

February 14, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

RE: 1101 Hillcrest Drive – Transmittal Letter – Final TAC

Dear Ms. Wingett;

Enclosed please find the following documents for the submittal of the above-referenced project:

- Project Narrative
- Revised Site Plan Set
- Variance Request
- Response to Comments
- Surface Water Calculations
- Parking and Traffic Methodology/Analysis
- SCAD Report
- Plat Determination Letter
- Draft Declaration of Restrictive Covenants
- Draft Articles of Incorporation and By Laws
- Park Impact Application

Please let us know if anything additional is needed to be placed on the City's March 3, 2025 Final TAC agenda.

Sincerely,

GREENSPOON MARDER LLP



Kelly Ray

February 14, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

Re: 1101 Hillcrest Drive Project Narrative

Dear Ms. Wingett:

We represent Tobin, Inc. and Housing Trust Group, collectively referred to as “Applicant”. Tobin, Inc. owns the property at 1101 Hillcrest Drive through Harwin-Tobin 1101, LLC. The Applicant is proposing multi-family affordable housing on the Property, as described below.

Background and PUD

The site at 1101 Hillcrest Drive is 2.45 net acres (2.97 gross acres) and comprises three folios: 514219270034, 514219171541, and 514219171651. The City’s zoning for this site is PUD-R and the City’s land use designation is Medium (16) Residential.

The Property is within the boundary of the Hillcrest PUD, which was established by Ord. O-76-025. This ordinance included minimal guidance on development standards and noted that items such as number of dwelling units, number of buildings, heights, setbacks, number of parking spaces, and amount of open space was to be governed by the master site plan. The master site plan did not appear to provide specific detail for the Property.

The Property has the County land use designation of Irregular Residential (11.5 units/acre) and is within a Dashed-Line Area, which is approximately 260.5 gross acres in size and covers the entire Hillcrest PUD.¹ Within a Dashed-Line Area, density is not calculated on a site-specific basis; rather, the density is multiplied by the size of the Dashed-Line Area to establish a maximum cap of dwelling units within the entire Dashed-Line Area. It is our understanding that all of the dwelling units within this Dashed-Line Area have already been allocated and thus the Property does not have any current rights to residential units.

¹ Broward County Ordinance No. 2007-37. Recorded in ORB 44936 Pg 1402.

The Property is part of the Hillwood Section Three plat (recorded in PB 69 Pg. 10 in 1969). Per communications with County staff, because the plat was recorded after 1953, re-platting is not required.² The plat does not have a restrictive note and County staff also confirmed adding a plat note would not be required.³

PUD Amendment and Rezoning

The Applicant seeks to amend the PUD to facilitate the proposed multi-family residential building. We request to amend the existing PUD ordinance to allocate 120 residential units to this site and enact specific development standards consistent with the proposed site plan.

Site Plan

The proposed site plan has an 8-story, 90'8" high multifamily building with 120 units and approximately 3,901 square feet of office. The office will be used for sales and leasing and meets the criterion of "minimum nonresidential uses which can be shown to support and complement permitted residential uses" as required by the PUD regulations. The units will be deed restricted as affordable to units earning less than the Area Median Income (AMI). The AMI mix is still being determined, but it is anticipated that all of the units could be affordable to families earning less than 80% AMI (low-income units). Alternately, the mix could have units affordable to moderate-income families (less than 120% AMI) and units affordable to very low-income and/or low-income families.

The proposed unit mix is 75 1-bedroom units and 45 2-bedroom units. 137 surface parking spaces will be provided (where 204 spaces are required), as permitted by the PUD flexibility.

The applicant is requesting a variance to permit a maximum of 70% impervious area where 65% is required.

Flex Unit Allocation and Policy 2.16.3

As noted in the Background section, the Property does not have any rights to residential units. We are requesting the City allocate flexibility units to the Property in order to entitle the multi-family building. The Applicant proposes the following:

- 1) Use Broward County Land Use Plan Policy 2.16.3, an affordable housing bonus density policy that allows a local government to approve 6 bonus units for each moderate-income unit, 9 bonus units for each low-income unit, and 19 bonus units for each very-low-income unit. In a situation such as this where the land use designation does not permit any

² Email communication between Elizabeth Somerstein, Esq., Greenspoon Marder LLP, and Barbara Blake Boy, Broward County Planning Council. July 27, 2022 and Plat Determination Letter.

³ Email communication between Elizabeth Somerstein, Esq., Greenspoon Marder LLP, and Karina da Luz, Broward County Urban Planning Division. August 30, 2022.

residential density on the site,⁴ flex units must first be allocated by the local government to create the initial “base” of affordable housing units which are then used to generate the “bonus” units. For example, if the units at 1101 Hillcrest Drive are deed restricted as affordable to low-income households (up to 80% AMI), the City would need to allocate only 12 flex units and the other 108 units would be bonus units per Policy 2.16.3.

Thank you for your consideration of this application.

Sincerely,

GREENSPOON MARDER LLP

Julian Bobilev, AICP

⁴ As discussed earlier, the land use designation for the properties is Irregular Residential, however all of the permitted units in the Dashed-Line Area have already been built.

February 14, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

RE: 1101 Hillcrest Drive – Response to Variance Criteria

Dear Ms. Wingett;

The Applicant is the owner of the approximately 2.5-acre site at 1101 Hillcrest Drive (Property). The Property is in the Hillcrest PUD, which was established by Ord. O-76-025. The Applicant is proposing an 8-story multifamily building with 120 units and approximately 4,000 square feet of office (Project). The proposed uses are permitted within the City's PUD-R zoning district and Medium (16) Residential land use category.

In connection with the Project, the Applicant has already filed a site plan application and an application to amend the PUD on the Property to facilitate the proposed Project and requests the allocation of flex units.

The Project requires a variance to exceed the maximum impervious area of 65% as outlined below:

Variance Description

Required	Provided
Max. Impervious Area – 65%	Max. Impervious Area – 70%

Response to Variance Criteria

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

Response: The requested variance to provide a maximum of 70% instead of 65% impervious area maintains the basic intent and purpose of the impervious area regulations. The proposed standard will not affect the stability or appearance of the city.

Generally, impervious area regulations are intended to manage stormwater. The proposed impervious area will not impede the Property’s ability to meet stormwater requirements upon completion of the project. Additionally, the Project proposes 35% open space, significantly exceeding the 20% requirement. This additional open space helps mitigate impacts of the proposed impervious area by allowing for better stormwater infiltration, heat island reduction, and recreational benefits.

- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

Response: The proposed residential and office uses are a permitted use in the existing zoning and land use designations and are compatible with the surrounding land uses. The requested variance to provide a maximum of 70% instead of 65% impervious area will not create an incompatibility. Additionally, landscape buffers between adjacent properties is proposed.

The variance will not be detrimental to the community. The requested variance is minimal and will not impede the ability to meet stormwater requirements at the completion of the project. The Applicant is proposing a significant increase in open space by providing 35% where 20% is required.

- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

Response: The requested variance to provide a maximum of 70% instead of 65% impervious area is not inconsistent with the GOPs of the Comprehensive Plan or other similar plans. The variance process is designed to provide applicants with flexibility when strict compliance with certain regulations is impractical. In this case, the applicant proposes 70% impervious area instead of 65%, which is the minimum necessary, and also proposes 35% open space, significantly exceeding the 20% requirement, thereby helping to balance the request.

Additionally, the project proposes affordable housing. The additional impervious area requested supports the construction of more units, parking, and other necessary infrastructure, but also allows a sufficient number of units to be constructed while ensuring a livable and functional community and helping to meet the need for affordable housing.

- d. That the need for the requested Variance is not economically based or self-imposed; or

Response: The requested variance is neither economically driven nor self-imposed, as it does not reduce costs or increase profit margins. Instead, it is necessary to accommodate a site plan that supports permitted residential and office uses and that is compatible with the surrounding area.

At approximately 2.5 acres, the site's developable area is constrained, requiring a compact design with a slightly higher impervious area. Granting this variance will enable the intended use to function effectively within the zoning district while ensuring a sufficient number of units and adequate vehicular, emergency, and pedestrian circulation, as well as adequate parking.

Furthermore, this development will provide much-needed affordable housing, a regional priority that aligns with broader planning goals.

- e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law. These items are considered according to quasi-judicial procedures.

The variance is not necessary to comply with State or Federal Law. The requested variance is minimal and will meet the intent of the regulation while allowing the project to function.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to be 'KR' with a large loop and a downward stroke.

Kelly Ray

RESPONSES TO TECHNICAL ADVISORY COMMITTEE TAC REVIEW 24-FJDP-80

Subject: TECHNICAL ADVISORY COMMITTEE TAC REVIEW COMMENT RESPONSES

Project Manager: JULIAN BOBILEV, AICP
200 EAST BROWARD BLVD
SUITE 1800 FORT LAUDERDALE, FL 33301

Project: PUD-MULTIFAMILY DEVELOPMENT-RESIDENTIAL

Address: 1101 Hillcrest Drive, Hollywood, FL 33021

File No.: 24-FJDP-80

APPLICATION SUBMITTAL

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Application Form:
 - **Response: No comments provided.**
2. Ownership & Encumbrance Report (O&E):
 - a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
Response: Acknowledged. To be provided.
 - b. Ensure O&E addresses the requirements on the TAC submittal checklist:
<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>
Response: Acknowledged.
3. Alta Survey:
 - a. Alta survey shall be based on and dated after O&E. It shall make reference of the O&E report.
Response: Please see updated survey is enclosed with this submittal.
 - b. Provide an updated survey.
Response: Please see updated survey is enclosed with this submittal.
 - c. Easements and/or dedications with O.R. or plat books and page numbers.
Response: Please see updated survey is enclosed with this submittal.
 - d. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
Response: Please see updated survey is enclosed with this submittal.

4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Plat determination letter shall be for all properties in this project.

Response: Plat determination letter is provided with this final TAC submittal. Platting is not required.

5. Complete and submit to Broward County School Board and impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:

https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolIm_pactApplication1.pdf

Response: A Broward County School Board and impact fee application was submitted. SCAD letter SBBC-3965-2025 is valid through August 5, 2025 and is provided with this final TAC submittal.

6. Provide a School Capacity Availability Determination (SCAD) Letter of Approval.

Response: SCAD letter SBBC-3965-2025 is valid through August 5, 2025 and is provided with this final TAC submittal.

7. A Completed Park Impact fee application is required. Provide copy application.

www.hollywoodfl.org/DocumentCenter/View/5346/Park-Impact-Fee-Application_PRCA-?bidId=

Response: Application is provided with this submittal.

8. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Acknowledged and provided on the Cover sheet

9. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

Response: Needs to be done prior to the first public hearing, not Final TAC.

a. Hollywood Hills Civic Association

Response: A public participation meeting has been scheduled for 3/5/25.

10. Additional comments may be forthcoming.

Response: Acknowledged.

11. Provide written responses to all comments with next submittal.

Response: Acknowledged.

ZONING

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Acknowledged and provided on the Cover sheet.

2. Site Plan:

a. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

Response: Noted, please reference "SITE PLAN GENERAL NOTES" table on sheet A-100.

b. Please bold or color the property line on the site plan.

Response: Noted, please refer to updated site plan on sheet A-100.

c. Illustrate and show with color the pervious and impervious areas.

Response: Noted, please refer to pervious and impervious diagrams on sheet A-001. The pervious and impervious areas have are also shown in color on the updated site plan sheet A-100, reference the site plan legend.

d. Provide a colored site plan that shows landscape requirements, including the landscape buffer.

Response: Noted, please refer to updated site plan sheet A-100. Landscape buffer has been annotated and is graphically represented. Please refer to the "SITE INFO" table for landscape requirement calculations.

e. Provide and show a 5-foot landscape buffer on the site plan.

Response: Noted, please refer to the updated site plan on sheet A-100. Landscape buffer has been annotated and graphically represented with an orange line hatch as indicated on the "SYMBOLS LEGEND".

f. Please note that the required landscape buffer can be used as part of the 20% landscape/open space requirement.

Response: Acknowledged.

- g. Color, label, and dimension all landscape areas on the site plan.
Response: Noted, updated site plan on sheet A-100 is now colored, labeled and dimensioned.
 - h. Please number each parking space
Response: Noted and provided, please reference site plan sheet A-100.
 - i. Show the dimensions for each parking space.
Response: Noted and provided, please reference site plan sheet A-100.
 - j. Label the guest parking spaces, handicap and electric vehicle charging stations.
Response: Handicap spaces are identified. The project proposes affordable housing units. Based upon the enclosed parking study, alternative parking ratios are proposed and indicate a total of 128 parking spaces are required. Given that the site plan will provide 137 parking spaces, the parking supply will be sufficient to accommodate the anticipated parking demand.
 - k. Dimension the encroachment of the balconies on the site plan and the elevation plans.
Response: Noted, dimensions provided on floor plan and setback lines provided on elevation sheets.
 - l. Detail and illustrate where and how garbage will be picked up.
Response: Noted, please see sheet WM-1.
 - m. Dimension the width of each driveway curb cut/apron.
Response: Noted, please see A-100 Site Plan and Civil DWGS.
 - n. Dimension the parking lot setbacks on the site plan.
Response: Noted, please see site plan sheet A-100.
 - o. Ensure the new development complies with the preservation standards in the PUD-R. Please respond to the standards below on the next submittal.
Response: Acknowledged.
- The applicant shall file, at the time of approval of the final site plan, legal documents which will assure the above guarantees, and in particular provide for restricting the use of open space to the designated purposes. Such documents shall include, but not be limited to, the following provisions:
- o A homeowner's association with a declaration of the covenants and restrictions which will govern
 - A conveyance to the association of all right, title and interest in the open space upon the sale of the final dwelling unit or lot;

- The association must be established before any dwelling unit is sold;
- Membership in the association must be mandatory for each purchaser of a parcel of property subject to individual ownership and any successor in interest;
- The open space restriction must be permanent, and not for a period of years;
- The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities, as well as the maintenance of the open space itself;
- Each owner must pay his pro-rata share of the cost of such maintenance and other activities of the association which are an integral part of its operation, and the assessment levied against the owner by the association can become a lien on the property;
- The association must be able to adjust the assessment to meet changed needs.

Response: Enclosed with this submittal please find Articles of Incorporation, Declaration of Covenants, and Bylaws for 1101 Hillcrest Association, Inc.

3. Site calculations:

1. Provide the landscape and impervious calculations that not only include the square footage but the percentage as well.

Response: Noted, see sheet A-001, Area diagrams, shows the percentage and square of landscape, pervious and impervious calculations. Calculation also shown on site plan sheet A-100.

2. Provided parking calculations are short 73 parking spaces of the minimum required amount. Please address.

Response: We are requesting a parking reduction as permitted by the PUD flexibility. Please see attached Traffic and Parking Methodology/Analysis in support of the reduction.

3. Ensure guest spaces are provided and shown in the parking calculations.

Response: the team will coordinate to determine the location of guest parking spaces.

4. Provide all site calculations on the same page as the site plan.

Response: Noted, see sheet A-100, Site Plan, shows all site calculations.

4. Demonstrate compliance with the following zoning standards of the PUD, pursuant to 4.16(E)

- a. Land coverage. The maximum amount of impervious ground coverage, shall not exceed the following limitations:

- i. Residential areas of the PUD — 65%.
- ii. Office areas of the PUD — 75%.
- iii. Commercial areas of the PUD — 85%

Response: Per correspondence with city staff, these standards will be shown for the individual project. The applicant is requesting a variance to provide a maximum of 70% impervious area here 65% is required. Applicant application/response to variance criteria justifying this request is made with this submittal.

b. Landscaping.

- i. All pervious areas shall be landscaped. A minimum of 35 trees per acre of total site area shall be provided prior to the issuance of the certificate of occupancy. Landscaping shall be well maintained and a sprinkler system for the irrigation of trees and other landscaped features shall be provided.
- ii. A buffer area with screening shall be included on the perimeter of a nonresidential area whenever it adjoins residential land around the perimeter of the PUD.

Response: Requirement ii is not applicable to the site.

c. Open space.

- i. Open space shall comprise at least 20% of the PUD. The minimum acreage in open space shall be determined by multiplying the gross area of the proposed PUD by 20%.
- ii. Open space shall be distributed as proportionately as possible throughout the PUD, except those previously-identified natural areas, giving consideration to the relation of the open space to the dwelling units of the residents the open space is intended to serve. Open space may not be isolated in one corner of the development, but should be highly accessible to all residents; large open spaces should be enhanced or linked by walkways or greenway systems wherever possible.

Response: Acknowledged.

5. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

Response: Acknowledged.

ARCHITECTURE AND URBAN DESIGN

Chad Cramer, Urban Designercramer@hollywoodfl.org 954-921-3471

PLANNING

1. Please outline existing public access easements in force within the PUD.

Response: Please clarify comment, the entire PUD is 260.5 acres so it is not possible to outline all existing easements.

2. Pursuant to BrowardNext Policy 2.16.3(2), provide the proposed income levels to enable staff can determine the appropriate bonussing formulas

Response: The Applicant is determining the proposed AMI levels. However, we analyzed the three bonus formulas provided for in Broward County Policy 2.16.3

to determine the maximum number of flex units that would need to be allocated, which is 18 flex units at the moderate-income (120%). Below is the breakdown of flex units that would be required for each bonus formula income range:

- Moderate – 6 bonus units for every moderate-income unit = 18 flex units + 108 bonus units.
- Low – 9 bonus units for every low-income unit = 12 flex units + 108 bonus units.
- Very low – 19 bonus units for every 1 very-low income unit = 6 flex units +114 bonus units.

3. The use of Broward County's affordable unit bonussing must include a restrictive covenant that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.

Response: A Declaration of Restrictive covenants will be provided.

4. Please provide the total anticipated du/acre of the PUD once the proposed new development is taken into consideration. Densities may not exceed 50du/acre.

Response: The boundaries of the Hillcrest PUD are identical to the boundaries of the large (260.5-acre) Dashed-Line Area with the land use designation of Irregular Residential (11.5 units/acre). Within a Dashed-Line Area, density is not calculated on a site-specific basis; rather, the density is multiplied by the size of the Dashed-Line Area to establish a maximum cap of dwelling units within the entire Dashed-Line Area. It is our understanding that all of the dwelling units within this Dashed-Line Area have already been allocated. The applicant proposes using Broward County Policy 2.16.3 for bonus density to develop the site with 120 units. With the addition of 120 units, the overall density of the Dashed-Line Area would be closer to 12 units/acre, which is far below 50 du/ac.

URBAN DESIGN

1. The massing is appropriate for the area and the ground level fenestration and balconies of the upper levels provide activity and eyes on the street. To address the walkability of the site, the applicant should remove the parking area in between the building and the street and appropriately site the building to provide a direct pedestrian connection to the sidewalk. Additionally, the design should provide direct pedestrian paths through the parking area to the building.

Response: The proposal eliminates the parking area between the building and the street and appropriately locates the building to provide a direct pedestrian connection to the sidewalk. The design provides direct pedestrian paths through the parking area to the building. Consult A-100 Site Plan.

2. Provide color renderings of all the sides of the new development.

Response: Noted, see Sheet A-1000 shows the rendering.

3. Ensure that the design and massing of the building provide proper articulation and material. In addition, comply with the Articulation section of this code.

Response: Acknowledged.

4. Provide a street profile of the new development

Response: Please see Architectural plan set.

5. Ensure that the design is compatible with other buildings within the Hillcrest PUD-R.

Response: Acknowledged.

6. Please ensure to apply the city of Hollywood's design guidelines to your building. Please apply the following guidelines:

- New construction should utilize surface materials compatible with the South Florida region including stucco, tile, clear glass, oolitic limestone, etc. As such, the use of fieldstone, metal or plastic surfaces are not recommended.
- The color relationship between adjacent buildings should be compatible (not necessarily identical).
- The proposed structure indicates sensitivity to and is compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties.
- New construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks, as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.

Response: The new building uses materials such as painted stucco, accent walls and glass. Refer to sheets A-300 to A-305, General Building Elevation. The sheet A-002, Context Images, shows that the color relationship between adjacent buildings to be compatible. The new design is a modern and improves the appearance of surrounding properties.

7. If utilizing parking garages, Garages must be lined with architectural treatment and a landscape buffer. Parking garages and single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:

- a. All levels of parking garages shall be lined with active uses as required by the Building Requirements Table in each district or screened with architectural treatment. At ground level, parking garages shall be screened with both architectural treatment and landscape buffer.

Response: No parking garage is proposed.

8. Please comply with participating with the Cities Arts and Public Spaces Program. Please see the following requirements.

The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. This is a new ordinance that applies to your proposed development. Although the fee does not have to be paid prior to

PDB, a choice of one of the following commitments must be provided in a memo. Attached is the ordinance for review.

- In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
- Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
- Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

Response: To be determined. The applicant will identify a commitment.

9. Provide a color and material palette that will be used for the new development.
Response: Noted , sheets A-300 to A-305, Overall Building Elevation, show the palette of materials used in the proposal and colored of the building elevation.
10. Provide a note: All changes to the design will require Planning review and may be subject to Board approval.
Response: Noted, this note is shown on sheets A-100, Site Plan, A-300 to A-305, General Building Elevation.
11. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on the Site Plan and elevations.
Response: Acknowledged.
12. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.
Response: There is no parking garage provided for this project.

SIGNAGE

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development regulations".
Response: Noted, note was added on A-100, Site Plan and to the Signage and Pavement Markings Plan on sheet SPM-1.
2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign."
Response: Noted, the note was added on A-100, Site Plan and added to the Signage and Pavement Markings Plan on sheet SPM-1.
3. **Response: Noted, the note was added on A-100, Site Plan and added to the Signage and Pavement Markings Plan on sheet SPM-1.**

LIGHTING

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Provide a note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential".

Response: Noted, the note was added on A-100, Site Plan.

GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

Response: To be determined.

2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. Recommend to locate the charging stations on the visitor parking spaces.

Response: Noted and provided on sheet A-100.

3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

Response: Acknowledged.

ENGINEERING

Azita Behmardi, Deputy Director (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Provide a plat determination letter from the Broward County Planning Council.

Response: A plat determination letter is enclosed with this submittal. Platting is not required.

2. Unity of Title will be required, site encompasses two parcels.

Response: The applicant will unify the parcels by using the Broward County Property Appraiser's process for combining folios.

3. Provide O & E report with all applicable easement documents.

Response: To be provided.

4. Please provide updated ALTA survey. The ALTA survey provided is from 2009 and are not signed and sealed, please provide signed and seal documents. Existing access to the roundabout is not shown on the survey. All future submittals of survey, civil, architectural, landscape, etc. should be signed and sealed.

Response: An updated survey is provided with this submittal.

5. Architectural plans are not signed and sealed, please provide signed and sealed documents.

Response: Acknowledged.

6. Provide an overall site plan and civil plans with the following information:

- a. Existing right-of-way width dimension for streets/alleys adjacent to the site.
- b. Delineate and label all surrounding elements, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks, bike lanes, medians, water mains, water meters, fire hydrants, storm drainage system, sanitary sewer, located within the ROW, etc.
- c. Provide vehicular turning radii (inside, centerline, and outside) at driveway access locations as well as throughout any garage and loading zones.
- d. Include all features of City streets and alleys within full City right-of-way (both sides) from property line to adjacent property lines. Fully dimension the ROW of Hillcrest (i.e. centerline to property line and full width of the ROW).

Response: Noted, please refer to civil plans.

7. Delineate and label any proposed signage, walls, curbing, sidewalks etc. or fences on the site plan, civil and landscape plan sheets.

Response: Refer to the civil plans sheet SPM-1 for the information requested.

8. Please provide a fully dimensioned site plan. Including but not limited to curb cut widths, apron radius flares, setbacks for walkways, driveways, slabs, at grade parking, Drive aisles, all parking stalls, all loading zones, the width of walkways, landscape islands, landscape island radii, etc.

Response: Noted, see sheet A-100.

9. Please identify on the cover sheet and the site plan, if any variances are being requested for the site. If so, please list out the requested variance.

Response: A variance to permit a maximum impervious area of 70% instead of 65% is requested.

10. Provide on the site plan and civil plans the distance to the nearest fire hydrant and delineate how a fire truck will gain access to the site, showing vertical and horizontal clear unobstructed widths for fire access, minimum turning radii, and clear unobstructed turn around locations. Dimension the clear space in front of all fire hydrants at sidewalk(s) to confirm ADA standards are met.

Response: Refer to the Fire Access Plan on sheet FT-1.

11. Provide a note and delineate on the site plan how mail delivery will be handled for the project. Will a mail kiosk be provided, if so, where will it be located, and show will ADA accessibility be provided to the kiosk.

Response: Noted, sheet A-100, Site Plan and Sheet A-200 General Floor Plan-Level 01 show the mail area and have ADA accessibility from the outside

12. Clearly identify the guest parking spaces on A-101 and in civil plans on the Pavement Marking and Signage Plan (PMS). Guest parking should be signed and marked on the pavement.

Response: To be determined. We are requesting a parking reduction as permitted by the PUD flexibility. Please see attached Traffic and Parking Methodology/Analysis in support of the reduction.

13. Please clarify parking requirement. Applicant states 221 parking spaces are required; however, only 148 parking spaces are proposed. Please provide the required amount of parking and the update the parking breakdown chart. This will affect the number of ADA stalls and guest stalls to be provided on site. Please clarify in plans and table the correct required and provided stalls. Identify the applicable code sections for the parking count and justification for the reduced number of stalls being provided. Parking clarification required.

Response: We are requesting a parking reduction as permitted by the PUD flexibility. Please see attached Traffic and Parking Methodology/Analysis in support of the reduction

14. Consecutively number the parking spaces and ensure the total provided spaces in the table are consistent with the total numbered spaces on the plans. (A-101 site plan and on the PMS plans.) please dimension all parking stalls individually. If the length for a stall is consistent for a row of proposed parking stalls identify the length as typical. Individual width to be provided for all stalls.

Response: Noted, see sheet A-100, Site Plan and SPM-1 for parking space numbering and dimensions.

15. Specify and detail required and provided; bike parking, loading spaces, electric charging spaces on the site plan, civil plans and list within the parking table. Provide labels and dimensions for these spaces and provide details of the chargers within the civil or architectural plans, as appropriate.

Response: Noted, please see sheet A-100.

16. All non-vehicle areas shall be stripped to clearly identify pedestrian areas and vehicular areas. (i.e., loading zone, turnaround space, any space next to parking stalls or walls, etc.). Standard Parking stalls and striping are to be designed to the City of Hollywood Standard Parking Stall detail.

Response: Pavement markings have been provided per the City details. Refer to sheet SPM-1 for proposed pavement markings.

17. Provide “No Parking” pavement marking and hatching for the dead-end situation shown on the plans. Ensure this area is full dimensioned and the setbacks are shown from property line to the exterior face of the curb.

Response: “No Parking” pavement markings have been provided and dimensions have been added. Refer to sheet SPM-1.

18. Please strip the area around both loading zones, clearly identify and dimensioning the limits of the 2 proposed stalls (10 feet wide by 25 feet long). These shall not encroach into the clear space for the drive aisle. These stalls are located on the other side of the building away from the elevators, this building is proposed to be 8 stories. Consider relocating these stalls to provide better access to the elevators. Additionally, please identify the vertical height clearance at both of these loading zones.

Response: Noted and revised. Both loading zones are identified and dimensioned. In the new building proposal, an elevator is located near the loading area. On the sheet A-100, Site Plan, it is identified that the vertical height clearance is 14' 4" in this zone. Striping and dimensions have been added for the loading zones. Refer to sheet SPM-1.

19. Provide sight visibility triangles for all driveway access points. Be sure to call out the edge of pavement and label the distance between the edge of pavement and the property line to verify triangle size on the site plan and civil plan sheets. Sight visibility triangles should also appear on the landscape plans. Triangles are to be 12'X12' or 12'X6' when the edge of pavement in the ROW is further than 12 feet from the property line.

Response: Sight visibility triangles have been added. Refer to sheet SPM-1.

20. Indicate if there will be any security gates across the entrances. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate’s operation and provide sufficient vehicle queueing. All vehicle queueing shall be within private property (8.5’x19’ minimum). Show and label the queueing space, as applicable.

Response: There are currently no security doors at the entrances being provided.

21. Provide 5-foot-wide sidewalks (ADA accessible route) between ADA accessible parking, public spaces, the public right-of-way and the front door of the office and lobby to residence. Delineate and label the clear width, running slope, cross slope and curb ramps or flush transitions by FDOT type and delineate all detectable warnings on the plans at each crossing of a public or private roadway or commercial driveway. All other ADA ramps should be fully dimensioned and labeled to include landings, running length, clear width, handrails, and must include handrail details. Include standard FDOT details in the plans for the detectable warnings, ramps or flush transitions and any proposed handrails.

Response: Dimensions have been added to the plans. Find FDOT details for the proposed curb ramps on the Paving and Drainage Details sheet PD-2.

22. Add a note on the site plan and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4” but not greater than 1/2” will be beveled to meet ADA requirements.

Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD.

Response: Note has been added. Refer to sheet PD-1 for site grading.

23. Provide a legend and hatching for all materials proposed (asphalt, concrete, pavers, sod) on the site plan and PGD plans. Call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the Paving Grading and Drainage (PGD) plans:

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

- b. Pavers: Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

- c. Asphalt: Asphalt driveway is required to be a minimum 6-inch Limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

Response: Hatch legend has been added to civil plans. Refer to sheet PD-1.

24. Will the project include any elevators, if so, please label the elevators on site plan (A-101) and architectural floor plans, and if none so state. Additionally, please number each staircase and each elevator proposed and ensure the number is consist between upper floors on the architectural plans and the Civil plans.

Response: Yes, the project includes two elevators. Elevators are labeled on site plan and architectural floor plans

25. Please identify the length and width of all BOA areas, electrical rooms, lobbies, leasing offices, business offices etc. Fully dimensioned Civil and Site plans shall be provided for review.

Response: The length and width of all BOA areas, electrical rooms, lobbies, leasing offices, business offices, etc. are identified on all architectural plans. and all plans are dimensioned.

26. Delineate and label the dumpster enclosure on the site plan and civil plans and provide details of the enclosure fully dimensioned including the gates/doors and concrete pad. Please call out the type of door to be used and identify if a trash chute is to be provided (ensure to call out on above floors if applicable) Provide the type and size of garbage truck used to verify the radii on the plans, ensure to call out the inner and outer radii of the truck path.
Response: See Sheet A-100, Site Plan.
27. Please provide the inner outer and center radii for the waste truck to remove waste and for the loading zones. Please also show turning radii for the dead-end situation in the parking lot.
Response: The garbage truck will pick up at the north side of the building. Refer to the Waste Management Plan on sheet WM-1 or the truck turn.
28. Please provide the setback of all proposed columns from the drive aisle. Please provide a minimum setback of 3 feet.
Response: The plan proposes to maintain a setback of no less than 2' abutting a drive aisle.
29. Please identify any parking stalls proposed adjacent to solid obstructions, fences, walls etc. These stalls are to be widened to 9.5' when there is a solid obstruction on one side or 10.5' when there is a solid obstruction on both sides.
Response: The plan does not propose any parking stalls adjacent to any solid obstructions.
30. Provide complete civil plans for the proposed work indicating items such as but not limited to grading and drainage improvements (PGD), curbing (by type D, F, drop curb), drive aisle widths, vehicular circulation, sight visibility triangles (per City of Hollywood details), vehicular turning radii (dimension all radii), site utilities, stormwater pollution prevention plans (SWPPP), pavement marking and signage (PMS) plans, landscape and lighting plans, and related details.
Response: Find enclosed the civil plans.
31. On the PGD plans, include spot elevations proposed and existing to demonstrate positive drainage and ADA compliance. Provide finished floor elevations, base flood elevations (where applicable) drainage flow arrows, low spots, center of swales, location and size of existing and proposed drainage pipes, headwalls, inlets, catchbasins, stormwater management system including exfiltration trenches with solid pipe and perforated pipe labeled and include all appropriate details.
Response: Find enclosed Paving and Drainage plans and preliminary drainage calculations.
32. Provide cross-sections along each property line and depending on the length of the line or complexity of the project, more than one cross section may be needed along each property line. Provide a cross section in the center of each new driveway or roadway connection showing the continuation of the ADA route through the driveway/roadway

serving the site. At the location of all cross sections provide dimensions on the PGD and Site Plans (SP) adjacent to the cross-section callouts. Ensure the cross-sections include dimensions, proposed improvements (sidewalk, fences, walls/footers, etc.), property line, swales, etc. as applicable.

Response: Cross Section have been provided. Refer to sheet PD-4.

33. Provide a Utility plan showing, the location, size, and material type of all existing and proposed water, sewer, and storm infrastructure with direction of flow. Show how you are planning to connect to the city utility system. Include proposed size, type and location of mains and service lines for water and sewer including all meters, backflow preventers, manholes, clean-outs, pumps, lift stations, etc. and provide the estimated flows for water and sewer. For all public infrastructure provide a summary table or schedule of improvements to include the linear footage of water, sewer, storm pipes by size, type, and slope, the number of hydrants, valves, manholes, inlets, catch-basin, inverts, elevations, etc.

Response: Find enclosed Utility Plans. This project proposed to bring in services from existing water and sewer mains and extensions to any water and sewer main is not proposed.

34. Delineate on the utility plans and PGD plans, any pavement or turf restoration required and provide details for connections within City rights-of-way. All roads and alleys adjacent to the property are to be milled and resurfaced for the full width of pavement. Add a note on the Site plan, PGD plan and Utility plans pertaining to milling and resurfacing requirements and provide hatching to show limits of pavement restoration with dimensions from the property line to show the extent(s). Clearly label any swales to be restored in the ROW. Refer to the City of Hollywood Typical details.

Response: Response: The areas required to be milled and resurfaced have been hatched on the plans. There are no existing swales on the ROW to be restores. Refer to the Paving and Drainage Plan on sheet PD-1.

35. Provide the current City of Hollywood Typical Details in the plan set, to include but not limited to pavement restoration, sidewalks, swale grading and turf restoration, handicap space and signage details, etc.

<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan>

Response: Refer to the Paving and Drainage Details on sheets PD-2 and PD-3.

36. Provide a pavement marking and signage (PMS) plan for both onsite and off-site improvements. Pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Call out and label all regulatory signage (size and type) and striping (size and type) to include but not limited to: stop signs, stop bars, double yellow centerline with Y/Y RPM's, hatching, and crosswalks. If mid-block crosswalks are proposed include appropriate warning and advanced warning signs (label by MUTCD sign type). Provide all applicable details in the plan set including sign mounting, break-away assembly for

post, and mounting height. Ensure pavement markings across plans (SP, PGD, PMS, Landscape) are identical.

Response: Refer to sheet SPM-1 for pavement markings and signage.

37. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored. Add a note on the PMS plan that all pavement markings are to be compliant with the Manual of Uniform Traffic Control Devices.

Response: Note has been added. Refer to sheet SPM-1.

38. Provide trash chute.

Response: All floor plans show the trash chute.

39. Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954921-3900 or rmitinger@hollywoodfl.org and begin process to development an analysis methodology. A) Traffic analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. B) Provide a review of existing and future multimodal transportation impacts and needs. C) Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks.

D) Include review and impact to the existing school across the street with the new access connection to Hillcrest Drive shifting to the northwest and the median opening being modified with an existing crosswalk on Hillcrest Drive.

Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant.

Response: Please see Traffic Methodology/Analysis enclosed with this submittal.

40. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

Response: Acknowledged.

41. MOT plans required at the time of City Building Permit review.

Response: Acknowledged.

42. All outside agency permits are required at the time of City building permit review.

Response: Acknowledged.

43. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

Response: Acknowledged.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

-No landscape plans provided.

Response: Landscape plans provided as part of this submittal.

1. Satellite images and survey provided show existing trees/palms.

Response: Acknowledged.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition, and disposition (to remain, to be relocated, to be removed). Show all canopy including crowns of trees from adjacent lot located within 10' from property line. For new construction, Disposition plan must be superimposed on the new/proposed site plan.

Response: Sheet L-100, landscape Disposition Plan and L-200, Landscape Planting Plan, show tree disposition plan and landscape plan on separate sheets

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

Response: Acknowledged.

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

Response: Acknowledged.

5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4

Response: Acknowledged.

6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

Response: Acknowledged.

7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

Response: Acknowledged.

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. 36" ht min.

Response: Acknowledged.

9. Add note: All landscaping shall be warranted for 1 year after final inspection.

Response: Acknowledged.

10. Provide site requirements as per project zoning requirements. Trees per Acre, street trees and parking island trees.

Response: Acknowledged.

11. Add note: 100% irrigation coverage shall be provided.

Response: Acknowledged.

12. Provide landscape mix with vertical planting to buffer adjacent lots, as needed. Provide the appropriate tree/palm species with regards to the perimeter landscape area width. Future tree growth shall not be a nuisance to adjacent lots.

Response: Acknowledged.

I. UTILITIES

Alicia Vereas-Feria, Floodplain Development Review Administrator (avereas-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans for initial review. Provide a Paving, Grading, and Drainage Plan showing existing and proposed site elevations and drainage. Utilities Plan shall indicate existing and proposed water and sewer connections.

Response: Find attached the civil engineering plans.

2. Utilities Plan shall include the City's latest applicable standard Water and Sewer details available on the City's website via the following link:<http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>

Response: Find the City's latest details on sheet WS-2 thru WS-4.

3. Show Water and Sewer demand calculations on proposed Utilities Plan.

Response: Find the flow demand calculations on sheet WS-1.

4. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable. Include proposed FFE on Paving, Grading and Drainage Plan and Architectural Plans.

- a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, BFE + 1', or 18-inches above the elevation of the crown of the adjacent road or 6-inches for non-residential use; OR

- b. Broward County 2024 FEMA Flood Maps, available online via the following link:

<https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/>; OR

- c. Broward County Future Conditions 100-year Flood Map 2060 (ineffect as of July 2021), available online via the following link:<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?>

[id=ec160b81e7f84bdeacda62575e817380](#)

Response: The finished floor elevation will be dictated by the highest adjacent crown of road and is designed to be 10.80 NAVD.

5. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor.
Response: The finished floor elevation will be 10.80 NAVD and has been labeled in the civil plans as such.
6. Include perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.
Response: Please see updated civil plan set.
7. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.
Response: Find enclosed the preliminary drainage calculations.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. The structure is a Threshold Building by definition. A Threshold Inspection Plan written and performed by a Florida Registered Professional Engineer, inspecting the load bearing components of the structure, will be required at time of Building Permit Application.
Response: Acknowledged.
2. Provide tactile warnings at all locations where a sidewalk intersects a driveway or other vehicular way.
Response: Detectable warning has been provided at the driveway crossings.
3. Provide a declaratory statement of compliance to the 2023 Florida Building Codes, 8th Edition, the 2020 National Electrical Code and the 2023 Florida Fire Prevention Code. (Plans show incorrect code.)
Response: Noted, see sheet A-100, Site Plan, shows the applicable codes:
 - **BUILDING: FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023).**
 - **ACCESSIBILITY: FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES.**
 - **LIFE SAFETY: N.F.P.A. 101 - LIFE SAFETY CODE (2021)**
 - **FIRE PREVENTION: FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).**
4. Amend Sheet A-101 to provide dedicated emergency egress paths which leads from each emergency stairway to the public way.*

Response: Noted and complied. Sheet A-100, Site Plan, shows emergency egress paths which leads from each emergency stairway to the public way.

5. Provide an Accessible Route which connects the Accessible Parking to the Building.
Response: Noted and complied. Sheet A-100, Site Plan, shows an Accessible Route which connects the Accessible Parking to the Building.
6. Provide an Accessible Route which connects the Building to the public way.*
Response: Architect Response (1/29/2025): Noted and complied. Sheet A-100, Site Plan, shows an Accessible Route which connects the Building to the public way.

K. FIRE

*Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404*

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.
Response: Acknowledged.
2. Cite on the plans (page A-101) and show the use of the current codes for this project:
Florida Fire Prevention Code (8th Ed.)
NFPA 1 (2021 Ed.)
NFPA 101 (2021 Ed.)
Response: Acknowledged.
3. Show compliance on the plans regarding NFPA 1 (2021 Ed.) Section 18.2.3.2.1 --- "A fire apparatus access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building."
Response: Acknowledged.
4. Provide a complete FD Access route on the plans which is compliant with NFPA 1 (2021 Ed.) Chapter 18 in its entirety. --- The minimum width for FD access roads is 20' unobstructed as per NFPA 1 (2021 Ed.) Section 18.2.3.5.1.1, and as per NFPA 1 (2021 Ed.) Section 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m). --- Lastly, as per NFPA 1 (2021 Ed.) Section 18.2.3.5.3.1, the turning radius for fire trucks access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.
Response: Find attached the Fire Access Plan on sheet FT-1 showing the fire truck route and denoting all the required radii and road width/clearance requirements.
5. Plan page A-101 shows what appears to be a possible dead-end situation in the northeast parking area. --- As per NFPA 1 (2021 Ed.) Section 18.2.3.5.4 (Dead Ends) "Dead-end fire

apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.”

Response: The dead-end portion of the project is less than 150 feet in length. See Fire Access Plan on sheet FT-1.

6. The east stair appears to discharge onto the pool deck (plan page A-200). --- Clarify and correct on the plans as all emergency egress shall discharge to the public right of way.

Response: Sheet A-200, General Plan - Level 01, shows that the east staircase was changed and that it currently discharges to the lobby.

7. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

The installation of a (2-hour) fire rated vertical chase is recommended to avoid a higher cost if a BDA system retro-fit is required in the future.

Response: Response: A note stating this requirement has been added to the Fire Access Plan on sheet FT-1.

8. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

Response: A fire flow test has been requested the results will be provided once obtained.

9. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response: See the notes on the Utility Plan on sheet WS-1.

10. If a fire pump is needed, show its location on the plans in compliance with NFPA 20 (2019 Ed.).

Response: Acknowledged.

11. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

Response: See the notes on the Utility Plan on sheet WS-1.

L. PUBLIC WORKS

Annalie Holmes, Public Works Director (aholmes@hollywoodfl.org) 954-967-4207
Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4207

1. No comments received at this time

Response: Acknowledged.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application required.

Response: Please see park impact fee application enclosed with this submittal.

N. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Manager (RCoote@hollywoodfl.org) 954-924-2958

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received at this time.

Response: Acknowledged.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. Application is substantially compliant

Response: Acknowledged.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

EXPLANATION:

The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for **1101 Hillcrest Dr- Hollywood, FL**”- Final

RECOMMENDATION:

*****Note: Application is substantially compliant.**

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for **“1101 Hillcrest Dr. - Hollywood, Florida” – Final.**

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

Response: Acknowledged.

PARKING

Jovan Douglas, Code Compliance and Parking Director (jdouglas@hollywoodfl.org) 954-921-3548

1. No comments received.

Response: Acknowledged.

ADDITIONAL COMMENTS

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

Response: Acknowledged.

SURFACE WATER MANAGEMENT CALCULATIONS

HILLCREST APARTMENTS

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

HSQ PROJECT No.: 2410-80

Prepared For:

Housing Trust Group

3225 Aviation Avenue | 6th Floor
Coconut Grove, FL 33133

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
4577 North Nob Hill Road, Suite 210
Sunrise, FL 33351
(954) 440-6990 Phone

DATE: 02/12/2025



HILLCREST APARTMENTS
PROPOSED DRAINAGE CALCULATIONS

Future Avg. Wet Season Goundwater Elevation: 2.50 NAVD
 Future Broward County 100-Year Flood Elevation: 10.50 NAVD
 FEMA Baseflood Elevation: 9.00 NAVD (Zone AE)

Land Use Summary:

Lake/Water Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	13,411 sf	or	0.308 ac
Paved Areas (A_P):	61,433 sf	or	1.410 ac
Green Areas (A_G):	32,019 sf	or	0.735 ac
<u>Total (A_T):</u>	<u>106,862 sf</u>	or	<u>2.453 ac</u>

Compute Required Pretreatment Volume:

- Provide at least 1/2 inch over the developed project:

$$V_{PRE} = 0.5 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches}$$

$$= 0.5 \times 2.013 / 12$$

$$= 0.10 \text{ ac-ft or } 1.23 \text{ ac-in}$$

Compute Water Quality Volume:

- Provide at least 1 inch over the developed project:

$$V_{PRE} = 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches}$$

$$= 1 \times 2.013 / 12$$

$$= 0.20 \text{ ac-ft or } 2.45 \text{ ac-in}$$
- Provide 2.5" over % impervious area:
 - Site Area for water quality pervious/impervious calculation:

$$A_S = A_T - (A_L + A_R)$$

$$= 2.013 - (+)$$

$$= 2.145 \text{ ac of site area for water quality pervious/impervious}$$
 - Impervious area for water quality pervious/impervious calculation:

$$A_{IMP} = A_S - A_G$$

$$= 2.145 - 37401.7$$

$$= 1.41 \text{ ac of impervious area for water quality pervious/impervious}$$
 - Percent of impervious for water quality calculation:

$$= A_{IMP} / A_S \times 100\%$$

$$= 1.41 / 2.145 \times 100\%$$

$$= 65.7\% \text{ impervious}$$
 - For 2.5" times the percent impervious:

$$= 2.5" \times \% \text{ impervious area}$$

$$= 2.5 \times 0.657$$

$$= 1.64 \text{ inches to be treated}$$
 - Compute volume required volume for quality detention

$$V_{PRE} = \text{inches to be treated} \times (A_T - A_L)$$

$$= 1.64 \times (-) \times 1 \text{ foot} / 12 \text{ inches}$$

$$= 0.34 \text{ ac-ft or } 4.02 \text{ ac-in}$$



3. Since the 4.02 ac-in is greater than the 2.45 ac-in computed for the first inch of runoff, the volume 4.02 ac-in controls

HILLCREST APARTMENTS

PROPOSED EXFILTRATION TRENCH CALCULATIONS

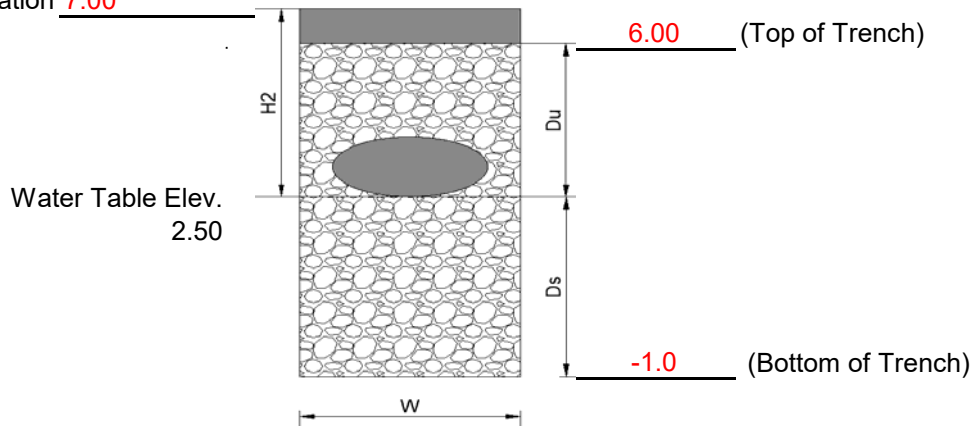
K-Value:

Test Hole #	(cfs/ft ² /ft hd)
P-1	2.00E-04
P-2	
K_{AVG}	2.00E-04

(Min. Pavement

Elev.) **8.90**

Wier Elevation **7.00**



K =	2.00E-04	cfs/ft ² - ft head
H ₂ =	4.50	ft
W =	8.00	ft
D _u =	3.50	ft
D _s =	3.50	ft
H = Du + D _s =	7.00	ft
FS =	2.00	
%WQ =	50%	(reduction on required water quality for wet/dry retention)

1) Trench Length for Water Quality Requirement:

V_{wq} = 4.02 ac-in or 0.34 ac-ft

$$L = \frac{FS [(\%WQ) (V_{wq}) + V_{add}]}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = 286 feet



2) Maximum Allowable Trench Length (3.28 inches):

$$\begin{aligned} V &= 3.28 \text{ inches} \times 2.45 \text{ acres} = \\ &= 8.05 \text{ ac-in} \text{ or } 0.67 \text{ ac-ft} \\ V_{add} &= 4.03 \text{ ac-in} \text{ or } 0.34 \text{ ac-ft} \end{aligned}$$

$$L = \frac{FS [(\%WQ) (V_{wq}) + V_{add}]}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + (1.39 \times 10^{-4})WDu}$$

$$L = 860 \text{ feet}$$

3) Provided Trench Volume:

$$\begin{aligned} L &= 860 \text{ LF} \text{ Provided} \\ V &= 8.05 \text{ ac-in} \text{ or } 0.67 \text{ ac-ft} \end{aligned}$$

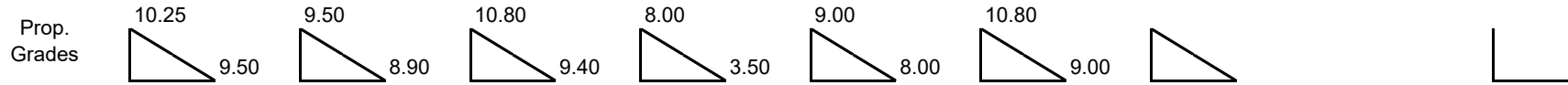
* Since provided storage volume exceeds water quality requirement, 50% of excess storage volume is credited. (SFWMD Page G-1)

$$V_{excess} = 8.05 \text{ ac-in (860 LF)} - 4.02 \text{ ac-in (water quality)} = 4.03 \text{ ac-in}$$

$$V = 4.02 \text{ ac-in} + (4.03 \text{ ac-in} \times 50\%) =$$

$$V = 6.03 \text{ ac-in or } \boxed{0.50 \text{ ac-ft}}$$

**HILLCREST APARTMENTS
PROPOSED STAGE/STORAGE AREA CALCULATION**



Stage (NAVD)	Pavement Area High		Pavement Area Low		Concrete Area	Retention Area	Landscape Area Low		Landscape Area High		Exfiltration Trench (See Previous Calculations) (ac.-ft.)	Building Area FFE=10.80		Total Site
	Area	0.323	Area	0.860	Area	Area	Area	0.189	Area	0.389		Area	Area	
	0.000		0.000		0.000	0.090	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.453
	(ac.-ft.)		(ac.-ft.)		(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)	
2.50	0.00		0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00		0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.07
3.50	0.00		0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.14
4.00	0.00		0.00		0.00	0.05	0.00	0.00	0.00	0.00	0.22	0.00	0.00	0.26
4.50	0.00		0.00		0.00	0.10	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.38
5.00	0.00		0.00		0.00	0.15	0.00	0.00	0.00	0.00	0.36	0.00	0.00	0.51
5.50	0.00		0.00		0.00	0.21	0.00	0.00	0.00	0.00	0.43	0.00	0.00	0.64
6.00	0.00		0.00		0.00	0.27	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.77
6.50	0.00		0.00		0.00	0.34	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.84
7.00	0.00		0.00		0.00	0.41	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.91
7.50	0.00		0.00		0.00	0.48	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.98
8.00	0.00		0.00		0.00	0.55	0.00	0.00	0.00	0.00	0.50	0.00	0.00	1.06
8.50	0.00		0.00		0.00	0.63	0.02	0.00	0.00	0.00	0.50	0.00	0.00	1.16
9.00	0.00		0.01		0.00	0.71	0.09	0.00	0.00	0.00	0.50	0.00	0.00	1.32
9.50	0.00		0.26		0.00	0.79	0.19	0.03	0.00	0.00	0.50	0.00	0.00	1.77
10.00	0.05		0.69		0.03	0.87	0.28	0.11	0.00	0.00	0.50	0.00	0.00	2.53
10.50	0.20		1.12		0.10	0.95	0.38	0.24	0.00	0.00	0.50	0.00	0.00	3.49
11.00	0.36		1.55		0.20	1.03	0.47	0.43	0.00	0.00	0.50	0.00	0.00	4.54
11.50	0.52		1.98		0.32	1.10	0.57	0.62	0.00	0.00	0.50	0.00	0.00	5.62
12.00	0.69		2.41		0.43	1.18	0.66	0.82	0.00	0.00	0.50	0.00	0.00	6.69

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.308	12.6%
Paved Areas (A_P):	1.410	57.5%
Green Areas (A_G):	0.735	30.0%
Total (A_T):	2.453	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 9.20 ft
 Depth to Water Table: 6.70 ft
 Soil Storage at Average Depth (S_S): 6.75 inches

$CN = 1000 / (S + 10)$ $= 83$

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 6.75 \times 0.3 =$$

2.02 inches

Rainfalls (P)

From Figure C-4, 10-Year, 24-Hour Storm =

8.30 inches

From Figure C-5, 25-Year, 72-Hour Storm =

14.00 inches

From Figure C-9, 100-Year, 72-Hour Storm =

17.50 inches

SFMWD Storm Events

10-yr 1-day Storm Event

$$\text{Runoff (Q)} = (P - 0.2S)^2 / (P + 0.8S)$$

$$= (8.3 - (0.2 \times 2.02))^2 / (8.3 + (0.8 \times 2.02))$$

$$= 6.29 \text{ inches of total runoff}$$

$$\text{Runoff Volume} = Q \times \text{Project Area}$$

$$= 6.29 \times 2.453 = 15.43 \text{ acre-inches} = 1.29 \text{ acre-ft.}$$

Stage for 10-Year 1-day Storm Event	8.90	ft. NAVD
-------------------------------------	------	----------

25-Yr 3-Day Storm Event

$$\text{Runoff (Q)} = (P - 0.2S)^2 / (P + 0.8S)$$

$$= (14 - (0.2 \times 2.02))^2 / (14 + (0.8 \times 2.02))$$

$$= 11.84 \text{ inches of total runoff}$$

$$\text{Runoff Volume} = Q \times \text{Project Area}$$

$$= 11.84 \times 2.453 = 29.04 \text{ acre-inches} = 2.42 \text{ acre-ft.}$$

Stage for 25-Year 3-day Storm Event	9.93	ft. NAVD
-------------------------------------	------	----------

100-Yr 3-Day Storm Event

$$\begin{aligned}\text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (17.5 - (0.2 \times 2.02))^2 / (17.5 + (0.8 \times 2.02)) \\ &= 16.02 \text{ inches of total runoff}\end{aligned}$$

$$\begin{aligned}\text{Runoff Volume} &= Q * \text{Project Area} \\ &= 16.02 \times 2.453 = 39.30 \text{ acre-inches} = 3.27 \text{ acre-ft.}\end{aligned}$$

Stage for 100-Year 3-day Storm Event	10.39	ft. NAVD
--------------------------------------	-------	----------

REFERENCE MATERIAL

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
4577 North Nob Hill Road, Suite 210
Sunrise, FL 33351
(954) 440-6990 Phone

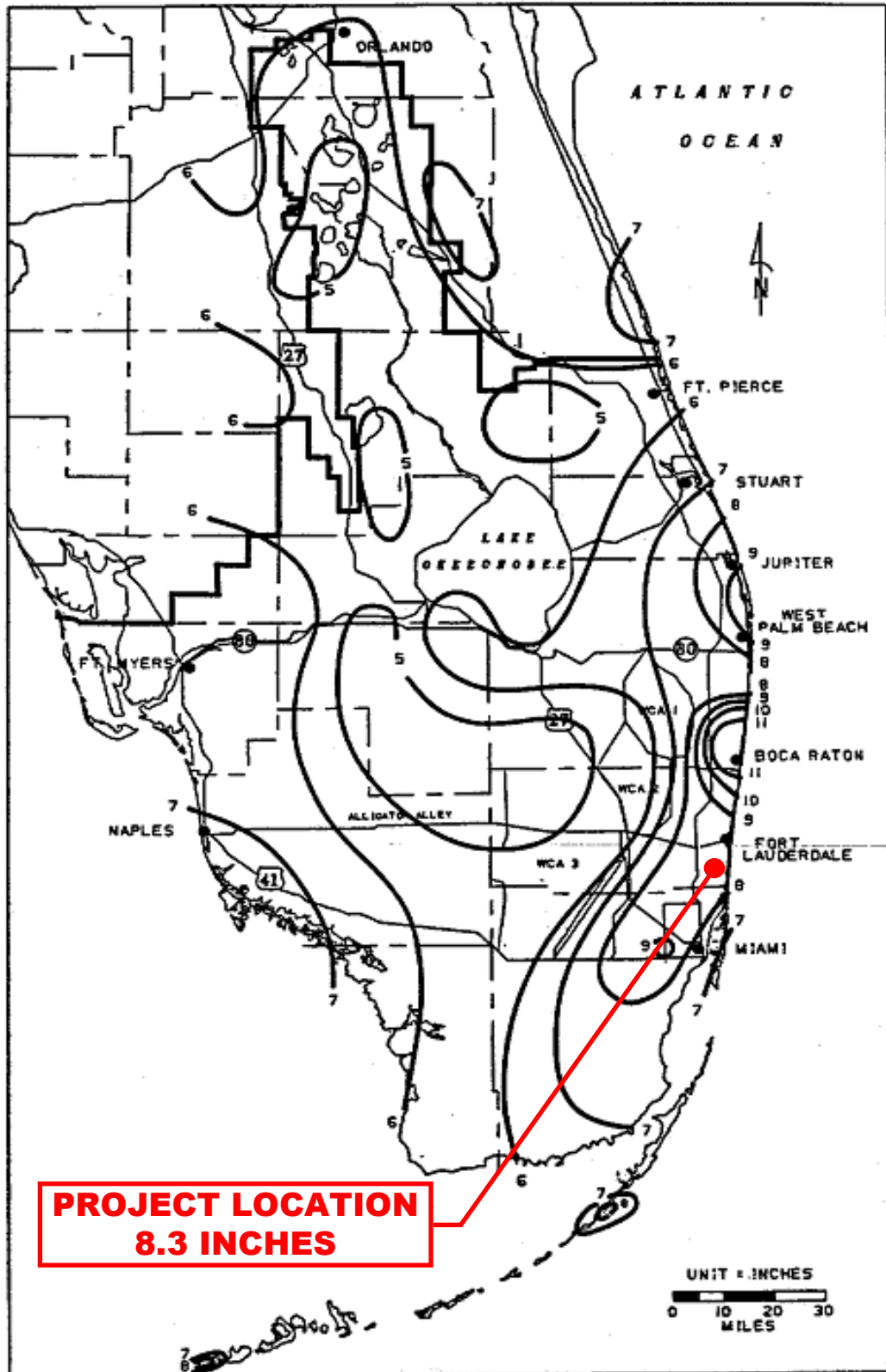


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

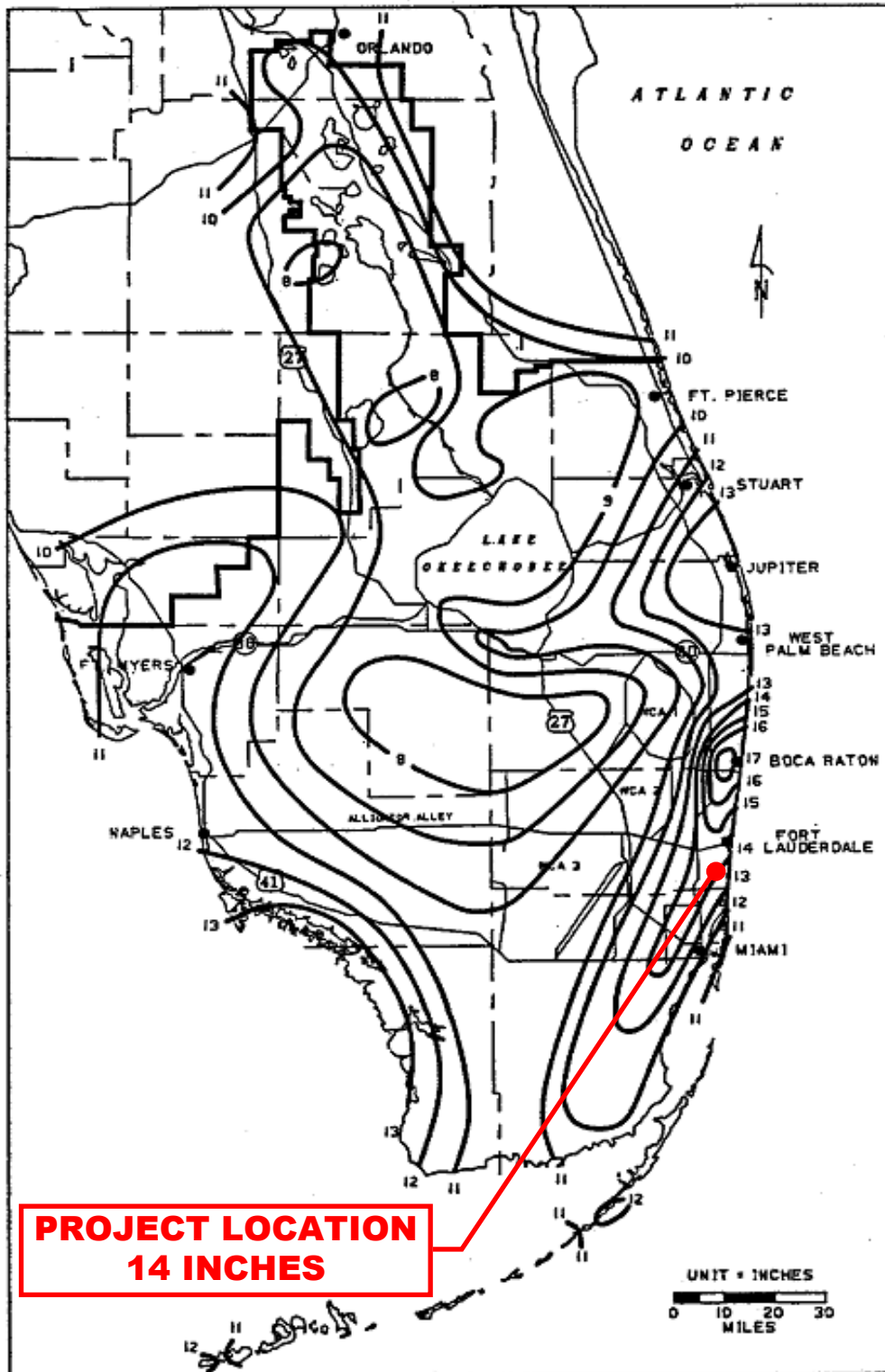


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

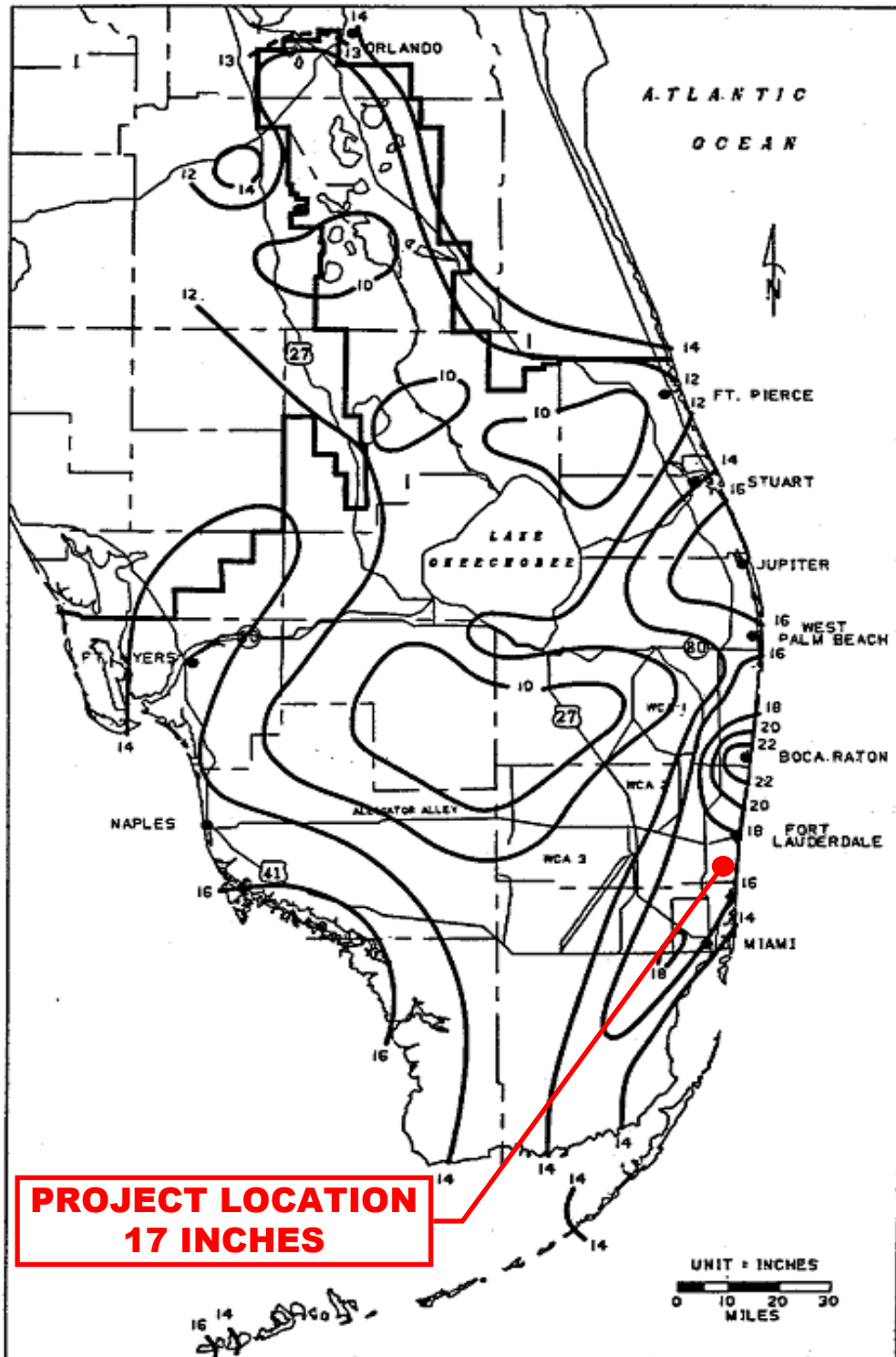


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Plate WM 2.3 - 2070 Future Conditions Average Wet Season Groundwater Elevation Map (Effective July 1, 2024)

The map represents the predicted future average wet season groundwater elevations in Broward County based on model outputs for the months of May through October for the year 2070. The models used are MODFLOW-based Broward County Inundation Models Phase 1 and Phase 2, and the Broward County Northern Variable Density Model developed by the USGS. The modeled future conditions are precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% from the base case of 1990-1999 (53.4 to 58.2 in/yr). This map is an update to Plate WM 2.2 - 2060 Future Conditions, in accordance with the 2017 NOAA Intermediate-High Sea Level Rise Scenario for 2070 with a predicted increase of 40 inches relative to the year 2000. Final results are presented in Feet NAVD88.

Knowing groundwater elevations: Zoom in to the desired location and click at any point of interest - a pop up will appear showing the Future Groundwater Elevations (Feet NAVD88) for WM 2.3 - 2070 Future Conditions map.

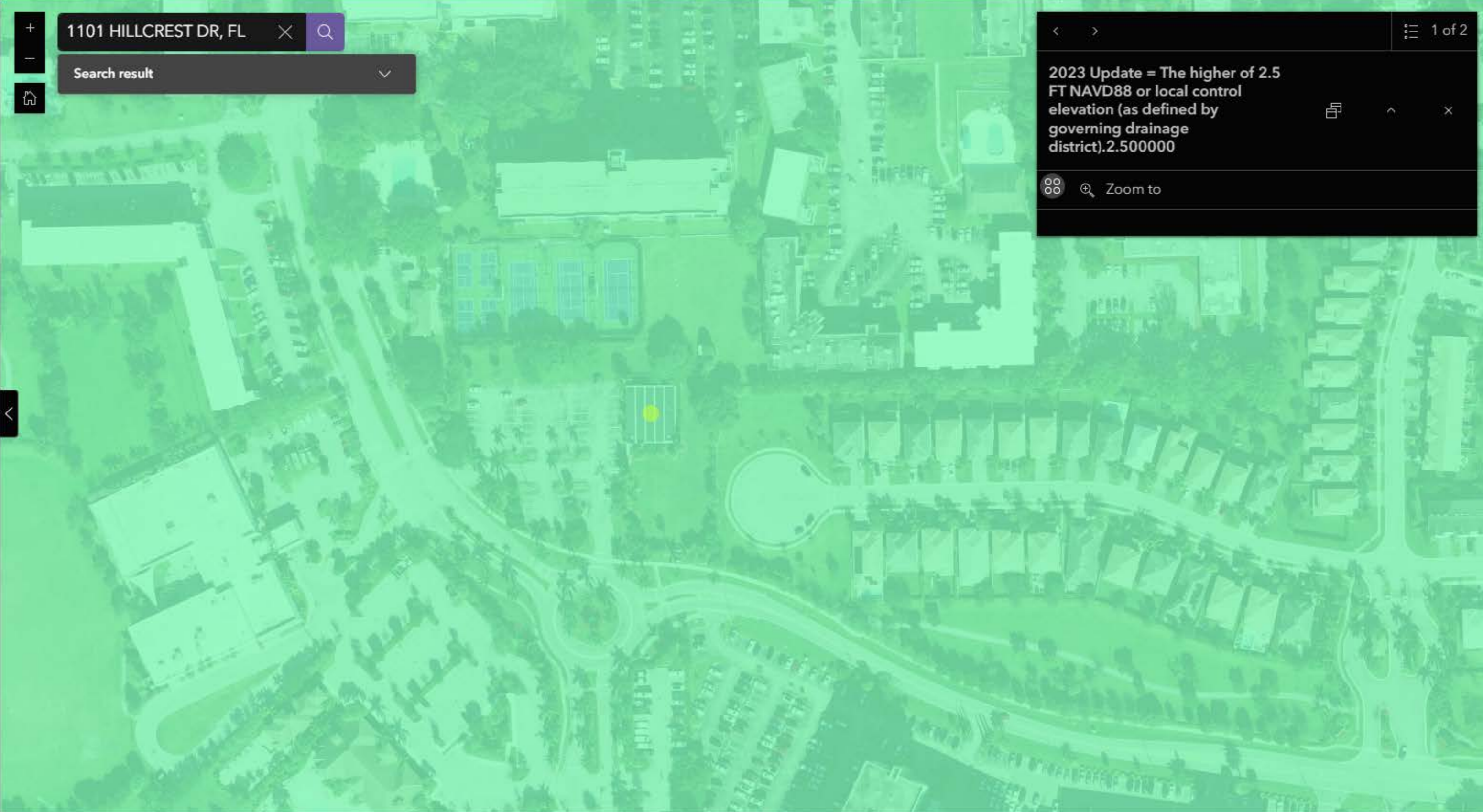
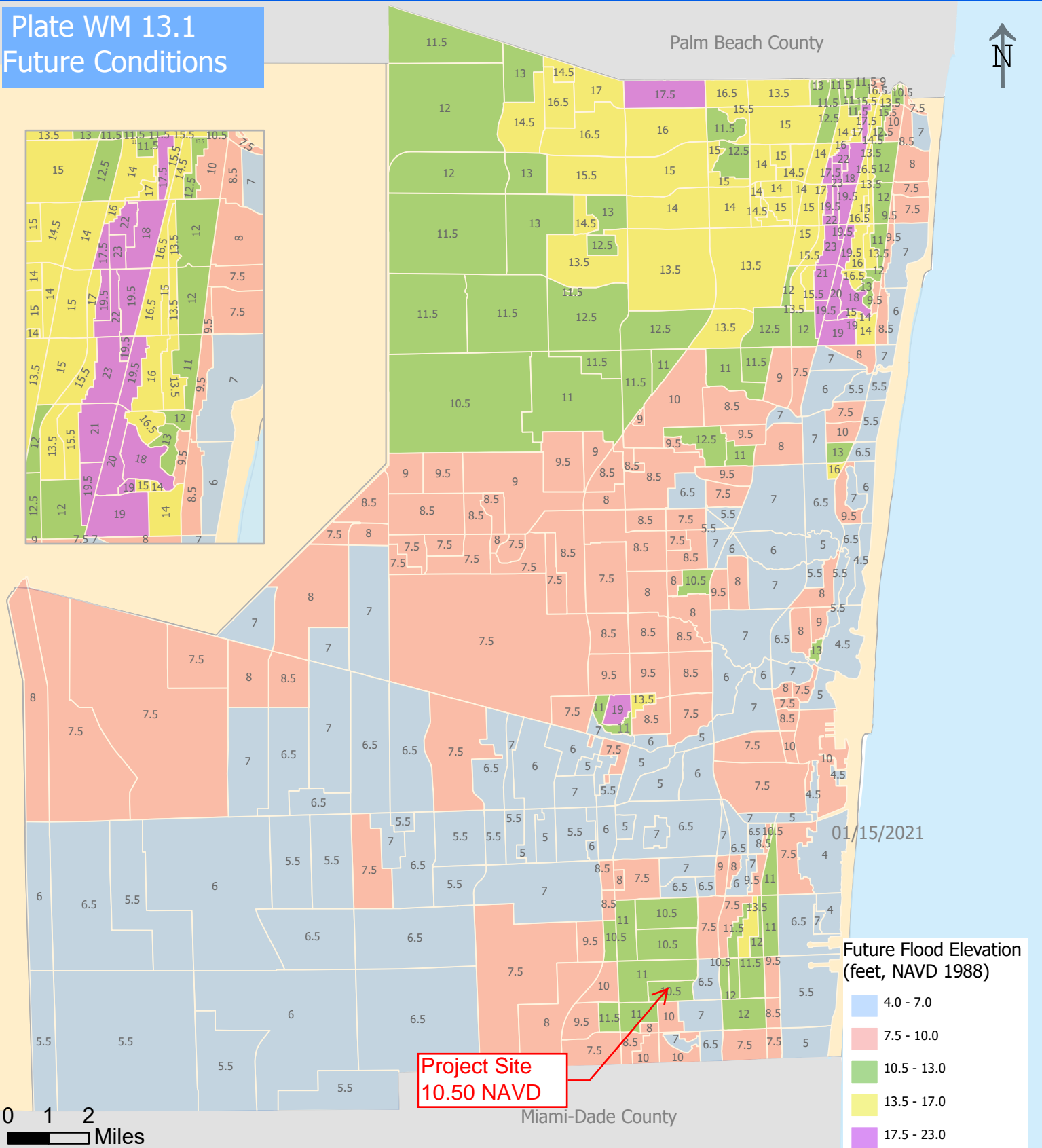
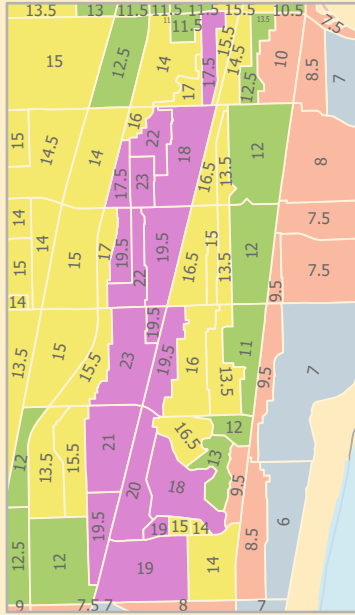


Plate WM 13.1 Future Conditions



Project Site
10.50 NAVD

01/15/2021
Future Flood Elevation
(feet, NAVD 1988)

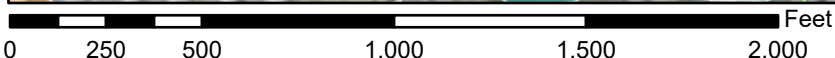
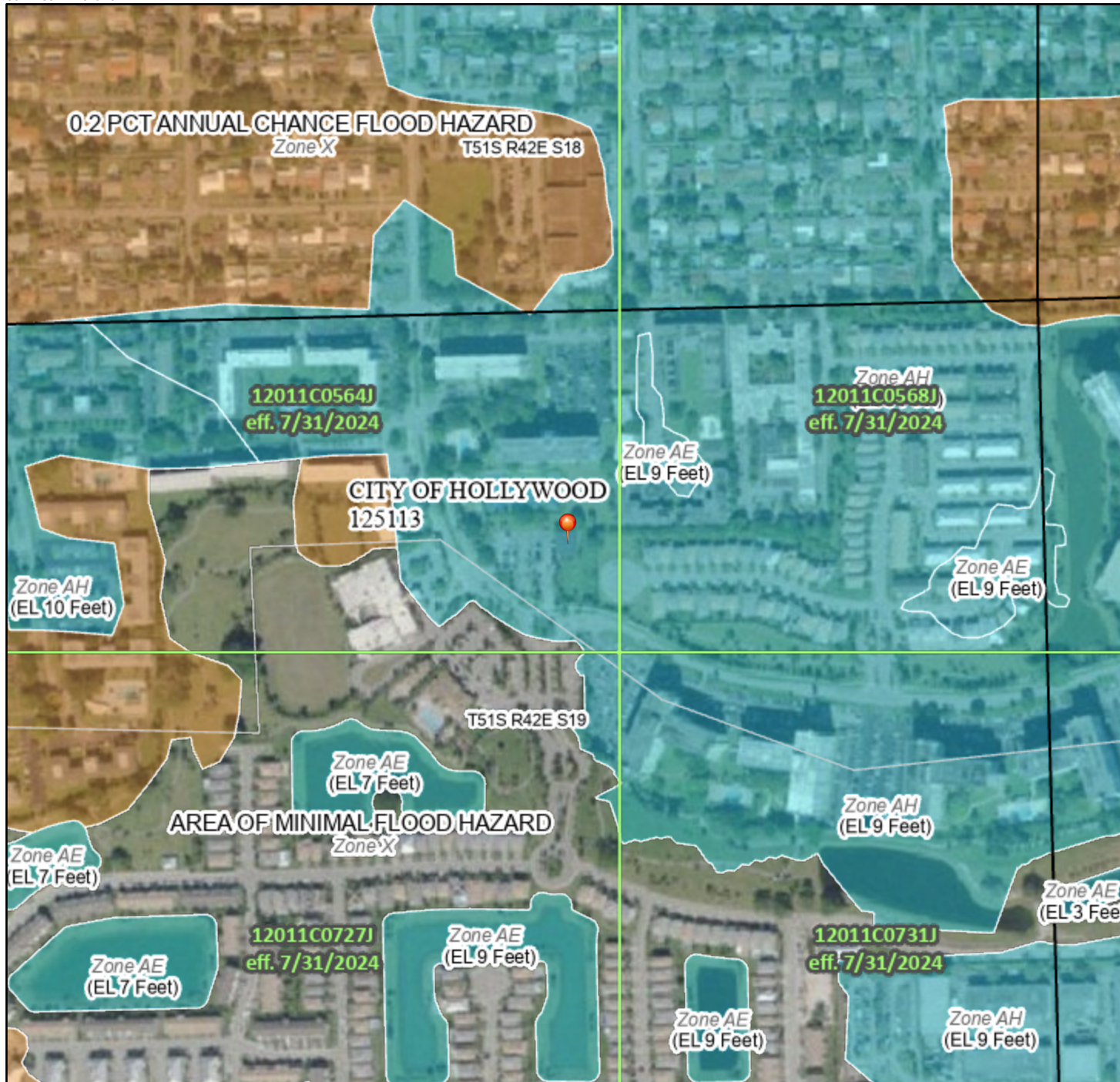
- 4.0 - 7.0
- 7.5 - 10.0
- 10.5 - 13.0
- 13.5 - 17.0
- 17.5 - 23.0

The Future Conditions 100-Year Flood Elevation Map is intended to advance the resiliency efforts in Broward County by setting the foundation to improve standards for flood protection. The flood elevation mapping results (representing a 1% annual chance during years 2060-2069) are intended to serve as the basis for establishing future finished floor elevations for new buildings and major redevelopments in the County. The map was developed through integrated hydrologic modeling of surface and groundwater, incorporating future land use changes, projected sea level rise, rainfall intensification, and seasonal high tide to predict future flood conditions.

National Flood Hazard Layer FIRMMette



80°11'35"W 26°0'19"N



1:6,000 80°10'58"W 25°59'47"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2025 at 3:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

February 5, 2025

Mr. Jason L. Tobin
TOBIN
1101 Ben Tobin Drive
Hollywood, Florida 33021

**RE: Hillcrest Development Traffic and Parking Methodology/Analysis
Bowman Project No. 314361-01-001**

Please accept this Traffic and Parking Methodology/Analysis Letter to be used for the proposed 120 affordable housing units along with office space located at 1101 Hillcrest Drive, in the City of Hollywood, Florida. The site currently includes a 4,200 square foot office building. The proposed development, with a projected buildout year of 2028, will include 120 affordable housing units with 1,292 square feet of ancillary office space and 4,002 square feet of office space available for lease by other tenants. The site plan is attached in **Appendix A. Figure 1** graphically depicts the site location.

Figure 1 Site Location



Study Area

The study intersections will include the driveway connections to/from the site.

Existing Roadway Characteristics

Hillcrest Drive is a two-lane, two-way roadway with a posted speed limit of 30 miles per hour (MPH). A school zone is generally located along Hillcrest Drive, between Parkview Drive and Washington Street, with a posted speed limit of 15 MPH. East of Parkview Drive, the roadway is undivided and streetlighting is provided along the south side of this roadway. Immediately west of Parkview Drive, a raised median is provided, and curb/gutter is provided along both sides of this roadway. West of the Championship Academy of Distinction Elementary & Middle School, grass median is provided. West of Parkview Drive, dual-mast lighting is provided within the median. Four (4) streetlighting poles are provided around the roundabout located along Hillcrest Drive and Parkview Drive. The study intersection is currently stop-controlled for the southbound approach and yield indication is provided to enter the roundabout for the northbound, eastbound, and westbound approaches. Condition Photographs are attached in **Appendix B**.

Multimodal Evaluation

Sidewalk is provided along the north side of Hillcrest Drive, east of Parkview Drive and along both sides of the roadway, west of Parkview Drive. A nine (9) feet wide path is provided approximately 300 feet east of Parkview Drive along the north side of Hillcrest Drive. Two (2) Broward County Transit (BCT) "Community Bus Stops" are provide along Hillcrest Drive on the north side of the road, approximately 1,800 feet east of Parkview Drive and 700 feet west of Parkview Drive serving the Hollywood Southwest Loop (BCT Route 765). The community bus route map is attached on **Appendix C**. Two (2) bus stops are located along Washington Street at the intersection with Hillcrest Drive serving BCT Route 15, one along the north side of Washington Street immediately east of Hillcrest Drive and another along the south side of Washington Street immediately west of Hillcrest Drive.

Project Trip Generation

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, trip generation estimates were developed for the existing and proposed land uses. The trip generation analysis for daily, AM peak hour, and PM peak hour conditions are summarized in **Table 1**. The analysis indicates that the proposed development is anticipated to result in an increase of 585 daily trips, 60 AM peak hour trips, and 60 PM peak hour trips, when compared to the existing development. Excerpts from ITE are attached in **Appendix D**.

Table 1 Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
DAILY								
EXISTING USE								
Office	712	4,200 SF	T= 14.39 (X)	50%	50%	30	30	60
PROPOSED USE								
Affordable Housing	223	120 DU	T= 3.73 (X) + 139.4	50%	50%	294	293	587
Office	712	4,002 SF	T= 14.39 (X)	50%	50%	29	29	58
NET DIFFERENCE						293	292	585
AM PEAK HOUR								
EXISTING USE								
Office	712	4,200 SF	T= 1.67 (X)	82%	18%	6	1	7
PROPOSED USE								
Affordable Housing	223	120 DU	Ln(T)= 0.81 Ln(X) + 0.22	29%	71%	17	43	60
Office	712	4,002 SF	T= 1.67 (X)	82%	18%	6	1	7
NET DIFFERENCE						17	43	60
PM PEAK HOUR								
EXISTING USE								
Office	712	4,200 SF	T= 2.16 (X)	34%	66%	3	6	9
PROPOSED USE								
Affordable Housing	223	120 DU	Ln(T)= 0.72 Ln(X) + 0.64	59%	41%	35	25	60
Office	712	4,002 SF	T= 2.16 (X)	34%	66%	3	6	9
NET DIFFERENCE						35	25	60

(1) Source: ITE Trip Generation Manual, 11th Edition.

Project Access

Access to the site is currently provided as the north leg of the Hillcrest Drive/Parkview Drive intersection, which is a roundabout, and a right-in/right-out access to Hillcrest Drive, north of the roundabout. The proposed development will continue to have access to the roundabout; however, the north leg will be slightly relocated. A right-in/right-out driveway will also be provided to Hillcrest Drive; however, it will be relocated north of the current location. The relocation of the right-in/right-out north driveway is not expected to impact the full median opening that provides access to Championship Academy of Distinction Elementary & Middle School. The full median opening will remain. Volumes from Hillcrest into the right-in/right-out driveway are projected to be minimal and, therefore, are not expected to impact the existing crosswalk on Hillcrest Drive. Light poles will be provided within the site parking area to comply with the photometric requirements, which should include the walkways to and from the building. Hillcrest Drive connects to Washington Street (signalized intersection) northwest of the proposed development and to S Park Road (signalized intersection) east of the proposed development.

Project Trip Distribution

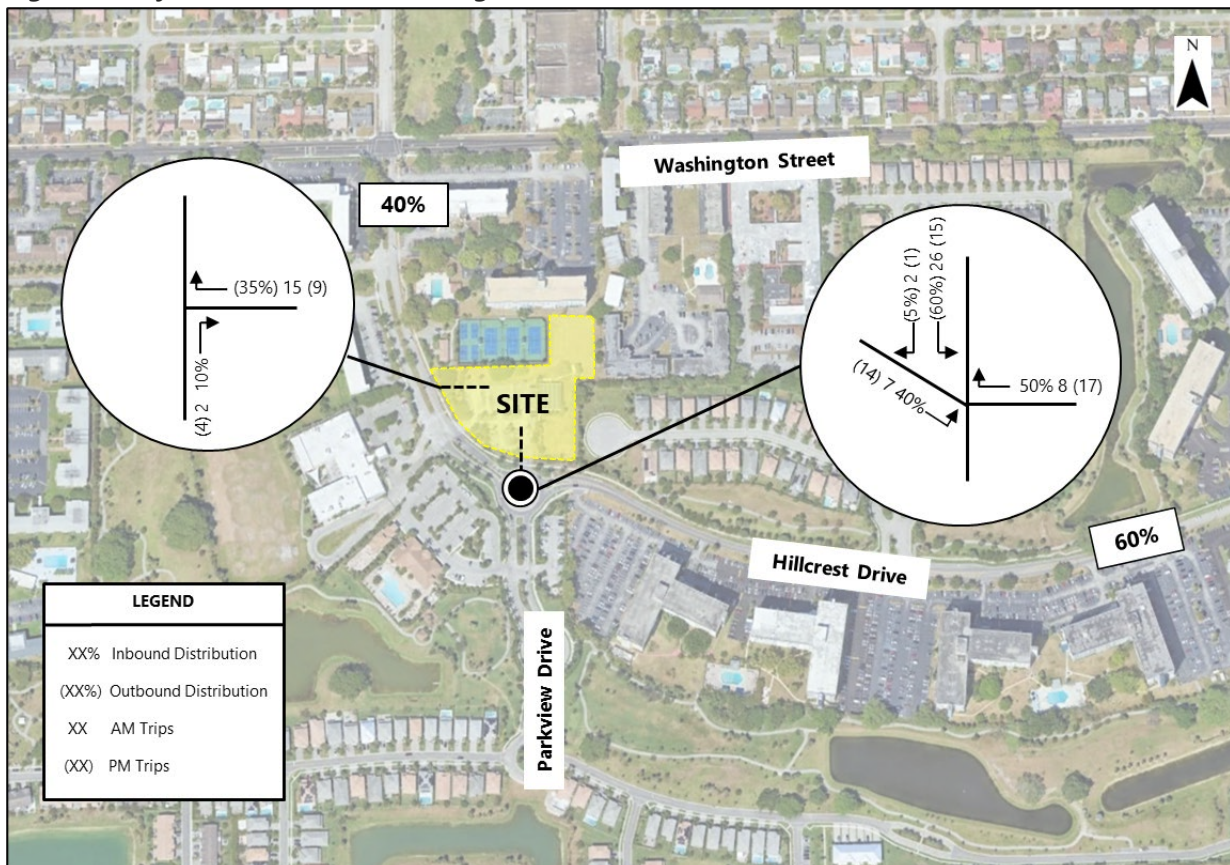
The project trip distribution for the proposed development was based on a review of existing traffic volumes, roadway characteristics for the surrounding roadway network, and nearby land uses. Traffic volumes obtained from the Florida Department of Transportation (FDOT) count station 86-8123 (Washington Street) and 86-8214 (S Park Road), indicate a volume split of 37 percent and 63 percent, respectively. The historical volume data is included in **Appendix E**.

Based on the volumes, the following distribution is proposed:

- To/from the west on Hillcrest Drive: 40 percent
- To/from the east on Hillcrest Drive: 60 percent

The project distribution and assignment for the proposed development are graphically shown on **Figure 2**.

Figure 2 Project Distribution and Assignment



Bowman

Parking Requirement Per City Code

As previously stated, the site will include 120 affordable housing units and 4,002 square feet of office space available for lease. Per City of Hollywood Code, Article 7: Off-Street Parking and Loading, the parking requirement for office space is one (1) parking space per 250 square feet and for apartment unit is 1.5 parking spaces per unit plus one (1) guest parking space per five (5) units. Therefore, the total parking requirement by code is 220 parking spaces.

Parking Supply

The site will provide 134 parking spaces.

Parking Demand Per ITE

The site will provide less parking than required by City code; therefore, a parking demand analysis was performed based on information provided in the ITE, *Parking Generation Manual*, 6th Edition. Per Land Use Code (LUC) 223 Affordable Housing - Income Limits, the average rate is 1.00 parking space per dwelling units; therefore, 120 parking spaces are required for the residential units. As per LUC 712 Small Office Building, the average rate is 1.85 parking spaces per 1000 square feet; therefore, eight (8) parking spaces are required for the office space. Therefore, the total parking requirement per ITE is 128 parking spaces. Excerpts from ITE are attached in **Appendix F**. Given that the site will provide 134 parking spaces, the parking supply will be sufficient to accommodate the anticipated parking demand per ITE.

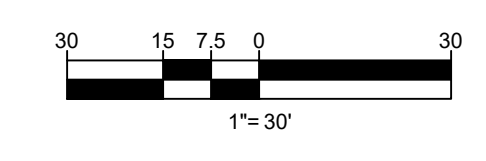
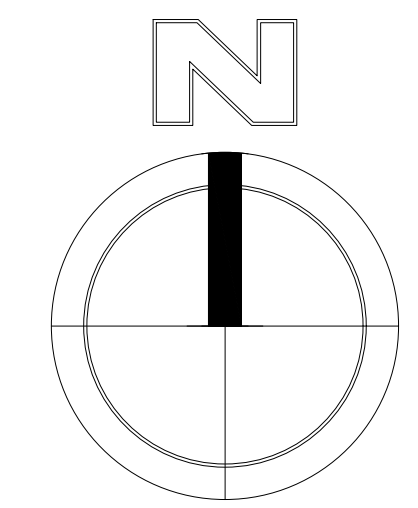
Should you have any questions or comments regarding this methodology/analysis, please do not hesitate to contact me.



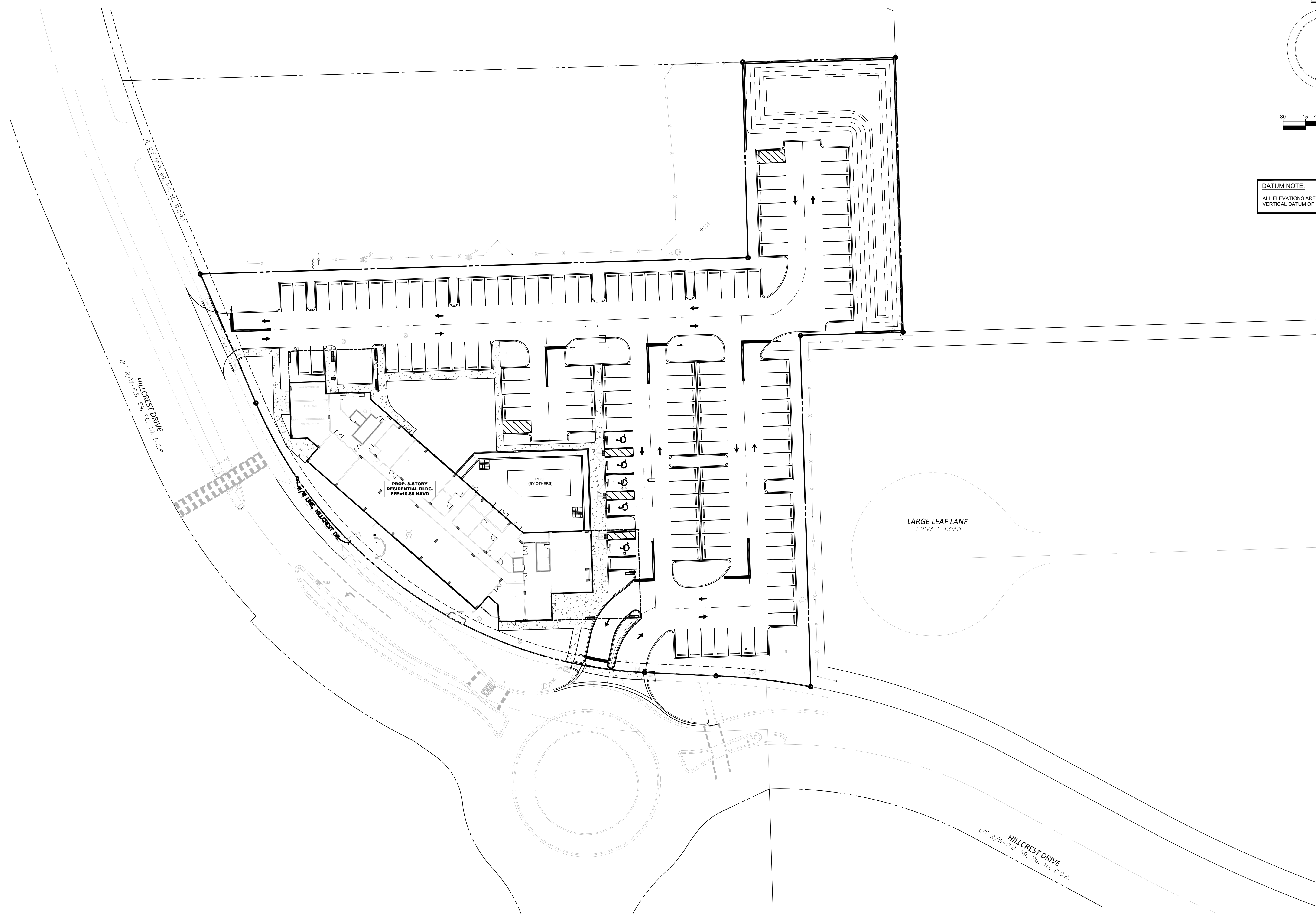
State of Florida, Board of Professional Engineers

Appendix A

Site Plan



DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC
VERTICAL DATUM OF 1929 (NGVD 29).



SHEETTITLE

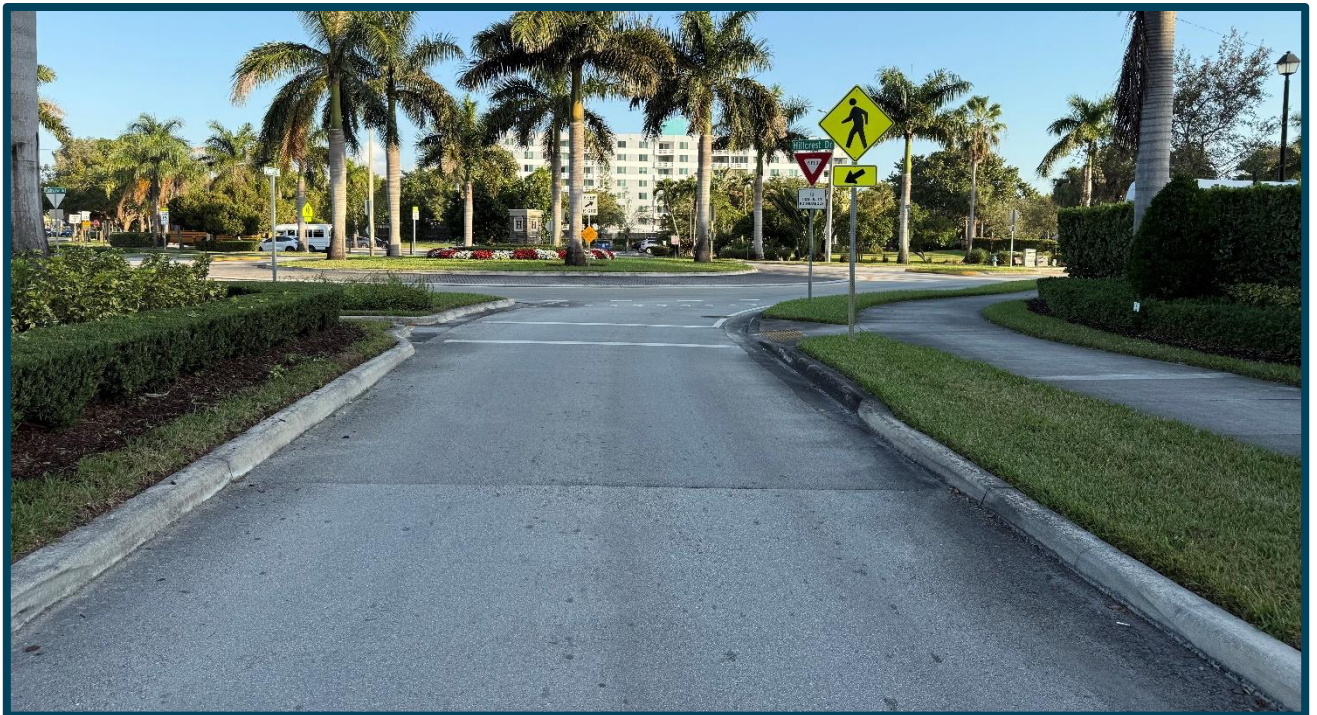
SHEETNUMBER

Appendix B

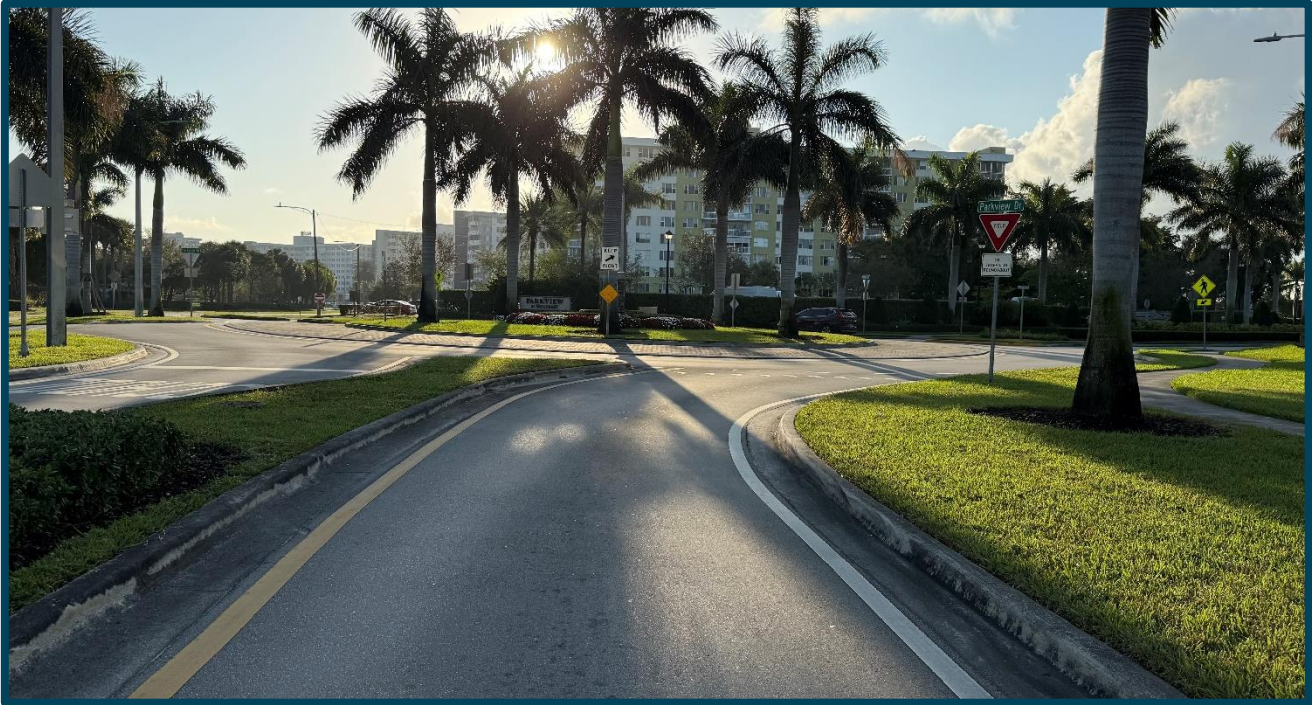
Condition Photographs



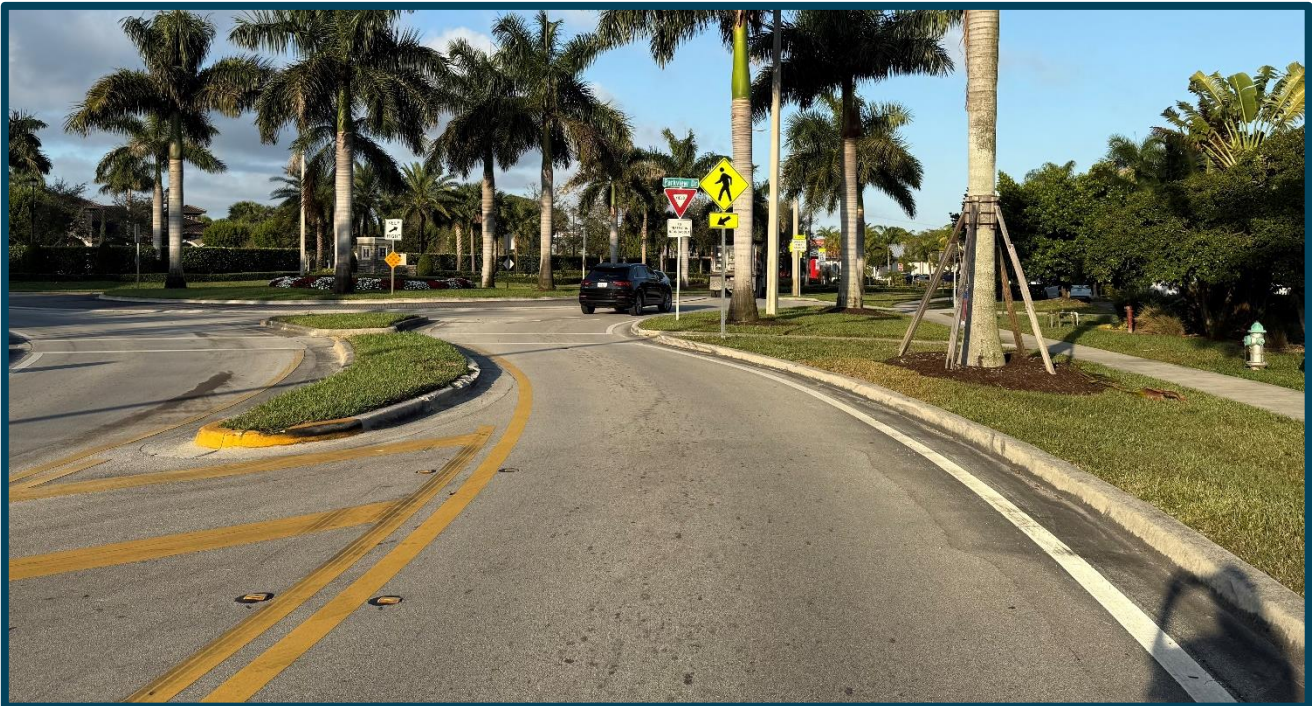
Southbound approach
(Looking south)



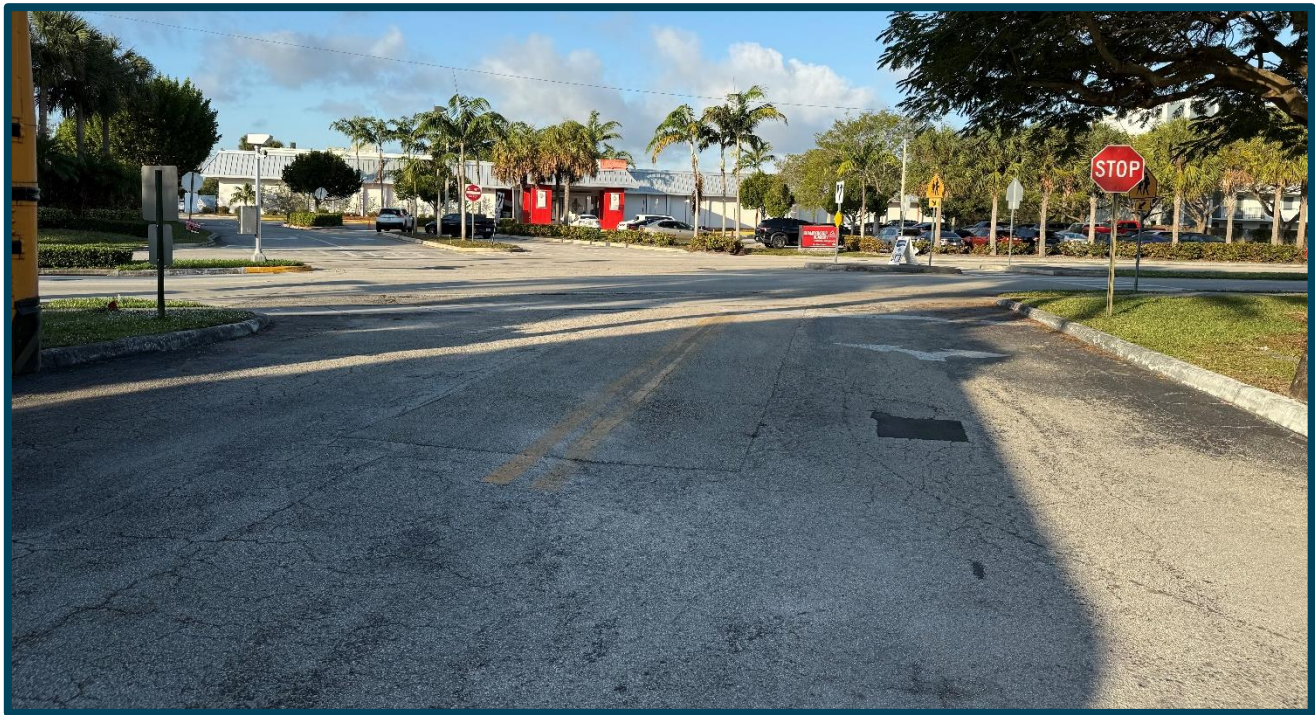
Northbound approach
(Looking north)



Eastbound approach
(Looking east)



Westbound approach
(Looking west)



North project driveway
(Looking west)



School located west of the site
(Looking west)



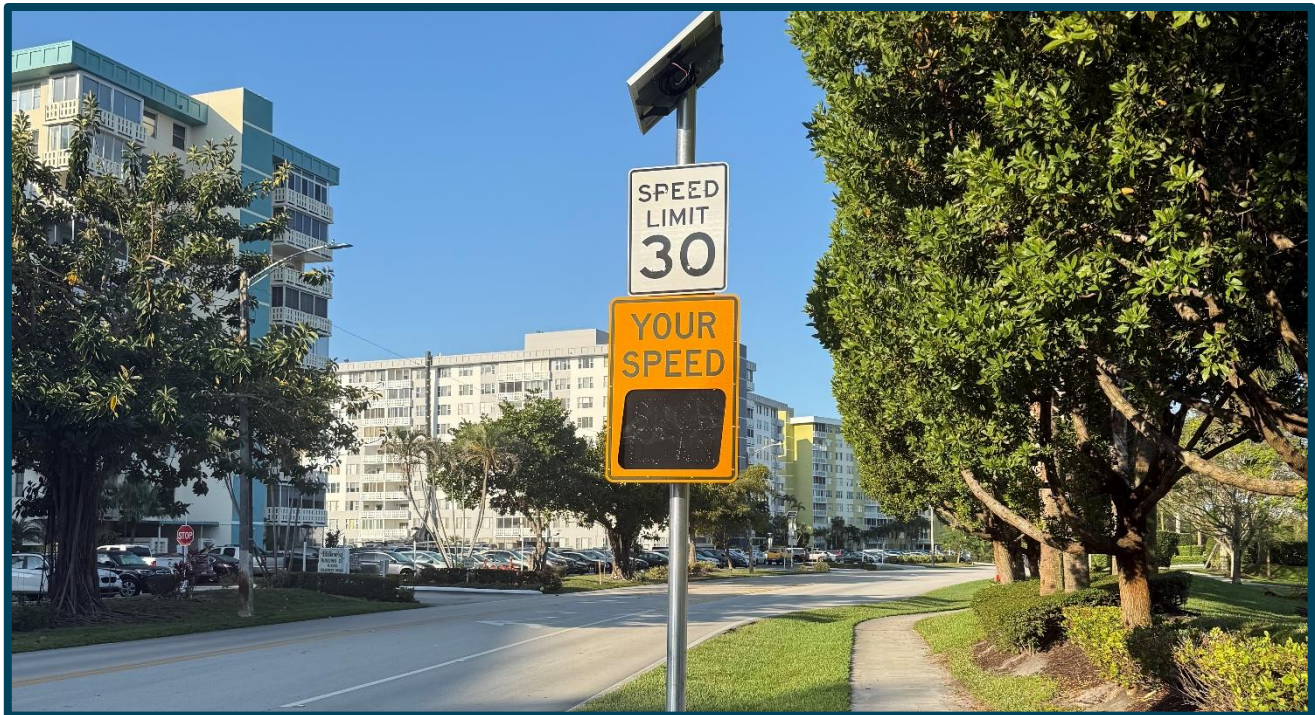
School zone signage along Hillcrest Drive approaching Washington Street
(Looking north)



School zone signage along Hillcrest Drive approaching the school
(Looking south)



Speed feedback signage provided on Hillcrest Drive, east of Parkview Drive
(Looking east)



Speed feedback signage provided on Hillcrest Drive, east of Parkview Drive
(Looking west)



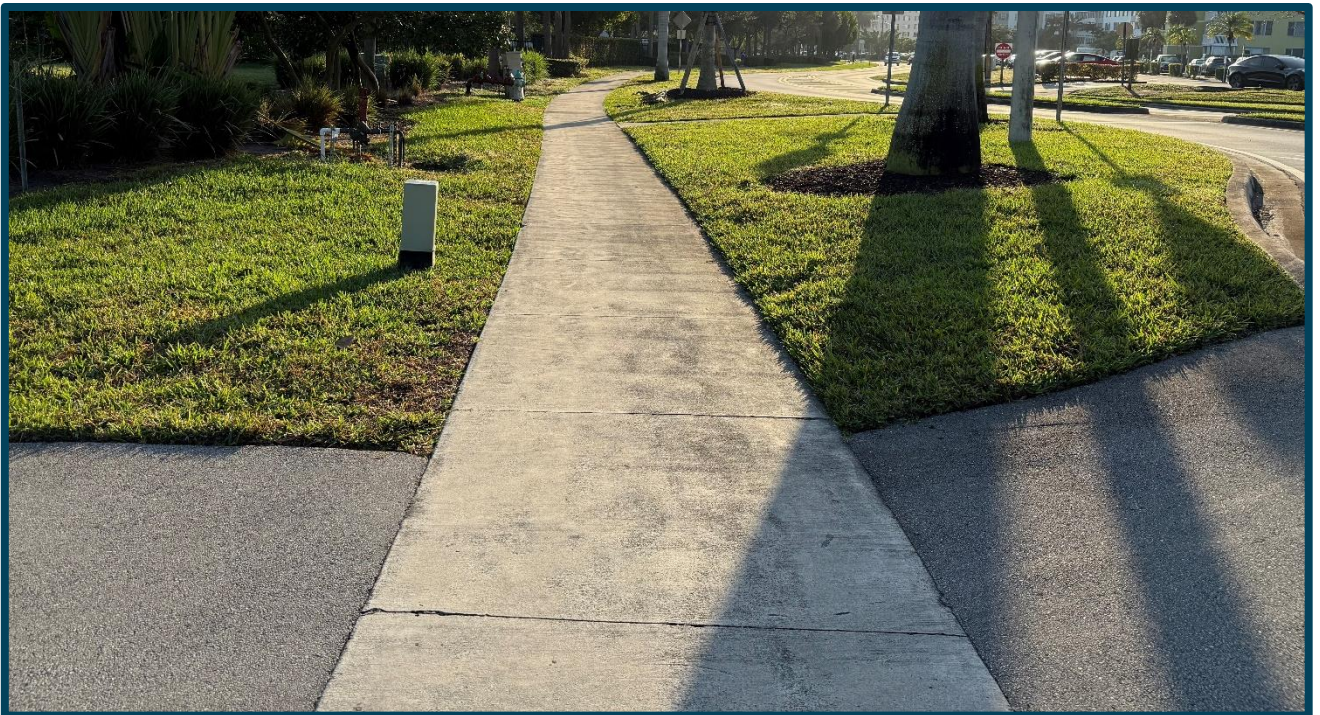
**Street lighting provided along the south side of Hillcrest Drive, east of Parkview Drive
(Looking east)**



**Dual-mast lighting provided within the median along Hillcrest Drive, west of Parkview
Drive (Looking north)**



**Sidewalk provided along the north side of Hillcrest Drive, west of Parkview Drive
(Looking west)**



**Sidewalk provided along the north side of Hillcrest Drive, east of Parkview Drive
(Looking east)**



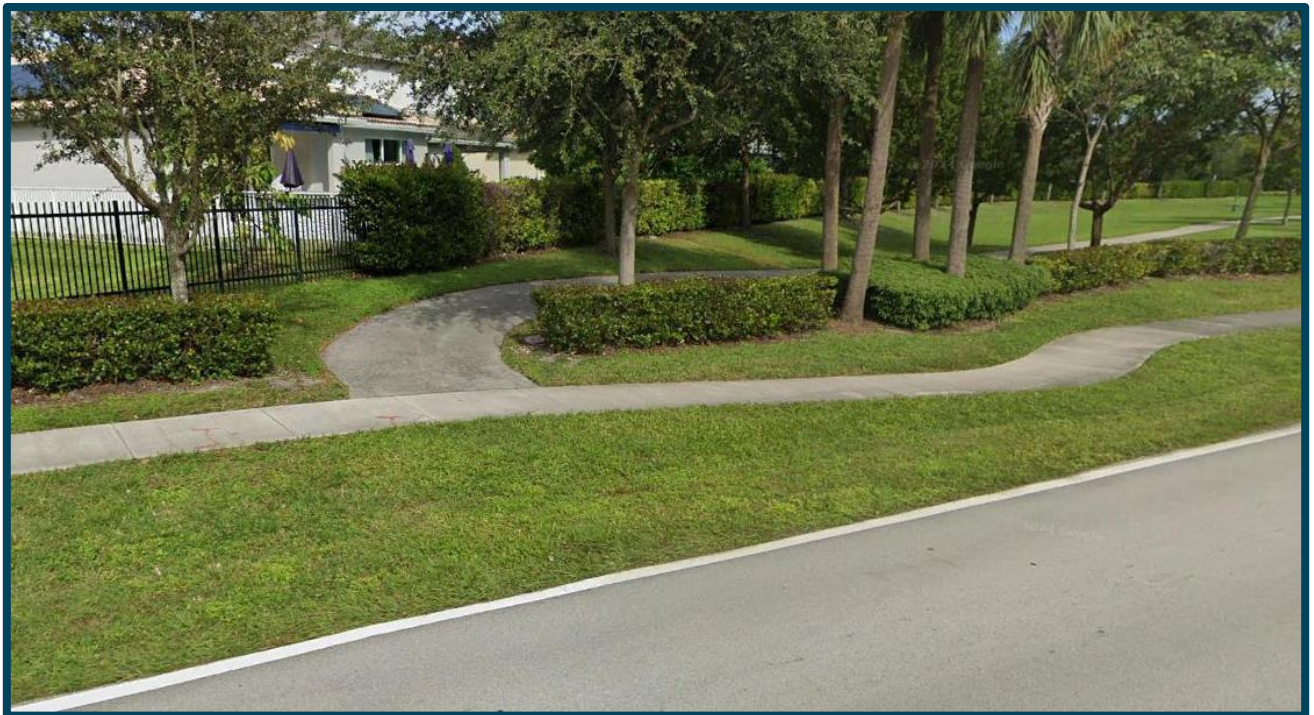
Sidewalk provided along the north side of Hillcrest Drive, south of the north project driveway
(Looking south)



Sidewalk provided along the north side of Hillcrest Drive, north of the north project driveway
(Looking north)



**Sidewalk is not provided along the south side of Hillcrest Drive, east of Parkview Drive
(Looking east)**



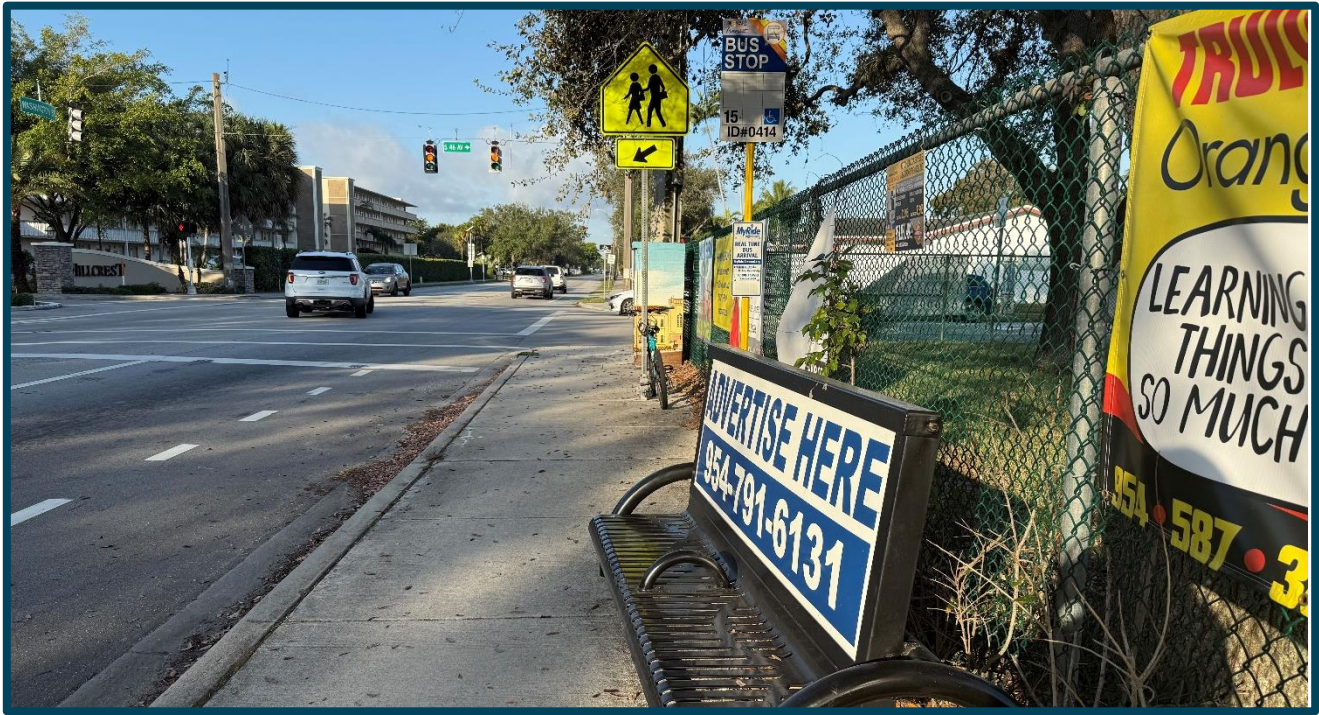
**Multi-use path provided approximately 300 feet of Parkview Drive
(Looking north)**



**Community bus stop located on the east side of Hillcrest Drive, west of Parkview Drive
(Looking north)**



**Community bus stop located on the north side of Hillcrest Drive, east of Parkview Drive
(Looking west)**



Bus stop located on the north side Washington Street, east of Hillcrest Drive
(Looking west)



Bus stop located on the south side Washington Street, west of Hillcrest Drive
(Looking east)

Appendix B

Condition Photographs

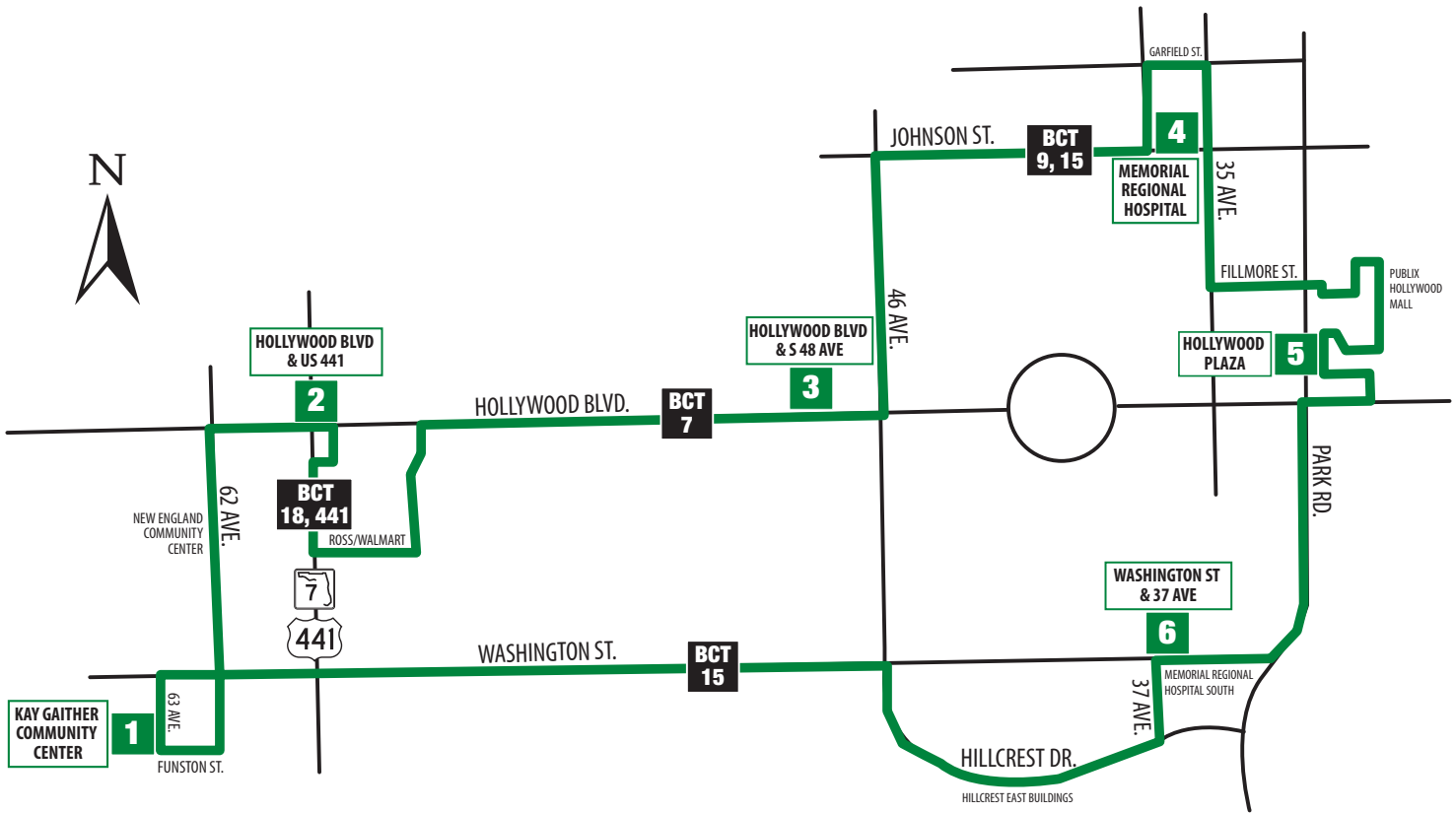
Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN

Appendix C

Broward County Transit Hollywood Southwest Loop Route Map



Appendix D

Trip Generation Information

Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 5

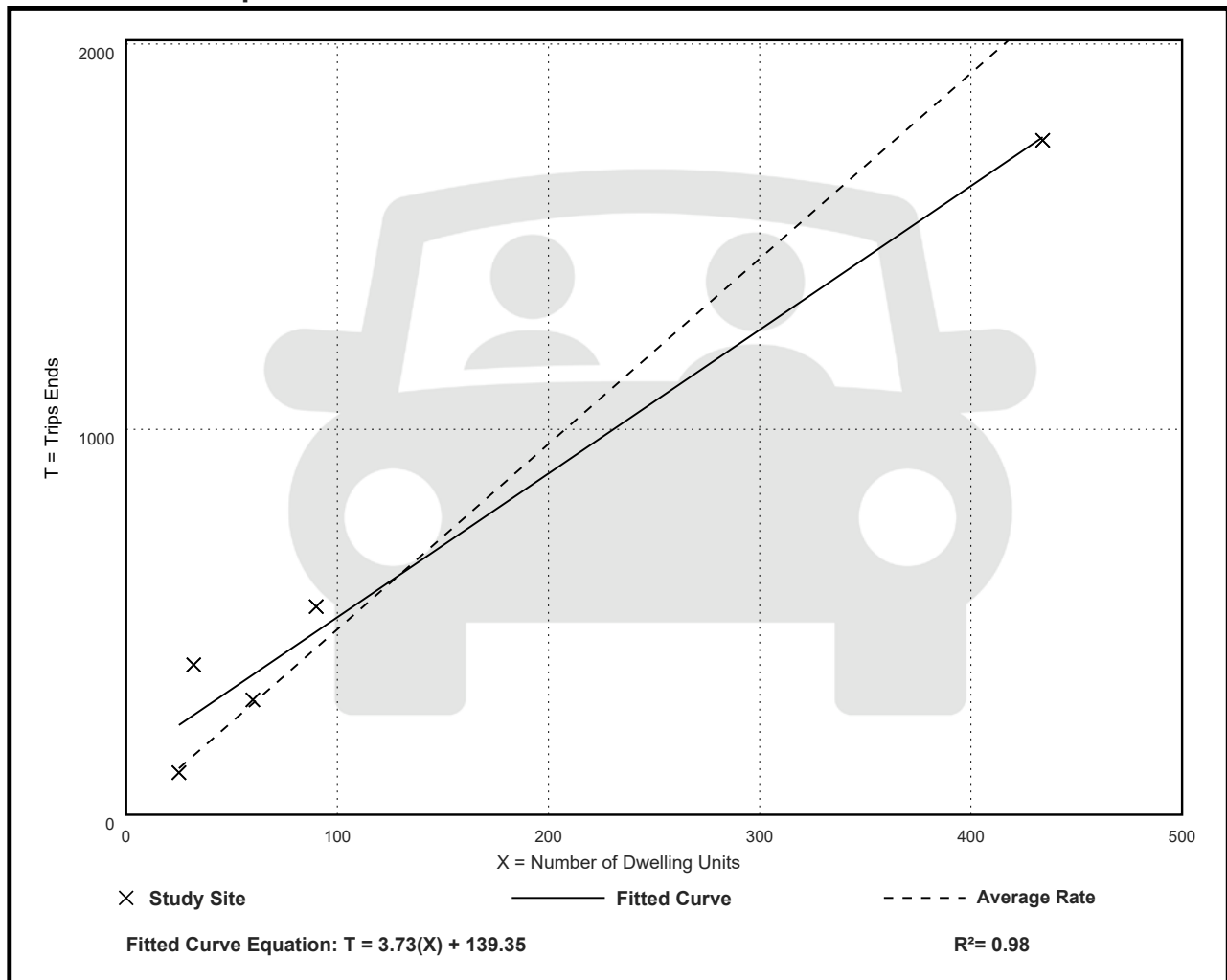
Avg. Num. of Dwelling Units: 128

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.81	4.03 - 12.16	2.03

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

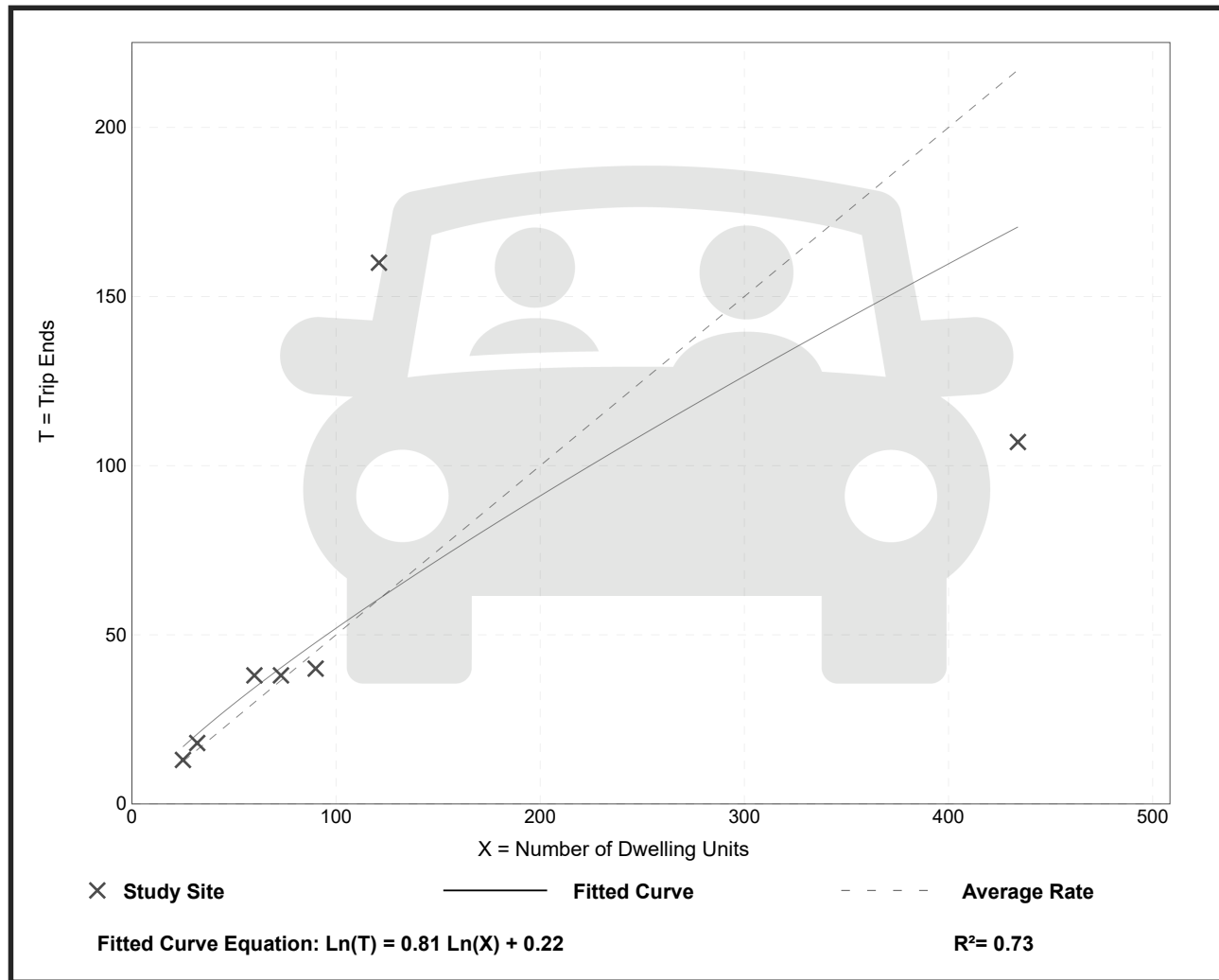
Setting/Location: General Urban/Suburban

Number of Studies: 7
 Avg. Num. of Dwelling Units: 119
 Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.50	0.25 - 1.32	0.39

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

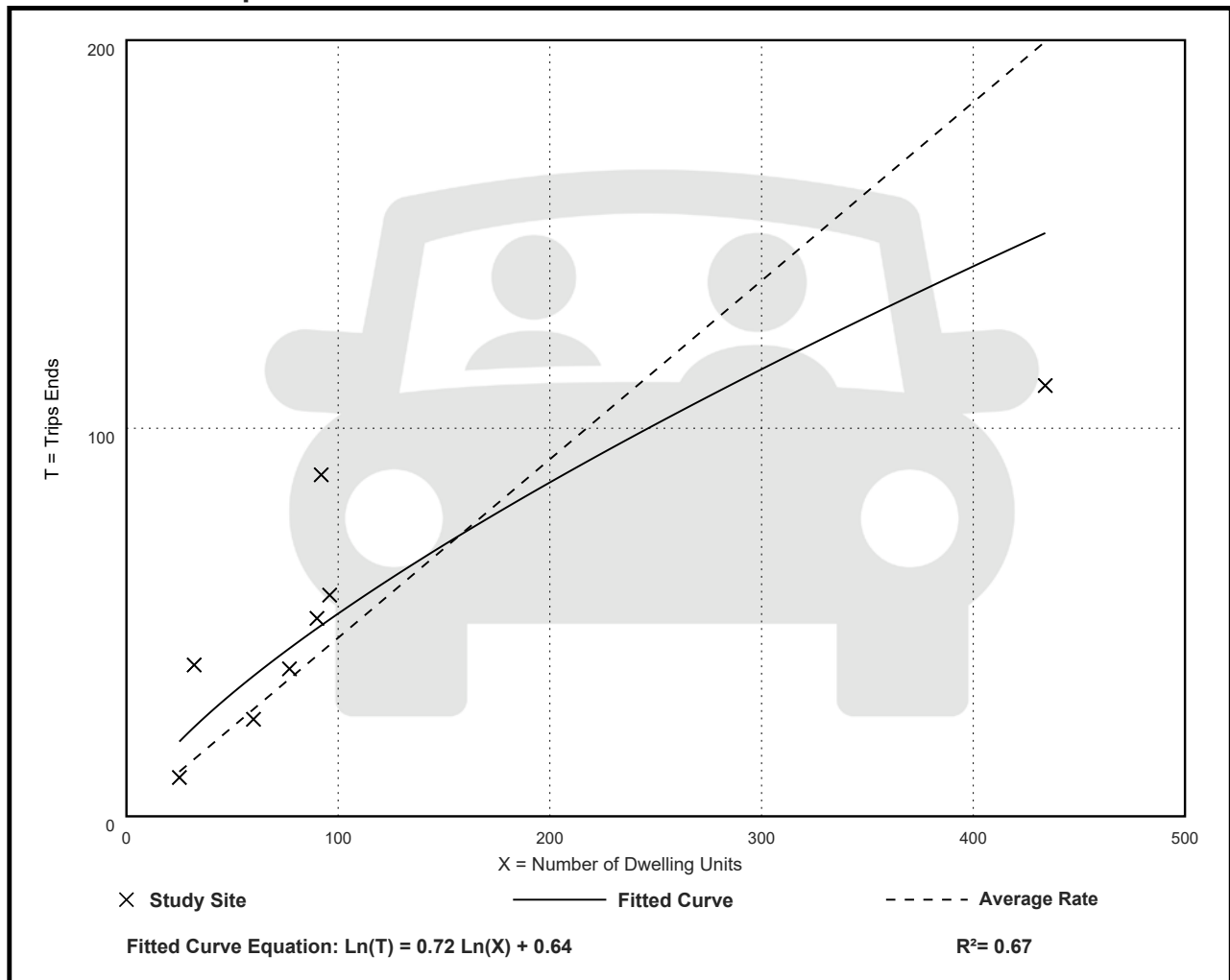
Avg. Num. of Dwelling Units: 113

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.26 - 1.22	0.28

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

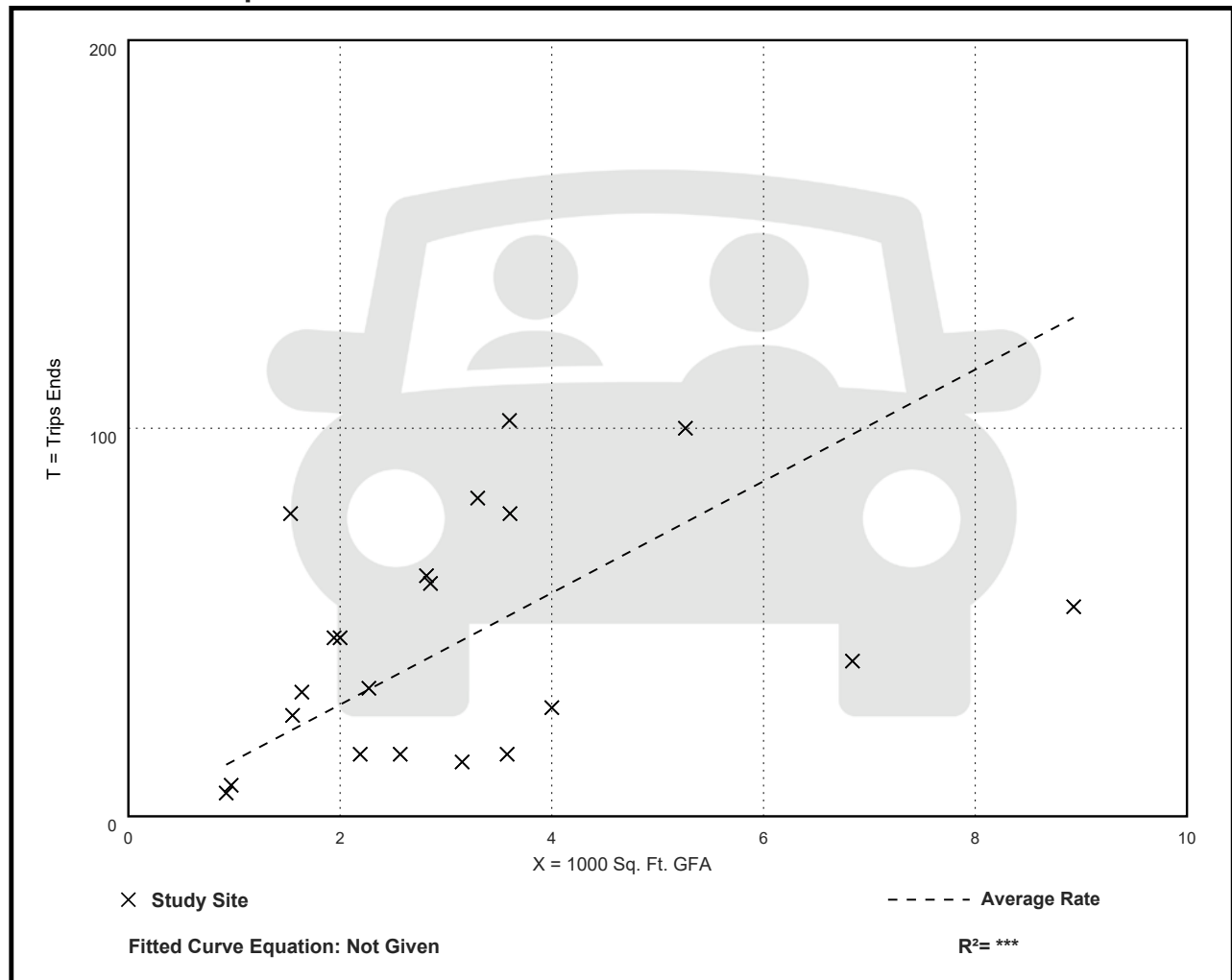
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

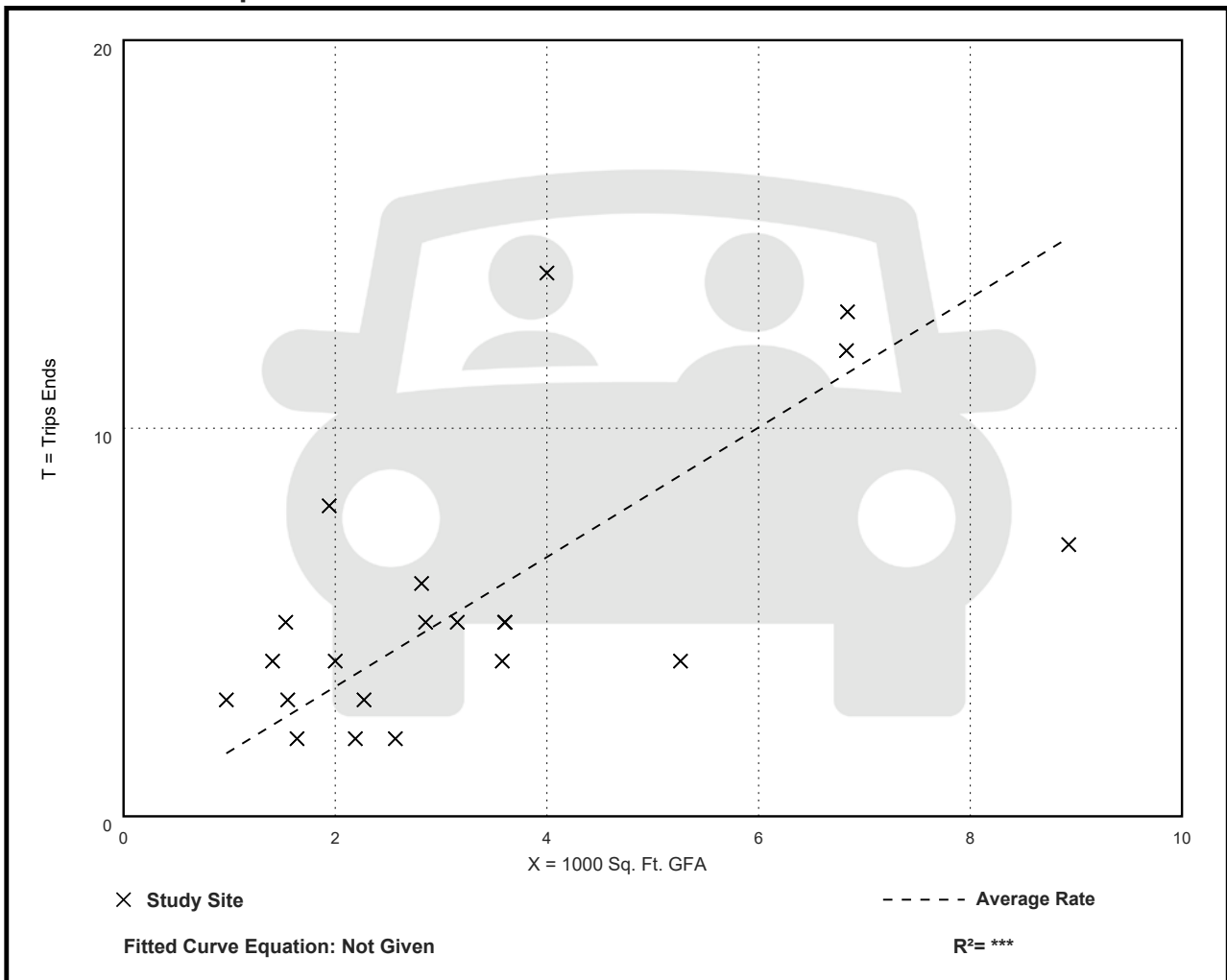
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

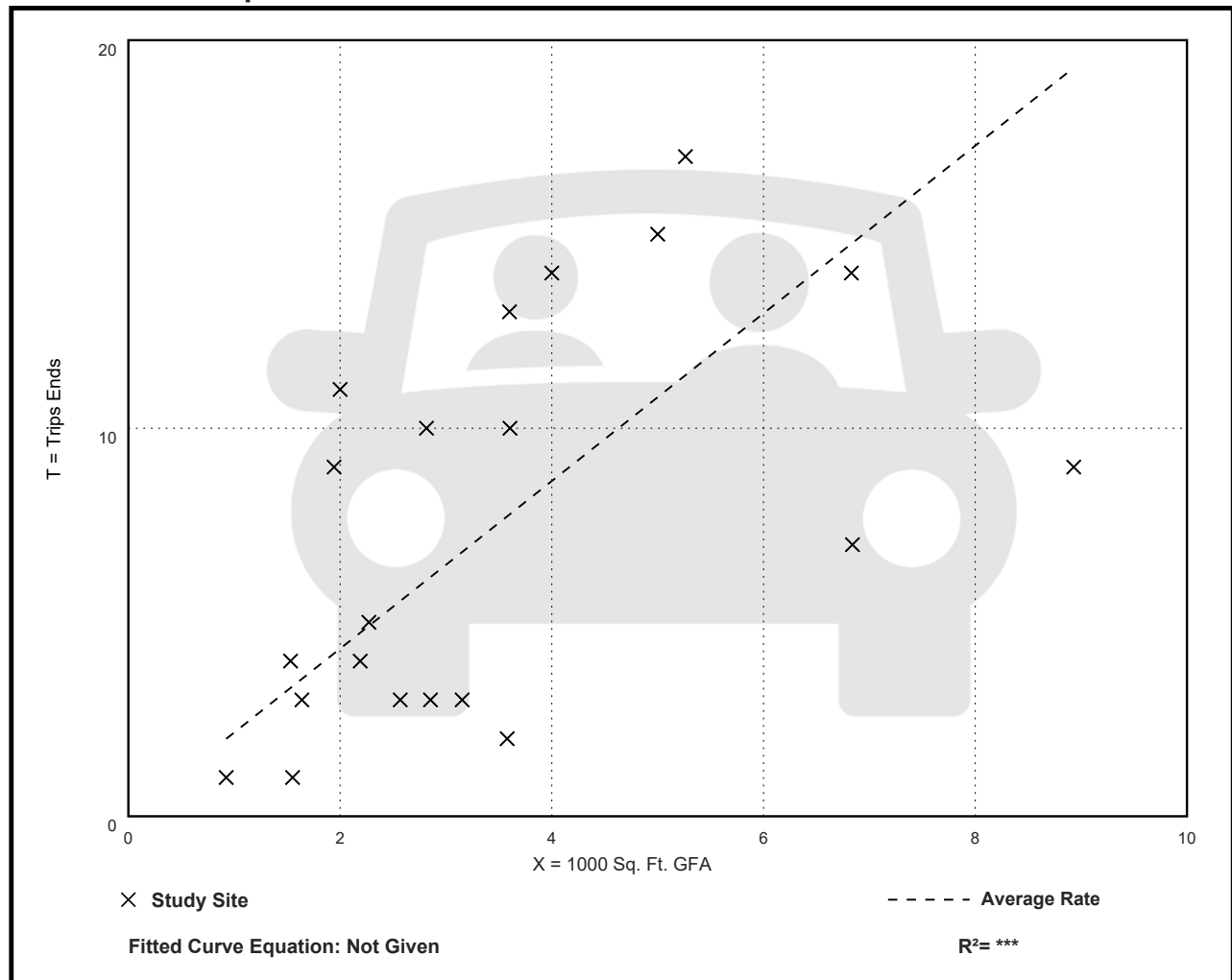
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Appendix E

Historical Volume Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 8123 - WASHINGTON STREET, E OF SR 7

YEAR	AADT		DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	12300	C	E	5100	W	7200	9.00	57.90	3.00
2022	10100	S	E	4600	W	5500	9.00	57.00	5.40
2021	10200	F	E	4600	W	5600	9.00	53.80	14.30
2020	10200	C	E	4600	W	5600	9.00	53.90	8.80
2019	12500	T	E	5600	W	6900	9.00	54.60	5.50
2018	12500	S	E	5600	W	6900	9.00	54.50	6.00
2017	12500	F	E	5600	W	6900	9.00	51.90	6.20
2016	12500	C	E	5600	W	6900	9.00	54.10	2.90
2015	9700	V		0		0	9.00	54.00	3.40
2014	9500	R					9.00	54.20	7.40
2013	9400	T		0		0	9.00	53.60	7.60
2012	9400	S		0		0	9.00	52.20	5.90
2011	9400	F		0		0	9.00	52.50	6.30
2010	9400	C	E	0	W	0	8.35	52.69	9.30
2009	9600	F		0		0	8.53	53.89	5.30
2008	9900	C	E	0	W	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 8214 - S PARK ROAD, N OF PEMBROKE ROAD

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	20700	C	N 11000		S 9700	9.00	57.90	3.00
2022	15100	S	N 7700		S 7400	9.00	57.00	5.40
2021	15300	F	N 7800		S 7500	9.00	53.80	14.30
2020	15300	C	N 7800		S 7500	9.00	53.90	8.80
2019	20500	T	N 10500		S 10000	9.00	54.60	5.50
2018	20500	S	N 10500		S 10000	9.00	54.50	6.00
2017	20500	F	N 10500		S 10000	9.00	51.90	6.20
2016	20500	C	N 10500		S 10000	9.00	54.10	2.90
2015	17000	V	0		0	9.00	54.00	3.40
2014	16500	R				9.00	54.20	7.40
2013	16500	T	0		0	9.00	53.60	7.60
2012	16500	S	0		0	9.00	52.20	5.90
2011	16500	F	0		0	9.00	52.50	6.30
2010	16500	C	N 8300		S 8200	8.35	52.69	9.30
2009	13600	F	N 7100		S 6500	8.53	53.89	5.30
2008	14000	C	N 7300		S 6700	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix F

Parking Generation Information

Land Use: 223 Affordable Housing

Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.

Land Use Subcategory

Data are separated into three subcategories for this land use: (1) sites with income limitations for its tenants (denoted as income limits in the data plots), (2) sites with both minimum age thresholds and income limitations for its tenants (denoted as senior in the data plots), and (3) sites designed for and occupied by residents with special needs, such as persons with physical and mental impairments, recovering addicts, and others living in a group setting (denoted as special needs in the data plots).

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand on a weekday in a general urban/suburban setting for the three land use subcategories: income limits (two study sites), senior (one study site), and special needs (two study sites).

Hour Beginning	Percent of Weekday Peak Parking Demand		
	Income Limits	Senior	Special Needs
12:00–4:00 a.m.	–	–	–
5:00 a.m.	100	74	86
6:00 a.m.	94	74	86
7:00 a.m.	85	70	93
8:00 a.m.	77	93	100
9:00 a.m.	73	100	93
10:00 a.m.	71	93	93
11:00 a.m.	–	70	100
12:00 p.m.	–	74	100
1:00 p.m.	–	70	93
2:00 p.m.	–	81	79
3:00 p.m.	–	81	93
4:00 p.m.	–	74	64
5:00 p.m.	–	74	86
6:00 p.m.	79	67	79
7:00 p.m.	83	67	71
8:00 p.m.	90	70	71
9:00 p.m.	93	70	79
10:00 p.m.	97	74	93
11:00 p.m.	–	74	93

Additional Data

For the majority of study sites in this land use code, 100 percent of the dwelling units are considered affordable. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Land Use Subcategory	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Center City Core	Income Limits	0.32 (6 sites)	67%
	Senior	0.11 (1 site)	100%
Dense Multi-Use Urban	Income Limits	0.74 (24 sites)	75%
	Senior	0.69 (4 sites)	67%
General Urban/ Suburban	Income Limits	1.4 (26 sites)	75%
	Senior	0.43 (3 sites)	90%
	Special Needs	0.57 (2 sites)	68%

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alabama, California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon.

Source Numbers

314, 514, 533, 535, 536, 537, 539, 541, 579, 582, 585, 586, 603, 611, 622

Affordable Housing - Income Limits (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

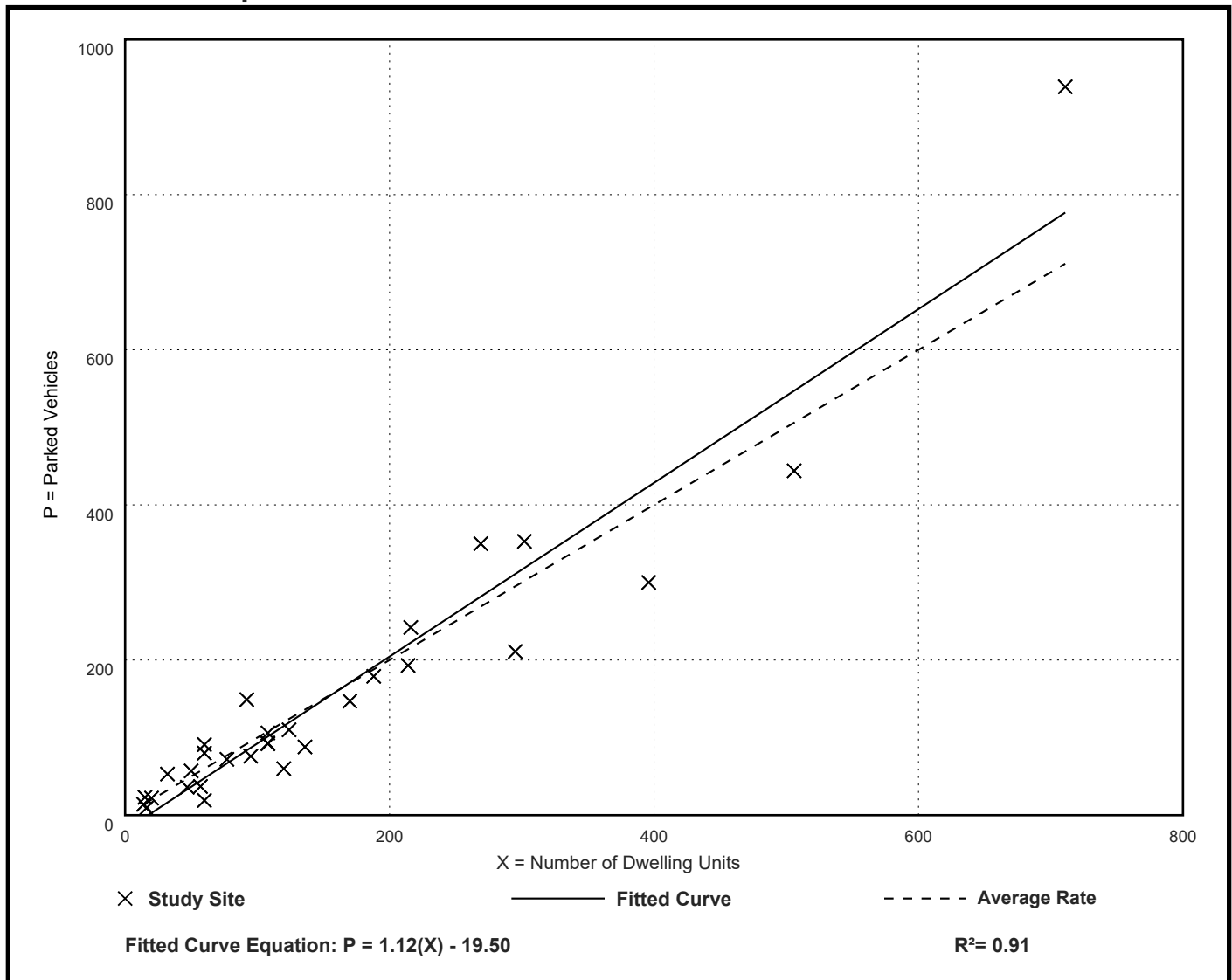
Number of Studies: 30

Avg. Num. of Dwelling Units: 156

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.00	0.32 - 1.66	0.85 / 1.40	0.9 - 1.1	0.28 (28%)

Data Plot and Equation



Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the 23 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 4.2 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 45 percent.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in California, Maine, Michigan, Pennsylvania, Texas, and Washington.

Source Numbers

217, 527, 571, 572, 607, 620, 633, 634

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

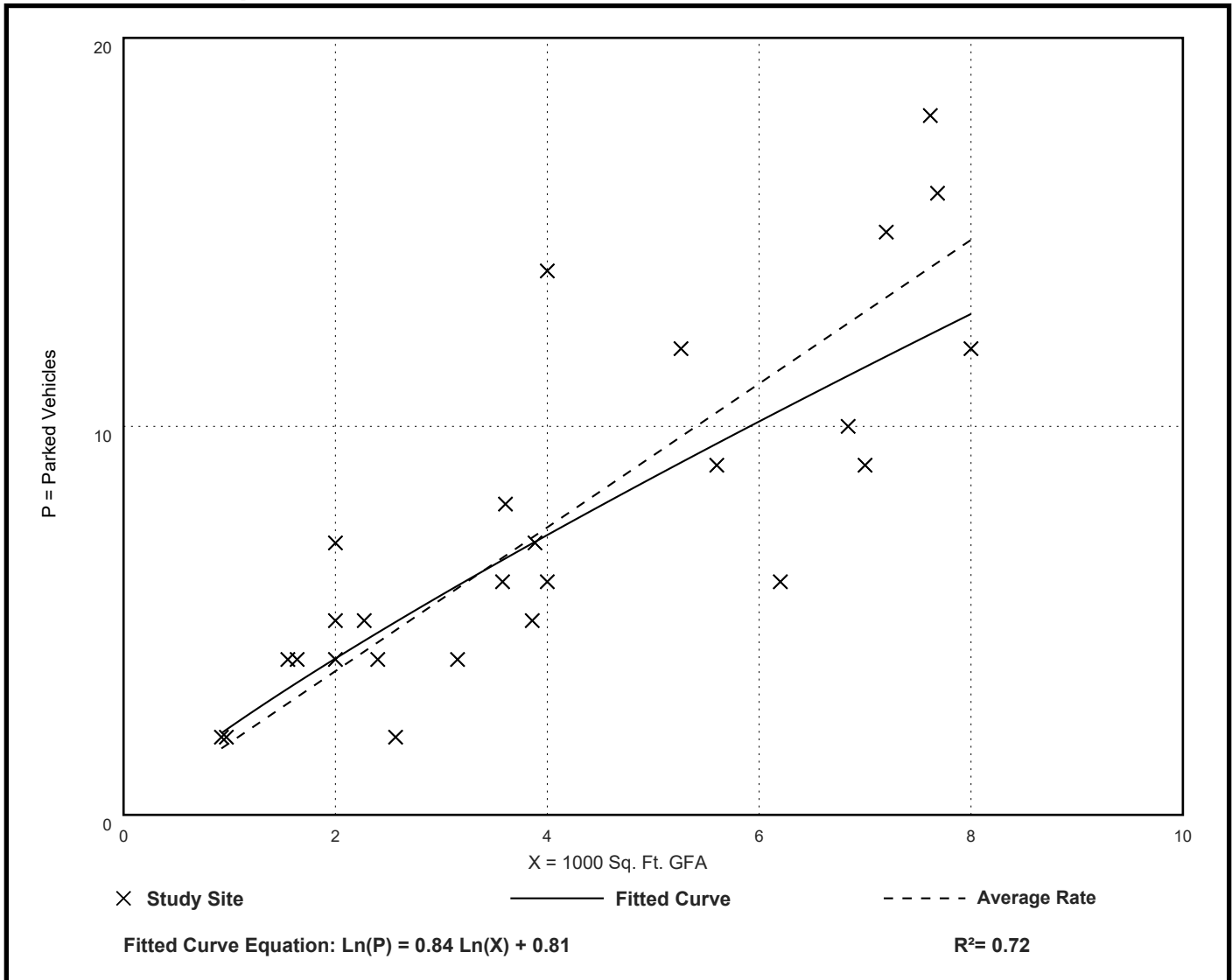
Number of Studies: 26

Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN
SBBC-3965-2025
Municipality Number: 24-FJDP-80
Folio #: N/A
Hillcrest Village
February 6, 2025



SCAD Expiration Date: August 5, 2025

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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: February 6, 2025	Single-Family:		Elementary: 2
Name: Hillcrest Village	Townhouse:		Middle: 1
SBBC Project Number: SBBC-3965-2025	Garden Apartments:		
County Project Number: N/A	Mid-Rise: 120		High: 2
Municipality Project Number: 24-FJDP-80	High-Rise:		
Owner/Developer: Harwin-Tobin 1101 LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 120		Total: 5

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Orange Brook	830	909	705	-208		77.2%	2
Mcnicol Middle	1,319	826	620	-831	-37	42.7%	1
Hallandale High	1,819	694	1,055	-764	-30	58.0%	3

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Orange Brook	707	-206	77.4%	700	696	693	686	675
Mcnicol Middle	621	-812	43.3%	592	572	550	534	511
Hallandale High	1,058	-736	58.2%	1,014	984	954	916	897

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Ben Gamla Charter	625	353	-272	353	353	353
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Bridge Prep Academy Of Broward K-8	1,000	128	-872	128	128	128
Bridge Prep Academy Of Hollywood Hills	500	357	-143	357	357	357
Championship Acad Of Distinction @ Hollywood	600	295	-305	295	295	295
Championship Acad Of Distinction Ms	374	282	-92	282	282	282
International Studies Academy High School	372	224	-148	224	224	224
International Studies Academy Middle School	594	293	-301	293	293	293
Paragon Academy Of Technology	500	142	-358	142	142	142
Somerset Academy East	500	187	-313	187	187	187
Sunshine Elementary	500	211	-289	211	211	211

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Orange Brook	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Mcnicol Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Hallandale High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site plan application proposes 120 (75 one-bedroom or less and 45 two-bedroom or more) midrise units, which are anticipated to generate 5 (2 elementary, 1 middle, and 2 high) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2024/25 school year include Orange Brook Elementary, McNicol Middle, and Hallandale High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), these schools are expected to maintain their current status through the 2026/27 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2024/25 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 120 (75 one-bedroom or less and 45 two-bedroom or more) midrise units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on August 5, 2025. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary 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. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify 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, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3965-2025 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

2/6/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title



December 11, 2024

Julian Bobilev, AICP
Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Bobilev:

Re: Platting requirements for a parcel legally described as a portion of Blocks 6 and 9, "Hillwood Section Three," according to the Plat thereof, as recorded in Plat Book 69, Page 10, of the Public Records of Broward County, Florida; together with a portion of Tracts OS-1 and OS-3, "Hillcrest Country Club North," according to the Plat thereof, as recorded in Plat Book 183, Page 16, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Hillcrest Drive, between Hillcrest Lane and Banyan Drive, in the City of Hollywood.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plats were recorded on August 6, 1969 and March 22, 2017, respectively. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Hollywood's platting requirements should be investigated.

According to Article 4.5(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

Julian Bobilev
December 11, 2024
Page Two

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBT

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood



This Instrument Prepared by and after recording return to:

Mark F. Grant, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
(954) 527-2404

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

FOR

1101 HILLCREST

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**DECLARATION OF RESTRICTIVE COVENANTS
FOR
1101 HILLCREST**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1101 HILLCREST (“Declaration”) is made as of the _____ day of _____, 2025, by HARWIN-TOBIN 1101, LLC, a Florida limited liability company (“Declarant” or “Owner”), and is joined in by 1101 HILLCREST ASSOCIATION, INC., a Florida not for profit corporation (“Association”).

WHEREAS, Declarant desires to develop an affordable housing apartment complex to be known as “1101 Hillcrest” (as hereinafter defined) on certain real property more particularly described on Exhibit “A” attached hereto and made a part hereof (the “Property”); and

WHEREAS, the Property is part of the Hillcrest PUD established by City of Hollywood (“City”) Ordinance No. O-76-025 (“PUD Ordinance”); and

WHEREAS, the City’s PUD regulations require that the open space be governed by restrictive covenants running with the land and that a homeowners association be established to own and maintain such open space within the Property and for the maintenance of recreational and other common area facilities; and

WHEREAS, in order to develop and maintain 1101 Hillcrest as an affordable housing apartment complex and to preserve the values and amenities of such apartment complex, it is necessary to declare, commit and subject the Property and the improvements now or hereafter constructed thereon to certain land use covenants, burdens, liens, and easements; and to delegate and assign to the Association certain powers and duties of ownership, administration, operation, maintenance and enforcement; and

NOW, THEREFORE, in consideration of the premises and covenants herein contained, Declarant hereby declares that the Property and the open space described on Exhibit “B” attached hereto and made a part hereof (the “Open Space”) will be owned, held, and used subject to the covenants, easements, reservations, regulations, burdens and liens hereinafter set forth, all of which will run with the Property and the Open Space and any part thereof and which will be binding upon all parties having any right, title or interest in the Property and the Open Space or any part thereof, their heirs, successors and assigns.

**ARTICLE I
DEFINITIONS**

The terms used in this Declaration will be defined as set forth herein unless expressly provided otherwise.

Section 1. “1101 HILLCREST” means that planned affordable housing apartment complex located in the City which encompasses the Property which is subject to this Declaration.

Section 2. “AMENDMENT(S)” means any and all amendments to this Declaration, all of which will be consecutively numbered beginning with the “First Amendment to the Declaration of Restrictive Covenants for 1101 Hillcrest” and each of which must be properly adopted pursuant to the terms of the Governing Documents and recorded in the Public Records of the County; provided, however, the failure to so consecutively number such amendments will not impair their validity hereunder and such amendments to the extent not otherwise numbered will be deemed to have been numbered in chronological order of their appearance in the Public Records of the County.

Section 3. “ARTICLES” means the Articles of Incorporation of 1101 Hillcrest Association, Inc., filed in the Office of the Secretary of State of the State of Florida on, a true copy of which are attached hereto as Exhibit “C” and incorporated herein by this reference, as such Articles may be amended from time to time.

Section 4. “ASSESSMENT” means assessments which are levied by the Association in accordance with the Governing Documents which the Owner is obligated to pay to the Association.

Section 5. “ASSOCIATION” means and refer to 1101 Hillcrest Association, Inc., a not for profit Florida corporation, its successors and assigns, existing pursuant to the Articles, which Association is responsible for the ownership, administration, operation, maintenance and of the Open Space and for maintenance of the recreational and other facilities within the Open Space, and the enforcement of the Governing Documents, all as provided in this Declaration.

Section 6. “BOARD” means the board of directors or other legally recognized governing body of the Association.

Section 7. “BYLAWS” means the Bylaws of the Association adopted by the Board, a copy of which are attached hereto as Exhibit “D” and incorporated herein by this reference, as such Bylaws may be amended from time to time.

Section 8. “COUNTY” means Broward County, Florida.

Section 9. “DECLARANT” means and refers to Harwin-Tobin 1101, LLC, a Florida limited liability company, and any successor or assign thereof to which Harwin-Tobin 1101, LLC, specifically assigns all or part of the rights of Declarant hereunder by an express written assignment, whether recorded in the Public Records of the County or not. Any subsequent declarant will not be liable for any default or obligations incurred by any prior declarant, except as may be expressly assumed by the subsequent declarant.

Section 10. “DECLARATION” means this instrument as it may be amended from time to time, together with any Amendments hereto, which may be recorded amongst the Public Records.

Section 11. “DIRECTOR” means a member of the Board.

Section 12. “GOVERNING DOCUMENTS” means in the aggregate this Declaration, the Articles, the Bylaws, the Plat, and all of the instruments and documents referred to herein and

therein, including, but not limited to, any Amendment(s), all as may be further amended from time to time.

Section 13. “HOA ACT” means the Homeowners’ Association Act, Chapter 720, Florida Statutes, as amended through the date of recording of this Declaration amongst the Public Records of the County.

Section 14. “IMPROVEMENT” means all structures or artificially created conditions and appurtenances thereto of every type and kind located within the Open Space, including, but not limited to, walkways, sidewalks, recreation areas and facilities, parking areas, berms, fountains, sprinkler systems, streets, drives, roads, roadways, driveways, fences, retaining walls, landscaping, trees, hedges, plantings,.

Section 15. “MEMBER” means and refers to the Owner, who is the sole member of the Association, as provided herein.

Section 16. “OPEN SPACE” means the portions of the Property described on Exhibit “B” attached hereto and incorporated herein by this reference, together with landscaping, personal property and any other Improvements thereon.

Section 17. “OPERATING EXPENSES” means the expenses for which the Owner is liable to the Association as described in this Declaration and include, but are not limited to: (a) the costs and expenses incurred by the Association in owning, administering, operating, maintaining, financing, or repairing (but not reconstructing, replacing or improving) the Open Space or any portion thereof and Improvements thereon, and for the maintenance and repair of the recreational and other facilities constructed within the Property, and all other property owned by the Association, and (b) all costs and expenses incurred by the Association in carrying out its powers and duties hereunder or under any other Governing Documents.

Section 18. “OWNER” means and refers to Harwin-Tobin 1101, LLC, a Florida limited liability company.

Section 19. “PLAT” means the plat of Hillwood Section Three, according to the Plat thereof, as recorded in Plat Book 69, Page 10, and the Plat of Hillcrest Country Club North, according to the Plat thereof, as recorded in Plat Book 183, Page 16, both of the Public Records of the County.

Section 20. “PROPERTY” means and refers to that certain real property described in Exhibit “A” attached hereto and made a part hereof.

ARTICLE II
OPEN SPACE AND COSTS

The Open Space will consist of: (a) the property described on Exhibit "B" attached hereto and made a part hereof, and (b) any other property designated as Open Space in this Declaration or any Amendment. The Open Space will be ultimately owned by the Association, and will be maintained, administered and operated by the Association in accordance with the provisions of this Declaration and the requirements of the appropriate governmental agencies. The Open Space will be used for recreational and social purposes as well as other proper purposes by the Association, the Owner, the tenants of 1101 Hillcrest, and their family members, guests, and invitees, and any future owners of the apartments within the Property in accordance with the Governing Documents.

Declarant, its successors and/or assigns, shall have access to the Open Space at all times and the Association shall not impede any such access, and no tenant nor the Association shall do any act which may interfere with Declarant having access to the Open Space.

All costs associated with operating, maintaining, repairing and replacing the Open Space will be the obligation of the Association.

For the term of this Declaration, the Open Space is not for the use and enjoyment of the public, but is expressly reserved for the private use and enjoyment of Declarant, the Association, the Owner, the tenants of 1101 Hillcrest, and their family members, guests, and invitees, and all future owners of the apartments within the Property, but only in accordance with this Declaration.

The administration, management, operation and maintenance of the Open Space will be the responsibility of the Association, as provided herein and in the Governing Documents.

The right to use the Open Space will be subject to the rules and regulations established by the Association or the Owner, as the same may be amended from time to time.

ARTICLE III
MEMBERSHIP

Section 1. **FUNCTION OF ASSOCIATION.** The Association is the entity responsible for management, maintenance, operation, and control of the Open Space. The Association also has primary responsibility for administering and enforcing the Governing Documents. The Association will perform its functions in accordance with the Governing Documents and Florida law. The Board will be responsible for management of the Association and may contract with a property manager for such purposes. The Board is appointed by the Owner as provided in the Articles.

Section 2. **MEMBERSHIP.** The Owner is the sole member of the Association.

Section 3. **DURATION OF ASSOCIATION.** The duration of the Association will be perpetual, as set forth in the Articles.

ARTICLE IV
COVENANT TO PAY ASSESSMENTS; ESTABLISHMENT OF LIENS

In order to: (a) fulfill the terms, provisions, covenants, conditions, restrictions, reservations, regulations, burdens, liens and easements contained in the Governing Documents; and (b) maintain, operate and preserve the Open Space and for the maintenance of the recreational and other facilities for the use, safety, welfare and benefit of the tenants within 1101 Hillcrest and their family members, guests, and invitees, and the future owners of apartments within the Property, there is hereby imposed upon the Owner and the future owners of apartments within the Property, the affirmative covenant and obligation to pay to the Association commencing from and after the recordation of this Declaration all Assessments. Future owners of apartments within the Property, by acceptance of a deed or other instrument of conveyance conveying the Property, whether or not it will be so expressed in such deed or instrument, will be obligated and agrees to pay to the Association all Assessments in accordance with the provisions of the Governing Documents.

The Operating Expenses with respect to the Open Space are payable by the Owner and each future owner of an apartment within the Property, to the Association notwithstanding the fact that Declarant may not have as yet conveyed title to the Open Space to the Association.

Each Assessment against the Open Space, together with Interest thereon and costs of collection, will be the personal obligation of the Owner. Any and all Assessments made by the Association in accordance with the provisions of the Governing Documents with Interest thereon and costs of collection are hereby declared to be a charge and continuing lien upon the Open Space. Said lien will be effective only from and after the time of the recordation amongst the Property excluding the Public Records of the County of a written, acknowledged statement by the Association setting forth the amount due to the Association as of the date the statement is signed. Upon full payment of all sums secured by that lien, the party making payment will be entitled to a satisfaction of the statement of lien in recordable form.

ARTICLE V
MAINTENANCE AND REPAIR OBLIGATIONS

The Association, at its expense, will be responsible for the operation, maintenance, repair and replacement of all of the Improvements and facilities located over, through and upon the Open Space and for the maintenance and repair of the recreational and other facilities as otherwise provided herein.

The Association has a reasonable right of entry upon the Open Space to make emergency repairs and to do other work reasonably necessary for the proper maintenance and operation of the Open Space.

ARTICLE VI
INSURANCE AND CONDEMNATION

The Association will purchase and maintain the following insurance coverages subject to the following provisions, and the cost of the premiums therefor will be a part of the Operating Expenses:

Section 1. PUBLIC LIABILITY INSURANCE. A comprehensive policy of public liability insurance naming the Association, the City and Declarant as named insureds thereof insuring against any and all claims or demands made by any person or persons whomsoever for personal injuries or property damage received in connection with, or arising from, the operation, maintenance and use of the Open Space and any Improvements located thereon, and for any other risks insured against by such policies with limits of not less than One Million Dollars (\$1,000,000.00) for damages incurred or claimed by any one person for any one occurrence; not less than Three Million Dollars (\$3,000,000.00) for damages incurred or claimed by more than one person for any one occurrence; and for not less than Fifty Thousand Dollars (\$50,000.00) property damage per occurrence with no separate limits stated for the number of claims. The Association may also obtain worker's compensation insurance and other liability insurance including, but not limited to, insurance for lawsuits related to employment contracts in which the Association is a party, as it may deem desirable.

Section 2. FIDELITY COVERAGE. Adequate fidelity coverage to protect against dishonest acts of the officers and employees of the Association and the Board and all others who handle and are responsible for handling funds of the Association will be maintained in the form of fidelity bonds, which requirements will be reasonably determined by the Board.

Section 3. DIRECTORS' COVERAGE. Adequate directors' and officers' liability coverage, which coverage will be effective from and after the date the Association is created.

Section 4. OTHER INSURANCE. The Board may obtain such other forms of insurance as the Board may determine and in such coverage amounts as the Board will determine to be required or beneficial for the protection or preservation of the Open Space and any Improvements now or hereafter located thereon or in the best interests of the Association and/or its officers and directors.

Section 5. CANCELLATION OR MODIFICATION. All insurance policies purchased by the Association will provide that they may not be canceled (including for nonpayment of premiums) or substantially modified without at least ten (10) days prior written notice to the Association.

Section 6. WAIVER OF SUBROGATION. As to each policy of insurance maintained by the Association which will not be voided or impaired thereby, the Association hereby waives and releases all claims against the Board, the Owners, Declarant and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement of said persons, but only to the extent that such insurance proceeds are received in compensation for such loss.

ARTICLE VII
GENERAL PROVISIONS

Section 1. CONFLICT WITH OTHER GOVERNING DOCUMENTS. In the event of any conflict between the provisions of this Declaration and the provisions of the Articles and/or Bylaws and/or rules and regulations promulgated by the Association, the provisions of this Declaration, the Articles, the Bylaws and the rules and regulations will control, in that order.

Section 2. AMENDMENT AND MODIFICATION. All amendments or modifications will only be made by Declarant without the requirement of the Association's consent.

Section 3. DELEGATION. The Association, pursuant to a resolution duly adopted by the Board, will have the continuing authority to delegate all or any portion of its responsibilities for maintenance, operation and administration, as provided herein, to any managing agency or entity selected by the Board from time to time and whether or not related to Declarant.

Section 4. TERM. This Declaration and the terms, provisions, conditions, covenants, restrictions, reservations, regulations, burdens and liens contained herein will run with and bind the Open Space, and inure to the benefit of Declarant and its respective successors and assigns, the Association, the tenants of 1101 Hillcrest, and future owners of apartments within the Property, in perpetuity from the date of recording this Declaration amongst the Public Records of the County.

Section 5. COVENANT RUNNING WITH THE LAND. All provisions of this Declaration will, to the extent applicable and unless otherwise expressly provided herein to the contrary, be construed to be covenants running with the Open Space and the Property and with every part thereof and interest therein, and all of the provisions hereof will be binding upon and inure to the benefit of Declarant, and heirs, successors, and assigns, the Association, the tenants in 1101 Hillcrest, and the future owners of apartments within the Property. However, the same are not intended to create nor will they be construed as creating any rights in or for the benefit of the general public, unless specifically provided herein to the contrary.

IN WITNESS WHEREOF, this Declaration has been signed by Declarant and joined in by the Association on the respective dates set forth below.

DECLARANT:

HARWIN-TOBIN, LLC,
a Florida limited liability company

Signature
Print Name _____
Address: 1101 Ben Tobin Drive

By: _____

Hollywood, FL 33021

Printed Name: _____

Title: _____

Signature
Print Name _____
Address: 1101 Ben Tobin Drive
Hollywood, FL 33021

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization by _____, as _____ of HARWIN-TOBIN, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

My Commission Expires:

Notary Public

Typed, printed or stamped name of Notary

Public

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "B"

LEGAL DESCRIPTION OF COMMON AREA

EXHIBIT “C”

**ARTICLES OF INCORPORATION
OF
1101 HILLCREST ASSOCIATION, INC.**

EXHIBIT “D”

**BYLAWS
OF
1101 HILLCREST ASSOCIATION, INC.**

**ARTICLES OF INCORPORATION
OF
1101 HILLCREST ASSOCIATION, INC.
(A Florida Corporation Not For Profit)**

In order to form a corporation not for profit under and in accordance with the provisions of Chapters 617 and 720 of the Florida Statutes, the undersigned hereby incorporates this corporation not for profit for the purposes and with the powers hereinafter set forth and, to that end, the undersigned, by these Articles of Incorporation, certifies as follows:

**ARTICLE I
DEFINITIONS**

The following words and phrases when used in these Articles of Incorporation (unless the context clearly reflects another meaning) will have the following meanings, or if not defined below as defined in the Declaration.

1. “1101 Hillcrest” means the real property described in Exhibit “A” to the Declaration.
2. “Articles” means these Articles of Incorporation and any amendments hereto.
3. “Assessments” means the assessments for which the Owner, and future owners of apartments within the Property are obligated to the Association.
4. “Association” means 1101 Hillcrest Association, Inc., a Florida corporation not for profit. The “Association” is NOT a condominium association and is not intended to be governed by Chapter 718, the Condominium Act, Florida Statutes.
5. “Board” means the Board of Directors of the Association.
6. “Bylaws” means the Bylaws of the Association and any amendments thereto.
7. “Open Space” means the property more particularly described in Exhibit “B” of the Declaration, which is or will be owned and/or maintained by the Association as set forth in the Declaration.
8. “County” means Broward County, Florida.
9. “Declarant” means Harwin-Tobin, LLC, a Florida limited liability company, or any successor or assign that is designated as Declarant in a recorded instrument which the immediately preceding Declarant executes. Any Person who at any time holds the rights of Declarant hereunder and subsequently transfers or assigns the rights of Declarant to another Person will be known as a “Predecessor Declarant” and, unless otherwise agreed in writing, will be entitled to the rights of a Predecessor Declarant established in the Declaration. Whether or not specifically stated, a

Predecessor Declarant will be afforded the same protection with respect to matters arising during its tenure as Declarant as the predecessor Declarant would have if it were still Declarant.

10. “Declaration” means the Declaration of Restrictive Covenants for 1101 Hillcrest, which is intended to be recorded amongst the Public Records of the County, and any amendments thereto.

11. “Director” means a member of the Board.

12. “Governing Documents” means in the aggregate the Declaration, these Articles and the Bylaws, and all of the instruments and documents referred to therein, including, but not limited to, any amendment(s) thereto.

13. “HOA Act” means the Homeowners’ Association Act, Chapter 720, Florida Statutes, as amended through the date of recording of the Declaration amongst the Public Records of the County.

14. “Member” means the Owner, the sole member of the Association.

15. “Open Space” means the portions of the Property described on Exhibit “B” to the Declaration, together with landscaping, personal property and any other Improvements thereon.

16. “Operating Expenses” means the expenses for which the Owner is liable to the Association as described in the Declaration and any other Governing Documents and include, but are not limited to, the costs and expenses incurred by the Association in administering, operating, maintaining, financing, or repairing, but not reconstructing, replacing or improving, the Open Space and improvements thereon, the maintenance and repair of the recreational and other facilities therein, and all costs and expenses incurred by the Association in carrying out its powers and duties hereunder or under any other Governing Documents.

17. “Owner” means Harwin-Tobin, LLC, a Florida limited liability company.

18. “Property” means and refers to that certain real property described in Exhibit “A” to the Declaration.

Unless otherwise defined herein, the terms defined in the Declaration are incorporated herein by reference and will appear in initial capital letters each time such terms appears in these Articles.

ARTICLE II NAME

The name of this corporation will be 1101 Hillcrest Association, Inc., a Florida corporation not for profit (hereinafter referred to as the “Association”) whose initial principal office and mailing address is 1101 Ben Tobin Drive, Hollywood, FL 33021.

ARTICLE III
PURPOSES

The purpose for which the Association is organized is to take title to, operate, administer, insure, repair, replace, manage and maintain the Open Space and the recreational and other facilities therein in accordance with the terms of, and purposes set forth in, the Governing Documents and to carry out the covenants and enforce the provisions of the Governing Documents.

ARTICLE IV
POWERS

The Association will have the following powers and will be governed by the following provisions:

A. The Association will have all of the common law and statutory powers of a corporation not for profit.

B. The Association will have all of the powers granted to the Association in the Governing Documents. All of the provisions of the Declaration and Bylaws which grant powers to the Association are incorporated into these Articles.

C. The Association will have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

1. To own and convey property.
2. To sue and be sued.
3. To perform any act required or contemplated by it under the Governing Documents.
4. To make, establish, amend, abolish (in whole or in part) and enforce reasonable rules and regulations governing the use of the Property.
5. To make, levy and collect Assessments for the purpose of obtaining funds from its Member to pay Operating Expenses and other costs defined in the Declaration and costs of collection, and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Association.
6. To own, administer, maintain, finance, insure, repair, replace, manage, operate and convey the Open Space in accordance with the Governing Documents and to assist in the enforcement of the Declaration.
7. To enforce by legal means the obligations of the Member and the provisions of the Governing Documents.

8. To employ personnel, retain independent contractors and professional personnel, and enter into service contracts to provide for the maintenance, operation, administration, financing, insuring, repairing, replacing and management of the Open Space and the maintenance of the recreational and other facilities therein and to enter into any other agreements consistent with the purposes of the Association, including, but not limited to, agreements with respect to professional management of the Property and to delegate to such professional management certain powers and duties of the Association.

9. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Association mandate to keep and maintain the Open Space in a proper and aesthetically pleasing condition.

10. To borrow money and to obtain such financing as is necessary to maintain, repair and replace the Open Space in accordance with the Declaration and, as security for any such loan, to collaterally assign the Association's right to collect and enforce Assessments levied for the purpose of repaying any such loan.

ARTICLE V
SOLE MEMBER

The membership of the Association will initially be comprised solely of Owner. In the event the building within the Property is converted to condominium ownership, the Declaration, these Articles and the Bylaws will be amended to address the multitude of owners of apartments within the Property.

ARTICLE VI
TERM

The term of the Association will be perpetual.

ARTICLE VII
INCORPORATOR

The name and address of the Incorporator of these Articles are: _____
_____, 1101 Ben Tobin Dr., Hollywood, FL 33021.

ARTICLE VIII
OFFICERS

The affairs of the Association will be managed by the President of the Association, assisted by the Vice President(s), Secretary and Treasurer, and, if any, by the Assistant Secretary(ies) and Assistant Treasurer(s), subject to the directions of the Board.

The Board will elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board will, from time to time, determine. The President will be elected from amongst the membership of the Board, but no other officer need

be a Director. The same person may hold two (2) or more offices, the duties of which are not incompatible; provided, however, the office of President and a Vice President will not be held by the same person, nor will the office of President and Secretary or Assistant Secretary or Treasurer or Assistant Treasurer be held by the same person.

ARTICLE IX
FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	_____
Vice President	_____
Secretary/Treasurer	_____
Treasurer	_____

ARTICLE X
BOARD OF DIRECTORS

A. The number of Directors on the Board of Directors of the Association will be three (3) appointed by Declarant. There will be only one (1) vote for each Director.

B. The names and addresses of the persons who are to serve as Directors are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
_____	1101 Ben Tobin Dr. Hollywood, FL 33021
_____	1101 Ben Tobin Dr. Hollywood, FL 33021
_____	1101 Ben Tobin Dr. Hollywood, FL 33021

Declarant reserves the right to replace and/or designate and elect successor Directors to serve on the Board.

ARTICLE XI
INDEMNIFICATION

Each and every Director and officer of the Association will be indemnified by the Association against all costs, expenses and liabilities, including attorney and paralegal fees at all trial and appellate levels and post-judgment proceedings, reasonably incurred by or imposed upon him/her in connection with any negotiation, proceeding, arbitration, litigation or settlement in which he/she becomes involved by reason of his or her being or having been a Director or officer of the Association, and the foregoing provision for indemnification will apply whether or not such person is a Director or officer at the time such cost, expense or liability is incurred. Notwithstanding the above, in the event of any such settlement, the indemnification provisions provided in this Article XI will not be automatic and will apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as being in the best interest of the Association, and in the event a Director or officer admits that he/she is or is adjudged guilty of willful misconduct or gross negligence in the performance of his or her duties, the indemnification provisions of this Article XI will not apply. The foregoing right of indemnification provided in this Article XI will be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer of the Association may be entitled under statute or common law.

ARTICLE XII
BYLAWS

The Bylaws will be adopted by the Board, and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws. In the event of any conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles will control.

ARTICLE XIII
AMENDMENTS

These Articles may be amended only by an instrument in writing signed by Declarant and filed in the Office of the Secretary of State of the State of Florida.

Any instrument amending these Articles will identify the particular article or articles being amended and will provide a reasonable method to identify the amendment being made. A certified copy of each such amendment will be attached to any certified copy of these Articles, and a copy of each amendment certified by the Secretary of State will be recorded amongst the Public Records of the County.

ARTICLE XIV
REGISTERED OFFICE AND REGISTERED AGENT

The name and street address of the initial registered office of the Association is _____, and the initial registered agent of the Association at that address will be _____.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this _____ day of _____, 2025.

_____, Incorporator

The undersigned hereby accepts the designation of Registered Agent as set forth in Article XIV of these Articles of Incorporation, and acknowledges that he/she is familiar with and accepts the obligations imposed upon registered agents under the Florida Not For Profit Corporation Act.

REGISTERED AGENT:

By: _____
_____, Registered Agent

Dated: _____, 2025

**BYLAWS
OF
1101 HILLCREST ASSOCIATION, INC.**

Section 1. Identification of Association

These are the Bylaws of 1101 Hillcrest Association, Inc. (“Association”) as duly adopted by its Board of Directors (“Board”). The Association is a corporation not for profit, organized pursuant to Chapters 617 and 720, Florida Statutes.

1.1. The principal office and mailing address of the Association is 1101 Ben Tobin Dr., Hollywood, FL 33021.

1.2. The fiscal year of the Association will be the calendar year.

1.3. The seal of the Association will bear the name of the Association, the word “Florida” and the words “Corporation Not For Profit.”

Section 2. Explanation of Terminology

The terms defined in the Articles of Incorporation of the Association (“Articles”) as well as in the Declaration of Restrictive Covenants for 1101 Hillcrest (“Declaration”) are incorporated herein by reference and will appear in initial capital letters each time such terms appear in these Bylaws.

Section 3. Membership

The sole Member of the Association is the Owner.

Section 4. Board; Directors’ Meetings

4.1. The business and administration of the Association will be by its Board.

4.2. The designation of Directors will be conducted in accordance with the Articles.

4.3. (a) Any person designated as a Director will have all the rights, privileges, duties and obligations of a Director of the Association.

4.5. Regular meetings of the Board may be held at such times and places in the County as will be determined from time to time by a majority of the Directors.

4.6. Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, will be given to each Director personally or by mail, telephone or electronically transmitted if correctly directed to an electronic mail address at which the Director has consented to receive notice at least three (3) days prior to the day named for such meeting

unless such notice is waived before, during or after such meeting. Any Director may waive notice of the meeting in writing before, during or after a meeting and such waiver will be deemed equivalent to the receipt of notice by such Director.

4.7 Notice of all Board meetings will be given to the Member in accordance with the HOA Act.

4.8. A quorum of the Board will consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present will constitute the official acts of the Board, except as may be otherwise specifically provided by law, by the Articles or elsewhere herein. If at any meeting of the Board there will be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any meeting that takes place on account of a previously adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, no further notice of the adjourned meeting need be given unless otherwise determined by the Board.

4.9. The presiding officer at all Board meetings will be the President. In the absence of the President, the Directors will designate any one of their number to preside.

4.10. Directors' fees, if any, will be determined by the Members.

4.11. Minutes of all meetings of the Board will be kept in a businesslike manner and be available for inspection by Members and Directors at all reasonable times.

4.12. Meetings of the Board will be open to the Member on such terms as the Board may determine but at all times pursuant to, and as limited by, the HOA Act. The Board may also hold closed meetings to the extent permitted by applicable law, including, by way of example but not by way of limitation when the discussion at a meeting is governed by attorney-client privilege.

4.13. Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, will be signed by all the Directors entitled to vote with respect to the subject matter thereof and such consent will have the same force and effect as a unanimous vote of the Directors, provided, however, whenever assessments are to be considered, they may be considered only at a meeting of the Directors properly noticed in accordance with the HOA Act.

Section 5. Powers and Duties of the Board

5.1. All of the powers and duties of the Association will be exercised by the Board. Such powers and duties of the Board will include, but not be limited to, all powers and duties set forth in the Governing Documents, as well as all of the powers and duties of a director of a corporation not for profit not inconsistent therewith.

5.2. The Association may employ a manager to perform any of the duties, powers or functions of the Association. Notwithstanding the foregoing, the Association may not

delegate to the manager the power to conclusively determine whether the Association should make expenditures for capital additions or improvements chargeable against the Association funds. The members of the Board will not be personally liable for any omission or improper exercise by the manager of any duty, power or function delegated to the manager by the Association.

Section 6. Officers of the Association

6.1. Executive officers of the Association will be the President, who will be a Director, one or more Vice Presidents, a Treasurer and a Secretary, all of whom will be elected annually by the Board. Any officer may be removed without cause from office by vote of the Directors at any meeting of the Board. The Board may, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Board will find to be required to manage the affairs of the Association. One person may hold any two offices simultaneously, except when the functions of such offices are incompatible, but no person will hold the office of President and any of the following offices simultaneously: Vice President, Secretary or Assistant Secretary or Treasurer or Assistant Treasurer.

6.2. The President will be the chief executive officer of the Association. He/She will have all of the powers and duties which are usually vested in the office of the President of an association or a corporation not for profit. If in attendance, the President ("Chairman") will preside at all meetings of the Board and the Member; provided, however, that the President may appoint a substitute.

6.3. In the absence or disability of the President, the Vice President will exercise the powers and perform the duties of the President. If there is more than one (1) Vice President, the Board will designate which Vice President is to perform which duties. The Vice President(s) will also generally assist the President and exercise such other powers and perform such other duties as will be prescribed by the Board. In the event there will be more than one Vice President elected by the Board, then they will be designated as "First Vice President", "Second Vice President", etc., and will exercise the powers and perform the duties of the presidency in such order.

6.4. The Secretary will keep the minutes of all meetings of the Board, which minutes will be kept in a businesslike manner and be available for inspection by the Member and Directors at all reasonable times. The Secretary will have custody of the seal of the Association and affix the same to instruments requiring such seal when duly authorized and directed to do so. The Secretary will be custodian for the corporate records of the Association, except those of the Treasurer, and will perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President. The Assistant Secretary, if any, will perform the duties of the Secretary when the Secretary is absent and will assist the Secretary under the supervision of the Secretary.

6.5. The Treasurer will have custody of all of the monies of the Association, including funds, securities and evidences of indebtedness. The Treasurer will keep the assessment roll and account of the Member and will keep the books of the Association in accordance with good accounting practices and he/she will perform all of the duties incident to the office of the Treasurer. The Assistant Treasurer, if any, will perform the duties of the Treasurer when the Treasurer is absent and will assist the Treasurer under the supervision of the Treasurer.

6.6. The compensation, if any, of the officers and other employees of the Association will be fixed by the Board. This provision will not preclude the Board from hiring a Director as an employee of the Association or preclude contracting with a Director or a party affiliated with a Director for the management or performance of contract services for all or any part of 1101 Hillcrest.

Section 7. Resignations

Any Director or officer may resign his or her post at any time by written resignation, delivered to the President or Secretary, which will take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation will be effective from such date unless withdrawn. The acceptance of a resignation will not be required to make it effective. The conveyance of all Lots owned by any Director or officer (other than appointees of Declarant) will constitute a written resignation of such Director or officer.

Section 8. Accounting Records; Fiscal Management

8.1. The Association will prepare financial reports and maintain accounting records in accordance with the HOA Act. The accounting records of the Association will be open to inspection by the Member or its respective authorized representatives at reasonable times and in accordance with, but subject to the limitations of, the HOA Act. Such authorization as a representative of the Member must be in writing and signed by the person giving the authorization and dated within sixty (60) days of the date of the inspection. Such records will include, but not be limited to: (i) a record of all receipts and expenditures; (ii) an account for each Lot within 1101 Hillcrest which will designate the name and address of the Owner thereof, the amount of Individual Lot Assessments and all other Assessments, if any, charged to the Lot, the amounts and due dates for payment of same, the amounts paid upon the account and the dates paid, and the balance due; (iii) any tax returns, financial statements and financial reports of the Association; and (iv) any other records that identify, measure, record or communicate financial information.

8.2. The Board will adopt a Budget (as defined and provided for in the Declaration) of the anticipated Operating Expenses for each forthcoming calendar year.

8.3. In administering the finances of the Association, the following procedures will govern: (i) the fiscal year will be the calendar year; (ii) any monies received by the Association in any calendar year may be used by the Association to pay expenses incurred in the same calendar year; (iii) there will be apportioned between calendar years on a *pro rata* basis any expenses which are prepaid in any one calendar year for Operating Expenses which cover more than such calendar year; (iv) Assessments will be made quarterly in amounts no less than are required to provide funds in advance for payment of all of the anticipated current Operating Expenses and for all unpaid Operating Expenses previously incurred; and (v) items of Operating Expenses incurred in a calendar year will be charged against income for the same calendar year regardless of when the bill for such expenses is received. Notwithstanding the foregoing, the Assessments for Operating Expenses and any periodic installments thereof will be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the accrual basis method of accounting.

8.4. The depository of the Association will be such bank or banks as will be designated from time to time by the Board in which the monies of the Association will be deposited. Withdrawal of monies from such account will be only by checks signed by such persons as are authorized by the Board.

8.5. A report of the accounts of the Association will be made in compliance with the financial reporting requirements set forth in the HOA Act.

Section 9. Rules and Regulations

The Board may at any meeting of the Board adopt rules and regulations or amend, modify or rescind, in whole or in part, then existing rules and regulations for the operation of the Open Space; provided, however, that such rules and regulations are not inconsistent with the terms or provisions of the Governing Documents. Notwithstanding the foregoing, when rules and regulations are to regulate the use of a specific portion of the Open Space, same will be conspicuously posted at such facility and such rules and regulations will be effective immediately upon such posting. Care will be taken to insure that posted rules and regulations are conspicuously displayed and easily readable and that posted signs or announcements are designed with a view toward protection from weather and the elements. Posted rules and regulations which are torn down or lost will be promptly replaced.

Section 10. Parliamentary Rules

The then latest edition of Robert's Rules of Order will govern the conduct of all meetings of the Member and the Board; provided, however, if such rules of order are in conflict with any of the Governing Documents, Robert's Rules of Order will yield to the provisions of such instrument.

Section 11. Amendment of the Bylaws

Any Bylaw of the Association may be amended or repealed, and any new Bylaw of the Association may be adopted by either:

(i) the action of the sole Member; or

(ii) by the affirmative vote of a majority of the Directors then in office at any regular meeting of the Board or at any special meeting of the Board called for that purpose or by written instrument signed by all of the Directors as is permitted by these Bylaws, provided that the Directors will not have any authority to adopt, amend or repeal any Bylaw if such new Bylaw or such amendment or the repeal of a Bylaw would be inconsistent with any Bylaw previously adopted by the Member.

Notwithstanding the foregoing provisions of this Section 12, there will be no amendment to these Bylaws which will abridge, prejudice, amend or alter the rights of Declarant, without the prior written consent thereto by Declarant; nor will any other amendment to these Bylaws be adopted or become effective without the prior written consent of Declarant for so long as Declarant owns the Property.

Any instrument amending, modifying, repealing or adding Bylaws will identify the particular section or sections affected and give the exact language of such modification, amendment or addition or of the provisions repealed. A copy of each such amendment, modification, repeal or addition attested to by the Secretary or Assistant Secretary of the Association will be recorded amongst the Public Records of the County.

Section 12. Interpretation

In the case of any conflict between the Articles and these Bylaws, the Articles will control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration will control; and in the event of any conflict between the Articles and the Declaration, the Declaration will control.

The foregoing Bylaws of 1101 Hillcrest Association, Inc. were adopted by the Board of Directors as of the date of filing of the Articles of Incorporation for the Association.

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes No

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: HARWIN-TOBIN 1101 LLC
2. Project Name: 1101 HILLCREST DRIVE
3. Project Address: 1101 HILLCREST DRIVE
4. Contact person: ELIZABETH SOMERSTEIN, ESQ.
5. Contact number: (954) 527-2459
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: 120
8. Unit Fee per residential dwelling based on sq. ft.: 7 D.U. x \$1,401; 113 D.U. x \$1,132
9. Unit Fee per hotel/motel room: \$1,355.00
10. Total Park Impact Fee: \$137,723 Date: 1/24/2025

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts
at 954.921.3404 or dvazquez@hollywoodfl.org with any inquiries.