

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: May 23, 2017

Location Address: 4600 Hillcrest Drive

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

Folio Number(s): 514219060010 (Rec Parcel)

Zoning Classification: PUD Land Use Classification: Irregular Res.

Existing Property Use: Res. (under const.) Sq Ft/Number of Units: 645

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): Ord. 2016-09, 2016-10, Reso. 2016-139

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

Explanation of Request: Revision of conditions of approval within Ordinance 2016-10.

Number of units/rooms: 645 d.u. Sq Ft: _____

Value of Improvement: \$9.6 m. Estimated Date of Completion: 3rd Quarter 2020

Will Project be Phased? (x) Yes () No If Phased, Estimated Completion of Each Phase
Phase 1 - Quarter 1 2018
Phase 2 - Quarter 3 2020

Name of Current Property Owner: Pulte Home Corporation

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

Telephone: 561-625-6905 Fax: _____ Email Address: andrew.maxey@pultegroup.com

Name of Consultant/Representative/Tenant (circle one): Design & Entitlement Consultants / Ken DeLaTorre

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

Fax: _____ Email Address: ken@designandentitlement.com

Date of Purchase: 6/15/2016 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

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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: 5/23/17

PRINT NAME: P. GONZALEZ Date: 5/23/17

Signature of Consultant/Representative: [Signature] Date: 5.23.17

PRINT NAME: Kenneth DeLaTorre, Design and Entitlement Consultants LLC. Date: 5.23.17

Signature of Tenant: _____ Date: _____

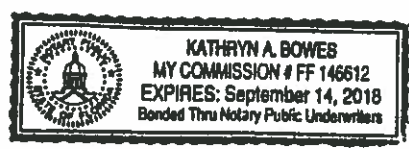
PRINT NAME: _____ Date: _____

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 AMENDING AN ORDINANCE to my property, which is hereby made by me or I am hereby authorizing KEN DELATORRE to be my legal representative before the CITY COMMISSION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 23 day of May, 2017

Kathryn A. Bowes
Notary Public



[Signature]
Signature of Current Owner

PATRICK GONZALEZ, VP OF LAND DEVELOPMENT
Print Name

State of Florida
My Commission Expires: 9-14-18 (Check One) Personally known to me; OR Produced Identification _____

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 60th 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
 - b) Provide a right-of-way license and maintenance agreement for neighborhood signage and right-of-way enhancements; and

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

- 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~~ residential home building permit shall be issued, 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 residential home Building Permit's, the following items shall be submitted to the City:
 - a) Park Impact Fee shall be satisfied and paid at time of issuance of each residential building permit; and
 - 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

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

- d) Final ~~design~~ construction of all public improvements including any additional requirements required by the Plats, per Phasing Schedule indicated in Ordinance 2016-139, Exhibit 'C' 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. Power for lift station W-17 to be provided prior to issuance of a certificate of occupancy for residential home within Phase 2. A new easement acceptable to FPL will need to be provided for new electrical service. New easements can be provided by plat and or separate instrument. 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. New easements can be provided by plat and or separate instrument.
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.