



THE PRESERVE

at Emerald Hills

Planning & Zoning Department City of Hollywood 2600 Hollywood Blvd. Hollywood, FL 33020

4/9/2015

Please find the application attached in which we are requesting the following revisions to the approved PD Master Development Plan (Approved, Jan. 15th, 2014, PO-2013-23; Enactment #0-2014-001).

- 1. A reduction in the number of required off street parking spaces as required per Article 7.2. The current mathematical formula as currently written in Article 7.2 adversely affects 5 of the 6 single family home offerings (including sold units) based on the overall square footage of the homes. We are requesting that all homes within the community be allowed 4 full parking spaces per home. This is similar to the Harbor Islands community in East Hollywood on which The Preserve at Emerald Hills is based and modelled after. Please note that based upon approved existing setbacks, Preserve driveway lengths are longer at 31'+- per lot from the driveway to the back of the valley gutter curb.
- 2. A modification to the maximum driveway width based upon the actual garage door size and layout of each model type home. "Table A" has been added to the Master Development Plan which shows the typical driveway width of each specific model type. The intent is for the paver driveway to extend approximately 1' beyond each side of the garage door opening in order to provide residents with a little bit of extra room between cars and allow for less grass swale damage at the driveway corners due to the turning radius of cars. Renderings and first floor plans are attached for reference.
- 3. The site data table has been revised to reflect the footprint sizing of the actual model types (including sold homes), guard house, and club house facility in accordance with approved engineering calculations.

There are no other changes to the Master Development Plan. The Setbacks, Heights, Prohibited Uses, and the Overall Community Layout have not changed. The overall home count and configuration has not changed and is still 117 Total Units; 77 Single Family Homes, and 40 Coach Homes.

Please do not hesitate to contact me should you have any questions. Thank you.

Sincerely

Paul Herman

Development Manager MG|3 Developer Group

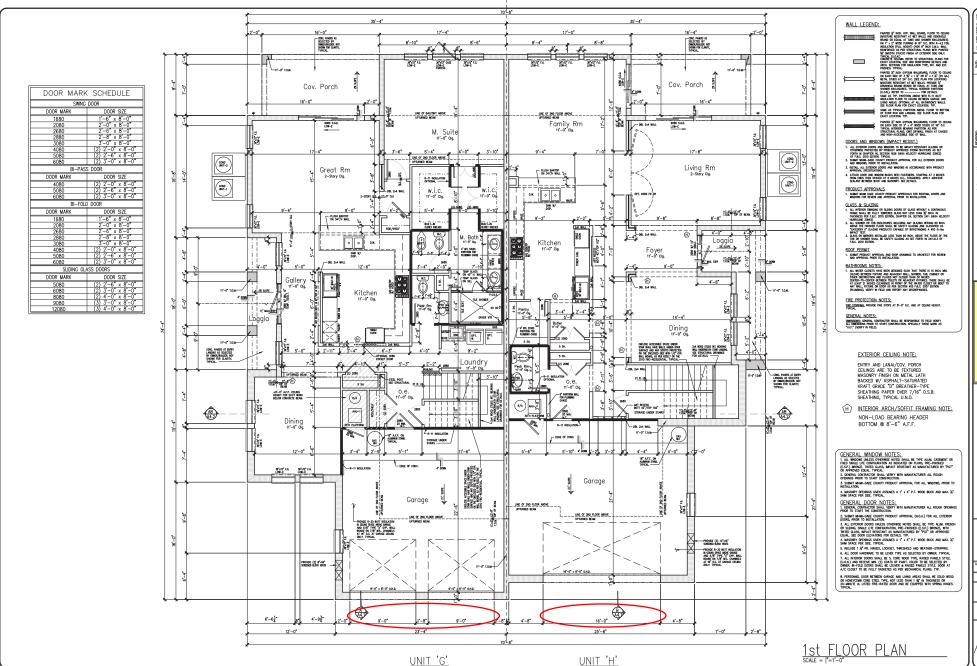


THE PRESERVE

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Home Renderings & 1st Floor Architectural Plans with Driveway Widths





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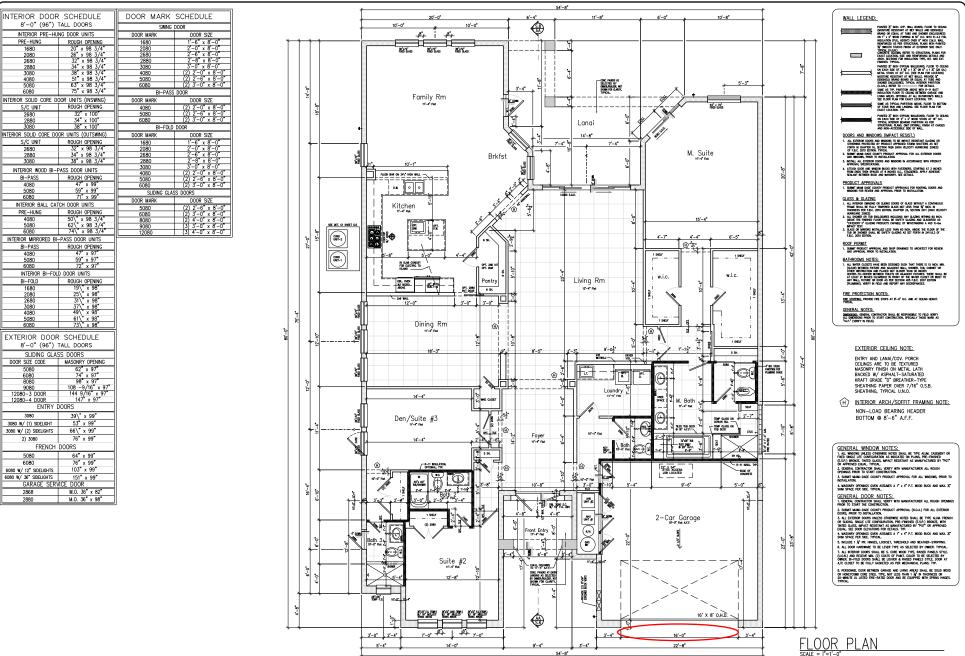
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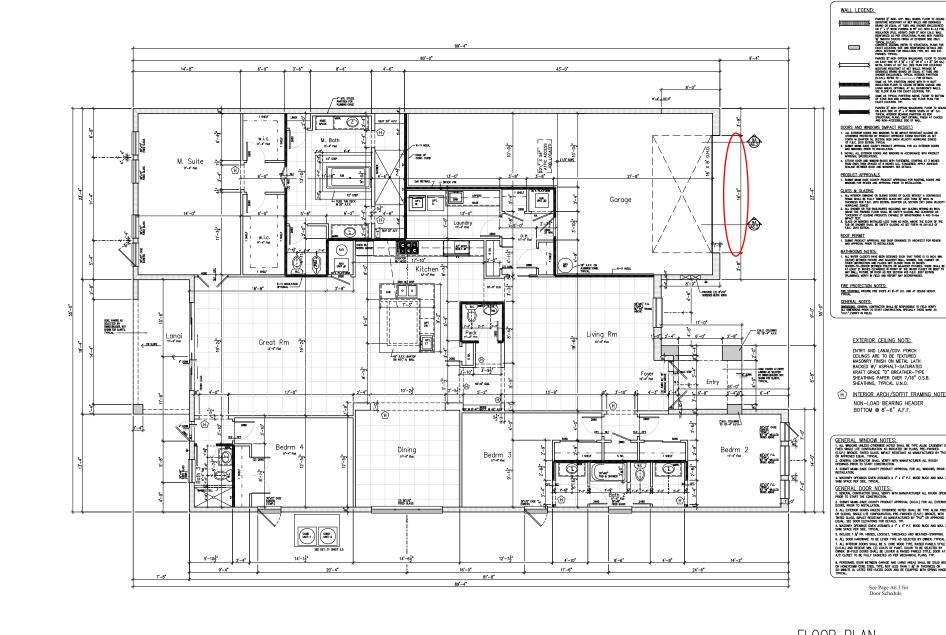
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FLOOR PLAN

The Preserve at Emerald F.
by Bookman'fels
An MGI) Developer Group Community
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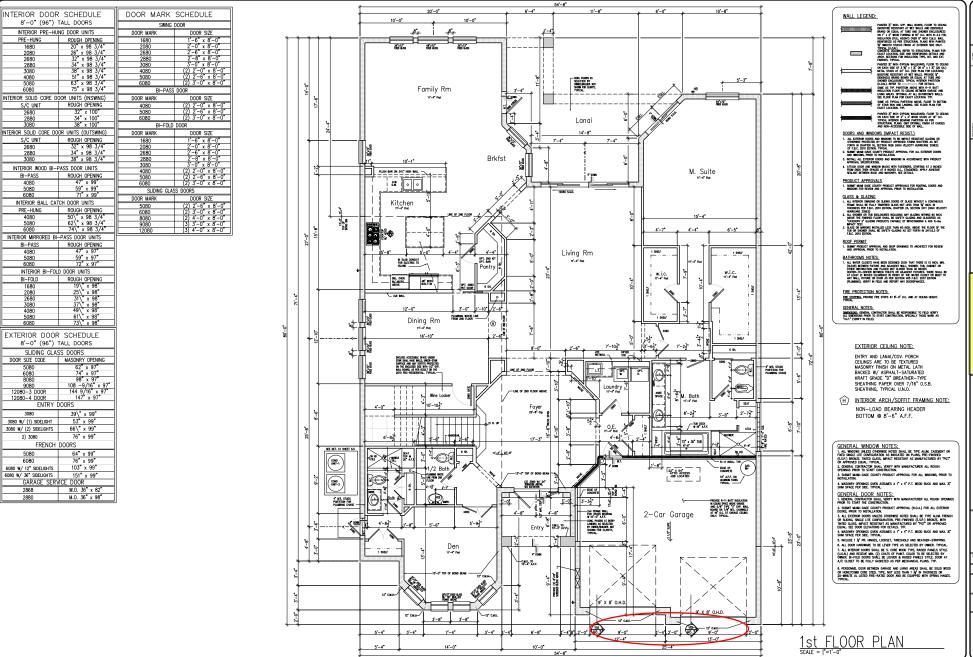
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The Preserve at Emerald F. by Browland Freshoper Group Community

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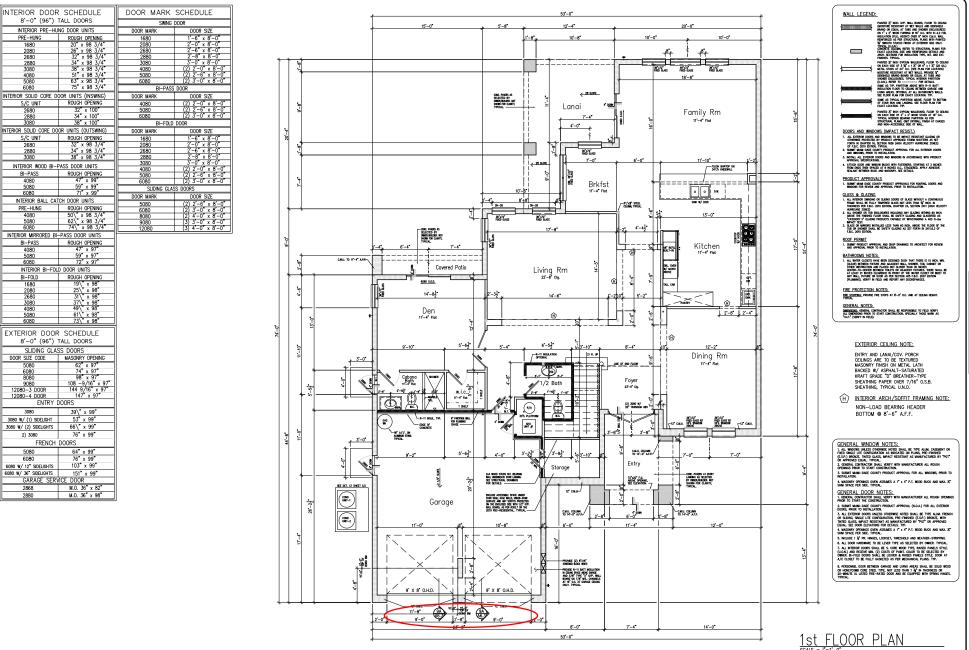
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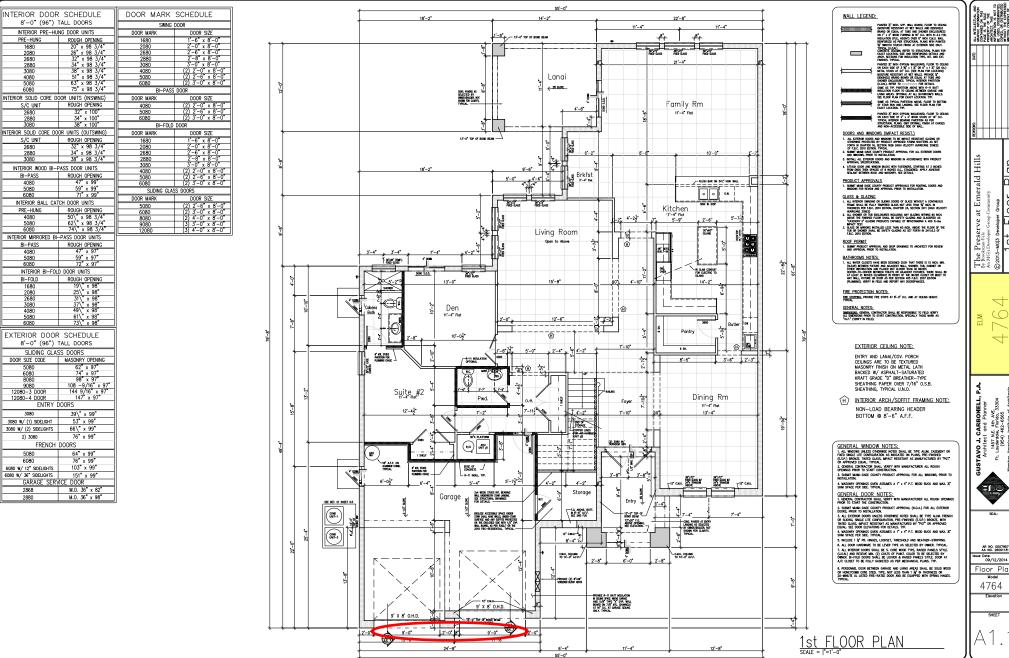
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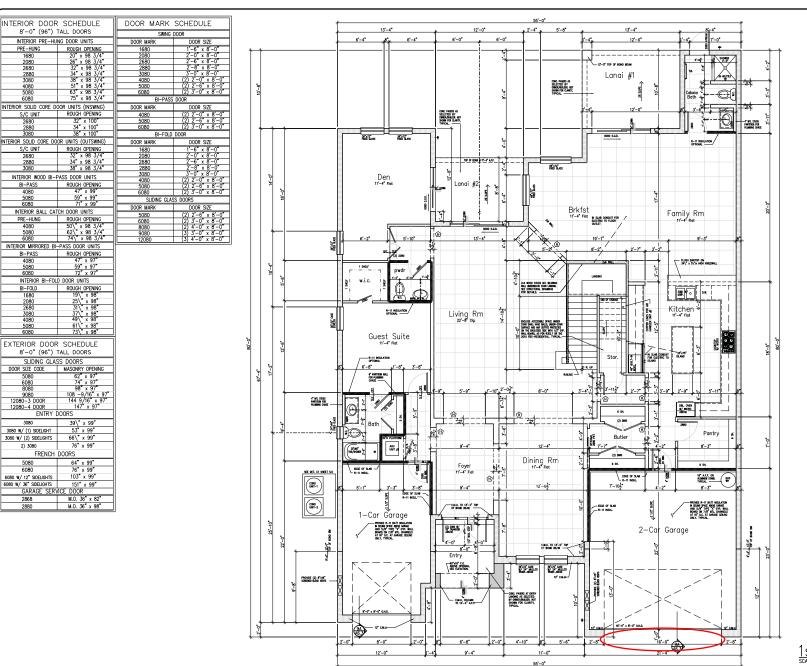
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1st FLOOR PLAN

Hills The Preserve at Emerald F.
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