

**ATTACHMENT II**  
Applicant's Update for Second Reading



Planning, Site and Master Planning,  
2135 Bellcrest Court

Landscape Architecture,  
Royal Palm Beach, Fl. 33411

Due Diligence, Project Management  
561-707-3410

**Condition Compliance Report**  
**Proposed Hillcrest Country Club**  
**Property Redevelopment Final Site Plan Application**  
**January 25, 2016**

Land Use Plan Amendment Conditions of Approval:

1. Work with applicable City Staff to address public infrastructure upgrades needed to ensure adequate water, drainage and sewer facilities are available at time of development.
  - a. **Response:** The project engineer will submit for final Construction Plan approval review to the City of Hollywood Public Works Department. Details of the utility and public infrastructure upgrades will be provided on the detail Construction Plans.
2. Work with City Staff to ensure adequate Park amenities and refine details of its ownership, operation and maintenance.
  - a. **Response:** Applicant has provided Park Impact Fee application to the City of Parks and Recreation Department. The Passive Open Space area proposed within the Hillcrest Redevelopment will be the perpetual maintenance obligation of the new homeowners association formed for the new residential community. A note has been added to the site plan, within the Project Notes Section. Existing Hillcrest residents will not bear any expense to maintain the Passive Open Space area. The proposed Passive Open Space area will have approximately 3.5 miles of fitness trails, benches, gazebo and lake areas.
3. Work with City Staff prior to Second Reading of the City Commission to determine traffic improvements including:
  - a. Public improvements will need to be identified as per the City's/Consultant's transportation review that includes vehicular traffic, pedestrian, bicycle and mobility components. Such improvements may include:
    - i. Community transit, pedestrians and bike network connectivity improvements (i.e. sharrows, bus shelters, pedestrian/bike shared use paths through park)
      1. **Response:** A Pedestrian / Multimodal Connection Plan was submitted as part of the Site Plan approval package. This plan indicates how proposed internal walkways will connect to existing external walks. In addition, the plan indicates proposed shared bike path connections to the existing surrounding bus shelters. Bike racks at key locations along the walkways are indicated adjacent to bus shelters and other locations. Finally, proposed new bus shelter easement areas are indicated on Hillcrest Drive and on Pembroke Road.

- ii. Intersection improvements at 37th Avenue and Hillcrest Drive, Washington Street and 52nd Street and Hillcrest Drive and Park Road
  - 1. **Response:** The applicant is proposing to improve the existing intersection at South 37<sup>th</sup> Avenue and Hillcrest Drive. Additional bike connections and proposed community identification, along with landscaping, is also proposed at this intersection. A roundabout is proposed at the intersection of Washington Street and South 52<sup>nd</sup> Avenue in order to improve traffic circulation. Street tree planting improvements are proposed on Hillcrest Drive to the Park Road intersection.
- iii. New roundabout improvements on Hillcrest Drive
  - 1. **Response:** A single land roundabout is proposed on Hillcrest Drive, just north of the 18-Hole Golf Course Redevelopment parcel. This roundabout will improve traffic circulation, will provide for community identification within the roundabout and additional landscaping and lighting as a focal point.
- iv. New Hillcrest Drive pedestrian crossings and enhancements
  - 1. **Response:** New pedestrian crosswalks are proposed in three key locations on Hillcrest Drive in order to provide safe access from the condominium buildings on the south side of Hillcrest. Push button pedestrian caution flashers, as well as pedestrian safety lighting is also proposed at these three key locations. Finally, a push button pedestrian caution flasher is also proposed at the existing cross walk in front of the Charter School. Please reference Site Plans for locations.
- v. Right turn and left turn lanes improvements at neighborhood access points
  - 1. **Response:** A westbound right turn lane has been added in order to access into the Executive Golf Course parcel off of Hillcrest Drive. In addition, an eastbound left turn lane has also been added in order to provide access into the Executive Golf Course Parcel. Additional right of way dedication is required for both improvements from the Executive Golf Course parcel.
- vi. Pedestrian level lighting improvements
  - 1. **Response:** Push button pedestrian caution flashers, as well as pedestrian safety lighting is proposed at three key locations on Hillcrest Drive. A push button pedestrian caution flasher is also proposed at the existing cross walk in front of the Charter School. Please reference site plans for locations.
- vii. Tree and landscaping improvements
  - 1. **Response:** The applicant is proposing to plant street trees along both sides of Hillcrest Drive from Washington Street to Park Road. In addition, the applicant is also proposing supplemental street trees along the east side of the South 52<sup>nd</sup> Avenue right of way.

viii. Additional rights-of-way provisions to meet Broward County Traffic ways and public improvement needs

1. **Response:** Applicant will address and abide by conditions of approval from Board County Traffic ways and public improvement needs, upon issuance.

b. Final evaluation for site and emergency access points, internal site circulation, stacking and road cross-section details (travel lanes, sidewalks, parking, swales, landscaping and utilities infrastructures) will be required.

i. **Response:** Noted. As part of Site Plan approval process, applicant has provided an additional access point that will serve as an emergency access and resident exit only access located at the northwest corner of the Executive Golf Course parcel. An additional access point was provided onto South 52<sup>nd</sup> Avenue into the 18 – Hole Golf Course parcel. This access will serve residents and visitors. Adequate stacking has been provided. Finally, an additional access point that will serve as an emergency access and resident exit only access is proposed onto Pembroke Road from the 18 – Hole Golf Course parcel. All accesses will have emergency Knox boxes and emergency access signage, as required by City of Hollywood Fire Department. Please see site plan for details.

City Public Works Site Plan Conditions of Approval:

1. LUPA and plat approval required; include any additional public improvement that may be determined to be required.
  - a. **Response:** Noted. LUPA application has been transmitted to Broward County and is under review. Final 'lot block' plat has been submitted to City of Hollywood Public Works Department for review by Subdivision Review Committee on January 6, 2016.
2. Provide school cross access easement and shared parking agreement prior to the issuance of a building permit.
  - a. **Response:** Applicant has provided cross access into Recreational Amenity from the Charter school in order to address Charter School Resolution 0-2013-11. The condition in the resolution provides for shared parking of 45 spaces to be provided for school special events. Applicant will continue to negotiate cross access and shared parking agreement with Charter School prior to the issuance of a building permit.
3. Provide an updated Traffic Operation Plan in consideration of all the modifications for the area (traffic circle, cross access, etc.) minimum one week prior to Planning Board Meeting
  - a. **Response:** Applicant will submit Schematic Traffic Operation Plan to City Public Works Department a minimum one week prior to Planning Board meeting. The Schematic Plan, to be provided to the City, provides an option for further negotiations with the adjacent property owner. Negotiations are still ongoing between applicant and adjacent property owner.
4. Final design of all public improvement including any additional requirements required by Plat or LUPA shall be acquired and addressed at the time of building permit submittal.
  - a. **Response:** Noted. Applicant will address any additional public improvements as part of Construction Plan approval.
5. Finalize traffic impact study/traffic report as part of the Plat an LUPA process.
  - a. **Response:** Applicant's traffic consultant will finalize and submit updated traffic study in order to address any additional comments received as part of the Plat and LUPA process.
6. Obtain right of way license and maintenance agreement for neighborhood signage and right of way enhancements prior to issuance of building permit.
  - a. **Response:** Applicant will enter into agreement with City of Hollywood in order to address perpetual maintenance obligations of landscape and lighting improvements proposed within roundabout on Hillcrest Drive, as well as intersection improvements at South 37<sup>th</sup> Avenue and Hillcrest Drive.
7. Provide cross access easement for access to development's access and Hillcrest Drive roundabout for Building 21 prior to issuance of permit.
  - a. **Response:** Applicant's surveyor will provide a cross access easement for the cross access to the existing parking lot servicing Building #21 prior to issuance of permit.

8. Provide restriction in HOA documents to prohibit garage conversion.
  - a. **Response:** Applicant will provide a draft of the HOA documents, prior to recordation, indicating language restricting conversion of garage to additional bedroom.
9. Full road width restoration required on all streets impacted within right of way required. Provide restoration plan at time of building permit submittal.
  - a. **Response:** Road restoration has been hatched and noted on the Site Plan in required connection locations. Detailed restoration plans will be submitted as part of the Construction Plan review process.
10. Approved signage and pavement marking plan required from Broward County Traffic Engineering prior to building permit issuance.
  - a. **Response:** Signage and pavement marking plans will be submitted to City of Hollywood Public Works and Broward County Traffic Engineering, as part of Construction Plan approval.
11. All outside agency permits must be obtained prior to issuance of building permit, including but not limited to FDOT and Broward County.
  - a. **Response:** Noted. Applicant will apply for all required necessary permits with all relevant agencies in order to construct redevelopment plan.
12. Abandon or relocate all easements as required to implement plan prior to issuance of a building permit.
  - a. **Response:** All easements that are either required to be abandoned or relocated have been noted on the Site Plan. In addition, the Construction Plans will also note all abandoned easements and new proposed relocated easements. The Final Plat, which is currently under review by City staff, will also indicate the proposed easements.
13. Condition to provide modified access with Tobin properties at Hillcrest roundabout prior to issuance of permit.
  - a. **Response:** A note is indicated on the Site Plan which indicates “Possible Relocation of Parking Lot Access.” Applicant will continue to work with City and property owner to address, however, applicant does not control property. Should agreement be finalized and negotiated applicant will construct driveway improvements.
14. Park impact fees need to be satisfied prior to issuance of building permit.
  - a. **Response:** Applicant has provided impact fee application to the City Parks Department. Applicant will continue to work with City Parks Department in order to address impact fee requirements, in accordance to City of Hollywood code section Article 6.7.G.

On behalf of Hillcrest IG, LLC. and Pulte Home, Design and Entitlement Consultants, LLC. respectfully requests approval of this Land Use Plan Amendment and Final Site Plan Application to redevelop the Hillcrest Country Club property.

Sincerely,



Kenneth DeLaTorre  
Design and Entitlement Consultants, LLC.

CC: Andrew Maxey, Pulte Group  
Greg Pettibon, Pulte Group  
Tony Palumbo, Pulte Group  
Michael Myers, Hillcrest IG, LLC.  
Eric Metz, Hillcrest IG, LLC.  
William Riley, Gray Robinson

## ROUGH DRAFT FOR SFWMD PERMITTING PURPOSES ONLY

reasonable attorney's fees of the Architectural Reviewer or the Association. The Architectural Reviewer shall be specifically empowered to grant variances from the covenants, conditions and restrictions as contained herein and as are deemed reasonable, required or necessary to meet the needs of the particular building site. The granting of a variance shall not prevent the Architectural Reviewer from denying a variance in other circumstances.

(E) To adopt a schedule of reasonable fees and security deposits for processing requests for approval or proposed improvements. Such fees and security deposit(s), if any, shall be payable to the Association by check or money order at the time that plans and specifications are submitted to the Architectural Reviewer and subsequently if the Architectural Reviewer requires. In the event such fees and security deposit(s), as well as any other costs or expenses of the Architectural Reviewer pursuant to any other provisions of this Article are not paid by the Owner and the contractor who will perform the work, such fees, security deposit(s), costs and expenses shall become a lien on the Owner's Parcel. The Architectural Reviewer may, as a condition to issuing approval, require the Owner to pay the Association a security deposit in the amount of up to Five Thousand Dollars (\$5,000.00) and require the contractor who will perform the work to pay the Association an additional security deposit in an amount determined by the Architectural Reviewer. The security deposit(s) shall cover damage to the Common Area caused by or related to any work performed or ordered to be performed by the Owner, costs, attorney's and professional fees the Association incurs as a result of violations of the Governing Documents or defective work. Upon satisfactory completion of the work in accordance with the approved plans and specifications, the Association shall return the security deposit(s) to the Owner and the contractor, as applicable, less any damage to the Common Area and costs, attorneys' and professional fees the Association has incurred. In the event the amount of damage, costs, attorneys' and professional fees exceeds the sum of Five Thousand Dollars (\$5,000.00) plus any additional security deposits the Association requires the contractor to pay, the Association may collect such amount in the same manner as unpaid Assessments.

(F) To monitor construction to verify compliance with the provisions hereof and any approvals and conditions of the Architectural Reviewer.

5.4 Architectural Control by Developer. Prior to the Turnover Date, the Developer shall act as the Architectural Reviewer. The Developer may process applications from Owners seeking approval for any alterations or additions to a Parcel, or in any manner to change the exterior appearance of any portion of a Unit, in accordance with its sole discretion and procedures and its building plans, specifications, plan of development and aesthetic requirements. In the event that an Owner makes improvements, additions or modifications without the Developer's prior approval, the Developer may enforce the terms of the Governing Documents in the same manner as granted to the Association, or may delegate enforcement of the Governing Documents to the Association.

5.5 Garages. No garages shall be converted to residential use or use other than as originally designed with the exception of conversion of garages by the Developer and Builders for use as sales offices and other purposes. Garages shall not be used as a "woodshop" or other uses that generate unusual amounts of noise and dust unless the garage door is kept closed, provided that in no case shall such use create a nuisance.

5.6 Encroachments Into Lake Maintenance Easements Prohibited. Owners may not install any landscaping, improvement or structure of any kind, including, without limitation, a pool, wall, fence or screen, which encroaches into or alters the slope of any lake maintenance easement.