



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SITE PLAN

5790 Margate Blvd., Margate, FL 33063
For Planning & Zoning Questions: 954-968-3617

Submittal Date (official use):

RECEIVED

OCT 29 2018

BY:

Project Name		Celebration Pointe South	DRC # 11-18-05	
Address		2850 N. State Road 7, Margate		
Acreage	14.26	Folio Number	484219350010	Paid: 10-30-18
Proposed Use		Multifamily townhomes		
Previous/Existing Use		vacant		
Legal Description		phase 2 of Tract A of the Celebration Pointe Plat, PB 178, PG 68		

Describe proposal/request in detail, including occupant capacity (if applicable)
Proposed modification to the Open space calculations to solve ambiguities with private back yards used for private uses and back yard fence locations.

Applicant Name		Greg McPherson	
Business/Corporate Name		Lennar Homes, LLC.	
Address		730 NW 107th Avenue, #300 Miami, Florida 33172	
Phone Number	305-559-1951	Fax Number	
Email Address	Phil.Serrate@lennar.com		

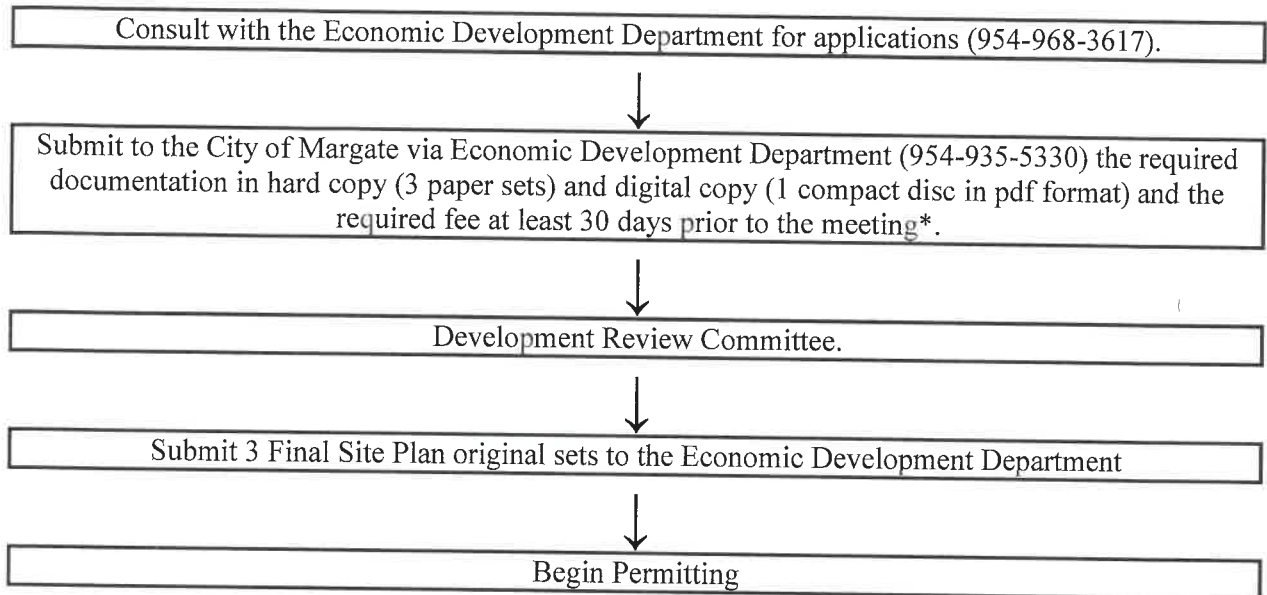
Agent/Contact Name		Jay Huebner	
Business/Corporate Name		HSQ Group, Inc.	
Address		1001 Yamato Road, Suite 105, Boca Raton, FL 33431	
Phone Number	561-392-0221	Fax Number	561-392-6458
Email Address	jay@hsqgroup.net		

Property Owner's Signature

Date

10/19/18

CITY OF MARGATE SITE PLAN APPROVAL PROCEDURES



*DRC meeting schedule and deadlines can be found at the following web address:

<http://www.margatefl.com/DocumentCenter/View/232>

To access the Margate Code of Ordinances online:

1. Go to www.municode.com
2. Click on “Library”
3. Where it directs, select “Florida”.
4. Scroll down to “Margate” and click on it.
5. From this page, you have the following options:
 - a. Enter a word search at the top of the page and Municode will bring up appropriate sections of the Code (it will search the entire code). If you click on one of those sections and wait for it to fully load, it will take you to the first instance of your search word and your search word will always be highlighted. When viewing one of the selections, you can exit the search by clicking the “home” icon to the left and then clicking the red “X” at the top of the page.
 - b. Use the menu on the left to find a specific Chapter of the Code
 - c. If you want only the ZONING CODE, go to the menu on the left-hand side of the page and scroll down until you see “Appendix A Zoning” and click on it.

Application submissions will be considered incomplete without all of the following required materials:

1. Completed DRC application form.
2. Application fee:
 1. Non-residential: \$500 + \$1 per 25 sqft of new construction.
 2. Residential: \$500 + \$5 per dwelling unit
 3. Amendment: \$250
3. Ownership affidavit and consent.
4. Complete site plan package. (See attached checklist)
5. Any other documentation as may be required to permit the necessary findings.

NOTES:

1. 3 paper sets of backup material (1 original, stamped/sealed + 2 copies*) and 1 compact disc in pdf format must be submitted with 1 original application cover sheet (p.1) to the Economic Development Department at least 30 days prior to DRC meeting.
 - * Copies can use a copy of the original stamp/seal.
2. The applicant or authorized representative must be present in order for a submission to be reviewed by the committee.
3. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.
4. Large (24" x 36") surveys and/or plans must be folded into quarters, and then in half with the application visible.
5. Backup material must be collated and bound into 3 distinct sets.

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at
Celebration Pointe South,

being the subject property for this DRC application for a SITE PLAN APPROVAL, and I give
authorization to Jay Huebner 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 31 of the Margate City Code.

Greg McPherson, VP

Print owner's name

Signature of owner

Subscribed and sworn to before me this 19 day of October 2018.

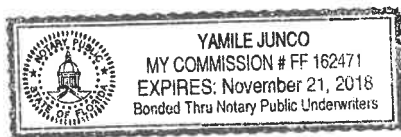
Yamile Junco

Print or type name of Notary

Signature of Notary

☒ Personally known to me

☐ Produced identification



DRC SITE PLAN CHECKLIST

- Survey (not older than five years)
- Site plan: (Scale must be no less than 1 inch equal to 50 feet)
 - Off-street parking
 - Sidewalks
 - Driveways
 - Interior landscape area
 - Existing and proposed deceleration and turn lanes
 - Medians
 - Wheel stops
 - Street paving
 - Internal walks
- Site data
 - Floor areas
 - Aggregate building coverage
 - Green space
 - Vehicular use areas
 - Required parking calculation
- Floor plan
- Typical building elevation
- Landscaping plan and data
 - An accurate tree location superimposed over the basic site plan, showing the species and size of all trees of three inches or greater caliper, DBH (Diameter Breast Height)
 - The tree replacement calculation
 - Required landscape calculation
 - Buffering and fencing or decorative masonry wall
 - Solid waste disposal enclosure
- Irrigation plan
 - 100% coverage
 - Source of water, pumps, valves, pipe sizes, rain sensors, head types, locations and spray patterns.
- Photometric plan (exterior lighting) for all vehicular use areas
- Engineering plan
 - Drainage structures
 - Drainage calculations
 - Existing and proposed fire hydrants
 - Proposed finished floor and pavement elevations
 - Water mains
 - Sewer laterals
- Copies of any and all agreements that run with or affect the property, such as cross access agreements, shared parking agreements, restrictive covenants, plat note amendments, or FDOT agreements.
- Any other architectural, engineering or other data as may be required to permit the necessary findings.

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 10/31/18 01 Receipt no: 15630

Type	SvcCd	Description	Amount
EM		ECDV AMENDED SITE PLAN	
	Qty		
	1.00		\$250.00

CELEBRATION POINTE SOUTH
DRC 11-18-05

Tender detail

CK Ref#:	24871	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 10/30/18 Time: 14:39:36

HAVE A GREAT DAY!