

CITY OF MARGATE




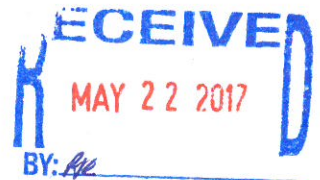
APPLICATION FOR REZONING PETITION

Petitioner Celebration Pointe South, LLC & Celebration Pointe North, LLC		(official use) PZ # 13-17
Project Name Celebration Pointe		
Address 2850 N. State Road 7		
Acreage 29.50	Folio Number 484219350010,11,20	
Existing Zoning PUD	Requested Zoning PUD	
Legal Description Tract A of the Celebration Pointe Plat PB 178, Pg 68		

Justification for requested zoning:
Modify South half to for sale town homes.

NOTE: Eleven (11) copies of supporting data/plans must be submitted as well. Fee is **\$250.00**. Petitioner will also be responsible for cost of advertisements and notification mailings.

Signature of Petitioner 	<u>Celebration Pointe South, LLC & Celebration</u>
	Company Name <u>Pointe North, LLC</u>
	<u>12448 SW 127th Avenue</u>
	<u>Miami, FL 33186</u>
	Address
	<u>305-969-2000</u>
	Phone Number
	<u> </u>
	Fax Number



May 19, 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 the following responses to comments on the PUD application:

1. The 10' variance for the perimeter buffer was previously approved. Application is consistent with previous approval.
Response: The site plan and PUD are consistent with the previously approved variance and we researched the original minutes of the BOA meeting to confirm the buildings setbacks of 15' are consistent with the variance conditions. Please see attached BOA minutes of the meeting for your use.
2. On page 11 remove the dependent upon final site plan for North phase since it is already complete.
Response: The "dependent upon final site plan" note has been removed from the North half parking calculations.
3. Fix the language on page 11 from apartment to townhouse for South phase.
Response: The language has been revised on page 11 to townhouse.
4. Green space calculations can not include fenced in areas. Back yard green space may have to be removed from calculations. Per Code section 19.11.
Response: per the code language fenced in back yards can be counted towards green space if it is less than 5% of the overall site green area. The back yards are less than 5% of the green area so it is counted towards the green (open) space calculations. The required open space is 35% of the overall site and the provided is 36% of the site as shown on page 12.
5. Add language for garbage to be curb side pickup.
Response: curb side pick up language has been added to page 32.
6. Population calculations use 1.8 persons per unit which was from the original apartment complex. Revisit calculations to use townhouse population analysis.
Response: The population calculations have been revised to 1 person per one bedroom, two adults for 2 and 3 bedrooms plus the school board calculated 182 children for a total of 994 persons for the entire 442 units.
7. Add note for flexibility units to be returned to city for units not used on Page 9.
Response: The flexibility units will be returned to the city and a note has been added to the PUD on page 10 as requested.
8. Page 14 water analysis sewer average demand to 7.0 and add "at design capacity"
Response: The additional language has been added to the sewer analysis.
9. Page 15 change capacity to 7.0 MGD.
Response: The capacity has been revised to 7.0 MGD.

10. Change drainage analysis on page 18 to three year instead of 5 year.

Response: The drainage analysis storm event has been changed to three years.

Please find attached three sets of the revised PUD documents and one copy of the BOA minutes of the meeting approving the setback variance. Please place us on the next available P&Z board meeting.

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". The signature is written in a cursive, flowing style.

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