



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Rezoning ^{PUD} _{AMENDMENT}
5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use): RECEIVED APR 10 2017
BY: _____
DRC # <u>05-17-06</u>
Paid: <u>1,500.00</u>

Project Name <u>Celebration Pointe</u>	
Address <u>2850 N. State Road 7, Margate</u>	
Acreage <u>29.50</u>	Folio Number <u>484219350010,11,20</u>
Existing Use <u>580 garden apartments</u>	
Legal Description <u>Tract A of the Celebration Pointe Plat PB 178, Pg 68</u>	

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
<u>Revise existing PUD to include 160 townhomes on South side of site.</u>
<u>North side includes 282 garden apartments (constructed)</u>

Agent/Contact Name <u>Jay Huebner, P.E.</u>	
Address <u>1489 W. Palmetto Park Road, Suite 340, Boca Raton, FL 33486</u>	
Phone Number <u>561-392-0221</u>	Fax Number <u>561-392-6458</u>
Email Address _____	

Property Owner Name <u>CELEBRATION POINTE NORTH, LLC + CELEBRATION POINTE SOUTH, LLC</u>	
Address <u>12448 SW 127th AVENUE, MIAMI FL 33186</u>	
Phone Number <u>305-969-2000</u>	Fax Number <u>305-969-9916</u>
Email Address <u>omar.fonte@garco.net</u>	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 ½ of the Margate City Code.

Property Owner's Signature 

Date 4/10/17

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 4/25/17 00 Receipt no: 107772

Type	SvcCd	Description	Amount
EG		ECDV REZONING	
	Qty	1.00	\$1500.00
HSQ GROUP INC			
1489 W PALMETTO PARK RD #340			
BOCA RATON, FL 33486			
561-392-0221			
DRC #05-17-06			
PUD AMENDMENT			
CELEBRATION POINTE			
2850 NORTH STATE ROAD 7			
JAY HUEBNER, P.E.			
HSQ GROUP INC			
SAME ADDRESS AS ABOVE			
561-392-0221			
JAY@HSQGROUP.NET			

Tender detail

CK Ref#:	5667	\$1500.00
Total tendered:		\$1500.00
Total payment:		\$1500.00

Trans date: 4/25/17 Time: 12:08:45

HAVE A GREAT DAY!



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

April 10, 2017

Andrew Penny

City of Margate Department of Environmental & Engineering Services
901 NW 66th Avenue, Suite A
Margate, FL 33063

Re: **CELEBRATION POINTE SOUTH – PUD AMENDMENT**
HSQ Project Number: **1305-26**

Dear Andrew:

Please find attached the following items for a PUD amendment:

1. One signed DRC rezoning application.
2. 3 copies of the survey of overall site.
3. 3 copies of the PUD guild lines amended for phase 2 (south half)
4. One copy of the School Board SCAD.
5. One check for \$1500.00 made out to City of Margate
6. One CD with the above information in digital format.

The property owner is under contract to sell the South half to Lennar Homes to construct townhomes instead of the previously approved garden apartments. This provides a separate residential use that is not in competition with the North half apartment complex. The proposed number of units for the south half is 160 townhomes which is a reduction in residential units compared to the currently approved 298 garden apartments.

The property owner is submitting for site plan approval of phase 2 (south half) of Celebration Pointe. The overall property is zoning PUD. The amended PUD information is for the overall site to include both halves.

Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,
HSQ GROUP, INC.

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

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