

STAFF REPORT  
Celebration Pointe  
063-MP-06

A request to amend the note on the plat has been filed with the Planning and Development Management Division. The plat was approved by the County Commission on June 26, 2007 for 412 townhouse units (290 two-bedroom and 122 three-bedroom), on a total of 30.0 acres. The property is located on the east side of State Road 7, between Northwest 24 Street and Northwest 29 Street (Coral Gate Boulevard), in the City of Margate. A subsequent request to revise the note was approved by the County Commission on June 24, 2008, and the plat was recorded on November 7, 2008 (P.B. 178, PG. 67), with the following note:

This plat is restricted to 412 garden apartments consisting of 165 one-bedroom units, 206 two-bedroom units and 41 three-bedroom units.

A revised note, approved by the County Commission on March 1, 2016 (INSTR # 113621419), reads as follows:

This plat is restricted to **580 garden apartments**.

The applicant is requesting to bifurcate the plat into Parcels A-1 and A-2; decrease the number of garden apartments by 298 for a total of 282 units and restrict these units to Parcel A-1; and add 168 townhouse units to Parcel A-2, for a total of 450 units. This is a decrease of 130 dwelling units. The requested note reads as follows:

This plat is restricted to **282 garden apartments on Parcel A-1 (see attached legal description) and 168 townhouse units on Parcel A-2 (see attached legal description)**.

In accordance with Ordinance 2008-11, effective June 2, 2008, garden apartments are defined as three (3) or more attached dwelling units in a two (2) or three (3) residential story building with each unit being only one (1) residential story.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Residential 20 du/ac" land use category, and that this request complies with the permitted uses and densities of the effective Land Use Plan. Planning Council staff notes that this plat was the subject of local land use plan amendments in November 2006, which amended the land use from "Residential 10 du/ac" to "Residential 14 du/ac" with the allocation of 113 "flexibility units," and in January 2010, which amended the land use from "Residential 14 du/ac" to "Residential 20 du/ac" with the allocation of 168 "flexibility units." These local amendments were recertified by the Planning Council to permit a maximum of 580 dwelling units through a Declaration of Restrictive Covenants (O.R.B. 47534, PGS. 387-390).

Planning Council staff also notes that this plat is exempt from Policy 02.16.2 regarding affordable housing, as the referenced amendments were not Broward County Land Use Plan amendments, and was also exempt from Policy 2.10.1 regarding compatibility, as

the subject plat is neither adjacent to nor within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not adjacent to another municipality.

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that this plat was most previously reviewed for 580 garden apartments which vests the project for 249 students. School Board staff has determined that this project is vested for the requirements of public school concurrency; therefore, the proposed dwelling units are subject to Broward County school impact fees.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The attached comments from the Florida Department of Transportation (FDOT) indicate that a pre-application approval letter is recommended for this site's access to State Road 7 (US 441). A previous letter, issued for the residential units' access to State Road 7, expired on May 1, 2015. The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or [Djemcy.Limage@dot.state.fl.us](mailto:Djemcy.Limage@dot.state.fl.us).

The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. This plat is located in the City of Margate, which is within the archaeological and historic jurisdiction of Broward County Historic Preservation Ordinance 2014-32. In the event that any unanticipated archaeological features or artifacts are discovered during the course of development or survey, in accordance with Broward County Ordinance 2014-32, Section 5-536.5(g) the property owner shall notify Rick Ferrer, Broward County Historic Preservation Officer of the discovery within 24 hours at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org).

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State

Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached resolution (No. 17-070) from the City of Margate indicates this request was approved by the City Commission on May 3, 2017

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents a decrease of 68 PM peak hour trips. The plat is located within the North Central Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

The transportation concurrency fees, school impact fees, and regional park impact and administrative fees were paid for 282 garden apartments on Parcel A-1. The proposed 168 townhouse units on Parcel A-2 are also subject to transportation concurrency fees, school and regional park impact fees and any additional administrative fees for regional parks, which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. Regional park impact and administrative fees are subject to an annual adjustment on October 1.

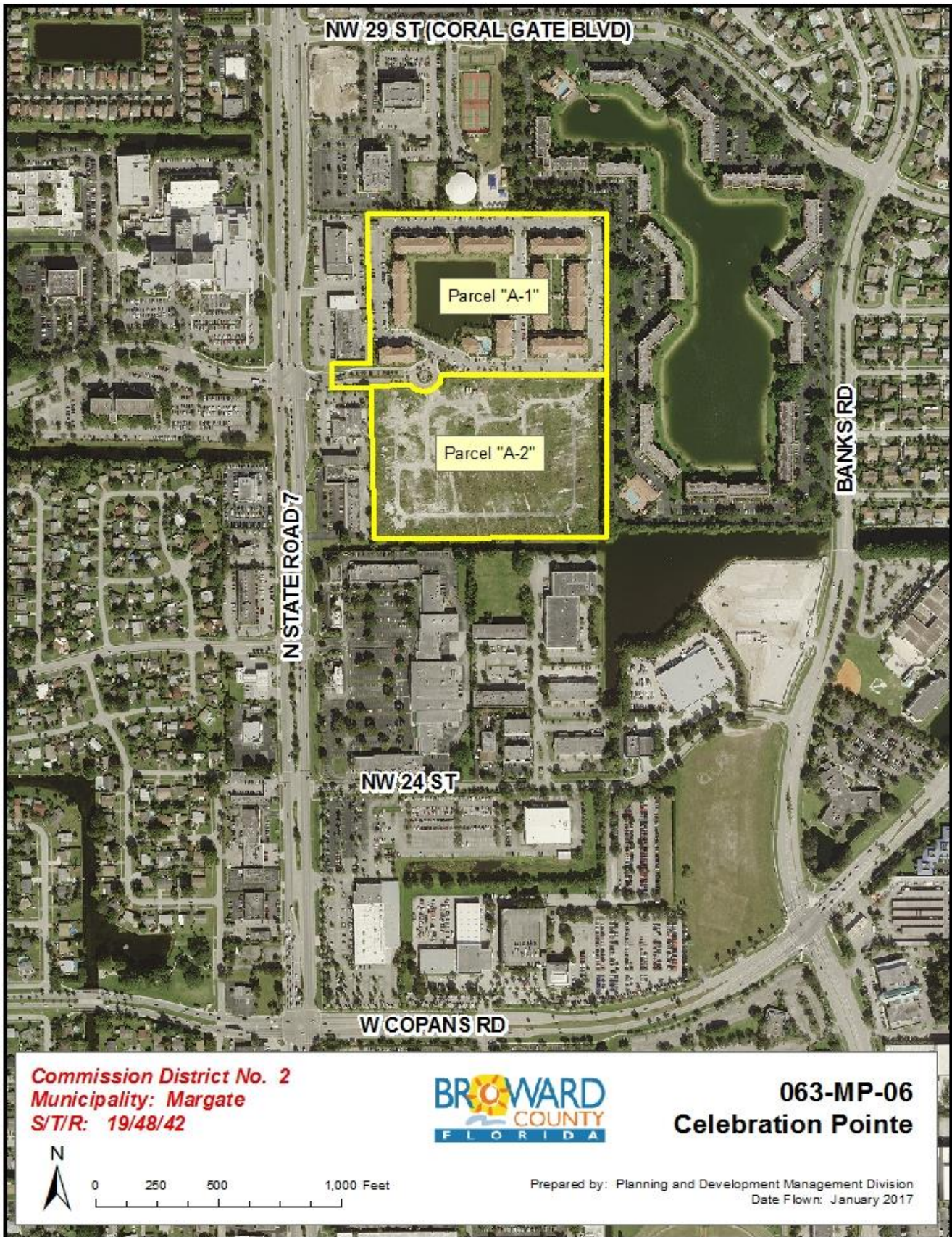
Staff recommends **APPROVAL** of this request provided the applicant records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 22, 2018**.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

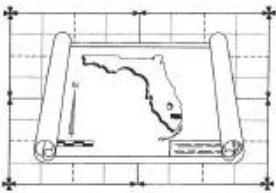
Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

*smh*





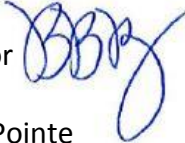




## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Celebration Pointe  
(063-MP-06) City of Margate

DATE: May 30, 2017

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat:

FROM: This plat is restricted to 580 garden apartments.

TO: This plat is restricted to 282 garden apartments on Parcel A-1 located on north half and 168 townhouses on Parcel A-2 located on south half.

The Future Land Use Element of the City of Margate Comprehensive Plan is the effective land use plan for the City of Margate. That plan designates the area covered by this plat for the uses permitted in the "Residential 20 du/ac" land use category. This plat is generally located on the east side of State Road 7/ U.S. 441, between Coral Gate Boulevard and Northwest 24 Street.

The density of the proposed development of 450 dwelling units on 30.0 acres of land in the platted area, including the immediately adjacent right-of-way, is 15 dwelling units per gross acre. Planning Council staff notes that this plat was the subject of a local land use plan amendment from "Residential 10 du/ac" to "Residential 14 du/ac" with the allocation of 113 "flexibility units" in November 2006 through Ordinance No. 2006-14 and a subsequent local land use plan amendment from "Residential 14 du/ac" to "Residential 20 du/ac" with the allocation of 168 "flexibility units" in January 2010 through Ordinance No. 2010-01. Said local amendments were recertified by the Planning Council to permit a maximum of 580 dwelling units. Further, Planning Council staff notes that the site is restricted to a total of 580 dwelling units through an executed Declaration of Restrictive Covenants, as recorded in Official Records Book 47534, Pages 387-390.

Therefore, the proposed development of 450 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

**Celebration Pointe**  
**May 30, 2017**  
**Page Two**

Planning Council staff also notes that this plat is exempt from Policy 01.07.07 regarding affordable housing, as the referenced amendments were not Broward County Land Use Plan amendments, and from Policy 13.01.10 regarding compatibility, as the subject parcel is not adjacent to, or within 500 feet of, a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not adjacent to another municipality.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Samuel A. May, City Manager  
City of Margate

Ben Ziskal, AICP, Director, Economic Development  
City of Margate

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

PLAT  
SBBC-743-2009  
County No: 063-MP-06  
Celebration Pointe

April 3, 2017 2:39:34



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
<b>Date:</b> April 3, 2017 2:39:34	<b>Single-Family:</b>		Elementary: 84
<b>Name:</b> Celebration Pointe	<b>Townhouse:</b> 168		
<b>SBBC Project Number:</b> SBBC-743-2009	<b>Garden Apartments:</b> 282		Middle: 45
<b>County Project Number:</b> 063-MP-06	<b>Mid-Rise:</b>		
<b>Municipality Project Number:</b>	<b>High-Rise:</b>		High: 53
<b>Owner/Developer:</b> Celebration Pointe North, LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Margate	<b>Total:</b> 450		Total: 182

**Comments**

District staff previously reviewed and issued a School Capacity Availability Determination (SCAD) Letter for this concurrent plat and site plan application for 580 (three-or-more bedroom) garden apartment units, which vests the project from public school concurrency requirements for the 249 students (112 elementary, 66 middle and 71 high school students) generated by the 580 units. The application proposes a reduction to 450 total units comprised of 168 (three or more bedroom) townhouse and 282 (three or more bedroom) garden apartment units, which is anticipated to generate 182 (84 elementary, 45 middle and 53 high school) students, for a net reduction of 67 students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Liberty Elementary, Margate Middle and Monarch High Schools. Although the project was previously determined to preliminarily meet public school concurrency on the basis that adequate school facilities were anticipated to be available to serve the project as proposed, the Capacity Allocation Team (CAT) convened on January 6, 2016 and allocated the needed high school student stations to Coconut Creek High School.

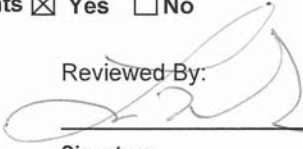
This application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements. This preliminary determination shall be valid until the end of the current 2016/17 school year or 180 days, whichever is greater, for a maximum of 168 (three or more bedroom) townhouse and 282 (three or more bedroom) garden apartment units as proposed in this application and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on September 29, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code



SBBC-743-2009 Meets Public School Concurrency Requirements  Yes  No

4-3-17  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for  
Delegation Request: Amend the Plat Note



TO: Review Agencies  
PLAT NAME: CELEBRATION POINTE PLAT NO.: 063-MP-06  
COMMENT DUE DATE: **MAY 25 2017**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdmdinfo@broward.org](mailto:pdmdinfo@broward.org). For additional information, please contact Sue Carrano at 954-357-6627 (or [scarrano@broward.org](mailto:scarrano@broward.org)). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

COMMENTS: \_\_\_\_\_  
Djemcy Limage  
**Print Name**  
FDOT- Access Management  
\_\_\_\_\_  
**Agency**  
954-777-4363  
\_\_\_\_\_  
**Phone Number**

Traffic impact/access to State Road that are providing access to this site plat need to be evaluated due to proposed note amendment; a Pre-Application Approval letter would benefit applicant's future development plans for this plat. (Site has direct access at the signalized intersection at SR 7). The Previous Pre-Application letter attached was only approved for the northern parcel.



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.  
SECRETARY

May 1, 2014

**THIS PRE-APPLICATION LETTER IS VALID UNTIL MAY 1, 2015  
THIS LETTER IS NOT A PERMIT APPROVAL**

Mr. Jay Huebner, P.E.  
HSQ Group  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486

Dear Mr. Huebner:

RE: **May 1, 2014** Pre-application Meeting for Category D Driveway  
Broward County, Urban, In the City of Margate  
State Road 7, State Section **86100**, Milepost **20.025**, Access Class 3, Posted Speed 45 mph  
Reference Project N/A, Location: Rancho Boulevard, Site Acreage: 29.5, Proposed Land Use: Residential  
Maximum Square Footage: Applicant: United Homes International, Property Owner: United Homes  
International, Proposed Project Name & Address: Celebration Pointe

**Your Request:** Maintain existing access from signalized intersection at SR 7 with a modification to construct NB right-turn lane at existing intersection.

**WE APPROVE YOUR REQUEST.** Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan and survey. You may choose to review this concept further with the District Access Management Review Committee.

**Conditions:** A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.

- **Right turn lanes are required with permitted right turns and must include bicycle lane width.**
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage)
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All driveways not approved in this letter must be fully removed and the area restored.

**Comments:**  
Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement, and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. This letter shall be submitted with any further reviews. If conceptually approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>  
Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: [christine.bacomo@dot.state.fl.us](mailto:christine.bacomo@dot.state.fl.us). Thank you.

Sincerely,

Dima Poe  
District Traffic Access Manager

CNB/nyh

cc: Dima Poe/Stam Williams *sw*  
File: s:\Permits\Pre-app Letters\Broward County\United Homes International - SR 7

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

**Application:** **Delegation Request** (To amend the note by subdividing the plat into Parcels A-1 and A-2, reduce 298 garden apartment units [Parcel A-1], and add 168 townhouse units [Parcel A-2].)  
**File Number:** **063-MP-06**  
**Project Name:** **Celebration Pointe**  
**Comments Due:** **May 25, 5017**  
**Development Type:** **Residential** (282 Garden Apartment Units on Parcel A-1 and 168 Townhouse Units on Parcel A-2)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

**Surface Water Management**

This plat is located in the City of Margate and is in the Cocomar Water Control District. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

**Potable Water Review**

This plat will be served by the City of Margate's Water Treatment Plant which has a capacity of 13.500 MGD and a maximum daily flow of 9.310 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

Wastewater Treatment Plant:	<b>Margate</b>
Flow Data:	<b>As of 04/17</b>
EPGMD Licensed Capacity	<b>8.7800 MGD</b>
12 Month Average Flow:	<b>6.1800 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.2100 MGD</b>
Total Committed Flow:	<b>6.3900 MGD</b>
Estimated Project Flow:	<b>0.1125 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.



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063-MP-06 CELEBRATION POINTE

### **Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Margate if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5ddd9c>

### **Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project**

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of

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063-MP-06 CELEBRATION POINTE

an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

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Be advised that approval of a delegation request does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

CITY OF MARGATE, FLORIDA

RESOLUTION NO. 17-070

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO ALLOW FOR TOWNHOUSES ON THE "CELEBRATION POINTE" PLAT, RECORDED IN PLAT BOOK 178, PAGE 68 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED AT 2850 NORTH STATE ROAD 7, SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, on April 11, 2017, the City's Development Review Committee reviewed an application to amend the "CELEBRATION POINTE" plat, recorded in Plat Book 178, Page 68 of the public records of Broward County, Florida, consisting of a Plat Note Amendment to reduce the number of garden apartments reserved on the plat, introduce 168 townhouses, and divide Tract A into Parcels A-1 and A-2.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: That the City Commission of the City of Margate, Florida, approves the following Plat Note Amendment and creations of Parcels A-1 and A-2 on the "CELEBRATION POINTE" plat, recorded in Plat Book 178, Page 68 of the public records of Broward County, Florida, located at 2850 North State Road 7.

**From:**

"The plat is restricted to 580 garden apartments consisting of 96 one bedroom units, 362 two bedroom units, and 122 three bedroom units."

**To:**

"This plat is restricted to 282 garden apartments on Parcel A-1 and 168 townhouses on Parcel A-2."

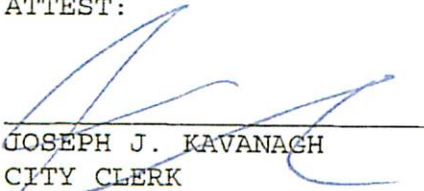
The legal descriptions for Parcels A-1 and A-2 are attached hereto, designated as Addendum "A" and Addendum "B" and made a part of this Resolution.

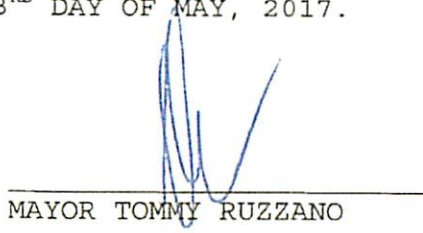
SECTION 2: That the applicant shall meet all conditions of approval imposed at the April 11, 2017 Development Review Committee hearing.

SECTION 3: That this Resolution shall become effective upon proper signatures being provided on said Plat Note Amendment.

PASSED, ADOPTED AND APPROVED THIS 3<sup>RD</sup> DAY OF MAY, 2017.

ATTEST:

  
\_\_\_\_\_  
JOSEPH J. KAVANAGH  
CITY CLERK

  
\_\_\_\_\_  
MAYOR TOMMY RUZZANO

RECORD OF VOTE

Caggiano	<u>YES</u>
Simone	<u>YES</u>
Peerman	<u>YES</u>
Schwartz	<u>YES</u>
Ruzzano	<u>YES</u>





Planning and Development Management Division  
Environmental Protection and Growth Management Department  
Board of County Commissioners, Broward County, Florida

**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

**PROJECT INFORMATION**

Plat Name Celebration Points  
 Plat Number 1. 063-MP-06 Plat Book - Page 178-68 (If recorded)  
 Owner/Applicant Celebration Points North, LLC & Celebration Points South Phone 305-989-2000  
 Address 12448 SW 127 Avenue City Miami State FL Zip Code 33186  
 Owner's E-mail Address omar.fonte@garco.net Fax # 305-989-8916  
 Agent HSQ Group, Inc. Phone 561-392-0221  
 Contact Person Jay Huebner  
 Address 1489 W. Palmetto Park Road, # 340 City Boca Raton State FL Zip Code 33486  
 Agent's E-mail Address Jay@hsggroup.net Fax # 561-392-6458

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)  
 Current note for entire plat The Plat is restricted to 580 garden apartments.  
 Proposed note for entire plat The plat is restricted to 282 garden apartments on Parcel A-1 located on north half and 168 townhouses on Parcel A-2 located on south half.

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know  
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.  
 Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
 If YES, provide LUPA number: \_\_\_\_\_  
 Does the note represent a change in TRIPS?  Increase  Decrease  No Change  
 Does the note represent a major change in Land Use?  Yes  No  
 Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
 Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
 Are on-site wells for potable water currently in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.  
 Are septic tanks current in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.  
 Estimate or state the total number of on-site parking spaces to be provided SPACES 1,060  
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A  
 Number of students for a daycare center or school STUDENTS N/A  
 Reasons for this request (Attach additional sheet if necessary.) South half of development changes to townhouses

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

**Please see reverse side for Required Documentation and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

*School Concurrency Submission Requirements*

- RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Parcel A-1	282 GA units		yes		

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

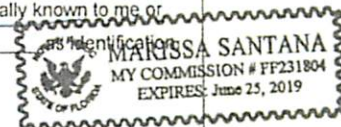
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and/or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of Florida  
 County of MIAMI-DADE

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]  
 Sworn and subscribed to before me this 8 day of May, 2017  
 by Walter Ferrelly  He/she is personally known to me or  
 Has presented [Signature]  
 Signature of Notary Public [Signature]  
 Type or Print Name MARISSA SANTANA



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time Application Date 05/09/17 Acceptance Date 5/11/17  
 Comments Due 05/25/17 C.C. Mig. Date 8/15/17 Fee \$ 1840  
 Plats  Survey  Site Plan  City Letter  Agreements  
 Other Attachments (Describe) SCAD - 04/03/17, Reso 17-070  
 Title of Request amend note legals/sketches A1 & A-2  
 Distribute to:  Full Review  Planning Council  School Board  Land Use & Permitting  
 Health Department (on septic tanks and/or wells)  Zoning Code Services (unincorporated area only)  
 Planning & Redevelopment (unincorporated area only)  Other \_\_\_\_\_  
 Adjacent City none Received by [Signature]



**PARCEL "A-1"**  
**(CELEBRATION POINTE NORTH)**

**LEGAL DESCRIPTION**

A PORTION OF TRACT "A", CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 658.13 FEET; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 138°59'49", A DISTANCE OF 160.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'24", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: SOUTH 89°32'46" WEST, A DISTANCE OF 145.85 FEET; THENCE NORTH 01°02'35" WEST, A DISTANCE OF 100.01 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 145.50 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 609.68 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 971.32 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 15.244 ACRES, MORE OR LESS.

**NOTES:**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
5. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

**ABBREVIATIONS:**

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.B.	= PLAT BOOK	RAW	= RIGHT-OF-WAY
P.B.C.R.	= PALM BEACH COUNTY RECORDS	U.E.	= UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4290



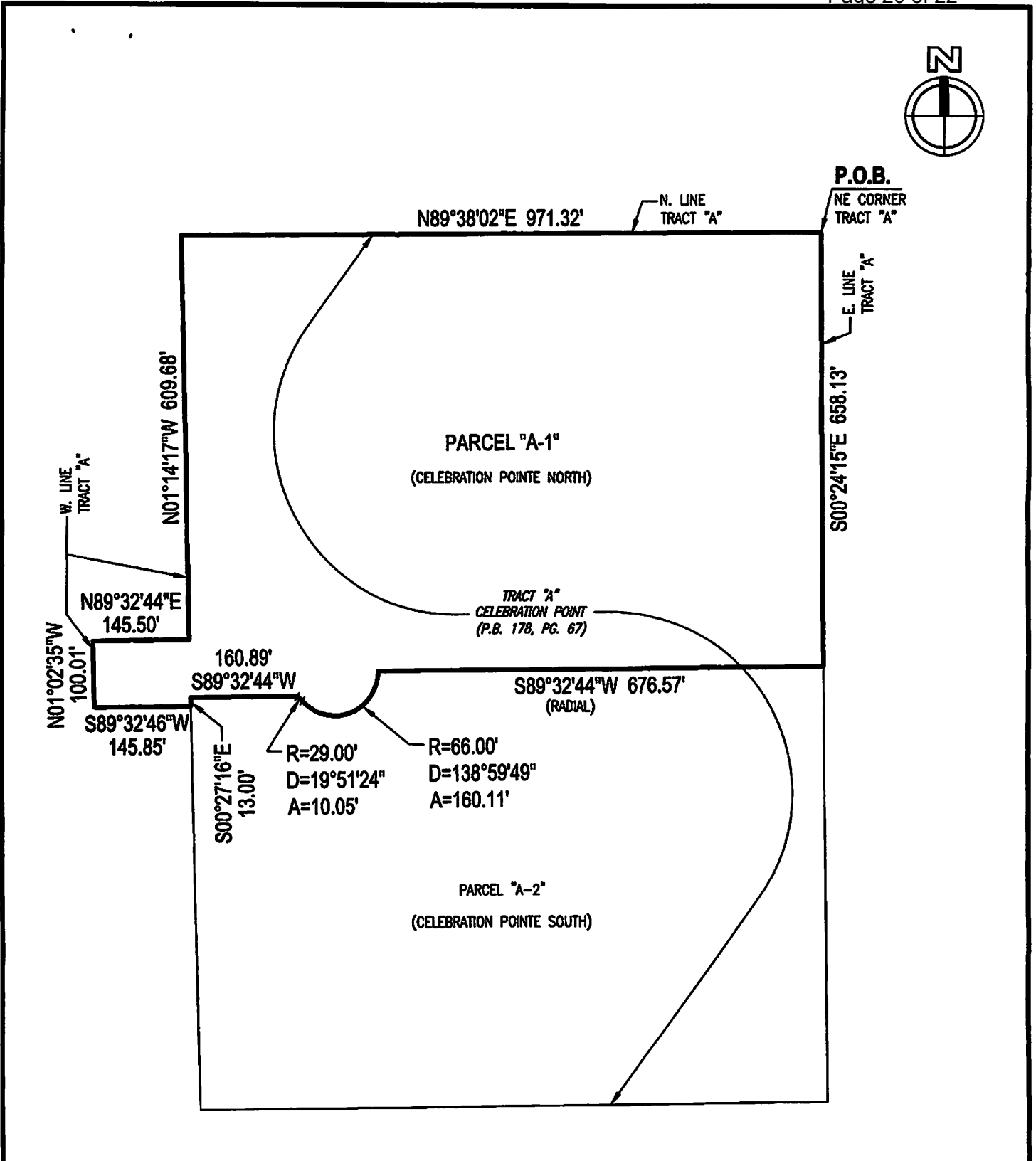
**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Rd., Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 4/7/17

SHEET 1 OF 2



**P.O.B.**  
NE CORNER  
TRACT "A"

N. LINE  
TRACT "A"  
N89°38'02"E 971.32'

E. LINE  
TRACT "A"  
S00°24'15"E 658.13'

PARCEL "A-1"  
(CELEBRATION POINTE NORTH)

TRACT "A"  
CELEBRATION POINT  
(P.B. 178, PG. 67)

W. LINE  
TRACT "A"  
N01°14'17"W 609.68'  
N01°02'35"W 100.01'  
N89°32'44"E 145.50'  
S89°32'46"W 145.85'

160.89'  
S89°32'44"W  
S00°27'16"E 13.00'

R=29.00'  
D=19°51'24"  
A=10.05'

R=66.00'  
D=138°59'49"  
A=160.11'

S89°32'44"W 676.57'  
(RADIAL)

PARCEL "A-2"  
(CELEBRATION POINTE SOUTH)

LEGEND:  
⊕ CENTERLINE

PARCEL "A-1" (CELEBRATION POINTE NORTH)	4/7/17	JDV	DCW	N/A
REVISIONS	DATE	BY	CKD	FIELD BK.
PROJECT: CELEBRATION POINTE	SCALE: 1" = 200'			
PROJECT NO.: 1305-26	SHEET 2 OF 2			



PARCEL "A-2"  
(CELEBRATION POINTE SOUTH"

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SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 14.257 ACRES, MORE OR LESS.

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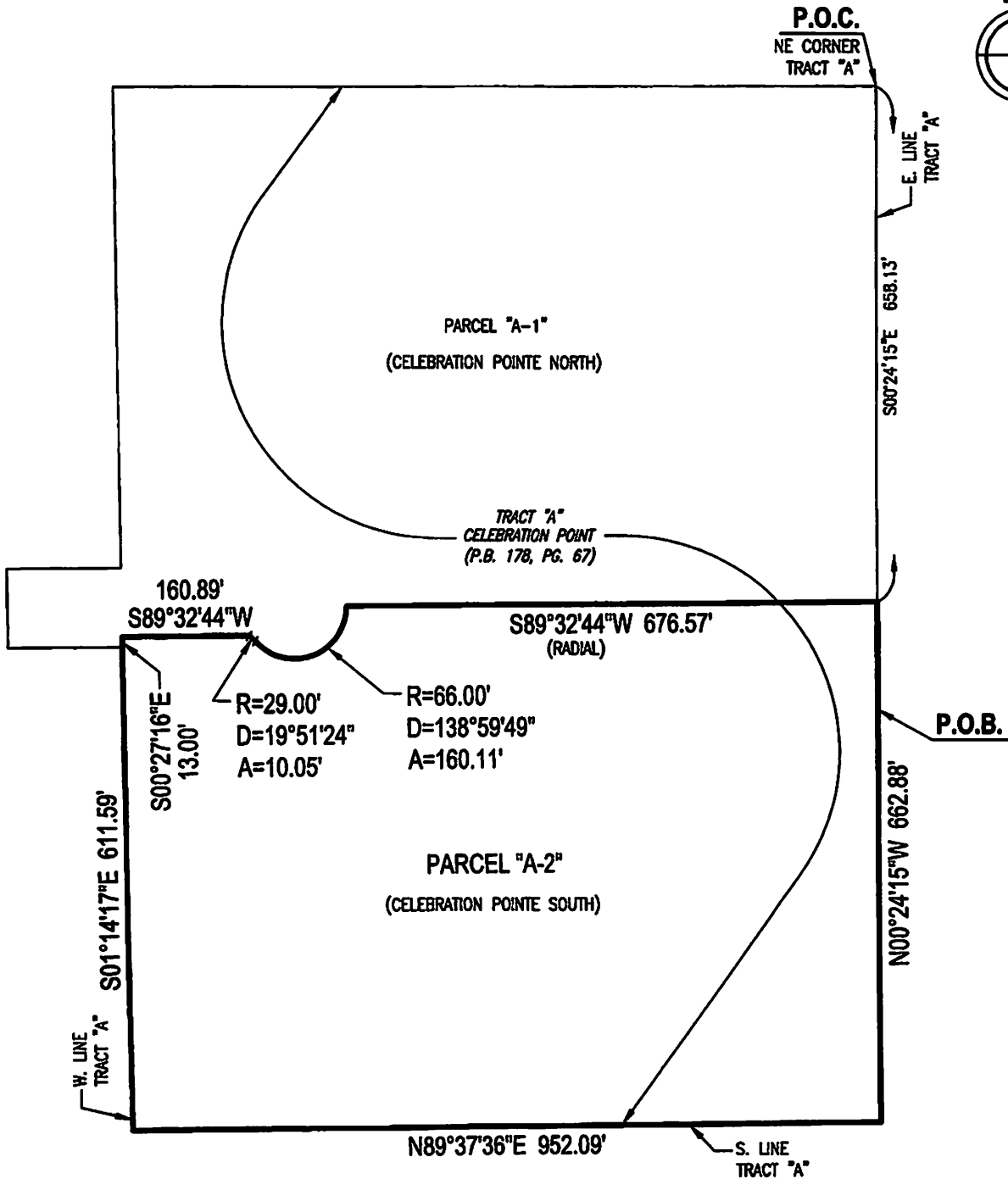
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PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 4/7/17

SHEET 1 OF 2



LEGEND:  
 CENTERLINE

PARCEL "A-2" (CELEBRATION POINTE SOUTH)	4/7/17	JDV	DCW	N/A
REVISIONS	DATE	BY	CKD	FIELD BK.
PROJECT: CELEBRATION POINTE	SCALE: 1" = 200'			
PROJECT NO.: 1305-26	SHEET 2 OF 2			