

PUD APPLICATION
CITY OF MARGATE
May 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.

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1. LETTER OF TRANSMITTAL

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

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

2. EXISTING SITE CONDITIONS

The 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 107th Avenue
4th 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 Corporate 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 3rd 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 107th Ave, 4th 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.

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

B. Current land use designations for the surrounding properties.

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

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

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

The flexibility provisions of the Broward County Land Use Plan have not been used to rezone adjacent areas. See Exhibit A for zoning locations.

D. Existing use of amendment site and adjacent areas.

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

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

The proposed use of the subject property is 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. The unused flex units applied to this property by the City will be returned to the city upon completion of the project development for future city expansion.

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 72 adult persons for 72 one bedroom apartment plus 420 adult persons for 210 2/3 bedroom apartments plus 320 adult persons for 160 townhouses plus 182 children per the school board generation rates for a total of 994 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 2.24 persons per household, there will be approximately 994 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.

$282 \text{ units} \times 2 = 564 \text{ parking spaces}$

$282 \text{ units} / 5 = 56.4 \text{ parking spaces}$

Total required: 621 spaces.

Parking provided:

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

497 exterior parking spaces including driveways

Total provided 551 spaces

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 townhouse unit plus 1 space for every 5 units for guest parking.

$160 \text{ units} \times 2 = 320 \text{ parking spaces}$

$160 \text{ units} / 5 = 32 \text{ parking spaces}$

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) (HOA documents require garages to be used for parking cars only.)

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 8.34 acres count 100%

Total open space provided: 10.82 acres or 36%

10. PROVISIONS FOR MUNICIPAL AND PUBLIC SERVICES

The required municipal and public services, including fire and police protection, will be available to Celebration Pointe. The entrance gates will be equipped with emergency access apparatuses such as Knox box and siren activated gates to allow immediate access for police, fire and ambulances.

Fire Hydrants will be installed in accordance with the City of Margate Code requirements. Health Care facilities are located within the City for expedient service. Other municipal services such as libraries and regional parks are available within reasonable proximity to the property.

11. PROVISIONS FOR WATER, SEWER AND UTILITIES SERVICES

A. Sanitary Sewer Analysis

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

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

- 2. Identify the sanitary sewer facilities serving the service area in which the amendment is located, including the plant capacity, current demand on plant capacity, and committed plant capacity.**

The property is served by the City of Margate Wastewater Treatment Plant located on N.W. 66th Avenue in the City of Margate. The current plant capacity is 10.1 MGD. The current demand is 7.50 MGD (Annual average daily flow). 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):

$$\begin{aligned} 282 \text{ apartment units} \times 0.66 \text{ ERC/unit} \times 335 \text{ gal/ERC} &= 62,350 \text{ GPD} \\ 160 \text{ townhouse units} \times 1 \text{ ERC/unit} \times 335 \text{ gal/ERC} &= 53,600 \text{ GPD} \end{aligned}$$

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 current plant capacity is 10.1 MGD with no plans for expansion or increase in capacity in the short and long range planning horizon based upon current population projection, the demand anticipated is less than the average capacity. 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 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 design capacity of 20 MGD and a current annual daily average demand of 7.0 MGD at plant capacity. 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):

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

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

Total 115,950 GPD.

The adjusted potable water demand resulting from this amendment is:
 $128,238 \text{ GPD} - 115,950 \text{ GPD} = 12,287 \text{ GPD}$ 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 annual average daily demand (currently 7.0 MGD) is projected to increase to 16.6 MGD by 2017. There is no planned expansion for the water treatment facilities at this time based upon current population projection, the demand anticipated is less than the average capacity.

- 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: $580 \times 1.8 \text{ persons/DU @ } 3 \text{ acres/1000} = 3.13 \text{ acres}$

Proposed property Use: $442 \text{ Multifamily units} \times 2.24 \text{ persons/DU @ } 3 \text{ acres/1000} = 3.30 \text{ acres}$

The adjusted demand resulting from this amendment is:
 $3.13 \text{ acres} (-) 3.30 \text{ acres} = 0.17 \text{ acres increase demand}$

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 th day enrollment	Over/Under Adj. 20th Day Enrollment	Gross capacity
Liberty	1,260	1027	-233	1282

Elementary				
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 as 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 three-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 until the turnover to the HOA. The HOA will maintain the South half lake after turnover by the developer.

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 met the level of service standards as specified within the adopted Transportation Element.

Policy 1.10

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

Policy 2.1

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

Objective 4:

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

Policy 7.2

All proposed development shall be compatible with adjacent land uses.

Policy 9.1

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

Objective 11

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

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

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

GOAL 01.00.00	PROVIDE RESIDENTIAL AREAS WITH A VARIETY OF HOUSING TYPES AND
----------------------	--

DENSITIES OFFERING CONVENIENT AND AFFORDABLE HOUSING OPPORTUNITIES TO ALL SEGMENTS OF BROWARD COUNTY'S POPULATION WHILE MAINTAINING A DESIRE QUALITY OF LIFE AND ADEQUATE PUBLIC SERVICES AND FACILITIES.

OBJECTIVE 01.01.00

RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS.

Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Plan May intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

OBJECTIVE 1.03.00

CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES

POLICY 1.03.01

Residential densities in the Low to Medium ranges should be located with access to existing minor arterials and collector streets.

GOAL 08.00.00

PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

OBJECTIVE 08.01.00

COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES.

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

POLICY 14.02.01

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

B. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

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

(16) LAND USE-

(a) Goal-

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

(b) Policies-

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

15. TRAFFIC CIRCULATION ANALYSIS

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

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

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

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

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

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

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

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

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

**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
<u>Sample Road</u>					
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
<u>Royal Palm Boulevard</u>					
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
<u>Coconut Creek Parkway</u>					
US 441 / SR 7	Lyons Rd.	4LD	2,382	2,950	D
<u>US 441 / SR 7</u>					
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)
Sample Road Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	5,080	4,254	C	15%	22	0.43%	4,276	C
		5,080	5,147	F	10%	15	0.30%	5,162	F
Royal Palm Boulevard Rock Island Rd. US 441 / SR 7	US 441 / SR 7 Lyons Rd.	3,390	3,152	C	15%	22	0.65%	3,174	C
		3,390	3,608	F	20%	29	0.86%	3,637	F
Coconut Creek Parkway US 441 / SR 7	Lyons Road	2,950	2,652	D	15%	22	0.75%	2,674	D
US 441 / SR 7 Wiles Rd. Sample Rd. Site Access Royal Palm Blvd. Coconut Creek Pkwy. Atlantic Blvd.	Sample Rd.	5,080	3,991	B	15%	22	0.43%	4,013	B
	Site Access	5,080	3,879	B	40%	58	1.14%	3,937	B
	Royal Palm Blvd.	5,080	4,474	C	60%	88	1.73%	4,562	C
	Coconut Creek Pkwy.	5,080	4,668	C	25%	37	0.73%	4,705	C
	Atlantic Blvd.	5,080	4,798	C	10%	15	0.30%	4,813	C
Notes: (1) 2013 volumes developed by interpolation between existing volumes and 2025 volumes. (2) Based on FDOT 2007 service volume tables from 2007 Quality/Level of Service white paper.									



Kimley-Horn
and Associates, Inc.

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

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

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

See Exhibit G for zoning one mile from site.

18. DESCRIPTION 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 29.70 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

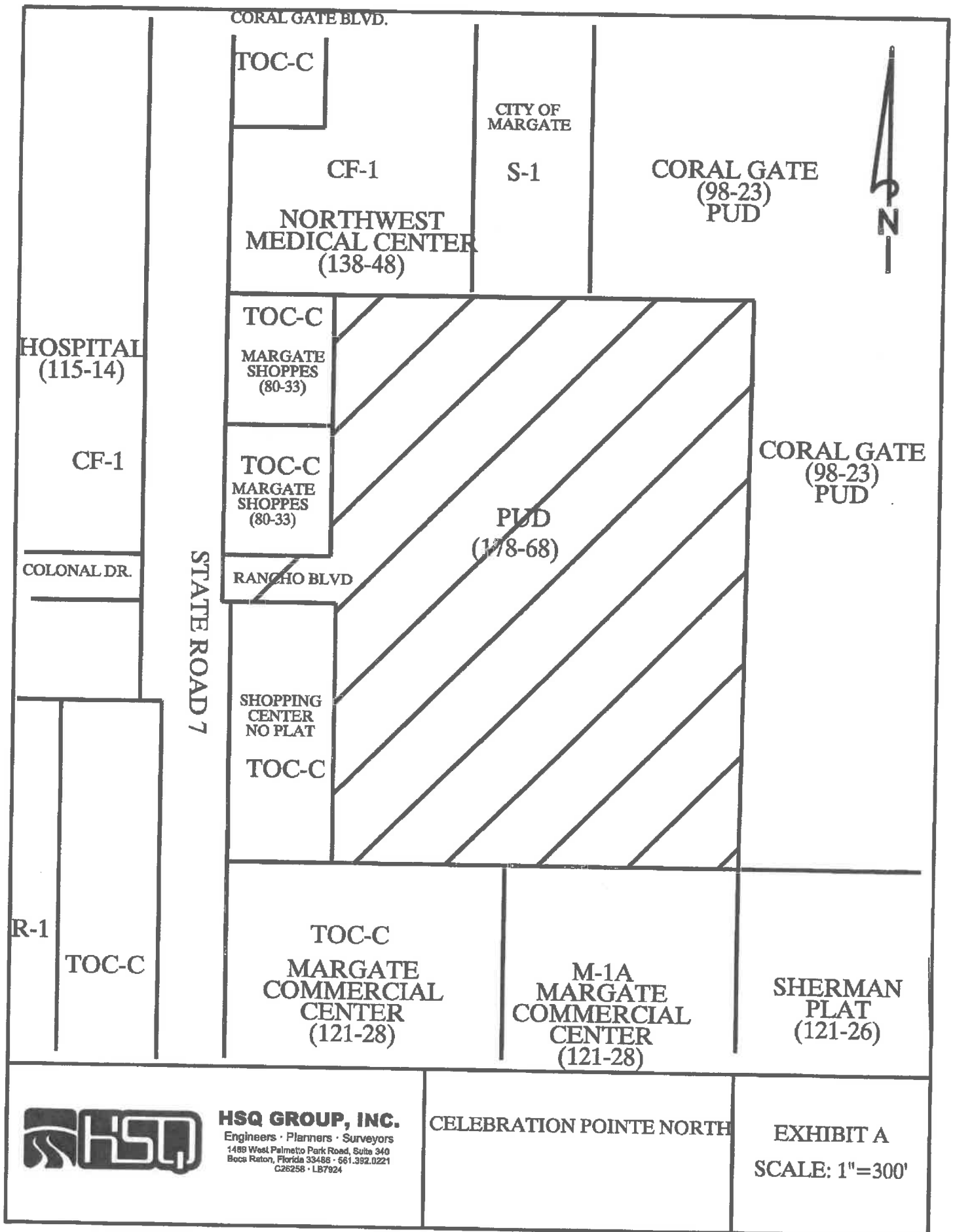
See Exhibit E

27. TYPICAL RESIDENTIAL PLAN

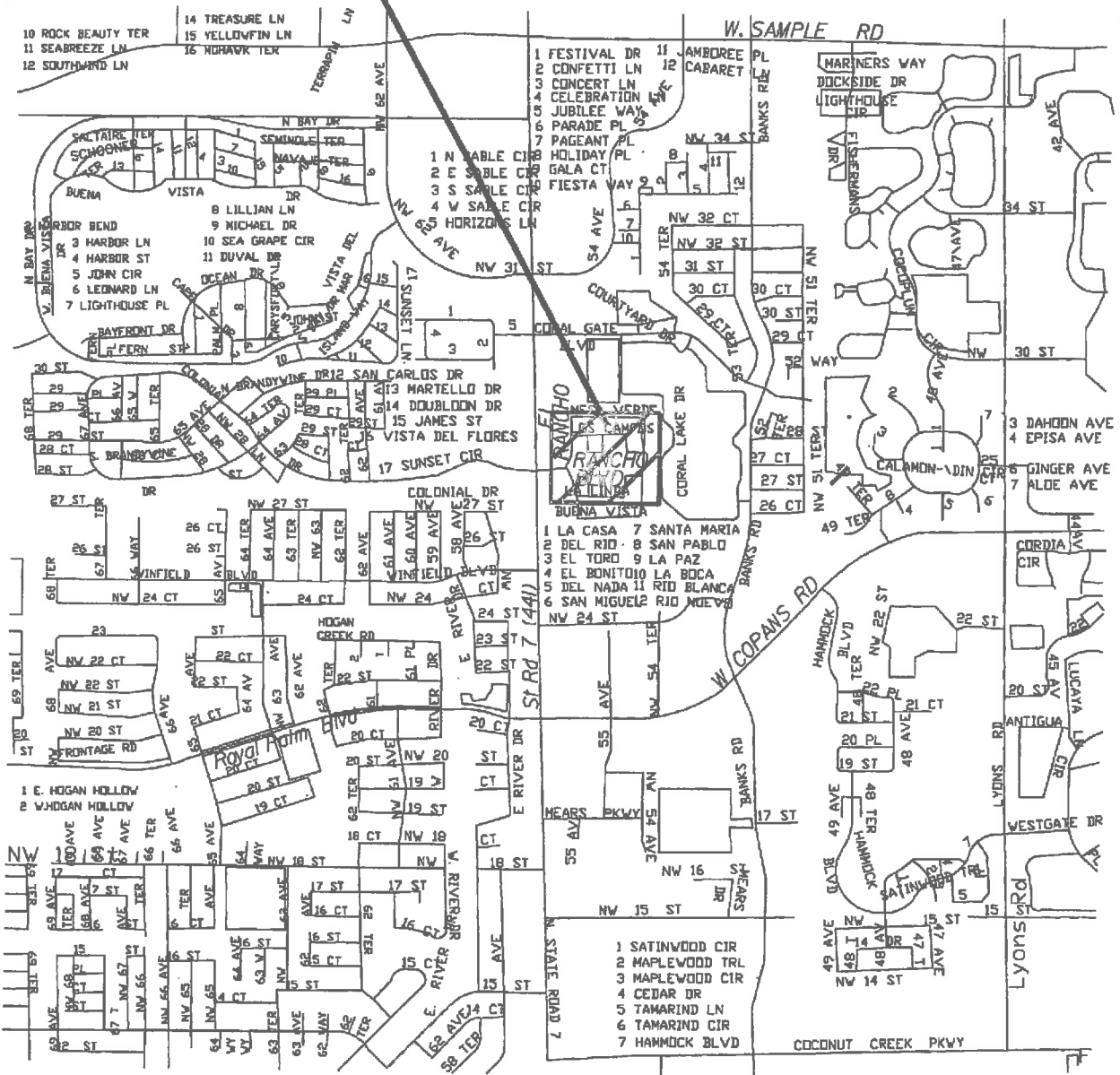
See Exhibit G

28. TYPICAL LANDSCAPE PLAN

See Exhibit H



PROJECT LOCATION



LOCATION MAP

SECTION 20 / TOWNSHIP 48 S / RANGE 42 E

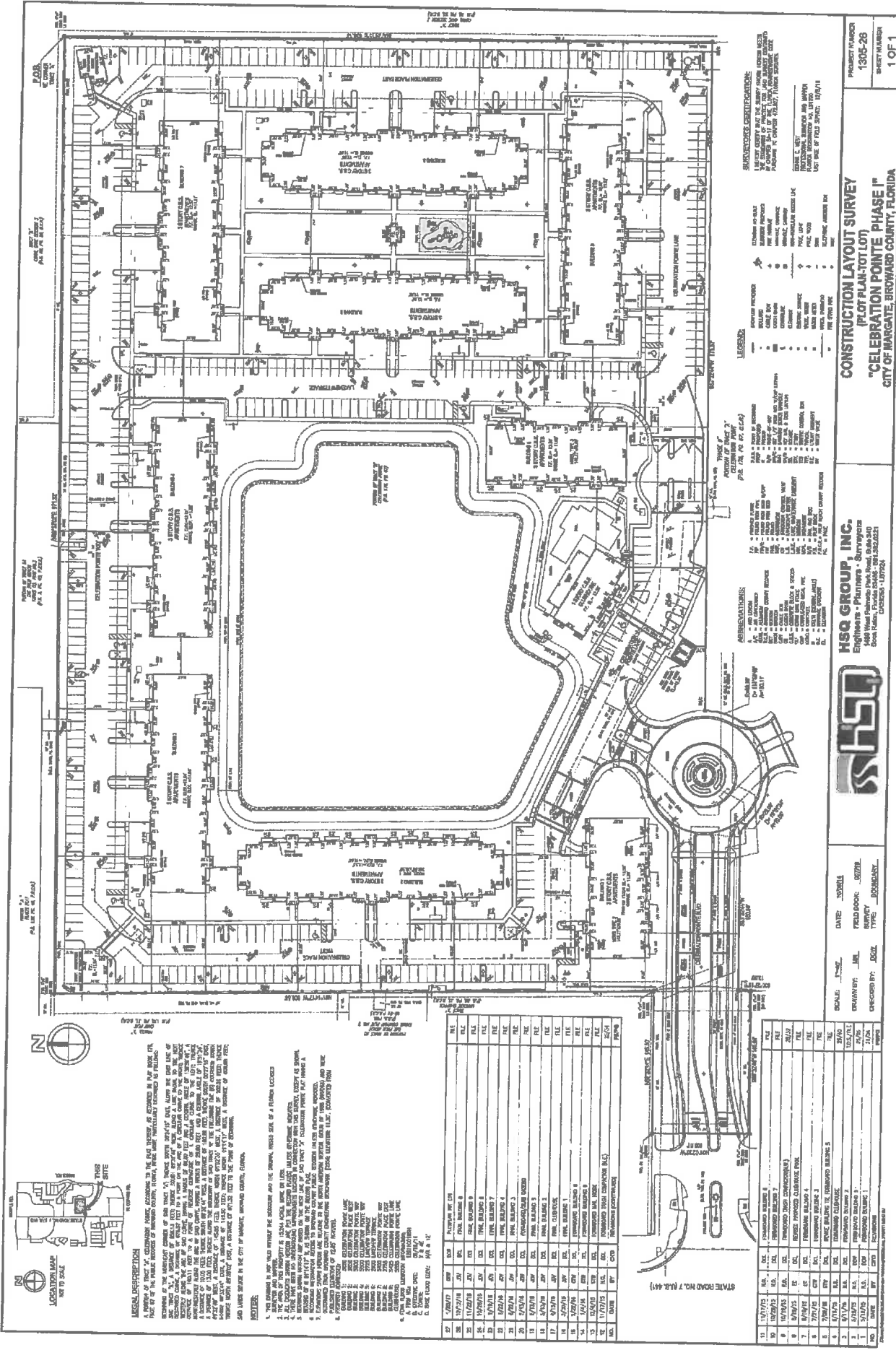


HSQ GROUP, INC.

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Boca Raton, Florida 33486 • 561.392.0221
C28258 • LB7924

CELEBRATION POINTE

EXHIBIT B



CONSTRUCTION LAYOUT SURVEY
 (PLOT PLAN-TOT LOT)
 "CELEBRATION POINTE, PHASE 1"
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

HSQ GROUP, INC.
 Engineers & Planners
 1400 West Broward Blvd., Suite 200
 Fort Lauderdale, Florida 33304-3822
 (954) 561-1234

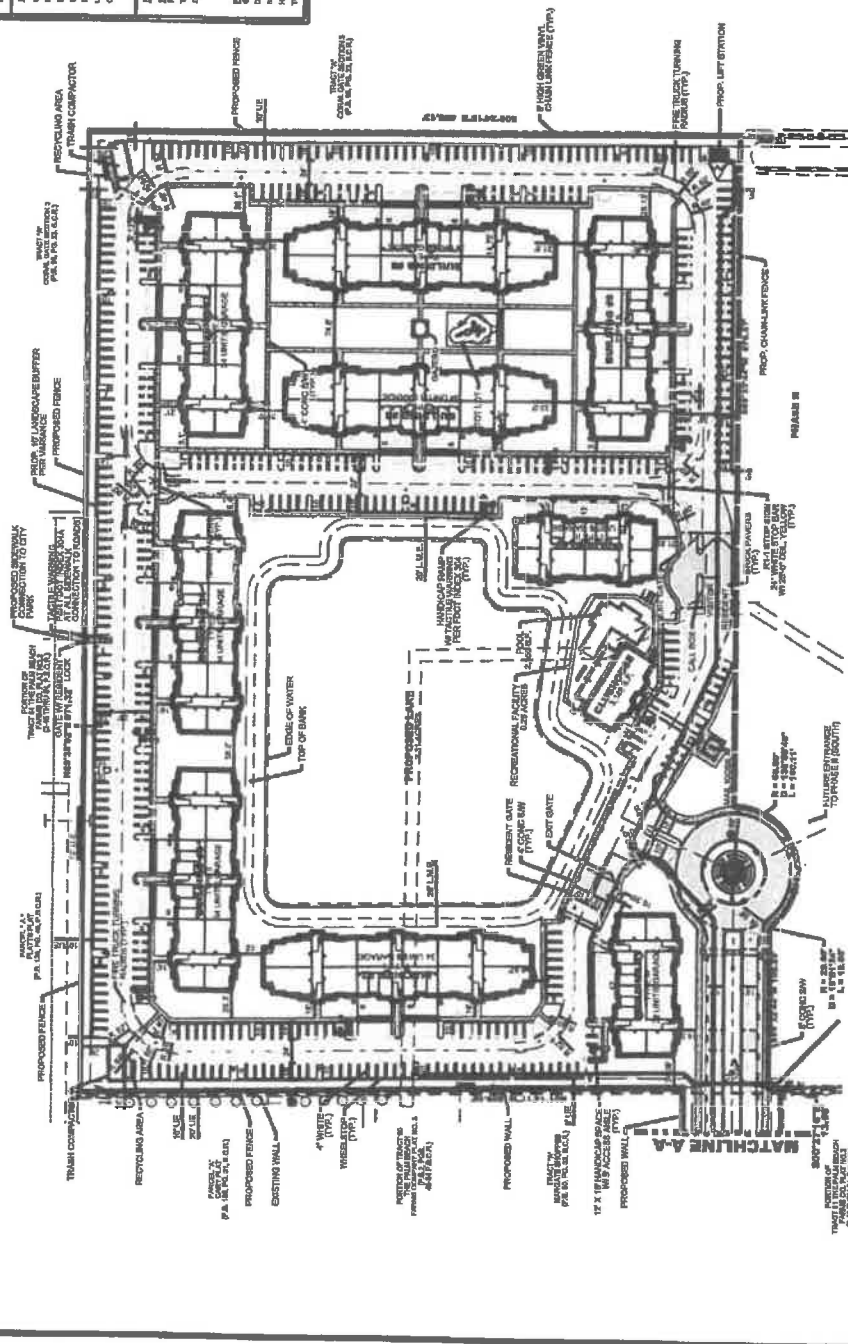


DATE: 10/1/2011
SCALE: 1"=40'
DESIGNED BY: JML
CHECKED BY: JML
DATE: 10/1/2011
SCALE: 1"=40'
DESIGNED BY: JML
CHECKED BY: JML

NO.	DATE	BY	DESCRIPTION
1	10/1/2011	JML	PRELIMINARY LAYOUT
2	10/1/2011	JML	REVISION 1: ADDED PARKING SPACES
3	10/1/2011	JML	REVISION 2: ADDED LANDSCAPING
4	10/1/2011	JML	REVISION 3: ADDED FENCE LINE
5	10/1/2011	JML	REVISION 4: ADDED DRIVEWAY
6	10/1/2011	JML	REVISION 5: ADDED SIDEWALK
7	10/1/2011	JML	REVISION 6: ADDED STAIRS
8	10/1/2011	JML	REVISION 7: ADDED PORCH
9	10/1/2011	JML	REVISION 8: ADDED BALCONY
10	10/1/2011	JML	REVISION 9: ADDED TERRACE
11	10/1/2011	JML	REVISION 10: ADDED GARDEN
12	10/1/2011	JML	REVISION 11: ADDED PATIO
13	10/1/2011	JML	REVISION 12: ADDED DECK
14	10/1/2011	JML	REVISION 13: ADDED PERGOLA
15	10/1/2011	JML	REVISION 14: ADDED SHED
16	10/1/2011	JML	REVISION 15: ADDED GARAGE
17	10/1/2011	JML	REVISION 16: ADDED DRIVE
18	10/1/2011	JML	REVISION 17: ADDED BRIDGE
19	10/1/2011	JML	REVISION 18: ADDED TUNNEL
20	10/1/2011	JML	REVISION 19: ADDED UNDERPASS
21	10/1/2011	JML	REVISION 20: ADDED OVERPASS
22	10/1/2011	JML	REVISION 21: ADDED VIADUCT
23	10/1/2011	JML	REVISION 22: ADDED CULVERT
24	10/1/2011	JML	REVISION 23: ADDED DRAINAGE
25	10/1/2011	JML	REVISION 24: ADDED RETENTION
26	10/1/2011	JML	REVISION 25: ADDED DIVERSION
27	10/1/2011	JML	REVISION 26: ADDED TREATMENT
28	10/1/2011	JML	REVISION 27: ADDED STORAGE
29	10/1/2011	JML	REVISION 28: ADDED PUMP
30	10/1/2011	JML	REVISION 29: ADDED VALVE
31	10/1/2011	JML	REVISION 30: ADDED MANHOLE
32	10/1/2011	JML	REVISION 31: ADDED INLET
33	10/1/2011	JML	REVISION 32: ADDED OUTLET
34	10/1/2011	JML	REVISION 33: ADDED STRUCTURE
35	10/1/2011	JML	REVISION 34: ADDED EQUIPMENT
36	10/1/2011	JML	REVISION 35: ADDED FURNITURE
37	10/1/2011	JML	REVISION 36: ADDED SIGNAGE
38	10/1/2011	JML	REVISION 37: ADDED LIGHTING
39	10/1/2011	JML	REVISION 38: ADDED SECURITY
40	10/1/2011	JML	REVISION 39: ADDED ACCESS
41	10/1/2011	JML	REVISION 40: ADDED EGRESS
42	10/1/2011	JML	REVISION 41: ADDED ENTRANCE
43	10/1/2011	JML	REVISION 42: ADDED EXIT
44	10/1/2011	JML	REVISION 43: ADDED LOBBY
45	10/1/2011	JML	REVISION 44: ADDED RECEPTION
46	10/1/2011	JML	REVISION 45: ADDED WAITING
47	10/1/2011	JML	REVISION 46: ADDED OFFICE
48	10/1/2011	JML	REVISION 47: ADDED CONFERENCE
49	10/1/2011	JML	REVISION 48: ADDED STORAGE
50	10/1/2011	JML	REVISION 49: ADDED MEETING
51	10/1/2011	JML	REVISION 50: ADDED BREAKFAST
52	10/1/2011	JML	REVISION 51: ADDED DINING
53	10/1/2011	JML	REVISION 52: ADDED KITCHEN
54	10/1/2011	JML	REVISION 53: ADDED PANTRY
55	10/1/2011	JML	REVISION 54: ADDED RESTROOM
56	10/1/2011	JML	REVISION 55: ADDED BATH
57	10/1/2011	JML	REVISION 56: ADDED SHOWER
58	10/1/2011	JML	REVISION 57: ADDED LAUNDRY
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66	10/1/2011	JML	REVISION 65: ADDED EGRESS
67	10/1/2011	JML	REVISION 66: ADDED ENTRANCE
68	10/1/2011	JML	REVISION 67: ADDED EXIT
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70	10/1/2011	JML	REVISION 69: ADDED RECEPTION
71	10/1/2011	JML	REVISION 70: ADDED WAITING
72	10/1/2011	JML	REVISION 71: ADDED OFFICE
73	10/1/2011	JML	REVISION 72: ADDED CONFERENCE
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75	10/1/2011	JML	REVISION 74: ADDED MEETING
76	10/1/2011	JML	REVISION 75: ADDED BREAKFAST
77	10/1/2011	JML	REVISION 76: ADDED DINING
78	10/1/2011	JML	REVISION 77: ADDED KITCHEN
79	10/1/2011	JML	REVISION 78: ADDED PANTRY
80	10/1/2011	JML	REVISION 79: ADDED RESTROOM
81	10/1/2011	JML	REVISION 80: ADDED BATH
82	10/1/2011	JML	REVISION 81: ADDED SHOWER
83	10/1/2011	JML	REVISION 82: ADDED LAUNDRY
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86	10/1/2011	JML	REVISION 85: ADDED FURNITURE
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88	10/1/2011	JML	REVISION 87: ADDED LIGHTING
89	10/1/2011	JML	REVISION 88: ADDED SECURITY
90	10/1/2011	JML	REVISION 89: ADDED ACCESS
91	10/1/2011	JML	REVISION 90: ADDED EGRESS
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96	10/1/2011	JML	REVISION 95: ADDED WAITING
97	10/1/2011	JML	REVISION 96: ADDED OFFICE
98	10/1/2011	JML	REVISION 97: ADDED CONFERENCE
99	10/1/2011	JML	REVISION 98: ADDED STORAGE
100	10/1/2011	JML	REVISION 99: ADDED MEETING

EXHIBIT C
NORTH

- WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
ALL ADDRESSES ARE MARGATE FLORIDA 32080 UNITS NUMBERS
ARE 1075 1ST FLOOR 2005 SECOND FLOOR 3005 THIRD FLOOR.

[illegible]

**EXHIBIT D
NORTH**

HSQ GROUP, INC.
Engineers • Planners • Surveyors
1488 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.362.0221
C36258 • LB7624



CELEBRATION POINTE NORTH

SITE PLAN

PROJECT NUMBER
1305-28

SP1

Drawing No.
SP-1
OF 2

DATE: 05-13-2017

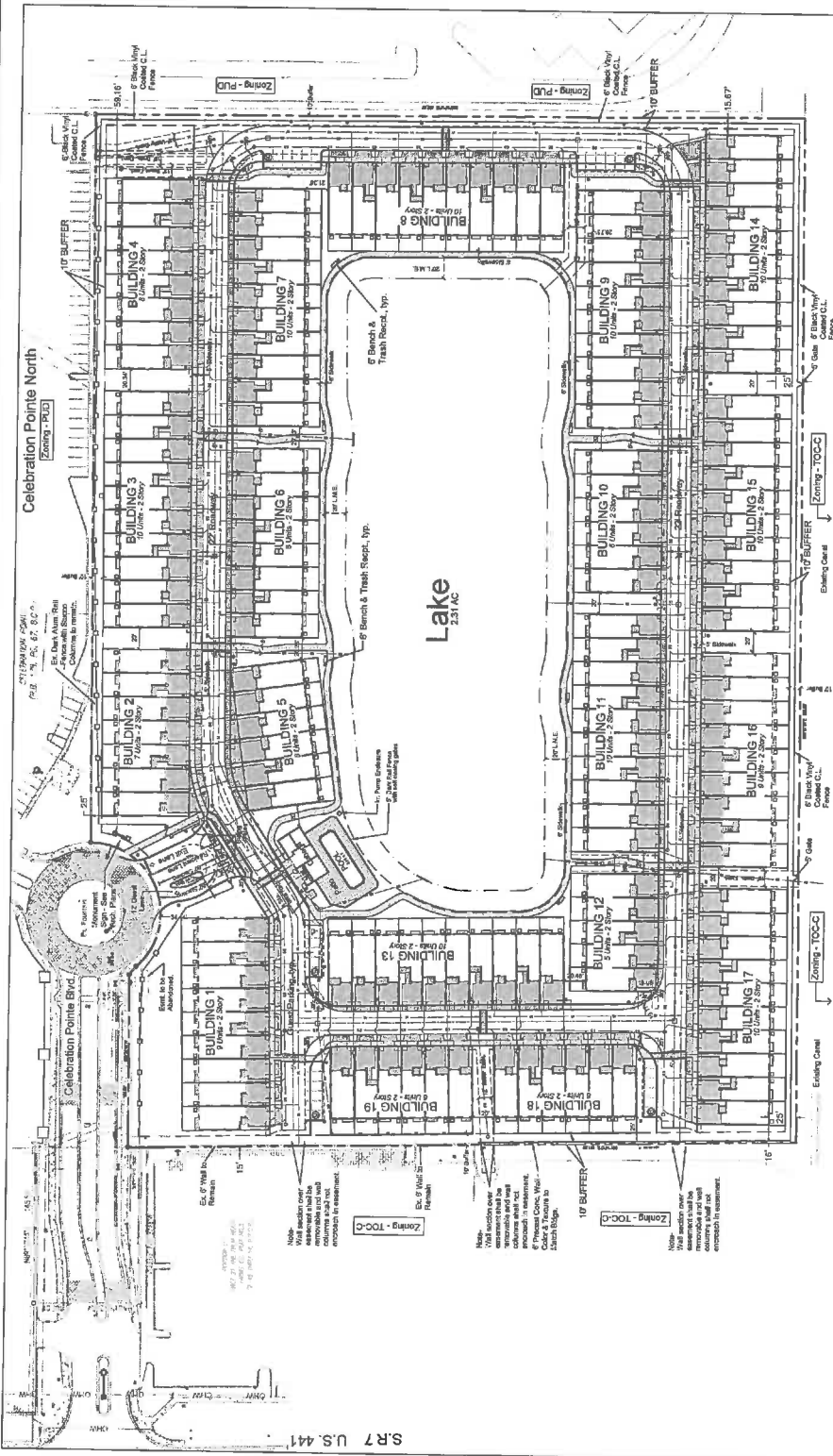
PREPARED BY:
T. J. Lee, P.E.
Landscape Architect
For the Firm

DATE: 05-13-2017
Scale: As Noted
P&P: 1254

Site Plan
Celebration Pointe South
Margate
Florida

Covelli
Associates Inc.
Design
2255 NW Corporate Blvd. Suite 215
Boca Raton, Florida 33431
888-910-0530
LO 20000287
covelliassociates.com

Revisions	By	Date
1. Revise	05/11/17	



SITE PLAN

Site Symbol Key

	Concrete Unit Pavement
	Bench & Trash Receptacle See Detail SP-2
	Street Light
	Fire Hydrant

Site Data

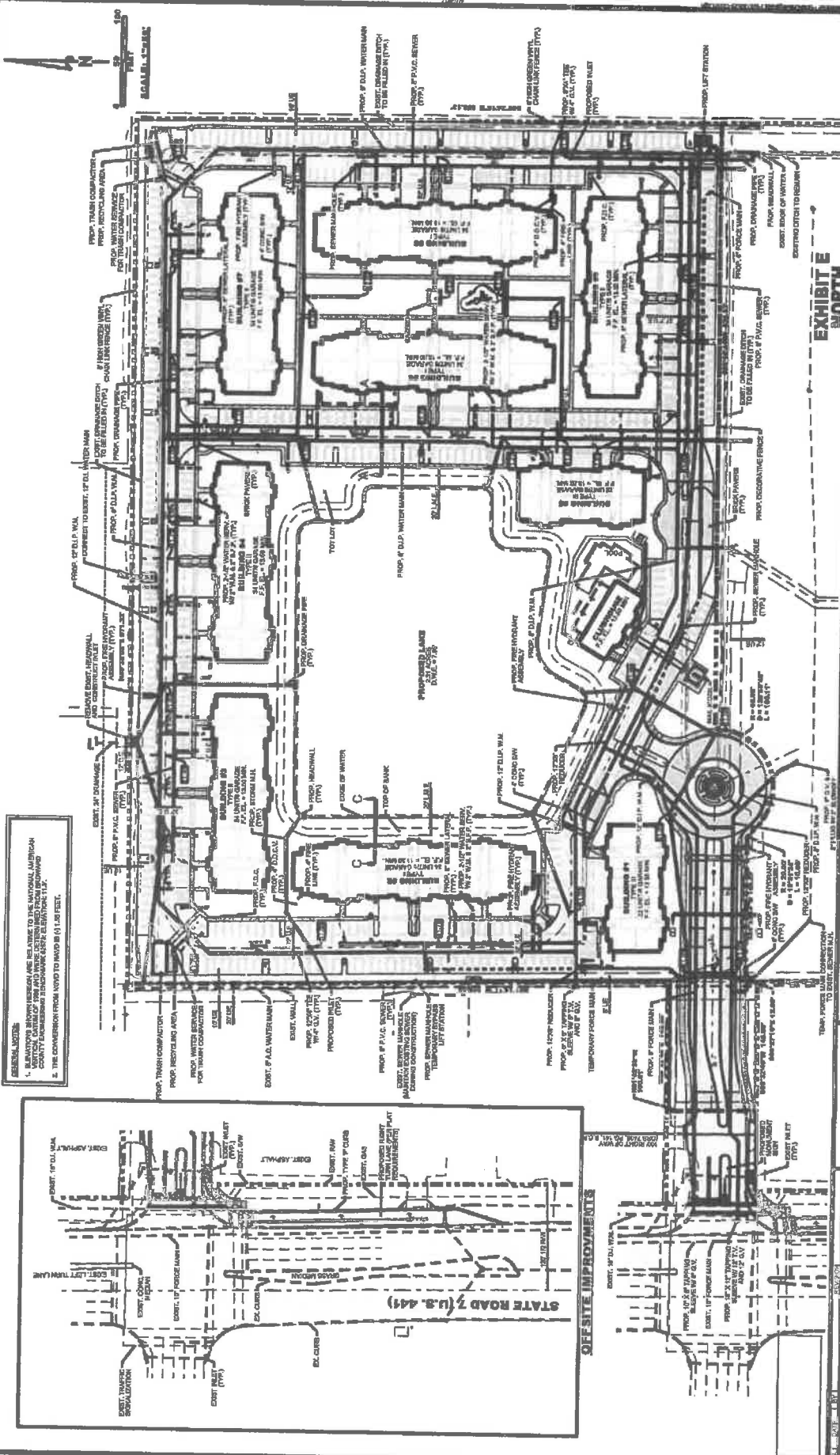
Land Use - Low Res (5-10 d U./ac.)
Proposed Use - 160 Townhouses
Total PUD - 20.70 acres
Phase I - 15.44 ac.
Phase II - 14.28 ac. (This Site Plan)
Density Phase II - 160 units/14.28 ac. = 11.22 du/ac
Impervious Area Total - Phase II
Building Coverage 10.0 ac. 70%
Roadways, Parking, Driveways 3.69 ac. 25%
Pool/Patio/Sidewalks 3.29 ac. 23%
Paved Areas 0.80 ac. 6%
Previous Area Total - Phase II 2.31 ac. 16%
4.28 ac. 30%

Open Space Requirements
PUD Acreage 23.70 ac.
Total PUD Open Space Required 10.39 ac. (35%)
Total PUD Open Space Provided 10.82 ac. (36%)
Phase I PUD Open Space 5.86 ac.
Phase II PUD Open Space 0.05 ac.
Recreation Facility (0.09 ac. @50%) 1.18 ac.
Lake (2.31 ac. @50%) 3.75 ac.
Previous Area 3.75 ac.

Parking Tabulations
Required - 2.25 spaces per unit = 180 (2.25) = 360 spaces
10% guest spaces = 180/5 = 36 spaces
Provided - 2 spaces per unit @ 160 units = 320 driveway spaces
1 garage space per unit = 160 garage spaces
29 surface spaces
509 total spaces provided

Setbacks	Req.	Provided
Front	25'	25'
Side	15'	15'
Rear	25'	25'
Building Separation	20'	20'
PUD Perimeter Buffer	10'	10'
	*10' variance	

Note:
Garbage collection will be outside.



GENERAL NOTES:

1. EXISTING BUILDING FOOTPRINTS ARE BASED ON THE NATIONAL AMERICAN COUNTY ENGINEERING TECHNICAL CENTER DRAWING.
2. THE CONVERSION FROM NAD 83 TO NAD 83 (1) IS 0.00 FEET.

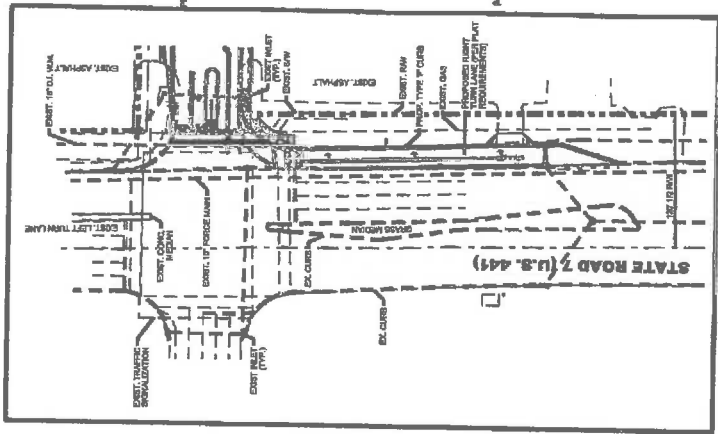


EXHIBIT E **CELEBRATION POINTE NORTH** **CONCEPTUAL ENGINEERING PLAN**

HSQ GROUP, INC.
Engineers, Planners, Surveyors
1400 West Paces Road
Boca Raton, Florida 33486-2501
C000000000 - L07000



Project Number: 1905-05
Sheet Number: CE-1

Rev.	By	Date	Description
1	JAL	12/13	Initial Design
2	ELM	12/13	Revised for Comments
3	ELM	12/13	Final Design

Designed by: JAL
Drawn by: ELM
Checked by: ELM

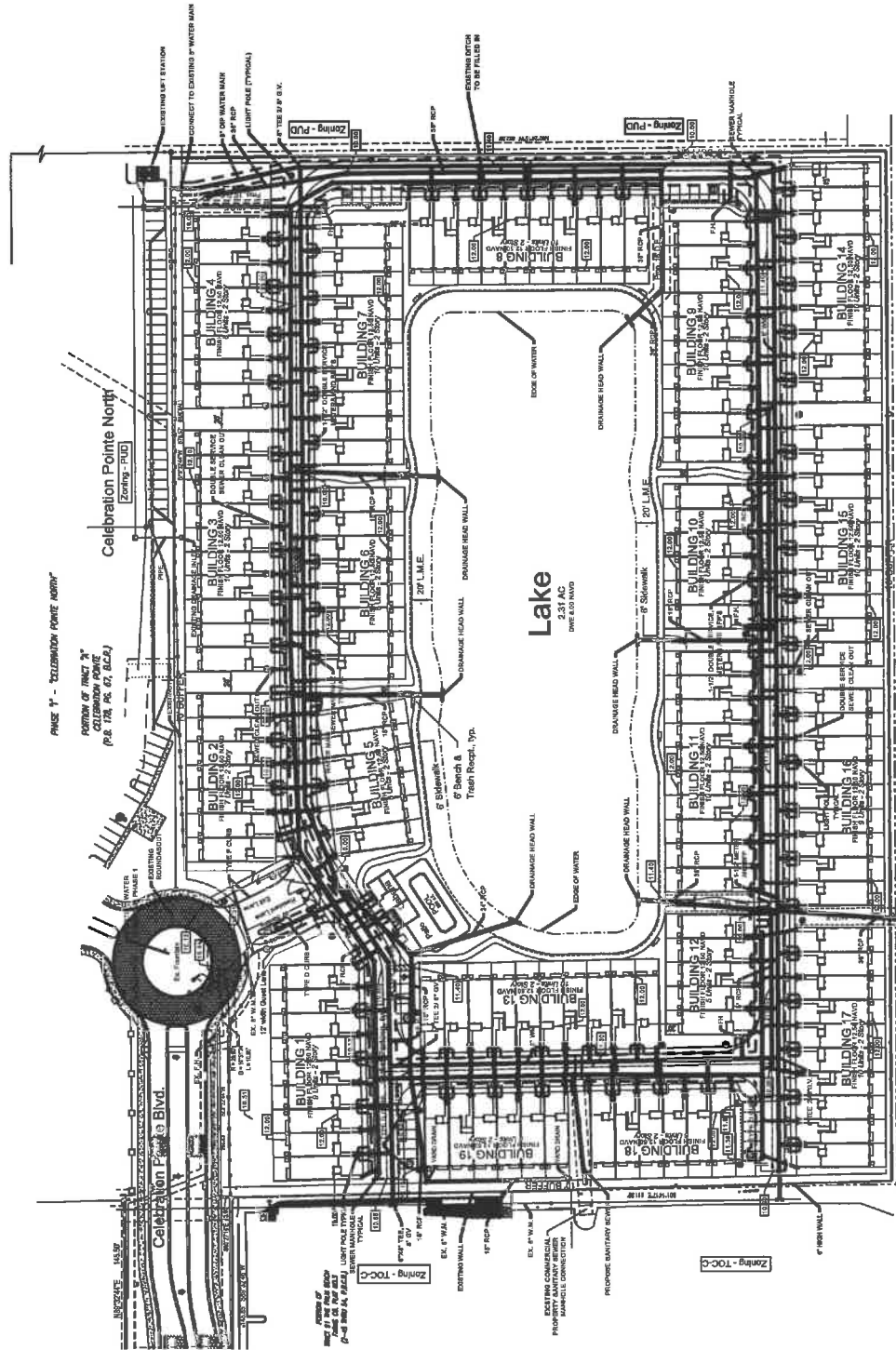


EXHIBIT E SOUTH

**CELEBRATION POINTE SOUTH
CONCEPTUAL ENGINEERING PLAN**

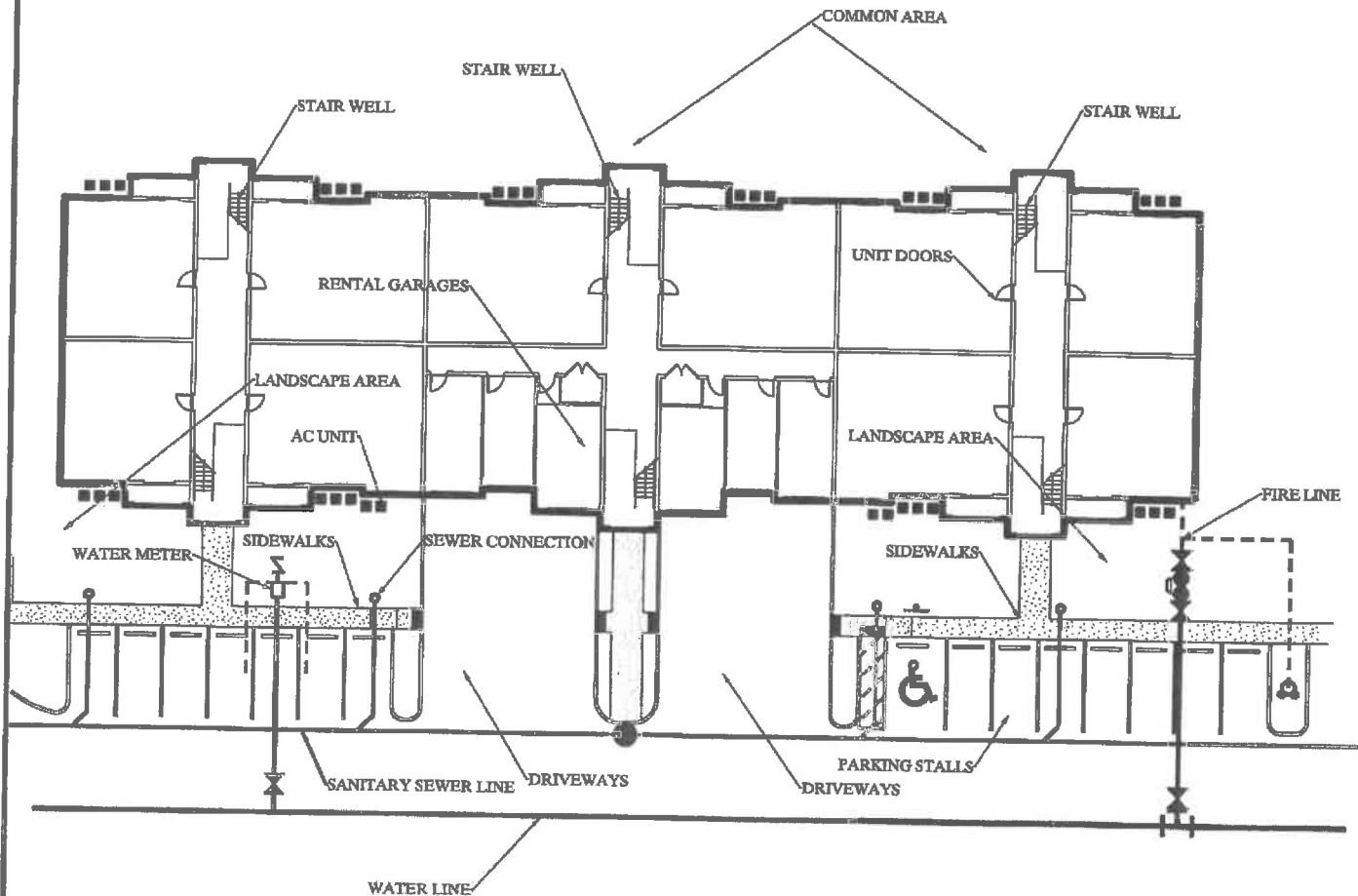
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33488 • 561.392.0221
C28258 • LB7824



Designed by: <u>JH</u>	Date: <u>8/15</u>
Drawn by: <u>JLS</u>	Date: <u>8/15</u>
Checked by: <u>JH</u>	Date: <u>8/15</u>

[illegible]

UNITS ARE RENTAL ONLY
NO PRIVATE PROPERTY



TYPICAL GARAGE
UNIT DETAIL

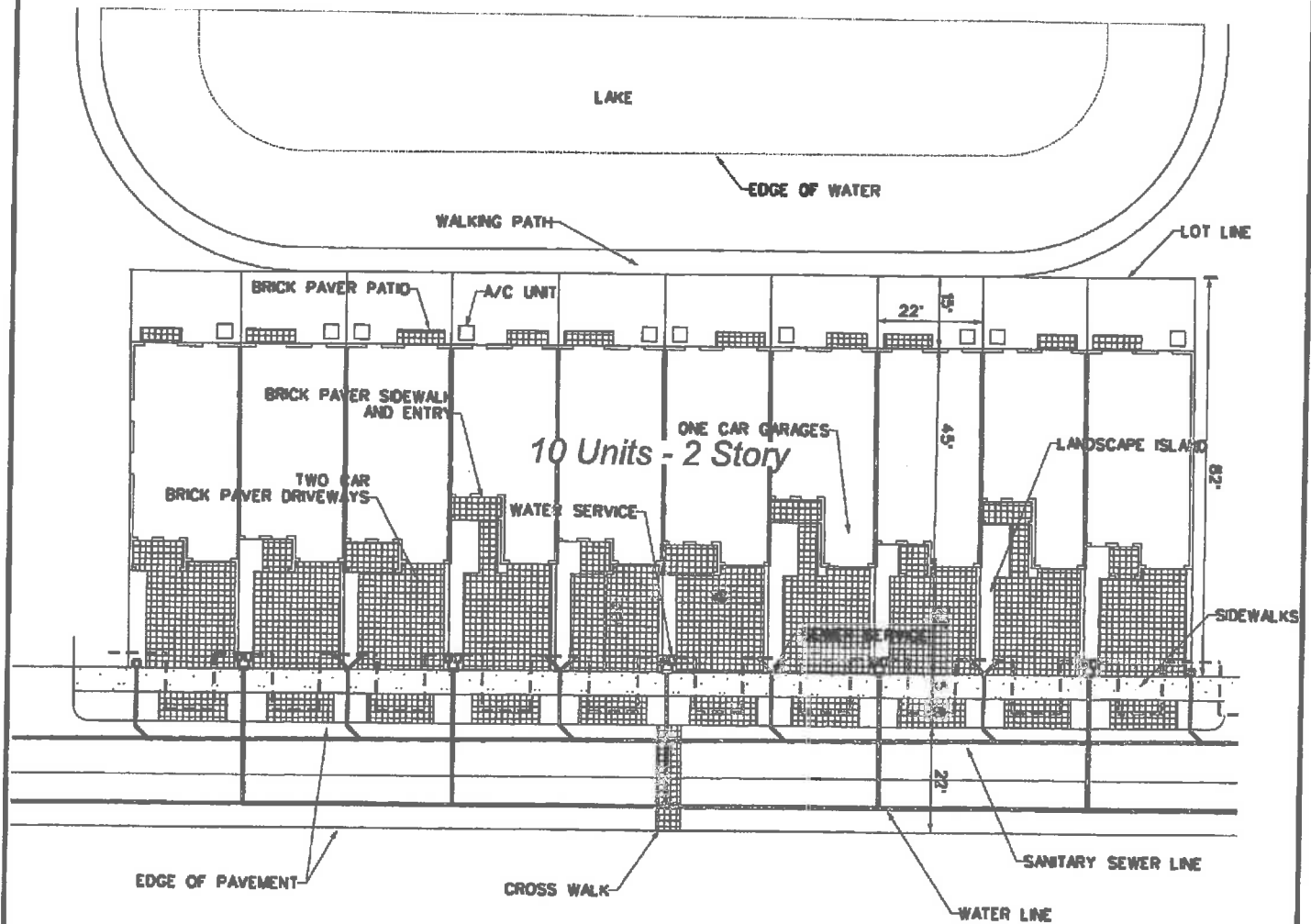


HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

EXHIBIT G
NORTH SIDE

UNITS ARE FEE SIMPLE
WITH 22'X82' PRIVATE LOTS



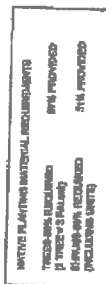
TYPICAL TOWNHOUSE
UNIT DETAIL



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1488 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.382.0221
C26288 • LB7024

CELEBRATION POINTE SOUTH

EXHIBIT G
SOUTH SIDE


[illegible]EXHIBIT H
NORTH

Celebration Points North
Wargate, Florida
MOEX

10-11-2004

အိန္ဒိယနိုင်ငံ

INDEX



D. WATSON HILLS
Landscape Architecture

CELEBRATION POINTE NORTH
Landscape Plan
Horse, Florida

Project:
Location:
Date:

Scale:
Author:
Date:

Sheet:
Title:
Date:

Project:
Location:
Date:

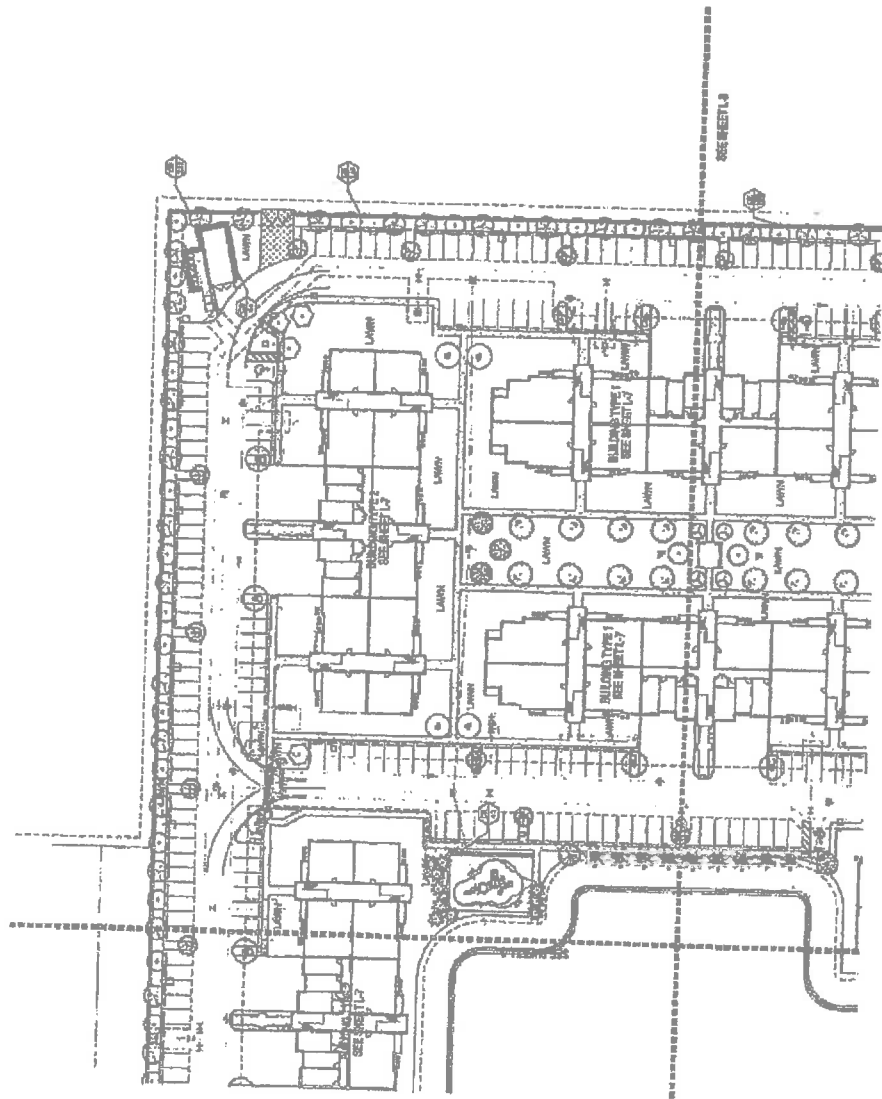
Scale:
Author:
Date:

LANDSCAPE LIST

Item	Plant Name	Quantity	Notes
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REVISIONS

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LANDSCAPE PLAN
Scale: 1"=50'-0"

EXHIBIT H
NORTH

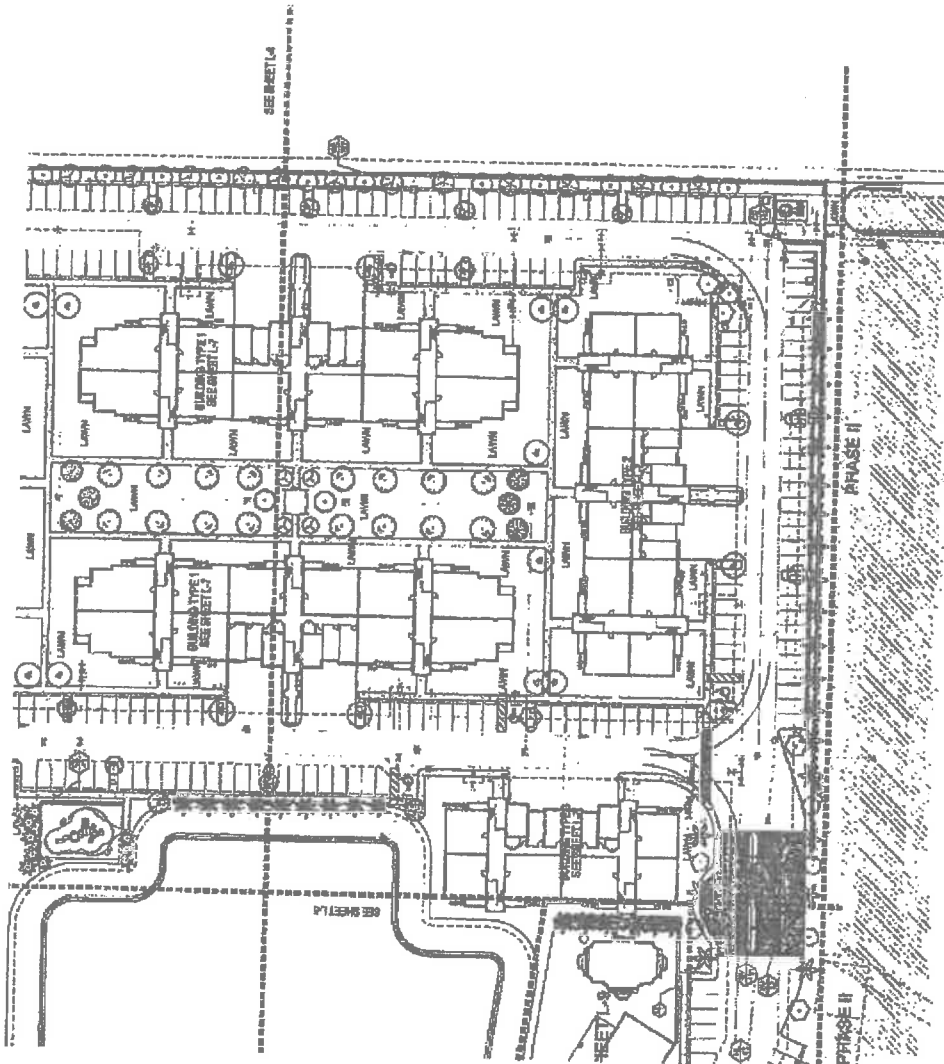


CELEBRATION POINTE NORTH
LANDSCAPE PLAN
MAYAGUEZ, FLORIDA

DATE: 10/1/2010
DRAWN BY: J. L. LUTHER
CHECKED BY: J. L. LUTHER
SCALE: 1"=40'-0"

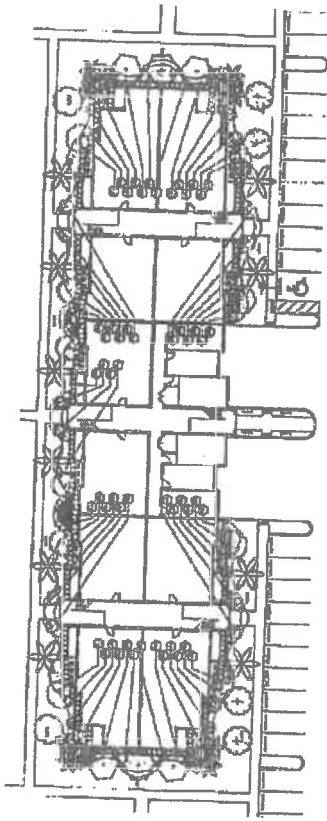
L-6
North Arrow

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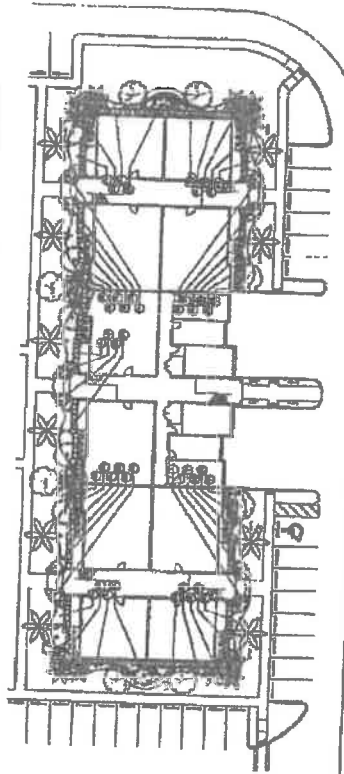
LANDSCAPE PLAN
Scale: 1"=40'-0"

EXHIBIT H
NORTH



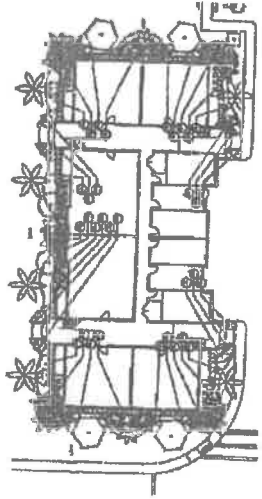
PLANT	QTY	PLANT	QTY	PLANT	QTY
1.0	1	1.1	1	1.2	1
1.3	1	1.4	1	1.5	1
1.6	1	1.7	1	1.8	1
1.9	1	1.10	1	1.11	1
1.12	1	1.13	1	1.14	1
1.15	1	1.16	1	1.17	1
1.18	1	1.19	1	1.20	1
1.21	1	1.22	1	1.23	1
1.24	1	1.25	1	1.26	1
1.27	1	1.28	1	1.29	1
1.30	1	1.31	1	1.32	1
1.33	1	1.34	1	1.35	1
1.36	1	1.37	1	1.38	1
1.39	1	1.40	1	1.41	1
1.42	1	1.43	1	1.44	1
1.45	1	1.46	1	1.47	1
1.48	1	1.49	1	1.50	1
1.51	1	1.52	1	1.53	1
1.54	1	1.55	1	1.56	1
1.57	1	1.58	1	1.59	1
1.60	1	1.61	1	1.62	1
1.63	1	1.64	1	1.65	1
1.66	1	1.67	1	1.68	1
1.69	1	1.70	1	1.71	1
1.72	1	1.73	1	1.74	1
1.75	1	1.76	1	1.77	1
1.78	1	1.79	1	1.80	1
1.81	1	1.82	1	1.83	1
1.84	1	1.85	1	1.86	1
1.87	1	1.88	1	1.89	1
1.90	1	1.91	1	1.92	1
1.93	1	1.94	1	1.95	1
1.96	1	1.97	1	1.98	1
1.99	1	1.100	1		

BUILDING TYPE 1 - (3 BUILDINGS)
REQUIRED TREES: 1 PER UNIT
PLANT COUNTS:
 TREES: 30
 SHRUBS: 614
TOTAL TREE COUNTS(4) UNITS):
 TREES: 114
 SHRUBS: 2,442
TOTAL NATIVE COUNTS(4) UNITS):
 TREES: 72
 SHRUBS: 1,248



PLANT	QTY	PLANT	QTY	PLANT	QTY
1.0	1	1.1	1	1.2	1
1.3	1	1.4	1	1.5	1
1.6	1	1.7	1	1.8	1
1.9	1	1.10	1	1.11	1
1.12	1	1.13	1	1.14	1
1.15	1	1.16	1	1.17	1
1.18	1	1.19	1	1.20	1
1.21	1	1.22	1	1.23	1
1.24	1	1.25	1	1.26	1
1.27	1	1.28	1	1.29	1
1.30	1	1.31	1	1.32	1
1.33	1	1.34	1	1.35	1
1.36	1	1.37	1	1.38	1
1.39	1	1.40	1	1.41	1
1.42	1	1.43	1	1.44	1
1.45	1	1.46	1	1.47	1
1.48	1	1.49	1	1.50	1
1.51	1	1.52	1	1.53	1
1.54	1	1.55	1	1.56	1
1.57	1	1.58	1	1.59	1
1.60	1	1.61	1	1.62	1
1.63	1	1.64	1	1.65	1
1.66	1	1.67	1	1.68	1
1.69	1	1.70	1	1.71	1
1.72	1	1.73	1	1.74	1
1.75	1	1.76	1	1.77	1
1.78	1	1.79	1	1.80	1
1.81	1	1.82	1	1.83	1
1.84	1	1.85	1	1.86	1
1.87	1	1.88	1	1.89	1
1.90	1	1.91	1	1.92	1
1.93	1	1.94	1	1.95	1
1.96	1	1.97	1	1.98	1
1.99	1	1.100	1		

BUILDING TYPE 2 - (4 BUILDINGS)
REQUIRED TREES: 1 PER UNIT
PLANT COUNTS:
 TREES: 36
 SHRUBS: 748
TOTAL TREE COUNTS(4) UNITS):
 TREES: 144
 SHRUBS: 2,992
TOTAL NATIVE COUNTS(4) UNITS):
 TREES: 72
 SHRUBS: 1,500



PLANT	QTY	PLANT	QTY	PLANT	QTY
1.0	1	1.1	1	1.2	1
1.3	1	1.4	1	1.5	1
1.6	1	1.7	1	1.8	1
1.9	1	1.10	1	1.11	1
1.12	1	1.13	1	1.14	1
1.15	1	1.16	1	1.17	1
1.18	1	1.19	1	1.20	1
1.21	1	1.22	1	1.23	1
1.24	1	1.25	1	1.26	1
1.27	1	1.28	1	1.29	1
1.30	1	1.31	1	1.32	1
1.33	1	1.34	1	1.35	1
1.36	1	1.37	1	1.38	1
1.39	1	1.40	1	1.41	1
1.42	1	1.43	1	1.44	1
1.45	1	1.46	1	1.47	1
1.48	1	1.49	1	1.50	1
1.51	1	1.52	1	1.53	1
1.54	1	1.55	1	1.56	1
1.57	1	1.58	1	1.59	1
1.60	1	1.61	1	1.62	1
1.63	1	1.64	1	1.65	1
1.66	1	1.67	1	1.68	1
1.69	1	1.70	1	1.71	1
1.72	1	1.73	1	1.74	1
1.75	1	1.76	1	1.77	1
1.78	1	1.79	1	1.80	1
1.81	1	1.82	1	1.83	1
1.84	1	1.85	1	1.86	1
1.87	1	1.88	1	1.89	1
1.90	1	1.91	1	1.92	1
1.93	1	1.94	1	1.95	1
1.96	1	1.97	1	1.98	1
1.99	1	1.100	1		

BUILDING TYPE 3 - (2 BUILDINGS)
REQUIRED TREES: 1 PER UNIT
PLANT COUNTS:
 TREES: 40
 SHRUBS: 618
TOTAL TREE COUNTS(2) UNITS):
 TREES: 80
 SHRUBS: 1,236
TOTAL NATIVE COUNTS(2) UNITS):
 TREES: 28
 SHRUBS: 628

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



EXHIBIT H NORTH

Celebration Points North
 Hialeah, Florida
 TYPICAL LANDSCAPE PLAN

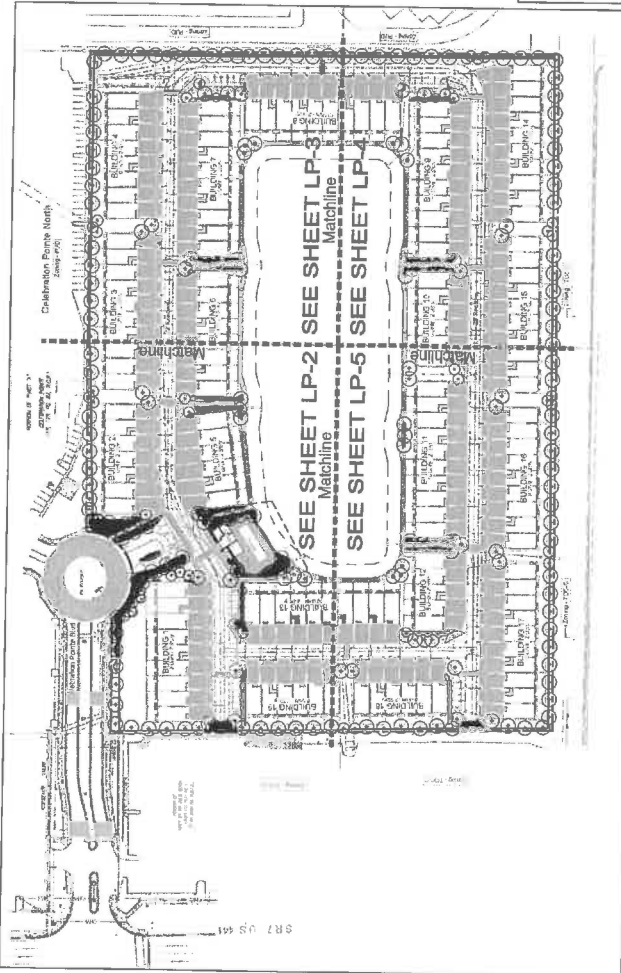
DATE: 01/11/2011
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO.: 11-001
 SHEET NO.: L-7
 TOTAL SHEETS: 10



Site Location Map

Screening Above Ground Equipment

See LP-6 for Typical Lot Landscape
Buildings 1-2-3-4-8-9-10-11-12-13-18-19
See LP-7 for Typical Lot Landscape
Buildings 5-6-7-14-15-16-17
See LP-7 for Cabana Area Landscape Detail
See LP-8 for Standard Planting Details & Notes



LANDSCAPE KEY PLAN

Plant Community Number	Plant Species	Relative Height / Common Name	Diocese of Diocese Diocese	2000 Category Category 1	Total Category Category 1
100	AD	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
400	AD	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
400	AD	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
52	CP	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
65	CP	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
2	CEB	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
24	CD	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
60	CH	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
2000	CH	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
10	CH	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
19	CP	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
30	CT	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
67	CH	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
26	CH	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
20	CH	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
100	CT	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.
3	FD	Agave americana (Century Plant)	VERY	10,000 n.t.	10,000 n.t.

PLANT KEY (cont.)			Relative Height / Common Name	Degree of Toxicity / Irritation	Use / Comments	Total
Quercus	Pinus	Pinus				
116Q	PM	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
26	MR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	MOD	1500 L	2100 L
27	CR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	MOD	1500 L	2100 L
453	IV	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
1034	IV	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	MOD	1500 L	2100 L
21	IV	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	MOD	1500 L	2100 L
44	LL	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
1000	MR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
85	MR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
829	MR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
84	MR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
2	PM	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
2	PM	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
60	MR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
86	CR	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L
12	RE	Pinus strobus (Great Island) / Great Island Pine	24' x 18" x 18" x 18"	VERY	1500 L	2100 L

PLANT KEY (cont.)		Scientific Name / Common Name	Degree of Drought Tolerance	Tree Category	Total Height Tolerance
County	Site Identification				
190	RT	Castilleja de Indio / Popover Plant	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
191	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
192	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
193	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
194	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
195	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
196	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
197	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
198	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
199	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
200	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
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	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
201	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
202	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
203	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
204	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
205	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
206	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
207	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
208	RT	10' N x 4' E, 10' W, 10' S	VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10' N x 4' E, 10' W, 10' S		VERY	300-100 x ft.	4000 ft.
	10'				

	provided	total
Trees (min. 10 ft. & above)	401	507
Palms	106	106
(Cabbage, & Alexander counted 3")		
Shrubs (min. 24" ht. & above)	6162	6162
(Native Trees & Palms)		
(Cabbage Palms counted 3")	365	72%
Native Shrubs	3650	67%

CANOPY REPLACEMENT	
Total Canopy removed per "Tree Disposition Plan" for Celebration Pointe South prepared by Witkin Huitt Design Group dated 08-19-2015.	36,422 s.f.
Total Canopy to be replaced pursuant to this plan.*	88,350 s.f.

* See Plan Key title sheet. Total canopy to be replaced does not include canopy

* = See Plant Key this sheet.
Total replacement canopy
does not include palms.

Revision	
1	Initial
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised
11	Revised
12	Revised
13	Revised
14	Revised
15	Revised
16	Revised
17	Revised
18	Revised
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100	Revised

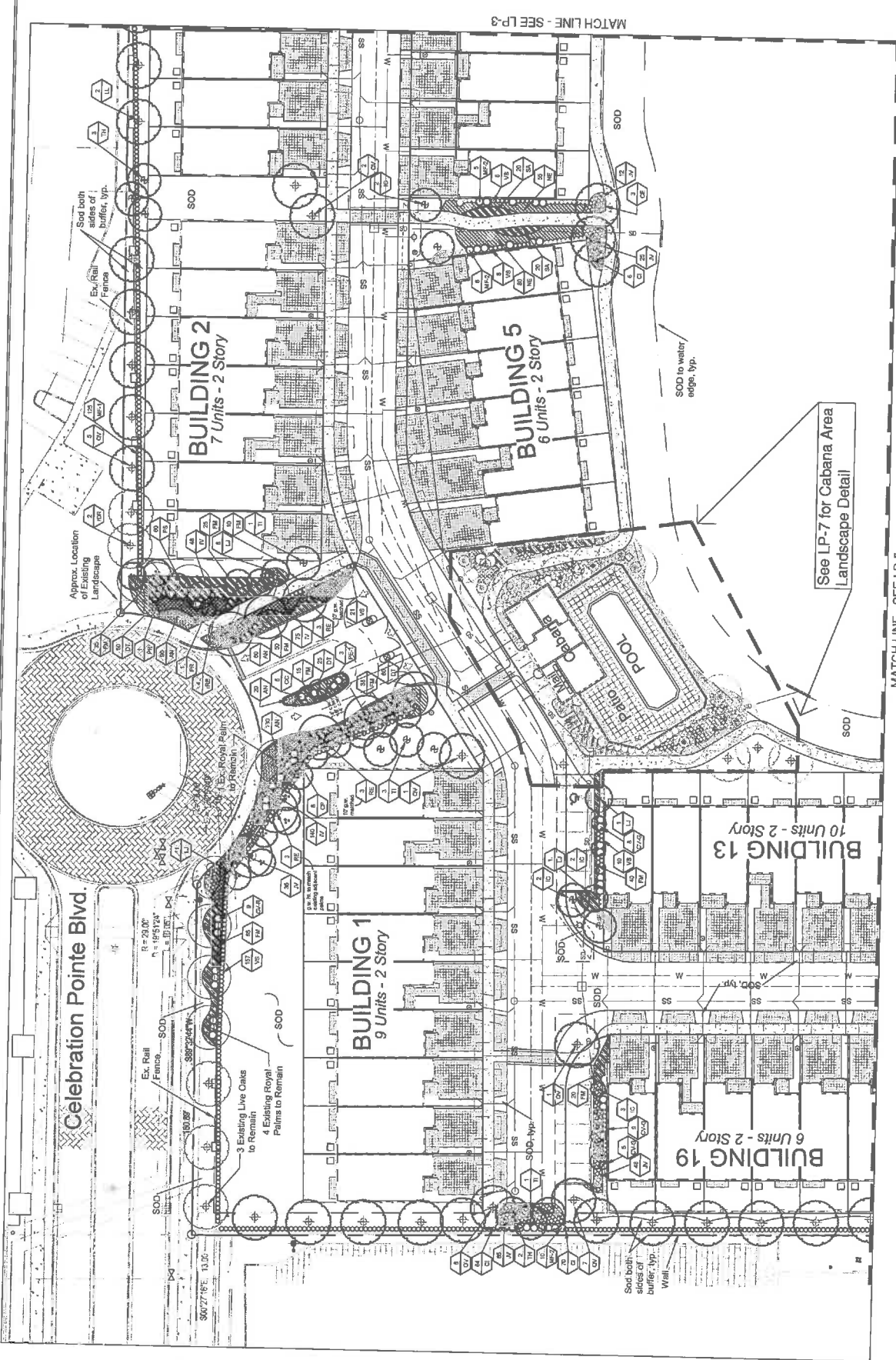
Covelli
 Design
 Associates Inc.
 2285 NW Corporate Blvd., Suite 213
 Boca Raton, Florida 33431
 561-910-0300
 covelli@covelli.com

Landscape Plan
 Celebration Pointe South
 Florida
 Margate

Date: 04-10-2017
 Drawn: All
 Pinned: Pinned

PREPARED BY:
 University of Florida
 School of Landscape Architecture
 DATE: 04-10-2017

Drawing No.
 LP-2
 OF 8



MATCH LINE - SEE LP-3
 MATCH LINE - SEE LP-5
 See LP-1 for Plant Key
 See LP-8 for Standard Planting Details & Notes
 1" = 20'
 GRAPHIC SCALE
 NORTH

Exhibit H
 South

REV	DATE	DESCRIPTION
05/11/17		

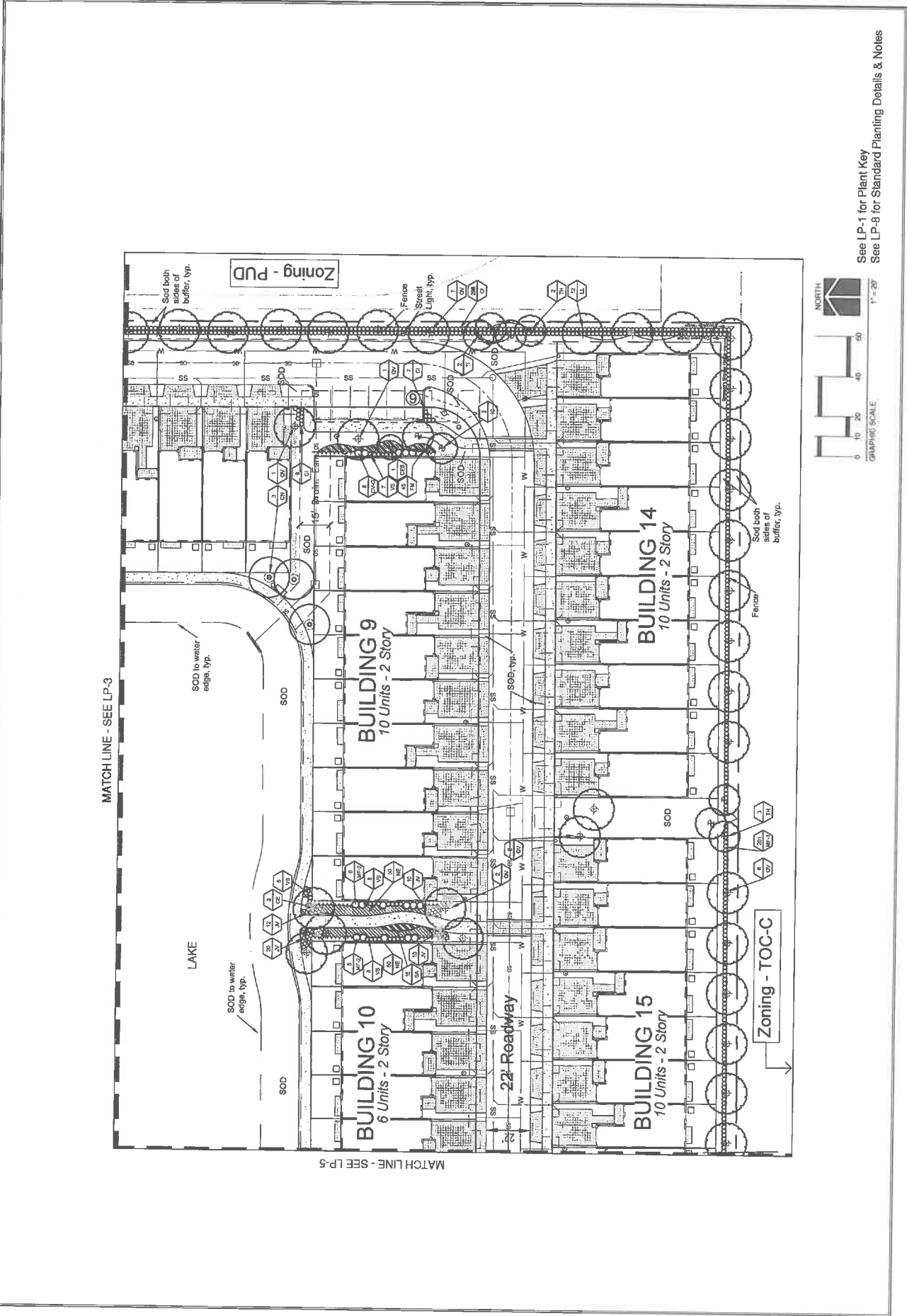
Covelli Design Associates Inc.
 2288 NW Corporate Blvd., Suite 213
 Boca Raton, Florida 33431
 561-919-0300
 LC 25000287
 covelli@covelli.com

Landscape Plan
 Celebration Pointe South
 Margate
 Florida

Date: 04-15-2017
 Drawn by: JRM
 PWW

Prepared by:
 Steven E. Allen, P.E.
 Professional Engineer
 No. 1004
 DATE: 05-12-2017

Drawing No.
LP-4
 OF 8



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

Exhibit H
South

LP-6
OF

Drawing No.

DATE 05-12-2017

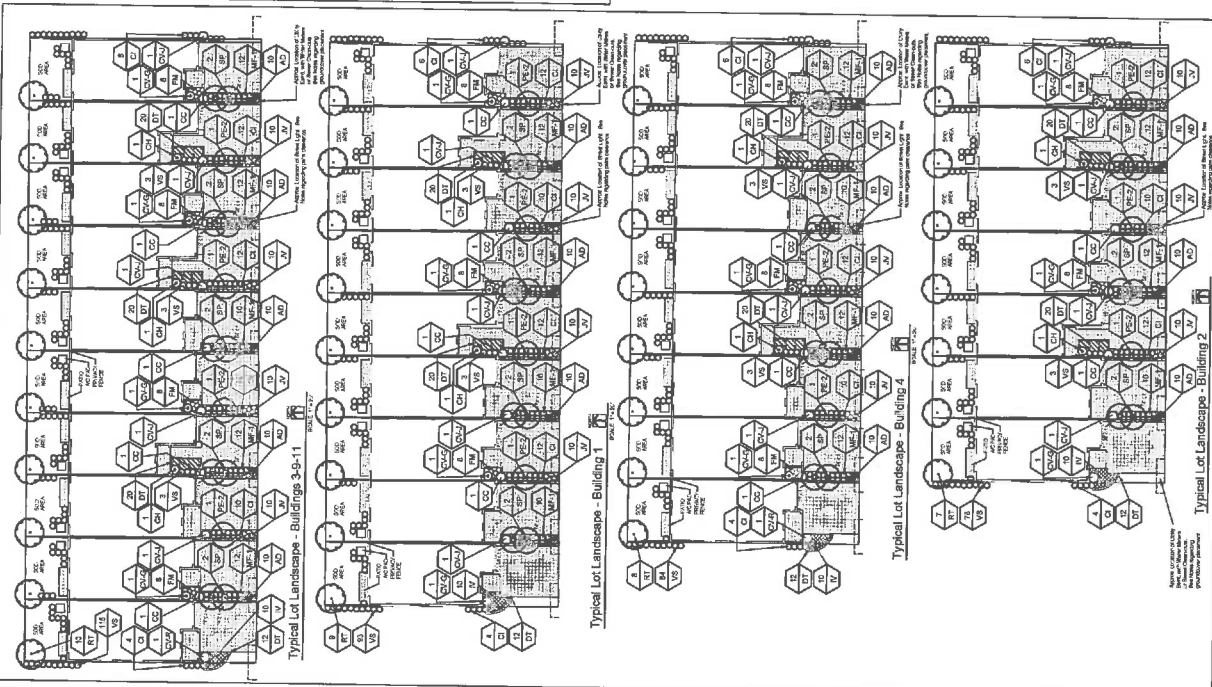
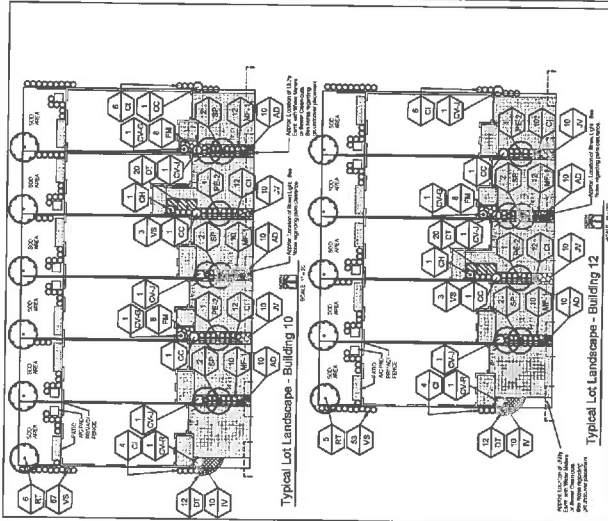
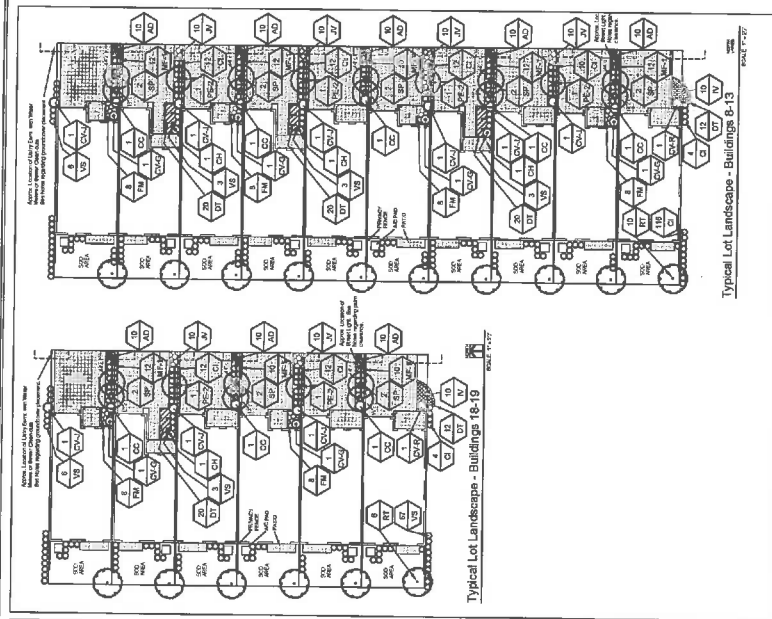
PREPARED BY
Landscape Architecture
Landscape Architecture
Landscape Architecture

DATE 04-10-2017
Scale As Noted
Title LP-6

Margale
Celebration Pointe South
Florida
Landscape Plan

Covelli
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2225 NW Corporate Blvd., Suite 215
Boca Raton, Florida 33431
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Revisions	Revised By	Date
1	05-11-17	05-11-17



Notes -

1. Location of rear lot trees is schematic. Coordinate location with other trees outside of the lot, i.e. buffer trees, to avoid conflicts with canopy growth.
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. Palms installed between driveways shall be adjusted, if necessary, so fronds 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

Revised	04-10-2017
By	04-10-2017
Check	04-10-2017
Drawn	04-10-2017
Scale	As Noted
Sheet	1254

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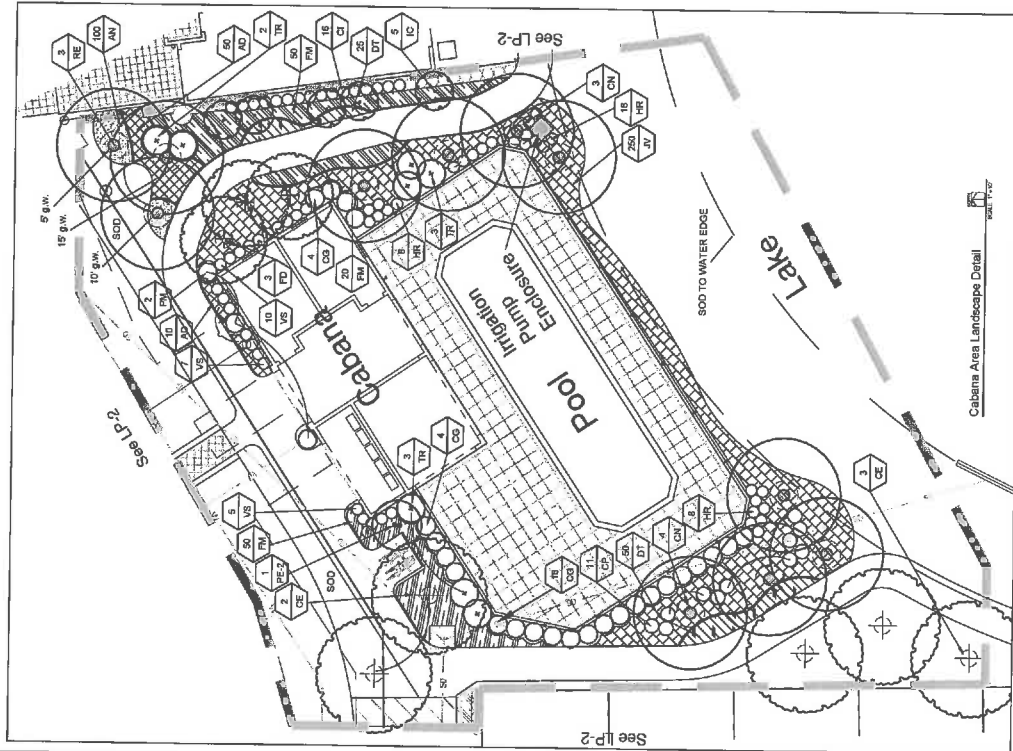
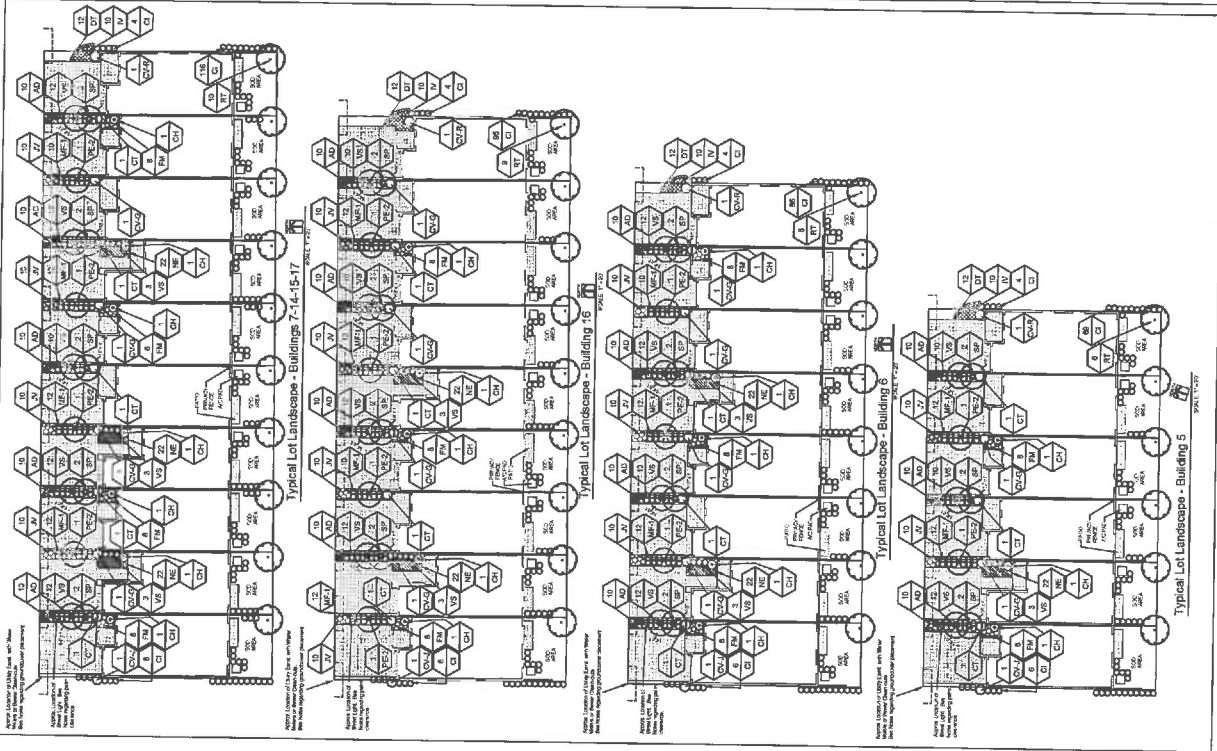
Landscape Plan
 Celebration Pointe South
 Margate
 Florida

Prepared By:
 Steven L. Lee, P.E., L.S.
 Steven L. Lee & Associates, Inc.
 10000 W. Broward Blvd., Suite 100
 Fort Lauderdale, FL 33315
 DATE: 04-10-2017

Drawing No.
LP-7
 OF 8

Notes -

1. Location of rear lot trees is schematic. Coordinate location with other trees outside of the lot, i.e. buffer trees, to avoid conflicts with canopy growth.
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. Palms installed between driveways shall be adjusted, if necessary, so fronds clear the street light. See overall plan for schematic street light locations.



See LP-8 for Standard Planting Details & Notes

Standard Landscape Notes

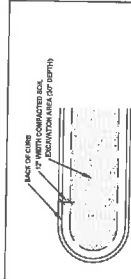
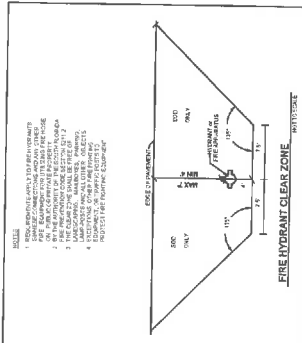
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ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU GO

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811



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Call before you dig.**



Q7 **E**rring above and below the landscape islands, under landscape strips and pasture landscape edges, adjacent to residential areas, shall be a type of lawn grass, except for a 12" buffer from the inside of each driveway (20' inches below on either side), except for a 12" buffer from the inside of each driveway.

A suitable plantings and minimum of *Styphelia* (2000), *Allocasuarina* (4000), *Leptosiphon* or as a minimum of 20% cover of *Styphelia* or *Allocasuarina* or *Leptosiphon* shall be used. The plantings shall be a minimum of 12" in height and shall be planted with the native soil to arrest an optimum rate of erosion.

If *Allocasuarina* is to be used, it shall be planted in a 12" buffer from the inside of each driveway.

LANDSCAPE SOIL REPLACEMENT AREAS
 WITHIN OR ADJACENT TO DEVELOPMENT AREAS