

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: June 2019

Location Address: 4600 Hillcrest Drive (Clubhouse)

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): See attached list

Zoning Classification: PUD - R Land Use Classification: Irregular Residential

Existing Property Use: Residential Community Sq Ft/Number of Units: 167.20 Ac. / 494 D.U.

Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes. Ordinance 2017 -09, Ord. 206-09, Reso 2019-109

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Applicant is proposing to revise certain lots within the Parkview at Hillcrest to match approved replat. No unit increase is proposed. Boundary revision.

Number of units/rooms: 494 d.u. Sq Ft: _____

Value of Improvement: 9.6 million Estimated Date of Completion: _____

Will Project be Phased? (x) Yes () No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Pulte Home Company, LLC.

Address of Property Owner: 4400 PGA Boulevard, Suite 700 Palm Beach Gardens, Fl 33410

Telephone: 561-206-1458 Fax: _____ Email Address: patrick.gonzalez@pulte.com

Name of ~~Consultant~~ Representative/Tenant (circle one): Design & Entitlement Consultants LLC.

Address: 1402 Royal Palm Beach Blvd, Suite 102 Royal Palm Beach, Fl 33411 Telephone: 561-707-3410

Fax: _____ Email Address: ken@designandentitlement.com

Date of Purchase: 6.15.16 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: [Signature] Date: 1/9/19

PRINT NAME: Patrick Gonzalez, Vice President of Land Development Date: _____

Signature of Consultant/Representative: _____ Date: 1.14.19

PRINT NAME: Kenneth DeLaTorre, Principal / Managing Member Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

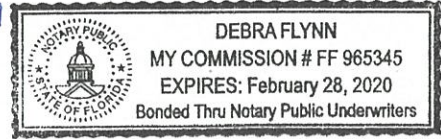
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 10th day of January 2019

[Signature]

Notary Public
State of Florida



[Signature]
Signature of Current Owner

Patrick Gonzalez
Print Name

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____



Project Narrative
ParkView at Hillcrest
Phase 2 Replat Final Site Plan Application
June 4, 2018
Revised: August 7, 2018
Revised: June 10, 2019

Introduction and proposed application

This Final Site Plan Application is proposing three revisions to the currently approved site plan for the Hillcrest Phase 1 and 2 plat. 1. A reconfiguration of certain residential areas within the Phase 1 and 2 Plat of the Parkview at Hillcrest residential community is proposed. 2. Removal of certain home sites, due to existing utility easement locations. 3. This application also updates the plan in order to memorialize a land swap to the adjacent Charter School, The Championship Academy of Distinction. This application is being filed on behalf of Pulte Home Corporation.

Pulte Homes is currently constructing and selling homes within the Phase 1 plat, that is located just north of Hillcrest Drive. In an effort to address the requests of prospective homebuyers and the market, Pulte Homes is proposing reconfiguration of certain residential areas within the Phase 1 and Phase 2 plats. The Trailwood rear loaded townhome was not receiving any interest to prospective homebuyers. Therefore Pulte has decided to remove this townhome from the home offering. Per the previously approved plan, there were a total of twenty-two (22) Trailwoods within the entire community. Four of which were in Phase 1 and eighteen of which were in Phase 2.

The 4 – unit Trailwood townhome in Phase 1 was replaced with a four – unit Magnolia townhome. No lots were reduced / lost within Phase 1, with this replacement. Within the west quadrant of Phase 2 the Trailwoods were replaced with the more popular Magnolia rear loaded townhome. A total of eighteen Trailwoods were replaced by Magnolia’s in this location. No lots were lost with this revision. Within the south central location of Phase 2, oversized Raritan townhome lot 405 was reduced in width in order to accommodate a new 40’ single family lot where the previous open space tract was located. The other six 40’ single family lots, to the north of this new lot, were shifted north. There are now a total of seven (7) single family lots, where there were previously six (6). Directly across the street eight Raritan townhomes were removed due to a conflict with an existing 6’ wide FPL easement. Due to financial costs and timing of relocation of the existing infrastructure, Pulte decided to remove the townhomes that were proposed to be located in the location of the existing easement. A six unit Magnolia is proposed to the west of this easement. With these proposed revisions the Phase 2 lots were netted a loss of one (1) lot. However, in the far southeast corner of the property just south of lot 378 one additional 40’ single family lot was added so that there is no net loss of lots within the Phase 2 portion of Parkview at Hillcrest. This was accomplished by converting lot 378 from an oversized width lot to a standard 40’ single family lot. This new single family lot was added and does not encroach within the legal delineation or modify the delineation in any way of the Open Space

Declaration of Restrictive Covenant recorded in Broward County Public Records, Instrument #113956147, Pages 1 – 36. However, the addition of this single family lot, as well as the Magnolia townhome, did cause a reduction in the Open Space tract, located in the southeast quadrant of Phase 2, from 30.69 acres to 30.32 acres, a reduction of .37 acres. The project still exceeds the minimum amount of open space and the remaining Hillcrest Passive Open Space area still exceeds the commitments made to the surrounding Hillcrest community. A total of 494 units is within the Phase 2 plat, matching the original plat number of lots. All of the proposed townhome replacements will result in a replat. Thirty – eight lots and certain adjacent open space areas have been replatted to accomplish this revision. The replat applications were heard at the May 1st Hollywood City Commission meeting and were approved by Resolution 2019 – 109. A highlighted site plan and plat (for each phase) is included and attached to this document as Exhibit A, which highlights the locations of the replat areas.

The balance of the property will remain as is, per the recorded plat, so that Pulte may still have the ability to pull building permits and sell homes. In the areas that Pulte is not proposing a reconfiguration of the development areas, these areas will remain consistent with the original site plan approval as well as the approved Phase 1 and 2 plat for Hillcrest. All proposed reconfigurations of the site, to replace previous homes, fall within the residential development area that has Irregular residential land use. No expansion of the residential development area is being proposed with this application.

The lots that are encumbered by easements in favor of FPL, within Phase 2 cannot be permitted for construction. The FPL easement is a six (6) foot FPL easement that runs from the north condominium building and bisects the Hillcrest Passive Open Space area and then runs diagonally and along the east buffer within the south Phase 2 area. This application is proposing to remove any home sites that are encumbered by this FPL easement. While this application is being processed, Pulte acknowledges that permits will not be issued for the lot encumbered by this easement. Originally it was proposed to relocate this easement, but the process and cost with FPL has proved to be cost prohibitive and time consuming. Therefore, this application is proposing to remove the home sites encumbered by this easement and the easement will remain.

Finally, this application will also include a memorialization of the additional land areas that were swapped with the Championship Academy of Distinction that is adjacent to the south Phase 2 portion of the community. Within the Phase 1 Plat area, two small land areas were deeded to the 1100 Hillcrest Drive, LLC ownership group, who owns the Championship Academy of Distinction. A square parcel located at the far end of the Hillcrest Tennis Center parcel was deeded to 1100 Hillcrest Drive, LLC. This parcel is approximately .31 acres. A small rectangular parcel at the west end, just west of the cul de sac, of Phase 1 was also deeded. This parcel is approximately .09 acres. Within the Phase 2 south plat area, an additional approximately 1 acre of property was provided for school usage in the rear / west of the charter school. This additional land area increased the size of Parcel A, per Plat Book 183, Page 131. A forty (40) foot landscape buffer will separate the charter school open space area from the Hillcrest Passive Open space area. This 40' buffer will have a six (6) foot berm with a fence and landscaping on either side of the fence. This additional land area provided to the charter school resulted in a decrease of the Hillcrest Community Passive Open space by approximately 1.44 Acres, within Phase 2. The remaining acreage of the Hillcrest Passive Open Space Area still exceeds the commitments made to the surrounding Hillcrest community. Finally, the Site Data has been updated to indicate the reduction in the overall net site area for the Phase 1 and Phase 2 area. Copies of the deeds for the aforementioned parcels given, is attached to this Narrative as Exhibit B.

Surrounding Properties and Compatibility

The Parkview at Hillcrest residential community is compatible with the existing residential uses surrounding it. In the locations where additional property was provided to the charter school a forty foot buffer is proposed to provide separation with the Hillcrest Passive Open Space area. In the areas where the residential development areas are proposed to be reconfigured, the required minimum 30’ PUD setback to all proposed structures within the project has been maintained. Within this 30’ PUD buffer transition area, landscape buffers are proposed as transition. A summary of zoning and land uses of surrounding properties is provided below:

Adjacent property to the:	Land Use Designation	Zoning Designation	Existing use(s) of Property	Approved use(s) of Property
NORTH	Low Residential (LRES) & Medium Residential (MRES)	RS-5 & PUDR	Hollywood Hills & Hillcrest Condos.	Residential
SOUTH	Industrial (IND), Medium Res. (MRES) & Parks & Open Space (OSR)	IM-1, PUDR & GU	Industrial, Hillcrest Condos and Broward School Dist. Property	Industrial, Residential & School
EAST	Medium Residential (MRES), Industrial (IND), Community Facility (COMFAC), & Utilities	PUD-R, IM-1, & GU	Condo residential, Industrial & government use	Residential, industrial & government
WEST	Medium Residential (MRES), Low Residential (LRES) & Parks and Open Space (OSR)	PUD-R, RM-18, RS-5 & GU	Residential & Broward School Dist. Property	Residential & School

Application Requirements

The following is a brief summary of how the proposed Parkview at Hillcrest Phase 1 and 2 Plat reconfiguration application submittal conforms to the application requirements of City of Hollywood PUD Code Article 4.16, as well as the Technical Review Standards of Final Site Plans within Article 6, Section II, 6.23.

A. Natural Environment

- 1. Have existing trees and other landscape features, to the maximum extent possible, been preserved in their natural state and additional landscape features provided to enhance architectural features, to relate to structural design to the site and to conceal unattractive uses?**

i. Response: The +/- 70 acre Hillcrest Community Passive Open Space was reduced by approximately 1.44 acres due to the additional property

provided to the Charter School for open space use, as well as the additional of single family replat lot #2 in the southeast corner and the additional Magnolia townhome, within Phase 2. The remaining acreage of the Hillcrest Passive Open Space Area still exceeds the commitments made to the surrounding Hillcrest community. Besides this minor reduction, the Hillcrest Passive Open is consistent with the original approved location within the areas that have Open Space and Recreational land use. As previously approved, this passive park that can be utilized by the existing Hillcrest Condominium community, as well as the new proposed residential community. Since the past golf course use had many existing trees in areas where the golf course was converted to the Passive Open Space, efforts are being made to preserve the trees in place, per City Code Requirements. Approved landscape plans and mitigation plans have been completed and are currently being planted. Trees located in any portion of the residential community will be relocated, per the approved landscape plans on file.

2. Have the city's tree protection regulation in Chapter 105 landscape regulations and other applicable city regulations been fully complied with as minimum standards?

- i. Response:** All previously approved preservation, relocation and mitigation will be consistent with plans on file.

B. Open Space

1. Are required open space areas adequate to meet the particular needs of the PUD?

- i. Response:** In accordance to Hollywood PUDR code section 4.16, PUD's are to provide a minimum of 20% open space, which does not include lake areas. According to the gross acreage of the proposed Hillcrest redevelopment, this minimum is approximately 33.85 acres. The minimum open space number is still exceeded, at 90.86 acres.

2. Have all legal documents required by division E.10 herein, to assure preservations maintenance of required open space areas been submitted to and approved by to City Attorney?

- i. Response:** A Declaration of Restrictive Covenant has been recorded with Broward County, which restricts the Hillcrest Passive Open Space area to open space use only. This document was recorded on September 27, 2016, per Instrument number 113956147, Pages 1 through 36. This document was a requirement with Broward County as part of the approved Land Use Plan Amendment to modify the land use of the portion of the south plat to Irregular Residential.

3. Is the type and distribution of open space substantially related to the character, intensity and anticipated residential or user composition of the PUD?

- i. Response:** Yes. The Hillcrest Community Passive Open Space is proposed to provide passive recreational opportunities for the surrounding Hillcrest Condo residents, as well as the new residential community. Connectivity is a focus of the fitness trail that is proposed within this Passive Open Space Area. This trail will connect to key locations for secured access by the Hillcrest residents. In addition, this trail will also connect to the proposed walkway within the new residential development.

4. Are open space areas located so as to:

i. Enhance internal spatial relationships between proposed structures?

- 1. Response:** Yes. As indicated, pedestrian connectivity with the surrounding Hillcrest Community and roadways is a focus of the Hillcrest Community Passive Open Space area. The proposed 8' fitness trail also provides access to gazebo structures located throughout the Community Passive Open Space area for passive recreational opportunities.

ii. Provide buffers between the PUD and adjacent less intensive uses?

- 1. Response:** As required by Hollywood Code Section 4.16, PUD Perimeter requirements, a 30' transitional setback is indicated and provided for on the approved site plan. This setback will remain consistent within the areas proposed to be reconfigured and any new residential home sites will comply with this setback. Within this 30' transitional setback area, landscape buffering has been approved with the original Site Plan application.

iii. Facilitate pedestrian movements within the PUD?

- 1. Response:** Pedestrian connections were approved with the original Site Plan application to provide connectivity within the residential community, as well as to surrounding existing walks within the surrounding roadways. In areas where the residential area is proposed to be reconfigured, walkways have been provided and will connect to the locations previously approved.

iv. Improve the overall visual quality of the site?

- 1. Response:** The proposed redevelopment will vastly improve the visual quality of the site. In the areas where the residential community is proposed to be revised, alleys for rear loaded garages were removed and replaced with traditional front loaded townhomes. Less pavement and impervious area is proposed

with this application, which increases visual quality of the community. No residential home sites will be greater than two stories within the Parkview at Hillcrest community.

v. Permit easy access for all residents or users within the PUD?

- 1. Response:** All surrounding Hillcrest Condo residents will have access to the Hillcrest Community Passive Open Space. As indicated, access will be secured with the use of fencing and gates for the secured use of the surrounding and proposed residents.

vi. Related in a compatible manner to other uses within the PUD?

- 1. Response:** Access points, into the Hillcrest Passive Open Space Area, have been located in strategic locations for ease of access by surrounding Hillcrest Condo residents. Locations were chosen based upon existing site conditions for the surrounding residential properties.

vii. Complement nearby public recreational activities and facilities?

- 1. Response:** Pedestrian connectivity is provided within the new residential development, as well within the Hillcrest Community Passive Open Space to surrounding roadways and public walkways. This will give the Hillcrest residents the ability to have pedestrian connection with surrounding areas. In areas proposed to be reconfigured, pedestrian access is still provided to connect to other areas of the community as well as to the surrounding public walkway system.

5. Circulation and parking

i. Is there a clearly defined vehicular circulation system which allows free movement within the PUD, while discouraging excessive speed?

- 1. Response:** Parkview at Hillcrest will have controlled vehicular access through private entrances into each community. Entrances will have a combination of vehicular gates with the use of a call box for access by guests. Once within the residential development a private 40' residential access street (R.A.S.) will provide access to the single family development. This 40' private residential access street will also connect to the 24' roadway to access the fee simple single family attached / townhome section of the community. The residential areas that are proposed to be reconfigured will maintain this existing roadway access and width, as previously approved. All private roadways will be the maintenance responsibility of the proposed homeowners association.

ii. Are pedestrian and vehicular circulation systems separated insofar as practicable?

- 1. Response:** The internal pedestrian walkways, within the 40' residential access streets, are separated from the vehicular areas with a 6' wide swale area. In addition, the walkways provide connectivity from guest spaces along the roadways to the proposed single family attached / townhomes. Guest spaces will be provided, as well, for the new areas reconfigured. Pedestrian crosswalks are proposed throughout for additional pedestrian safety. Please refer to the roadway cross section as provided within the detail sheet of the submittal package.

iii. Do the streets comply with all applicable codes and ordinances and are pavement widths and access points to peripheral streets adequate to serve the proposed PUD and compatible and functional with circulation systems outside the PUD, and is there adequate lighting to serve public use?

- 1. Response:** The proposed internal private roadways will connect to the surrounding public roadways in accordance to City requirements. In addition, all internal walkways will connect to the surrounding existing walkways within the public roadways within the Hillcrest community. Street lights will be provided within the residential development for safety. As required by City code, the maximum foot-candle level of .5 foot-candles will be maintained adjacent to surrounding residential uses.

iv. Are dwelling units located on residential streets or courses which are designed to discourage nonlocal through traffic, where possible?

- 1. Response:** The residential access streets within the proposed residential developments are private roadways. Non local through traffic is not feasible since the residential community will have gated entrances which will restrict vehicular access.

v. Are off street parking areas adequate to accommodate maximum vehicular storage demands for the PUD and located and designed to create compatible visual relationships?

- 1. Response:** Per Article 7, the minimum required parking has been exceeded within the proposed residential development. The fee simple single family attached homes / townhomes have a mix of single car garage and two car garage units. Based upon the garage space (single or double) the minimum number of parking spaces is either met or exceeded. Finally, the proposed number of guest spaces exceeds the minimum requirement of 1 space per 5 multifamily units. See site plan for tabular breakdown.

vi. Is there safe and efficient access to all areas of the PUD for emergency and service vehicles?

- 1. Response:** Knox boxes will be provided at each of the gated entrances for access by emergency service vehicles. In addition, turn around areas and cul de sacs area designed to allow for access by emergency vehicles.

vii. Do sidewalks, if required, comply with the city's code and ordinances and are there enough adequately lighted and designed pedestrian paths to efficiently circulate pedestrian traffic?

- 1. Response:** As previously indicated internal pedestrian walks will provide connectivity to the fitness trail within the Hillcrest Community Passive Open Space area as well as surrounding public walk way areas.

6. Community services and utilities

i. Generally, is the PUD designed and located so as to insure the adequate provisions, use, and compatibility of necessary community services and utilities?

- 1. Response:** The property is under construction, per the approved engineering plans on file at the City. The utility plans were designed in accordance to City of Hollywood standard requirements to provide services to the proposed community.

ii. Are there adequate sanitary sewer collection system, including all necessary extensions and connections, in accordance with city standards for locations and design?

- 1. Response:** The property is under construction, per the approved engineering plans on file at the City. The utility plans were designed in accordance to City of Hollywood standard requirements to provide services to the proposed community. The proposed sewer collection system was designed by Kimly Horn, the project engineer, with coordination of the City Utilities department in order to make connections with existing infrastructure.

iii. Are sanitary sewage treatment and disposal systems available in accordance with city and state standards and regulations?

- 1. Response:** Yes. The proposed sewer collection system will connect to the surrounding existing sewer collection system.

iv. Is there an efficient solid waste collections system, including provision of an adequate number of local receptacles in locations which afford maximum use and collection convenience?

1. Response: Yes. Curbside pick-up is proposed within the proposed residential development.

v. Will the safety of all persons within the PUD be insured by a well-designed internal system for fire protection, including the provision of an adequate number of properly located fire hydrants?

1. Response: Yes. The property is under construction, per the approved engineering plans on file at the City. These plans have indicated the total number of fire hydrants to meet the requirements of the City of Hollywood as well as the Fire Marshal.

vi. Is the proposed store drainage system adequate to collect and dispose of runoff in view of the amount of impervious ground coverage in the PUD, as well as compatible with existing off site systems?

1. Response: Yes. The property is under construction, per the approved engineering plans on file at the City. Onsite lakes and dry retention areas have been designed to address the drainage of the proposed residential community. The drainage system will outfall to the existing City drainage system in locations indicated within the paving and grading plans.

vii. Are all utility line to be installed underground?

1. Response: Yes. Any existing onsite utilities will also be relocated and installed underground.

7. Building and other structures

i. Are proposed buildings and structures related harmoniously to the terrain, other buildings and surrounding neighborhood, so that the height, size, scale, style, color or texture of structures create compatible physical or visual relationships?

1. Response: Yes. The single family attached / townhomes will be two story. The maximum height of all proposed buildings within the redevelopment is 35.' The proposed single story and two story dwelling units will provide the least impact to the surrounding existing high rise condominium units. From a scale perspective the proposed single family and townhomes are much less than the surrounding high rise condominium buildings.

ii. Is a desirable level of privacy incorporated into the design go individual dwelling units and related outdoor patio and living areas?

1. Response: Each lot is designed to have its own patio area for outdoor use of each residential lot. Pools (single family only),

lanais, and screen houses are also proposed for the use of each residential lot.

iii. Are permanent outdoor identification features which are intended to call attention to proposed projects and or structures designed and located as an integral part of the total project and or structural design?

1. Response: The applicant received approval for residential monument signs as part of the original Site Plan approval application.

iv. Are such identification features of no greater size and scale than are necessary for recognition from vehicles moving along adjacent streets are prescribed legal speeds?

1. Response: Per Article 8 of the City Sign Regulations, the maximum sign face will be 25 square feet. Please refer to the detail within the detail sheet. The sign detail indicates this maximum square footage requirement.

8. Nonresidential uses

i. N/A.

9. Phased submission of site plan

i. The applicant shall be required to submit a phased site plan to specify the order of development.

1. Response: The revised Phasing Plan is included with this submittal. This application proposes the replatting of thirty-seven lots within the Hillcrest community.

10. Levels of service standards

i. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water and parks and recreation. All applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163 as amended from time to time.

1. Response: The applicant is not proposing an increase in the number of units. Rather, a reconfiguration of the units within Phase 1 and 2. There is no loss or gain to the total number of units, at 645. Concurrency was addressed with the original site plan approval as well as the plat approval for the project.

11. Other requirements

- i. Requirements and recommendation as provided in the city tree and landscape regulations shall be observed as will the requirement of all applicable standards and regulations.**

- 1. Response:** A landscape plan was approved with the original Site Plan application, which addressed the City landscape regulations and standards.

On behalf of Pulte Home Company, LLC, Design and Entitlement Consultants, LLC. respectfully requests approval of this Final Site Plan Application to reconfigure thirty-eight lots within the north Phase 1 and south Phase 2 Plat of the Parkview at Hillcrest residential community.

Sincerely,



Kenneth DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Patrick Gonzalez, Pulte Group
Andrew Maxey, Pulte Group

SITE DATA

TOTAL SITE AREA - NET ACREAGE
 TOTAL SITE AREA - GROSS ACREAGE
 ZONING DESIGNATION
 LAND USE DESIGNATION
 EXECUTIVE GOLF COURSE, CLUBHOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE
 18- HOLE GOLF COURSE EXISTING LAND USE
 18- HOLE PROPOSED LAND USE

167.20 AC. (7,283,233 S.F.)
 173.32 AC. (7,592,819 S.F.)
 P.U.D.-R
 MEDIUM DENSITY RESIDENTIAL (CITY L.U.)
 IRREGULAR RESIDENTIAL DASHED LINE AREA (BROWARD COUNTY L.U.)
 OPEN SPACE AND RECREATIONAL (ORS)
 OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
 645 D.U.
 3.85 D.U./AC.
 646 D.U.
 23.02 AC. (1,002,751 S.F.)
 5.44 AC. (236,966 S.F.)
 17.58 AC. (765,784 S.F.)
 110.00 AC. (4,791,578 S.F.)
 76.34 AC. (3,325,602 S.F. - 40%)
 90.86 AC. (3,957,823 S.F. - 54%)
 33.85 AC. (1,474,506 S.F.)
 90.86 AC. (3,957,823 S.F. - 54%)
 68.16 AC. (2,969,091 S.F.)
 35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE
 PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE
 TOTAL NUMBER OF UNITS
 TOTAL SINGLE FAMILY
 TOTAL SINGLE FAMILY (40' x 110')
 TOTAL SINGLE FAMILY (45' x 110')
 TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME
 RARITAN TOWNHOME
 MAGNOLIA TOWNHOME
 TOTAL DENSITY
 TOTAL LAKE/DRAINAGE STORAGE AREA
 TOTAL WATER SURFACE AREA
 TOTAL DRY RETENTION AREA
 HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA
 TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)
 GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS
 TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)
 RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)
 PRIVATE ROADWAY AREA
 INTERNAL WALKWAYS AREA
 FITNESS TRAIL AREA
 LAKE WATER SURFACE AREA
 OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)
 OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)
 INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS

36.23 AC. (1,322,096 S.F.)
 32.77 AC. (1,427,461 S.F.)
 151 D.U. (25%)
 67 D.U. (44%)
 45 D.U. (47%)
 22 D.U. (43%)
 84 D.U. (46%)
 38 D.U. (45%)
 46 D.U. (45%)
 4.88 D.U./AC.
 5.44 AC. (236,966 S.F.)
 2.38 AC. (103,678 S.F.)
 3.06 AC. (133,293 S.F.)
 2.04 AC. (89,424 S.F.)
 16.01 AC. (697,356 S.F.)
 7.25 AC. (315,077 S.F.)
 56 AC. (2,426 S.F.)
 56 AC. (2,426 S.F.)
 56 AC. (2,426 S.F.)
 2.38 AC. (103,678 S.F.)
 6.09 AC. (265,204 S.F.)
 16.01 AC. (697,356 S.F. - 23%)
 14.34 AC. (624,207 S.F.)
 7.25 AC. (315,077 S.F.)
 3.58 AC. (155,965 S.F.)
 56 AC. (2,426 S.F.)
 56 AC. (2,426 S.F.)
 2.38 AC. (103,678 S.F.)
 6.09 AC. (265,204 S.F.)
 16.01 AC. (697,356 S.F. - 23%)

PARKING SPACES REQUIRED
 SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. < 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)
 MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)
 MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)
 (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)
 PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)
 SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)
 MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)
 MULTI-FAMILY GUEST PARKING SPACES PROPOSED
 (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)

319 SP.
 134 SP.
 168 SP.
 17 SP.
 559 SP.
 268 SP.
 24 SP.
 38 SP.
 3.75 AC. (163,350 S.F.)
 4.08 AC. (177,728 S.F.)
 2,375 S.F. U.R.
 9,350 S.F. U.R.
 53 SPACES
 130 SPACES
 2.49 AC. (108,583 S.F.)
 1.26 AC. (54,885 S.F.)
 1.19 AC. (51,836 S.F.)
 1.32 AC. (57,499 S.F.)
 965 S.F.
 3 SP.
 4 SP.
 85 AC. (36,998 S.F.)
 34 AC. (14,810 S.F.)

PHASE 2 - 18- HOLE GOLF COURSE PARCEL - NET ACREAGE
 PHASE 2 - 18- HOLE GOLF COURSE PARCEL - GROSS ACREAGE
 TOTAL NUMBER OF UNITS
 TOTAL SINGLE FAMILY
 TOTAL SINGLE FAMILY (40' x 110')
 TOTAL SINGLE FAMILY (45' x 110')
 TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME
 RARITAN TOWNHOME
 MAGNOLIA TOWNHOME
 TOTAL DENSITY
 LAKE AREA PROPOSED
 HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA
 TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)
 GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS
 TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)
 RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)
 PRIVATE ROADWAY AREA
 INTERNAL WALKWAYS AREA
 FITNESS TRAIL AREA
 LAKE WATER SURFACE AREA

131.91 AC. (5,745,996 S.F.)
 135.15 AC. (5,887,134 S.F.)
 494 D.U. (77%)
 219 D.U. (43%)
 103 D.U. (49%)
 107 D.U. (51%)
 284 D.U. (57%)
 162 D.U. (57%)
 122 D.U. (43%)
 3,744 D.U./AC.
 17.58 AC. (765,784 S.F.)
 56.43 AC. (2,458,090 S.F.)
 73.41 AC. (3,197,740 S.F.)
 58.50 AC. (2,540,359 S.F.)
 24.21 AC. (1,054,507 S.F.)
 12.27 AC. (534,695 S.F.)
 1.54 AC. (66,916 S.F.)
 2.90 AC. (126,296 S.F.)
 17.58 AC. (765,784 S.F.)

OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)
 OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)
 INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS
 PARKING SPACES REQUIRED
 SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. < 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)
 MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)
 MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)
 (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)
 PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)
 SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)
 MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)
 MULTI-FAMILY GUEST PARKING SPACES PROPOSED
 (SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)

26.87 AC. (1,161,919 S.F.)
 73.41 AC. (3,197,740 S.F. - 56%)
 1,045 SP.
 420 SP.
 568 SP.
 57 SP.
 1,885 SP.
 840 SP.
 892 SP.
 153 SP.

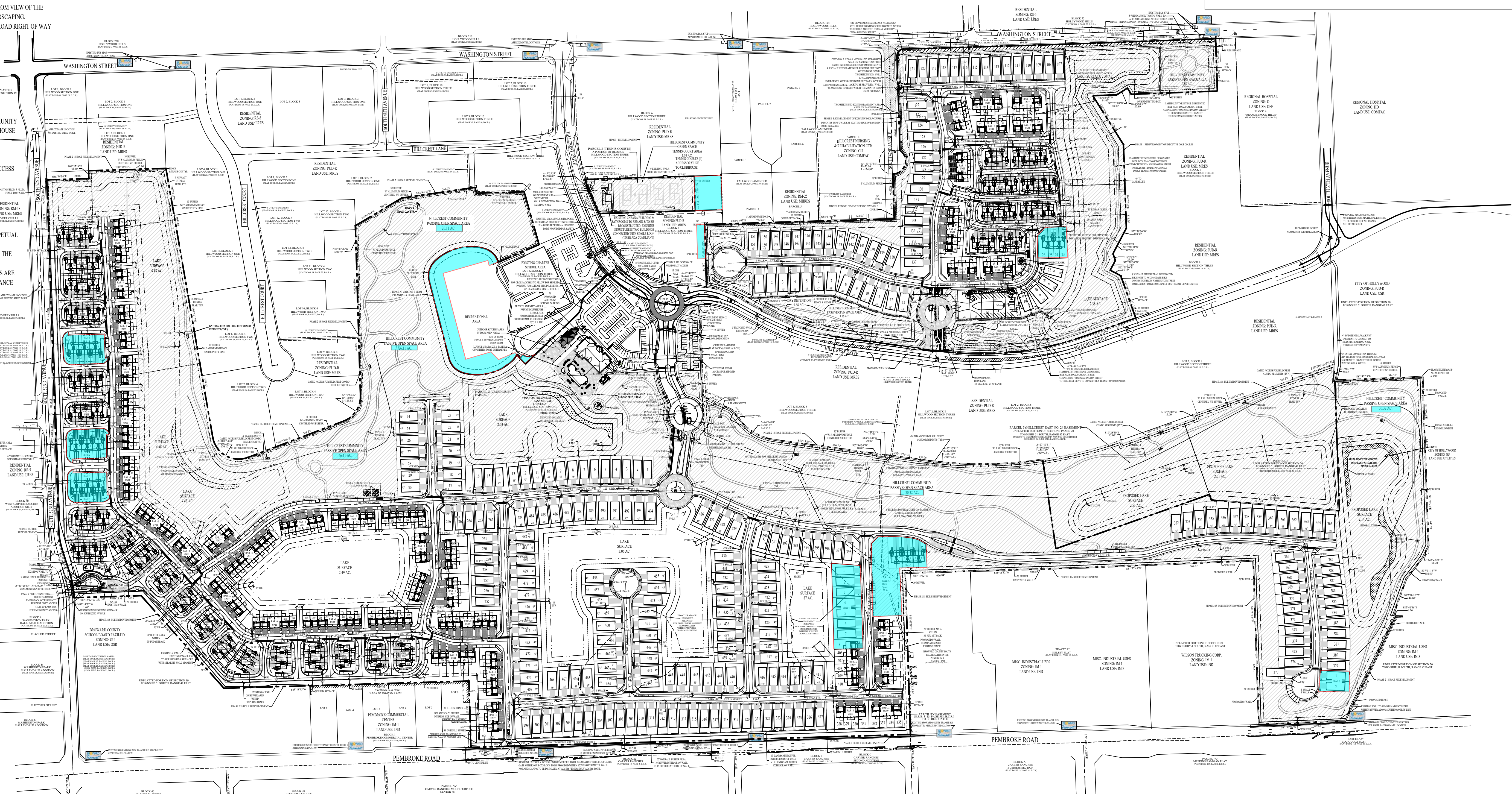
PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- U.E. = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC = ACRES
- CL = CENTER LINE
- EAS = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E. = DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- SW = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- *R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.
- LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS.
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A 5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES.
- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #1746 PAGE 10 OF 14
- HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNER'S ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

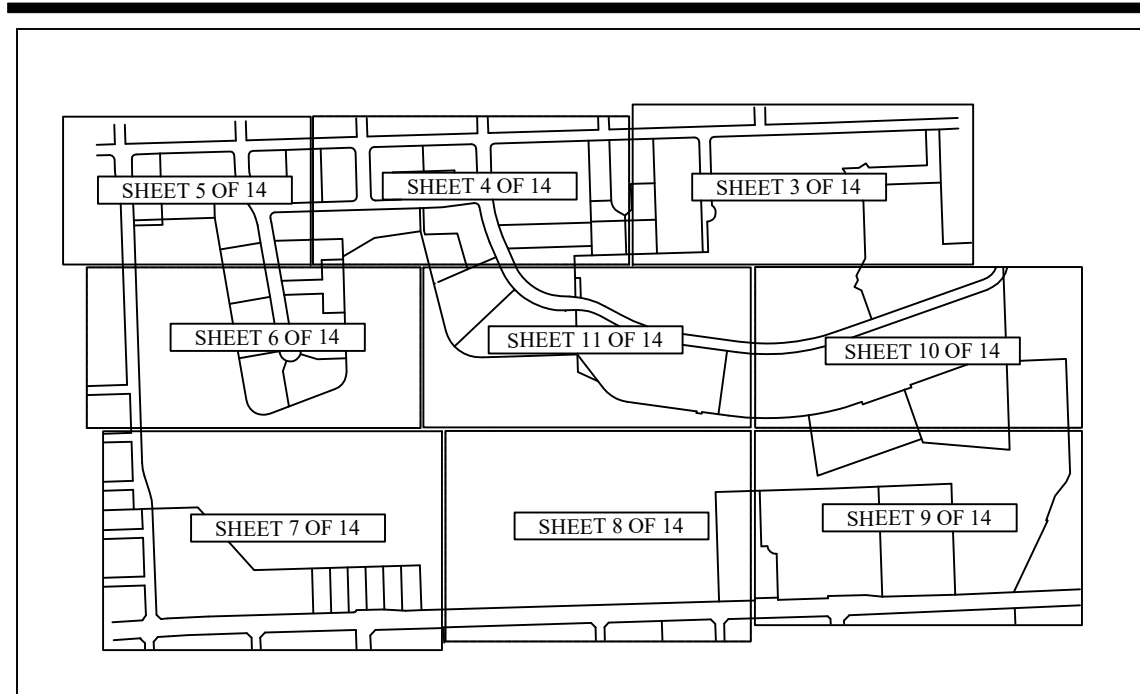
LEGEND

- INDICATES AREA OF HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA
- INDICATES PAVEMENT AREAS
- INDICATES SITE PLAN AMENDMENT REVISIONS, 6.2019 APPLICATION

EXHIBIT 'A'



SHEET KEY



BY REVISIONS DATE
 K.D. TAG-COMMENTS-7.20.15 8.19.15
 K.D. TAG-COMMENTS-9.03.15 10.30.15
 K.D. FINAL-TAG 11.30.15
 K.D. CITY-COMMENTS 03.16.16
 K.D. SITE-PLAN-AMD-REC 08.10.16
 K.D. SITE-PLAN-AMD 04.19.17
 K.D. SPALOT-REV 06.07.19

Design and Entitlement Consultants, LLC.
 1402 Royal Palm Beach Blvd., Suite 102
 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

SITE PLAN KEY SHEET

SCALE: 1"=200'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D.
 DATE: 07.06.15
 FILE: SP.1
 SHEET

SP.1
 1 OF 14 SHEETS

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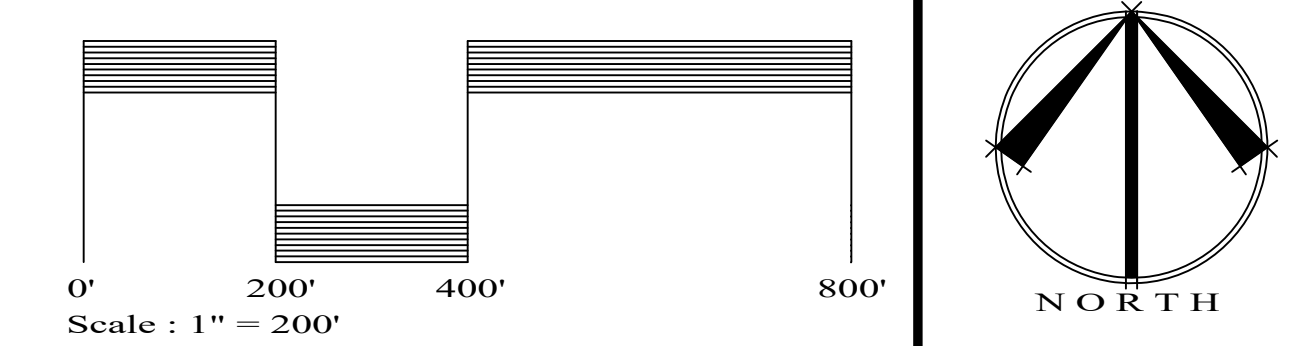


EXHIBIT 'B'

This Instrument Was Prepared
By And Should Be Returned To:

Steven R. Parson, Esquire
SHUTTS & BOWEN LLP
525 Okeechobee Boulevard, Suite 1100
West Palm Beach, Florida 33401

Property Appraisers Parcel
Identification (Folio) Number:
514219-18-4950, 514219-18-4960, and
Portions of 514219-17-1650, 514219-17-1520, & 514219-17-1540

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), dated May 2, 2019 by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose mailing address is 24311 Walden Center Dr. #300, Bonita Springs, FL 34134 (the "**Grantor**"), to **1100 HILLCREST DRIVE, LLC**, a Florida limited liability company, whose mailing address is 1101 Hillcrest Drive, Hollywood, FL 33021 (the "**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situate, lying, and being in Broward County, Florida, and described in **EXHIBIT "A"** attached to this Deed (the "**Property**").

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made SUBJECT TO:

1. Ad valorem real property taxes for the year 2019 and subsequent years.
2. All matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, and easements.
3. Applicable zoning and other land use laws, ordinances, regulations, and restrictions.


And Grantor covenants with Grantee that, except as above noted, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

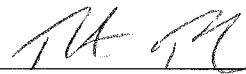
IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first above written.

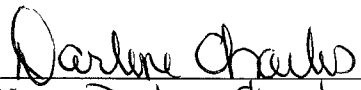
WITNESSES:

GRANTOR:

PULTE HOME COMPANY, LLC, a Michigan limited liability company


Name: Debra Flynn

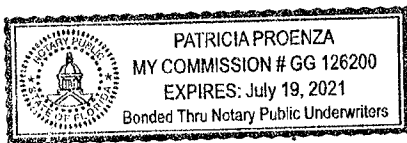
By: 
Brent Baker, Division President

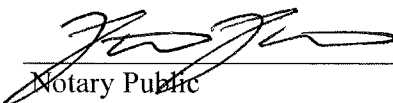

Name: Darlene Charles

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2nd day of May, 2019 by Brent Baker, as Division President of **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, on its behalf, who is personally known to me or who produced _____ as identification.

[Official Notarial Seal]




Notary Public

Patricia Proenza
(Print or type name)
Commission No.: GG 126200
My Commission Expires: 7/19/21

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

Parcel A, HILLCREST COUNTRY CLUB SOUTH, according to the Plat thereof, as recorded in Plat Book 183, Page 125, of the Public Records of Broward County, Florida.

PARCEL 2:

Parcel B, HILLCREST COUNTRY CLUB SOUTH, according to the Plat thereof, as recorded in Plat Book 183, page 125, of the Public Records of Broward County, Florida.

PARCEL 3:

PARCEL A-1: (TENNIS COURTS):

A PORTION OF BLOCK 6, 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 6; THENCE, ALONG THE EAST LINE OF SAID BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 460.33 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE OF BLOCK 6, SOUTH 00°38'31" EAST, A DISTANCE OF 131.67 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°17'07" WEST, A DISTANCE OF 103.00 FEET TO A POINT ON A LINE 103.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF BLOCK 6; THENCE, ALONG SAID PARALLEL LINE, NORTH 01°38'31" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 88°17'07" EAST, A DISTANCE OF 103.00 FEET TO THE POINT OF BEGINNING;

PARCEL 4:

PARCEL A-2:

A PORTION OF TRACT OS-1 AND A PORTION OF TRACT OS-3, HILLCREST COUNTRY CLUB NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE NORTH LINE OF SAID TRACT OS-1 AND SAID PLAT OF HILLCREST COUNTRY CLUB NORTH, NORTH 88°17'07" EAST, A DISTANCE OF 29.91 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°43'26" EAST, A DISTANCE OF 124.74 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE WEST LINE OF SAID TRACT OS-1, SOUTH 88°16'34" WEST, A DISTANCE OF 29.91 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 01°43'26" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

This Instrument Was Prepared
By And Should Be Returned To:

Steven R. Parson, Esquire
SHUTTS & BOWEN LLP
525 Okeechobee Boulevard, Suite 1100
West Palm Beach, Florida 33401

Property Appraisers Parcel
Identification (Folio) Number:
514219-27-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated April 29, 2019 by **1100 HILLCREST DRIVE, LLC**, a Florida limited liability company, whose mailing address is 1101 Hillcrest Drive, Hollywood, FL 33021 (the "Grantor"), to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose mailing address is 24311 Walden Center Dr. #300, Bonita Springs, FL 34134 (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situate, lying, and being in Broward County, Florida, and described in **EXHIBIT "A"** attached to this Deed (the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made SUBJECT TO:

1. Ad valorem real property taxes for the year 2019 and subsequent years.
2. All matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, and easements.
3. Applicable zoning and other land use laws, ordinances, regulations, and restrictions.

And Grantor covenants with Grantee that, except as above noted, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first above written.

WITNESSES:

GRANTOR:

[Signature]
Name: Melina Sueño-Olivera

1100 HILLCREST DRIVE, LLC, a Florida limited liability company

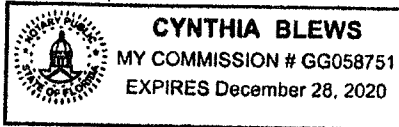
[Signature]
Name: Daniel E. Delany, Jr.

By: [Signature]
Name: Herbert A. Tobin
Title: Manager

STATE OF FLORIDA)
) ss.:
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 29 day of April, 2019 by Herbert A. Tobin, as Manager of **1100 HILLCREST DRIVE, LLC**, a Florida limited liability company, on its behalf, who is personally known to me or who produced personally known as identification.

[Official Notarial Seal]



[Signature]
Notary Public

Cynthia Blews
(Print or type name)
Commission No.: GG058751
My Commission Expires: 12/28/2020

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 5, HILLWOOD SECTION THREE, according to the Plat thereof as filed in Plat Book 69, Page 10, of the Public Records of Broward County, Florida.

LESS the following parcel:

Beginning at the Southwest corner of said Lot 2, Block 5; thence N 66°46'51" E along the South line of said Lot 2, Block 5, a distance of 38.68 feet; thence Northwesterly along the arc of a curve concave to the West whose radius point bears S 68°17'32" W, having a radius of 87.36 feet, a central angle of 48°53'53", an arc distance of 74.55 feet to a point of intersection with the West line of said Lot 2, Block 5; thence S 14°15'09" E along said West line, a distance of 67.34 feet to the point of beginning.

Said lands situate in the City of Hollywood, Broward County, Florida.