

ORDINANCE NO. O-2016-10

(15-JPZ-44)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, ORDINANCES O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34, O-2009-38 AND O-2013-11; BY AMENDING SUBSECTION 3(B) TO MODIFY THE FINAL SITE PLAN TO REDISTRIBUTE THE PREVIOUSLY APPROVED 645 RESIDENTIAL UNITS AND AMENITIES, INCLUDING BUT NOT LIMITED TO PORTIONS OF THE 9-HOLE AND 18-HOLE GOLF COURSES AND MODIFY CERTAIN DEVELOPMENT STANDARDS WITHIN THE RESIDENTIAL PORTION OF THE PROJECT.

WHEREAS, the previously existing development has already established the character and nature of the Hillcrest PUD project; and

WHEREAS, all open space requirements, amenities for recreation, project utilities and other capital improvements required with respect to this development have already been completed; and

WHEREAS, on December 16, 2015, the City Commission passed O-2016-09 (PO-2015-33) which approved a land use amendment to change the designations of the Hillcrest property from the land use designation of Open Space and Recreation (18 hole golf course) to Irregular Residential within a portion of the dash line area (11.5 units per acre) for a residential development and said amendment is being processed through Broward County and the State planning agency to be considered for adoption by the City Commission at a later date; and

WHEREAS, the Applicant has requested that the existing Hillcrest PUD which includes an amendment/modification to the Final Site Plan to redistribute the previously approved 645 residential units and amenities (Ordinance No. O-2009-38), including but not limited to, portions of the 9-hole and 18-hole golf courses, as well as modify certain development standards within the proposed residential portion of the project; and

WHEREAS, the Director of Planning ("Director"), and staff, following review and analysis of the application and its associated documents, have determined that the proposed amendment/modifications to the Final Site Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City's Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore forwarded a

recommendation that the amendment and modifications be approved with the conditions set forth on Exhibit "A" attached hereto and incorporated by reference; and

WHEREAS, on February 11, 2016, the Planning and Development Board met and reviewed the above noted request for the proposed amendment/modifications to the existing Hillcrest PUD and Final Site Plan as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference, in accordance with the criteria set forth in Section 4.16 I of the Zoning and Land Development Regulations, and have forwarded a recommendation of approval with staff's conditions and the following additional condition: There shall be no asphalt shingles on any roof; and

WHEREAS, the City Commission has conducted duly advertised hearings on the proposed ordinance through the above referenced petition and has considered all comments received concerning the proposed amendment/modifications as required by state law and local ordinances and resolutions; and

WHEREAS, the City Commission finds that the request to amend/modify the Hillcrest PUD, including the Final Site Plan, including modifications to certain development standards within the residential portion of the project, are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That Section 3(B) of Ordinance No. O-76-25 commonly known as the "Hillcrest PUD," as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-5, O-2002-34, O-2009-38 and O-2013-11; shall be further amended/modified as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference with the conditions set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: That the following modifications to the development standards for the residential portion of the project are hereby approved as follows:

- a. The aisle width for head in and back out parking for access (considered to be alleys) to the rear loaded garages shall be reduced from 24 feet to 20 feet; and
- b. The minimum spacing between driveways shall be 1.5 feet; and
- c. The maximum number of monument signs per entrance shall be increased from one to two.

Section 3: That all other conditions and provisions of Ordinance No. O-76-25, as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-30, O-2009-38, and O-2013-11 not amended by this Ordinance shall remain in full force and effect.


Section 4: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions, or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and affect upon its passage and adoption.

Advertised may 6, 2016.

PASSED on first reading this 16 day of march, 2016.

PASSED AND ADOPTED on second reading this 18 day of may, 2016.

  
\_\_\_\_\_  
PETER BOBER, MAYOR

ATTEST:  
  
\_\_\_\_\_  
PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the  
City of Hollywood, Florida, only.

  
\_\_\_\_\_  
JEFFREY P. SHEFFEL, CITY ATTORNEY

**EXHIBIT "A"**  
**CONDITIONS TO HILLCREST PUD-R MODIFIED FINAL SITE PLAN (2016)**

The developer shall execute the attached Hold Harmless Agreement (Attachment 1 to Exhibit "A") prior to the issuance of any permits. The Applicant shall comply with conditions for each Phase as set below with the exception of the improvements outlined in the Hold Harmless Agreement.

**A. Conditions within Phase 1:**

1. Prior to the issuance of any Building Permit's, the following items shall be submitted to the City:
  - a) The Applicant shall provide the Declaration of Restrictive Covenants, in a form acceptable to the City Attorney's Office and recorded in the Public Records of Broward County; and
  - b) Provide documentation relating to the abandonment or relocation of easements as required to implement the Modified Final Site Plan; and
  - c) Provide documentation relating to the finalization of access with Tobin properties at Hillcrest roundabout; and
  - d) Park Impact shall be satisfied; and
  - e) Provide a copy of the homeowners/condominium association documents which will include a restriction prohibiting any conversion of the garages, and prohibiting asphalt shingles on any roof; and
  - f) Final design of all public improvements including any additional requirements required by the Plats or Land Use Plan Amendment shall be completed; and
  - g) Full road width restoration required on all streets impacted within rights-of-way required, as well as provide a restoration plan; and
  - h) Applicant shall provide copies of all outside agency permits that must be obtained, including but not limited to FDOT and Broward County.
2. Prior to the issuance of the 60<sup>th</sup> Certificate of Occupancy for a principal building:
  - a) Provide a school access and parking easement and a shared parking agreement, in a form acceptable to the City Attorney's Office. However, a temporary shared parking agreement, acceptable to the City, must be obtained prior to eliminating access to and use of parking spaces on the existing school property together with spaces provided for under the existing shared parking agreement associated with the clubhouse property, and shall be in effect until such time that the Certificate of Occupancy for the clubhouse amenity is obtained; and

**EXHIBIT "A"**  
**CONDITIONS TO HILLCREST PUD-R MODIFIED FINAL SITE PLAN (2016)**

- b) Provide a right-of-way license and maintenance agreement for neighborhood signage and right-of-way enhancements; and
  - c) Provide an access and parking easement, in a form acceptable to the City Attorney's Office, for access to development's access and Hillcrest Drive roundabout for Building 21; and
  - d) All amenities (i.e. Clubhouse, tennis courts, pools, etc.) shall be completed; and
  - e) Bus shelter easements and the installation of solar lighted shelter units at all bus stops to be completed or in the alternative, the Developer shall remit to the City a cash payment equivalent for the construction of the solar lighted bus shelter units by the City.
3. Reclaimed Water Reuse Agreement for the use of re-use water for irrigation purpose needs to be executed by the property owner who will own the project after the first Certificate of Occupancy.
4. Should Broward County and/or the State approve certain material changes not addressed by the City in the O-2016-09 (PO-2015-33) (LUPA Amendment), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (O-2016-10) (PO-2016-03) to address the changes made by the County within 60 days action. Further, if Broward County approves certain material changes not addressed by the City in the Plat Resolution (R-2016-139), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (O-2016-10)(PO-2016-03) to address the changes made by the County within 60 days action.

**B. Conditions within Phase 2:**

- 1. No development permit shall be issued for site work or a principal building, within the Phase 2 (18-hole golf course), until the Land Use Plan Amendment (PC 16-1) is approved by Broward County, all conditions of Ordinance O-2016-09 (PO-2015-33) have been satisfied, and the Hillcrest Country Club South Plat has been recorded.
- 2. Prior to the issuance of any Building Permit's, the following items shall be submitted to the City:
  - a) Park Impact Fee shall be satisfied; and

## EXHIBIT "A"

### CONDITIONS TO HILLCREST PUD-R MODIFIED FINAL SITE PLAN (2016)

- b) Provide a copy of the homeowners/condominium association documents which will include a restriction prohibiting any conversion of the garages, and prohibiting asphalt shingles on any roof; and
  - c) Bus shelter easements and the installation of solar lighted shelter units at all bus stops to be completed or in the alternative, the Developer shall remit to the City a cash payment equivalent for the construction of the solar lighted bus shelter units by the City; and
  - d) Final design of all public improvements including any additional requirements required by the Plats or Land Use Plan Amendment shall be completed; and
  - e) The City maintains an existing forcemain through an existing utility easement connecting sanitary sewer for the property at the SE corner of the 18 hole Golf Course to a manhole on Hillcrest Drive. Approval of the modified Final Site Plan is contingent upon the existing forcemain being relocated as indicated on the Final Site Plan that obtained sign-off. The referenced easement needs to be vacated and a new easement provided for the relocate forcemain as shown on the modified Final Site Plan. The survey also shows a 6' FPL Utility easement, which appears to be for the lift station W-17. The electrical service for the existing lift station needs to be provided from another source provided and installed by this project, and the easement needs to be vacated. A new easement acceptable to FPL will need to be provided for new electrical service. All coordination with FPL will need to be done by the developer; and
  - f) The proposed project calls for two existing FDOT drainage retention ponds, within existing FDOT drainage easements, to be relocated. New easements acceptable to FDOT will need to be provided for the relocated ponds.
3. Reclaimed Water Reuse Agreement for the use of re-use water for irrigation purpose needs to be executed by the property owner who will own the project after the first Certificate of Occupancy.
4. Should Broward County and/or the State approve certain material changes not addressed by the City in the O-2016-09 (PO-2015-33) (LUPA Amendment), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (O-2016-10)(PO-2016-03) to address the changes made by the County within 60 days action. Further, if Broward County approve certain material changes not addressed by the City in the Plat Resolution (R-2016-139), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (PO-2016-03) to address the changes made by the County within 60 days action.

**EXHIBIT "A"**  
**CONDITIONS TO HILLCREST PUD-R MODIFIED FINAL SITE PLAN (2016)**

~~1. No building permit shall be issued for a principal building until the Land Use Amendment Plan (Ordinance PO-2015-33) is approved, all conditions of Ordinance PO-2015-33 have been satisfied, and the Plat has been recorded.~~

~~2. Prior to the issuance of any building permits, the following items shall be submitted, in a form acceptable to the City Attorney's Office, and recorded in the Public Records of Broward County prior to any residential units receiving temporary or permanent Certificates of Occupancy:~~

- ~~a. Declaration of Restrictive Covenants; and~~
- ~~b. Public Access Easement; and~~
- ~~c. Reclaimed Water Reuse Agreement for the use of re-use water for irrigation purpose needs to be executed by the property owner who will own the project after the first Certificate of Occupancy; and~~
- ~~d. Copy of the homeowners/condominium association documents; and~~
- ~~e. Provide school access and parking easement and shared parking agreement, in a form acceptable to the City Attorney's Office, prior to Certificate of Occupancy for the clubhouse amenity. However, a temporary shared parking agreement, acceptable to the City, must be obtained prior to eliminating access to and use of parking spaces on the existing school property together with spaces provided for under the existing shared parking agreement associated with the clubhouse property, and shall be in effect until such time that the Certificate of Occupancy for the clubhouse amenity is obtained.~~
- ~~f. Right-of-Way license and maintenance agreement for neighborhood signage and right-of-way enhancements prior to the issuance of the 60<sup>th</sup> Certificate of Occupancy for a principle building within Phase 1.~~
- ~~g. An access and parking easement, in a form acceptable to the City Attorney's Office, for access to development's access and Hillcrest Drive roundabout for Building 21 prior to the issuance of the 60<sup>th</sup> Certificate of Occupancy for a principal building; and~~
- ~~h. Restriction in Homeowner's Association documents to prohibit garage conversion; and~~

- ~~i. Full road width restoration required on all streets impacted within rights-of-way required, as well as provide a restoration plan at time of building permit submittal; and~~
- ~~j. Approved signage and pavement marking plan required from Broward County Traffic prior to building permit issuance; and~~
- ~~k. Provide copies of all outside agency permits that must be obtained for this project, including but not limited to FDOT and Broward County; and~~
- ~~l. Provide documentation relating to the abandonment or relocation of easements as required to implement the modified final site plan; and~~
- ~~m. Provide documentation relating to the finalization of access with Tobin properties at Hillcrest roundabout; and~~
- ~~n. Provide documentation/agreement regarding the satisfaction of Park impact fees.~~

~~3. The following shall receive a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C) prior to any residential units receiving temporary or permanent C/O's:~~

- ~~a. All amenities (i.e. Clubhouse, tennis courts, pools, etc.) prior to the issuance of the 60<sup>th</sup> Certificate of Occupancy for a principal building; and~~
- ~~b. Signage and/or Signalization as dictated by MUTCD Standards and approved by Broward County for the pedestrian crossings on Hillcrest Drive in accordance with Phasing Plan of the modified Final Site Plan; and~~
- ~~c. Bus shelter easements and the installation of solar lighted shelter units at all bus stops to be completed in accordance with the Phasing Plan of the modified Final Site Plan or in the alternative, the Developer shall remit to the City a cash payment equivalent for the construction of the solar lighted bus shelter units by the City.~~

~~4. Final design of all public improvements including any additional requirements required by the Plat or Land Use Plan Amendment, shall be acquired and addressed at the time of building permit submittal.~~



**EXHIBIT "A"**  
**CONDITIONS FOR HILLCREST PUD-R MODIFIED FINAL SITE PLAN (2016)**  
**CONTINUED**

5. — There are two existing FDOT drainage retention ponds on the project site, within existing FDOT drainage easements. The proposed project calls for those ponds to be relocated. Approval of the modified Final Site Plan for this project is contingent upon approval of the ponds relocation, and abandonment of the existing easements for the ponds. New easements acceptable to FDOT will need to be provided for the relocated ponds.

6. — The City maintains an existing forcemain through an existing utility easement connecting sanitary sewer for the property at the SE corner of the 18 hole Golf Course to a manhole on Hillcrest Drive. Approval of the modified Final Site Plan is contingent upon the existing forcemain being relocated as indicated on the Final Site Plan that obtained sign-off. The referenced easement needs to be vacated and a new easement provided for the relocate forcemain as shown on the modified Final Site Plan. The survey also shows a 6' FPL Utility easement, which appears to be for the lift station W-17. The electrical service for the existing lift station needs to be provided from another source provided and installed by this project, and the easement needs to be vacated. A new easement acceptable to FPL will need to be provided for the new electrical service. All coordination with FPL will need to be done by the developer.

7. — The shall be no asphalt shingles on any roof.

**HOLD HARMLESS AGREEMENT**

**THIS HOLD HARMLESS AGREEMENT** (“Agreement”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by Hillcrest Country Club Limited Partnership / Pulte Home Corporation., a Florida corporation (hereinafter referred to as “Developer”), in favor of the CITY OF HOLLYWOOD, FLORIDA (hereinafter referred to as “City”).

**WITNESSETH:**

**WHEREAS**, Developer, pursuant to Ordinance O-2015-09 (PO-2015-33) (LUPA) and Resolution No. R-2016-139, (PLAT) was required to hold the City harmless against any claims arising from accidents/incidents as a result of acquiring building permits for models, temporary sales parking lot and sales center for Phase 1 (Executive Golf Course) and demolition and building permits for the construction of the Clubhouse Amenity, as well as the amenities within the Tennis and Bocce Center Parcel, prior to the recordation of the Plat approved in the above-referenced Ordinance and Resolution; and

**WHEREAS**, Developer does hereby present this Hold Harmless Agreement unto the City as a condition to the issuance of permits and with the understanding that same will not be recorded until such time as Developer applies for the issuance of a Certificate of Occupancy or Completion.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed as follows:

1. **Incorporation of Recitals.** The parties acknowledge that they have read and understand the above recitals, that they are true and correct, and they are hereby incorporated herein to this Agreement.
  
2. **Indemnification.** Developer agrees to release, discharge, indemnify, defend and hold harmless City, its employees, agents, officers, and representatives, from and against any and all claims and actions of whatever kind or nature, arising out of or resulting from the approval of Ordinance O-2016-09 (PO-2015-33), the approval of Ordinance O-2016-10 (PO-2016-03), the approval of Resolution No. R-2016-139, and the issuance of any and all building permits for models, temporary sales parking lot and sales center for Phase 1 (Executive Golf Course) and demolition and building permits for the construction of the Clubhouse Amenity, as well as the amenities within the Tennis and Bocce Center Parcel. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the City relating to such loss, injury or damage and shall include all costs, expenses and liabilities incurred by the City in connection with any such claim, suit, action, or cause of action, including the investigation thereof and the defense of any action or proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof. These provisions shall survive the expiration or earlier termination of the use of the lot. Nothing herein shall be construed to affect in any way the City's rights, privileges, and immunities as set forth in Section 768.28, Florida Statutes.
  
2. **Enforcement Costs.** In any proceeding brought to enforce or determine rights and/or obligations under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys’ fees, court costs and other expenses incurred in connection therewith from the non-prevailing party in addition to any other relief to which the prevailing party may be entitled.
  
3. **Covenant Running with the Land.** This Agreement shall constitute a covenant running with the title to the Subject Property and respective lots and shall remain in full force and effect and be enforceable and binding in a court of law upon the Developer, and its successors, heirs, assigns, transferees and all parties claiming under them until such time as the same is modified or released by the City Manager or his designee, the Director of Planning.

4. **Entire Agreement.** This Agreement constitutes and represents the entire agreement between the parties respecting the subject matter herein and supersedes any prior understandings or agreements. This Agreement shall be governed by Florida law, and the jurisdiction for any claims brought hereunder shall be in the courts of Broward County, Florida. The provisions of this instrument shall become effective upon the recordation of this Agreement in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, Developer has caused this Agreement to be duly executed on the day and year first above written.

\_\_\_\_\_  
Hillcrest Country Club Limited Partnership /  
Pulte Home Corporation., a Florida corporation

By: \_\_\_\_\_  
Name, President

Printed Name: \_\_\_\_\_

\_\_\_\_\_

Printed Name: \_\_\_\_\_

## EXHIBIT "B"

### DESCRIPTION:

PARCEL 1 (18-HOLE GOLF COURSE): THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, RUN ALONG THE NORTH LINE OF SECTION 19 ON AN ASSUMED BEARING OF NORTH 89°25'56" WEST, A DISTANCE OF 3874.59 FEET; THENCE, SOUTH 00°20'26" WEST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 430 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 160 FEET; THENCE, NORTH 00°20'16" EAST, A DISTANCE OF 30 FEET; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF BLOCK 1 OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 295 FEET; THENCE, SOUTH 07°34'43" EAST, A DISTANCE OF 1040.60 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 100°54'41", AN ARC DISTANCE OF 176.12 FEET TO A POINT OF TANGENCY; THENCE, NORTH 71°30'36" EAST, ALONG THE SOUTH LINE OF HILLWOOD SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 389.52 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 70°56'32", AN ARC DISTANCE OF 123.82 FEET TO A POINT OF TANGENCY; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 648.75 FEET; THENCE, NORTH 61°30'48" EAST, A DISTANCE OF 205.91 FEET; THENCE, NORTH 83°59'09" EAST, A DISTANCE OF 261.73 FEET TO THE WEST LINE OF BLOCK 5 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 11°57'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 77°28'16", AN ARC DISTANCE OF 270.43 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF PARCEL A OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5.00 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247.00 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF PARCEL A; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 280.07 FEET TO THE SOUTHWEST CORNER OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE, SOUTH 00°34'04" WEST A DISTANCE OF 98 FEET; THENCE, SOUTH 63°01'47" EAST, A DISTANCE OF 125.04 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE, SOUTH 35°31'47" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 8 A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.92 FEET AND A CENTRAL ANGLE OF 44°24'09", AN ARC DISTANCE OF 155.71 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 396.77 FEET; THENCE, SOUTH 10°04'04" WEST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 30 FEET; THENCE NORTH 10°04'04" EAST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22", AN ARC DISTANCE OF 452.56 FEET; THENCE, SOUTH 06°08'18" EAST, A DISTANCE OF 343.51 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 620.40 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 22.66 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN SOUTH 00°38'59" WEST, A DISTANCE OF 460.33 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°38'59" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 89°25'23" WEST, A DISTANCE OF 471.66 FEET TO THE EAST LINE OF HILLCREST DRIVE; THENCE, NORTH 20°55'56" WEST, A DISTANCE OF 70.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 05°05'55", AN ARC DISTANCE OF 69.41 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 520.40 FEET TO THE POINT OF BEGINNING; AND

PARCEL 4 (EXECUTIVE GOLF COURSE): THAT PORTION OF BLOCKS 7 AND 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 7, RUN NORTH 89°49'21" WEST, ALONG THE NORTH LINE OF BLOCK 7 A DISTANCE OF 75 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 200 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 328.16 FEET; THENCE, NORTH 29°49'21" WEST, A DISTANCE OF 27.89 FEET; THENCE, SOUTH 60°10'39" WEST, A DISTANCE OF 48.30 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 91.07 FEET; THENCE, SOUTH 29°49'21" EAST, A DISTANCE OF 220 FEET; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 318.76 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 109.90 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 27.29 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 41.90 FEET; THENCE, SOUTH 60°04'00" EAST, A DISTANCE OF 45.12 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 171.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 9; THENCE, SOUTH 72°48'53" WEST, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 207.51 FEET TO A POINT OF CURVATURE; THENCE, WESTERLY ALONG A 1180 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°15'11", AN ARC DISTANCE OF 561.27 FEET TO A POINT OF TANGENCY; THENCE, NORTH 79°55'56" WEST, A DISTANCE OF 347.46 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 938.45 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°30'00", AN ARC DISTANCE OF 335.77 FEET TO A POINT OF TANGENCY; THENCE, NORTH 59°25'56" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 175.81 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 231.27 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 752.60 FEET; THENCE, NORTH 00°30'02" EAST, A DISTANCE OF 170.44 FEET TO A POINT ON A 50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 00°30'02" EAST FROM SAID POINT; THENCE, NORTHEASTERLY AND NORTHWESTERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 143°07'48", AN ARC DISTANCE OF 124.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 42ND AVENUE; THENCE, NORTH 00°30'02" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 359.93 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A 25 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'02", AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 596.59 FEET; THENCE, SOUTH 89°49'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE 593.51 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF BLOCK 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 9, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE AND ON THE ARC OF A CURVE WHOSE CENTER BEARS SOUTH 09°04'21" WEST FROM SAID CORNER; THENCE, SOUTHEASTERLY ALONG THE SOUTH LINE OF BLOCK 9 AND ALONG SAID ARC TO THE RIGHT, HAVING A RADIUS OF 468.63 FEET AND A CENTRAL ANGLE OF 03°43'06", AN ARC DISTANCE OF 30.41 FEET; THENCE NORTH 00°34'04" EAST, A DISTANCE OF 112 FEET; THENCE NORTH 89°25'56" WEST, A DISTANCE OF 29.91 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 9; THENCE, SOUTH 00°34'04" WEST, ALONG SAID WEST LINE A DISTANCE OF 106.53 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (HILLCREST EAST NO. 24 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 14, 1973 IN OFFICIAL RECORDS BOOK 5165, AT PAGE 690 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

FROM THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RUN SOUTH 79°55'56" EAST ALONG THE SOUTH LINE OF BLOCK 8 A DISTANCE OF 57 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22" AN ARC DISTANCE OF 452.56 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 11°02'49" AN ARC DISTANCE OF 308.49 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 15 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 248 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 292.50 FEET; THENCE SOUTH 72°48'53" WEST, A DISTANCE OF 620.40 FEET; THENCE NORTH 06°08'18" WEST, A DISTANCE OF 343.51 FEET TO THE POINT OF BEGINNING; AND

PARCEL 6 (HILLCREST EAST NO. 25 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 13, 1974 IN OFFICIAL RECORDS BOOK 5639, AT PAGE 794 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 72°48'53" WEST ALONG THE SOUTH BOUNDARY OF LOT 2 A DISTANCE OF 571.53 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 15 FEET; THENCE SOUTH 72°48'53" WEST A DISTANCE OF 42 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 315.16 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST A DISTANCE OF 557.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 7,371,490 SQUARE FEET/169.2261 ACRES MORE OR LESS.

489.31 FEET; THENCE, NORTH 00°18'53" EAST, A DISTANCE OF 497.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4 ) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE, SOUTH 89°59'37" EAST, A DISTANCE OF 334.54 FEET; THENCE, SOUTH 00°18'10" WEST, A DISTANCE OF 643.59 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 51.20 FEET; THENCE, SOUTH 40°08'44" WEST, A DISTANCE OF 102 FEET; THENCE, SOUTH 22°04'17" WEST, A DISTANCE OF 146 FEET; THENCE SOUTH 83°29'16" EAST, A DISTANCE OF 8.26 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 446 FEET; THENCE, SOUTH 89°50'06" WEST, A DISTANCE OF 329.63 FEET; THENCE, NORTH 00°19'37" EAST, A DISTANCE OF 624.55 FEET; THENCE, SOUTH 89°55'15" WEST, A DISTANCE OF 669.37 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 656.84 FEET; THENCE, SOUTH 00°30'02" WEST, A DISTANCE OF 615.44 FEET; THENCE, NORTH 89°23'45" WEST, PARALLEL WITH AND 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 19, A DISTANCE OF 1674.66 FEET; THENCE, NORTH 00°36'15" EAST, A DISTANCE OF 253 FEET; THENCE, NORTH 89°23'45" WEST, A DISTANCE OF 933.74 FEET; THENCE, NORTH 39°30'49" WEST, A DISTANCE OF 473.34 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 255.39 FEET; THENCE NORTH 00°02'57" EAST, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET AND A CENTRAL ANGLE OF 15°26'55", AN ARC DISTANCE OF 90.33 FEET TO A POINT OF TANGENCY; THENCE, NORTH 15°23'58" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET AND A CENTRAL ANGLE OF 15°44'14", AN ARC DISTANCE OF 72.79 FEET TO A POINT OF TANGENCY ON A LINE 35 FEET EAST OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE, NORTH 00°20'16" EAST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 A DISTANCE OF 1336.03 FEET TO THE POINT OF BEGINNING; AND

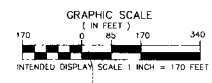
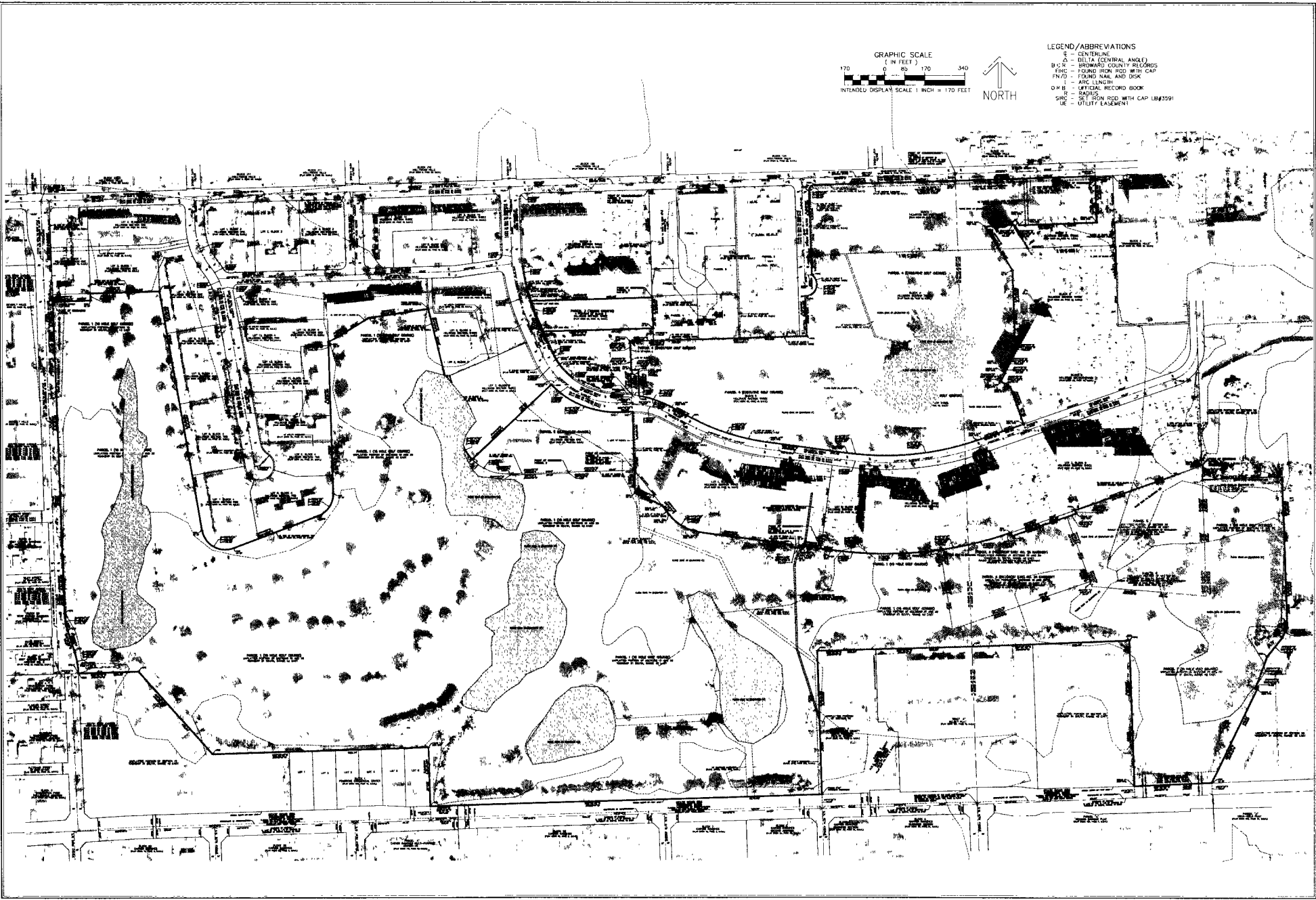
PARCEL 2 (CLUBHOUSE): PARCEL A OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A; RUN NORTH 89°25'56" WEST ALONG THE SOUTH LINE OF PARCEL A DISTANCE OF 280.07 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE NORTH 89°25'56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 247 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247 FEET; THENCE, NORTH 00°34'04" EAST A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING; AND

PARCEL 3 (TENNIS COURTS): THAT PORTION OF BLOCK 6 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:







LEGEND / ABBREVIATIONS

- C = CENTERLINE
- Δ = DELTA (CENTRAL ANGLE)
- B/C/S = BROWARD COUNTY RECORDS
- FHC = FOUND IRON ROD WITH CAP
- FND = FOUND NAIL AND DISK
- I = ARC LENGTH
- O/R = OFFICIAL RECORD BOOK
- R = RADIAL
- S/R = SET IRON ROD WITH CAP LB#2591
- UE = UTILITY EASEMENT

BY	
DATE	11-20-15
SCALE	AS SHOWN
DRAWN BY	JC
DATE	12/2/15


CAULFIELD & WHEELER, INC.  
SURVEYORS  
1111 N. W. 11th St.  
Fort Lauderdale, FL 33304  
TEL: 954-561-1111  
FAX: 954-561-1112

ONE SHEET SURVEY EXHIBIT  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE 12/2/15  
DRAWN BY JC  
I.B. / P.C. E.L.L.C.  
SCALE AS SHOWN

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 20065  
STATE OF FLORIDA  
F.B. 3381

JOB # 6999  
SHT NO  
**1A**  
OF 1 SHEETS


**PUTLE CONTRACT LANDS**  
 GROSS AREA=166.3508 ACRES  
 NET AREA=159.6533 ACRES(DOES NOT INCLUDE PARCEL 5 AND PARCEL 6)

HILLCREST PROPERTY ACREAGE BREAKDOWN	NET ACREAGE	GROSS ACREAGE
PARCEL		
EXECUTIVE GOLF COURSE	30.4439 ACRES	32 8645 ACRES
CLUBHOUSE/PARCEL A	3.9390 ACRES	4 2708 ACRES
TENNIS/BOCCE CENTER	1.5028 ACRES	1.6333 ACRES
18 HOLE GOLF COURSE	123.7675 ACRES	127 0113 ACRES(W/O PARCEL 5&6)
PARCEL 5 & 6	9.5729 ACRES	9 5728 ACRES
TOTAL	169 2261 ACRES	175 3527 ACRES


**LANDS CONTROLLED BY OTHERS**  
 AREA OF PARCEL 5 AND 6=9.5728 ACES  
 GROSS AND NET

GRAPHIC SCALE  
 (IN FEET)  
 0 100 200 300 400  
 INTENDED DISPLAY SCALE 1 INCH = 170 FEET  
**LEGEND/ABBREVIATIONS**  
 --- COMBINE  
 --- DIST. (EACH PARCEL)  
 --- BRUNSWICK COUNTY RECORDS  
 --- FOUND FROM THE  
 --- AND  
 --- OFFICE  
 --- BANK  
 --- DISTANCE  
 1843548



FILE NAME: 899-0005.AREA 4	DATE:	BY:
REVISIONS:	11-20-15	
PANEL TAC:		

CAULFIELD & WHEELER, INC.  
 1111 N. W. 11th St.  
 Ft. Lauderdale, FL 33304  
 TEL: (954) 561-1111  
 FAX: (954) 561-1112

ONE SHEET SURVEY GROSS AREA EXHIBIT  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

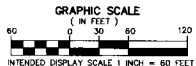
DATE 12/10/15  
 DRAWN BY JC  
 FB/PG ELEC  
 SCALE AS SHOWN

DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5025  
 STATE OF FLORIDA  
 FB 3091

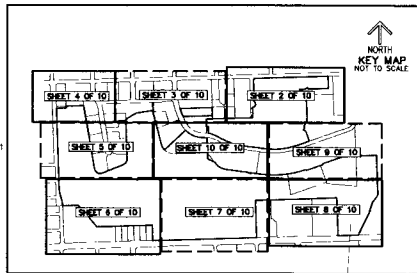
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 SHEET NO  
**1B**  
 OF 1 SHEETS







- LEGEND/ABBREVIATIONS**
- CENTERLINE
  - △ DELTA (CENTRAL ANGLE)
  - B.C.P. BROWARD COUNTY RECORD
  - F.R. FOUND IRON ROD WITH CAP
  - F.N./D FOUND NAIL AND DISK
  - L ARC LENGTH
  - O.R.B. OPTICAL RECORD BOOK
  - R. ROAD
  - S.R. SET IRON ROD WITH CAP LB35591
  - U UTILITY EASEMENT



NORTH  
KEY MAP  
NOT TO SCALE



MATCH LINE SHEET 4 OF 10

MATCH LINE SHEET 2 OF 10

MATCH LINE SHEET 5 OF 10

MATCH LINE SHEET 10 OF 10

REVISIONS	DATE	BY

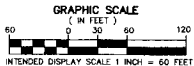
CAULFIELD & WHEELER, INC.

ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

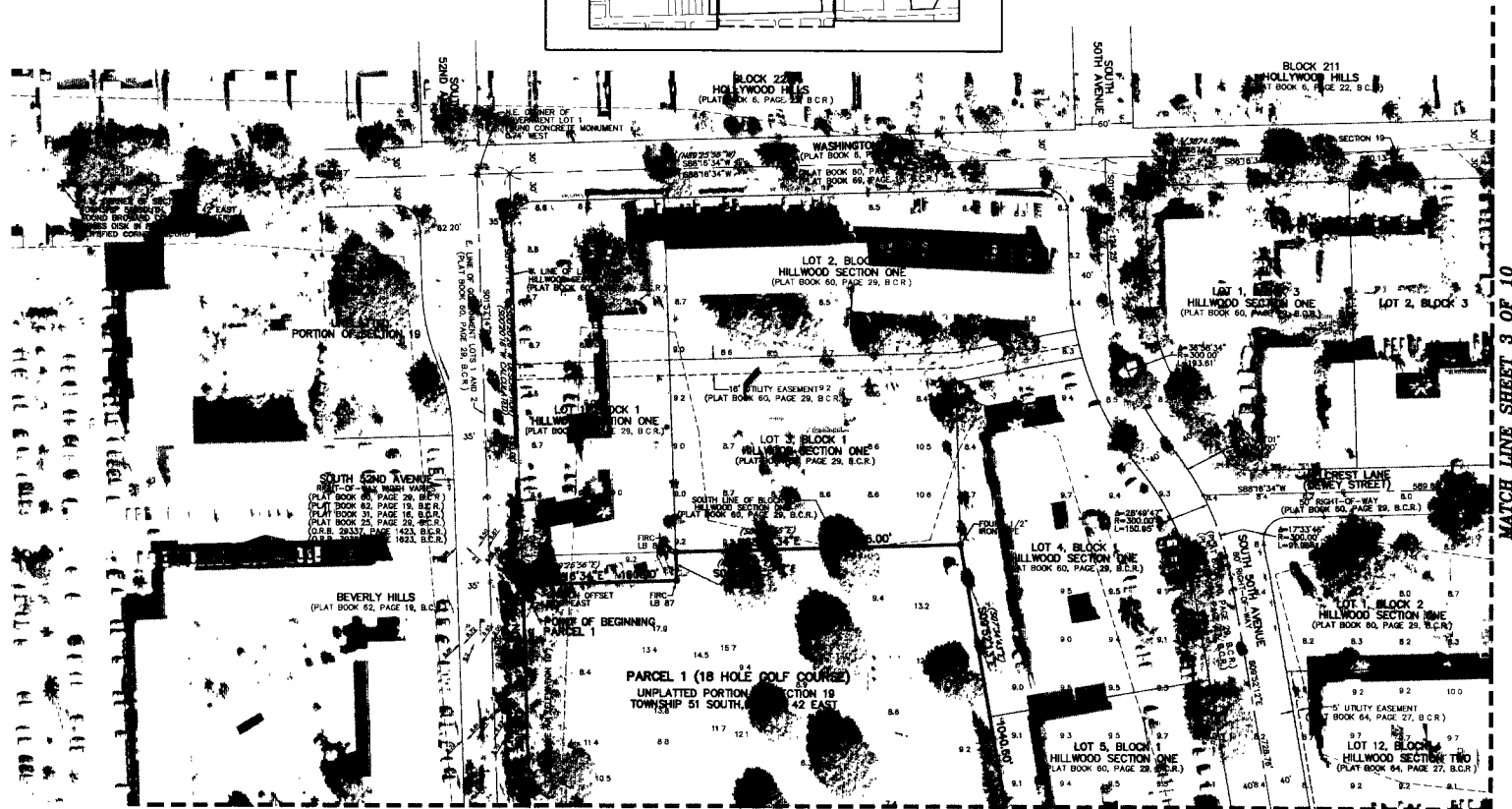
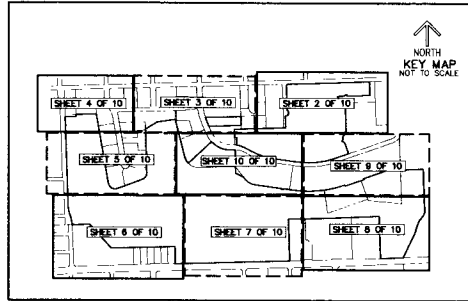
DATE 6/11/15  
DRAWN BY JC  
E/B / PG ELEC  
SCALE AS SHOWN



JOB # 6999  
SHEET  
**3**  
OF 10 SHEETS



**LEGEND/ABBREVIATIONS**  
 C — CENTERLINE  
 Δ — DELTA (CENTRAL ANGLE)  
 B.C.R. — BROWARD COUNTY RECORDS  
 F.R.C. — FOUND ROD WITH CAP  
 F.N./D — FOUND NAIL AND DISK  
 L — ARC LENGTH  
 I — ARC LENGTH  
 O.R.B. — OFFICIAL RECORD BOOK  
 R — RADII  
 S.R.C. — SET FROM ROD WITH CAP LB#3591  
 UE — UTILITY EASEMENT



MATCH LINE SHEET 5 OF 10

MATCH LINE SHEET 3 OF 10

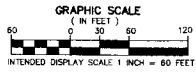
REVISIONS	DATE	BY

**CAULFIELD & WHEELER, INC.**  
 1111 N.W. 11th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 TEL: 561-552-1111  
 FAX: 561-552-1112

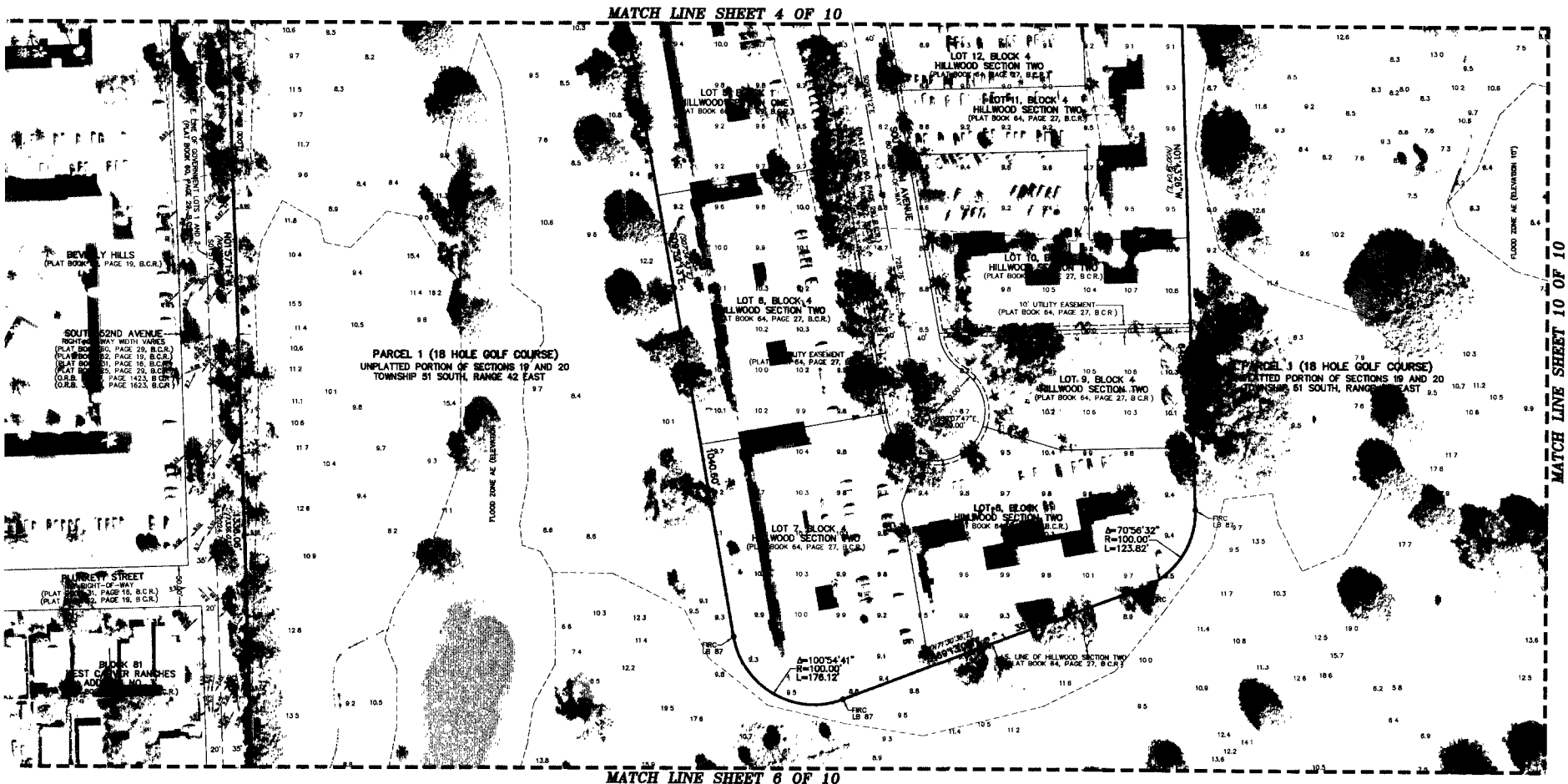
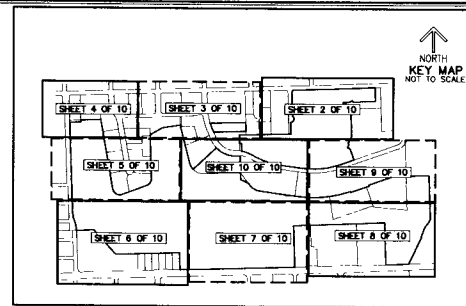
ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

DATE 6/11/15  
 DRAWN BY JC  
 F.B. / P.G. ELEC.  
 SCALE AS SHOWN

JOB # 6999  
 SHEET NO  
 4  
 OF 10 SHEETS



**LEGEND/ABBREVIATIONS**  
 C = CENTERLINE  
 Δ = DELTA (CENTRAL ANGLE)  
 B.C.R. = BROWARD COUNTY RECORDS  
 F.I.R.C. = FOUND IRON ROD WITH CAP  
 F.N./D. = FOUND NAIL AND DISK  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORD BOOK  
 R = RADIIUS  
 S.I.R.C. = SET IRON ROD WITH CAP LTR43591  
 UE = UTILITY EASEMENT



	DATE	BY

CAULFIELD & WHEELER, INC.  
 SURVEYORS  
 10301 N.W. 27th Ave., Suite 200  
 Fort Lauderdale, Florida 33322  
 TEL: 561-882-4126

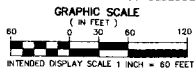
ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

DATE: 6/11/15  
 DRAWN BY: JC  
 I/B / P/C: ELEC  
 SCALE AS SHOWN



JOB # 6999  
 SHEET NO. **5**  
 OF 10 SHEETS

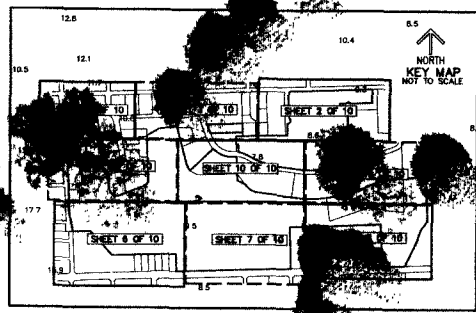
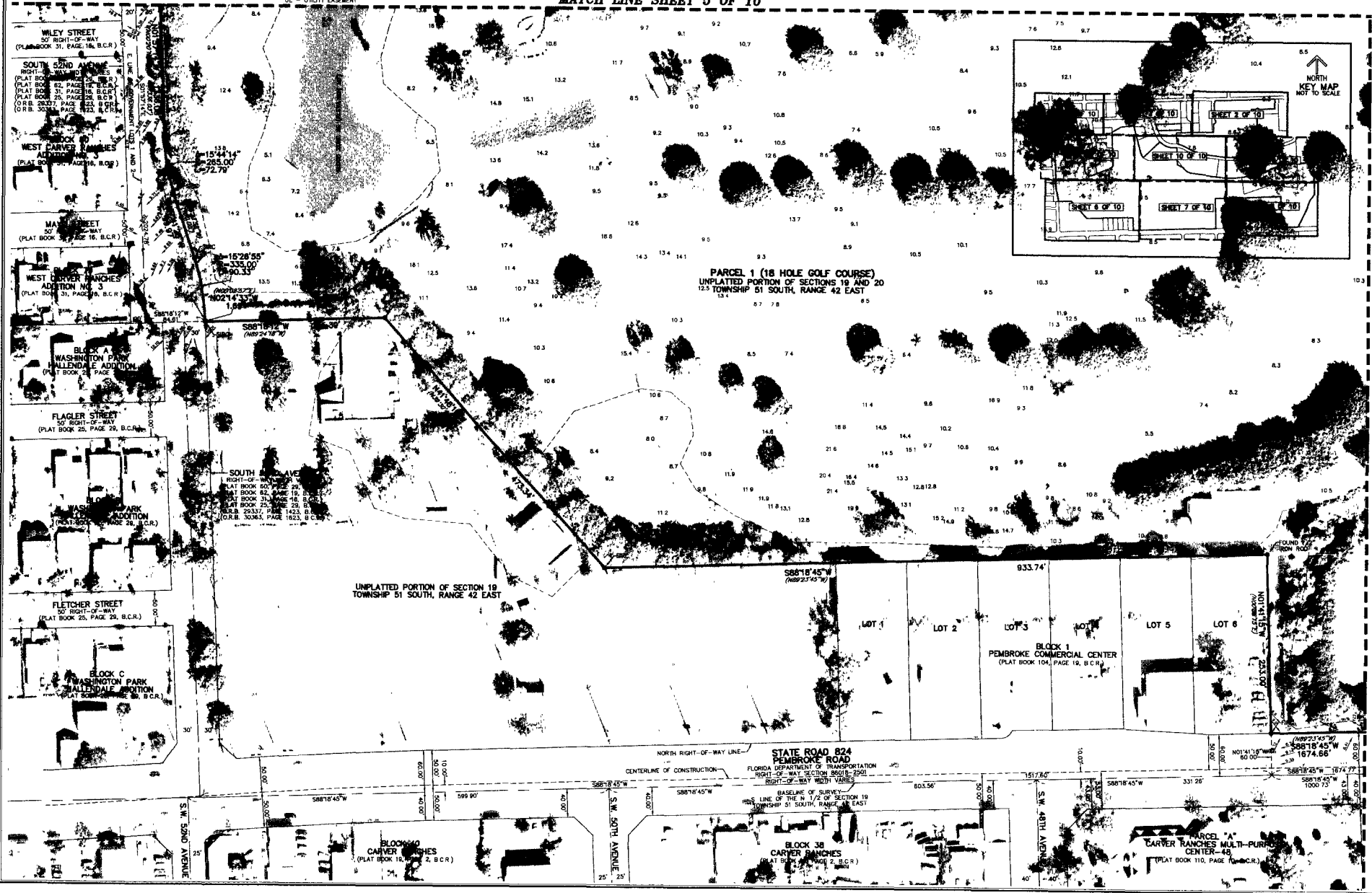




LEGEND/ABBREVIATIONS

- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- B.C.R. - BROWARD COUNTY RECORDS
- F.I.R.C. - FOUND IRON ROD WITH CAP
- F.M. & DSK - FOUND NAIL AND DISK
- A.R.L. - ARC LENGTH
- O.R.B. - OFFICIAL RECORD BOOK
- S.S. - SLOPE ROD WITH CAP 18x3591
- UT - UTILITY EASEMENT

MATCH LINE SHEET 5 OF 10



MATCH LINE SHEET 7 OF 10

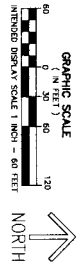
NO.	DATE	BY

CAULFIELD & WHEELER, INC.  
SURVEYORS  
150 N. W. 63RD AVENUE  
MIAMI, FL 33155

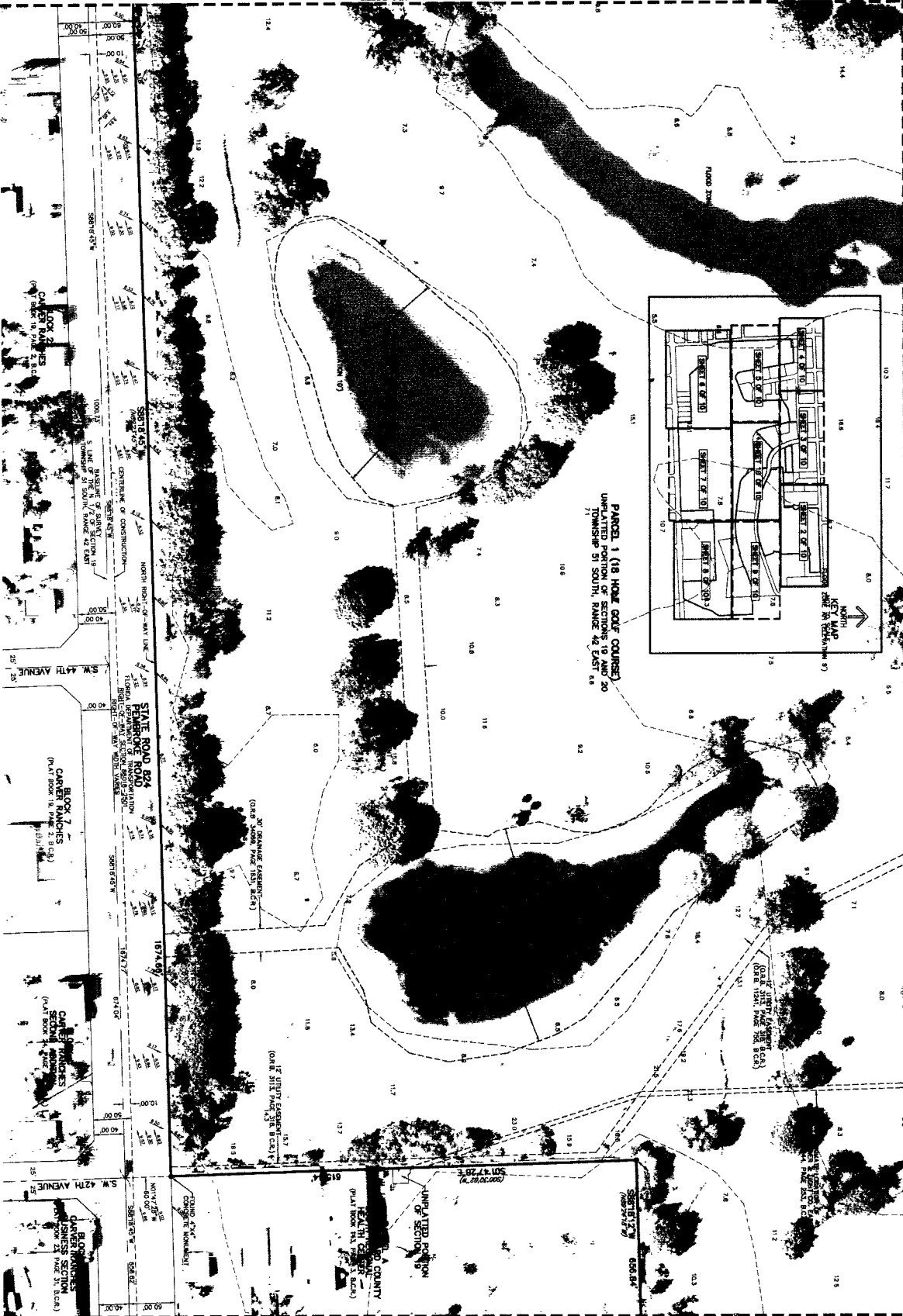
ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE	6/1/15
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FB / PG	ELEC
SCALE	AS SHOWN

JOB #	6999
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OF 10 SHEETS	



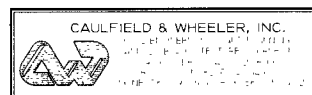
**LEGEND/ABBREVIATIONS**  
 B.C. - BOUNDARY CORNER  
 F.C. - FLOOD CONTROL  
 I.C. - INTERSECTION  
 L.C. - LOCAL CORNER  
 S.C. - SURVEY CORNER  
 U.C. - UTILITY CORNER



JOB # 6999  
 SHEET 7  
 OF 10 SHEETS

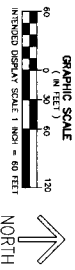
DATE 6/11/15  
 DRAWN BY J.C.  
 I.B./B.C. E.L.C.  
 SCALE AS SHOWN

ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

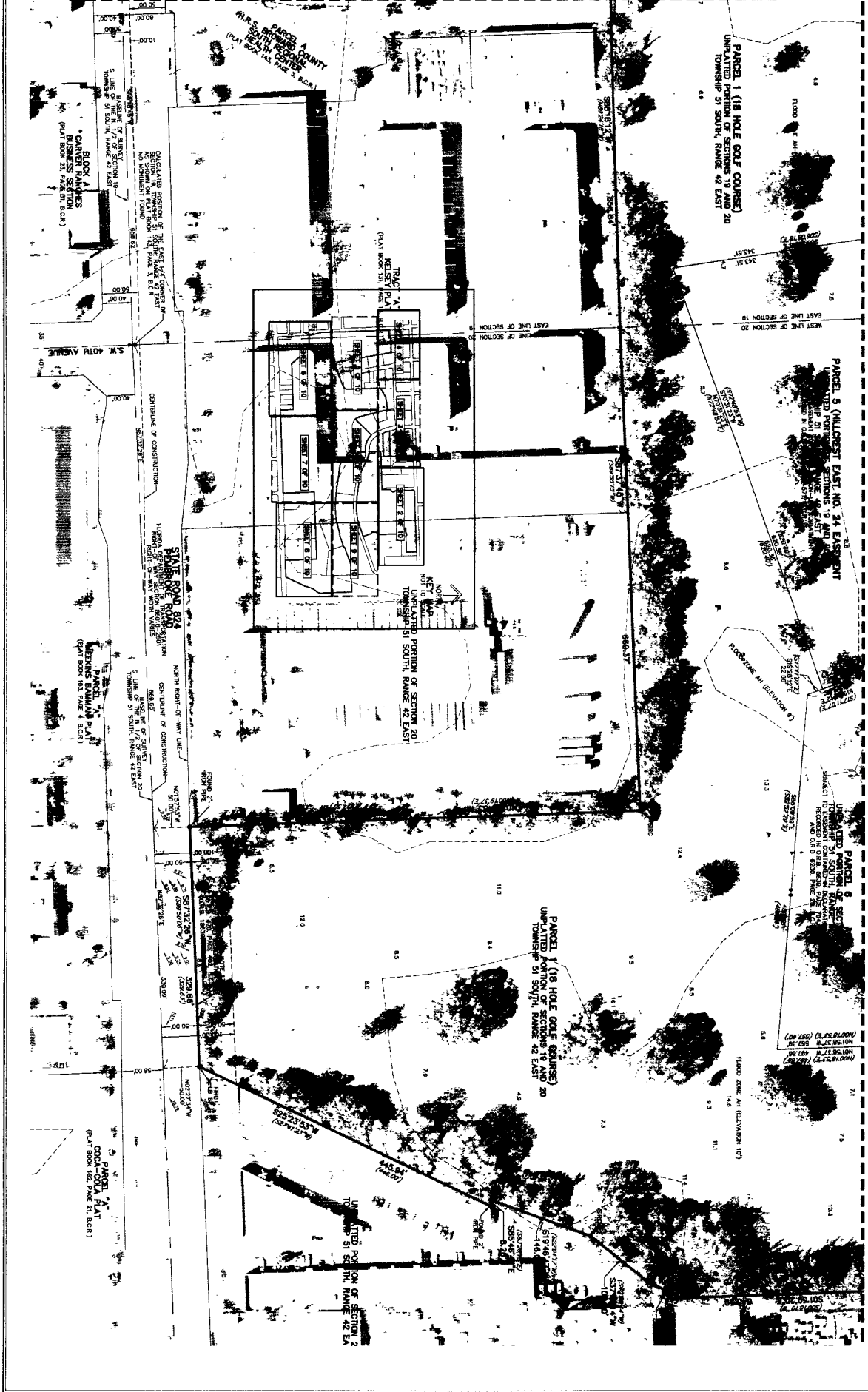


REVISIONS	DATE	BY

FILE NAME: 6999-ALTA2



LEGEND/ABBREVIATIONS  
 C - CENTERLINE  
 R.C. - RIGHT OF CENTERLINE  
 F.H.C. - FLOOD HOLE  
 F.L. - FLOOD LINE  
 F.M. - FLOOD MARK  
 L.M. - LIGHT MARK  
 O.B. - OPEN BANK  
 S.B. - SWAMP BANK  
 U.L. - UTILITY LINE  
 U.L. - UTILITY LINE



MATCH LINE SHEET 9 OF 10

DATE	6/17/75
DRAWN BY	J.C.
SCALE	AS SHOWN
JOB #	6399
SHEET	8
OF 10 SHEETS	

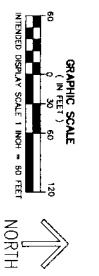
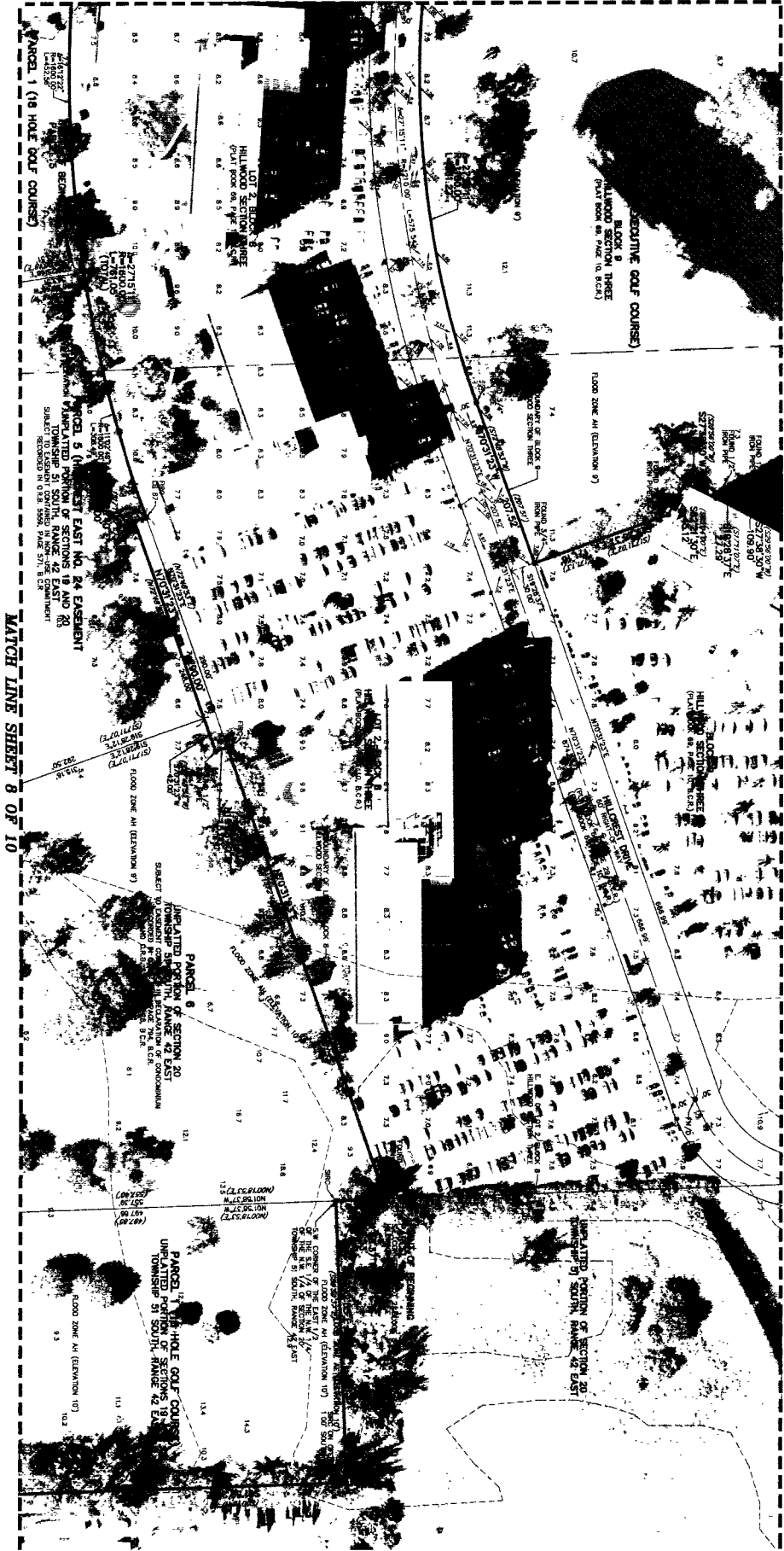
ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

CAULFIELD & WHEELER, INC.  

 1111 N. W. 11th St.  
 Ft. Lauderdale, Fla. 33304  
 Telephone: (305) 461-1111

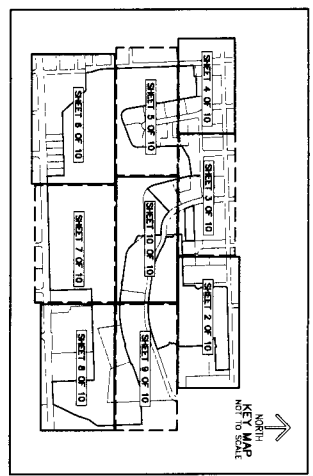
REVISIONS	DATE	BY

FILE NAME: 6399-ALTA2



LEGEND/ABBREVIATIONS

- A - AREA (GENERAL ANGLE)
- B/C - BOUNDARY (GENERAL ANGLE)
- F - FLOOD ZONE
- H/O - HOLE OUT
- N/O - NORTH
- O/S - OFF SET
- R - RECORD BOOK
- S - SECTION
- SH - SECTION FROM WITH CAP (L) 10000



MATCH LINE SHEET 8 OF 10

MATCH LINE SHEET 2 OF 10

DATE: 6/11/15  
DRAWN BY: JC  
FBI/BO: EIC  
SCALE: AS SHOWN

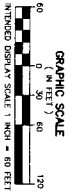
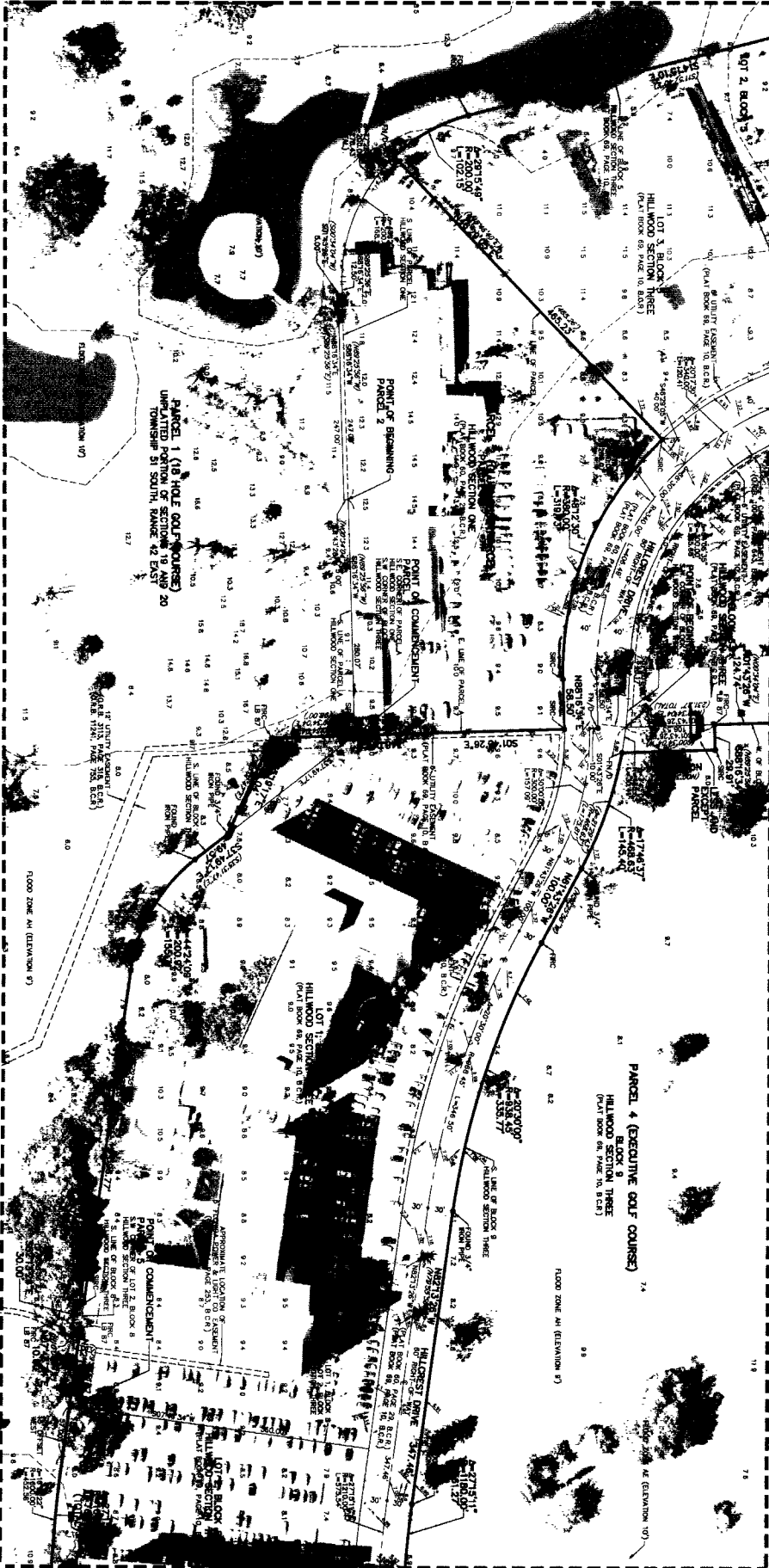
ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

CAULFIELD & WHEELER, INC.  
10000 W. 11TH AVENUE, SUITE 100  
DENVER, CO 80231  
TEL: 303.751.1100  
WWW.CAWHEELER.COM

REVISIONS	DATE	BY

FILE NAME: 6399-AL1A2

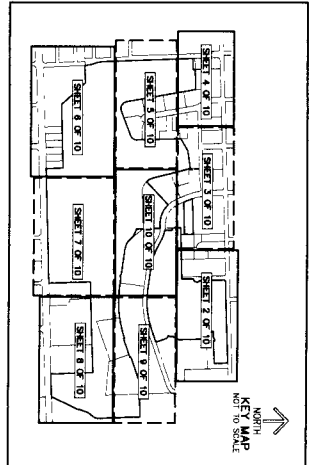
9  
JOB # 6399  
SHEET



LEGEND/ABBREVIATIONS  
 C - CENTERLINE  
 B.C. - BOUNDARY CONTROL VERTICES  
 H.W. - HOLE WELLS  
 H.W. - HOLE WELLS AND AIR CAP  
 O.R. - OIL RIG  
 S.B. - SURVEYED AREA WITH CAP LIFTED  
 U.C. - UTILITY CATCHMENT

MATCH LINE SHEET 7 OF 10

MATCH LINE SHEET 3 OF 10



JOB # 6999  
 SHEET NO. 10  
 OF 10 SHEETS

DATE 8/1/15  
 DRAWN BY JC  
 E.B./G.C. E.L.C.  
 CHECK AS SHOWN

ALTA/ACSM LAND TITLE SURVEY  
 HILLCREST GOLF AND COUNTRY CLUB  
 A PORTION OF SECTIONS 19 AND 20  
 TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, FLORIDA

CAULFIELD & WHEELER, INC.

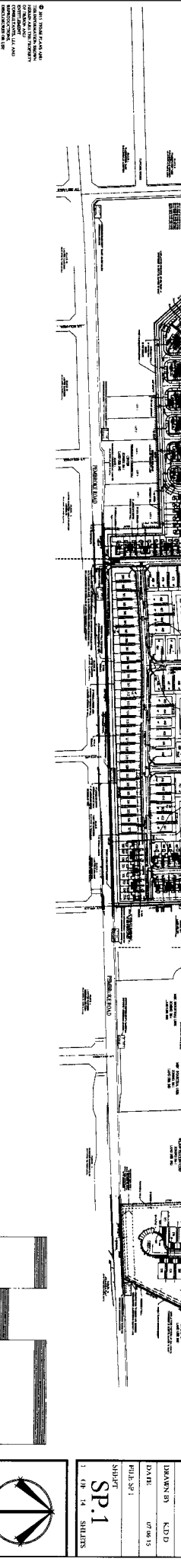
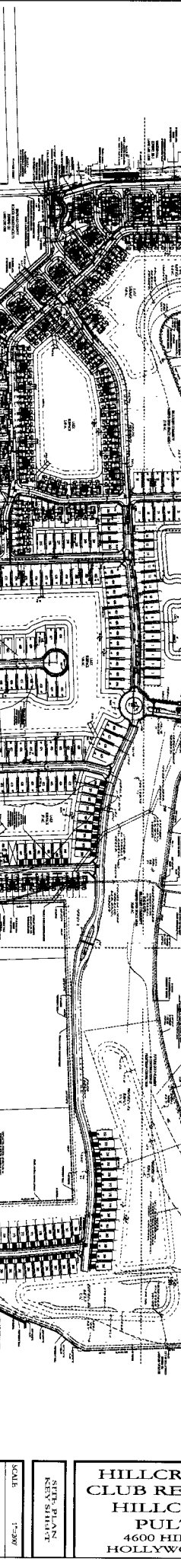
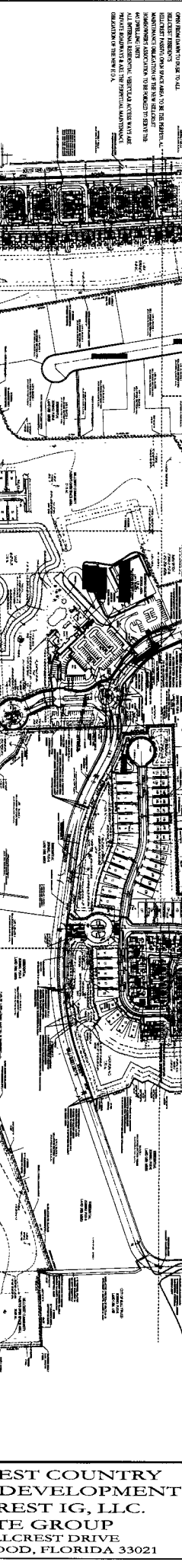
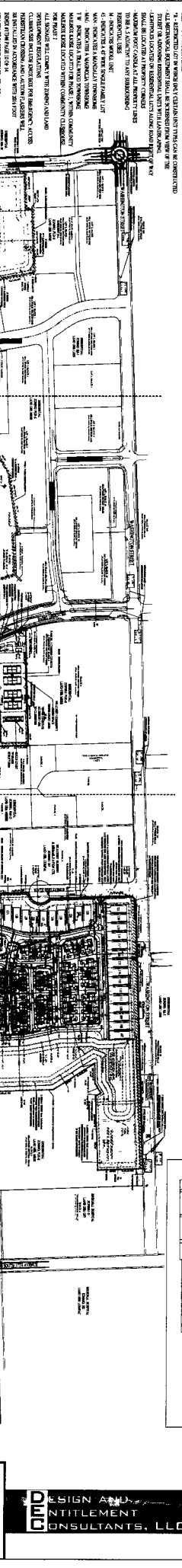
REVISIONS	DATE	BY

FILE NAME 8999-ALTA

**SITE PLAN**

**PROJECT INFORMATION:** HILLCREST COUNTRY CLUB REDEVELOPMENT PHASE 2A  
 2135 BELLECREST COURT, ROYAL PALM BEACH, FLORIDA 33411  
**CLIENT:** HILLCREST IG, LLC  
**DATE:** 07/26/15  
**SCALE:** 1" = 200'

**PROJECT NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. SEE SHEET SP.1 FOR PHASE 2B AND PHASE 2C.  
 3. ALL CONCRETES SHALL BE TYPE III.  
 4. ALL ROADS SHALL BE 30' WIDE WITH 4' SIDEWALKS ON EACH SIDE.  
 5. ALL DRIVEWAYS SHALL BE 10' WIDE.  
 6. ALL DRIVEWAYS SHALL BE 12' WIDE.  
 7. ALL DRIVEWAYS SHALL BE 14' WIDE.  
 8. ALL DRIVEWAYS SHALL BE 16' WIDE.  
 9. ALL DRIVEWAYS SHALL BE 18' WIDE.  
 10. ALL DRIVEWAYS SHALL BE 20' WIDE.  
 11. ALL DRIVEWAYS SHALL BE 22' WIDE.  
 12. ALL DRIVEWAYS SHALL BE 24' WIDE.  
 13. ALL DRIVEWAYS SHALL BE 26' WIDE.  
 14. ALL DRIVEWAYS SHALL BE 28' WIDE.  
 15. ALL DRIVEWAYS SHALL BE 30' WIDE.  
 16. ALL DRIVEWAYS SHALL BE 32' WIDE.  
 17. ALL DRIVEWAYS SHALL BE 34' WIDE.  
 18. ALL DRIVEWAYS SHALL BE 36' WIDE.  
 19. ALL DRIVEWAYS SHALL BE 38' WIDE.  
 20. ALL DRIVEWAYS SHALL BE 40' WIDE.  
 21. ALL DRIVEWAYS SHALL BE 42' WIDE.  
 22. ALL DRIVEWAYS SHALL BE 44' WIDE.  
 23. ALL DRIVEWAYS SHALL BE 46' WIDE.  
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 25. ALL DRIVEWAYS SHALL BE 50' WIDE.  
 26. ALL DRIVEWAYS SHALL BE 52' WIDE.  
 27. ALL DRIVEWAYS SHALL BE 54' WIDE.  
 28. ALL DRIVEWAYS SHALL BE 56' WIDE.  
 29. ALL DRIVEWAYS SHALL BE 58' WIDE.  
 30. ALL DRIVEWAYS SHALL BE 60' WIDE.  
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 43. ALL DRIVEWAYS SHALL BE 86' WIDE.  
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 95. ALL DRIVEWAYS SHALL BE 190' WIDE.  
 96. ALL DRIVEWAYS SHALL BE 192' WIDE.  
 97. ALL DRIVEWAYS SHALL BE 194' WIDE.  
 98. ALL DRIVEWAYS SHALL BE 196' WIDE.  
 99. ALL DRIVEWAYS SHALL BE 198' WIDE.  
 100. ALL DRIVEWAYS SHALL BE 200' WIDE.



NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	07/26/15
2	REVISED FOR COMMENTS	08/13/15
3	REVISED FOR COMMENTS	08/20/15
4	REVISED FOR COMMENTS	08/27/15
5	REVISED FOR COMMENTS	09/03/15
6	REVISED FOR COMMENTS	09/10/15
7	REVISED FOR COMMENTS	09/17/15
8	REVISED FOR COMMENTS	09/24/15
9	REVISED FOR COMMENTS	10/01/15
10	REVISED FOR COMMENTS	10/08/15
11	REVISED FOR COMMENTS	10/15/15
12	REVISED FOR COMMENTS	10/22/15
13	REVISED FOR COMMENTS	10/29/15
14	REVISED FOR COMMENTS	11/05/15
15	REVISED FOR COMMENTS	11/12/15
16	REVISED FOR COMMENTS	11/19/15
17	REVISED FOR COMMENTS	11/26/15
18	REVISED FOR COMMENTS	12/03/15
19	REVISED FOR COMMENTS	12/10/15
20	REVISED FOR COMMENTS	12/17/15

**SCALE:** 1" = 200'  
**CHECKED BY:** KJD  
**DESIGNED BY:** KJD  
**DATE:** 07/26/15  
**PROJECT NO.:** HILLCREST IG, LLC  
**SHEET NO.:** SP.1  
**TOTAL SHEETS:** 1 OF 14

**Design and Entitlement Consultants, L.L.C.**  
 2135 Bellecrest Court  
 Royal Palm Beach, FL 33411  
 Tel: (561) 707-3410  
 Email: info@designentitlement.com

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

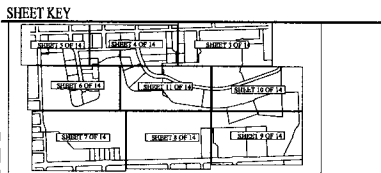
**DESIGN AND ENTITLEMENT CONSULTANTS, L.L.C.**



SITE DATA

Table with 4 columns: Phase, Area (AC), and various site metrics. Includes data for PHASE 1 (EXECUTIVE GOLF COURSE PARCEL) and PHASE 2 (HILLCREST PARCEL).

LEGEND: INDICATES FAVORABLE ASPECTS. Symbols for parking, utility easements, and other site features.



Site descriptions for PARCEL 5 through PARCEL 8, including details on zoning, land use, and improvements.

RESIDENTIAL ZONING: RM-25 LAND USE: MHR'S. Includes notes on utility easements and phase redevelopment.

RESIDENTIAL ZONING: RS-5 LAND USE: LRES. Includes notes on utility easements and phase redevelopment.

Table with 4 columns: Phase, Area (AC), and various site metrics. Includes data for PHASE 1 (CLUBHOUSE PARCEL) and PHASE 2 (HILLCREST PARCEL).

Table with 4 columns: Phase, Area (AC), and various site metrics. Includes data for PHASE 1 (CLUBHOUSE PARCEL) and PHASE 2 (HILLCREST PARCEL).

Main site plan showing lot layouts, sidewalks, driveways, and utility easements. Lot numbers 107-148 are clearly marked.

RESIDENTIAL ZONING: RS-5 LAND USE: LRES. Includes notes on utility easements and phase redevelopment.

RESIDENTIAL ZONING: RS-5 LAND USE: LRES. Includes notes on utility easements and phase redevelopment.

REVISIONS table with columns for Date, Description, and Author. Lists various changes to the plan.

Design and Entitlement Consultants, I.L.C. 2135 Bellecourt Court, Royal Palm Beach, FL 33411. Tel: (561) 707-2410. Email: info@designentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, I.L.L.C. 4501 HILLWOOD DRIVE, HILLCREST, FL 33426. Tel: (561) 707-2410. Email: info@designentitlement.com

HILLCREST COUNTRY CLUB REDEVELOPMENT. HILLCREST IG, I.L.L.C. PULTE GROUP. 4600 HILLCREST DRIVE, HILLCREST, FLORIDA 33021.

SITE PLAN. SCALE: 1"=60'. CHECKED BY: K.D.D. DRAWN BY: K.D.D. DATE: 07.06.15. SHEET 2 OF 14 SHEETS.

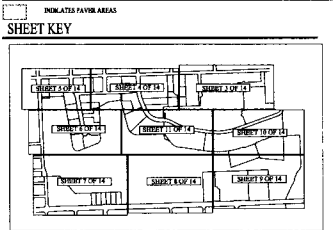
North arrow pointing upwards and a graphic scale bar showing 0, 60, 120, and 240 feet.



**SITE DATA**

Table with 4 columns: Description, Value, Unit, and Notes. It lists site details such as 'TOTAL SITE AREA', 'TOTAL LOTS', 'TOTAL GARAGE SPACES', 'TOTAL IMPROVEMENTS AREA', and 'TOTAL PARKING SPACES' for various phases and areas.

**LEGEND**



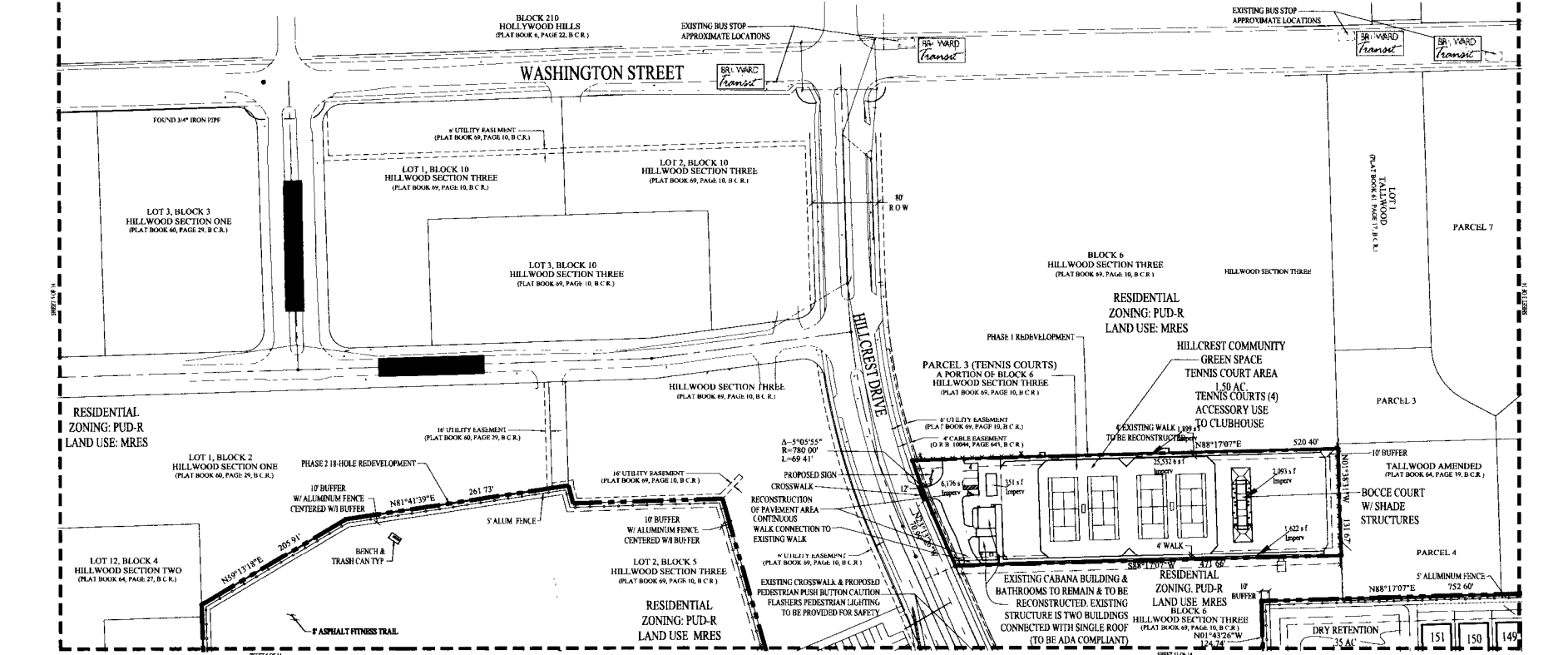
**PROJECT NOTES**

- 1. L&L - L&L ADJUSTMENTS BARRIERS
2. L&L - RESIDENTIAL ACCESS STREET
3. UTILITY EASEMENT
4. UTILITY EASEMENT
5. UTILITY EASEMENT
6. UTILITY EASEMENT
7. UTILITY EASEMENT
8. UTILITY EASEMENT
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14. UTILITY EASEMENT
15. UTILITY EASEMENT
16. UTILITY EASEMENT
17. UTILITY EASEMENT
18. UTILITY EASEMENT
19. UTILITY EASEMENT
20. UTILITY EASEMENT

Table with 2 columns: REVISIONS and DATE. It lists revision numbers and corresponding dates.

Design and Entitlement Consultants, LLC
2135 Belcrest Court
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC
HILLCREST COUNTRY CLUB REDEVELOPMENT
HILLCREST IG, LLC.
PULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FLORIDA 33021



Scale: 1" = 60'
North arrow pointing up.
Title block with project name and sheet information: SHEET SP.4, 4 OF 14 SHEETS.

SITE DATA

TOTAL SITE AREA, NET ACRESAGE 18.94 AC (824,553.51 S.F.)
TOTAL SITE AREA, GROSS ACRESAGE 14.74 AC (641,242.51 S.F.)
LAND USE DESIGNATION R P D A
EXISTING TYPE OF COVER, CLEAR HOUSE PARCEL, & TRUNK PARCEL, EXISTING LAND USE

PHASE 1 - CLUBHOUSE FACILITY, NET ACRESAGE 3.94 AC (170,133.51 S.F.)
PHASE 2 - CLUBHOUSE FACILITY, GROSS ACRESAGE 12.94 AC (554,420.00 S.F.)
PROPOSED HILLCREST CONDO CLUBHOUSE
TOTAL NUMBER OF UNITS 4,000
PROPOSED PRIVATE CLUBHOUSE

PHASE 1 - CLUBHOUSE FACILITY, NET ACRESAGE 3.75 AC (163,500.00 S.F.)
PHASE 2 - HILLCREST CLUBHOUSE FACILITY, GROSS ACRESAGE 4.86 AC (212,944.50 S.F.)
TOTAL NUMBER OF UNITS 4,000
TOTAL SINGLE FAMILY (SF) UNITS 1,000

PHASE 1 - CLUBHOUSE FACILITY, NET ACRESAGE 3.75 AC (163,500.00 S.F.)
PHASE 2 - HILLCREST CLUBHOUSE FACILITY, GROSS ACRESAGE 4.86 AC (212,944.50 S.F.)
TOTAL NUMBER OF UNITS 4,000
TOTAL SINGLE FAMILY (SF) UNITS 1,000

PHASE 1 - CLUBHOUSE FACILITY, NET ACRESAGE 3.75 AC (163,500.00 S.F.)
PHASE 2 - HILLCREST CLUBHOUSE FACILITY, GROSS ACRESAGE 4.86 AC (212,944.50 S.F.)
TOTAL NUMBER OF UNITS 4,000
TOTAL SINGLE FAMILY (SF) UNITS 1,000

PROJECT NOTES

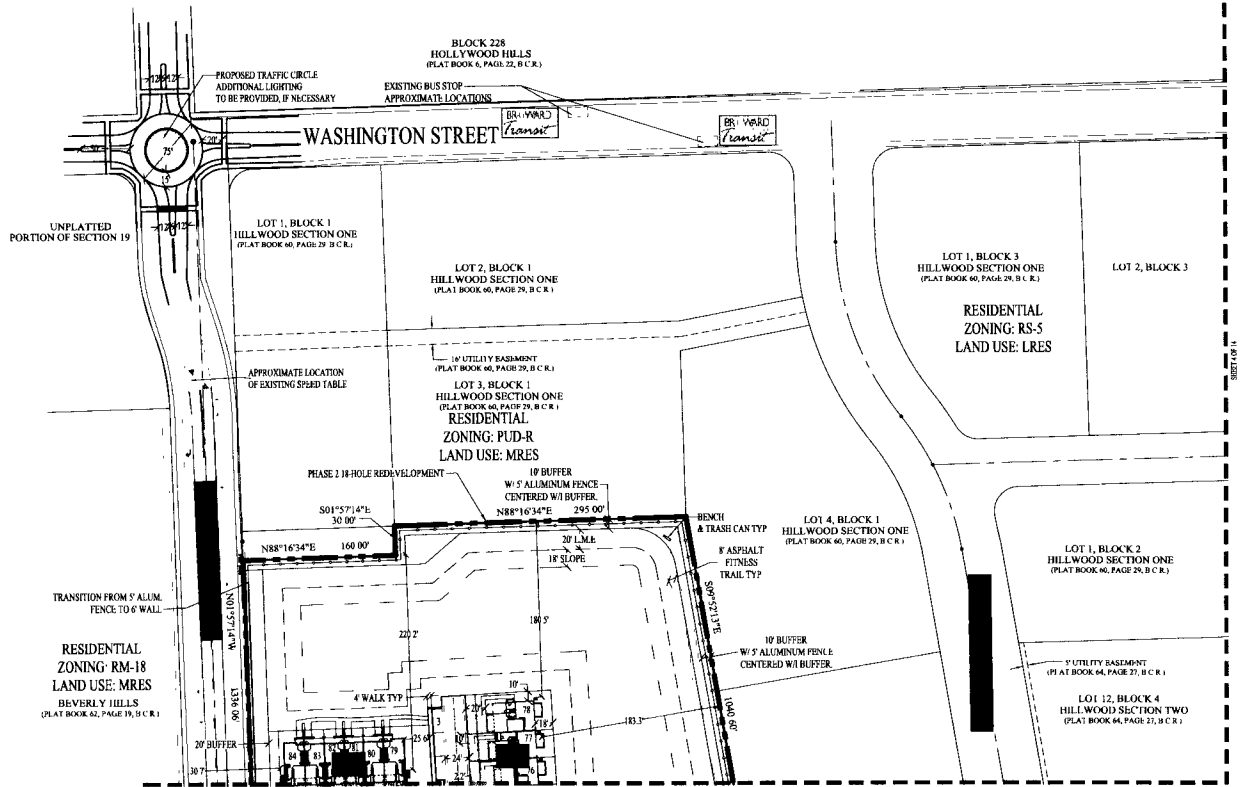
- 1. L.L.S. - LANE MAINTENANCE FACILITY
2. L.A.S. - RESIDENTIAL ACCESS STREET
3. U.L.F. - UTILITY FACILITY
4. U.L.F. - UTILITY FACILITY
5. UTILITIES ARE AVAILABLE TO THE SITE

Table with 3 columns: NO., REVISIONS, DATE. Shows revision history for the project.

Design and Entitlement Consultants, LLC
2135 Belcrest Court
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designentitlement.com

HILLCREST COUNTRY CLUB REDEVELOPMENT
HILLCREST IG, LLC.
PULTE GROUP
4600 HILLCREST DRIVE
HOLLYWOOD, FLORIDA 33021

LEGEND
--- INDICATES EXISTING AREAS
--- INDICATES PROPOSED AREAS



SHEET KEY

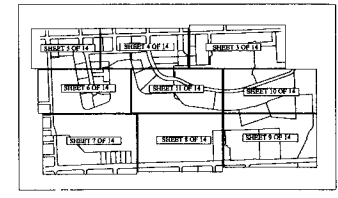
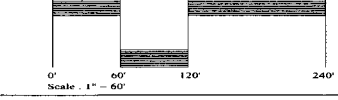


Table with 2 columns: FIELD, VALUE. Contains project metadata:
FIELD: SCALE, CHECKED BY, DRAWN BY, DATE, SHEET, VALUE: 1"=60', K.D.D., K.D.D., 07.06.15, 5 OF 14 SHEETS

THIS PLAN AND THE INFORMATION HEREON ARE THE PROPERTY OF DESIGN AND ENTITLEMENT CONSULTANTS, LLC AND SHALL BE KEPT IN STRICTLY CONFIDENTIAL AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF DESIGN AND ENTITLEMENT CONSULTANTS, LLC.



**SITE DATA**

**TOTAL SITE AREA - NET ACRES:**  
 178.94 AC (1,014,841.5 SF)  
**TOTAL SITE AREA - GROSS ACRES:**  
 178.94 AC (1,014,841.5 SF)  
**ZONING DESIGNATION:**  
 RESIDENTIAL MEDIUM DENSITY (R-5)  
**LAND USE DESIGNATION:**  
 RESIDENTIAL MEDIUM DENSITY (R-5) WITH BIRD NESTING BOXES, TRAILS, AND OPEN SPACE  
**18- HOLE GOLF COURSE EXISTING LAND USE:**  
 OPEN SPACE AND RECREATIONAL & LOW MEDIUM DENSITY RESIDENTIAL  
**18- HOLE PROPOSED LAND USE:**  
 OPEN SPACE AND RECREATIONAL & LOW MEDIUM DENSITY RESIDENTIAL

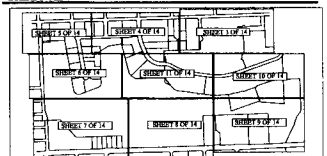
**TOTAL NUMBER OF UNITS:**  
 240 UG  
**DENSITY:**  
 1.35 UG/AC  
**MAX. DEVELOPER APPROVAL (0.8 UG/AC) (PAGE 98)**  
**TOTAL LAKE AREA PROPOSED:**  
 9.48 AC (653,808 SF)  
**EXISTING LAKE RETENTION AREA:**  
 5.9 AC (408,864 SF)  
**HARBOUR GOLF COURSE PARCELS LAKE AREA:**  
 17.26 AC (1,192,848 SF)  
**PICHA MEDIUM DENSITY RESIDENTIAL AND OVERLOOK REDEVELOPMENT AREA:**  
 10.9 AC (752,520 SF)  
**TOTAL IMPROVEMENTS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET):**  
 17.26 AC (1,192,848 SF)  
**TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET):**  
 17.26 AC (1,192,848 SF)  
**OPEN SPACES PROPOSED (DOES NOT INCLUDE LAKE, WATER BIODIVERSITY AREAS):**  
 12.44 AC (861,936 SF) 7.0%  
**WATER BIODIVERSITY AREAS (SEE BREAKDOWN IN DETAIL SHEET):**  
 12.44 AC (861,936 SF) 7.0%  
**RECREATION (SEE BREAKDOWN IN DETAIL SHEET):**  
 70.90 AC (4,906,208 SF) 39.6%

**PHASE 1 - SELECTIVE GOLF COURSE PARCEL - NET ACRES:**  
 38.44 AC (2,651,251 SF)  
**PHASE 1 - SELECTIVE GOLF COURSE PARCEL - GROSS ACRES:**  
 38.44 AC (2,651,251 SF)  
**TOTAL SINGLE FAMILY:**  
 40 (0.00%)  
**TOTAL MULTIFAMILY:**  
 10 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 10 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 10 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 10 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 10 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 10 (0.00%)

**PHASE 2 - 18- HOLE GOLF COURSE PARCEL - NET ACRES:**  
 140.50 AC (9,497,180 SF)  
**PHASE 2 - 18- HOLE GOLF COURSE PARCEL - GROSS ACRES:**  
 140.50 AC (9,497,180 SF)  
**TOTAL SINGLE FAMILY:**  
 100 (0.00%)  
**TOTAL MULTIFAMILY:**  
 20 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 20 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 20 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 20 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 20 (0.00%)

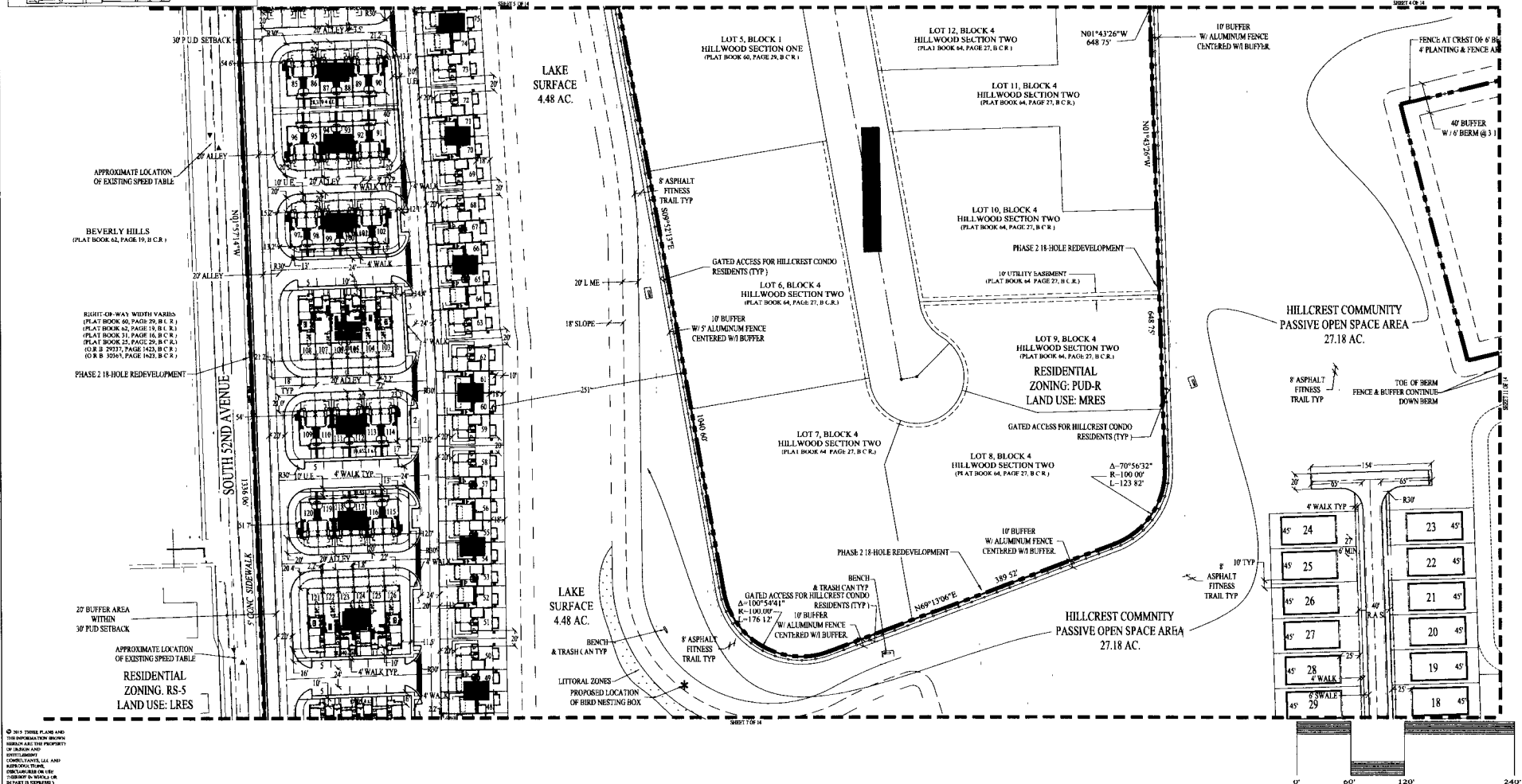
**PHASE 3 - 18- HOLE GOLF COURSE PARCEL - NET ACRES:**  
 100.00 AC (6,773,456 SF)  
**PHASE 3 - 18- HOLE GOLF COURSE PARCEL - GROSS ACRES:**  
 100.00 AC (6,773,456 SF)  
**TOTAL SINGLE FAMILY:**  
 100 (0.00%)  
**TOTAL MULTIFAMILY:**  
 20 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 20 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 20 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 20 (0.00%)

**PHASE 4 - 18- HOLE GOLF COURSE PARCEL - NET ACRES:**  
 30.00 AC (2,071,920 SF)  
**PHASE 4 - 18- HOLE GOLF COURSE PARCEL - GROSS ACRES:**  
 30.00 AC (2,071,920 SF)  
**TOTAL SINGLE FAMILY:**  
 30 (0.00%)  
**TOTAL MULTIFAMILY:**  
 6 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 6 (0.00%)  
**TOTAL TRAILHOOD TOWNHOME:**  
 6 (0.00%)



NO.	REVISIONS	DATE
1	ISSUE FOR PERMITS	12/15/23
2	FOR COMMENTS	12/15/23
3	FOR COMMENTS	12/15/23
4	FOR COMMENTS	12/15/23
5	FOR COMMENTS	12/15/23
6	FOR COMMENTS	12/15/23

**Design and Entitlement Consultants, LLC.**  
 2135 Belcrest Court  
 Royal Palm Beach, FL 33411  
 Tel: (561) 707-3410  
 Email: info@designandentitlement.com



**PROJECT NOTES**

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH ORDINANCES.
2. ALL UTILITIES SHALL BE DEPTH TO CENTER OF CURB UNLESS OTHERWISE SPECIFIED.
3. ALL UTILITIES SHALL BE DEPTH TO CENTER OF CURB UNLESS OTHERWISE SPECIFIED.
4. ALL UTILITIES SHALL BE DEPTH TO CENTER OF CURB UNLESS OTHERWISE SPECIFIED.
5. ALL UTILITIES SHALL BE DEPTH TO CENTER OF CURB UNLESS OTHERWISE SPECIFIED.
6. ALL UTILITIES SHALL BE DEPTH TO CENTER OF CURB UNLESS OTHERWISE SPECIFIED.
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9. ALL UTILITIES SHALL BE DEPTH TO CENTER OF CURB UNLESS OTHERWISE SPECIFIED.
10. ALL UTILITIES SHALL BE DEPTH TO CENTER OF CURB UNLESS OTHERWISE SPECIFIED.

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**  
 SCALE: 1"=60'  
 CHECKED BY: K.D.D.  
 DRAWN BY: K.D.D.  
 DATE: 07/06/15  
 FULL: SP.1  
 SHEET: **SP.6**  
 6 OF 14 SHEETS



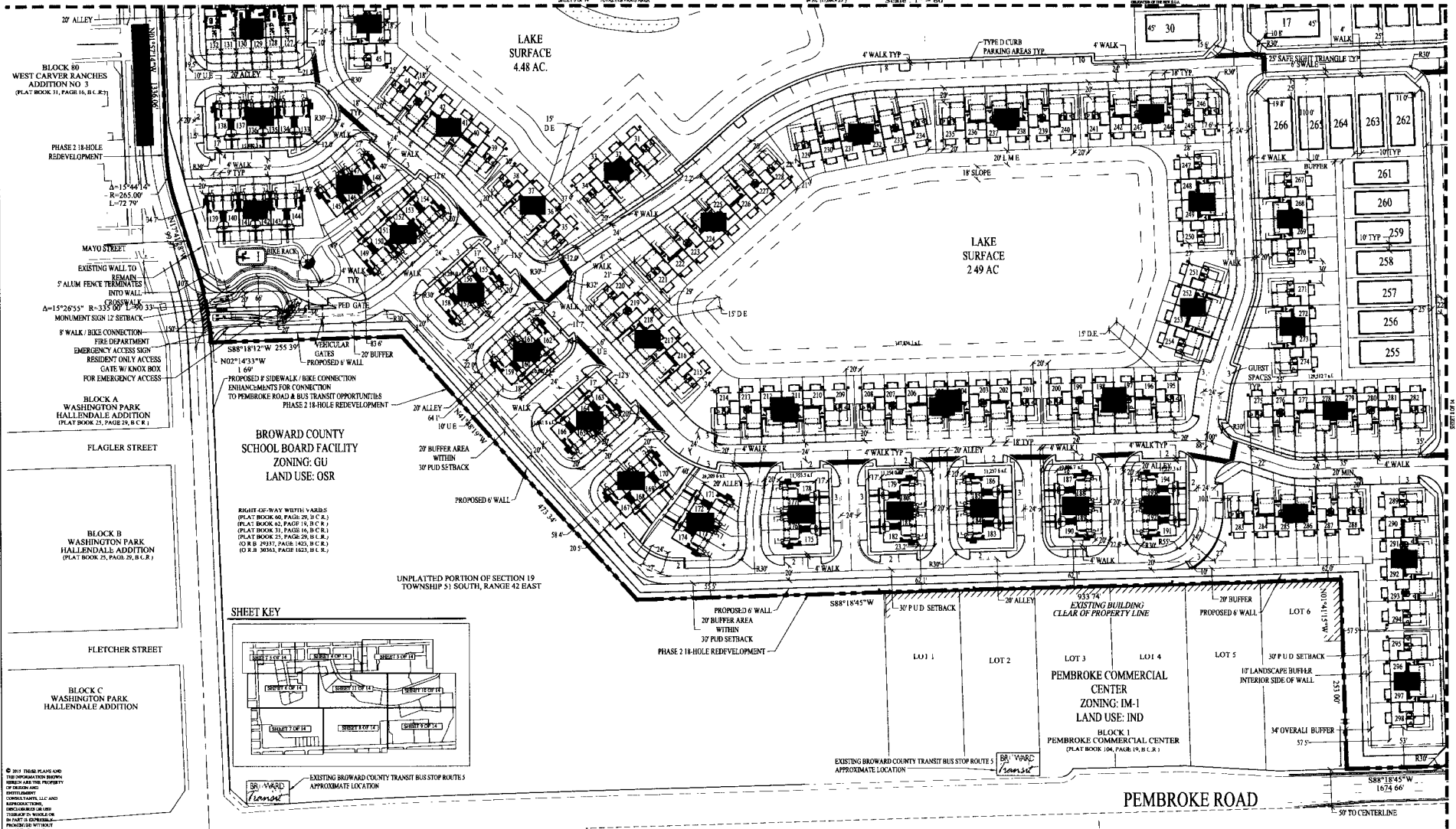
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**SITE DATA**

<b>TOTAL SITE AREA - 187.26 AC</b> TOTAL SITE AREA - 8300 ACRES	<b>IM-1 AC (242548.13)</b> 14.96 AC (712104.83)	<b>PHASE 2 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 1 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 3 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>IM-1 AC (242548.13)</b> 14.96 AC (712104.83)
<b>LAND USE DESIGNATION</b> ZONING DESIGNATION DESIGNATION OF CORNER, CLUB HOUSE PARCEL, 700' PARKING, RESTROOMS, LAUNDRY MEDIUM DENSITY RESIDENTIAL (M-1)	<b>PHASE 1 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 2 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 3 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 4 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 5 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)
<b>TOTAL NUMBER OF UNITS</b> DIRECTLY MAX ALLOWABLE DENSITY (PER DEVELOPER APPROVAL) 6.5 PER ACRE (PAGE 18)	<b>PHASE 1 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 2 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 3 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 4 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)	<b>PHASE 5 18-HOLE GOLF COURSE PARCEL - NET ACREAGE</b> PARCEL 1 (242548.13)

**LEGEND**

- INDICATES PHASE AREA
- 18' BUFFER AREA
- 20' BUFFER AREA
- 30' PUD SETBACK
- 4' WALK TYP
- 6' WALK TYP
- 8' WALK TYP
- 10' WALK TYP
- 12' WALK TYP
- 15' DE
- 18' DE
- 20' DE
- 25' DE
- 30' DE
- 35' DE
- 40' DE
- 45' DE
- 50' DE
- 55' DE
- 60' DE
- 65' DE
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- 685' DE
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- 715' DE
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- 740' DE
- 745' DE
- 750' DE
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- 775' DE
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- 960' DE
- 965' DE
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- 975' DE
- 980' DE
- 985' DE
- 990' DE
- 995' DE
- 1000' DE



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REVISIONS	DATE
1. CORRECT COMMENTS FROM PLAN REVIEW	7/20/13
2. CORRECT COMMENTS FROM PLAN REVIEW	8/13/13
3. CORRECT COMMENTS FROM PLAN REVIEW	9/10/13
4. CORRECT COMMENTS FROM PLAN REVIEW	9/10/13

**Design and Entitlement Consultants, LLC.**  
2135 Belcrest Court  
Royal Palm Beach, FL 33411  
Tel: (561) 709-3410  
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**DESIGN AND ENTITLEMENT CONSULTANTS, LLC.**  
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HILLCREST IG, LLC.  
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4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

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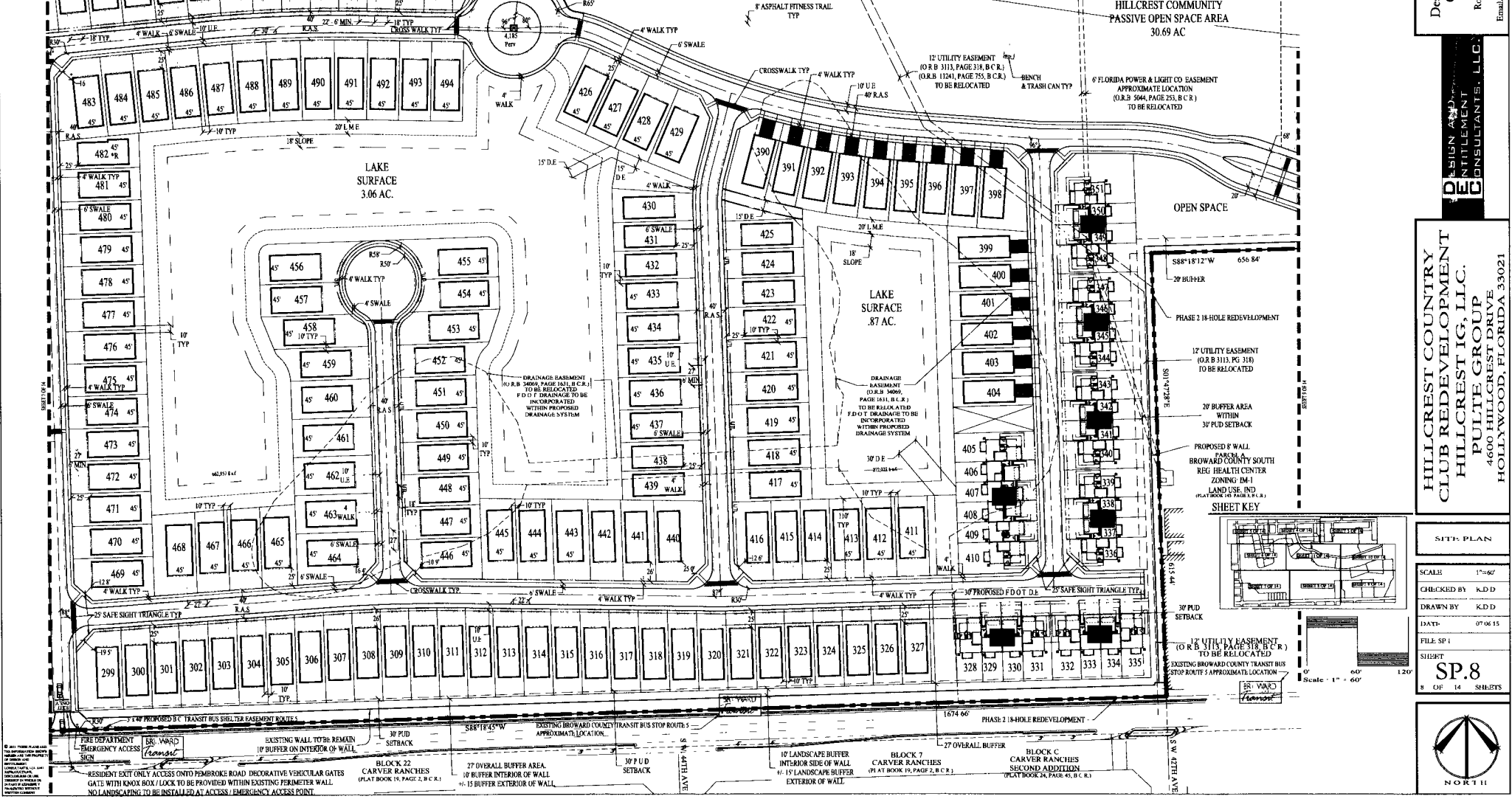
**SITE PLAN**

SCALE: 1" = 60'  
CHECKED BY: K.D.D.  
DRAWN BY: K.D.D.  
DATE: 07.08.13  
FILE: SP-1  
SHEET: **SP.7**  
7 OF 14 SHEETS



**SITE DATA**

TOTAL SITE AREA NET ACRES		16.64 AC (3,842,513.57)	PARKING SPACES REQUIRED	1,190	PHASE 2 18-HOLE GOLF COURSE PARCEL NET ACRES	12.67 AC (2,879,453.1)
TOTAL SITE AREA GROSS ACRES		17.84 AC (4,074,443.2)			14.84 AC (3,408,113.5)	
ZONING DESIGNATION		IM-10			IM-10	
LAND USE REGULATION		IM-10			IM-10	
FUNCTIONAL USE CLASS		RECREATION			RECREATION	
11. 18-HOLE GOLF COURSE EXISTING LAND USE		18-HOLE GOLF COURSE			18-HOLE GOLF COURSE	
12. 18-HOLE PROPOSED LAND USE		18-HOLE GOLF COURSE			18-HOLE GOLF COURSE	
TOTAL NUMBER OF UNITS		640 DU			640 DU	
DENSITY		38.5 UNITS/AC			43.4 UNITS/AC	
MAX ALLOWABLE # OF UNITS PER ACRE (PER DEVELOPER AGREEMENT OR B.A. MAP PAGE #4)		38.5 UNITS/AC			43.4 UNITS/AC	
TOTAL LAKE AREA PROPOSED		23.74 AC (5,348,137.7)			23.74 AC (5,348,137.7)	
RECREATION ONLY (NO LAKE AREA)		13.94 AC (3,140,533.1)			13.94 AC (3,140,533.1)	
RECREATION AND FISHING LAKE AREA (RESERVED FOR FUTURE DEVELOPMENT)		9.80 AC (2,207,604.6)			9.80 AC (2,207,604.6)	
TOTAL IMPROVED AREA PROPOSED (GROSS IN TOTAL SHEET)		172.24 AC (38,294,624.2)			172.24 AC (38,294,624.2)	
TOTAL IMPROVED AREA NET (GROSS MINUS LAKE AREA)		148.50 AC (33,524,453.5)			148.50 AC (33,524,453.5)	
TOTAL IMPROVED AREA NET (GROSS MINUS LAKE AND LAKE SURFACE AREAS)		124.76 AC (28,170,964.7)			124.76 AC (28,170,964.7)	
TOTAL IMPROVED AREA NET (GROSS MINUS LAKE, LAKE SURFACE AREAS, AND LAKE BUFFER AREAS)		101.48 AC (22,907,316.2)			101.48 AC (22,907,316.2)	
TOTAL IMPROVED AREA NET (GROSS MINUS LAKE, LAKE SURFACE AREAS, AND LAKE BUFFER AREAS AND LAKE BUFFER AREAS)		78.04 AC (17,541,544.4)			78.04 AC (17,541,544.4)	
TOTAL IMPROVED AREA NET (GROSS MINUS LAKE, LAKE SURFACE AREAS, AND LAKE BUFFER AREAS AND LAKE BUFFER AREAS AND LAKE BUFFER AREAS)		54.86 AC (12,490,099.6)			54.86 AC (12,490,099.6)	
TOTAL IMPROVED AREA NET (GROSS MINUS LAKE, LAKE SURFACE AREAS, AND LAKE BUFFER AREAS AND LAKE BUFFER AREAS AND LAKE BUFFER AREAS)		31.70 AC (7,210,354.4)			31.70 AC (7,210,354.4)	
TOTAL IMPROVED AREA NET (GROSS MINUS LAKE, LAKE SURFACE AREAS, AND LAKE BUFFER AREAS AND LAKE BUFFER AREAS AND LAKE BUFFER AREAS)		8.54 AC (1,932,664.4)			8.54 AC (1,932,664.4)	



REV.	REVISIONS	DATE
1	ISSUED FOR PERMITTING	7/6/15
2	ISSUED FOR PERMITTING	7/15/15
3	ISSUED FOR PERMITTING	7/23/15
4	ISSUED FOR PERMITTING	8/3/15
5	ISSUED FOR PERMITTING	8/11/15
6	ISSUED FOR PERMITTING	8/19/15
7	ISSUED FOR PERMITTING	8/27/15
8	ISSUED FOR PERMITTING	9/4/15
9	ISSUED FOR PERMITTING	9/12/15
10	ISSUED FOR PERMITTING	9/20/15
11	ISSUED FOR PERMITTING	9/28/15
12	ISSUED FOR PERMITTING	10/6/15
13	ISSUED FOR PERMITTING	10/14/15
14	ISSUED FOR PERMITTING	10/22/15
15	ISSUED FOR PERMITTING	10/30/15
16	ISSUED FOR PERMITTING	11/7/15
17	ISSUED FOR PERMITTING	11/15/15
18	ISSUED FOR PERMITTING	11/23/15
19	ISSUED FOR PERMITTING	12/1/15
20	ISSUED FOR PERMITTING	12/9/15
21	ISSUED FOR PERMITTING	12/17/15
22	ISSUED FOR PERMITTING	12/25/15
23	ISSUED FOR PERMITTING	1/2/16
24	ISSUED FOR PERMITTING	1/10/16
25	ISSUED FOR PERMITTING	1/18/16
26	ISSUED FOR PERMITTING	1/26/16
27	ISSUED FOR PERMITTING	2/3/16
28	ISSUED FOR PERMITTING	2/11/16
29	ISSUED FOR PERMITTING	2/19/16
30	ISSUED FOR PERMITTING	2/27/16
31	ISSUED FOR PERMITTING	3/6/16
32	ISSUED FOR PERMITTING	3/14/16
33	ISSUED FOR PERMITTING	3/22/16
34	ISSUED FOR PERMITTING	3/30/16
35	ISSUED FOR PERMITTING	4/7/16
36	ISSUED FOR PERMITTING	4/15/16
37	ISSUED FOR PERMITTING	4/23/16
38	ISSUED FOR PERMITTING	5/1/16
39	ISSUED FOR PERMITTING	5/9/16
40	ISSUED FOR PERMITTING	5/17/16
41	ISSUED FOR PERMITTING	5/25/16
42	ISSUED FOR PERMITTING	6/2/16
43	ISSUED FOR PERMITTING	6/10/16
44	ISSUED FOR PERMITTING	6/18/16
45	ISSUED FOR PERMITTING	6/26/16
46	ISSUED FOR PERMITTING	7/4/16
47	ISSUED FOR PERMITTING	7/12/16
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50	ISSUED FOR PERMITTING	8/5/16
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55	ISSUED FOR PERMITTING	9/14/16
56	ISSUED FOR PERMITTING	9/22/16
57	ISSUED FOR PERMITTING	9/30/16
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62	ISSUED FOR PERMITTING	11/9/16
63	ISSUED FOR PERMITTING	11/17/16
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73	ISSUED FOR PERMITTING	2/5/17
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75	ISSUED FOR PERMITTING	2/21/17
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82	ISSUED FOR PERMITTING	4/16/17
83	ISSUED FOR PERMITTING	4/24/17
84	ISSUED FOR PERMITTING	5/2/17
85	ISSUED FOR PERMITTING	5/10/17
86	ISSUED FOR PERMITTING	5/18/17
87	ISSUED FOR PERMITTING	5/26/17
88	ISSUED FOR PERMITTING	6/3/17
89	ISSUED FOR PERMITTING	6/11/17
90	ISSUED FOR PERMITTING	6/19/17
91	ISSUED FOR PERMITTING	6/27/17
92	ISSUED FOR PERMITTING	7/5/17
93	ISSUED FOR PERMITTING	7/13/17
94	ISSUED FOR PERMITTING	7/21/17
95	ISSUED FOR PERMITTING	7/29/17
96	ISSUED FOR PERMITTING	8/6/17
97	ISSUED FOR PERMITTING	8/14/17
98	ISSUED FOR PERMITTING	8/22/17
99	ISSUED FOR PERMITTING	8/30/17
100	ISSUED FOR PERMITTING	9/7/17

**DESIGN AND ENTITLEMENT CONSULTANTS, L.L.C.**

2135 Belcrest Court  
Royal Palm Beach, FL 33411  
Tel: (561) 707-2410  
Email: info@designentitlement.com

**HILLCREST COUNTRY CLUB REDEVELOPMENT**

**HILLCREST IG, L.L.C.**

**PULTE GROUP**

4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1" = 60'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

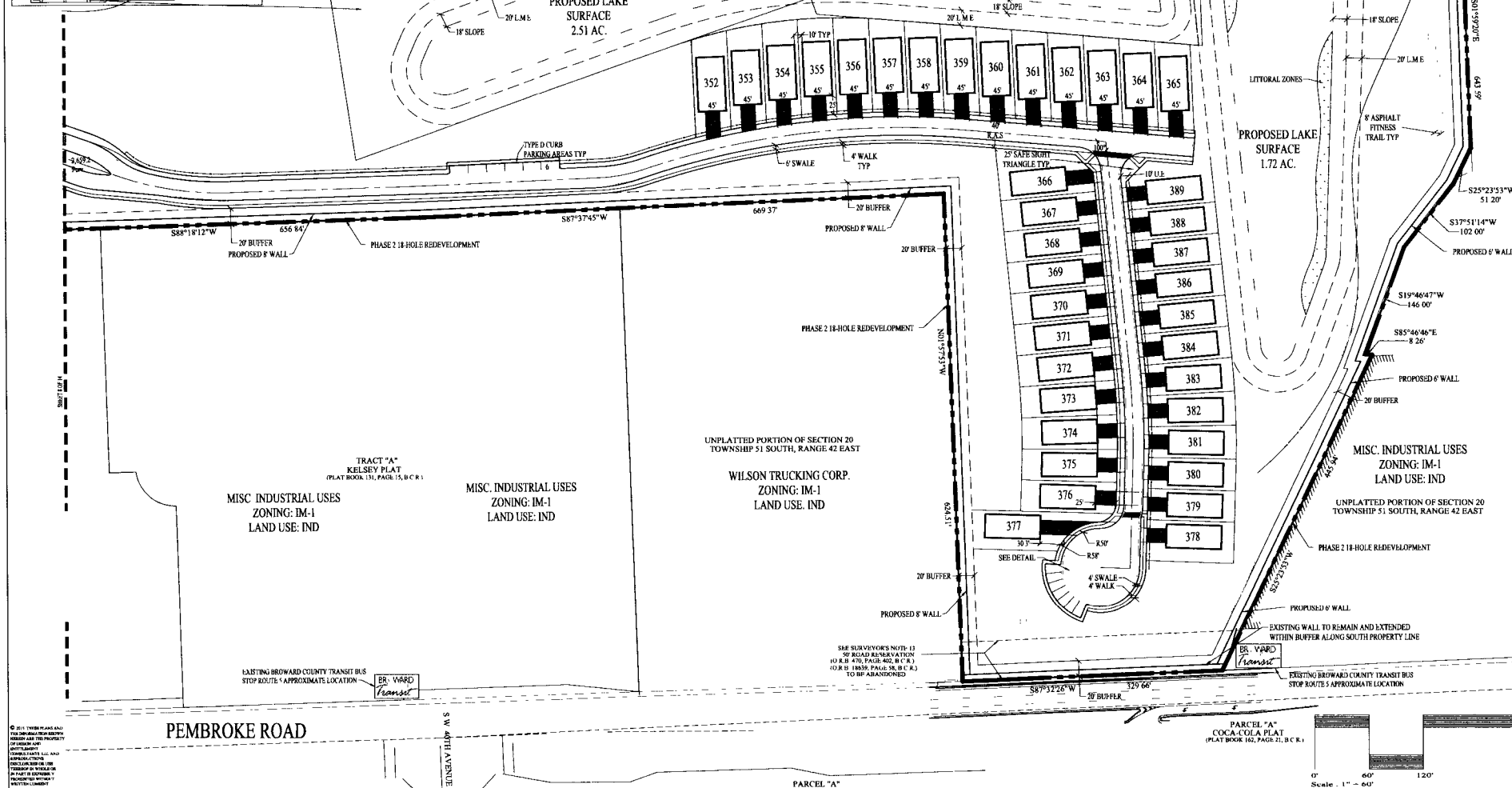
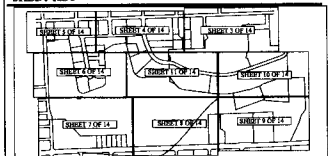
SHEET: SP.8

8 OF 14 SHEETS

**SP.8**

**NORTH**

SITE DATA		PHASE 1 EXISTING/PROPOSED PARCEL - NET ACRES		PHASE 2 EXISTING/PROPOSED PARCEL - GROSS ACRES		PHASE 3 EXISTING/PROPOSED PARCEL - NET ACRES		PHASE 4 EXISTING/PROPOSED PARCEL - GROSS ACRES		PHASE 5 EXISTING/PROPOSED PARCEL - NET ACRES	
TOTAL AREA: NET RELEASE	14.8 AC (3,260.4 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)
TOTAL SITE AREA: GROSS ACRES	14.8 AC (3,260.4 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)	34.4 AC (7,524.8 SF)
ZONING DESIGNATION											
LAND USE DESIGNATION											
EXISTING/PROPOSED/REDEVELOPMENT											
IF SINGLE-GOLF COURSE EXISTING LAND USE											
IF SINGLE-GOLF COURSE PROPOSED LAND USE											
TOTAL NUMBER OF UNITS	480 (0)	480 (0)	480 (0)	480 (0)	480 (0)	480 (0)	480 (0)	480 (0)	480 (0)	480 (0)	480 (0)
MAX ALLOWABLE DENSITY (PER DEVELOPER'S AFFIDAVIT OR 40% PAGE 90)	38 (0)	38 (0)	38 (0)	38 (0)	38 (0)	38 (0)	38 (0)	38 (0)	38 (0)	38 (0)	38 (0)
TOTAL LAKE AREA PROPOSED	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)	22.9 AC (5,006.5 SF)
EXISTING/PROPOSED/REDEVELOPMENT	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)	3.5 AC (762.0 SF)
PERMANENT RESIDENTIAL LAND COVER/AGE (IMPERVIOUS AREA - 50%)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)	13.2 AC (2,907.2 SF)
TOTAL IMPERVIOUS AREA (PER BRACEDOWN DETAIL SHEET)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)	12.8 AC (2,815.2 SF)
TOTAL PERVIOUS AREA (PER BRACEDOWN DETAIL SHEET)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)
OPEN SPACE REQUIREMENTS - DOES NOT INCLUDE LAKE WATER SURFACE AREAS	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)	11.4 AC (2,505.2 SF)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)	42.4 AC (9,326.4 SF)
PERCENT OPEN SPACE PROVIDED	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS AND FILL AREA)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS AND FILL AREA AND ROADWAY)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS AND FILL AREA AND ROADWAY AND DRIVEWAY)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS AND FILL AREA AND ROADWAY AND DRIVEWAY AND WALKWAY)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS AND FILL AREA AND ROADWAY AND DRIVEWAY AND WALKWAY AND BIKEWAY)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS AND FILL AREA AND ROADWAY AND DRIVEWAY AND WALKWAY AND BIKEWAY AND TRAIL)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%
PERCENT OPEN SPACE PROVIDED (EXCLUDING LAKE WATER SURFACE AREAS AND FILL AREA AND ROADWAY AND DRIVEWAY AND WALKWAY AND BIKEWAY AND TRAIL AND PLAY AREA)	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%	28.6%



REVISIONS

NO.	DATE	DESCRIPTION
1	07/06/15	ISSUED FOR PERMITTING
2	07/06/15	ISSUED FOR PERMITTING
3	07/06/15	ISSUED FOR PERMITTING
4	07/06/15	ISSUED FOR PERMITTING

Design and Entitlement Consultants, LLC.  
 2135 Belcher Court  
 Royal Palm Beach, FL 33411  
 Tel: (561) 707-5410  
 Email: info@designandentitlement.com

HILLCREST COUNTRY CLUB REDEVELOPMENT  
 HILLCREST IG, LLC.  
 PULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

SITE PLAN  
 SCALE: 1" = 60'  
 CHECKED BY: K.D.D.  
 DRAWN BY: K.D.D.  
 DATE: 07.06.15  
 SHEET: SP.9  
 9 OF 14 SHEETS

SITE DATA

Table with 2 columns: Description and Value. Includes rows for TOTAL SITE AREA, ZONING DESIGNATION, LAND USE DESIGNATION, and TOTAL NUMBER OF UNITS.

Table with 2 columns: Description and Value. Includes rows for TOTAL LAKESURFACE AREA, TOTAL OPEN SPACE AREA, and TOTAL PARKING SPACES.

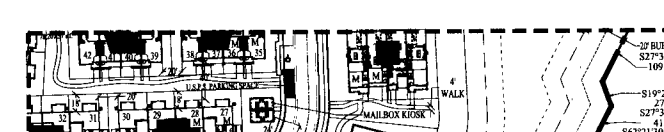


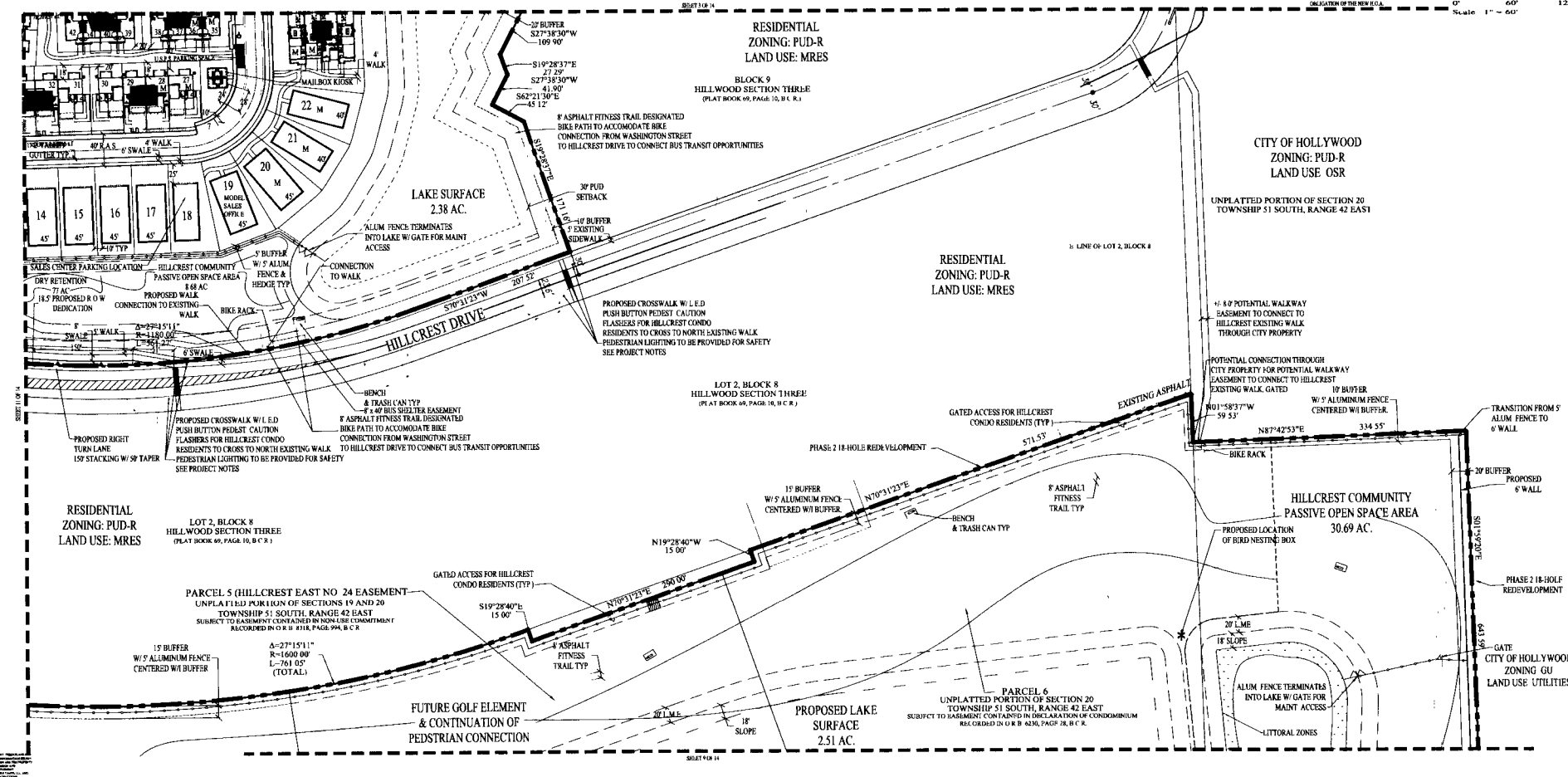
Table with 2 columns: Description and Value. Includes rows for PHASE 1, PHASE 2, and PHASE 3 site data, detailing area and unit counts.

Table with 2 columns: Description and Value. Includes rows for PHASE 1, PHASE 2, and PHASE 3 site data, detailing area and unit counts.

PROJECT NOTES

- List of project notes including utility easements, bicycle racks, and parking spaces. Includes note numbers and descriptions.

LEGEND



Design and Entitlement Consultants, LLC. 2155 Belcrest Court, Royal Palm Beach, FL 33411. Tel: (561) 707-5410. Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC. Logo and company name.

HILLCREST COUNTRY CLUB REDEVELOPMENT HILLCREST IG, I.L.C. PULTE GROUP 4600 HILLCREST DRIVE HOLLYWOOD, FLORIDA 33021

SITE PLAN SCALE 1"=60' CHECKED BY K.D.D. DRAWN BY K.D.D. DATE: 07.06.15 SHEET SP.10 OF 14 SHEETS





**ATTACHMENT IV**  
Proposed Changes to the Site Plan

**SHEET DATA**

NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	11/17/11
2	FOR CONSTRUCTION	11/17/11
3	FOR CONSTRUCTION	11/17/11
4	FOR CONSTRUCTION	11/17/11
5	FOR CONSTRUCTION	11/17/11
6	FOR CONSTRUCTION	11/17/11
7	FOR CONSTRUCTION	11/17/11
8	FOR CONSTRUCTION	11/17/11
9	FOR CONSTRUCTION	11/17/11
10	FOR CONSTRUCTION	11/17/11
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18	FOR CONSTRUCTION	11/17/11
19	FOR CONSTRUCTION	11/17/11
20	FOR CONSTRUCTION	11/17/11

**PROJECT 1: HILLCREST COUNTRY CLUB REDEVELOPMENT**  
SUBJECT: **HILLCREST IG, LLC.**  
DATE: **11/17/11**

**DESIGN AND ENTITLEMENT CONSULTANTS, LLC.**  
2135 BELLCREST COURT  
ROYAL PALM BEACH, FL 33411  
TEL: (561) 707-3410  
WWW.DESIGNANDENTITLEMENT.COM

**PROJECT 1: HILLCREST COUNTRY CLUB REDEVELOPMENT**  
SUBJECT: **HILLCREST IG, LLC.**  
DATE: **11/17/11**

**DESIGN AND ENTITLEMENT CONSULTANTS, LLC.**  
2135 BELLCREST COURT  
ROYAL PALM BEACH, FL 33411  
TEL: (561) 707-3410  
WWW.DESIGNANDENTITLEMENT.COM

**LEGEND**

BOUNDARY DATA OF BUILT/EXISTING PROPERTY FROM PUBLIC DATA

PROPOSED FUTURE ADAS

**PROJECT NOTES:**

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

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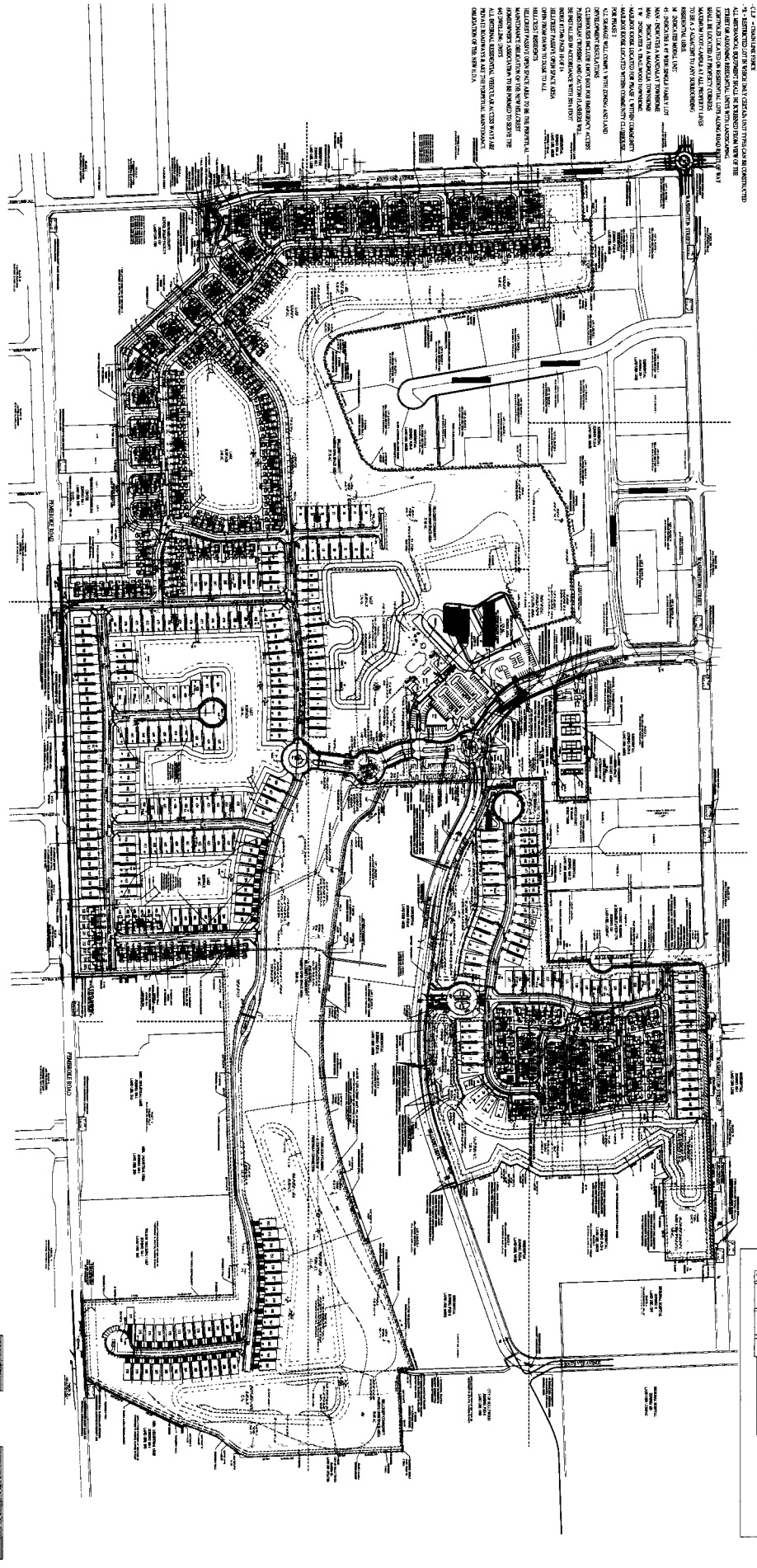
16. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

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20. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC.**  
PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

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Royal Palm Beach, FL 33411  
Tel: (561) 707-3410  
Email: info@designandentitlement.com

**S.P.1**  
1 OF 14 SHEETS

SCALE: 1"=200'

CHECKED BY: AAD  
DRAWN BY: AAD  
DATE: 07/08/13

SHEET KEY

1 OF 14 SHEETS



**SITE DATA**

160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)
TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)	TOTAL SITE AREA (GROSS ACRES)
160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	PHASE 20
160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)

**LEGEND**

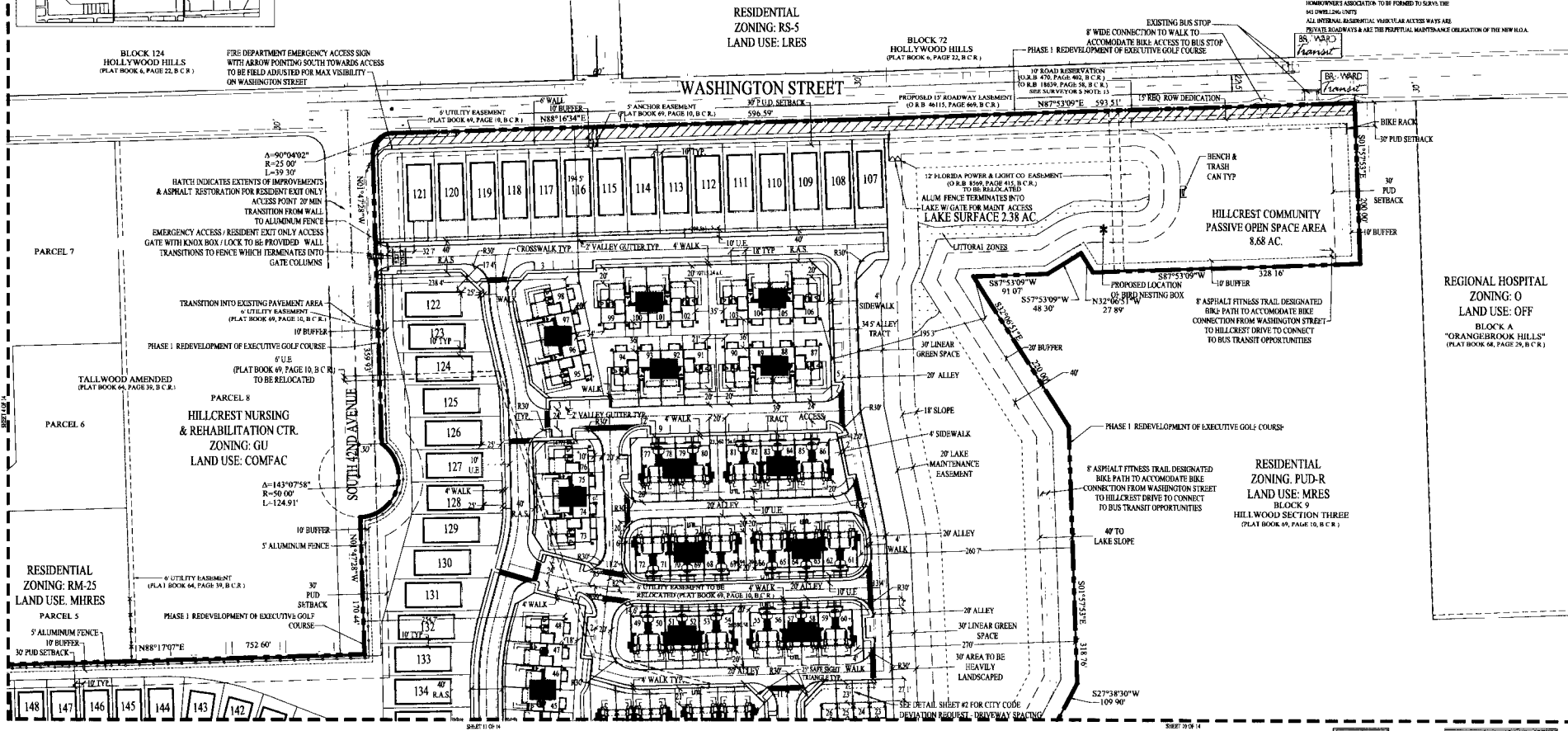
INDICATES FAVORABLE AREAS

**SHEET KEY**

160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)	160 AC (364,800 S.F.)
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**PROJECT NOTES**

1. L&E - LAKE MAINTENANCE BASKET
2. L&E - RESIDENTIAL ACCESS STREET
3. UTILITY EASEMENT
4. UTILITIES ARE AVAILABLE TO THE SITE
5. MAX BUILDING HEIGHT IS 35'
6. AL - ACCESS
7. CL - CENTER LINE
8. L&E - BASKET
9. CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
10. L&E - FRAMING EASEMENT
11. L&E - RECYCLING BASKET
12. SW - SIDEWALK
13. CL - CENTER LINE
14. MAX BUILDING HEIGHT IS 35' WHEN ALL UTILITIES CAN BE CONSTRUCTED
15. ALL NEIGHBORHOOD SIGNAGE SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJACENT RESIDENTIAL UNITS WITH LANDSCAPE
16. SIGNAGE LOCATED ON RESIDENTIAL UNITS SHALL BE LOCATED AT PROPERTY CORNER
17. SIGNAGE LOCATED ON COMMERCIAL UNITS SHALL BE LOCATED AT PROPERTY CORNER
18. MAXIMUM FOOT CANDLE AT ALL PROPERTY LINES TO BE 1.5 ADJACENT TO ANY SIGNAGE
19. SIGNAGE SHALL BE SCREENED FROM VIEW OF THE STREET
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**Design and Entitlement Consultants, LLC**  
 2135 Belcrest Court  
 Royal Palm Beach, FL 33411  
 Tel: (561) 707-3410  
 Email: info@designentitlement.com

**DESIGN AND ENTITLEMENT CONSULTANTS, LLC**

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SITE PLAN**

SCALE: 1"=60'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE SP 1

SHEET **SP.3**  
 3 OF 14 SHEETS

**NORTH**

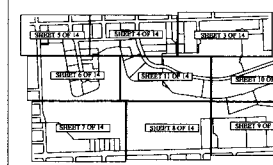
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SITE DATA

Table with columns for Parcel ID, Area, and various site data metrics like Total Site Area, Net Acreage, and Utility Easements for Parcel 1, 2, 3, 4, and 5.

Legend table listing symbols for various site features such as 'INDICATES PAVED AREAS', 'UTILITY EASEMENTS', 'PRIVATE ROADWAYS', etc.

SHEET KEY



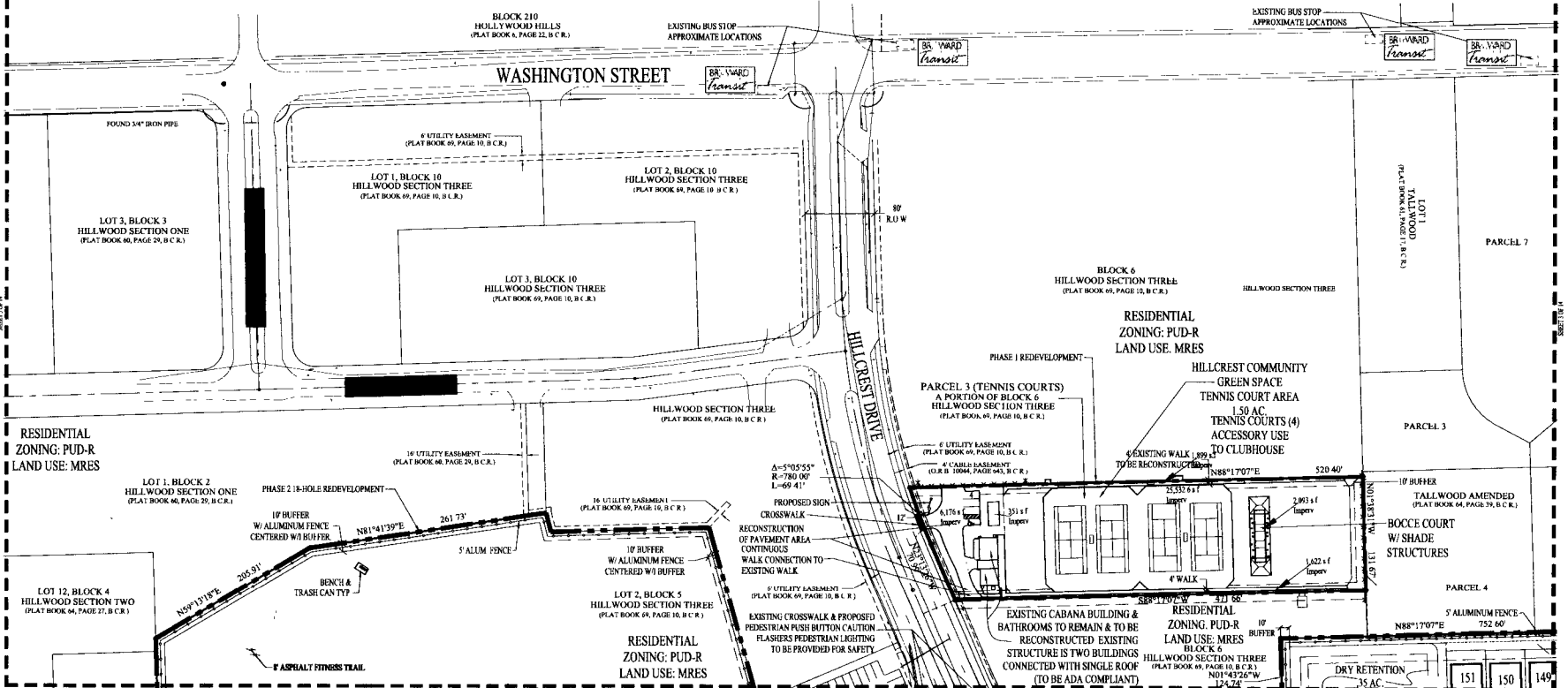
PROJECT NOTES

- List of project notes including: L.A.E. - LAKE MASTERPLAN DASHBOARD, R.A.S. - RESIDENTIAL ACCESS STREET, U.T. - UTILITY EASEMENT, UTILITIES ARE AVAILABLE TO THE SITE, etc.

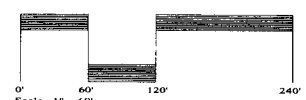
Revisions table with columns for Revision Number, Description, and Date.

Design and Entitlement Consultants, LLC. 2135 Belcrest Court, Royal Palm Beach, FL 33411. Tel: (561) 707-3410. Email: info@designandentitlement.com

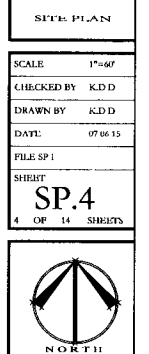
HILLCREST COUNTRY CLUB REDEVELOPMENT HILLCREST IG, LLC. PULTE GROUP PULTE CITY CENTER, 4600 HILLCREST DRIVE, HOLLYWOOD, FLORIDA 33021



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SITE PLAN SCALE: 1"=60' CHECKED BY: K.D.D. DRAWN BY: K.D.D. DATE: 07.06.15 FILE: SP.1 SHEET: SP.4 OF 14 SHEETS



**SITE DATA**

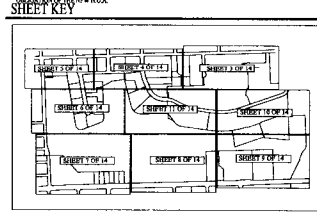
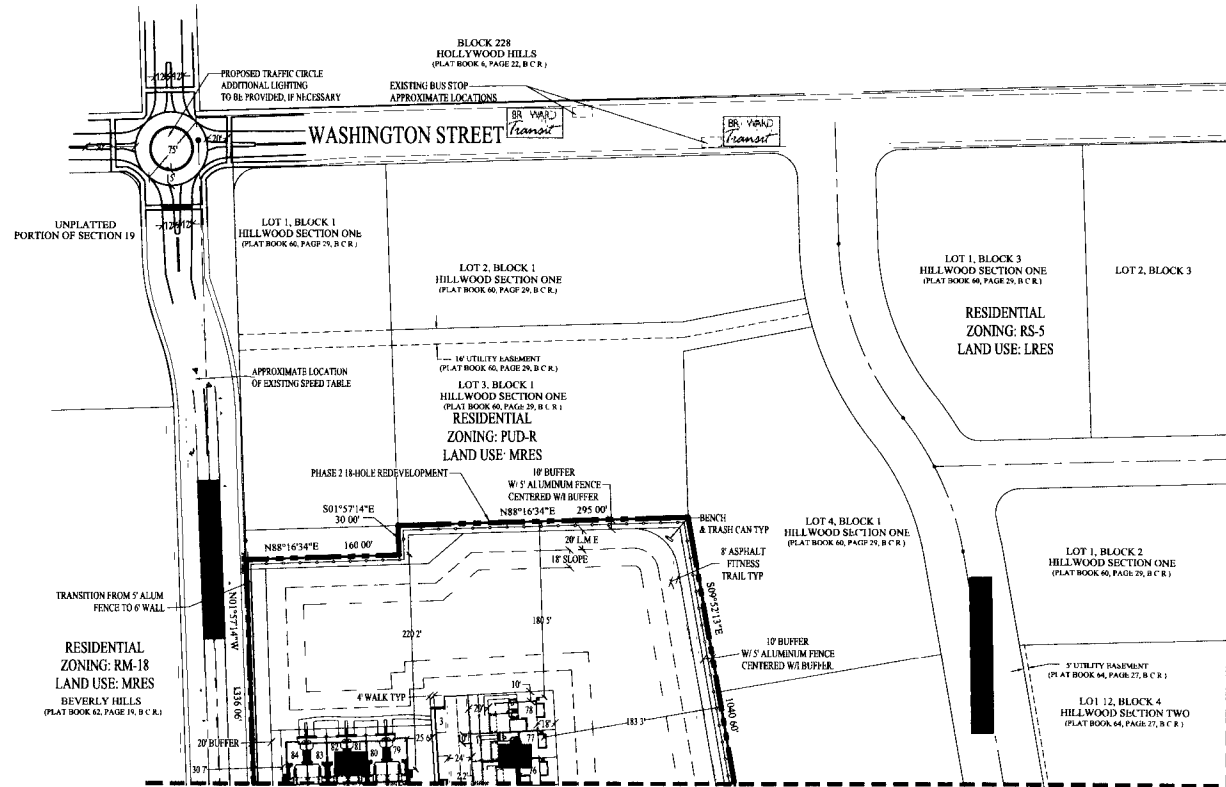
<b>TOTAL SITE AREA - NET ACRESAGE</b>	184.94 AC (24,529,837 SF)	<b>PHASE 1 EXISTING GOLF COURSE PARCEL - NET ACRESAGE</b>	39.94 AC (5,629,957 SF)	<b>PHASE 1 CLUBHOUSE PARCEL - NET ACRESAGE</b>	17.24 AC (2,453,987 SF)	<b>PHASE 1 18-HOLE GOLF COURSE PARCEL - NET ACRESAGE</b>	70.94 AC (10,190,891 SF)
<b>TOTAL SITE AREA - GROSS ACRESAGE</b>	179.94 AC (25,454,857 SF)	<b>PHASE 1 EXISTING GOLF COURSE PARCEL - GROSS ACRESAGE</b>	32.84 AC (4,711,857 SF)	<b>PHASE 1 CLUBHOUSE PARCEL - GROSS ACRESAGE</b>	4.08 AC (577,744 SF)	<b>PHASE 1 18-HOLE GOLF COURSE PARCEL - GROSS ACRESAGE</b>	18.14 AC (2,574,452 SF)
<b>ZONING DESIGNATION</b>	P-22-R	<b>TOTAL NUMBER OF UNITS</b>	10,010 (279)	<b>PROPOSED HILLCREST CONDOS CLUBHOUSE</b>	4,000 SF	<b>TOTAL NUMBER OF UNITS</b>	49,010 (479)
<b>LAND USE DESIGNATION</b>	RESIDENTIAL	<b>TOTAL SINGLE FAMILY (SF)</b>	8,701 (870)	<b>PROPOSED HILLCREST CLUBHOUSE</b>	4,000 SF	<b>TOTAL SINGLE FAMILY</b>	28,010 (279)
<b>DESIGNATED GOLF COURSE, CLUB HOUSE PARCEL, &amp; TRAIL PARCEL EXISTING LAND USE</b>	MEDIUM DENSITY RESIDENTIAL (TYPICAL)	<b>TOTAL TRIPLE FAMILY (TF)</b>	610 (61)	<b>PARKING PROPOSED</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY</b>	40 (40)
<b>RESIDENTIAL ZONING DESIGNATION</b>	MEDIUM DENSITY RESIDENTIAL (TYPICAL)	<b>TOTAL SINGLE FAMILY (SF) + TF</b>	22,212 (2,212)	<b>PARKING PROPOSED (1 SF / 485 SF AVERAGE FOR SEATING)</b>	13,500 SF	<b>TOTAL SINGLE FAMILY (SF) + TF</b>	68 (68)
<b>IF HOLE GOLF COURSE EXISTING LAND USE</b>	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	610 (61)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>IF HOLE PROPOSED LAND USE</b>	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>TOTAL NUMBER OF UNITS</b>	80,010	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>DENSITY</b>	312 U/LAC	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>MAX ALLOWABLE D.U. (PER DEVELOPER APPROVAL U.S. 484, PAGE 84)</b>	64 D.U.	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>TOTAL LAKE AREA PROPOSED</b>	23.73 AC (3,419,957 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>SELECTIVE GOLF COURSE LAKE / RESTRICTION AREA</b>	23.73 AC (3,419,957 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>HOLE GOLF COURSE LAKE AREA</b>	23.73 AC (3,419,957 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>NON-MANICURED RESIDENTIAL LAND COVERAGE (SUPERVISORS' AREA - 4%)</b>	1.14 AC (163,715 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>TOTAL IMPROVEMENTS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)</b>	13.50 AC (1,924,287 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13.50 AC (1,924,287 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>OPEN SPACE REQUIRED (D.U. DOES NOT INCLUDE LAKE WATER SURFACE AREAS)</b>	16.46 AC (2,366,827 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>OPEN SPACE PROVIDED (D.U. DOES NOT INCLUDE LAKE WATER SURFACE AREAS)</b>	16.46 AC (2,366,827 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>INCLUDES COMMONITY DRIVE, LAKEVIEW AVENUE, COMMONITY DRIVE, COMMONITY DRIVE, COMMONITY DRIVE</b>	16.46 AC (2,366,827 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>HILLCREST COMMONITY DRIVE OPEN SPACE AREA</b>	16.46 AC (2,366,827 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)
<b>MANICURED BUILDING FOOTPRINT</b>	16.46 AC (2,366,827 SF)	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	451 (45)	<b>TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)</b>	13,500 SF	<b>TOTAL TRIPLE FAMILY (TF) + TF</b>	28 (28)

<b>INDICATES FAVORABLE AREA</b>	
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**PROJECT NOTES**

- 1. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.
- 2. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.
- 3. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.
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- 9. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.
- 10. ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.

NO.	REVISIONS	DATE
1	ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.	10/15/18
2	ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.	10/15/18
3	ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.	10/15/18
4	ALL UTILITIES SHALL BE DEEPENED TO 48" BELOW FINISH GRADE.	10/15/18



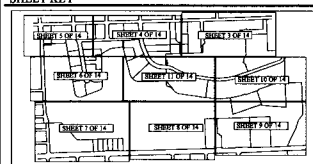
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**HILLCREST COUNTRY CLUB REDEVELOPMENT CONSULTANTS, LLC.**  
**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE, HOLLYWOOD, FLORIDA 33021

**SITE PLAN**  
 SCALE: 1" = 60'  
 CHECKED BY: K.D.D.  
 DRAWN BY: K.D.D.  
 DATE: 07/06/15  
 FILE: SP.1  
 SHEET: **SP.5**  
 5 OF 14 SHEETS

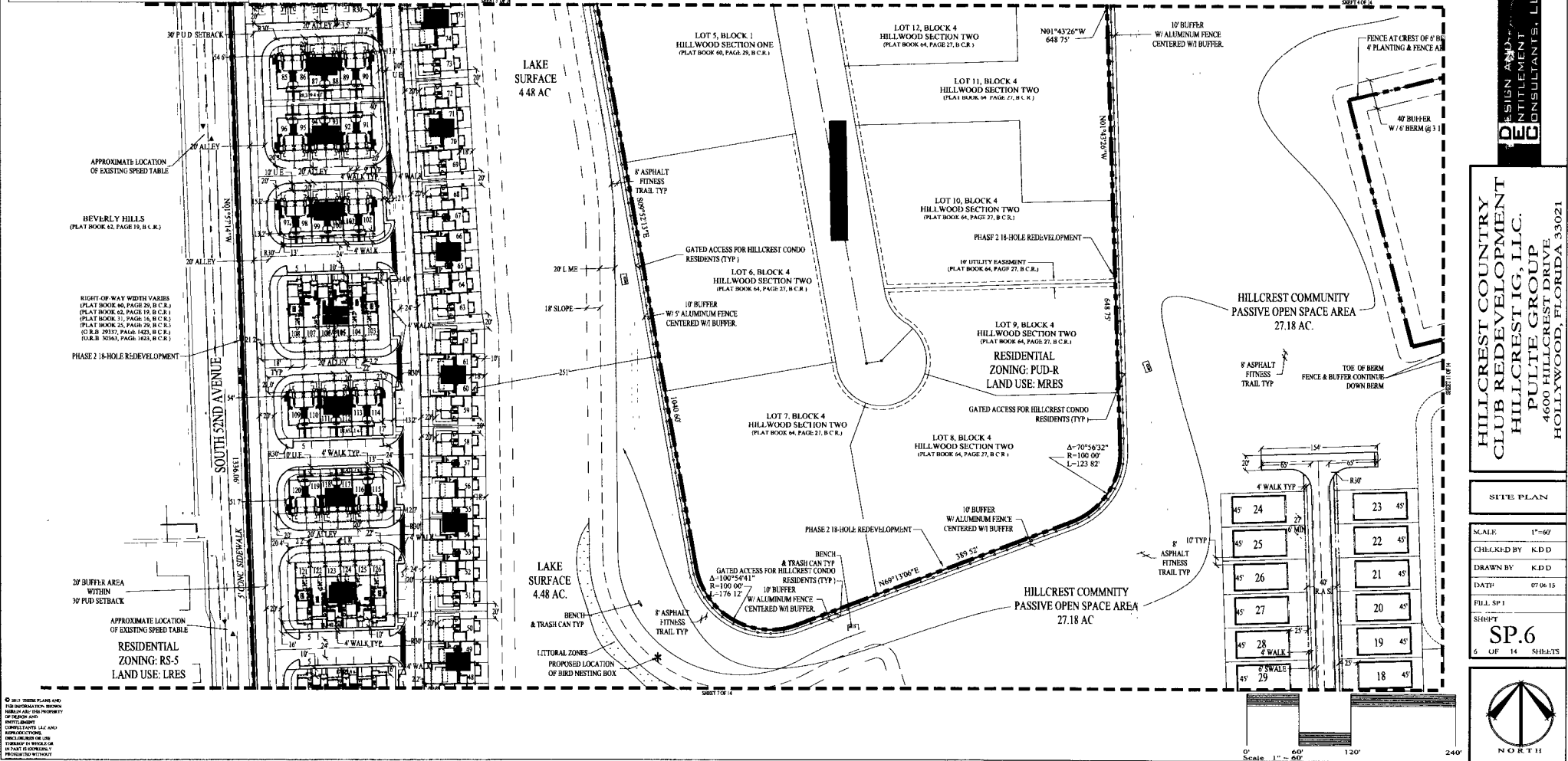
**NORTH**

SITE DATA		REVISIONS	
TOTAL SITE AREA - NET ACRESAGE	14.94 AC (3,248,044.57 SF)	NO.	DATE
TOTAL SITE AREA - GROSS ACRESAGE	14.94 AC (3,248,044.57 SF)	1	10/18/15
ZONING DESIGNATION	PUD 4	2	10/20/15
LAND USE DESIGNATION	RESIDENTIAL	3	10/20/15
EXISTING OPEN SPACE, CLUB HOUSE FACILITY, & TOWNHOMES EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (DENSITY 12)	4	10/20/15
EXISTING GOLF COURSE, CLUB HOUSE FACILITY, & TOWNHOMES EXISTING LAND USE	REGULAR RESIDENTIAL (DENSITY 10) AND OPEN SPACE	5	10/20/15
18-HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL OPEN SPACE	6	10/20/15
18-HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL OPEN SPACE	7	10/20/15
TOTAL NUMBER OF UNITS	640 U	8	10/20/15
DENSITY	42.8 U/AC	9	10/20/15
MAX ALLOWABLE D.F. (PER DEVELOPER APPROVAL) 0.4% (PAGE 10)		10	10/20/15
TOTAL LAKE AREA PROPOSED	4.48 AC (981,120 SF)	11	10/20/15
EXISTING GOLF COURSE LAKE - RESTORATION AREA	3.74 AC (810,576 SF)	12	10/20/15
18-HOLE GOLF COURSE LAKE AREA	1.34 AC (290,064 SF)	13	10/20/15
PUD MAXIMUM RESIDENTIAL LAND COVER/AGE (PROPOSED AREA - 40%)	10.36 AC (2,261,136 SF)	14	10/20/15
TOTAL IMPROVEMENTS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	7.93 AC (1,721,136 SF)	15	10/20/15
TOTAL IMPROVEMENTS AREA (SEE BREAKDOWN IN DETAIL SHEET)	10.36 AC (2,261,136 SF)	16	10/20/15
OPEN SPACE PROPOSED DOES NOT INCLUDE LAKE WATER SURFACE AREAS	3.94 AC (859,872 SF)	17	10/20/15
OPEN SPACE PROPOSED DOES NOT INCLUDE LAKE WATER SURFACE AREAS	3.94 AC (859,872 SF)	18	10/20/15
INCLUDES CONCEPT TRAIL LAYOUTS, BUFFER, CONFORMANCE SPACE AREA & LAKE AREA		19	10/20/15
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	27.18 AC (5,908,512 SF)	20	10/20/15
MAXIMUM BUILDING HEIGHT	70' 0" (C) (20,117 SF)		



LEGEND	
(Symbol)	INDICATE PAVEMENT AREAS

PROJECT NOTES	
1. LAKESIDE MAINTENANCE EXISTANT	2. LAKESIDE MAINTENANCE EXISTANT
3. LAKESIDE MAINTENANCE EXISTANT	4. LAKESIDE MAINTENANCE EXISTANT
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SITE PLAN	
SCALE	1"=60'
CHECKED BY	K.D.D.
DRAWN BY	K.D.D.
DATE	07/06/15
FULL SP1	
SHEET	SP.6
	6 OF 14 SHEETS

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, I.L.C.**  
**PULTE GROUP**  
**4600 HILLCREST DRIVE**  
**HOLLYWOOD, FLORIDA 33021**

**DESIGN AND ENTITLEMENT CONSULTANTS, LLC**

2155 Baller Court  
 Royal Palm Beach, FL 33411  
 Tel: (561) 707-3410  
 Email: info@designandentitlement.com

**SITE DATA**

TOTAL SITE AREA	184.9 AC (8,041,817 S.F.)
TOTAL PAVED AREA	124.9 AC (5,481,817 S.F.)
TOTAL SITE AREA, GROSS ACRES	184.9 AC (8,041,817 S.F.)
LAND USE DESIGNATION	PHASE 1: RESIDENTIAL DEVELOPMENT; PHASE 2: COMMERCIAL DEVELOPMENT
PHASE 1: RESIDENTIAL DEVELOPMENT	150 AC (6,562,500 S.F.)
PHASE 2: COMMERCIAL DEVELOPMENT	34.9 AC (1,479,317 S.F.)
TOTAL NUMBER OF UNITS	4,450 U.S.
DENSITY	24 U.S./AC
MAXIMUM BUILDING HEIGHT	40 FT
MINIMUM LOT AREA	10,000 S.F.
TOTAL LAKE AREA PROPOSED	4.48 AC (194,688 S.F.)
TOTAL LAKE AREA EXISTING	4.48 AC (194,688 S.F.)
TOTAL LAKE SURFACE AREA	4.48 AC (194,688 S.F.)
TOTAL LAKE DEPTH	10 FT
TOTAL LAKE VOLUME	448,000 CU YD
TOTAL LAKE PERIMETER	1,000 FT
TOTAL LAKE SURFACE AREA	4.48 AC (194,688 S.F.)
TOTAL LAKE DEPTH	10 FT
TOTAL LAKE VOLUME	448,000 CU YD
TOTAL LAKE PERIMETER	1,000 FT

**PHASE 1: RESIDENTIAL DEVELOPMENT**

TOTAL NUMBER OF UNITS	4,450 U.S.
DENSITY	24 U.S./AC
MINIMUM LOT AREA	10,000 S.F.
TOTAL LAKE AREA PROPOSED	4.48 AC (194,688 S.F.)
TOTAL LAKE AREA EXISTING	4.48 AC (194,688 S.F.)
TOTAL LAKE SURFACE AREA	4.48 AC (194,688 S.F.)
TOTAL LAKE DEPTH	10 FT
TOTAL LAKE VOLUME	448,000 CU YD
TOTAL LAKE PERIMETER	1,000 FT

**PHASE 2: COMMERCIAL DEVELOPMENT**

TOTAL NUMBER OF UNITS	4,450 U.S.
DENSITY	24 U.S./AC
MINIMUM LOT AREA	10,000 S.F.
TOTAL LAKE AREA PROPOSED	4.48 AC (194,688 S.F.)
TOTAL LAKE AREA EXISTING	4.48 AC (194,688 S.F.)
TOTAL LAKE SURFACE AREA	4.48 AC (194,688 S.F.)
TOTAL LAKE DEPTH	10 FT
TOTAL LAKE VOLUME	448,000 CU YD
TOTAL LAKE PERIMETER	1,000 FT

**PHASE 3: COMMERCIAL DEVELOPMENT**

TOTAL NUMBER OF UNITS	4,450 U.S.
DENSITY	24 U.S./AC
MINIMUM LOT AREA	10,000 S.F.
TOTAL LAKE AREA PROPOSED	4.48 AC (194,688 S.F.)
TOTAL LAKE AREA EXISTING	4.48 AC (194,688 S.F.)
TOTAL LAKE SURFACE AREA	4.48 AC (194,688 S.F.)
TOTAL LAKE DEPTH	10 FT
TOTAL LAKE VOLUME	448,000 CU YD
TOTAL LAKE PERIMETER	1,000 FT

**PHASE 4: COMMERCIAL DEVELOPMENT**

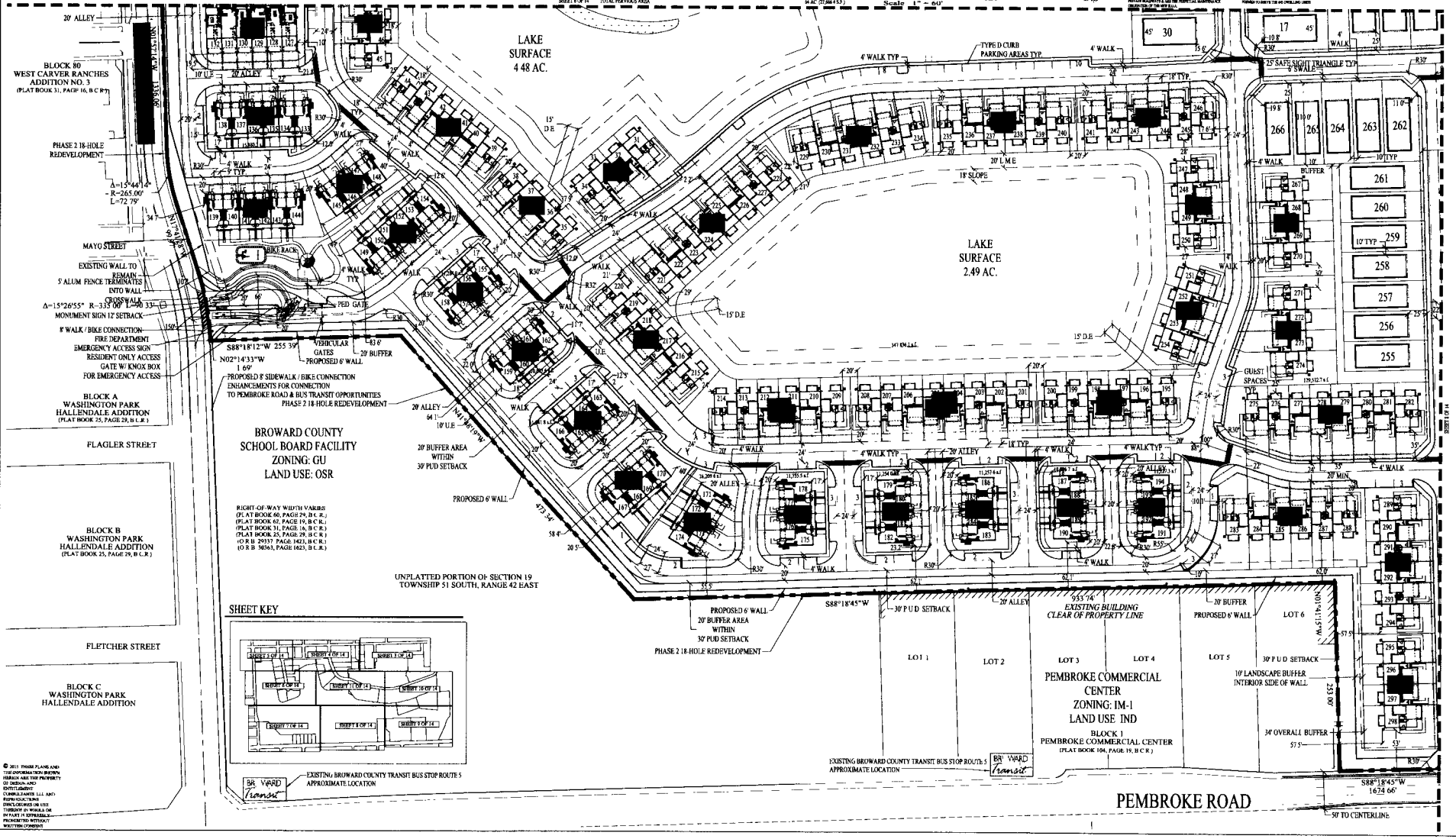
TOTAL NUMBER OF UNITS	4,450 U.S.
DENSITY	24 U.S./AC
MINIMUM LOT AREA	10,000 S.F.
TOTAL LAKE AREA PROPOSED	4.48 AC (194,688 S.F.)
TOTAL LAKE AREA EXISTING	4.48 AC (194,688 S.F.)
TOTAL LAKE SURFACE AREA	4.48 AC (194,688 S.F.)
TOTAL LAKE DEPTH	10 FT
TOTAL LAKE VOLUME	448,000 CU YD
TOTAL LAKE PERIMETER	1,000 FT

**REVISIONS**

NO.	REVISIONS	DATE
1	INITIAL COMMENTS	7/30/12
2	REVISED COMMENTS	8/10/12
3	REVISED COMMENTS	8/10/12
4	REVISED COMMENTS	8/10/12
5	REVISED COMMENTS	8/10/12
6	REVISED COMMENTS	8/10/12
7	REVISED COMMENTS	8/10/12
8	REVISED COMMENTS	8/10/12
9	REVISED COMMENTS	8/10/12
10	REVISED COMMENTS	8/10/12

**LEGEND**

- INDICATE PAVED AREAS



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 Royal Palm Beach, FL 33411  
 Tel: (561) 707-5400  
 Email: info@designentitlement.com

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

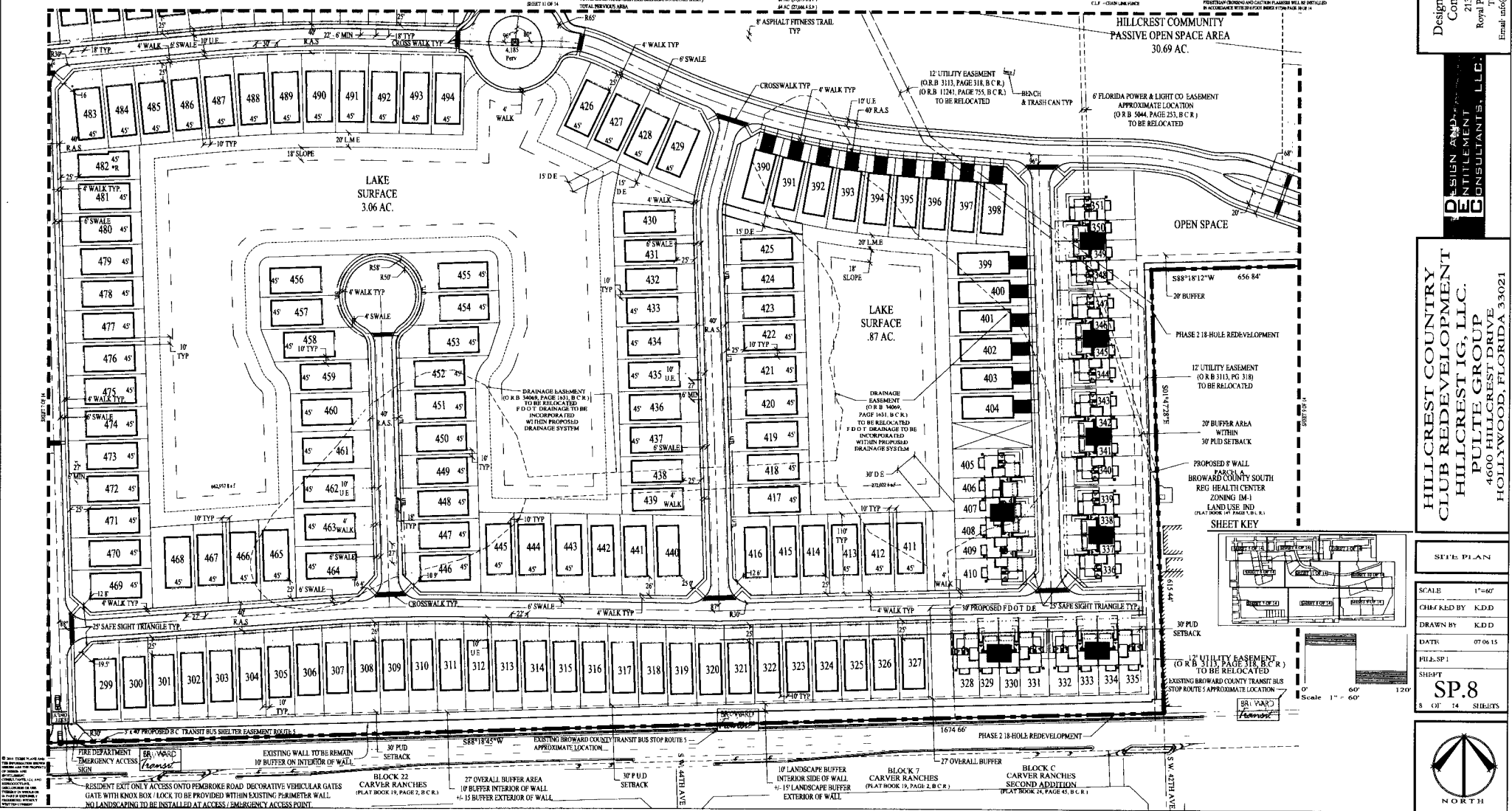
**SITE PLAN**

SCALE: 1"=60'  
 CHECKED BY: K.D.D.  
 DRAWN BY: K.D.D.  
 DATE: 07/06/15  
 FILE: SP-1  
 SHEET: **SP.7**  
 7 OF 14 SHEETS

**NORTH**



SITE DATA		TOTAL SITE AREA - NET ACRES		TOTAL SITE AREA - GROSS ACRES		TOTAL NUMBER OF UNITS		TOTAL GROSS FLOOR AREA (GFA)		TOTAL GROSS FLOOR AREA (GFA) - NET	
14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)
14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)	14.76 AC (3,247,154 SF)



**REVISIONS**

NO.	REVISIONS	DATE
1	TAC COMMENTS 7-20-15	8-19-15
2	TAC COMMENTS 8-18-15	8-26-15
3	FINAL TAC COMMENTS	12-18-15
4	CITY COMM REVISIONS	03-16-16

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**DESIGN AND ENTITLEMENT CONSULTANTS, LLC.**

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
**HILLCREST IG, LLC.**  
**PULTE GROUP**  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**SHEET PLAN**

SCALE: 1"=60'

CHK'D BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE: SP.1

SHEET: **SP.8**

8 OF 14 SHEETS

**NORTH**





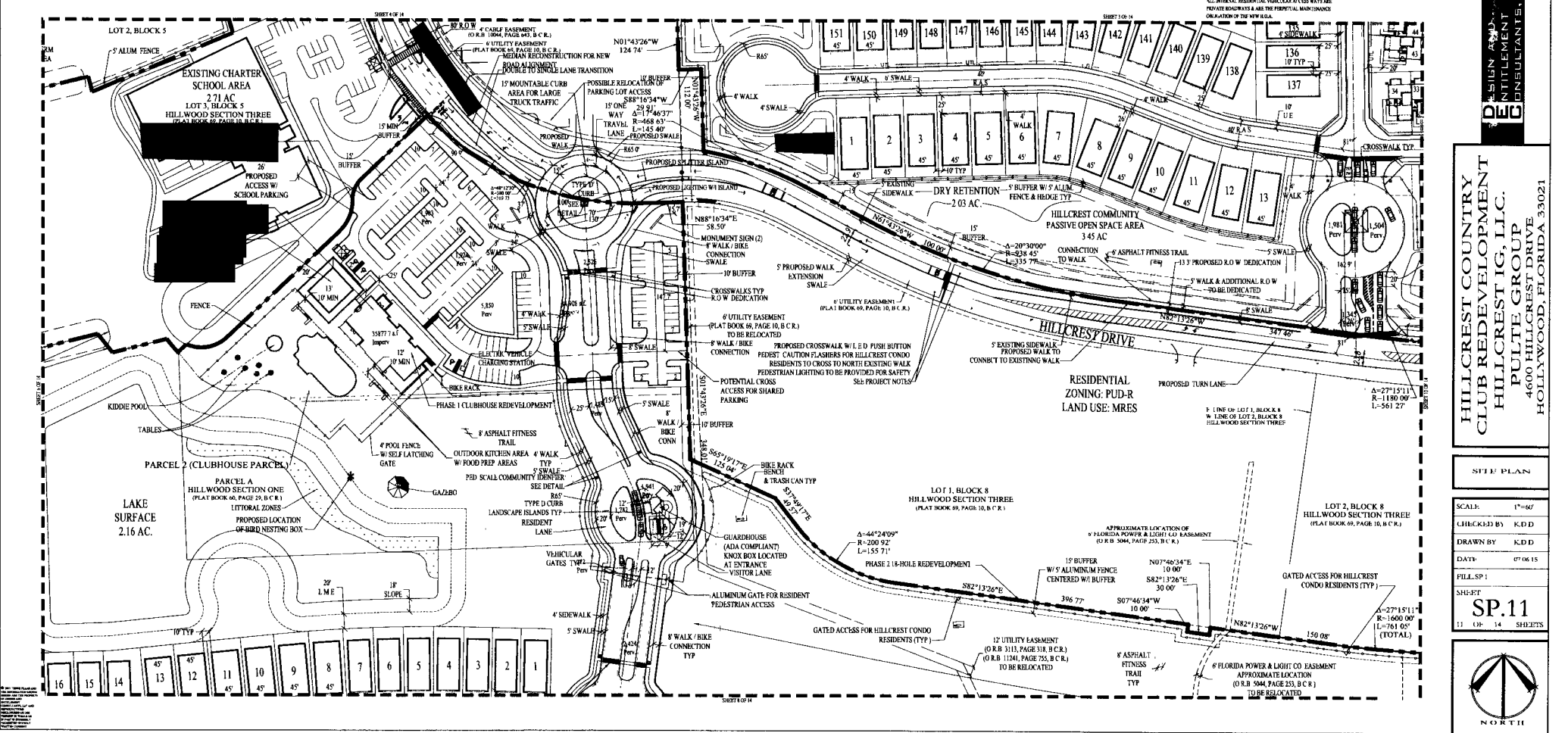
SITE DATA		PHASE 1: EXISTING GOLF COURSE PARCELS - NET ACREAGE		PHASE 1: CLUBHOUSE PARCELS - NET ACREAGE		PHASE 1: 16-HOLE GOLF COURSE PARCELS - NET ACREAGE		PHASE 2: LAKE WOODS REDEVELOPMENT	
TOTAL SITE AREA - GROSS ACREAGE	187.84 AC (2,357,847 S.F.)	PHASE 1: EXISTING GOLF COURSE PARCELS - GROSS ACREAGE	32.44 AC (4,326,433 S.F.)	PHASE 1: CLUBHOUSE PARCELS - GROSS ACREAGE	17.5 AC (242,849 S.F.)	PHASE 1: 16-HOLE GOLF COURSE PARCELS - GROSS ACREAGE	170.94 AC (2,370,309 S.F.)	TOTAL LAKE WOODS REDEVELOPMENT	170.94 AC (2,370,309 S.F.)
TOTAL SITE AREA - NET ACREAGE	174.94 AC (2,325,454 S.F.)	PHASE 1: EXISTING GOLF COURSE PARCELS - NET ACREAGE	32.44 AC (4,326,433 S.F.)	PHASE 1: CLUBHOUSE PARCELS - NET ACREAGE	17.5 AC (242,849 S.F.)	PHASE 1: 16-HOLE GOLF COURSE PARCELS - NET ACREAGE	170.94 AC (2,370,309 S.F.)	TOTAL LAKE WOODS REDEVELOPMENT (NET)	170.94 AC (2,370,309 S.F.)
TOTAL DEVELOPABLE AREA - GROSS ACREAGE	187.84 AC (2,357,847 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	174.94 AC (2,325,454 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	17.5 AC (242,849 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	170.94 AC (2,370,309 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	170.94 AC (2,370,309 S.F.)
TOTAL DEVELOPABLE AREA - NET ACREAGE	174.94 AC (2,325,454 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	174.94 AC (2,325,454 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	17.5 AC (242,849 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	170.94 AC (2,370,309 S.F.)	TOTAL DEVELOPABLE AREA - NET ACREAGE	170.94 AC (2,370,309 S.F.)

### LEGEND

- INDICATE PAVED AREAS
- 0' - 60'
- 0' - 120'
- 0' - 240'

### PROJECT NOTES

1. LAKE WOODS REDEVELOPMENT
2. RESIDENTIAL ZONING: PUD-R
3. ALL MEASUREMENTS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL UTILITIES ARE TO BE DEEPENED AND RE-LOCATED AS SHOWN.
6. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.
7. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.
8. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.
9. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.
10. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.



### LEGEND

- INDICATE PAVED AREAS
- 0' - 60'
- 0' - 120'
- 0' - 240'

### PROJECT NOTES

1. LAKE WOODS REDEVELOPMENT
2. RESIDENTIAL ZONING: PUD-R
3. ALL MEASUREMENTS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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8. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.
9. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.
10. ALL EXISTING UTILITIES ARE TO BE PRESERVED AND PROTECTED.

REVISIONS

NO.	REVISIONS	DATE
1	ISSUE FOR PERMITTING	11/15/11
2	ISSUE FOR PERMITTING	11/15/11
3	ISSUE FOR PERMITTING	11/15/11
4	ISSUE FOR PERMITTING	11/15/11
5	ISSUE FOR PERMITTING	11/15/11

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HILLCREST COUNTRY CLUB REDEVELOPMENT  
 HILLCREST IG, LLC.  
 PULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

SITE PLAN

SCALE: 1"=60'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILL: SP.1

SHEET: SP.11

11 OF 14 SHEETS

NORTH

**SINGLE FAMILY PROPERTY DEVELOPMENT REGULATION TABLE**

SETBACK	PROPOSED
FRONT	25'
SIDE	5'
REAR	15'
SIDE STREET	15'
SITE TRIANGLE	10'
POOL SIDE	3' OR 0' ADJACENT TO WATER
POOL REAR	3' OR 0' ADJACENT TO WATER
SCREEN ENCLOSURE SIDE	2' OR 0' ADJACENT TO WATER
SCREEN ENCLOSURE REAR	2' OR 0' ADJACENT TO WATER

\* NOTE: RPUD FLEXIBLE REGULATION REQUEST TO ALLOW 5' SIDE SETBACKS WITH 2-STORY DWELLING UNITS

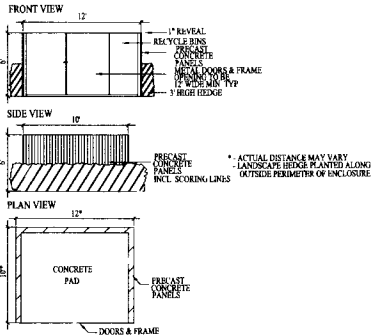
**MANDALAY TOWNHOME PROPERTY DEVELOPMENT REGULATION TABLE**

SETBACK	PROPOSED
FRONT	20' MIN DRIVEWAY DEPTH
SIDE	10' SIDE YARD / 20' MIN BLDG SEP
REAR	18' MIN / 10' TO LANAJ
SITE TRIANGLE	10'

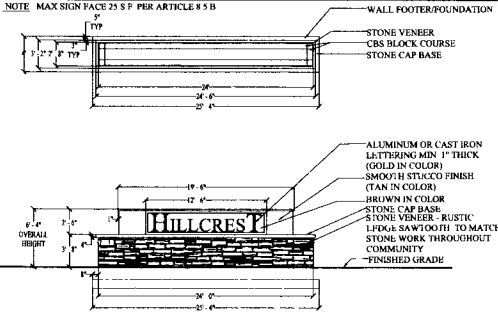
**REAR LOADED TOWNHOME PROPERTY DEVELOPMENT REGULATION TABLE**

SETBACK	PROPOSED
FRONT	10' / MIN
SIDE	10' SIDE YARD / 20' MIN BLDG SEP
REAR	20' MIN DRIVEWAY DEPTH
SITE TRIANGLE	10'

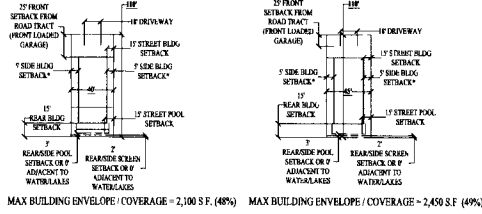
**TYPICAL DUMPSTER DETAIL**



**MONUMENT SIGN DETAIL**



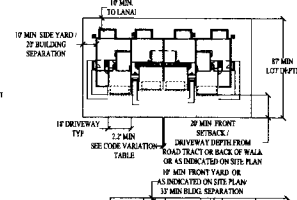
**TYPICAL SINGLE FAMILY PROPERTY DEVELOPMENT REGULATION DETAIL**



MAX BUILDING ENVELOPE / COVERAGE = 2,100 S.F. (48%) MAX BUILDING ENVELOPE / COVERAGE = 2,450 S.F. (49%)

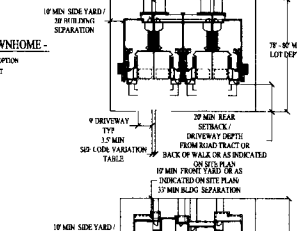
**MANDALAY TOWNHOME**

INCLUDES CHAIR STAIRING OPTION REFERENCED IN MASTER ARCHITECTURAL PLAN SET



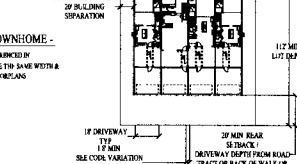
**MAGNOLIA REAR LOADED TOWNHOME**

INCLUDES WESTERLY BATHING OPTION REFERENCED IN MASTER ARCHITECTURAL PLAN SET

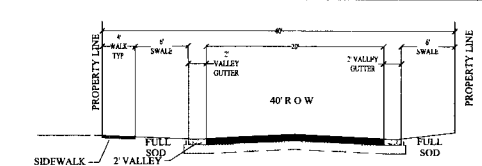


**TRAIL WOOD REAR LOADED TOWNHOME**

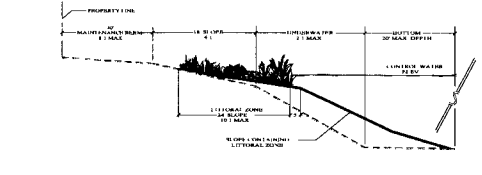
INCLUDES PORCH, BELLERIE FORNIA REFERENCED IN MASTER ARCHITECTURAL PLAN SET ALL CITY AND STATE WIDTH & VARIATION BETWEEN SPECIFICATIONS IS IN THE BLOCKS AND



**40' PRIVATE RESIDENTIAL ACCESS STREET (R.A.S.) CROSS SECTION**

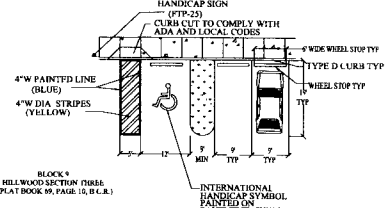


**TYPICAL LAKE SECTION**

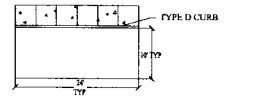


**HANDICAP/PARKING DETAIL**

NOTE: DESIGN TO CONFORM TO HOLLYWOOD, FLORIDA CODE SECTION ARTICLE 7-1 ALL DIMENSIONS AND NOTES ARE TYPICAL



**PARALLEL PARKING DETAIL**



**CITY OF HOLLYWOOD MANDATORY GREEN BUILDING PRACTICES ORDINANCE**

- 1. ENERGY STAR APPLIANCES SHALL BE SPECIFIED WITHIN RESIDENTIAL HOMES
- 2. LOW FLOW SHOWER HEADS SHALL BE SPECIFIED WITHIN RESIDENTIAL HOMES
- 3. PROGRAMMABLE THERMOSTATS WILL BE SPECIFIED WITHIN RESIDENTIAL HOMES
- 4. ALL DRIVEWAYS WILL BE PAVER BLOCK, INTERLOCKED AS PERVIOUS PAVEMENT
- 5. LANDSCAPING PROPOSED WITHIN THE PROTOTYPICAL LANDSCAPE PLANS FOR THE RESIDENTIAL LOTS WILL COMPLY WITH LIST PROVIDED BY SFWMD
- 6. RE-USE IRRIGATION IS PROPOSED TO BE UTILIZED FOR ALL PASSIVE OPEN SPACE AREAS, COMMON AREAS AND RESIDENTIAL LOTS
- 7. BICYCLE STORAGE PROVIDED IN SEVERAL KEY LOCATIONS FOR MULTI-MODAL TRANSPORTATION OPPORTUNITIES
- 8. ELECTRIC VEHICLE CHARGING STATION PROVIDED AT CENTRALLY LOCATED PRIMARY RECREATION AND TRAIL FACILITY TO ADDRESS CITY OF HOLLYWOOD GREEN BUILDING ELECTRIC VEHICLE CHARGING ORDINANCE

REV	REVISIONS	DATE
1	REVISIONS	2015-08-18
2	REVISIONS	2015-08-18
3	REVISIONS	2015-08-18
4	REVISIONS	2015-08-18
5	REVISIONS	2015-08-18
6	REVISIONS	2015-08-18
7	REVISIONS	2015-08-18
8	REVISIONS	2015-08-18
9	REVISIONS	2015-08-18
10	REVISIONS	2015-08-18

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DESIGN AND ENTITLEMENT CONSULTANTS, LLC

HILLCREST COUNTRY CLUB REDEVELOPMENT  
HILLCREST IG, I.L.C.  
PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

DETAIL / REGULATING PLAN

SCHEDULE: N.T.S.  
CHECKED BY: K.D.D.  
DRAWN BY: K.D.D.  
DATE: 7.6.15  
FILE: SP.1  
SHEET: DET.1/SP.12  
12 OF 14 SHEETS



**SITE (168.64 AC) IMPERVIOUS CALCULATIONS**

IMPERVIOUS IMPROVEMENT	PHASE 1 - 35.66 AC				PHASE 2 - 18-HOLE GOLF COURSE - 132.95 AC				SITE TOTAL	
	LINEAR FOOTAGE	AREA (S.F.)	TOTAL IMPERVIOUS (S.F.)	SITE TOTAL IMPERVIOUS (S.F.)	LINEAR FOOTAGE	AREA (S.F.)	TOTAL IMPERVIOUS (S.F.)	SITE TOTAL IMPERVIOUS (S.F.)	SITE TOTAL IMPERVIOUS (S.F.)	SITE TOTAL IMPERVIOUS (S.F.)
4' INTERNAL SIDEWALKS	5,624 L.F.	22,496 S.F.	22,496 S.F.	16,729 L.F.	66,516 S.F.	66,516 S.F.	39,412 S.F.	39,412 S.F.	39,412 S.F.	39,412 S.F.
5' INTERNAL SIDEWALKS	1,790 L.F.	8,950 S.F.	8,950 S.F.	2,980 L.F.	14,900 S.F.	14,900 S.F.	8,950 S.F.	8,950 S.F.	8,950 S.F.	8,950 S.F.
6' FITNESS TRAIL	4,081 L.F.	24,486 S.F.	24,486 S.F.	15,787 L.F.	126,296 S.F.	126,296 S.F.	24,486 S.F.	24,486 S.F.	24,486 S.F.	24,486 S.F.
6' FITNESS TRAIL										
PRIVATE ROADWAYS PAVEMENT AREA	155,985 S.F.	155,985 S.F.	155,985 S.F.	534,895 S.F.	534,895 S.F.	534,895 S.F.	690,680 S.F.	690,680 S.F.	690,680 S.F.	690,680 S.F.
LAKE WATER SURFACE AREA	98,010 S.F.	98,010 S.F.	98,010 S.F.	750,183 S.F.	750,183 S.F.	750,183 S.F.	848,113 S.F.	848,113 S.F.	848,113 S.F.	848,113 S.F.
40' x 107' S.F. ENCL. DRIVEWAY	2,500 S.F.	45 D.U.	174,700 S.F.	2,500 S.F.	104 D.U.	265,200 S.F.	379,900 S.F.	379,900 S.F.	379,900 S.F.	379,900 S.F.
45' x 107' S.F. ENCL. DRIVEWAY	2,900 S.F.	22 D.U.	63,800 S.F.	2,900 S.F.	104 D.U.	30,600 S.F.	35,400 S.F.	35,400 S.F.	35,400 S.F.	35,400 S.F.
4 UNIT CHAIR TII ENCL. DRIVEWAYS & WALKS	7,925 S.F.	8 BLDGS.	63,400 S.F.	7,925 S.F.	19 BLDGS.	118,875 S.F.	182,275 S.F.	182,275 S.F.	182,275 S.F.	182,275 S.F.
4 UNIT MANDALAY TII ENCL. DRIVEWAYS & WALKS	11,840 S.F.	1 BLDGS.	11,840 S.F.	11,840 S.F.	19 BLDGS.	151,840 S.F.	163,520 S.F.	163,520 S.F.	163,520 S.F.	163,520 S.F.
4 UNIT TRAIL WOOD TII ENCL. DRIVEWAYS & WALKS	8,152 S.F.	1 BLDGS.	8,152 S.F.	15,375 S.F.	4 BLDGS.	61,200 S.F.	61,500 S.F.	61,500 S.F.	61,500 S.F.	61,500 S.F.
4 UNIT MAGNOLIA TII ENCL. DRIVEWAYS & WALKS	5,423 S.F.	3 BLDGS.	16,269 S.F.	5,423 S.F.	11 BLDGS.	59,653 S.F.	75,322 S.F.	75,322 S.F.	75,322 S.F.	75,322 S.F.
4 UNIT TRAIL WOOD TII ENCL. DRIVEWAYS & WALKS	8,123 S.F.	5 BLDGS.	40,615 S.F.	8,123 S.F.	9 BLDGS.	75,107 S.F.	113,722 S.F.	113,722 S.F.	113,722 S.F.	113,722 S.F.
REC AREA (CLUBHOUSE & PATIO AREA)	35,878 S.F.	2 BLDGS.	35,878 S.F.	35,878 S.F.			35,878 S.F.	35,878 S.F.	35,878 S.F.	35,878 S.F.
AUDITORIUM AREA PAVEMENT	72,705 S.F.		72,705 S.F.	72,705 S.F.			72,705 S.F.	72,705 S.F.	72,705 S.F.	72,705 S.F.
LANDS & BOXES CENTER (150' x 150')	37,673 S.F.	2 BLDGS.	37,673 S.F.	37,673 S.F.			37,673 S.F.	37,673 S.F.	37,673 S.F.	37,673 S.F.
<b>TOTAL</b>	<b>11,500 L.F.</b>	<b>10 D.U. BLDGS.</b>	<b>774,891 S.F.</b>	<b>779,796 S.F.</b>	<b>32,516 L.F.</b>	<b>20 D.U. BLDGS.</b>	<b>2,546,263 S.F.</b>	<b>3,240,659 S.F.</b>	<b>3,240,659 S.F.</b>	<b>3,240,659 S.F.</b>

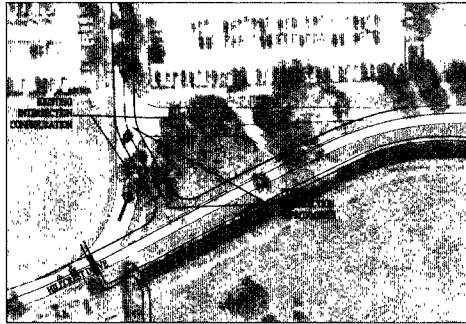
\* INCLUDES TURN LANE AT ENTRANCE OF EXECUTIVE GOLF COURSE PARCEL

**HOLLYWOOD CODE DEVIATION/MODIFICATION REQUEST TABLE**

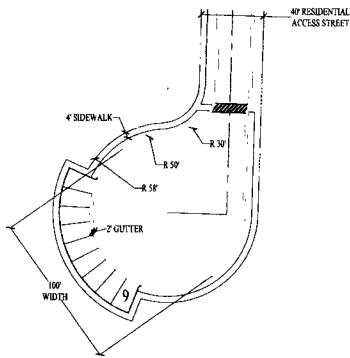
CITY CODE SECTION	CODE REQUIREMENT	CODE DEVIATION REQUEST	NOTES
ART 41 C	5' MIN SIDE YARD SETBACK	5' MIN SIDE YARD SETBACK	IF MIN BUILDING SEPARATION
ART 71 B2b & ART 71 C	1-STORY RES. BUILDINGS 2-STORY RES. BUILDINGS	2-STORY RES. BUILDINGS REAR LOADING GARAGES	SEE PLAN ALTERNATIVE FOR RECONSTRUCTION
ART 71 C2c	24' AISLE WIDTH MIN FOR HEAD IN / BACK OUT PARKING	18' MIN.	SEE DEVIATION REQUEST IF ONLY FOR REAR LOADING GARAGES ACCESSED BY ALLEYS
ART 85 B1	6' MIN DRIVEWAY SPACING	18' MIN.	TRUCKS SHOULD BE SPACING BETWEEN TOWNHOMES BY STREET SIDE
ART 85 B2	1' MONUMENT SIGN PER NEIGHBORHOOD EN/RANCE	2 MAX MONUMENT SIGNS PER ENTRANCE	SEE PROJ. MANUALLY FOR RECONSTRUCTION
	MAXIMUM SIGN HEIGHT OF 6'	12' HEIGHT MAX FOR COMMUNITY IDENTIFIER	SEE PLAN FOR SIGNABILITY (HEIGHTS OPEN AT 6' MAX LOCATION IS INDICATED ON 801 PLAN)

**SOUTH 37TH AVENUE & HILLCREST DRIVE PROPOSED IMPROVEMENTS DETAIL**

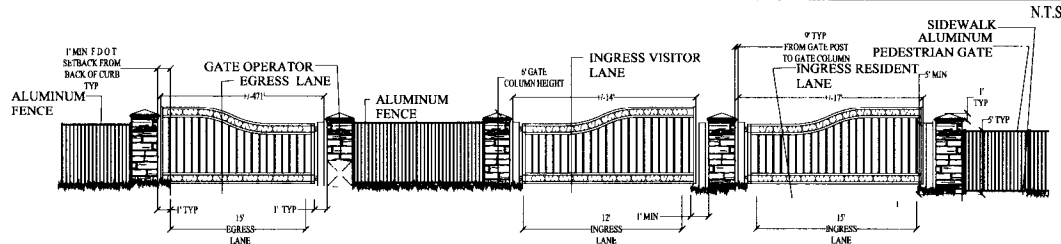
\* SEE CONSTRUCTION PLANS FOR DETAILS



**CUL DE SAC DETAIL**

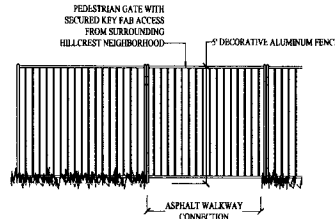


**ENTRANCE GATE DETAIL**



**DECORATIVE ALUMINUM FENCE DETAIL**

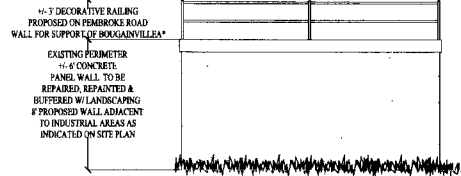
N.T.S.



**PERIMETER WALL DETAILS**

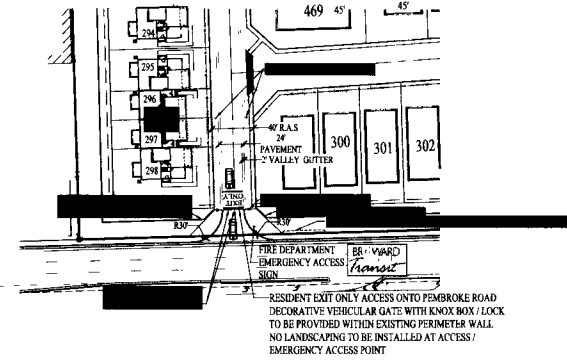
\* SEE LANDSCAPE PLANS FOR DETAILS ON BUFFER PLANTING DESIGN

N.T.S.



**PEMBROKE ROAD EXIT ONLY ACCESS DETAIL**

N.T.S.



RESIDENT EXIT ONLY ACCESS ONTO PEMBROKE ROAD  
DECORATIVE VEHICULAR GATE WITH KNOX BOX / LOCK  
TO BE PROVIDED WITHIN EXISTING PERIMETER WALL  
NO LANDSCAPING TO BE INSTALLED AT ACCESS /  
EMERGENCY ACCESS POINT

**ENTRANCE GATE DETAIL**

**PARKING CALCULATIONS - ARTICLE 72**

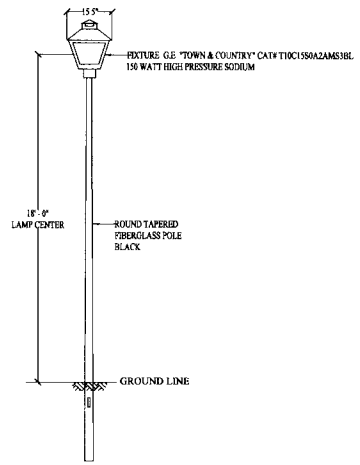
SINGLE FAMILY PARKING CALCULATIONS - ARTICLE 72				
UNIT TYPE	TOTAL S.F. / A.C.	NO BEDROOMS	PARKING REQUIRED	PARKING PROPOSED
BOARDWALK	2,670 S.F.	4	3 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
DRIFTWOOD	2,445 S.F.	3	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
FIFTH AVENUE	2,523 S.F.	3	3 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
ORLEANS	1,825 S.F.	3	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
PARK PLACE	2,802 S.F.	4	3 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
SEAMIST	2,143 S.F.	3	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
STARBOARD	1,821 S.F.	3	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
TROPIC	1,565 S.F.	3	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
WOODWARD	2,999 S.F.	4	3 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)

TOWNHOME PARKING CALCULATIONS - ARTICLE 72				
UNIT TYPE	NO OF GARAGE SP.	NO DRIVEWAY SPACES	PARKING REQUIRED	PARKING PROPOSED
MANDALAY L.H.	2 SP.	2 SP.	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
MAGNOLIA	1 SP.	1 SP.	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)
TRAILWOOD	2 SP.	2 SP.	2 SP.	4 SP. (1 CAR GARAGE + 1 OVERLAY SPACES)

**INTERNAL VEHICULAR ACCESSWAYS STREET LIGHT DETAIL - F.P.L. STANDARD TOWN & COUNTRY LIGHT**

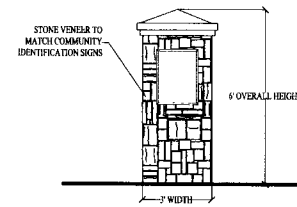
N.T.S.



**PEDESTRIAN SCALE COMMUNITY IDENTIFIER**

LOCATED ALONG ENTRANCES OR AT KEY INTERSECTIONS WITHIN COMMUNITY

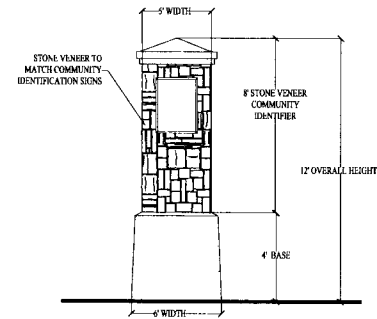
N.T.S.



**LARGER SCALE COMMUNITY IDENTIFIER**

LOCATED WITHIN ROUNDABOUT ISLANDS IN KEY LOCATIONS  
\* SEE CODE VARIATION TABLE FOR MAXIMUM HEIGHT DEVIATION

N.T.S.



REV.	REVISIONS	DATE
1	REVISED COMMENTS 7/20/13	8/19/13
2	REVISED COMMENTS 8/13/13	8/20/13
3	REVISED COMMENTS 8/20/13	8/20/13
4	REVISED COMMENTS 8/20/13	8/20/13
5	REVISED COMMENTS 8/20/13	8/20/13

Design and Entitlement Consultants, LLC.  
2135 Belcrest Court  
Royal Palm Beach, FL 33411  
Tel: (561) 707-3410  
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.









HILLCREST COUNTRY CLUB REDEVELOPMENT  
HILLCREST IG, LLC.  
PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

DETAIL / REGULATING PLAN

SCALE	N.T.S.
CHECKED BY	K.D.D.
DRAWN BY	K.D.D.
DATE	7.6.15
FILE SP1	
SHEET	DET.2/SP.13
13 OF 14 SHEETS	



**PEDESTRIAN / MULTIMODAL CONNECTION KEY**

-  - INDICATES EXISTING PEDESTRIAN CONNECTIONS
-  - INDICATES PROPOSED PEDESTRIAN CONNECTIONS
-  - INDICATES PROPOSED 8' BIKE PATH / PEDESTRIAN CONNECTION TO TRANSIT OPPORTUNITIES
-  - INDICATES PROPOSED CONNECTION TO SURROUNDING COMMUNITY
-  - INDICATES PROPOSED CROSSWALK IMPROVEMENTS
-  - INDICATES EXISTING & PROPOSED (INTERNAL) TRAFFIC MITIGATION / SPEED TABLES
-  - INDICATES EXISTING BROWARD COUNTY BUS TRANSIT STOP
-  - INDICATES GENERAL DIRECTION (N W ) TO HOLLYWOOD TRI-RAIL AMTRAK STATION



BY	REVISIONS	DATE
KDD	TAC COMMENTS	7-26-18 8:15:18
KDD	ACC COMMENTS	7-30-18 10:30:18
KDD	FINAL TAC	8-1-18 11:30:18
KDD	FINAL TAC COMMENTS	8-23-18 12:25:18
KDD	CITY COMMENTS	10-16-18 12:16:18

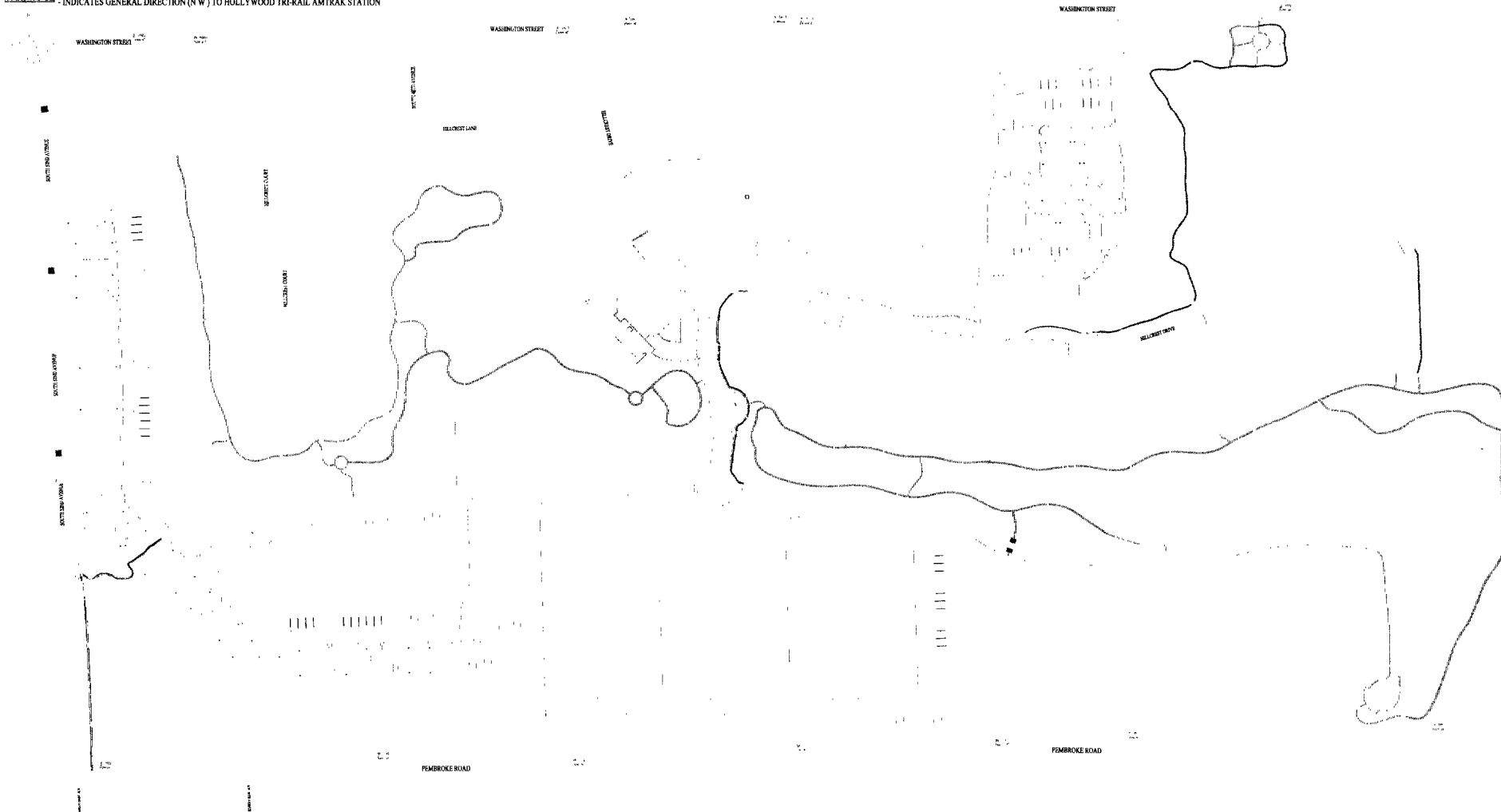
Design and Entitlement  
 Consultants, LLC  
 2135 Belcrest Court  
 Royal Palm Beach, FL 33411  
 Tel: (561) 787-3410  
 Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT  
 CONSULTANTS, LLC

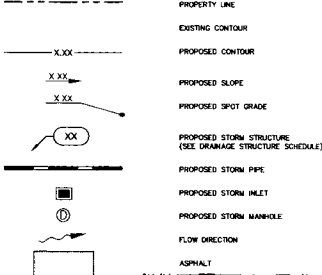
HILLCREST COUNTRY  
 CLUB REDEVELOPMENT  
 HILLCREST IG, LLC.  
 PULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FLORIDA 33021

**PEDESTRIAN / MULTIMODAL CONNECTIVITY PLAN**

SCALE	NYS
CHECKED BY	KDD
DRAWN BY	KDD
DATE	7/18/18
FILL SP 1	
SHEET	
<b>DET.3/SP.14</b>	
14	OF 14 SHEETS

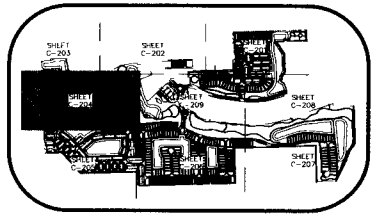
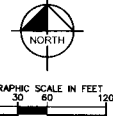


**LEGEND**



**NOTES**

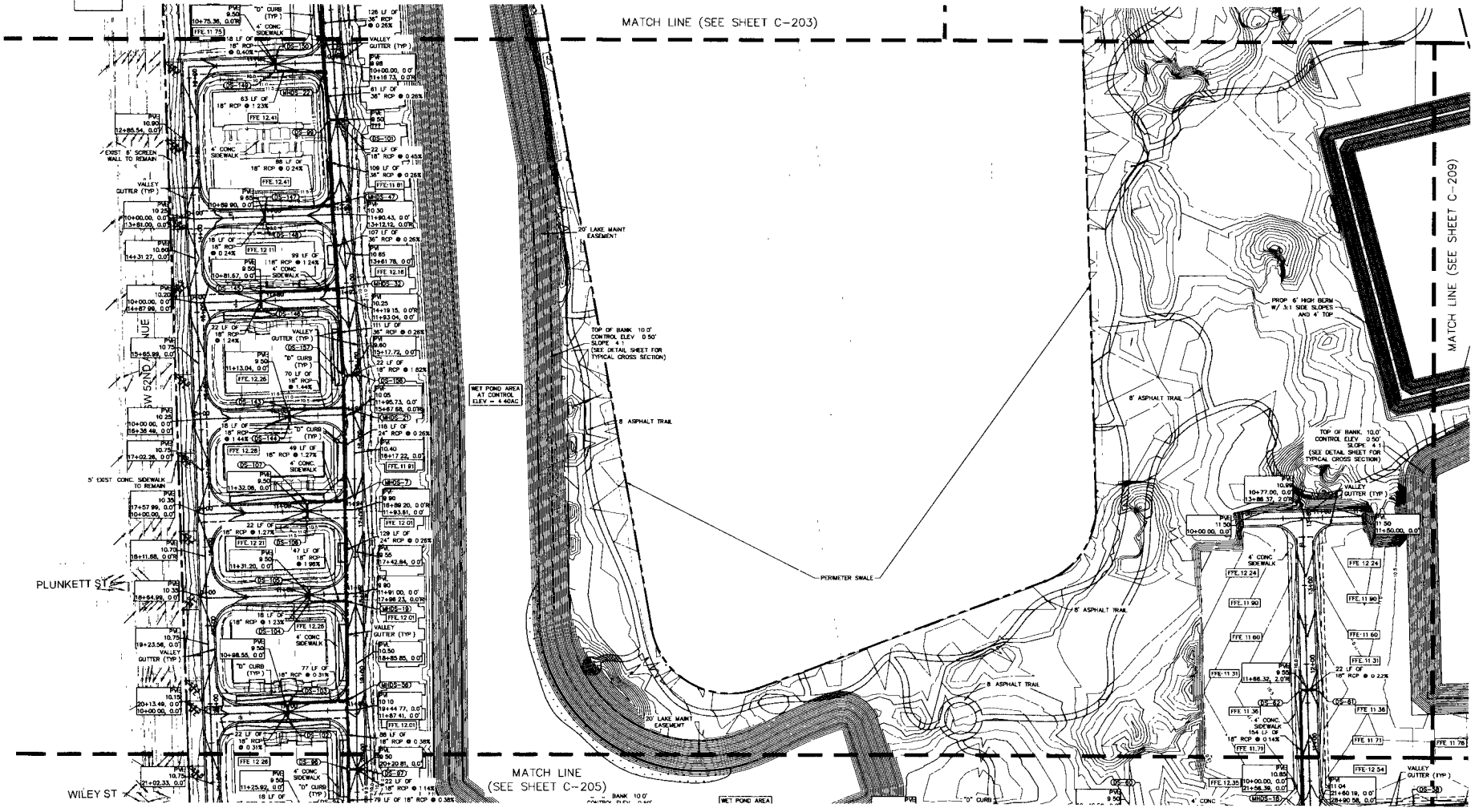
- MINIMUM CROWN OF ROAD = 8.50'
- MINIMUM FINISHED FLOOR ELEV. = 11.0'
- CONTROL WATER ELEVATION = 0.50' HAVO BE
- CONTRACTOR IS RESPONSIBLE FOR CONDITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH COME IN CONTACT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL ELEVATIONS REFERENCED ARE IN HAVO BE
- EXISTING TREES TO BE CLEARED OUT TO REMOVE ALL SET AND DEBRIS
- ALL STORM PIPE EXTERIOR STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING IN CONCRETE MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE JOBS SHALL BE LABELED "STORM SEWER"
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTIGUOUS GRADE
- CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNLESS A HEALTHY STAND OF VEGETATION IS OBTAINED
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.



KEY MAP

MATCH LINE (SEE SHEET C-203)

MATCH LINE (SEE SHEET C-209)

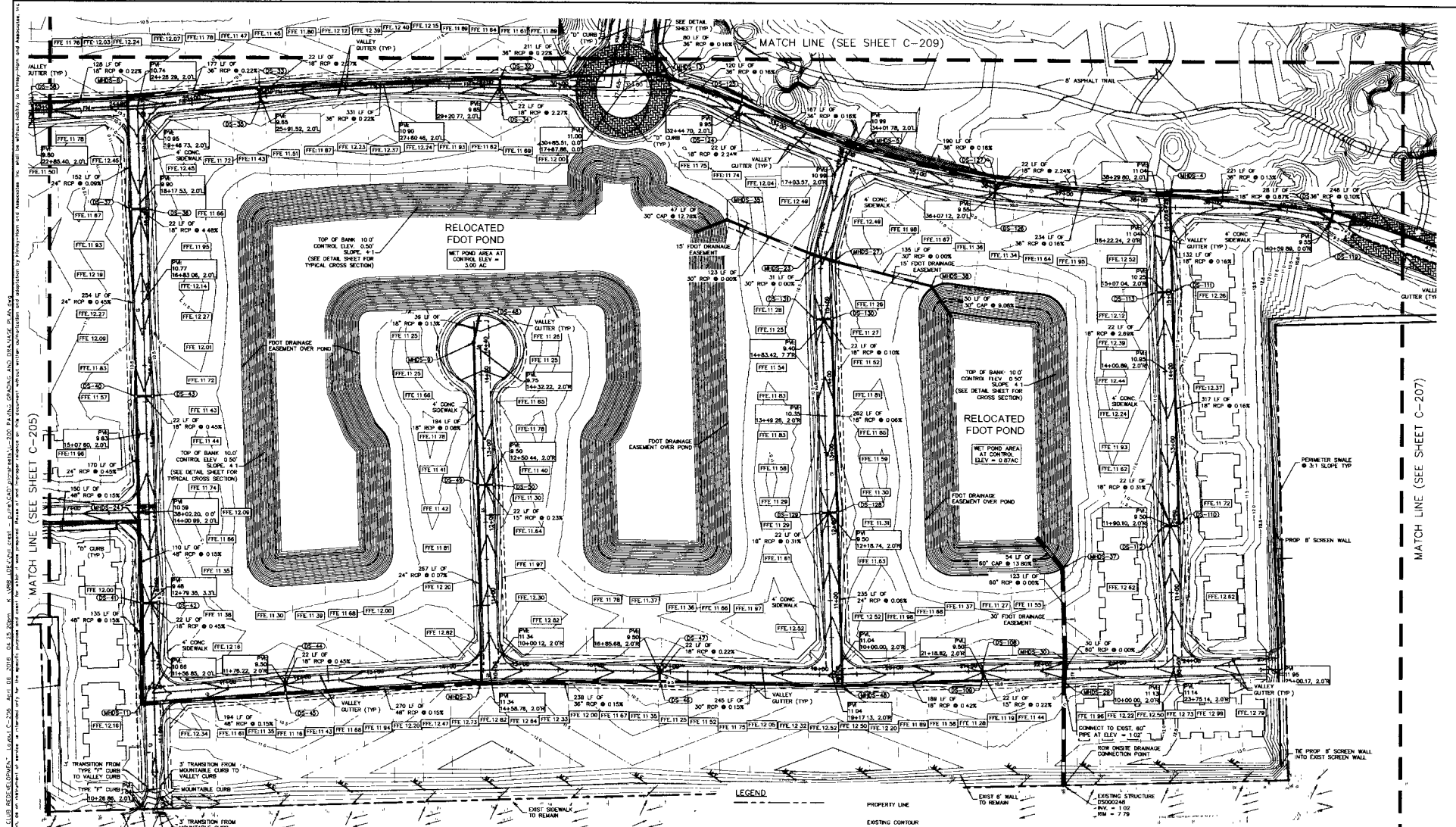


MATCH LINE - 205 (SEE SHEET C-205)

DRAWN BY: J. H. HORN, INC. PROJECT NO. 04-21-0301-01. DATE: 04-21-03. SHEET NO. C-204. TOTAL SHEETS: 5. UNBID: SEE SHEET C-203. PAVING, GRADING AND DRAINAGE. SCALE: AS SHOWN. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

DATE	11/25/12
REVISIONS	
NO.	
FINAL TAG	
DATE	
SCALE	AS SHOWN
DESIGN ENGINEER	KIMLEY-HORN
DESIGNED BY	KIMLEY-HORN
DRAWN BY	J. H. HORN
CHECKED BY	J. H. HORN
DATE	11/25/12
<b>PAVING GRADING AND DRAINAGE PLAN</b>	
HILLCREST COUNTRY CLUB REDEVELOPMENT	
4600 HILLCREST DRIVE	
HOLLYWOOD, FL 33021	
DATE	01/06/2016
PROJECT NO.	047897016
SHEET NUMBER	C-204

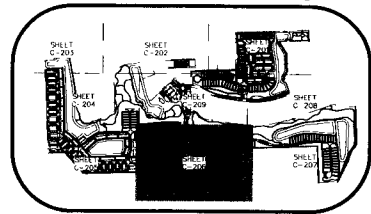
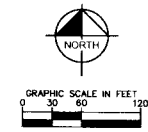
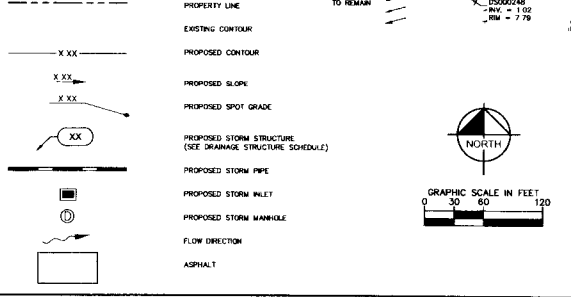




**NOTES:**

- MINIMUM CROWN OF ROAD = 4.50'
- MINIMUM FINISHED FLOOR ELEV = 11.07'
- CONTROL WATER ELEVATION = 0.50' HAVO RCP
- CONTRACTOR IS RESPONSIBLE FOR SEVERITY OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION IS REQUIRED. EXACT FIELD LOCATION OF UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED WORK SHOWN ON THE PLANS.
- ALL ELEVATIONS REFERENCED ARE IN NAVD 83.
- EXISTING UTILITIES TO BE CLEANED OUT TO REMOVE ALL S&S AND DEBRIS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUNDED TO ASSURE CONNECTION AT STRUCTURE & WATERPAN.
- ALL STORM GUTTER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & CONCRETE MANHOLES IN UNPAVED AREAS SHALL BE 8" ABOVE FINISH GRADE. FITS SHALL BE LABELED "STORM SEWER".
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING REGULATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SHALE.

**LEGEND**

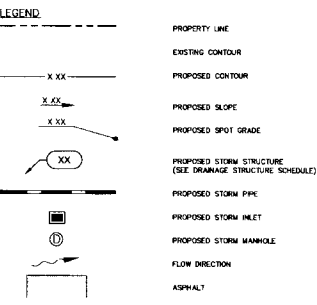
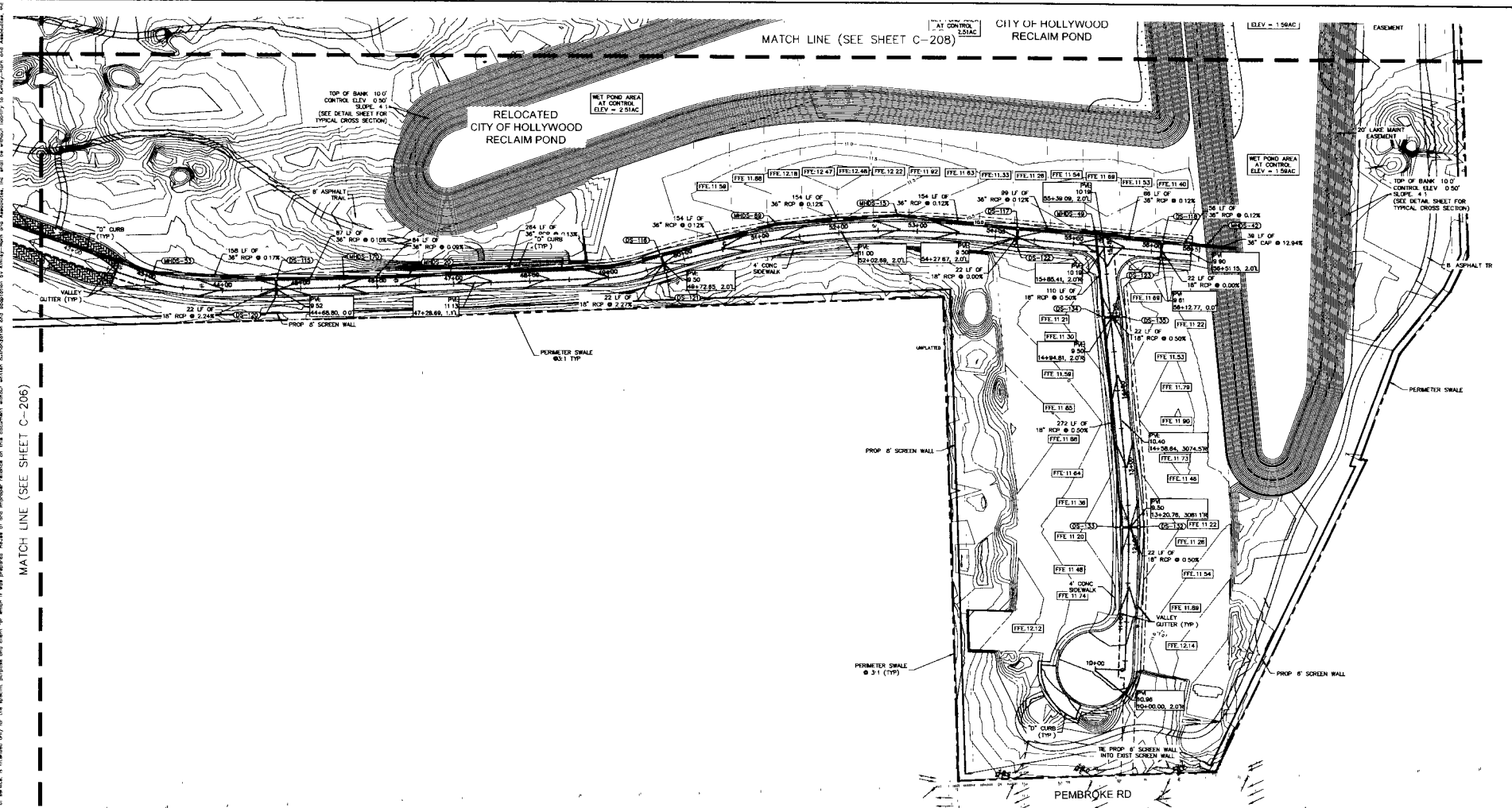


KEY MAP

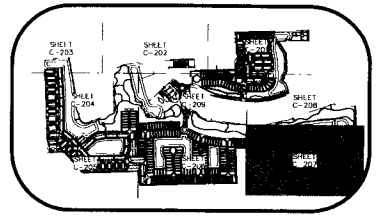
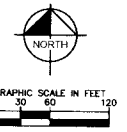
		DATE 17/20/15
PAVING GRADING AND DRAINAGE PLAN		REVISIONS
SCALE AS SHOWN	DESIGNER KIM F. HISSANY	DATE 05/06/2016
DRAWN BY J. W. HARRIS	CHECKED BY J. W. HARRIS	PROJECT NO. 047897016
PROJECT HILLCREST DRIVE REDEVELOPMENT	ADDRESS 4800 HILLCREST DRIVE HOLLYWOOD, FL 33021	SHEET NUMBER C-206

MATCH LINE (SEE SHEET C-208) CITY OF HOLLYWOOD RECLAIM POND

RELOCATED CITY OF HOLLYWOOD RECLAIM POND



- NOTES**
- MINIMUM CROWN OF ROAD = 8.50'
  - MINIMUM FINISHED FLOOR ELEV = 11.0'
  - MINIMUM WATER ELEVATION = 0.50' ABOVE 80'
  - CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL ELEVATIONS REFERENCED ARE IN HAND 88.
  - EXISTING PILES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
  - ALL STORM PIPE ENTENDING STRUCTURES SHALL BE CROTTED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT.
  - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLORED WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
  - CONTRACTOR SHALL ADJUST PAVEMENT OR EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.



KEY MAP

**Kimley-Horn**  
 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
 4407 24th St. SE, Palm Bay, FL 32909  
 PHONE: 772-234-4100  
 WWW.KIMLEY-HORN.COM CA 00000686

DESIGN CHIEF: PAUL F. HICKEY  
 FLORIDA LICENSE NUMBER: 75481  
 CHECKED BY: [Signature]

**PAVING GRADING AND DRAINAGE PLAN**

HILLCREST COUNTRY CLUB REDEVELOPMENT  
 4800 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021

DATE: 01/06/2016  
 PROJECT NO: 047897016  
 SHEET NUMBER: C-207

SOURCE: B.C. & J. H. HARRIS, INC. 1000 S. W. 10th St., Ft. Lauderdale, FL 33304. TEL: 754-332-1111. FAX: 754-332-1112. WWW.BCHARRIS.COM. THIS DOCUMENT IS THE PROPERTY OF B.C. & J. H. HARRIS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF B.C. & J. H. HARRIS, INC.

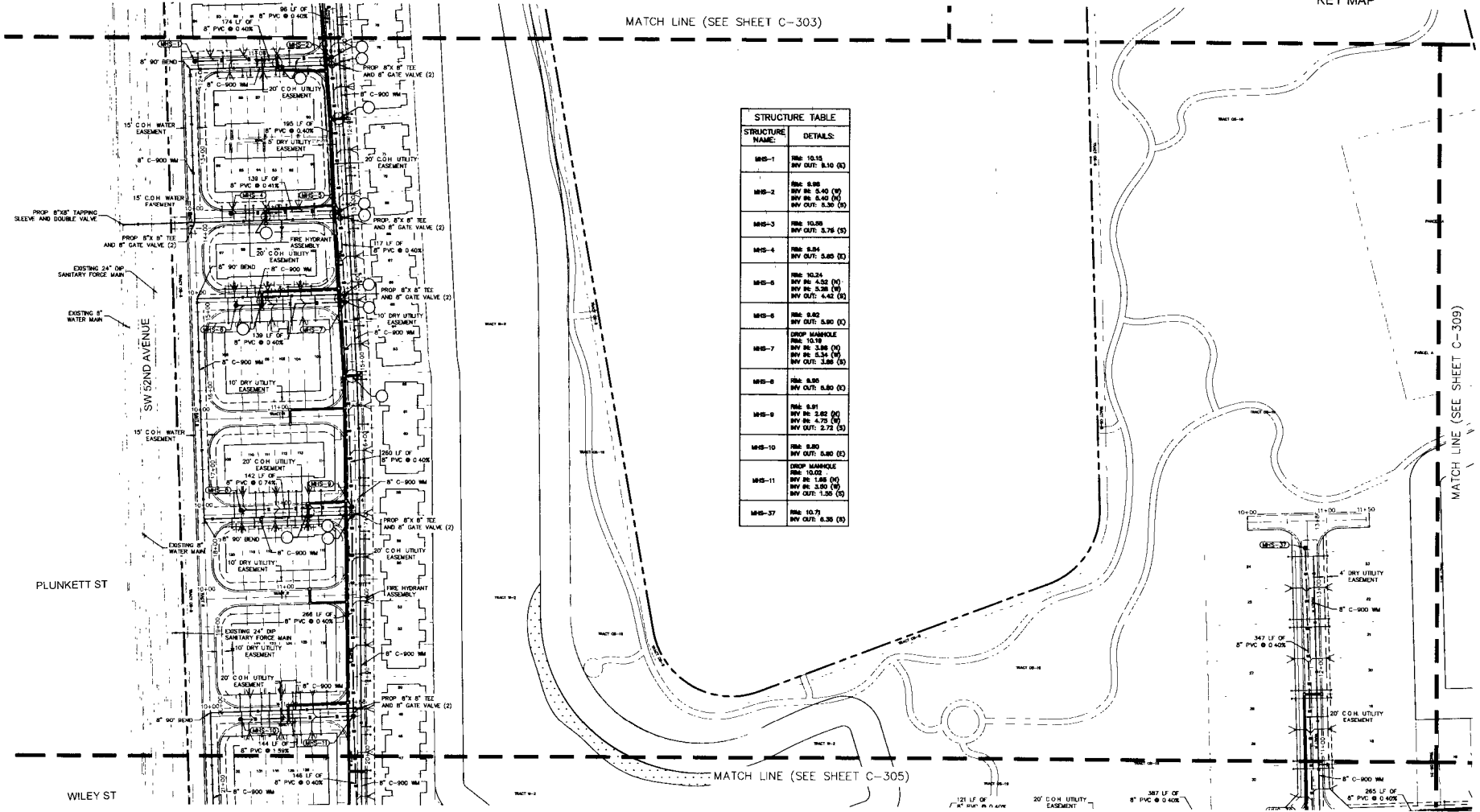
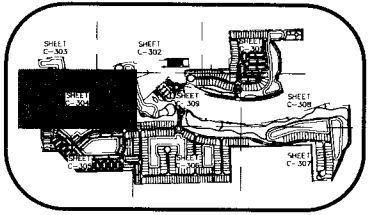
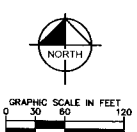


**UTILITY LEGEND**

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- ▲ PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE (1" LINE W/ 3/8" METER UNLESS OTHERWISE NOTED)
- PROPOSED DOUBLE WATER SERVICE (1" S LINE W/ (2) 3/8" METERS UNLESS OTHERWISE NOTED)
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE SEWER SERVICE
- ⊙ PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- ⊙ (GSE-33) SANITARY MANHOLE NUMBER
- PROPOSED WATER CAP
- PROPOSED TEE
- PROPOSED CROSS
- CITY OF HOLLYWOOD
- UTILITY CROSSING NUMBER (REFERENCE CROSSING PLAN)

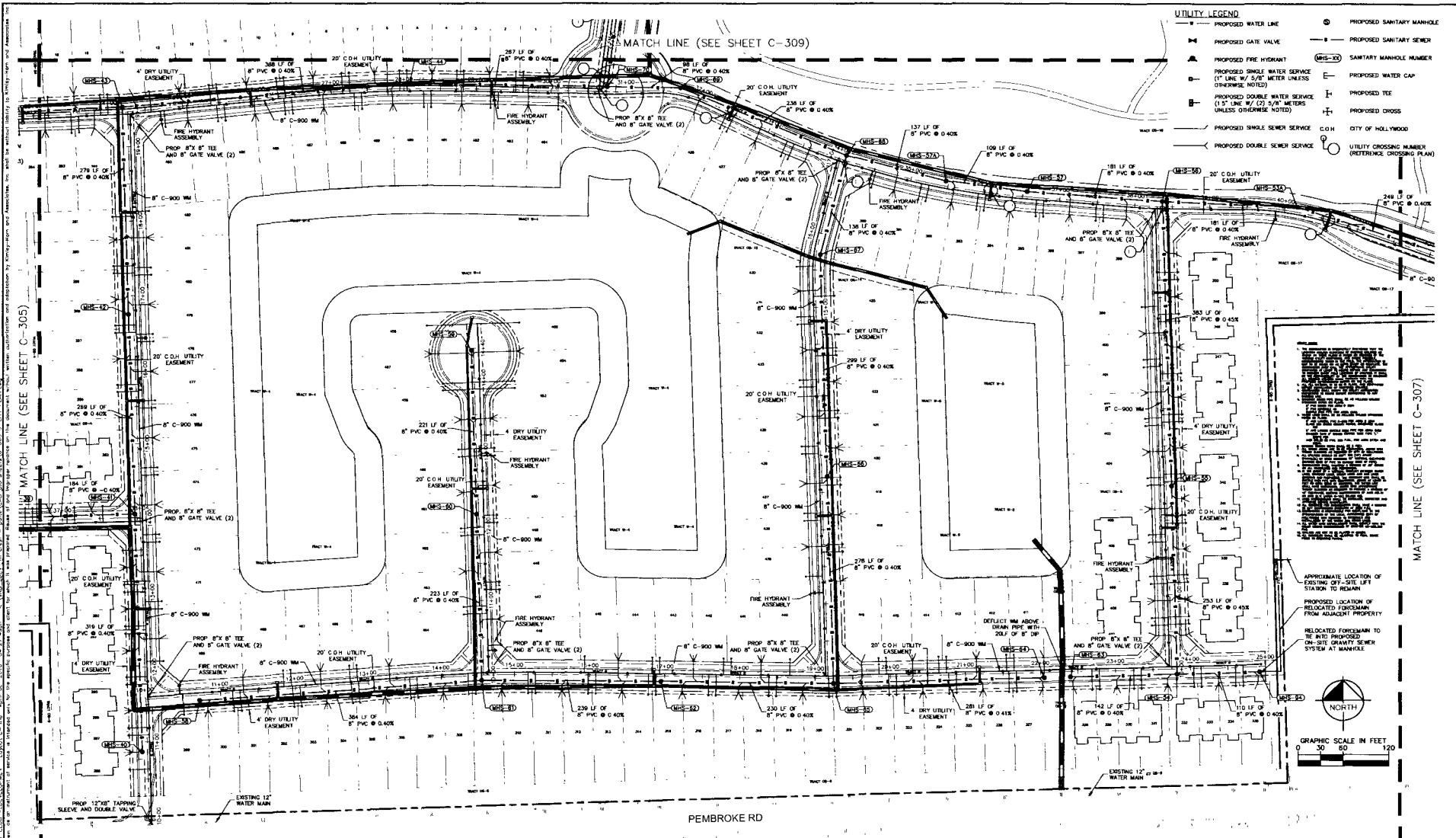
**UTILITY NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY UTILITIES COMPANY. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO VERIFY THE LOCATION OF UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELocate ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. ALL UTILITIES TO BE IN PLACE AND COMPLETED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. CONTRACTOR SHALL VERIFY THE UTILITY UTILITIES COMPANY'S RECORDS TO VERIFY THE LOCATION OF ANY EXISTING LINE.
4. ALL NEW UTILITIES SHALL BE 3" BELOW THE FINISH GRADE UNLESS OTHERWISE NOTED ON PLANS.
5. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
6. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
7. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
8. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
9. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
10. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
11. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
12. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
13. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
14. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
15. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
16. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
17. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
18. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
19. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.
20. ALL UTILITIES SHALL BE 12" APART (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS.



STRUCTURE NAME:	DETAILS:
MIS-1	RIS: 10.15 INV OUT: 8.10 (3)
MIS-2	RIS: 8.88 INV IN: 5.40 (1) INV IN: 6.40 (2) INV OUT: 8.30 (3)
MIS-3	RIS: 10.28 INV OUT: 5.76 (5)
MIS-4	RIS: 8.54 INV OUT: 5.80 (3)
MIS-5	RIS: 10.24 INV IN: 4.32 (1) INV IN: 5.32 (2) INV OUT: 4.42 (3)
MIS-6	RIS: 8.62 INV OUT: 5.80 (3)
MIS-7	DROP MANHOLE RIS: 10.18 INV IN: 3.38 (1) INV IN: 5.34 (2) INV OUT: 3.88 (3)
MIS-8	RIS: 8.85 INV OUT: 5.80 (3)
MIS-9	RIS: 8.91 INV IN: 3.82 (1) INV IN: 4.75 (2) INV OUT: 2.72 (3)
MIS-10	RIS: 8.80 INV OUT: 5.80 (3)
MIS-11	RIS: 10.02 INV IN: 1.86 (1) INV IN: 3.80 (2) INV OUT: 1.26 (3)
MIS-37	RIS: 10.71 INV OUT: 8.30 (3)

<b>Kimley»Horn</b>	DATE: 11/20/15	REV. NO. 1
DESIGNER: KIM F. HUSARY DESIGNED BY: KIM F. HUSARY DRAWN BY: KIM F. HUSARY CHECKED BY: KIM F. HUSARY	FLORIDA LICENSE NUMBER: 151461 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM	REVISIONS: NO. DATE
<b>UTILITY PLAN</b>	<b>HILLCREST COUNTRY CLUB REDEVELOPMENT</b>	
4600 HILLCREST DRIVE HOLLYWOOD, FL 33021	DATE: 01/05/2016 PROJECT NO: 047597016 SHEET NUMBER: C-304	



PROJECT: Hillcrest Country Club Redevelopment - Utility Plan  
 SHEET: C-306  
 DATE: 01/06/2016  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT LOCATION: 4600 Hillcrest Drive, Hollywood, FL 33021  
 CLIENT: Hillcrest Country Club  
 DESIGNER: Kimley-Horn and Associates, Inc.  
 445 Palm Springs Blvd., Suite 100, Hollywood, FL 33021  
 PHONE: (954) 961-4100  
 FAX: (954) 961-4101  
 WWW.KIMLEY-HORN.COM

STRUCTURE NAME	DETAILS
MIS-40	RIM: 8.93 INV OUT: 8.90 (0)
MIS-41	RIM: 10.39 INV IN: 8.83 (5) INV OUT: 4.82 (0) INV OUT: 4.82 (0)
MIS-42	RIM: 10.85 INV IN: 3.58 (5) INV OUT: 3.66 (0)

STRUCTURE NAME	DETAILS
MIS-43	DROP MANHOLE RIM: 10.81 INV IN: -4.83 (0) INV OUT: 3.33 (5) INV OUT: -4.83 (5)
MIS-44	RIM: 10.46 INV IN: -4.48 (0) INV OUT: -4.58 (5)
MIS-53A	RIM: 8.73 INV IN: -2.89 (5) INV OUT: -2.99 (0)

STRUCTURE NAME	DETAILS
MIS-54	RIM: 11.08 INV IN: 2.98 (0) INV OUT: 2.88 (0)
MIS-55	RIM: 8.78 INV IN: 1.72 (5) INV OUT: -1.58 (0)
MIS-56	DROP MANHOLE RIM: 10.80 INV IN: -3.71 (5) INV OUT: -3.81 (0)

STRUCTURE NAME	DETAILS
MIS-57	RIM: 8.78 INV IN: -4.83 (5) INV OUT: -4.83 (0)
MIS-57A	RIM: 8.98 INV IN: -5.07 (5) INV OUT: -5.17 (0)
MIS-58	RIM: 10.08 INV OUT: 3.80 (5)

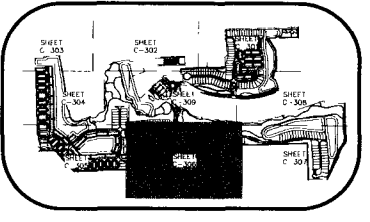
STRUCTURE NAME	DETAILS
MIS-59	RIM: 8.70 INV OUT: 8.80 (5)
MIS-60	RIM: 8.80 INV IN: 6.02 (0) INV OUT: 4.82 (5)
MIS-61	RIM: 11.22 INV IN: 4.35 (0) INV IN: 4.02 (0) INV OUT: 3.82 (5)

STRUCTURE NAME	DETAILS
MIS-62	RIM: 8.46 INV IN: 2.87 (0) INV OUT: 2.87 (5)
MIS-63	RIM: 10.18 INV OUT: 3.53 (5)
MIS-64	RIM: 8.98 INV OUT: 3.08 (0)

STRUCTURE NAME	DETAILS
MIS-65	DROP MANHOLE RIM: 10.89 INV IN: 1.95 (0) INV OUT: 1.85 (0)
MIS-66	RIM: 8.74 INV IN: 0.74 (0) INV OUT: 0.84 (0)
MIS-67	RIM: 10.04 INV IN: -0.98 (5) INV OUT: -0.98 (0)

STRUCTURE NAME	DETAILS
MIS-68	RIM: 10.85 INV IN: -5.72 (5) INV IN: -1.21 (5) INV OUT: -4.82 (0)
MIS-69	RIM: 10.34 INV IN: -6.77 (5) INV OUT: -4.58 (0)
MIS-70	RIM: 10.80 INV IN: -8.85 (0) INV IN: -8.85 (5) INV OUT: -8.72 (0)

STRUCTURE NAME	DETAILS
MIS-84	RIM: 11.80 INV OUT: 3.74 (0)



DATE: 01/06/2016  
 PROJECT NO: 04789/7016  
 SHEET NUMBER: C-306

**UTILITY PLAN**

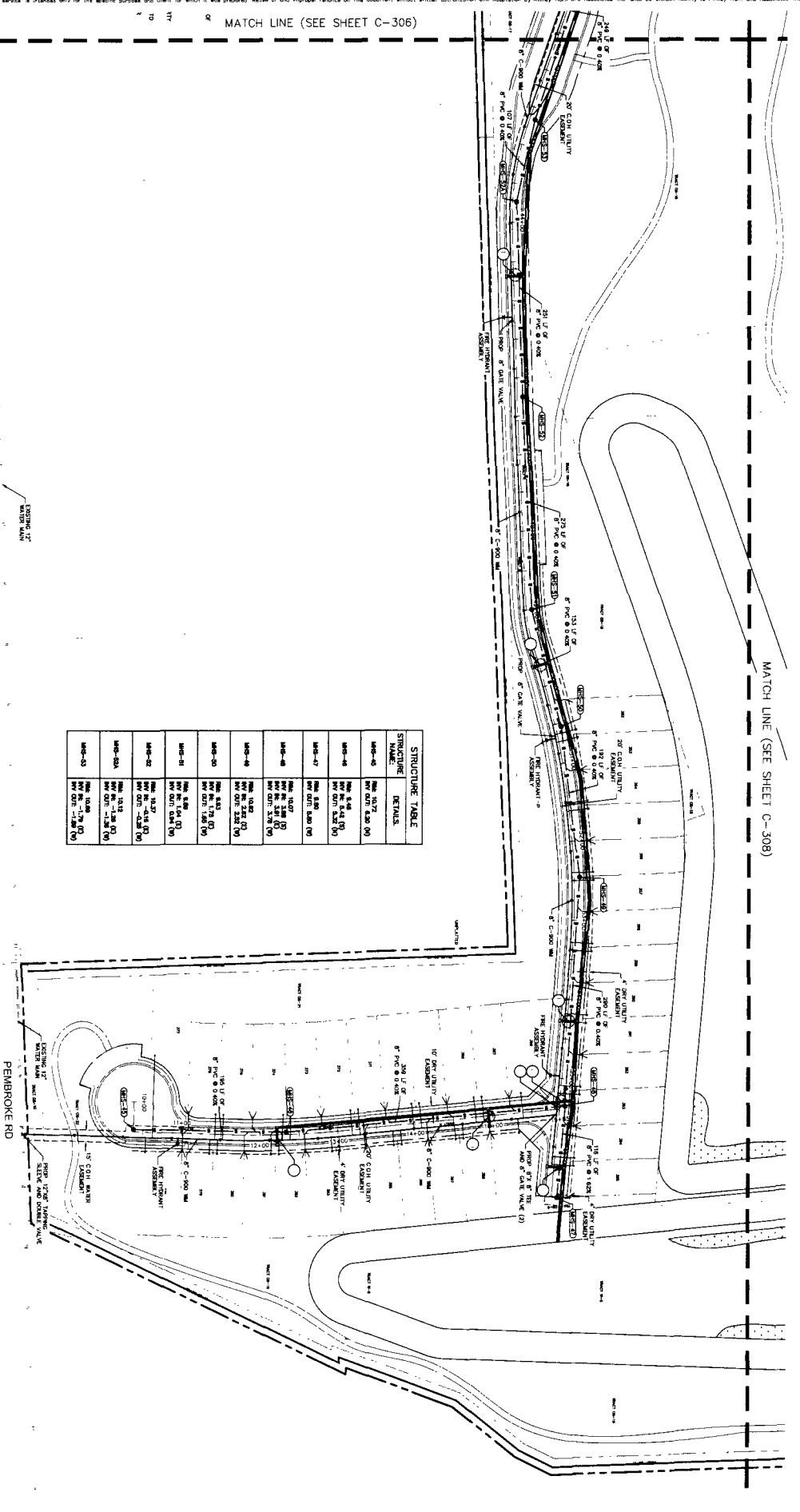
HILLCREST COUNTRY CLUB  
 REDEVELOPMENT  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021

**Kimley-Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 PALM SPRINGS BLVD., SUITE 100, HOLLYWOOD, FL 33021  
 WWW.KIMLEY-HORN.COM CA 000008

SCALE: AS SHOWN  
 DESIGN ENGINEER: KIMM F. HARRIS  
 FURNISH ISSUE NUMBER: 75481  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 DATE: 01/06/2016

MATCH LINE (SEE SHEET C-306)

MATCH LINE (SEE SHEET C-308)

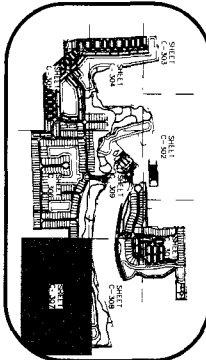
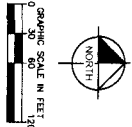


STRUCTURE NUMBER	STRUCTURE NAME	DETAILS
MSP-01	PROPOSED WATER LINE	8" PVC Ø 8.625
MSP-02	PROPOSED SANITARY MANHOLE	18" CONCRETE
MSP-03	PROPOSED SANITARY STRUCTURE	18" CONCRETE
MSP-04	PROPOSED WATER CAP	18" CONCRETE
MSP-05	PROPOSED STORM SEWER SERVICE	12" CONCRETE
MSP-06	PROPOSED STORM SEWER MANHOLE	18" CONCRETE
MSP-07	PROPOSED STORM SEWER STRUCTURE	18" CONCRETE
MSP-08	PROPOSED STORM SEWER CROSS	18" CONCRETE
MSP-09	PROPOSED STORM SEWER CROSS (VERTICAL CROSSING)	18" CONCRETE
MSP-10	PROPOSED STORM SEWER CROSS (DIAGONAL CROSSING)	18" CONCRETE
MSP-11	PROPOSED STORM SEWER CROSS (T)	18" CONCRETE
MSP-12	PROPOSED STORM SEWER CROSS (X)	18" CONCRETE
MSP-13	PROPOSED STORM SEWER CROSS (Y)	18" CONCRETE
MSP-14	PROPOSED STORM SEWER CROSS (Z)	18" CONCRETE
MSP-15	PROPOSED STORM SEWER CROSS (W)	18" CONCRETE
MSP-16	PROPOSED STORM SEWER CROSS (V)	18" CONCRETE
MSP-17	PROPOSED STORM SEWER CROSS (U)	18" CONCRETE

- UTILITY LEGEND**
- PROPOSED WATER LINE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED SANITARY STRUCTURE
  - PROPOSED WATER CAP
  - PROPOSED STORM SEWER SERVICE
  - PROPOSED STORM SEWER MANHOLE
  - PROPOSED STORM SEWER STRUCTURE
  - PROPOSED STORM SEWER CROSS
  - PROPOSED STORM SEWER CROSS (VERTICAL CROSSING)
  - PROPOSED STORM SEWER CROSS (DIAGONAL CROSSING)
  - PROPOSED STORM SEWER CROSS (T)
  - PROPOSED STORM SEWER CROSS (X)
  - PROPOSED STORM SEWER CROSS (Y)
  - PROPOSED STORM SEWER CROSS (Z)
  - PROPOSED STORM SEWER CROSS (W)
  - PROPOSED STORM SEWER CROSS (V)
  - PROPOSED STORM SEWER CROSS (U)

**GENERAL NOTES**

- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
  - A. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, SIXTH EDITION, 2005, PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
  - B. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, SEVENTH EDITION, 2008, PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
  - C. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EIGHTH EDITION, 2012, PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
  - D. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, NINTH EDITION, 2015, PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
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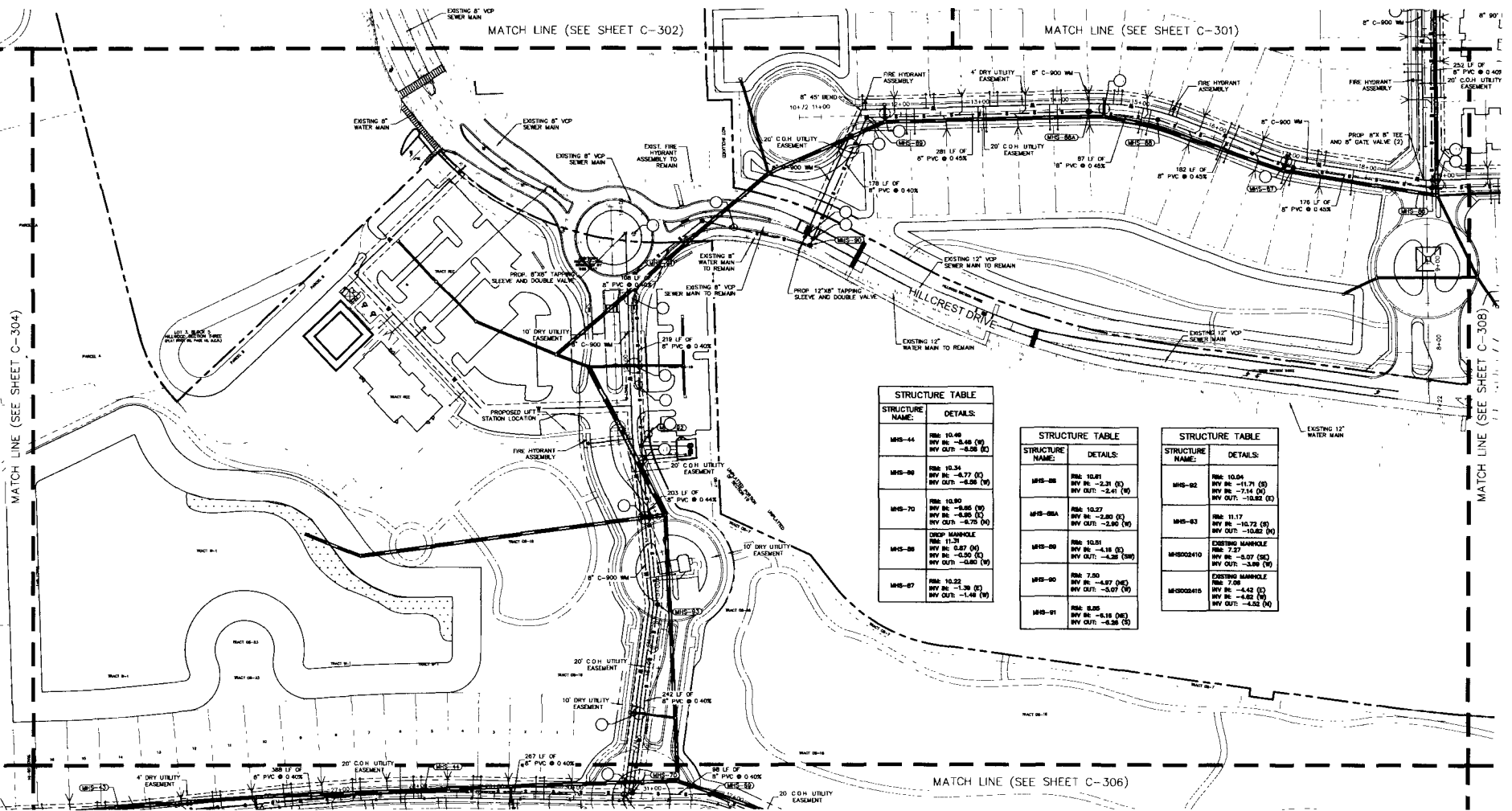
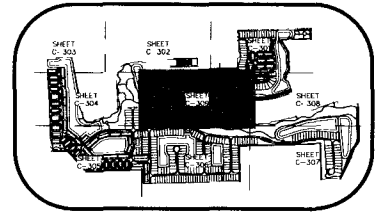
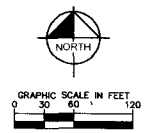
C-307	HILLCREST COUNTRY CLUB REDEVELOPMENT	UTILITY PLAN	SCALE	DESIGN ENGINEER	<b>Kimley»Horn</b>	© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 202, HAWAII BEACH, FL 32080 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696
	4600 HILLCREST DRIVE HOLLYWOOD, FL 33021		DESIGNED BY KINAN F. HUSARY	FLORIDA LICENSE NUMBER 7548		
DATE 01/09/2016			CHECKED BY	DATE	NO. OF REVISIONS	DATE
SHEET NUMBER 04/28/2016						

**UTILITY LEGEND**

—	PROPOSED WATER LINE	○	PROPOSED SANITARY MANHOLE
—	PROPOSED GATE VALVE	—	PROPOSED SANITARY SEWER
▲	PROPOSED FIRE HYDRANT	(MHS-XX)	SANITARY MANHOLE NUMBER
—	PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED)	—	PROPOSED WATER CAP
—	PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED)	—	PROPOSED TEE
—	PROPOSED SINGLE SEWER SERVICE	—	PROPOSED CROSS
—	PROPOSED DOUBLE SEWER SERVICE	C.O.H.	CITY OF HOLLYWOOD
		○	UTILITY CROSSING NUMBER (REFERENCE CROSSING PLAN)

**UTILITY NOTES**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, DEPTH, AND EXTENSION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND THESE RECORDS MAY BE INCOMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BY FIELD SURVEY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOLLYWOOD AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD SPECIFICATIONS AND THE UTILITY COMPANIES' REQUIREMENTS.
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**STRUCTURE TABLE**

STRUCTURE NAME:	DETAILS:
MHS-64	RIM: 10.48 RV IN: -8.48 (W) RV OUT: -8.26 (C)
MHS-65	RIM: 10.34 RV IN: -8.77 (C) RV OUT: -8.56 (W)
MHS-70	RIM: 10.80 RV IN: -8.85 (W) RV IN: -8.80 (C) RV OUT: -8.76 (W)
MHS-66	EXIST. MANHOLE RIM: 11.21 RV IN: 0.87 (W) RV IN: -0.50 (C) RV OUT: -0.80 (W)
MHS-67	RIM: 10.22 RV IN: -1.36 (C) RV OUT: -1.48 (W)

**STRUCTURE TABLE**

STRUCTURE NAME:	DETAILS:
MHS-68	RIM: 10.81 RV IN: -2.31 (C) RV OUT: -2.41 (W)
MHS-68A	RIM: 10.37 RV IN: -2.80 (C) RV OUT: -2.80 (W)
MHS-69	RIM: 10.81 RV IN: -4.16 (C) RV OUT: -4.26 (W)
MHS-90	RIM: 7.50 RV IN: -4.87 (W) RV OUT: -3.07 (W)
MHS-91	RIM: 8.85 RV IN: -8.16 (W) RV OUT: -8.26 (C)

**STRUCTURE TABLE**

STRUCTURE NAME:	DETAILS:
MHS-92	RIM: 10.04 RV IN: -11.71 (C) RV IN: -7.14 (W) RV OUT: -10.82 (C)
MHS-93	RIM: 11.17 RV IN: -15.72 (W) RV OUT: -10.82 (W)
MHS02410	EXISTING MANHOLE RIM: 7.27 RV IN: -3.27 (W) RV OUT: -3.88 (W)
MHS02415	EXISTING MANHOLE RIM: 7.08 RV IN: -4.42 (C) RV IN: -4.82 (W) RV OUT: -4.82 (W)

**Kimley-Horn**

DESIGN ENGINEER: KIM F. HUBBARD  
FLORIDA LICENSE NUMBER: 75481  
DATE: 01/05/2016

SCALE: AS SHOWN  
DESIGNED BY: [Blank]  
DRAWN BY: [Blank]  
CHECKED BY: [Blank]

**UTILITY PLAN**

HILLCREST COUNTRY CLUB REDEVELOPMENT  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021

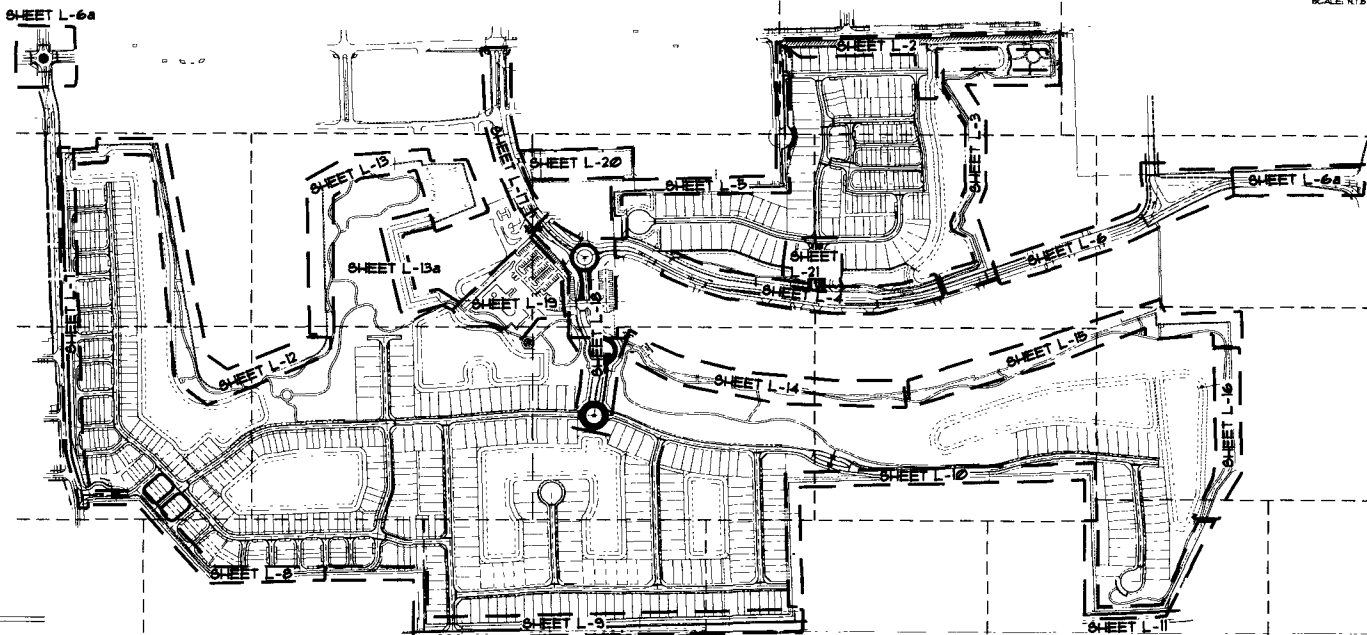
DATE: 01/05/2016  
PROJECT NO: 047897016  
SHEET NUMBER: C-309

# Planting Plans for:

# SHEET KEY

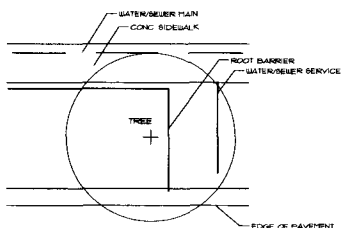
- Sheet L1 COVER SHEET
- Sheet L2 NORTH BUFFER PLANTING PLAN
- Sheet L3 EAST BUFFER PLANTING PLAN
- Sheet L4 HILLCREST DRIVE PLANTING PLAN
- Sheet L5 NORTH BUFFER PLANTING PLAN
- Sheet L6 OFF-SITE IMPROVEMENT PLANTING PLAN
- Sheet L6a WEST-SITE IMPROVEMENT PLANTING PLAN
- Sheet L7 WEST BUFFER PLANTING PLAN
- Sheet L8 SOUTH BUFFER PLANTING PLAN
- Sheet L9 SOUTH BUFFER PLANTING PLAN
- Sheet L10 SOUTH BUFFER PLANTING PLAN
- Sheet L11 SOUTH BUFFER PLANTING PLAN
- Sheet L12 NORTH BUFFER PLANTING PLAN
- Sheet L13 NORTH BUFFER PLANTING PLAN
- Sheet L13a NORTH BUFFER PLANTING PLAN
- Sheet L14 HILLCREST DRIVE BUFFER PLANTING PLAN
- Sheet L15 HILLCREST DRIVE BUFFER PLANTING PLAN
- Sheet L16 EAST BUFFER PLANTING PLAN
- Sheet L17 HILLCREST DR PLANTING PLAN
- Sheet L18 ENTRY PLANTING PLAN
- Sheet L19 REC CENTER PLANTING PLAN
- Sheet L20 TENNIS AND BOCCO CENTER PLANTING PLAN
- Sheet L21 ENTRY PLANTING PLAN

\*\*See Sheets L-22 to L-38 for Lake Edge and Open Space Planting Plans

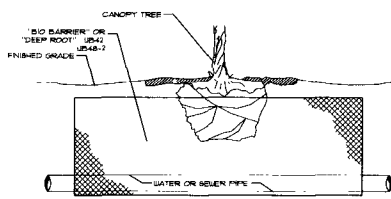


## Notes:

- 1) SHADED AREAS (UTILITY EASEMENTS) TO REMAIN CLEAR OF TREES
- 2) TREES WITHIN SIGHT LINES TO HAVE 8' MIN CLEARANCE TO BOTTOM OF CANOPY, BE A MIN. 16 HT. 4 MIN. 40' ON CENTER (IF CALY)
- 3) SHRUBS WITHIN SIGHT LINES TO BE PERPETUALLY MAINTAINED AT A MAXIMUM HEIGHT OF 30' FROM ADJACENT CROWN OF ROAD
- 4) BOTTOM OF TREE CANOPY SHALL HAVE 13'-6" CLEARANCE WHERE CANOPY OVERHANGS ROAD
- 5) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER ONE OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY
- 6) ALL PLANT MATERIAL SHALL MEET SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK
- 7) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED BY THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE
- 8) ALL PLANTING TO HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE 50% OVERLAP. A RAIN SENSOR SWITCH SHALL BE INSTALLED ON SYSTEMS WITH AUTOMATIC CONTROLLERS
- 9) INVASIVE SPECIES INCLUDING BRAZILIAN PEPPER, AUSTRALIAN PINE, MELALEUCA, AND EARLY-LEAF ACACIA SHALL BE ERADICATED IN THE DEVELOPMENT AREA AND REMOVED FROM THE SITE
- 10) LANDSCAPING SHALL BE KEPT FREE OF VISIBLE SIGNS OF INSECTS AND DISEASE AND APPROPRIATELY IRRIGATED AND FERTILIZED TO ENABLE LANDSCAPING TO BE IN HEALTHY CONDITION
- 11) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NO CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY OWNER IF CONFLICTS EXIST
- 12) QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES
- 13) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY GROWING CONDITION AT ALL TIMES
- 14) TREES SHOWN ON THESE PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENDOURAGE INTO A UTILITY EASEMENT AND ONLY 80% CAN BE INSTALLED WITHIN 15' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL
- 15) HILLCREST HOA AND ITS SUCCESSORS AND ASSIGNS SHALL ENSURE THAT REGULAR MAINTENANCE IS PERFORMED ON ALL ROYAL PALMS AND COCONUT PALMS AS SHOWN HEREIN TO A LEVEL THAT SIGNIFICANTLY REDUCES THE LIKELIHOOD OF ANY INDIVIDUAL OR COLLECTIVE PARTY(IES) WHICH MAY CAUSE HURRY OR DAMAGE FROM FALLING INTO A ROAD, RIGHT-OF-WAY OR ONTO ANY PEDESTRIAN OR VEHICLE USE AREA



Plan View



Root Barrier Detail

N70

## Landscape Data Table:

18 HOLE REDEVELOPMENT	Code	Planting Required	Trans/Preserve	Add Trees Proposed	NET Above Trees Proposed	Netto Trees Proposed
North buffer: 7720 LE adjacent to east condos	(1/20 LL)	380	437	51	232	305
East buffer: 1362 LE adjacent to Hollywood Public Works	(1/20 LL)	69	71	2	41	69
South buffer: 6447 LE adjacent to Hollywood/Pembroke	(1/20 LL)	323	362	40	194	245
West buffer: 1488 LE adjacent to S. 52nd Ave	(1/20 LL)	70	95	20	45	71
<b>EXECUTIVE COURSE REDEVELOPMENT</b>						
North buffer: 1200 LE adjacent to Washington St	(1/20 LL)	82	116	32	48	87
East buffer: 1597 LE adjacent to west condos	(1/20 LL)	60	94	34	36	77
South buffer: 1485 LE adjacent to Microway Dr	(1/20 LL)	74	80	6	44	58
West buffer: 1640 LE adjacent to medical/residential	(1/20 LL)	80	91	11	48	74
<b>Recreation Area</b>						
North buffer: 260 LE adjacent to Hillcrest Dr	(1/20 LL)	15	24	8	9	17
West buffer: 486 LE adjacent to school	(1/20 LL)	23	29	7	14	29
West buffer: 250 LE adjacent to school	(1/20 LL)	12	13	1	7	11
Interior LS area for VMA	25X VMA	16,789 SF of 13 Area	13,283 SF of 13 Area			
Trees for VMA	(1/stand)	28	33	4	17	31
Parvane Area: 1.12 AC (46,940 s.f.)	(1/1000 s.f.)	48	66	18	30	34
<b>Tennis and Bocce Center</b>						
West buffer: 140 LE adjacent to school	(1/20 LL)	7	7	0	4	7
Interior LS area for VMA	25X VMA	650 SF of 13 Area	872 SF of 13 Area			
Trees for VMA	(1/stand)	3	3	0	2	3
Parvane Area: .50 AC (20,877 s.f.)	(1/1000 s.f.)	28	28	2	16	22
<b>Total trees:</b>		<b>1278</b>	<b>1534</b>	<b>258</b>	<b>784</b>	<b>1113</b>

## Landscape Data Table:

18 HOLE REDEVELOPMENT	Code	Planting Required	Trans/Preserve	Trans/Preserve	NET Above Trees Proposed	Netto Trees Proposed
Parvane Area: 53.12 AC (2,314,145 s.f.)	(1/1000 s.f.)	2,314	1,346	208.6 trees (0,072.5 ha)	1,386	1,051.3 (1)
<b>EXECUTIVE COURSE REDEVELOPMENT</b>						
Parvane Area: 9.75 AC (424,710 s.f.)	(1/1000 s.f.)	425	322.6 (2)	50 trees (1,635.75 ha)	273	202.6 (1)
<b>SINGLE FAMILY FRONT YARD LANDSCAPING (3)</b>						
Front Yard Landscaping	(1/1250 s.f.)	1 per lot	3 per lot			
		271	813			
<b>MULTI FAMILY LANDSCAPING (3)</b>						
18 HOLE REDEVELOPMENT	(1/1000 s.f.)	330	1/1000 s.f.			
EXECUTIVE COURSE REDEVELOPMENT	(1/1000 s.f.)	86	1/1000 s.f.			
<b>Street Tree Landscaping (3)</b>						
Street Tree Landscaping	(1)	1 per 50'	738	773 (4)		

- (1) 1,137.3 proposed trees + 208.6 preserved trees (5,264.5 inches preserved) = 1,346 trees
- (2) 883.3 proposed not. trees + 71 not. preserved trees (2,368.75 inches preserved) = 1,051.3 native trees
- (3) 272.6 proposed trees + 50 preserved trees (1,635.75 inches preserved) = 322.6 trees
- (4) 196.66 proposed not. trees + 6 not. preserved trees (302.25 inches preserved) = 202.6 native trees
- (5) Final planting plans for Single Family lots and Multifamily Units to be provided at time of permit
- (6) Street tree layout is conceptual and may change based on final planting plans for SF and MF and planting plans. Final report plan to be provided

## Tree Replacement Data Table

All Species	Eliminate Inches to be Removed	Eliminate Inches to be Preserved	Number of Palms to be Removed	Number of Palms to be Preserved	Replacement Tree Required (5' dia)	Replacement Trees Proposed
All Species	24,026.19	7,840.25	180	122		
Prohibited Species	20,310.80	5,671.50	---	---	6,893.3	(1)
Native Species and Other Species	3,715.50	2,368.75	180	122	1,100	(1)

(1) Final value of proposed mitigation to be reviewed and approved by City Staff and may include value of off-site improvements.

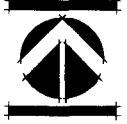
**PARKER-YANNETTE**  
design group, inc

LANDSCAPE ARCHITECTURE  
PLANNING GRAPHICS  
125 SOUTH U.S. Highway One  
Suite 310  
Jupiter, Florida 33477

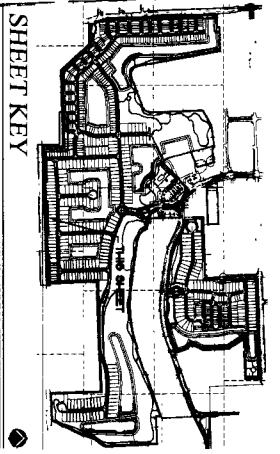
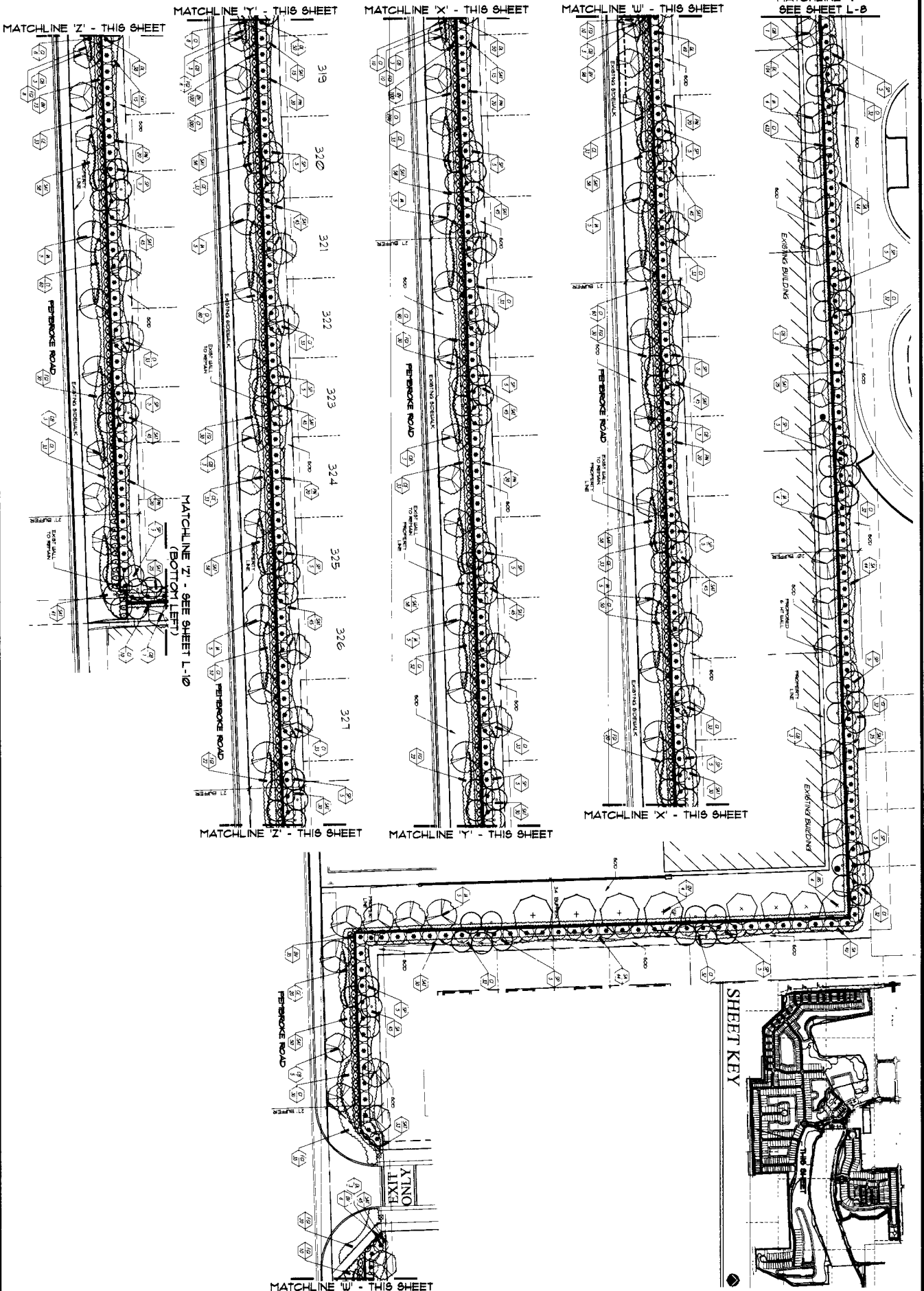
Telephone: (561) 747-5069  
Fax: (561) 747-2041  
Email: mail@pydg.com  
License: FLC-0000297

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FILITE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 PLANTING PLAN COVER SHEET

DATE: 07/20/15  
 DRAWN BY: AJC  
 JOB NO.: 14-061  
 SCALE: 1/4" = 1'-0"  
 FILENAME: Hillcrest 22

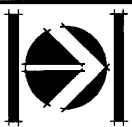






**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 PLANTING PLAN

DATE: 02/05/15  
 DRAWN BY: JAC  
 SCALE: 1" = 20'-0"  
 PLANTING: 11/15/2015



SHEET  
**L-9**

PARKER VANMETTE  
 design group, inc.  
 7900 Woodloch Forest Dr.  
 Suite 100  
 Jacksonville, FL 32217  
 Phone: 904.241.1111  
 Fax: 904.241.1112  
 Email: info@pvm.com  
 License # LC 000027

MATCHLINE 'AA' - THIS SHEET

MATCHLINE 'AA' - THIS SHEET

MATCHLINE 'CC' - THIS SHEET

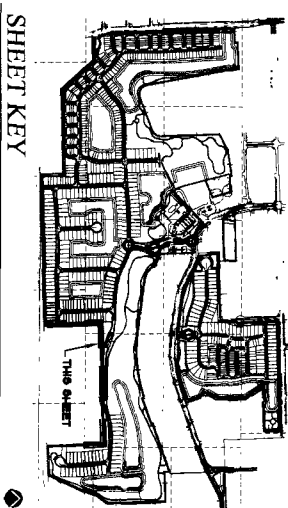
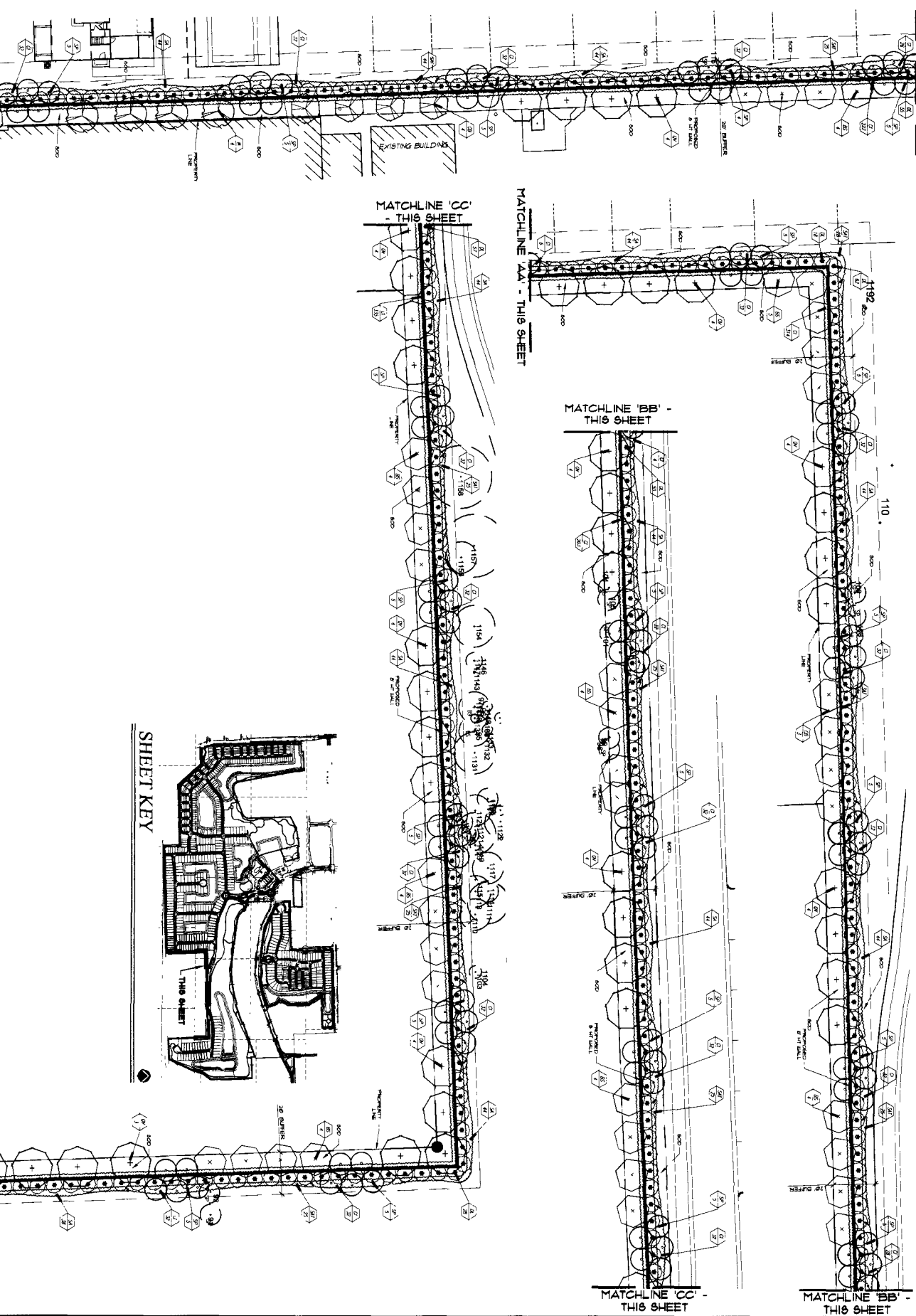
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MATCHLINE 'CC' - THIS SHEET

MATCHLINE 'BB' - THIS SHEET

MATCHLINE 'Z' - SEE SHEET L-9

MATCHLINE 'DD' - SEE SHEET L-11



DATE: 07/23/15  
 DRAWN BY: AJO  
 CHECKED BY: JLD  
 PROJECT: HILLCREST COUNTRY CLUB REDEVELOPMENT

### HILLCREST COUNTRY CLUB REDEVELOPMENT

PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 PLANTING PLAN

LANDSCAPE ARCHITECTURE  
 PARKER-VANNETTE  
 11100 W. 11th Street  
 Suite 300, Tampa, FL 33613  
 Telephone: (813) 747-5999  
 Fax: (813) 747-2041  
 Email: info@parker-vannette.com  
 License No. CA 0000227

design group, inc.  
 PARKER-VANNETTE

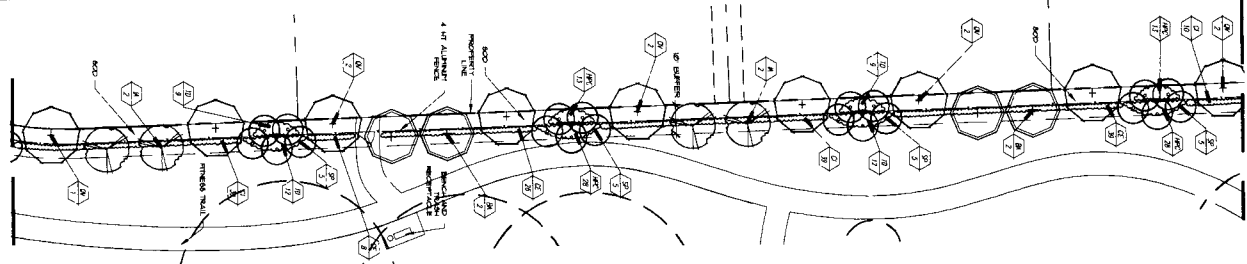
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DATE: 07/23/15  
 DRAWN BY: AJO  
 CHECKED BY: JLD  
 PROJECT: HILLCREST COUNTRY CLUB REDEVELOPMENT

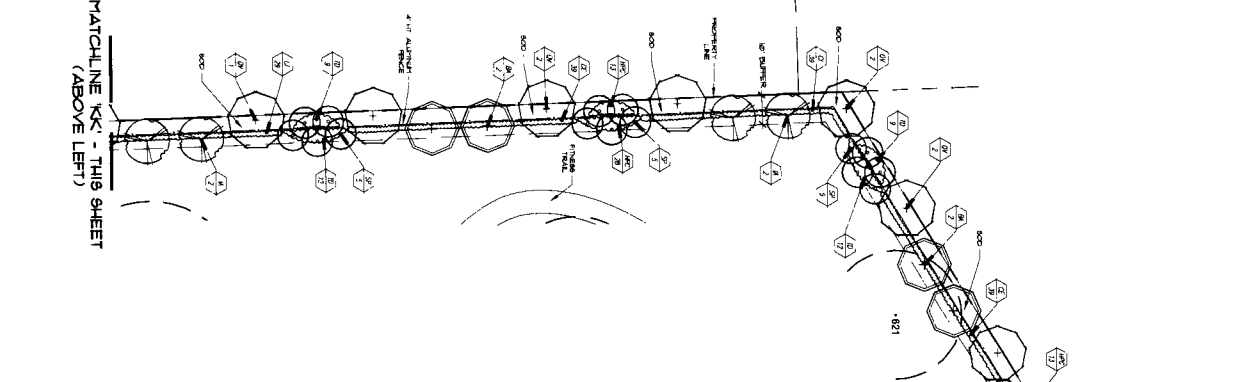
LANDSCAPE ARCHITECTURE  
 PARKER-VANNETTE  
 11100 W. 11th Street  
 Suite 300, Tampa, FL 33613  
 Telephone: (813) 747-5999  
 Fax: (813) 747-2041  
 Email: info@parker-vannette.com  
 License No. CA 0000227

design group, inc.  
 PARKER-VANNETTE

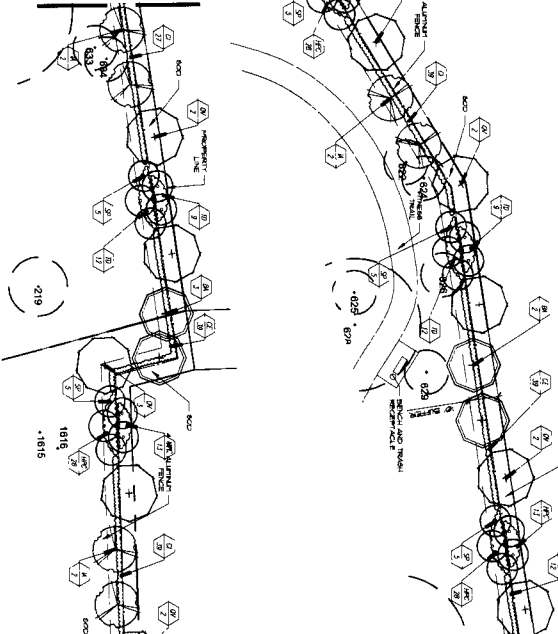
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MATCHLINE KK - THIS SHEET  
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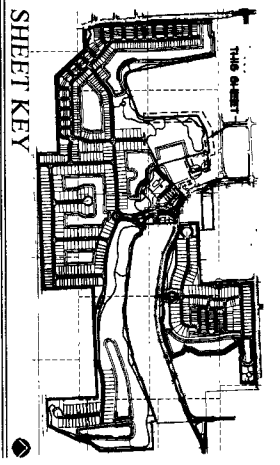
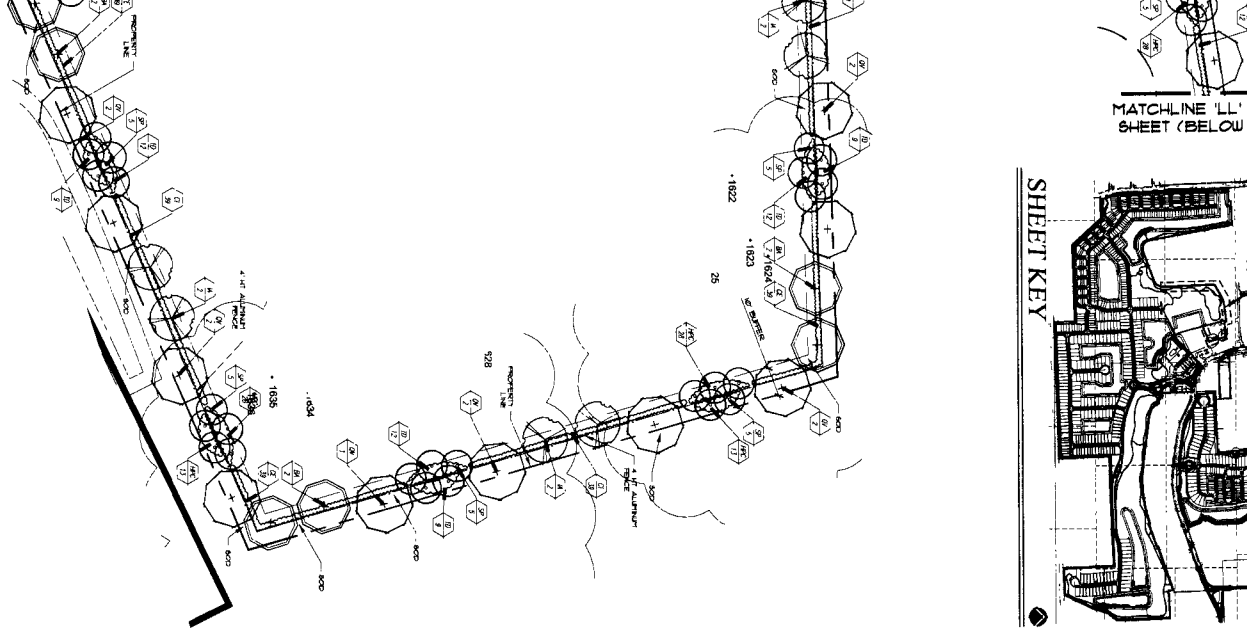


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MATCHLINE LL - THIS SHEET  
(BELOW LEFT)

MATCHLINE MM - THIS SHEET  
(SEE SHEET L-13a)



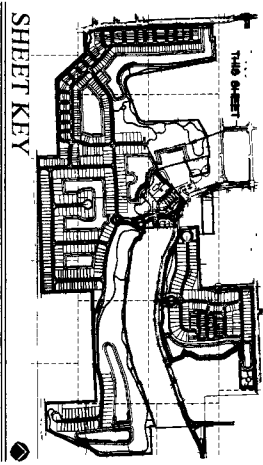
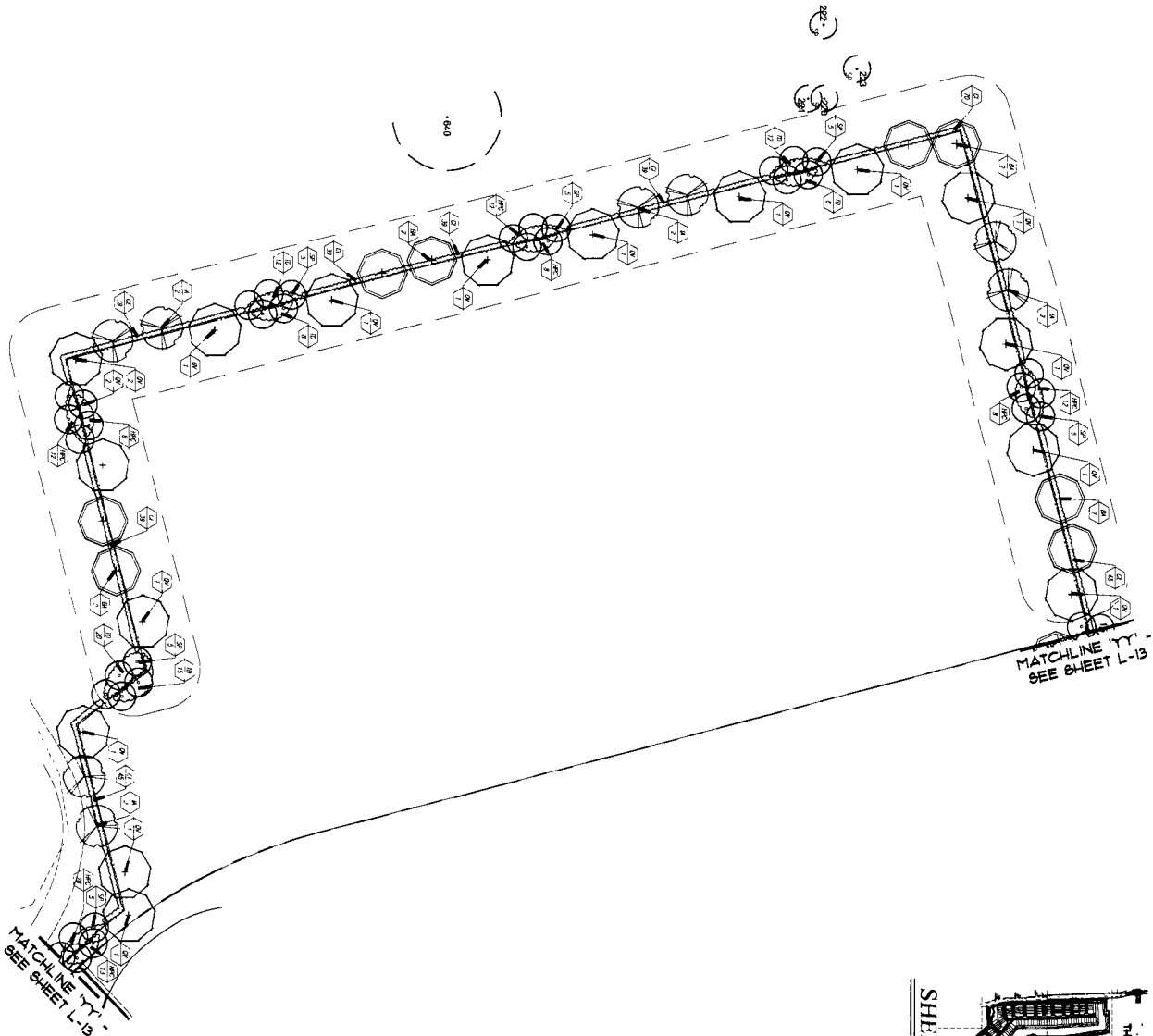
**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 PLANTING PLAN

LANDSCAPE ARCHITECTURE  
 835 South U.S. Highway One  
 Suite 201  
 Naples, Florida 34107  
 Telephone: (404) 747-5066  
 Fax: (404) 747-5066  
 E-mail: info@parker-hannette.com  
 License: FL.C.0000277

PARKER-HANNETTE  
 design group, inc.



L-13



L-13a



DATE: 07/2015  
 DRAWN BY: AJO  
 CHECKED BY: JLD  
 SCALE: 1" = 20'-0"  
 PROJECT: HILLCREST 22  
 REVISIONS:  
 NO. DATE BY  
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 2 07/20/15 JLD  
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 4 07/20/15 JLD  
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 100 07/20/15 JLD

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 PLANTING PLAN

**PARKER VANNETTE**  
 design group, inc.  
 14000 N. W. 11th Street  
 Suite 100, Miami, FL 33187  
 Telephone: (305) 747-5069  
 Fax: (305) 747-2041  
 E-mail: info@parker-vannette.com  
 License # LC 0000297

MATCHLINE 'NN' - THIS SHEET

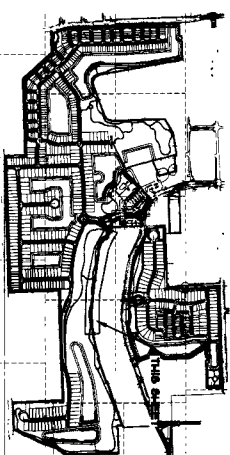
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MATCHLINE 'OO' - SEE SHEET L-15

MATCHLINE 'NN' - THIS SHEET

SHEET KEY



L-14

SHEET

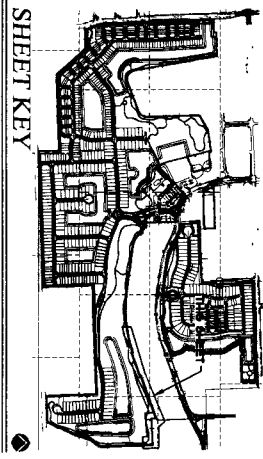


DATE: 07/21/15  
 DRAWN BY: AJO  
 SCALE: 1" = 20'-0"  
 PROJECT: HILLCREST 22  
 2118 S. WINDY HILL DRIVE  
 HOLLYWOOD, FL 33021

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 PLANTING PLAN

PARKER VANNETTE  
 design group, inc.  
 700 S. WINDY HILL DRIVE  
 HOLLYWOOD, FL 33021  
 TEL: (904) 747-2584  
 FAX: (904) 747-2584  
 LICENSE # LC 000057

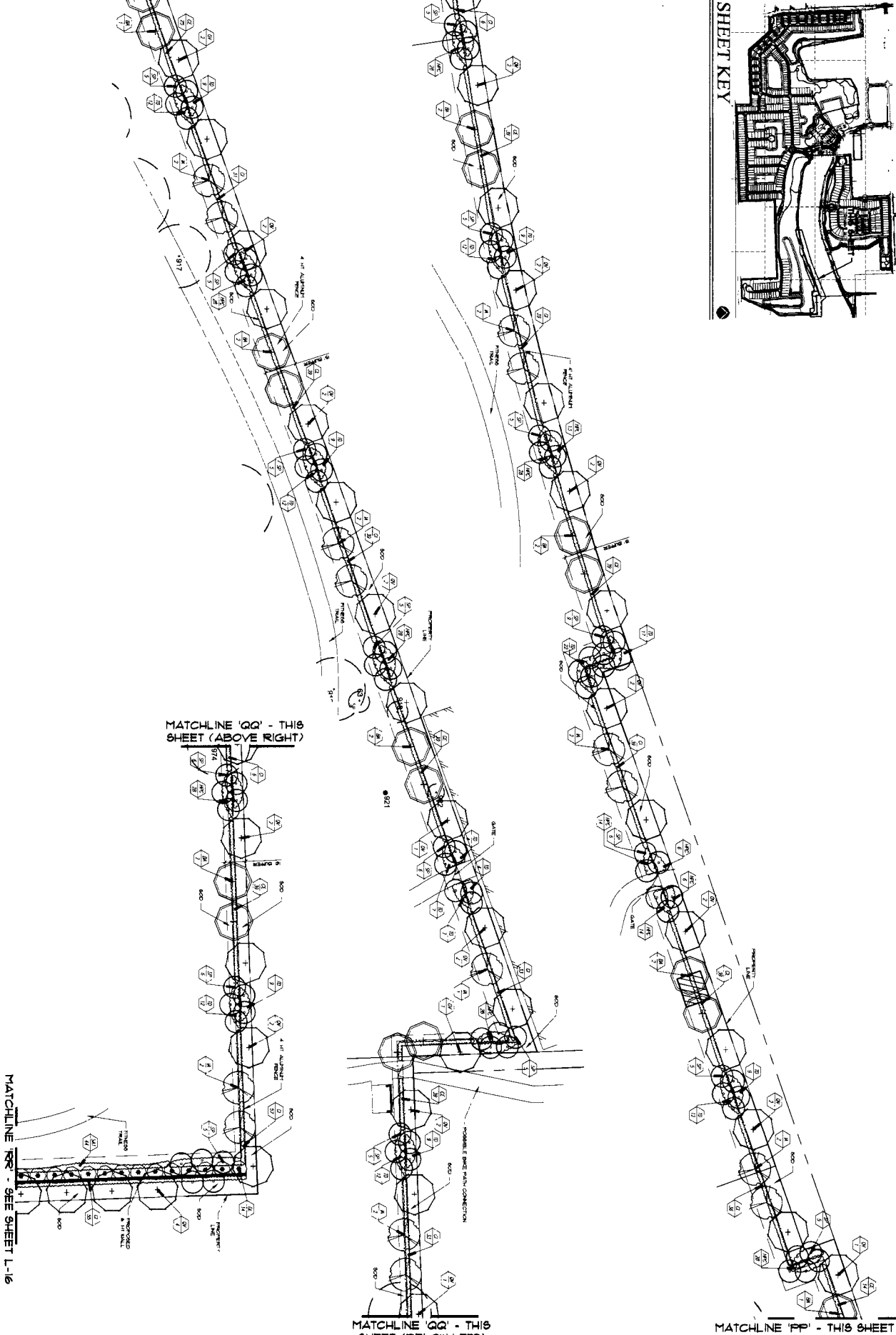




SHEET KEY

MATCHLINE 'OO' - SEE SHEET L-14

MATCHLINE 'PP' - THIS SHEET



MATCHLINE 'QQ' - THIS SHEET (ABOVE RIGHT)

MATCHLINE 'QQ' - THIS SHEET (BELOW LEFT)

MATCHLINE 'PP' - THIS SHEET

MATCHLINE 'RR' - SEE SHEET L-16

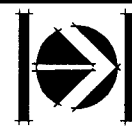
**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 PLANTING PLAN

**PARKER VANNETTE**  
 design group, inc.

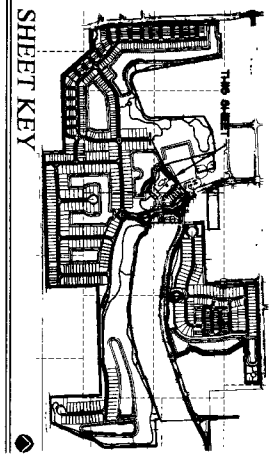
LANDSCAPE ARCHITECTURE  
 13000 W. 13th Ave  
 Suite 300  
 Fort Lauderdale, FL 33322  
 Telephone: (954) 747-5069  
 Fax: (954) 747-5041  
 Email: info@parker-vannette.com  
 License No. LC-0000237

DATE: 02/15/15  
 DRAWN BY: AJO  
 CHECKED BY: J. VANNETTE  
 PROJECT NO.: 14-000-07  
 FILE NUMBER: HILLCREST 12

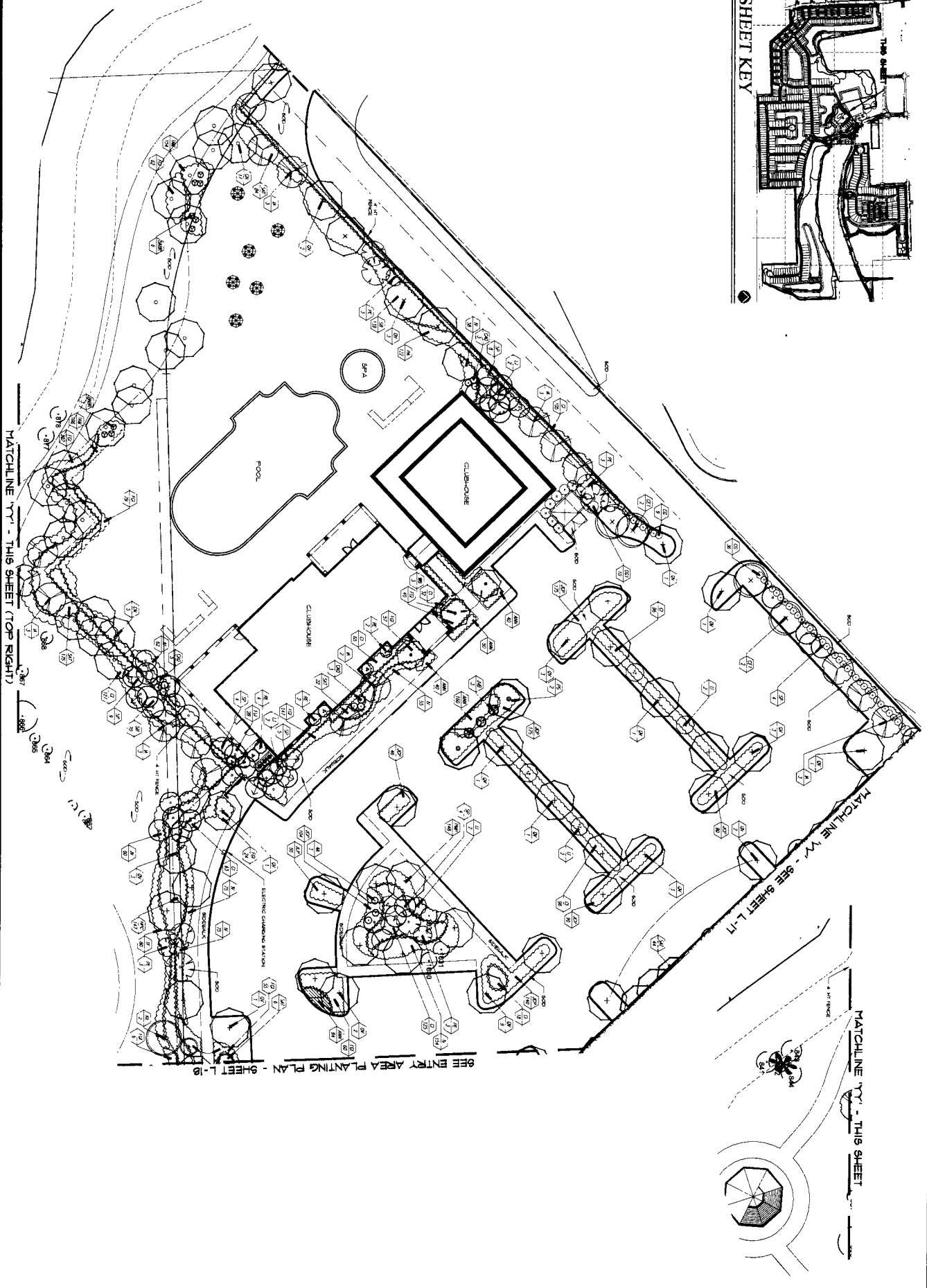
REVISIONS:  
 1. 02/15/15: Initial  
 2. 02/15/15: Final  
 3. 02/15/15: Final  
 4. 02/15/15: Final  
 5. 02/15/15: Final  
 6. 02/15/15: Final  
 7. 02/15/15: Final  
 8. 02/15/15: Final  
 9. 02/15/15: Final  
 10. 02/15/15: Final



L-15  
 SHEET



SHEET KEY




MATCHLINE - THIS SHEET (TOP RIGHT)

MATCHLINE - SEE SHEET L-11

MATCHLINE - THIS SHEET

L-19


  
 PARKER VANETTE
   
 design group, inc.

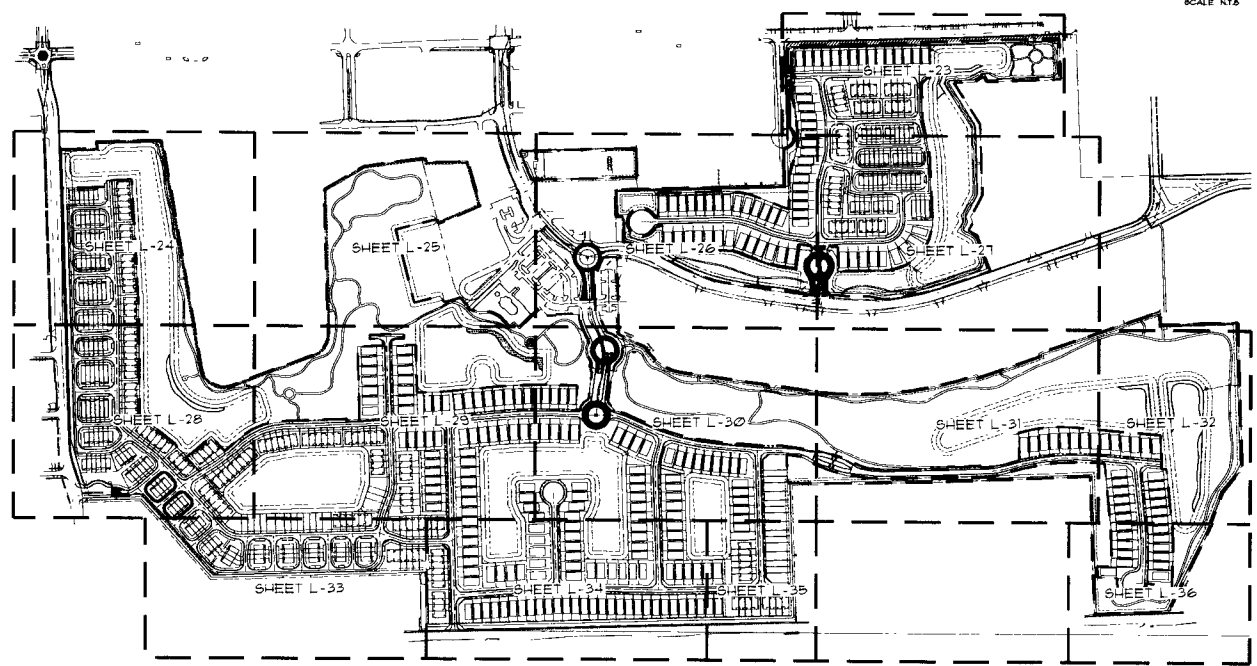
**HILLCREST COUNTRY CLUB REDEVELOPMENT**
  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP
   
 4600 HILLCREST DRIVE
   
 HOLLYWOOD, FL 33021
   
 PLANTING PLAN

LANDSCAPE ARCHITECTURE
   
 13000 W. BIRCH AVE. SUITE 100
   
 HOUSTON, TEXAS 77044
   
 Telephone: (281) 747-5069
   
 Fax: (281) 747-5041
   
 Email: info@parker-vanette.com
   
 Website: www.parker-vanette.com
   
 License: A.C. 0000297

# Planting Plans for:

- Sheet L22 COVER SHEET
- Sheet L23 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L24 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L25 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L26 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L27 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L28 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L29 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L30 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L31 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L32 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L33 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L34 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L35 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L36 LAKE EDGE AND OPEN SPACE PLANTING PLAN
- Sheet L37 PLANT LIST, PLANT SPECIFICATIONS AND DETAILS
- Sheet L38 CANOPY COVERAGE PLAN

# SHEET KEY



## Notes:

- 1) SHADED AREAS (UTILITY EASEMENTS) TO REMAIN CLEAR OF TREES
- 2) TREES WITHIN SIGHT LINES TO HAVE 6" MIN CLEARANCE TO BOTTOM OF CANOPY BE A MIN 6' HT, 4" MIN 40' ON CENTER (TYPICAL)
- 3) SHRUBS WITHIN SIGHT LINES TO BE PERPETUALLY MAINTAINED AT A MAXIMUM HEIGHT OF 30" FROM ADJACENT CROWN OF ROAD
- 4) BOTTOM OF TREE CANOPY SHALL HAVE 13'-6" CLEARANCE WHERE CANOPY OVERHANGS ROAD
- 5) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER ONE OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
- 6) ALL PLANT MATERIAL SHALL MEET SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.
- 7) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED BY THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE.
- 8) ALL PLANTING TO HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE 50% OVERLAP. A RAIN SENSOR SWITCH SHALL BE INSTALLED ON SYSTEMS WITH AUTOMATIC CONTROLLERS.
- 9) INVASIVE SPECIES INCLUDING BRAZILIAN PEPPER, AUSTRALIAN PINE, MELALEUCA, AND EARLEAF ACACIA SHALL BE ERADICATED IN THE DEVELOPMENT AREA AND REMOVED FROM THE SITE.
- 10) LANDSCAPING SHALL BE KEPT FREE OF VISIBLE SIGNS OF INSECTS AND DISEASE AND APPROPRIATELY IRRIGATED AND FERTILIZED TO ENABLE LANDSCAPING TO BE IN HEALTHY CONDITION.
- 11) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NOT CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION NOTIFY OWNER IF CONFLICTS EXIST.
- 12) QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.
- 13) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- 14) TREES SHOWN ON THESE PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCRUSH INTO A UTILITY EASEMENT AND ONLY 500 CAN BE INSTALLED WITHIN 15' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.
- 15) HILLCREST H.O.A. AND ITS SUCCESSORS AND ASSIGNS SHALL ENSURE THAT REGULAR MAINTENANCE IS PERFORMED ON ALL ROYAL PALMS AND COCONUT PALMS AS SHOWN HEREIN TO A LEVEL THAT SIGNIFICANTLY REDUCES THE LIKELIHOOD OF ANY INDIVIDUAL OR COLLECTIVE PARTY(S) WHICH MAY CAUSE INJURY OR DAMAGE FROM FALLING INTO A ROAD RIGHT-OF-WAY OR ONTO ANY PEDESTRIAN OR VEHICLE USE AREA.



LANDSCAPE ARCHITECTURE  
PLANNING GRAPHICS  
125 South U.S. Highway One  
Suite 130  
Jupiter, Florida 33477  
Telephone: (561) 747-5069  
Fax: (561) 747-2041  
Email: mya@pyyig.com  
License #LC-0000297

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FILTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 LAKE EDGE AND OPEN SPACE PLANTING PLAN COVER SHEET

DATE: 07/23/15  
 DRAWN BY: AJO  
 JOB NO: 14-061  
 SCALE: N/A  
 FILENAME: Hillcrest 22

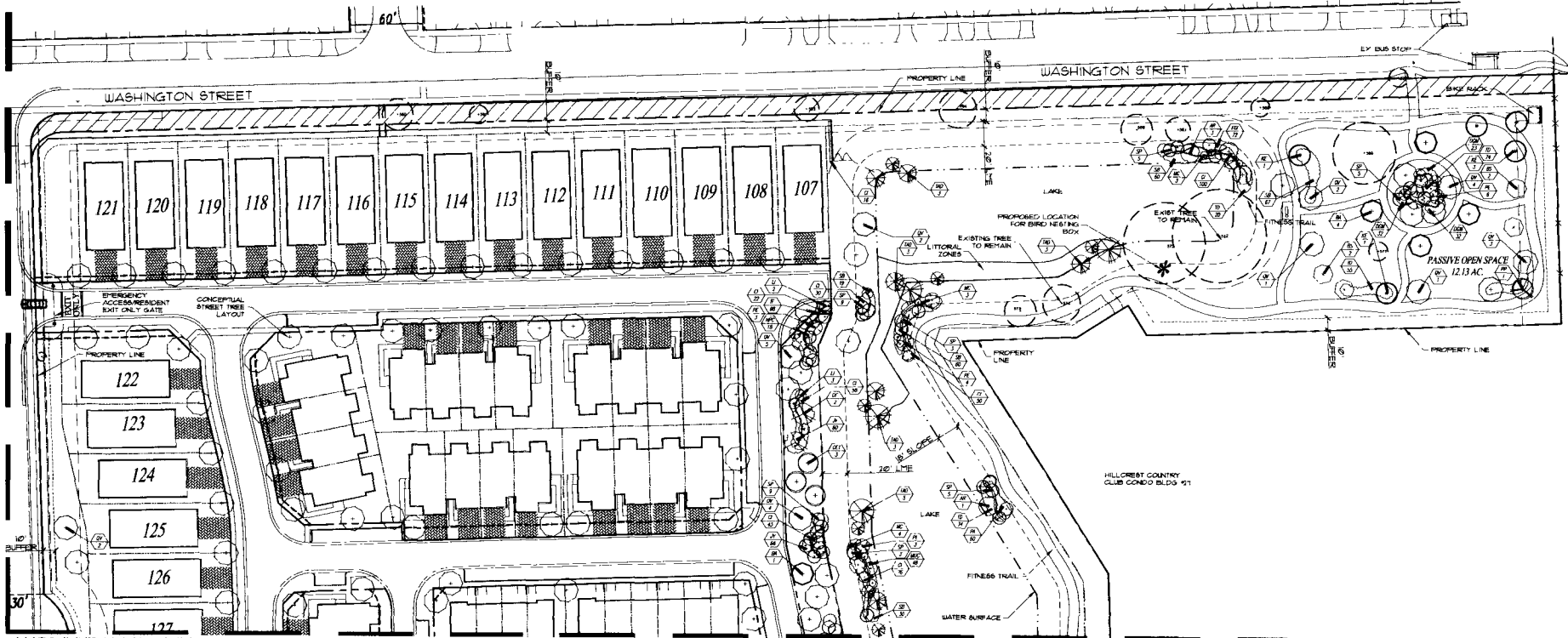
REVISIONS  
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 07/23/15 TAC Rev'd  
 07/23/15 City Rev'd  
 07/23/15 Final TAC Rev'd  
 07/23/15 Final TAC Rev'd  
 07/23/15 Final TAC Rev'd



SHEET

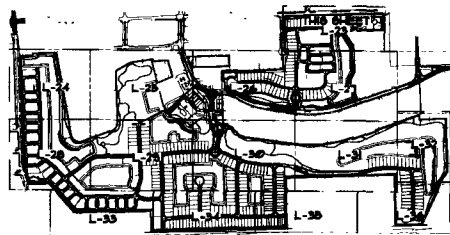
L-22





MATCHLINE 'AAA' - SHEET L-26

MATCHLINE 'BBB' - SHEET L-27



SHEET KEY

**PARKER-YANNETTE**  
design group, inc.

LANDSCAPE ARCHITECTURE  
PLANNING & GRAPHICS  
225 South US Highway One  
Suite 330  
Jupiter, Florida 33477  
Telephone: (561) 747 5069  
Fax: (561) 747 2041  
Email: rya@pyd.com  
Licenses: FLC-0000297

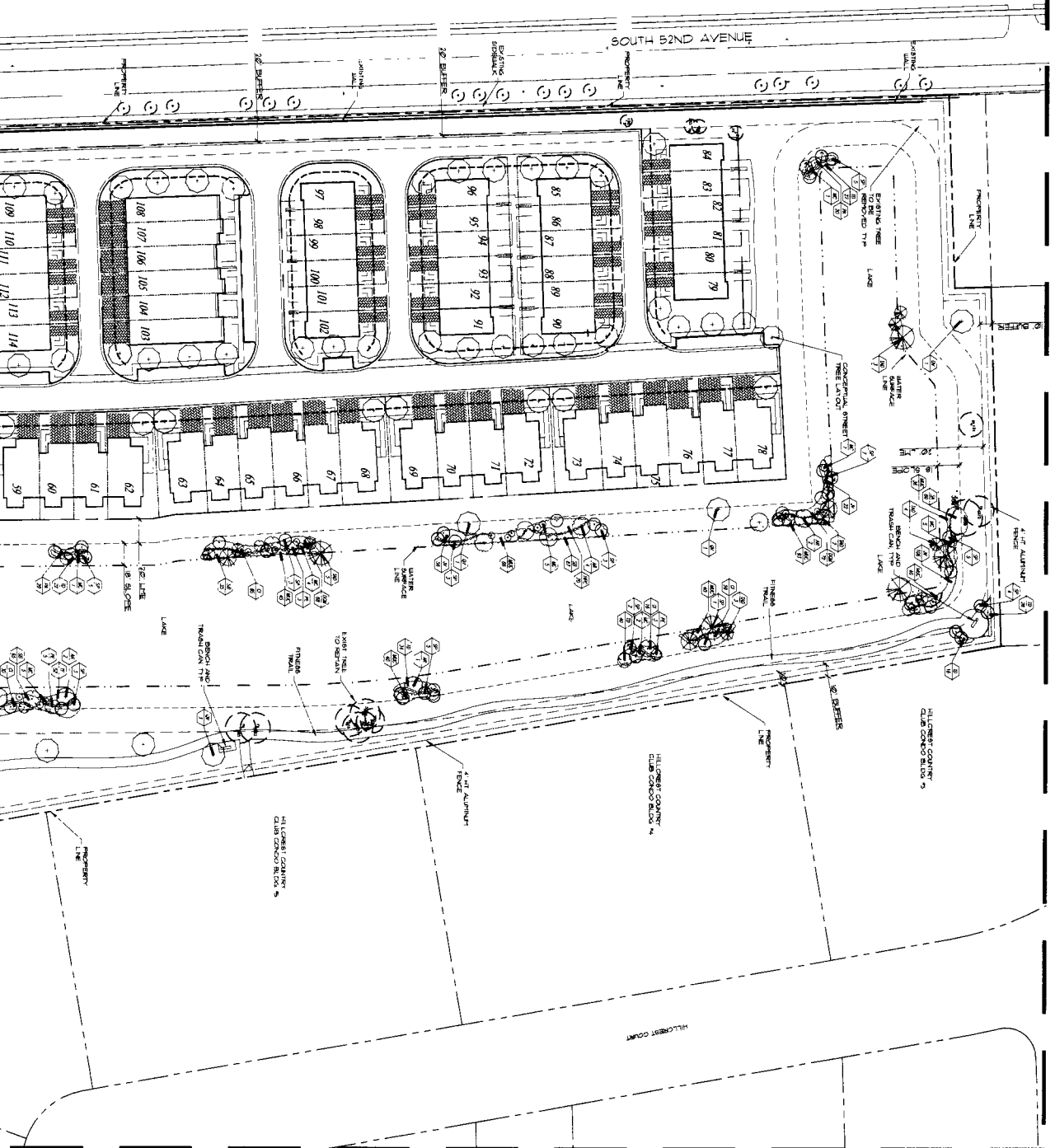
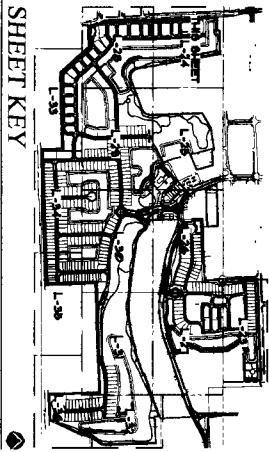
**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
PREPARED FOR HILLCREST IG, LLC AND FULLTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN

DATE: 07/23/15  
DRAWN BY: AJO  
JOB NO.: 14-0041  
SCALE: 1" = 40'-0"  
FILENAME: Hillcrest\_22

REVISIONS  
07/23/15 TAC Revise  
08/20/15 TAC Revise  
10/20/15 TAC Revise  
02/23/16 City Comm  
05/16/16 Parkways exit  
Final TAG 10/20/16  
2/1/16, Trans out of LIME  
City Comm Rev 3/16/16



SHEET  
**L-23**



MATCHLINE 'CCC' - SHEET L-25

L-24



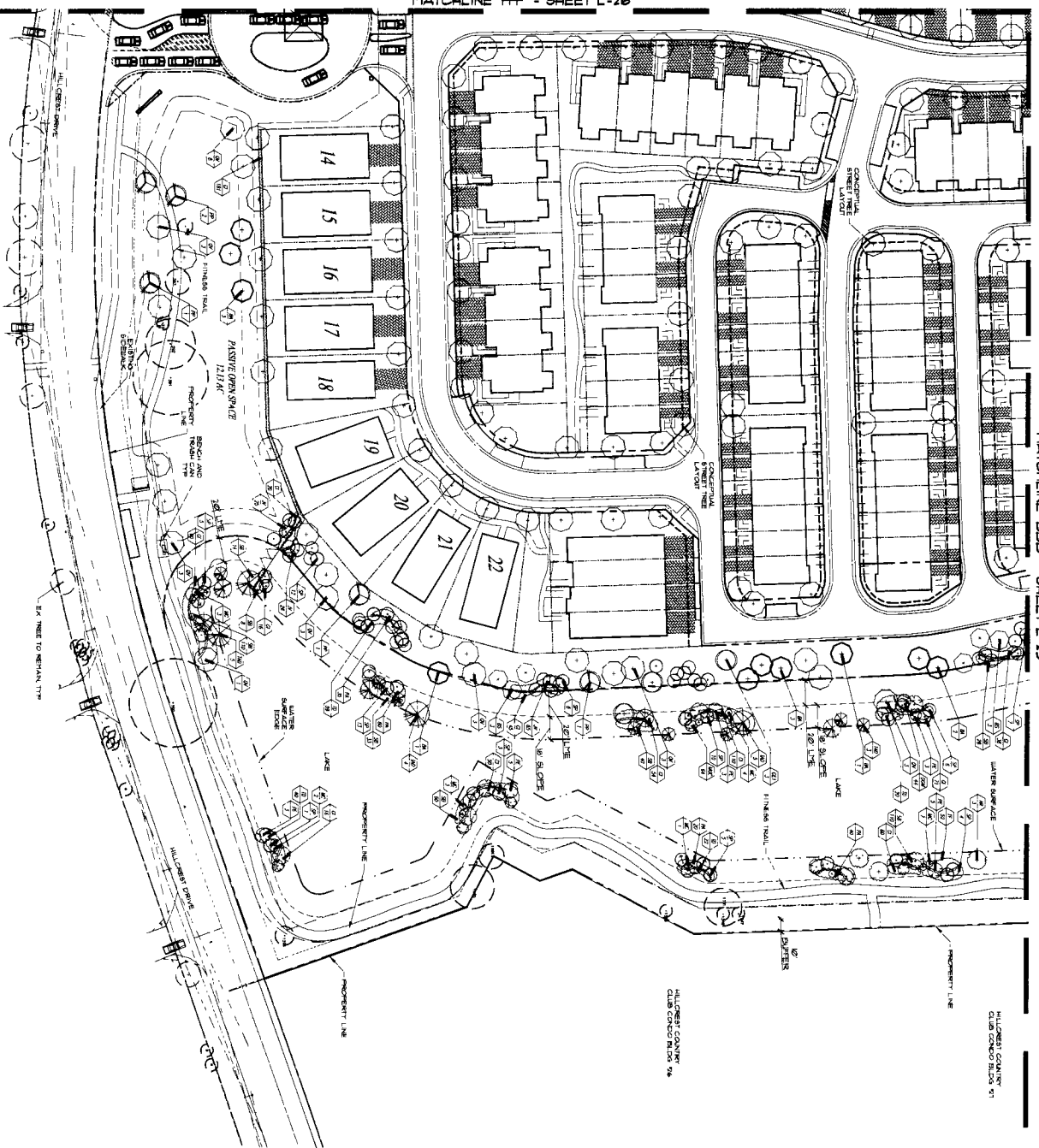
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 DRAWN BY: AJO  
 SCALE: 1" = 40'-0"  
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 11: 07/20/11 AJO  
 12: 07/20/11 AJO

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 LAKE EDGE AND OPEN SPACE PLANTING PLAN

LANDSCAPE ARCHITECTURE  
 222 South U.S. Highway 90  
 Suite 100, Hollywood, FL 33021  
 Phone: (954) 947-5000  
 Fax: (954) 947-5001  
 E-Mail: info@parker-vannette.com  
 License No. 11-0000207

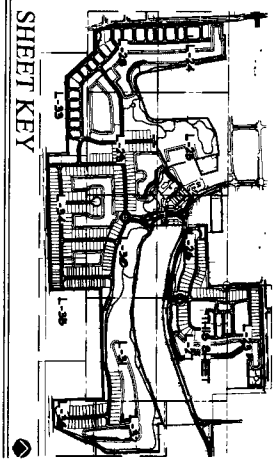
**PARKER-VANNETTE**  
 design group, inc.





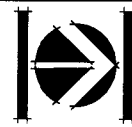
MATCHLINE 'BB' - SHEET L-23

MATCHLINE 'HH' - SHEET L-31



SHEET KEY

L-27

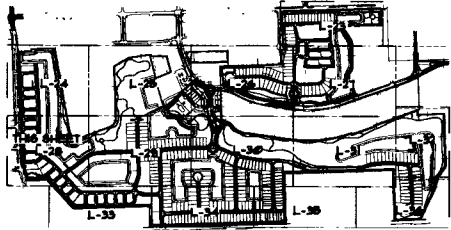


DATE: 01/21/15  
 DRAWN BY: ADO  
 CHECKED BY: JLD  
 PROJECT: HILLCREST 22  
 REVISIONS:  
 01/21/15 JLD: Revised  
 12/02/14 JLD: Revised  
 10/06/14 JLD: Revised  
 09/16/14 JLD: Revised  
 08/11/14 JLD: Revised  
 07/16/14 JLD: Revised  
 06/11/14 JLD: Revised  
 05/16/14 JLD: Revised  
 04/11/14 JLD: Revised  
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 02/11/14 JLD: Revised  
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 01/11/14 JLD: Revised  
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 01/01/14 JLD: Revised  
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 01/01/13 JLD: Revised

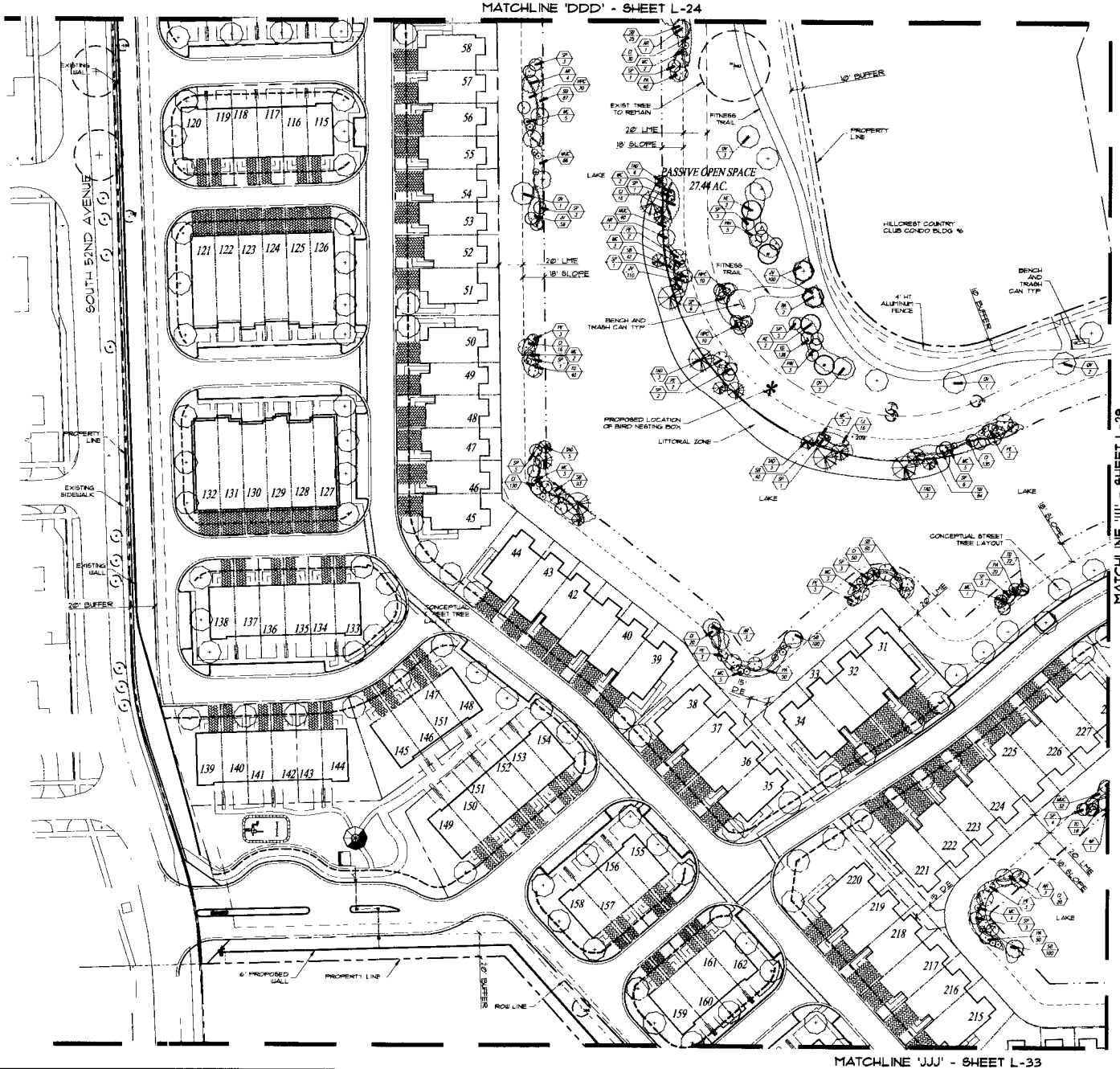
**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 LAKE EDGE AND OPEN SPACE PLANTING PLAN

LANDSCAPE ARCHITECTURE  
 PARKER VANNETTE  
 10000 W. BAYVIEW BLVD., SUITE 100  
 MIAMI, FL 33147  
 TEL: (305) 747-2344  
 FAX: (305) 747-2344  
 WWW.PARKERVANNETTE.COM  
 LICENSE NO. LC-0000393

design group, inc.  
 PARKER VANNETTE  
 design group, inc.



SHEET KEY



MATCHLINE 'DDD' - SHEET L-24

MATCHLINE 'III' - SHEET L-23

MATCHLINE 'JJJ' - SHEET L-33



LANDSCAPE ARCHITECTURE  
PLANNING GRAPHICS  
225 South U.S. Highway One  
Suite 330  
Jupiter, Florida 33477  
Telephone: (561) 747-5069  
Fax: (561) 747-2041  
Email: pm@pydg.com  
License #LC-0000297

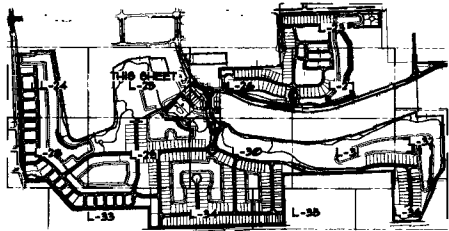
**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
PREPARED FOR HILLCREST IG, LLC AND PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN

DATE: 01/20/15  
DRAWN BY: AJO  
JOB NO: 14-004  
SCALE: 1" = 40'-0"  
FILENAME: HILLCREST 22

REVISIONS:  
01/20/15 TAC Rev 01  
02/03/15 TAC Rev 02  
11/09/15 TAC Rev 03  
01/21/16 City Council  
02/25/16 Final Review  
Final TAC: 1/20/15  
1/21/16: Trace out of LITE  
City Council Rev: 3/16/16



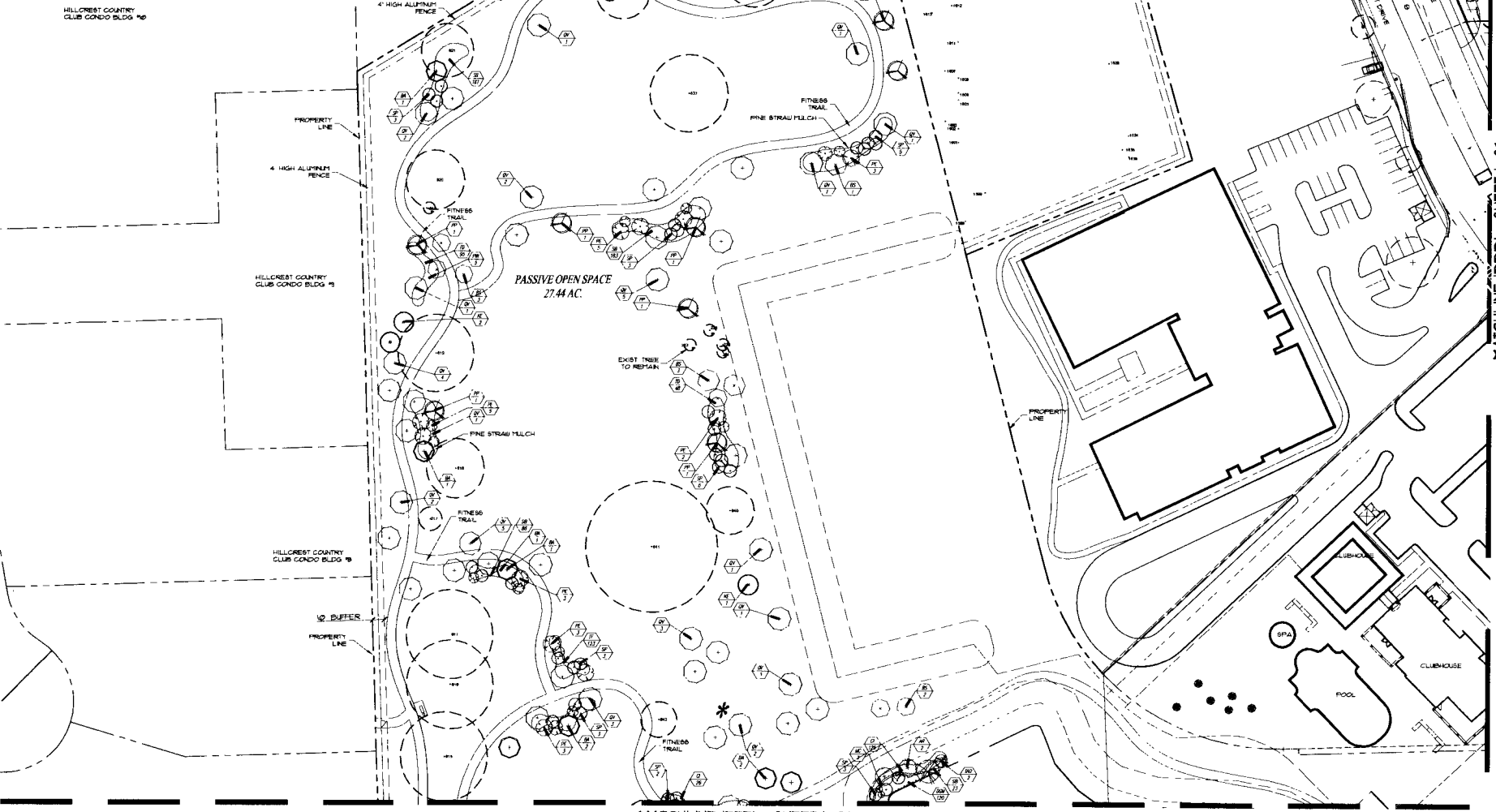
L-28



**SHEET KEY**

MATCHLINE 'CCC' - SHEET L-24

MATCHLINE 'DDD' - SHEET L-26



MATCHLINE 'EEE' - SHEET L-23

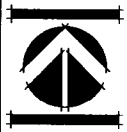


LANDSCAPE ARCHITECTURE  
PLANNING GRAPHICS  
825 South U.S. Highway One  
Suite 330  
Jupiter, Florida 33477  
Telephone (561) 747-5069  
Fax: (561) 747-2041  
Email: email@pydgroup.com  
License #LC-0000297

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
PREPARED FOR HILLCREST IG, LLC AND FULLTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN

DATE: 07/2015  
DRAWN BY: AJO  
JOB NO: 14-204  
SCALE: 1" = 40'-0"  
FILENAME: Hillcrest 22

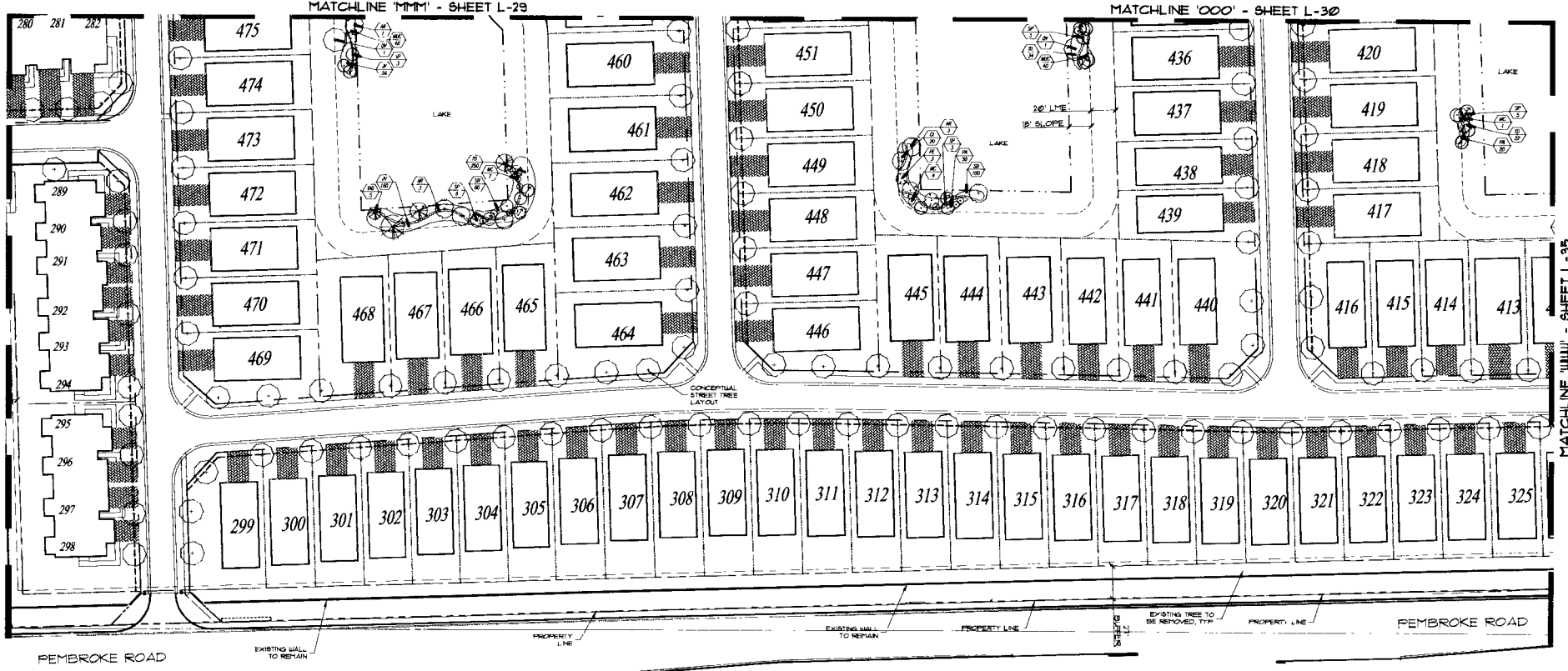
REVISIONS:  
07/15/15 TAC Revise  
09/30/15 TAC Revise  
11/30/15 TAC Revise  
03/25/16 City review  
05/16/16 Professional seal  
Final TAC 11/30/15  
2/1/16: Tree out of LME  
City Comm: Revise 3/16/16



SHEET  
**L-25**







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design group, inc.

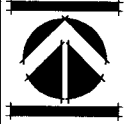
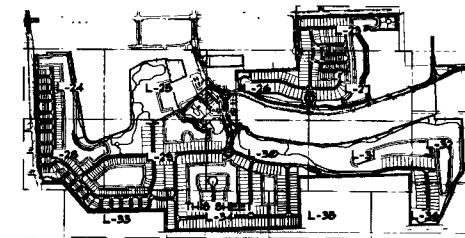
LANDSCAPE ARCHITECTURE  
PLANNING & GRAPHICS  
635 South U.S. Highway One  
Suite 130  
Jupiter, Florida 33477

Telephone: (561) 747-5069  
Fax: (561) 747-2041  
Email: mail@pydgi.com  
License #LC-0000297

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
PREPARED FOR HILLCREST IG, LLC AND FILITE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN

DATE: 01/23/15  
DRAWN BY: AJG  
JOB NO.: 14-001  
SCALE: 1" = 40'-0"  
FILENAME: Hillcrest 22

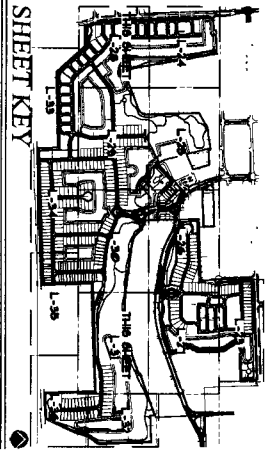
REVISIONS:  
01/23/15 TAC Rev'd  
03/30/15 TAC Rev'd  
11/30/15 TAC Rev'd  
02/23/16 City Permit  
02/23/16 Perforance edit  
Final TAC 1/30/16  
2/11/16 Trees out of line  
City Comm. Rev. 3/16/16



SHEET  
**L-34**



MATCHLINE 'NNN' - SHEET L-30



MATCHLINE 'HHH' - SHEET L-21

HILLCREST COUNTRY CLUB  
LAKE EDGE AND OPEN SPACE

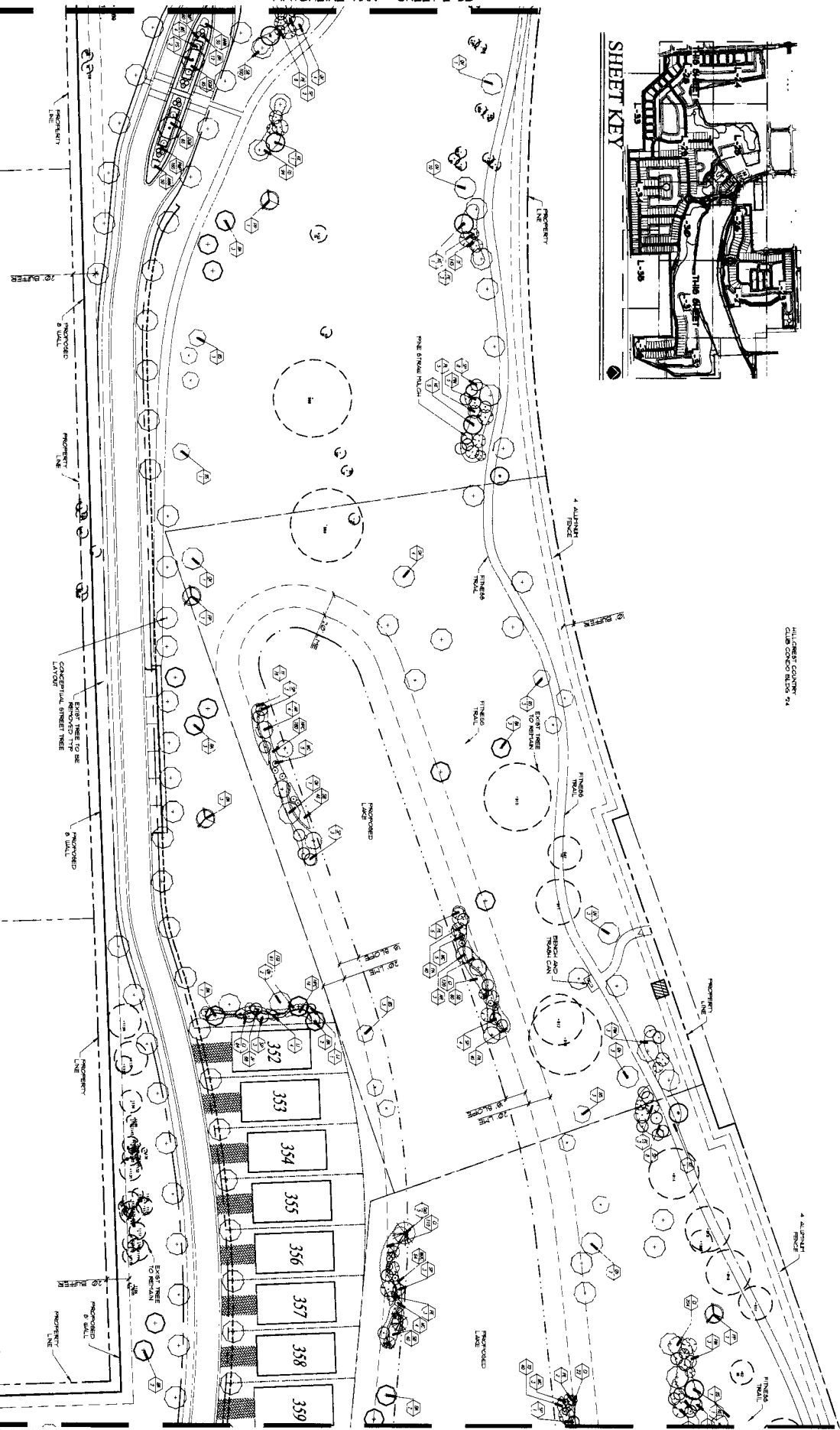
MATCHLINE 'RRR' - SHEET L-31

MATCHLINE 'SSS' - SHEET L-31

MATCHLINE 'TTT' - SHEET L-21

MATCHLINE 'QQQ' - SHEET L-32

MATCHLINE 'UUU' - SHEET L-21



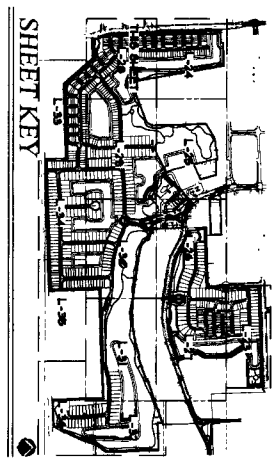
**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 LAKE EDGE AND OPEN SPACE PLANTING PLAN

LANDSCAPE ARCHITECTURE  
 222 SOUTH FLORISSANT BLVD  
 SUITE 300 HOLLYWOOD, FL 33021  
 PHONE: (904) 967-1977  
 FAX: (904) 967-5241  
 WWW: www.fultergroup.com  
 LICENSE # LC 00000397

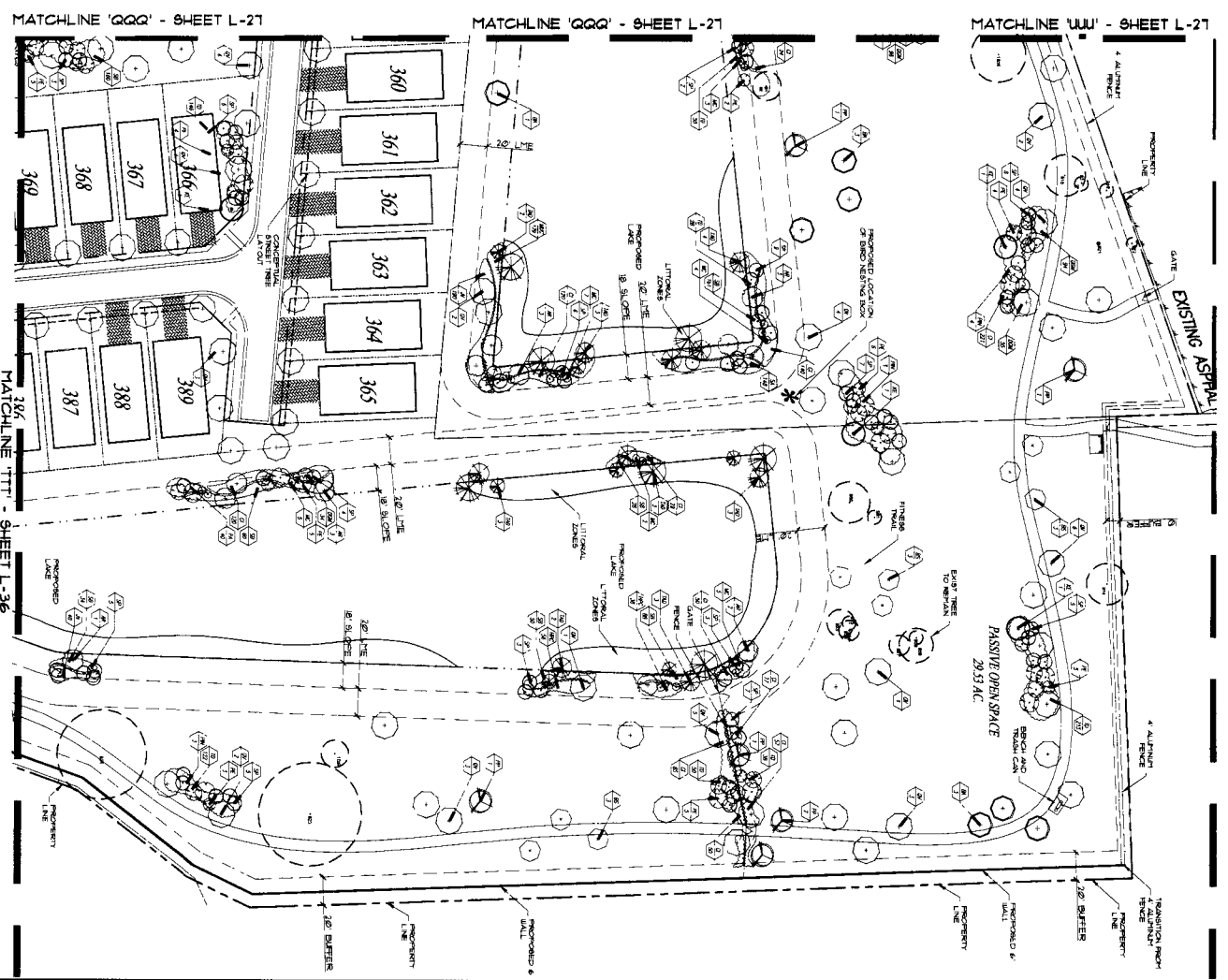
**PARKER VANNETTE**  
 design group, inc.

DATE STAMP:  
 DRAWN BY: AJO  
 CHECKED BY: AJO  
 PROJECT: HILLCREST 22  
 PROJECT LOCATION: 4600 HILLCREST DRIVE, HOLLYWOOD, FL 33021  
 PROJECT NUMBER: 2017-0001  
 PROJECT DATE: 08/2017

L-31



SHEET KEY



MATCHLINE 'QQQ' - SHEET L-27

MATCHLINE 'QQQ' - SHEET L-27

MATCHLINE 'UUU' - SHEET L-27

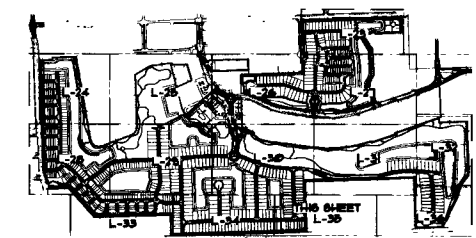
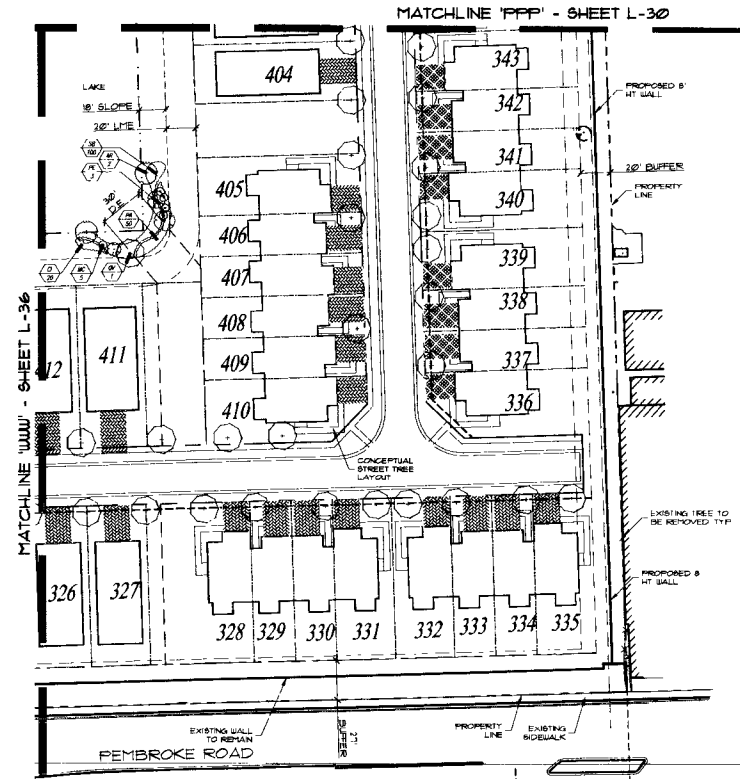
MATCHLINE 'TTT' - SHEET L-36

L-32

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 LAKE EDGE AND OPEN SPACE PLANTING PLAN

**DATE:** 08/14/2018  
**DESIGNER:** ADG  
**CHECKER:** ADG  
**SCALE:** 1/8" = 1'-0"  
**PROJECT:** HILLCREST COUNTRY CLUB REDEVELOPMENT

**CLIENT:** HILLCREST IG, LLC  
**ARCHITECT:** PARKER VANNETTE  
**PLANNING:** PARKER VANNETTE  
**LANDSCAPE ARCHITECTURE:** PARKER VANNETTE  
**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT:** PARKER VANNETTE  
**PROJECT:** HILLCREST COUNTRY CLUB REDEVELOPMENT  
**DATE:** 08/14/2018  
**SCALE:** 1/8" = 1'-0"  
**PROJECT:** HILLCREST COUNTRY CLUB REDEVELOPMENT



SHEET KEY



**PARKER-YANNETTE**  
design group, inc.

LANDSCAPE ARCHITECTURE  
PLANNING • GRAPHICS  
825 South U.S. Highway One  
Suite 330  
Jupiter, Florida 33477

Telephone: (561) 747-5069  
Fax: (561) 747-2041  
Email: smat@pyrdg.com  
License #LC-0000297

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN

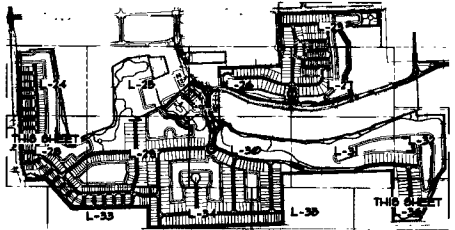
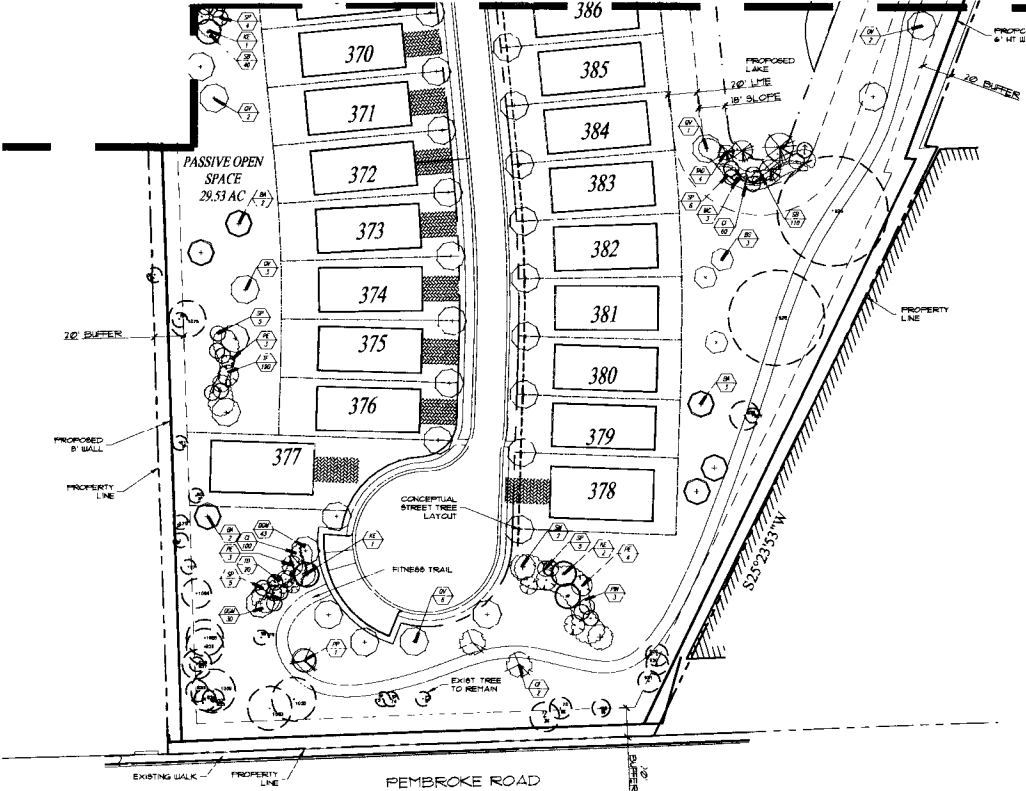
DATE: 07.23.15  
DRAWN BY: JAO  
JOB NO: 14-061  
SCALE: 1" = 40'-0"  
FILENAME: Hillcrest 22

REVISIONS:  
07/23/15 TAC Revise  
08/20/15 TAC Revise  
11/20/15 TAC Revise  
02/23/16 City Permit  
02/23/16 Perforation Permit  
Final TAC 11/20/15  
07/16/16 Trans out of LIME  
City Comm Revise 3/6/16



SHEET  
**L-35**

MATCHLINE 'TT' - SHEET L-32



SHEET KEY



PARKER-YANNETTE  
design group, inc.

LANDSCAPE ARCHITECTURE  
PLANNING GRAPHICS  
825 South U.S. Highway One  
Suite 330  
Jupiter, Florida 33477

Telephone: (561) 747-5069  
Fax: (561) 747-2041  
Email: [myd@pyrdg.com](mailto:myd@pyrdg.com)  
License #F.L. 0000297

HILLCREST COUNTRY CLUB REDEVELOPMENT  
PREPARED FOR HILLCREST IG, LLC AND PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FL 33021  
LAKE EDGE AND OPEN SPACE PLANTING PLAN

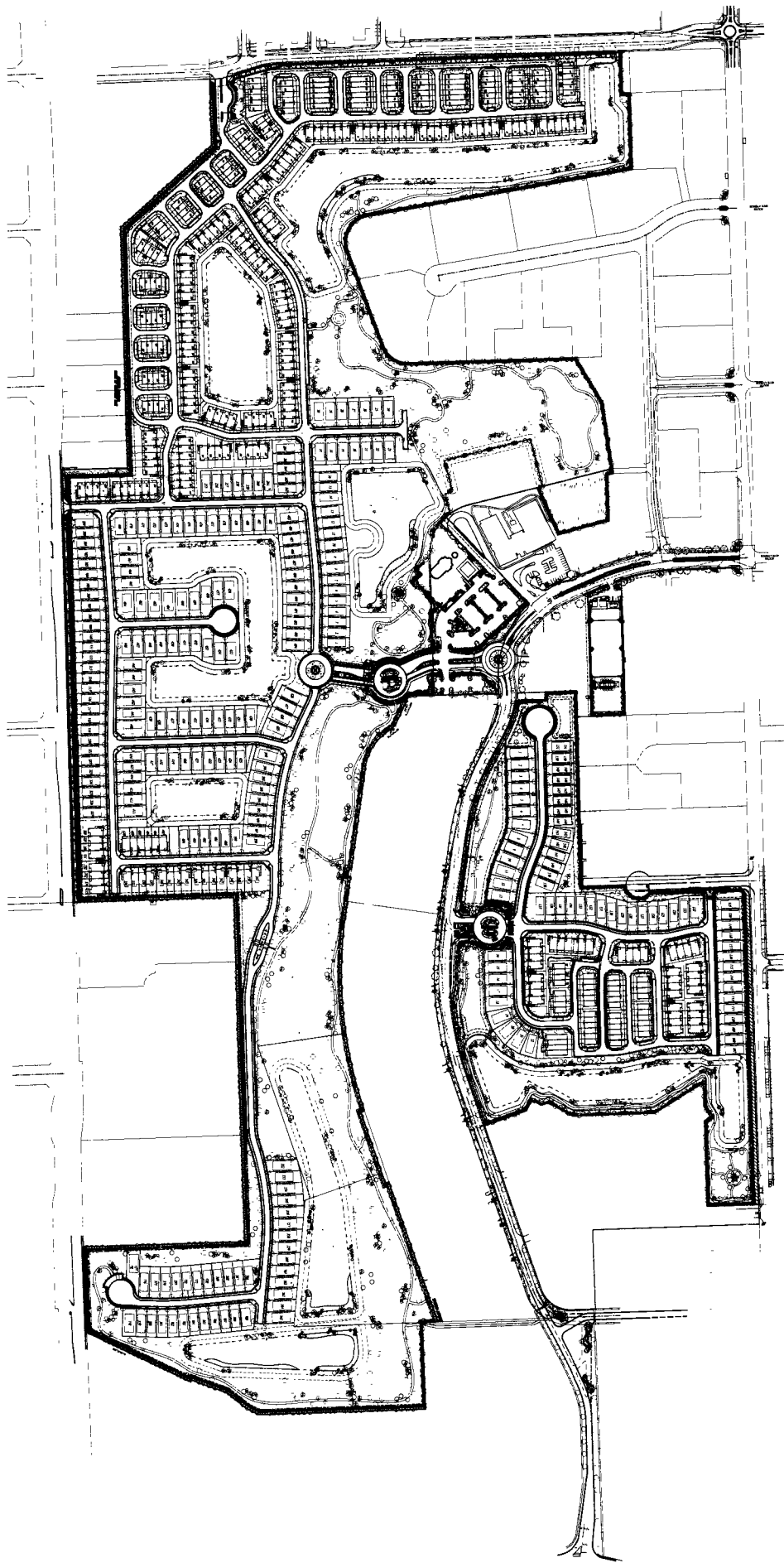
DATE: 07/03/15  
DRAWN BY: AJO  
JOB NO: 14-061  
SCALE: 1" = 40'  
FILE NUMBER: Hillcrest 22

REVISIONS:  
0180 TAC Resub  
0300 TAC Resub  
1300 TAC Resub  
2330 City Comt  
0350 Re Planting and  
Final TAC 1130 D  
27.8m. Trees out of LME  
City Come Rev 3.16.16



SHEET  
L-36

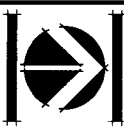




**PARKER VANLETTE**  
 design group, inc.  
 LANDSCAPE ARCHITECTURE  
 PLANNING • GRADING  
 2355 S.W. 13th Avenue, One  
 Floor, Fort Lauderdale, Florida 33329  
 Telephone (561) 747-5069  
 Fax (561) 747-5041  
 Email: [land@pvan.com](mailto:land@pvan.com)  
 License # LC-0000297

**HILLCREST COUNTRY CLUB REDEVELOPMENT**  
 PREPARED FOR HILLCREST IG, LLC AND FULTE GROUP  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 CANOPY COVERAGE PLAN

DATE: 02/20/08  
 DRAWN BY: AJO  
 CHECKED BY: JLD  
 PROJECT: HILLCREST IG, LLC  
 4600 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 2008.02.20



SHEET:  
**L-38**