

DEPARTMENT OF DEVELOPMENT SERVICES



PRE-APPLICATION CONCEPTUAL OVERVIEW



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

Scheduled appointment with a planner required for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

~~Pre-application Conference~~

~~Dates:~~

- ~~NOVEMBER 9, 2015~~
- ~~DECEMBER 14, 2015~~
- ~~JANUARY 11, 2016~~
- ~~FEBRUARY 8, 2016~~
- ~~MARCH 14, 2016~~
- ~~APRIL 11, 2016~~
- ~~MAY 9, 2016~~
- ~~JUNE 13, 2016~~
- ~~JULY 11, 2016~~
- ~~AUGUST—RECESS~~
- ~~SEPTEMBER 12, 2016~~
- ~~OCTOBER 10, 2016~~
- ~~NOVEMBER 14, 2016~~
- ~~DECEMBER 12, 2016~~

~~Dates are subject to change~~

Provide one complete 11"X17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"X17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: Parkview at Hillcrest - Phase 2 Replat

Proposed Project Address: 4600 Hillcrest Drive Hollywood, FL 33021

Folio Number(s): 514219171640, 514219000080, 514219000040, 514219000060, 514219000050, 514220000100, 514220000120

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____

Land Use Designation: Irregular Residential Dashed Line Zoning District: P.U.D. - R

Gross Lot Area: 136.19 Ac. Net Lot area: 132.95 Ac.

Existing Use of Property: Vacant. Future residential community.

Existing Number of Units: Approved for 494 d.u. Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 6,736,590 Building(s): \$ _____

Proposed Use: Approved residential community

Total Number of Residential Units: 494 d.u. Average Size of Units: +/- 2,200 s.f.

Estimated Average Sale Price/Rent per Unit: \$ 450,000 Sale Rent

Total Number of Hotel Rooms: _____ Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: _____ Area of Restaurant Use: _____

Area of Office Use: _____ Area of Industrial Use: _____

Estimated Average Rent per Square Foot: \$ _____

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): Quarter 3 2023

Estimated Value of Improvement: \$ 35,000,000 Estimated Value at Completion: \$ 257,000,000

Permitted Building Height: 35' Max Proposed Building Height: Same

Required Setbacks: Front: SF = 25', TH = 20' Proposed Setbacks: Front: Same
Sides: SF = 5', TH = 10' Min. Sides: Same
Rear: SF = 15', TH = 10' Min. / 20' Min. Rear loaded Rear: Same

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Name of Developer/Property Owner: Pulte Home Corporation

Address of Developer/Property Owner: 4400 PGA Blvd, Suite 700 Palm Beach Gardens, FL 33410

Telephone: 561-602-3253 Fax: _____ Email Address: matthew.nelson@pultegroup.com

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

Telephone: 561-707-3410 Email Address: ken@designandentitlement.com

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PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

Application request is for the Phase 2 / South portion of the Parkview at Hillcrest residential community. Current approval is for 494 residential dwelling units mixed between single family and single family attached/townhomes. Current approval is for 208 total single family homes - broken down into 104 - 40' x 110' single family lots, 104 - 45' x 110' single family lots. Current approval is for 286 single family attached/townhomes - broken down into 18 - Trailwood rear-loaded townhomes, 170 - Mandalay townhomes, and 98 - Magnolia rear-loaded townhomes.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

Applicant is proposing a replat of current platted lots within the Phase 2 portion of the Parkview at Hillcrest residential community. Request does not propose to increase the total number of units from the approved 494 residential homes. Applicant is proposing a revision to the composition of the approved 494 residential homes, which will include the inclusion of a larger single family lot as well as a new single family attached / townhome. Proposed single family lot revision is 222 total single family homes - broken down into 78 - 40 x 110 single family lots, 91 - 45' x 110' single family lots and 53 - 50' x 110' single family lots. Proposed single family attached/townhome lot revision is 272 total single family attached / townhomes - broken down into 60 - Mandalay townhomes, 24 - Magnolia rear-loaded townhomes and 188' - 18'/20' townhomes.

Provide any additional information about the proposed project. Use additional sheets if necessary.

See attached project narrative / Justification Statement.