

PUD APPLICATION
CITY OF MARGATE

~~June 2017~~October 2018

CELEBRATION POINTE

Prepared for:

Lennar Homes, Inc.

Prepared by:

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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.~~1632~~ acres count 100%

Total open space provided: 10.~~6480~~ acres or ~~35.86~~%

4. Internal landscaping will be provided 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 exterior of 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 ~~used encloused~~ for permanent living area. No screens can be installed beyond the building face. Roofs are made of tile. Unit i Interior improvements require local permits prior to construction. The South half allows fencing on the side and rear lot lines of private back yards ~~with 5' white aluminum rail fence~~ in accordance with Section 3.14 of the City Zoning Code. An 68' privacy ~~fence screen is permitted~~ between the back yards on each lot line in accordance with Section 3.14 of the City Zoning Code. 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.