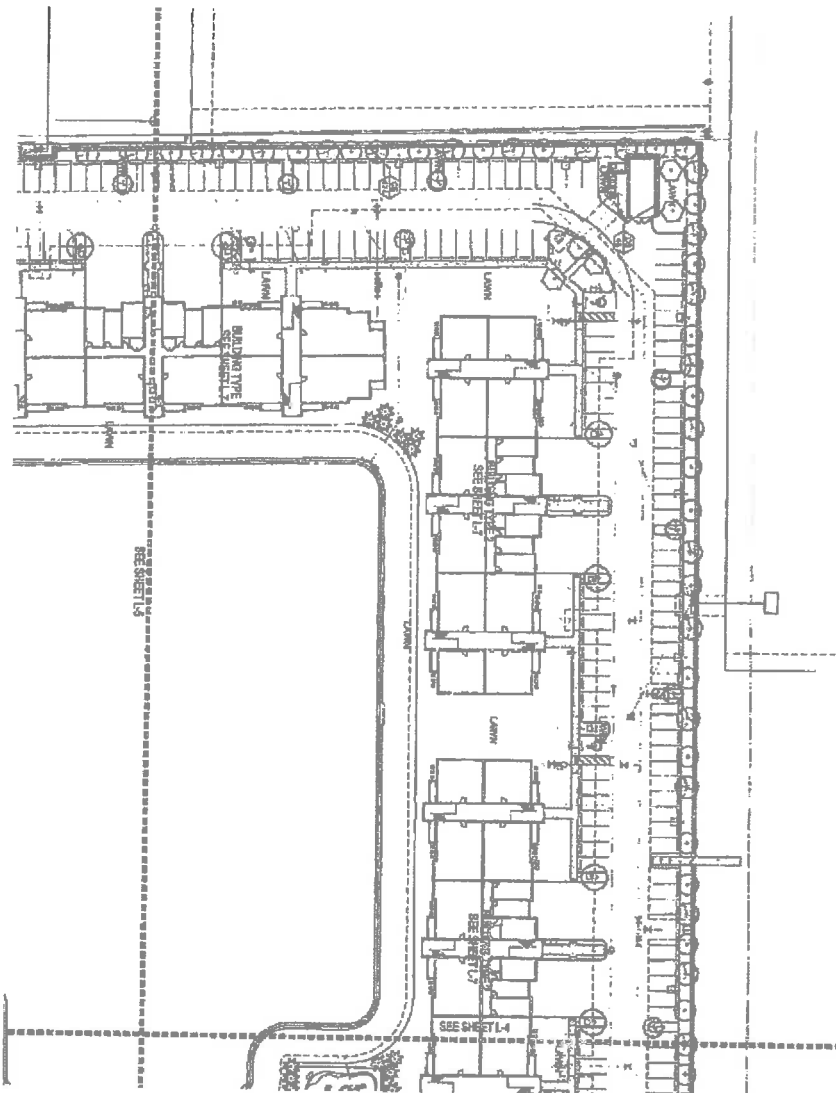
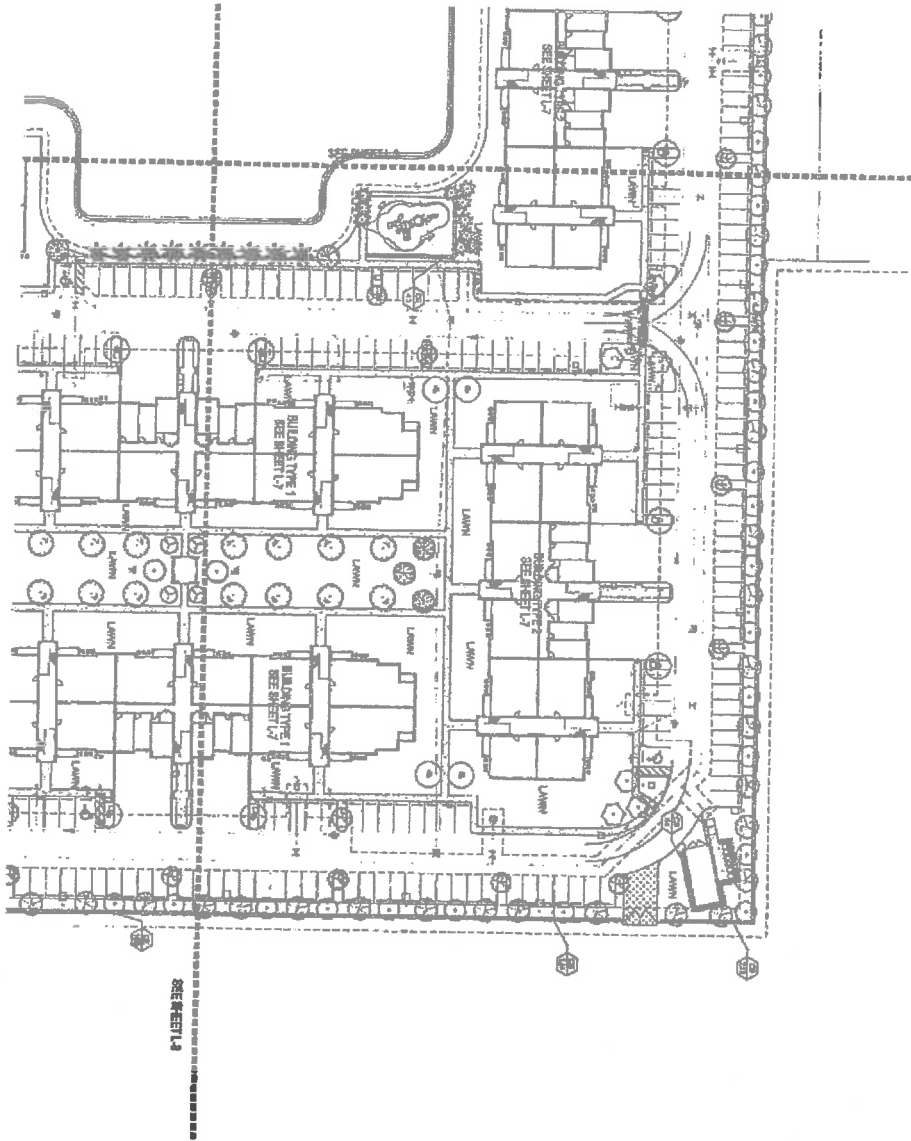


EXHIBIT H  
NORTH

LAWSONVILLE UNIT		TOWN		COUNTY	
CD	CD	CD	CD	CD	CD
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
37	37	37	37	37	37
38	38	38	38	38	38
39	39	39	39	39	39
40	40	40	40	40	40
41	41	41	41	41	41
42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55
56	56	56	56	56	56
57	57	57	57	57	57
58	58	58	58	58	58
59	59	59	59	59	59
60	60	60	60	60	60
61	61	61	61	61	61
62	62	62	62	62	62
63	63	63	63	63	63
64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75	75	75	75
76	76	76	76	76	76
77	77	77	77	77	77
78	78	78	78	78	78
79	79	79	79	79	79
80	80	80	80	80	80
81	81	81	81	81	81
82	82	82	82	82	82
83	83	83	83	83	83
84	84	84	84	84	84
85	85	85	85	85	85
86	86	86	86	86	86
87	87	87	87	87	87
88	88	88	88	88	88
89	89	89	89	89	89
90	90	90	90	90	90
91	91	91	91	91	91
92	92	92	92	92	92
93	93	93	93	93	93
94	94	94	94	94	94
95	95	95	95	95	95
96	96	96	96	96	96
97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100

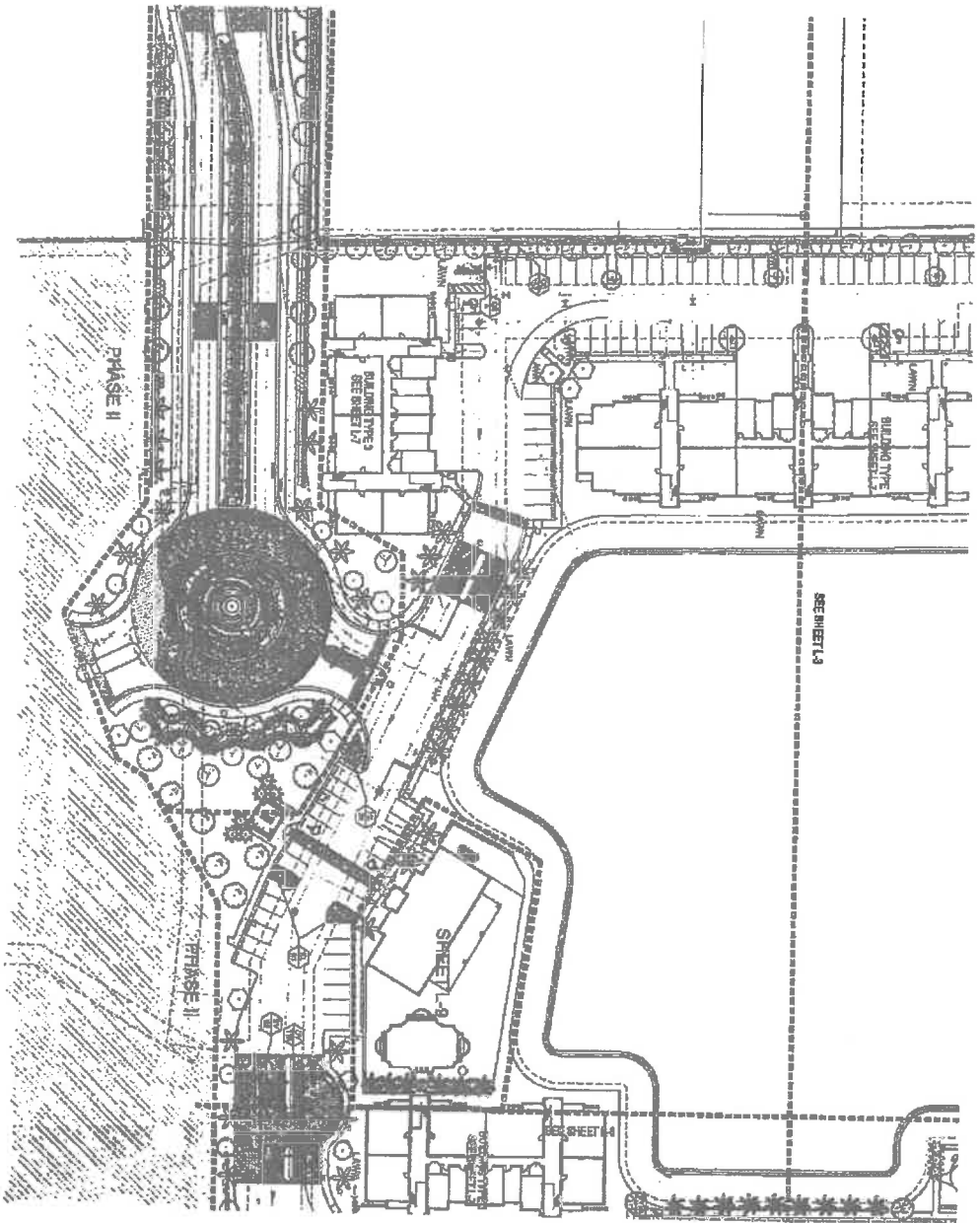
[illegible]

**LANDSCAPE PLAN**  
Scale: 1"=30'-0"



SEE SHEET L-4

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1" x 6" x 8" LUMBER	100	LF	1.50	150.00
2	2" x 4" x 8" LUMBER	50	LF	1.20	60.00
3	4" x 6" x 8" LUMBER	20	LF	2.00	40.00
4	6" x 8" x 8" LUMBER	10	LF	3.00	30.00
5	8" x 10" x 8" LUMBER	5	LF	4.00	20.00
6	10" x 12" x 8" LUMBER	3	LF	5.00	15.00
7	12" x 14" x 8" LUMBER	2	LF	6.00	12.00
8	14" x 16" x 8" LUMBER	1	LF	7.00	7.00
9	16" x 18" x 8" LUMBER	1	LF	8.00	8.00
10	18" x 20" x 8" LUMBER	1	LF	9.00	9.00
11	20" x 22" x 8" LUMBER	1	LF	10.00	10.00
12	22" x 24" x 8" LUMBER	1	LF	11.00	11.00
13	24" x 26" x 8" LUMBER	1	LF	12.00	12.00
14	26" x 28" x 8" LUMBER	1	LF	13.00	13.00
15	28" x 30" x 8" LUMBER	1	LF	14.00	14.00
16	30" x 32" x 8" LUMBER	1	LF	15.00	15.00
17	32" x 34" x 8" LUMBER	1	LF	16.00	16.00
18	34" x 36" x 8" LUMBER	1	LF	17.00	17.00
19	36" x 38" x 8" LUMBER	1	LF	18.00	18.00
20	38" x 40" x 8" LUMBER	1	LF	19.00	19.00
21	40" x 42" x 8" LUMBER	1	LF	20.00	20.00
22	42" x 44" x 8" LUMBER	1	LF	21.00	21.00
23	44" x 46" x 8" LUMBER	1	LF	22.00	22.00
24	46" x 48" x 8" LUMBER	1	LF	23.00	23.00
25	48" x 50" x 8" LUMBER	1	LF	24.00	24.00
26	50" x 52" x 8" LUMBER	1	LF	25.00	25.00
27	52" x 54" x 8" LUMBER	1	LF	26.00	26.00
28	54" x 56" x 8" LUMBER	1	LF	27.00	27.00
29	56" x 58" x 8" LUMBER	1	LF	28.00	28.00
30	58" x 60" x 8" LUMBER	1	LF	29.00	29.00
31	60" x 62" x 8" LUMBER	1	LF	30.00	30.00
32	62" x 64" x 8" LUMBER	1	LF	31.00	31.00
33	64" x 66" x 8" LUMBER	1	LF	32.00	32.00
34	66" x 68" x 8" LUMBER	1	LF	33.00	33.00
35	68" x 70" x 8" LUMBER	1	LF	34.00	34.00
36	70" x 72" x 8" LUMBER	1	LF	35.00	35.00
37	72" x 74" x 8" LUMBER	1	LF	36.00	36.00
38	74" x 76" x 8" LUMBER	1	LF	37.00	37.00
39	76" x 78" x 8" LUMBER	1	LF	38.00	38.00
40	78" x 80" x 8" LUMBER	1	LF	39.00	39.00
41	80" x 82" x 8" LUMBER	1	LF	40.00	40.00
42	82" x 84" x 8" LUMBER	1	LF	41.00	41.00
43	84" x 86" x 8" LUMBER	1	LF	42.00	42.00
44	86" x 88" x 8" LUMBER	1	LF	43.00	43.00
45	88" x 90" x 8" LUMBER	1	LF	44.00	44.00
46	90" x 92" x 8" LUMBER	1	LF	45.00	45.00
47	92" x 94" x 8" LUMBER	1	LF	46.00	46.00
48	94" x 96" x 8" LUMBER	1	LF	47.00	47.00
49	96" x 98" x 8" LUMBER	1	LF	48.00	48.00
50	98" x 100" x 8" LUMBER	1	LF	49.00	49.00
51	100" x 102" x 8" LUMBER	1	LF	50.00	50.00
52	102" x 104" x 8" LUMBER	1	LF	51.00	51.00
53	104" x 106" x 8" LUMBER	1	LF	52.00	52.00
54	106" x 108" x 8" LUMBER	1	LF	53.00	53.00
55	108" x 110" x 8" LUMBER	1	LF	54.00	54.00
56	110" x 112" x 8" LUMBER	1	LF	55.00	55.00
57	112" x 114" x 8" LUMBER	1	LF	56.00	56.00
58	114" x 116" x 8" LUMBER	1	LF	57.00	57.00
59	116" x 118" x 8" LUMBER	1	LF	58.00	58.00
60	118" x 120" x 8" LUMBER	1	LF	59.00	59.00
61	120" x 122" x 8" LUMBER	1	LF	60.00	60.00
62	122" x 124" x 8" LUMBER	1	LF	61.00	61.00
63	124" x 126" x 8" LUMBER	1	LF	62.00	62.00
64	126" x 128" x 8" LUMBER	1	LF	63.00	63.00
65	128" x 130" x 8" LUMBER	1	LF	64.00	64.00
66	130" x 132" x 8" LUMBER	1	LF	65.00	65.00
67	132" x 134" x 8" LUMBER	1	LF	66.00	66.00
68	134" x 136" x 8" LUMBER	1	LF	67.00	67.00
69	136" x 138" x 8" LUMBER	1	LF	68.00	68.00
70	138" x 140" x 8" LUMBER	1	LF	69.00	69.00
71	140" x 142" x 8" LUMBER	1	LF	70.00	70.00
72	142" x 144" x 8" LUMBER	1	LF	71.00	71.00
73	144" x 146" x 8" LUMBER	1	LF	72.00	72.00
74	146" x 148" x 8" LUMBER	1	LF	73.00	73.00
75	148" x 150" x 8" LUMBER	1	LF	74.00	74.00
76	150" x 152" x 8" LUMBER	1	LF	75.00	75.00
77	152" x 154" x 8" LUMBER	1	LF	76.00	76.00
78	154" x 156" x 8" LUMBER	1	LF	77.00	77.00
79	156" x 158" x 8" LUMBER	1	LF	78.00	78.00
80	158" x 160" x 8" LUMBER	1	LF	79.00	79.00
81	160" x 162" x 8" LUMBER	1	LF	80.00	80.00
82	162" x 164" x 8" LUMBER	1	LF	81.00	81.00
83	164" x 166" x 8" LUMBER	1	LF	82.00	82.00
84	166" x 168" x 8" LUMBER	1	LF	83.00	83.00
85	168" x 170" x 8" LUMBER	1	LF	84.00	84.00
86	170" x 172" x 8" LUMBER	1	LF	85.00	85.00
87	172" x 174" x 8" LUMBER	1	LF	86.00	86.00
88	174" x 176" x 8" LUMBER	1	LF	87.00	87.00
89	176" x 178" x 8" LUMBER	1	LF	88.00	88.00
90	178" x 180" x 8" LUMBER	1	LF	89.00	89.00
91	180" x 182" x 8" LUMBER	1	LF	90.00	90.00
92	182" x 184" x 8" LUMBER	1	LF	91.00	91.00
93	184" x 186" x 8" LUMBER	1	LF	92.00	92.00
94	186" x 188" x 8" LUMBER	1	LF	93.00	93.00
95	188" x 190" x 8" LUMBER	1	LF	94.00	94.00
96	190" x 192" x 8" LUMBER	1	LF	95.00	95.00
97	192" x 194" x 8" LUMBER	1	LF	96.00	96.00
98	194" x 196" x 8" LUMBER	1	LF	97.00	97.00
99	196" x 198" x 8" LUMBER	1	LF	98.00	98.00
100	198" x 200" x 8" LUMBER	1	LF	99.00	99.00
101	200" x 202" x 8" LUMBER	1	LF	100.00	100.00
102	202" x 204" x 8" LUMBER	1	LF	101.00	101.00
103	204" x 206" x 8" LUMBER	1	LF	102.00	102.00
104	206" x 208" x 8" LUMBER	1	LF	103.00	103.00
105	208" x 210" x 8" LUMBER	1	LF	104.00	104.00
106	210" x 212" x 8" LUMBER	1	LF	105.00	105.00
107	212" x 214" x 8" LUMBER	1	LF	106.00	106.00
108	214" x 216" x 8" LUMBER	1	LF	107.00	107.00
109	216" x 218" x 8" LUMBER	1	LF	108.00	108.00
110	218" x 220" x 8" LUMBER	1	LF	109.00	109.00
111	220" x 222" x 8" LUMBER	1	LF	110.00	110.00
112	222" x 224" x 8" LUMBER	1	LF	111.00	111.00
113	224" x 226" x 8" LUMBER	1	LF	112.00	112.00
114	226" x 228" x 8" LUMBER	1	LF	113.00	113.00
115	228" x 230" x 8" LUMBER	1	LF	114.00	114.00
116	230" x 232" x 8" LUMBER	1	LF	115.00	115.00
117	232" x 234" x 8" LUMBER	1	LF	116.00	116.00
118	234" x 236" x 8" LUMBER	1	LF	117.00	117.00
119	236" x 238" x 8" LUMBER	1	LF	118.00	118.00
120	238" x 240" x 8" LUMBER	1	LF	119.00	119.00
121	240" x 242" x 8" LUMBER	1	LF	120.00	120.00
122	242" x 244" x 8" LUMBER	1	LF	121.00	121.00
123	244" x 246" x 8" LUMBER	1	LF	122.00	122.00
124	246" x 248" x 8" LUMBER	1	LF	123.00	123.00
125	248" x 250" x 8" LUMBER	1	LF	124.00	124.00
126	250" x 252" x 8" LUMBER	1	LF	125.00	125.00
127	252" x 254" x 8" LUMBER	1	LF	126.00	126.00
128	254" x 256" x 8" LUMBER	1	LF	127.00	127.00
129	256" x 258" x 8" LUMBER	1	LF	128.00	128.00
130	258" x 260" x 8" LUMBER	1	LF	129.00	129.00
131	260" x 262" x 8" LUMBER	1	LF	130.00	130.00
132	262" x 264" x 8" LUMBER	1	LF	131.00	131.00
133	264" x 266" x 8" LUMBER	1	LF	132.00	132.00
134	266" x 268" x 8" LUMBER	1	LF	133.00	133.00
135	268" x 270" x 8" LUMBER	1	LF	134.00	134.00
136	270" x 272" x 8" LUMBER	1	LF	135.00	135.00
137	272" x 274" x 8" LUMBER	1	LF	136.00	136.00
138	274" x 276" x 8" LUMBER	1	LF	137.00	137.00
139	276" x 278" x 8" LUMBER	1	LF	138.00	138.00
140	278" x 280" x 8" LUMBER	1	LF	139.00	139.00
141	280" x 282" x 8" LUMBER	1	LF	140.00	140.00
142	282" x 284" x 8" LUMBER	1	LF	141.00	141.00
143	284" x 286" x 8" LUMBER	1	LF	142.00	142.00
144	286" x 288" x 8" LUMBER	1	LF	143.00	143.00
145	288" x 290" x 8" LUMBER	1	LF	144.00	144.00
146	290" x 292" x 8" LUMBER	1	LF	145.00	145.00
147	292" x 294" x 8" LUMBER	1	LF	146.00	146.00
148	294" x 296" x 8" LUMBER	1	LF	147.00	147.00
149	296" x 298" x 8" LUMBER	1	LF	148.00	148.00
150	298" x 300" x 8" LUMBER	1	LF	149.00	149.00
151	300" x 302" x 8" LUMBER	1	LF	150.00	150.00
152	302" x 304" x 8" LUMBER	1	LF	151.00	151.00
153	304" x 306" x 8" LUMBER	1	LF	152.00	152.00
154	306" x 308" x 8" LUMBER	1	LF	153.00	153.00
155	308" x 310" x 8" LUMBER	1	LF	154.00	154.00
156	310" x 312" x 8" LUMBER	1	LF	155.00	155.00
157	312" x 314" x 8" LUMBER	1	LF	156.00	156.00
158	314" x 316" x 8" LUMBER	1	LF	157.00	157.00
159	316" x 318" x 8" LUMBER	1	LF	158.00	158.00
160	318" x 320" x 8" LUMBER	1	LF	159.00	159.00
161	320" x 322" x 8" LUMBER	1	LF	160.00	160.00
162	322" x 324" x 8" LUMBER	1	LF	161.00	161.00
163	324" x 326" x 8" LUMBER	1	LF	162.00	162.00
164	326" x 328" x 8" LUMBER	1	LF	163.00	163.00
165	328" x 330" x 8" LUMBER	1	LF	164.00	164.00
166	330" x 332" x 8" LUMBER	1	LF	165.00	165.00
167	332" x 334" x 8" LUMBER	1	LF	166.00	166.00
168	334" x 336" x 8" LUMBER	1	LF	167.00	167.00
169	336" x 338" x 8" LUMBER	1	LF	168.00	168.00
170	338" x 340" x 8" LUMBER	1	LF	169.00	169.00
171	340" x 342" x 8" LUMBER	1	LF	170.00	170.00
172	342" x 344" x 8" LUMBER	1	LF	171.00	171.00
173	344" x 346" x 8" LUMBER	1	LF	172.00	172.00
174	346" x 348" x 8" LUMBER	1	LF	173.00	173.00
175	348" x 350" x 8" LUMBER	1	LF	174.00	174.00
176	350" x 352" x 8" LUMBER	1	LF	175.00	175.00
177	352" x 354" x 8" LUMBER	1	LF	176.00	176.00
178	354" x 356" x 8" LUMBER	1	LF	177.00	177.00
179	356" x 358" x 8" LUMBER	1	LF</		



# LANDSCAPE PLAN

Scale: 1"=50'-0"

LANDSCAPE PLAN		THINGS		NOTES	
NO.	SYMBOL	DESCRIPTION	QUANTITY	REMARKS	DATE
1	1	Planting	1	Planting	1/1/18
2	2	Planting	1	Planting	1/1/18
3	3	Planting	1	Planting	1/1/18
4	4	Planting	1	Planting	1/1/18
5	5	Planting	1	Planting	1/1/18
6	6	Planting	1	Planting	1/1/18
7	7	Planting	1	Planting	1/1/18
8	8	Planting	1	Planting	1/1/18
9	9	Planting	1	Planting	1/1/18
10	10	Planting	1	Planting	1/1/18
11	11	Planting	1	Planting	1/1/18
12	12	Planting	1	Planting	1/1/18
13	13	Planting	1	Planting	1/1/18
14	14	Planting	1	Planting	1/1/18
15	15	Planting	1	Planting	1/1/18
16	16	Planting	1	Planting	1/1/18
17	17	Planting	1	Planting	1/1/18
18	18	Planting	1	Planting	1/1/18
19	19	Planting	1	Planting	1/1/18
20	20	Planting	1	Planting	1/1/18
21	21	Planting	1	Planting	1/1/18
22	22	Planting	1	Planting	1/1/18
23	23	Planting	1	Planting	1/1/18
24	24	Planting	1	Planting	1/1/18
25	25	Planting	1	Planting	1/1/18
26	26	Planting	1	Planting	1/1/18
27	27	Planting	1	Planting	1/1/18
28	28	Planting	1	Planting	1/1/18
29	29	Planting	1	Planting	1/1/18
30	30	Planting	1	Planting	1/1/18
31	31	Planting	1	Planting	1/1/18
32	32	Planting	1	Planting	1/1/18
33	33	Planting	1	Planting	1/1/18
34	34	Planting	1	Planting	1/1/18
35	35	Planting	1	Planting	1/1/18
36	36	Planting	1	Planting	1/1/18
37	37	Planting	1	Planting	1/1/18
38	38	Planting	1	Planting	1/1/18
39	39	Planting	1	Planting	1/1/18
40	40	Planting	1	Planting	1/1/18
41	41	Planting	1	Planting	1/1/18
42	42	Planting	1	Planting	1/1/18
43	43	Planting	1	Planting	1/1/18
44	44	Planting	1	Planting	1/1/18
45	45	Planting	1	Planting	1/1/18
46	46	Planting	1	Planting	1/1/18
47	47	Planting	1	Planting	1/1/18
48	48	Planting	1	Planting	1/1/18
49	49	Planting	1	Planting	1/1/18
50	50	Planting	1	Planting	1/1/18
51	51	Planting	1	Planting	1/1/18
52	52	Planting	1	Planting	1/1/18
53	53	Planting	1	Planting	1/1/18
54	54	Planting	1	Planting	1/1/18
55	55	Planting	1	Planting	1/1/18
56	56	Planting	1	Planting	1/1/18
57	57	Planting	1	Planting	1/1/18
58	58	Planting	1	Planting	1/1/18
59	59	Planting	1	Planting	1/1/18
60	60	Planting	1	Planting	1/1/18
61	61	Planting	1	Planting	1/1/18
62	62	Planting	1	Planting	1/1/18
63	63	Planting	1	Planting	1/1/18
64	64	Planting	1	Planting	1/1/18
65	65	Planting	1	Planting	1/1/18
66	66	Planting	1	Planting	1/1/18
67	67	Planting	1	Planting	1/1/18
68	68	Planting	1	Planting	1/1/18
69	69	Planting	1	Planting	1/1/18
70	70	Planting	1	Planting	1/1/18
71	71	Planting	1	Planting	1/1/18
72	72	Planting	1	Planting	1/1/18
73	73	Planting	1	Planting	1/1/18
74	74	Planting	1	Planting	1/1/18
75	75	Planting	1	Planting	1/1/18
76	76	Planting	1	Planting	1/1/18
77	77	Planting	1	Planting	1/1/18
78	78	Planting	1	Planting	1/1/18
79	79	Planting	1	Planting	1/1/18
80	80	Planting	1	Planting	1/1/18
81	81	Planting	1	Planting	1/1/18
82	82	Planting	1	Planting	1/1/18
83	83	Planting	1	Planting	1/1/18
84	84	Planting	1	Planting	1/1/18
85	85	Planting	1	Planting	1/1/18
86	86	Planting	1	Planting	1/1/18
87	87	Planting	1	Planting	1/1/18
88	88	Planting	1	Planting	1/1/18
89	89	Planting	1	Planting	1/1/18
90	90	Planting	1	Planting	1/1/18
91	91	Planting	1	Planting	1/1/18
92	92	Planting	1	Planting	1/1/18
93	93	Planting	1	Planting	1/1/18
94	94	Planting	1	Planting	1/1/18
95	95	Planting	1	Planting	1/1/18
96	96	Planting	1	Planting	1/1/18
97	97	Planting	1	Planting	1/1/18
98	98	Planting	1	Planting	1/1/18
99	99	Planting	1	Planting	1/1/18
100	100	Planting	1	Planting	1/1/18

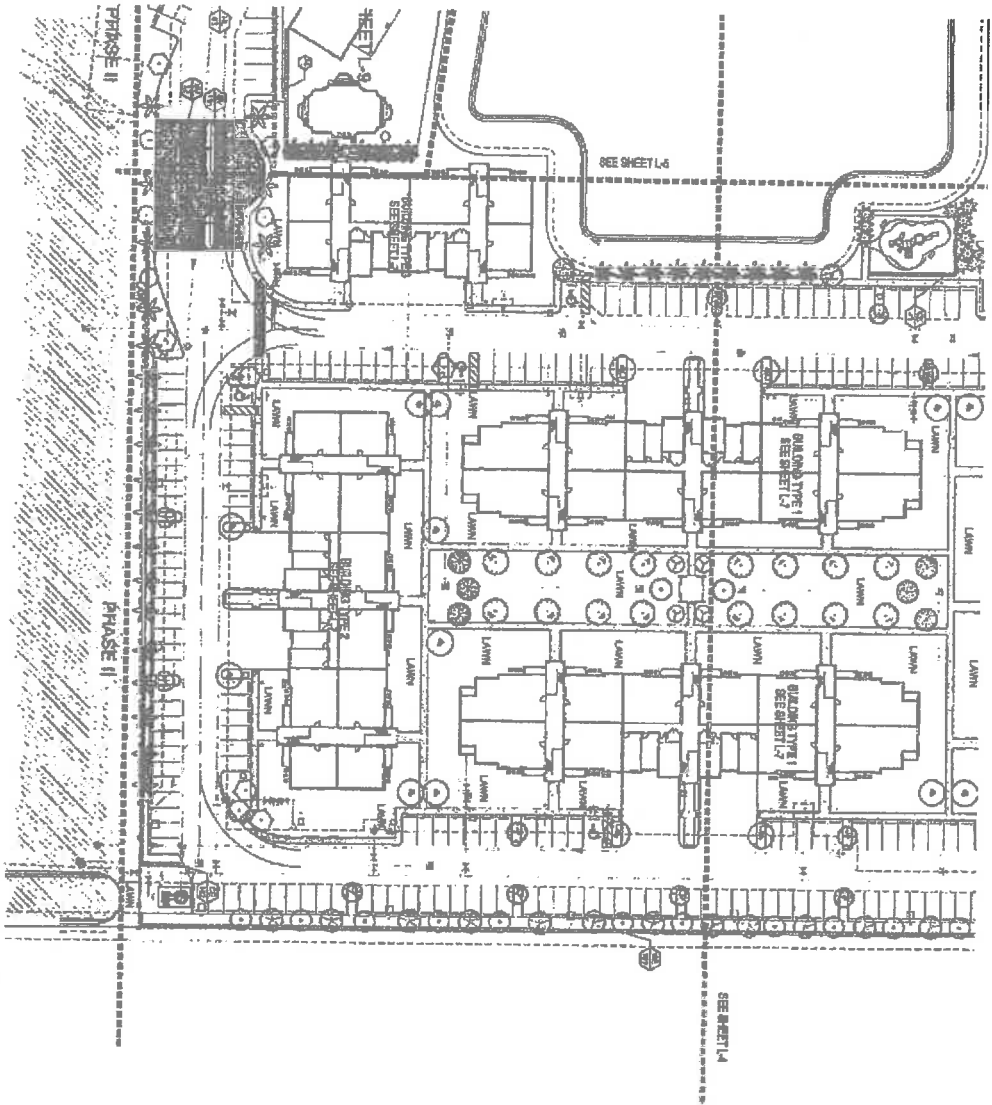
EXHIBIT H  
NORTH



L-5

Celebration Points North  
Margate, Florida  
LANDSCAPE PLAN





LANDSCAPE PLAN

Scale: 1"=20'-0"

NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1	1" DIA. SPOT PLANT	100	EA	1.00	100.00
2	2	2" DIA. SPOT PLANT	100	EA	2.00	200.00
3	3	3" DIA. SPOT PLANT	100	EA	3.00	300.00
4	4	4" DIA. SPOT PLANT	100	EA	4.00	400.00
5	5	5" DIA. SPOT PLANT	100	EA	5.00	500.00
6	6	6" DIA. SPOT PLANT	100	EA	6.00	600.00
7	7	7" DIA. SPOT PLANT	100	EA	7.00	700.00
8	8	8" DIA. SPOT PLANT	100	EA	8.00	800.00
9	9	9" DIA. SPOT PLANT	100	EA	9.00	900.00
10	10	10" DIA. SPOT PLANT	100	EA	10.00	1000.00
11	11	11" DIA. SPOT PLANT	100	EA	11.00	1100.00
12	12	12" DIA. SPOT PLANT	100	EA	12.00	1200.00
13	13	13" DIA. SPOT PLANT	100	EA	13.00	1300.00
14	14	14" DIA. SPOT PLANT	100	EA	14.00	1400.00
15	15	15" DIA. SPOT PLANT	100	EA	15.00	1500.00
16	16	16" DIA. SPOT PLANT	100	EA	16.00	1600.00
17	17	17" DIA. SPOT PLANT	100	EA	17.00	1700.00
18	18	18" DIA. SPOT PLANT	100	EA	18.00	1800.00
19	19	19" DIA. SPOT PLANT	100	EA	19.00	1900.00
20	20	20" DIA. SPOT PLANT	100	EA	20.00	2000.00
21	21	21" DIA. SPOT PLANT	100	EA	21.00	2100.00
22	22	22" DIA. SPOT PLANT	100	EA	22.00	2200.00
23	23	23" DIA. SPOT PLANT	100	EA	23.00	2300.00
24	24	24" DIA. SPOT PLANT	100	EA	24.00	2400.00
25	25	25" DIA. SPOT PLANT	100	EA	25.00	2500.00
26	26	26" DIA. SPOT PLANT	100	EA	26.00	2600.00
27	27	27" DIA. SPOT PLANT	100	EA	27.00	2700.00
28	28	28" DIA. SPOT PLANT	100	EA	28.00	2800.00
29	29	29" DIA. SPOT PLANT	100	EA	29.00	2900.00
30	30	30" DIA. SPOT PLANT	100	EA	30.00	3000.00
31	31	31" DIA. SPOT PLANT	100	EA	31.00	3100.00
32	32	32" DIA. SPOT PLANT	100	EA	32.00	3200.00
33	33	33" DIA. SPOT PLANT	100	EA	33.00	3300.00
34	34	34" DIA. SPOT PLANT	100	EA	34.00	3400.00
35	35	35" DIA. SPOT PLANT	100	EA	35.00	3500.00
36	36	36" DIA. SPOT PLANT	100	EA	36.00	3600.00
37	37	37" DIA. SPOT PLANT	100	EA	37.00	3700.00
38	38	38" DIA. SPOT PLANT	100	EA	38.00	3800.00
39	39	39" DIA. SPOT PLANT	100	EA	39.00	3900.00
40	40	40" DIA. SPOT PLANT	100	EA	40.00	4000.00
41	41	41" DIA. SPOT PLANT	100	EA	41.00	4100.00
42	42	42" DIA. SPOT PLANT	100	EA	42.00	4200.00
43	43	43" DIA. SPOT PLANT	100	EA	43.00	4300.00
44	44	44" DIA. SPOT PLANT	100	EA	44.00	4400.00
45	45	45" DIA. SPOT PLANT	100	EA	45.00	4500.00
46	46	46" DIA. SPOT PLANT	100	EA	46.00	4600.00
47	47	47" DIA. SPOT PLANT	100	EA	47.00	4700.00
48	48	48" DIA. SPOT PLANT	100	EA	48.00	4800.00
49	49	49" DIA. SPOT PLANT	100	EA	49.00	4900.00
50	50	50" DIA. SPOT PLANT	100	EA	50.00	5000.00
51	51	51" DIA. SPOT PLANT	100	EA	51.00	5100.00
52	52	52" DIA. SPOT PLANT	100	EA	52.00	5200.00
53	53	53" DIA. SPOT PLANT	100	EA	53.00	5300.00
54	54	54" DIA. SPOT PLANT	100	EA	54.00	5400.00
55	55	55" DIA. SPOT PLANT	100	EA	55.00	5500.00
56	56	56" DIA. SPOT PLANT	100	EA	56.00	5600.00
57	57	57" DIA. SPOT PLANT	100	EA	57.00	5700.00
58	58	58" DIA. SPOT PLANT	100	EA	58.00	5800.00
59	59	59" DIA. SPOT PLANT	100	EA	59.00	5900.00
60	60	60" DIA. SPOT PLANT	100	EA	60.00	6000.00
61	61	61" DIA. SPOT PLANT	100	EA	61.00	6100.00
62	62	62" DIA. SPOT PLANT	100	EA	62.00	6200.00
63	63	63" DIA. SPOT PLANT	100	EA	63.00	6300.00
64	64	64" DIA. SPOT PLANT	100	EA	64.00	6400.00
65	65	65" DIA. SPOT PLANT	100	EA	65.00	6500.00
66	66	66" DIA. SPOT PLANT	100	EA	66.00	6600.00
67	67	67" DIA. SPOT PLANT	100	EA	67.00	6700.00
68	68	68" DIA. SPOT PLANT	100	EA	68.00	6800.00
69	69	69" DIA. SPOT PLANT	100	EA	69.00	6900.00
70	70	70" DIA. SPOT PLANT	100	EA	70.00	7000.00
71	71	71" DIA. SPOT PLANT	100	EA	71.00	7100.00
72	72	72" DIA. SPOT PLANT	100	EA	72.00	7200.00
73	73	73" DIA. SPOT PLANT	100	EA	73.00	7300.00
74	74	74" DIA. SPOT PLANT	100	EA	74.00	7400.00
75	75	75" DIA. SPOT PLANT	100	EA	75.00	7500.00
76	76	76" DIA. SPOT PLANT	100	EA	76.00	7600.00
77	77	77" DIA. SPOT PLANT	100	EA	77.00	7700.00
78	78	78" DIA. SPOT PLANT	100	EA	78.00	7800.00
79	79	79" DIA. SPOT PLANT	100	EA	79.00	7900.00
80	80	80" DIA. SPOT PLANT	100	EA	80.00	8000.00
81	81	81" DIA. SPOT PLANT	100	EA	81.00	8100.00
82	82	82" DIA. SPOT PLANT	100	EA	82.00	8200.00
83	83	83" DIA. SPOT PLANT	100	EA	83.00	8300.00
84	84	84" DIA. SPOT PLANT	100	EA	84.00	8400.00
85	85	85" DIA. SPOT PLANT	100	EA	85.00	8500.00
86	86	86" DIA. SPOT PLANT	100	EA	86.00	8600.00
87	87	87" DIA. SPOT PLANT	100	EA	87.00	8700.00
88	88	88" DIA. SPOT PLANT	100	EA	88.00	8800.00
89	89	89" DIA. SPOT PLANT	100	EA	89.00	8900.00
90	90	90" DIA. SPOT PLANT	100	EA	90.00	9000.00
91	91	91" DIA. SPOT PLANT	100	EA	91.00	9100.00
92	92	92" DIA. SPOT PLANT	100	EA	92.00	9200.00
93	93	93" DIA. SPOT PLANT	100	EA	93.00	9300.00
94	94	94" DIA. SPOT PLANT	100	EA	94.00	9400.00
95	95	95" DIA. SPOT PLANT	100	EA	95.00	9500.00
96	96	96" DIA. SPOT PLANT	100	EA	96.00	9600.00
97	97	97" DIA. SPOT PLANT	100	EA	97.00	9700.00
98	98	98" DIA. SPOT PLANT	100	EA	98.00	9800.00
99	99	99" DIA. SPOT PLANT	100	EA	99.00	9900.00
100	100	100" DIA. SPOT PLANT	100	EA	100.00	10000.00

EXHIBIT H

NORTH



WILKIN HULTS

DESIGN GROUP

10000 WILKIN HULTS DRIVE

DAVIDSON, NC 28013

704.344.1111

WWW.WILKINHULTS.COM

Celebration Pointe North

Margate, Florida

LANDSCAPE PLAN

DATE: 10/1/2010

BY: J. L. HULTS

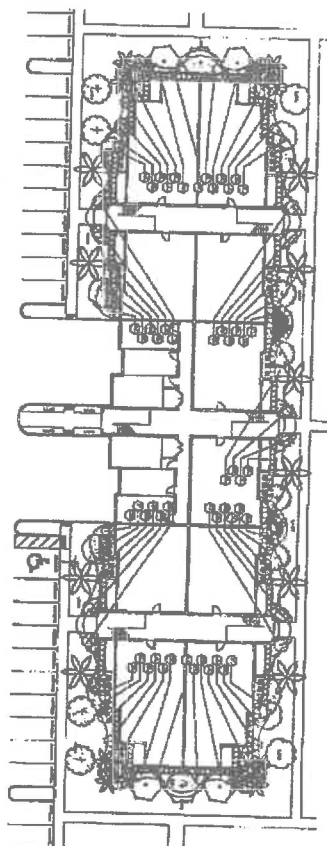
PROJECT: CELEBRATION POINTE NORTH

LOCATION: MARGATE, FLORIDA

SCALE: 1"=20'-0"

FIG. L-6

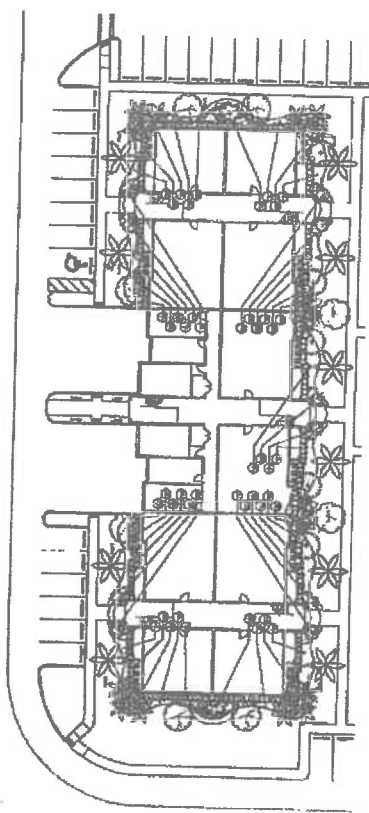




TYPICAL BUILDING TYPE 1

PLANT COUNTS	
TREES: 36	
SHRUBS: 814	
TOTAL TREE COUNTS(4 UNITS):	
TREES: 144	
SHRUBS: 2,442	
TOTAL NATIVE COUNTS(4 UNITS):	
TREES: 72	
SHRUBS: 1,248	

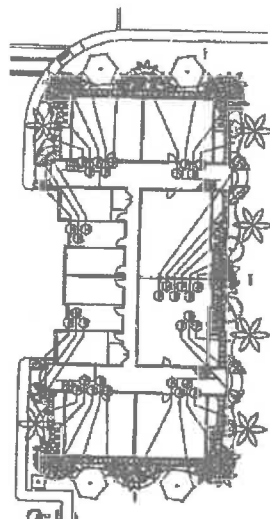
**BUILDING TYPE 1: (4 BUILDINGS)**  
**REQUIRED TREES: 1 PER UNIT**  
**PLANT COUNTS:**  
 TREES: 36  
 SHRUBS: 814  
**TOTAL TREE COUNTS(4 UNITS):**  
 TREES: 144  
 SHRUBS: 2,442  
**TOTAL NATIVE COUNTS(4 UNITS):**  
 TREES: 72  
 SHRUBS: 1,248



TYPICAL BUILDING TYPE 2

PLANT COUNTS	
TREES: 26	
SHRUBS: 748	
TOTAL TREE COUNTS(4 UNITS):	
TREES: 104	
SHRUBS: 2,994	
TOTAL NATIVE COUNTS(4 UNITS):	
TREES: 72	
SHRUBS: 1,320	

**BUILDING TYPE 2: (4 BUILDINGS)**  
**REQUIRED TREES: 1 PER UNIT**  
**PLANT COUNTS:**  
 TREES: 26  
 SHRUBS: 748  
**TOTAL TREE COUNTS(4 UNITS):**  
 TREES: 104  
 SHRUBS: 2,994  
**TOTAL NATIVE COUNTS(4 UNITS):**  
 TREES: 72  
 SHRUBS: 1,320



TYPICAL BUILDING TYPE 3

PLANT COUNTS	
TREES: 40	
SHRUBS: 818	
TOTAL TREE COUNTS(2 UNITS):	
TREES: 80	
SHRUBS: 1,636	
TOTAL NATIVE COUNTS(2 UNITS):	
TREES: 28	
SHRUBS: 828	

**BUILDING TYPE 3: (2 BUILDINGS)**  
**REQUIRED TREES: 1 PER UNIT**  
**PLANT COUNTS:**  
 TREES: 40  
 SHRUBS: 818  
**TOTAL TREE COUNTS(2 UNITS):**  
 TREES: 80  
 SHRUBS: 1,636  
**TOTAL NATIVE COUNTS(2 UNITS):**  
 TREES: 28  
 SHRUBS: 828

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

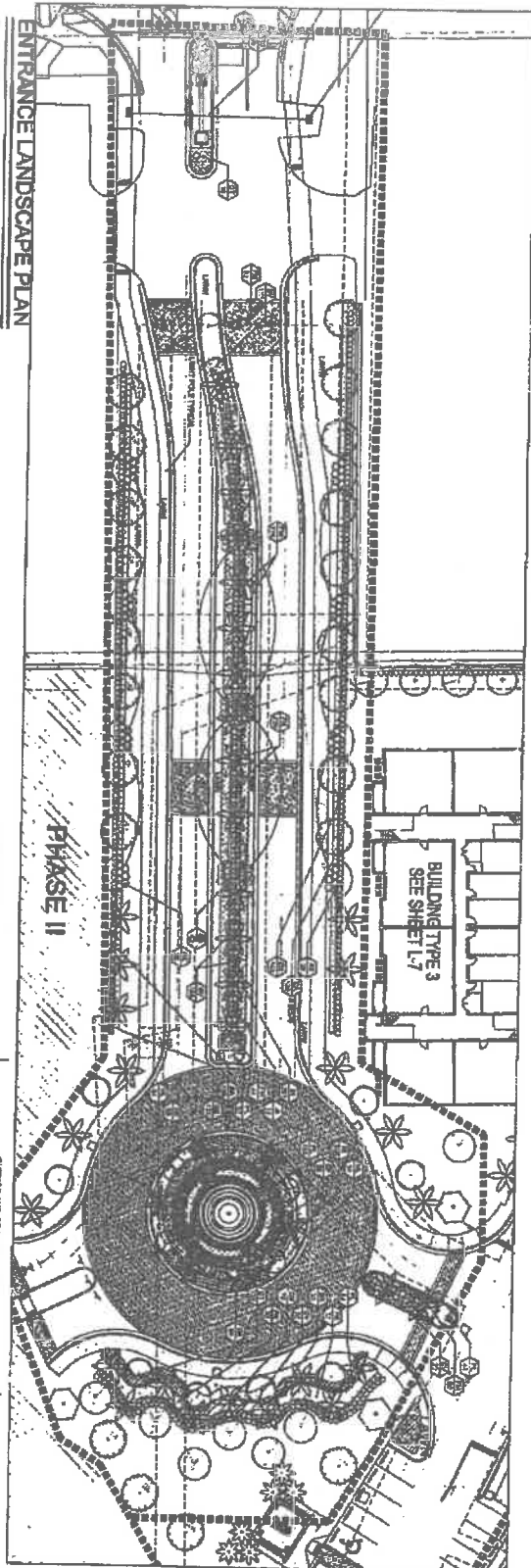
**EXHIBIT H**  
**NORTH**



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

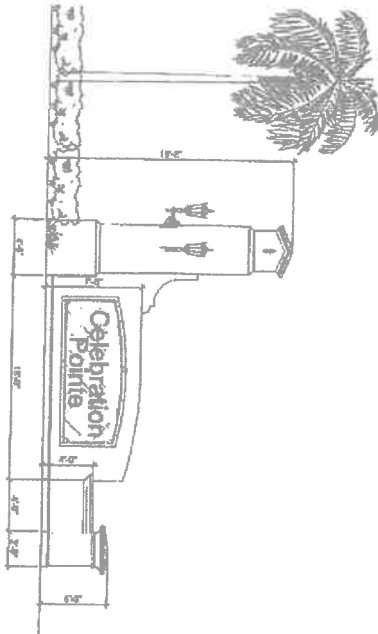
**WITKIN HULTS**  
 DESIGN GROUP  
 11111 W. 11th Avenue, Suite 100  
 Fort Lauderdale, FL 33324  
 Phone: 954.574.1111  
 Fax: 954.574.1112  
 Email: info@whdesign.com

Drawn: [Name]  
 Checked: [Name]  
 Date: 07/20/2013  
 Scale: 1"=20'-0"  
 Sheet No: L-7  
 Date: 07/20/2013

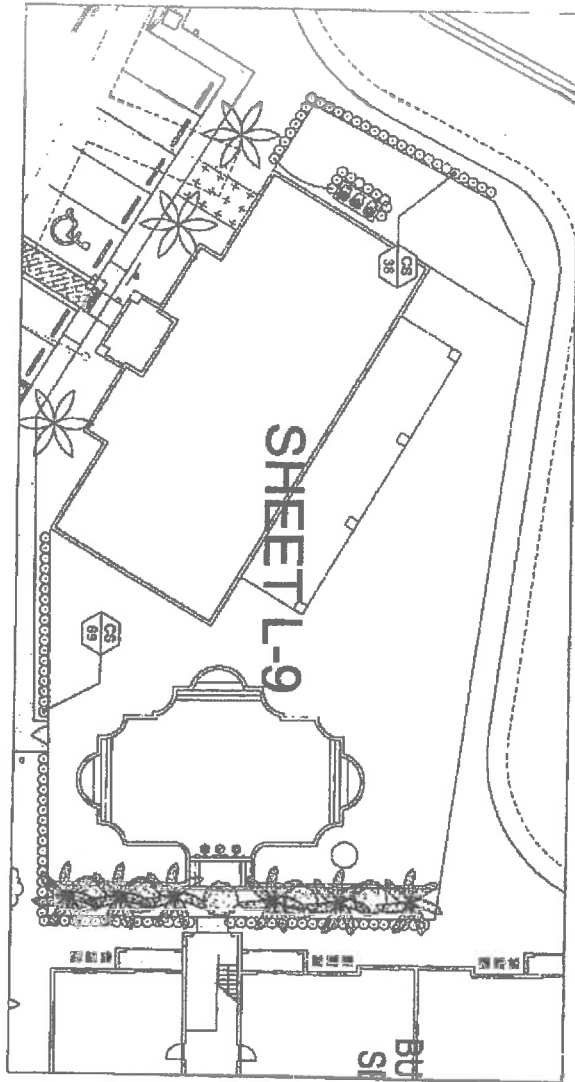


COUNTRY		TESTED	PERCENTAGE POSITIVE
1	1	1	100%
2	2	2	100%
3	3	3	100%
4	4	4	100%
5	5	5	100%
6	6	6	100%
7	7	7	100%
8	8	8	100%
9	9	9	100%
10	10	10	100%
11	11	11	100%
12	12	12	100%
13	13	13	100%
14	14	14	100%
15	15	15	100%
16	16	16	100%
17	17	17	100%
18	18	18	100%
19	19	19	100%
20	20	20	100%
21	21	21	100%
22	22	22	100%
23	23	23	100%
24	24	24	100%
25	25	25	100%
26	26	26	100%
27	27	27	100%
28	28	28	100%
29	29	29	100%
30	30	30	100%
31	31	31	100%
32	32	32	100%
33	33	33	100%
34	34	34	100%
35	35	35	100%
36	36	36	100%
37	37	37	100%
38	38	38	100%
39	39	39	100%
40	40	40	100%
41	41	41	100%
42	42	42	100%
43	43	43	100%
44	44	44	100%
45	45	45	100%
46	46	46	100%
47	47	47	100%
48	48	48	100%
49	49	49	100%
50	50	50	100%
51	51	51	100%
52	52	52	100%
53	53	53	100%
54	54	54	100%
55	55	55	100%
56	56	56	100%
57	57	57	100%
58	58	58	100%
59	59	59	100%
60	60	60	100%
61	61	61	100%
62	62	62	100%
63	63	63	100%
64	64	64	100%
65	65	65	100%
66	66	66	100%
67	67	67	100%
68	68	68	100%
69	69	69	100%
70	70	70	100%
71	71	71	100%
72	72	72	100%
73	73	73	100%
74	74	74	100%
75	75	75	100%
76	76	76	100%
77	77	77	100%
78	78	78	100%
79	79	79	100%
80	80	80	100%
81	81	81	100%
82	82	82	100%
83	83	83	100%
84	84	84	100%
85	85	85	100%
86	86	86	100%
87	87	87	100%
88	88	88	100%
89	89	89	100%
90	90	90	100%
91	91	91	100%
92	92	92	100%
93	93	93	100%
94	94	94	100%
95	95	95	100%
96	96	96	100%
97	97	97	100%
98	98	98	100%
99	99	99	100%
100	100	100	100%

MEMORANDUM FOR THE CHIEF OF BUREAU	
10	10/10/10
11	11/11/11
12	12/12/12
13	13/13/13
14	14/14/14
15	15/15/15
16	16/16/16
17	17/17/17
18	18/18/18
19	19/19/19
20	20/20/20
21	21/21/21
22	22/22/22
23	23/23/23
24	24/24/24
25	25/25/25
26	26/26/26
27	27/27/27
28	28/28/28
29	29/29/29
30	30/30/30
31	31/31/31
32	32/32/32
33	33/33/33
34	34/34/34
35	35/35/35
36	36/36/36
37	37/37/37
38	38/38/38
39	39/39/39
40	40/40/40
41	41/41/41
42	42/42/42
43	43/43/43
44	44/44/44
45	45/45/45
46	46/46/46
47	47/47/47
48	48/48/48
49	49/49/49
50	50/50/50
51	51/51/51
52	52/52/52
53	53/53/53
54	54/54/54
55	55/55/55
56	56/56/56
57	57/57/57
58	58/58/58
59	59/59/59
60	60/60/60
61	61/61/61
62	62/62/62
63	63/63/63
64	64/64/64
65	65/65/65
66	66/66/66
67	67/67/67
68	68/68/68
69	69/69/69
70	70/70/70
71	71/71/71
72	72/72/72
73	73/73/73
74	74/74/74
75	75/75/75
76	76/76/76
77	77/77/77
78	78/78/78
79	79/79/79
80	80/80/80
81	81/81/81
82	82/82/82
83	83/83/83
84	84/84/84
85	85/85/85
86	86/86/86
87	87/87/87
88	88/88/88
89	89/89/89
90	90/90/90
91	91/91/91
92	92/92/92
93	93/93/93
94	94/94/94
95	95/95/95
96	96/96/96
97	97/97/97
98	98/98/98
99	99/99/99
100	100/100/100



Clubhouse Landscape Plan



LANDSCAPE LIST			
SYMBOL	PLANT NAME	PLANT SPECIES	PLANT QUANTITY
1	FLORIDA PALM	SPERMATOPHYTES	10
2	FLORIDA PALM	SPERMATOPHYTES	10
3	FLORIDA PALM	SPERMATOPHYTES	10
4	FLORIDA PALM	SPERMATOPHYTES	10
5	FLORIDA PALM	SPERMATOPHYTES	10
6	FLORIDA PALM	SPERMATOPHYTES	10
7	FLORIDA PALM	SPERMATOPHYTES	10
8	FLORIDA PALM	SPERMATOPHYTES	10
9	FLORIDA PALM	SPERMATOPHYTES	10
10	FLORIDA PALM	SPERMATOPHYTES	10
11	FLORIDA PALM	SPERMATOPHYTES	10
12	FLORIDA PALM	SPERMATOPHYTES	10
13	FLORIDA PALM	SPERMATOPHYTES	10
14	FLORIDA PALM	SPERMATOPHYTES	10
15	FLORIDA PALM	SPERMATOPHYTES	10
16	FLORIDA PALM	SPERMATOPHYTES	10
17	FLORIDA PALM	SPERMATOPHYTES	10
18	FLORIDA PALM	SPERMATOPHYTES	10
19	FLORIDA PALM	SPERMATOPHYTES	10
20	FLORIDA PALM	SPERMATOPHYTES	10
21	FLORIDA PALM	SPERMATOPHYTES	10
22	FLORIDA PALM	SPERMATOPHYTES	10
23	FLORIDA PALM	SPERMATOPHYTES	10
24	FLORIDA PALM	SPERMATOPHYTES	10
25	FLORIDA PALM	SPERMATOPHYTES	10
26	FLORIDA PALM	SPERMATOPHYTES	10
27	FLORIDA PALM	SPERMATOPHYTES	10
28	FLORIDA PALM	SPERMATOPHYTES	10
29	FLORIDA PALM	SPERMATOPHYTES	10
30	FLORIDA PALM	SPERMATOPHYTES	10
31	FLORIDA PALM	SPERMATOPHYTES	10
32	FLORIDA PALM	SPERMATOPHYTES	10
33	FLORIDA PALM	SPERMATOPHYTES	10
34	FLORIDA PALM	SPERMATOPHYTES	10
35	FLORIDA PALM	SPERMATOPHYTES	10
36	FLORIDA PALM	SPERMATOPHYTES	10
37	FLORIDA PALM	SPERMATOPHYTES	10
38	FLORIDA PALM	SPERMATOPHYTES	10
39	FLORIDA PALM	SPERMATOPHYTES	10
40	FLORIDA PALM	SPERMATOPHYTES	10
41	FLORIDA PALM	SPERMATOPHYTES	10
42	FLORIDA PALM	SPERMATOPHYTES	10
43	FLORIDA PALM	SPERMATOPHYTES	10
44	FLORIDA PALM	SPERMATOPHYTES	10
45	FLORIDA PALM	SPERMATOPHYTES	10
46	FLORIDA PALM	SPERMATOPHYTES	10
47	FLORIDA PALM	SPERMATOPHYTES	10
48	FLORIDA PALM	SPERMATOPHYTES	10
49	FLORIDA PALM	SPERMATOPHYTES	10
50	FLORIDA PALM	SPERMATOPHYTES	10
51	FLORIDA PALM	SPERMATOPHYTES	10
52	FLORIDA PALM	SPERMATOPHYTES	10
53	FLORIDA PALM	SPERMATOPHYTES	10
54	FLORIDA PALM	SPERMATOPHYTES	10
55	FLORIDA PALM	SPERMATOPHYTES	10
56	FLORIDA PALM	SPERMATOPHYTES	10
57	FLORIDA PALM	SPERMATOPHYTES	10
58	FLORIDA PALM	SPERMATOPHYTES	10
59	FLORIDA PALM	SPERMATOPHYTES	10
60	FLORIDA PALM	SPERMATOPHYTES	10
61	FLORIDA PALM	SPERMATOPHYTES	10
62	FLORIDA PALM	SPERMATOPHYTES	10
63	FLORIDA PALM	SPERMATOPHYTES	10
64	FLORIDA PALM	SPERMATOPHYTES	10
65	FLORIDA PALM	SPERMATOPHYTES	10
66	FLORIDA PALM	SPERMATOPHYTES	10
67	FLORIDA PALM	SPERMATOPHYTES	10
68	FLORIDA PALM	SPERMATOPHYTES	10
69	FLORIDA PALM	SPERMATOPHYTES	10
70	FLORIDA PALM	SPERMATOPHYTES	10
71	FLORIDA PALM	SPERMATOPHYTES	10
72	FLORIDA PALM	SPERMATOPHYTES	10
73	FLORIDA PALM	SPERMATOPHYTES	10
74	FLORIDA PALM	SPERMATOPHYTES	10
75	FLORIDA PALM	SPERMATOPHYTES	10
76	FLORIDA PALM	SPERMATOPHYTES	10
77	FLORIDA PALM	SPERMATOPHYTES	10
78	FLORIDA PALM	SPERMATOPHYTES	10
79	FLORIDA PALM	SPERMATOPHYTES	10
80	FLORIDA PALM	SPERMATOPHYTES	10
81	FLORIDA PALM	SPERMATOPHYTES	10
82	FLORIDA PALM	SPERMATOPHYTES	10
83	FLORIDA PALM	SPERMATOPHYTES	10
84	FLORIDA PALM	SPERMATOPHYTES	10
85	FLORIDA PALM	SPERMATOPHYTES	10
86	FLORIDA PALM	SPERMATOPHYTES	10
87	FLORIDA PALM	SPERMATOPHYTES	10
88	FLORIDA PALM	SPERMATOPHYTES	10
89	FLORIDA PALM	SPERMATOPHYTES	10
90	FLORIDA PALM	SPERMATOPHYTES	10
91	FLORIDA PALM	SPERMATOPHYTES	10
92	FLORIDA PALM	SPERMATOPHYTES	10
93	FLORIDA PALM	SPERMATOPHYTES	10
94	FLORIDA PALM	SPERMATOPHYTES	10
95	FLORIDA PALM	SPERMATOPHYTES	10
96	FLORIDA PALM	SPERMATOPHYTES	10
97	FLORIDA PALM	SPERMATOPHYTES	10
98	FLORIDA PALM	SPERMATOPHYTES	10
99	FLORIDA PALM	SPERMATOPHYTES	10
100	FLORIDA PALM	SPERMATOPHYTES	10

EXHIBIT H  
NORTH

**D. WITKIN HULTS**  
 DESIGN GROUP, INC.  
 10000 N. W. 11th Ave., Suite 100  
 Fort Lauderdale, FL 33309  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112  
 Email: info@dwitkinhults.com

**Celebration Pointe North**  
 Margate, Florida  
 CLUBHOUSE LANDSCAPE PLAN

Project: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Title: \_\_\_\_\_

L-9





**BUILDING 3**  
10 Units - 2 Story

**BUILDING 4**  
8 Units - 2 Story

**BUILDING 6**  
8 Units - 2 Story

**BUILDING 7**  
10 Units - 2 Story

**BUILDING 8**  
10 Units - 2 Story

221 Roadway

SOD

20' L.M.E.

Lake

SOD to water edge, V.P.

SOD to water edge, V.P.

20' L.M.E.

12' Sewer Easmt.

15' Drain Easmt.

12' Utility Easmt.

Coconut Ridge

Fence

Sod both sides of buffer, V.P.

Street Light, V.P.

Fence

Sod both sides of buffer, V.P.

N 0° 24' 15" W 299.88'

Zoning - PUD

GRAPHIC SCALE

0 10 20 40 60

NORTH

1" = 20'

Drawing No.  
**LP-3**  
OF 6

PREPARED BY  
Stavron E. Todor, P.L.A.  
 Landscape Architect #007  
 State of Florida  
 For This Firm  
 DATE \_\_\_\_\_

Date	04-10-2017
Scale	As Noted
PN#	1234

**Covelli  
Design  
Associates Inc.**

2295 NW Corporate Blvd., Suite 2  
Boca Raton, Florida 33431  
561-910-0330

I.C. 25000267  
covellidesign.com

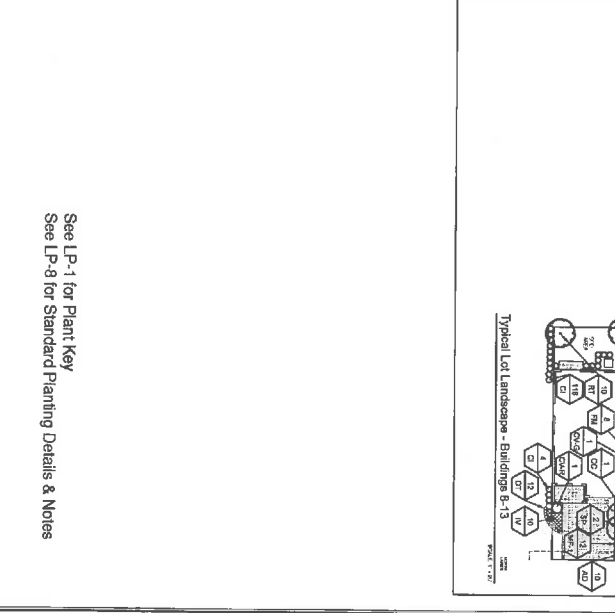
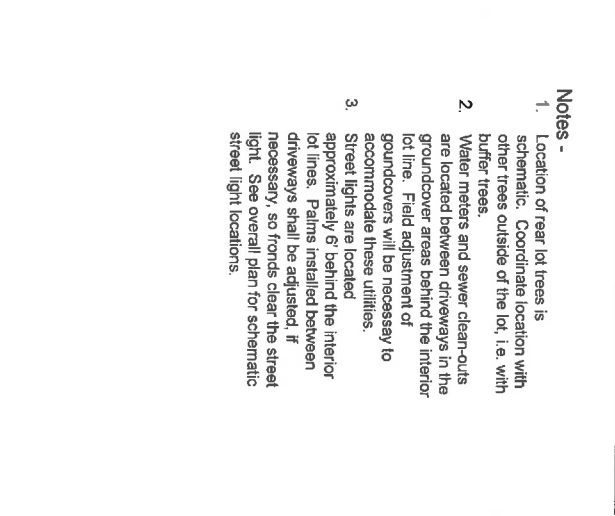
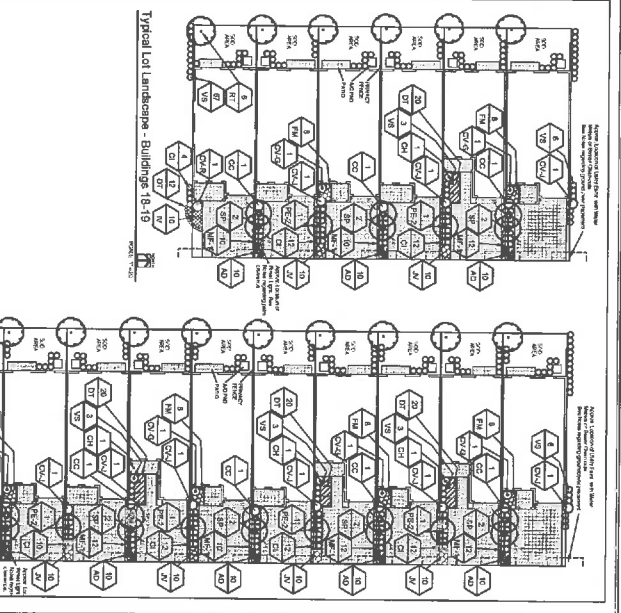
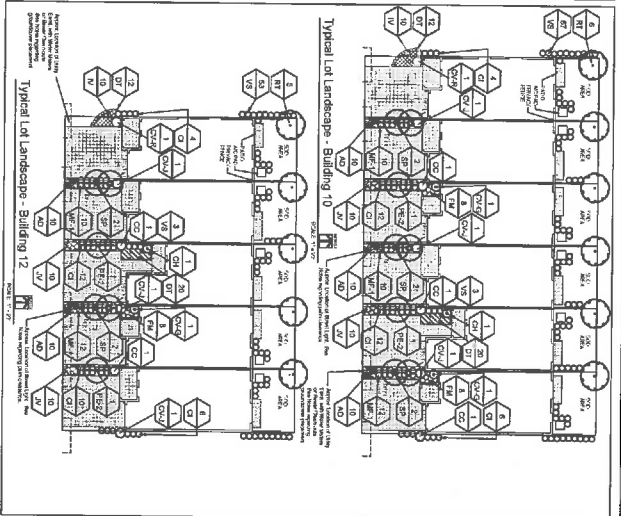
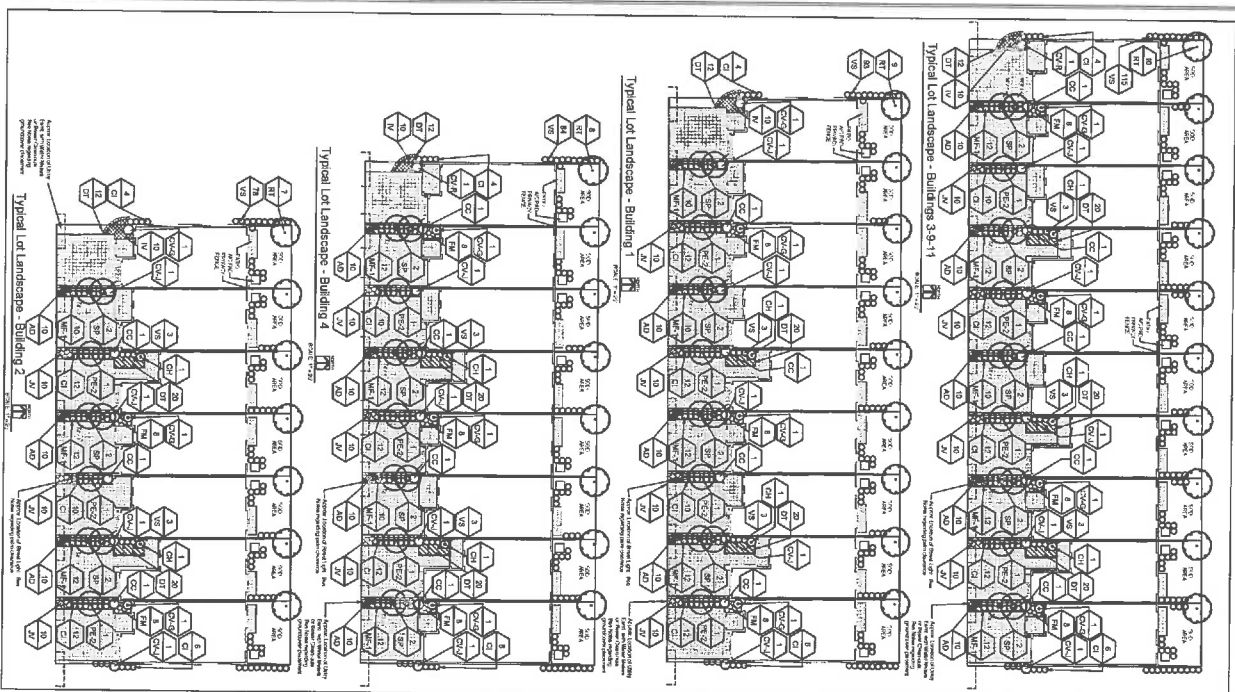
Urban Planning ♦ Landscape Architecture

[illegible]EXHIBIT H  
SOUTH









- ## Notes -
1. Location of rear lot trees is schematic. Coordinate location with other trees outside of the lot, i.e. with buffer trees.
  2. Water meters and sewer clean-outs are located between driveways in the groundcover areas behind the interior lot line. Field adjustment of groundcovers will be necessary to accommodate these utilities.
  3. Street lights are located approximately 6' behind the interior lot lines. Pairs installed between driveways shall be adjusted, if necessary, so fronts clear the street light. See overall plan for schematic street light locations.

See LP-1 for Plant Key  
See LP-8 for Standard Planting Details & Notes

See LP-8 for Standard Planting Details & Notes



