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**Project Narrative**  
**Proposed Hillcrest Country Club**  
**Property Redevelopment Final Site Plan Application**  
**July 6, 2015**  
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**Introduction and proposed application**

This Final Site Plan Application is proposing the redevelopment of the Hillcrest Country Club property in the City of Hollywood and is being submitted on behalf of the Hillcrest IG, LLC and Pulte Group, collectively the purchasers of the property. The Hillcrest Country Club is located north of Pembroke Road and is just south of Washington Street. The Country Club is comprised of a 33.04 – acre inactive executive golf course on the north side of Hillcrest Drive, just south of Washington Street, a +/- 1.50 acre parcel located on the east side of Hillcrest Drive, just west of the Executive Golf Course and the 137.28 acre 18-hole golf course and existing clubhouse area. The redevelopment plan proposes to demolish the existing uses and construct a residential development of single family residential lots and fee simple townhome units. A total of 645 dwelling units are proposed, which is within the allowable density of the existing Hillcrest PUD-R zoning designation. Finally, also part of the redevelopment plan, is the proposed redevelopment of a portion of both golf courses to the Hillcrest Community Passive Open Space Area. Approximately sixty (60) acres of the previous golf course property will be developed to be a Community Passive Open Space Area that will be utilized by the surrounding existing Hillcrest Condominium community, as well as the new proposed residential development. The Hillcrest Community Passive Open Space Area will incorporate an 8' wide fitness trail that will circulate and connect the entire Passive Open Space area. This fitness trail is approximately 3.5 miles long and will connect other passive recreational opportunities such as gazebos. Connections to the surrounding existing surrounding Hillcrest Condominium community will be provided at several key locations. Secure access from the surrounding Hillcrest Condominium community is discussed in detail, within this narrative. This proposed Hillcrest Community Passive Open Space will also serve as natural buffer from the existing Condo community to the new proposed residential development. In many cases and locations, the Hillcrest Community Passive Open Space preserves the existing views into open space areas that the existing surrounding Hillcrest Condominium community enjoys today. This Passive Open Space Area is part of the private agreement that the contract purchasers have with the existing Hillcrest Condominium community to support this proposed redevelopment. A brief summary of the private agreement with the Hillcrest Condominium community and the project history is provided in the document provided by Gray Robinson's office, within this submittal package. As part of this Final Site Plan application, the applicant is also requesting minor code deviations from certain property development regulations within the Hollywood Land Development Code. Per Article 4.16 Section E., the site development standards for PUD's, within the City of Hollywood, provide flexibility and no minimum lot size, frontage, yard or setback requirements, nor any maximum height limits on buildings within a PUD. See below for summary of the minor deviations and request for flexible regulations. Finally, the applicant is proposing two development phases. The first development phase will include the redevelopment of the +/- 30.44 acre executive golf course, the +/- 1.50 acre tennis facility and the +/- 3.91 acre existing clubhouse parcel. The phase 2 portion will be the redevelopment of the +/- 133.37 acre 18 – hole golf course. The relevant portions of the Hillcrest Passive Open Space will be constructed within each Phase it is looted within.

## Surrounding Properties and Compatibility

The proposed Hillcrest redevelopment is compatible with the existing residential uses surrounding it. In areas that are not compatible with the proposed redevelopment, significant buffering is proposed. The proposed site plan application will not affect surrounding uses, since it is not modifying the capped density for the Hillcrest PUDR of 11.5 d.u. /ac. To the north, past Washington Street, is the Hollywood Hills residential subdivision as well as various condo associations within the Hillcrest PUDR (north of the 18 – hole golf course). Properties to the east are a mix of City owned property, residential Hillcrest condominiums and industrial uses directly east of the 18-hole golf course. Within the 18-hole golf course, any areas that are adjacent to incompatible uses, such as the industrial uses, the site plan is proposing significant buffering as a transition from the proposed redevelopment. For example, a twenty (20) foot wide buffer is proposed along the southeast property line of the 18-hole golf course where it is adjacent to the existing industrial uses. Pembroke Road is on the south side of the 18-hole golf course, along with Hillcrest Drive and Hillcrest condominiums to the south of the executive golf course parcel. Further south of Pembroke Road is Pembroke Park outside of the City limits and it is a residential subdivision called the Carver Ranches subdivision. The entire site plan maintains the required minimum 30’ PUD setback to all proposed structures within the project. Within this 30’ PUD buffer transition area, a 20’ buffer is proposed as transition. The proposed landscape plans are proposing a significant amount of landscaping within these areas of incompatibility. In addition, the applicant is proposing to keep the existing walls along Pembroke Road. The Pembroke Road buffer is a proposed 27’ wide buffer area in which both sides of the existing wall will be landscaped. In areas where the wall is not constructed, along the south property line of the 18-hole golf course, the applicant is proposing a new wall connection so that the wall will provide a consistent screen. Finally, to the west of the proposed redevelopment is a mix of residential lots within the West Carver Ranches as well as multifamily residential in the Beverly Hills area. A summary of zoning and land uses of surrounding properties is provided below:

<b>Adjacent property to the:</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>	<b>Existing use(s) of Property</b>	<b>Approved use(s) of Property</b>
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 Hillcrest Country Club Redevelopment 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 +/- 60 acre Hillcrest Community Passive Open Space is proposing to redevelop portions of the existing golf course into a passive park that can be utilized by the existing Hillcrest Condominium community, as well as the new proposed residential community. Since the existing golf course has many existing trees in areas where the golf course will be converted to the Passive Open Space, efforts will be made to preserve the trees in place, per City Code Requirements. In addition, in locations where the golf course will be redeveloped into the residential community, native trees that can be relocated will be relocated either in buffer areas or other open space common areas. In areas where the proposed redevelopment is adjacent to incompatible uses, such as the industrial uses along the south property line, a 20' buffer is proposed in which significant landscape buffering is proposed. In addition, the existing wall along Pembroke Road will be kept in place, within a proposed 27' wide buffer, and it is also proposed to extend this wall along the entire south property line to provide additional consistent buffering and transition from incompatible uses.

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:** As part of this application package a tree sketch which identifies the native trees to be preserved in place, relocated and mitigated for has been provided. This sketch identifies the trees which are two inches in diameter at breast height and also provides the botanical name in a tabular list format.

### 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 open space provided, which includes the Hillcrest Community Passive Open Space, is approximately 60 acres. The primary purpose of the Passive Open Space is to provide passive recreational activities for the surrounding Hillcrest Condo residents as well as the new residents within the proposed residential community. From a site plan and design perspective, the Community Passive Open Space was located to act as a natural

buffer from the existing Hillcrest Condominium residents. An eight (8) foot wide fitness trail will circulate the entire Passive Open Space Area. This trail, which is approximately 3.5 miles, will have connections in key locations to the surrounding Hillcrest Condominium residents. Secure gated access into the Passive Open Space will be provided for the surrounding residents. Each of the residents of the surrounding Hillcrest Condominium community will be provided either a key fob or code for that gates that will access the Hillcrest Community Passive Open Space area. In addition, an additional five (5) foot buffer with decorative aluminum gate is proposed to separate the Passive Open Space from the new residential development.

**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:** Included within this application package, are the proposed revised amendments to the previous Declarations which limited to the use of the golf course parcels for the City Attorney review. This new proposed amendment will be modified to address the conversion to the Hillcrest Community Passive Open Space area from the golf course use.

**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 proposed plan. Within this 30' transitional setback area, landscape buffering is proposed to surrounding uses. The minimum landscape buffer proposed is ten (10) wide. In areas where there is an incompatible condition, a 20' to 27' heavily landscaped buffer with

either an existing or proposed wall is proposed to provide additional transition and buffering.

**iii. Facilitate pedestrian movements within the PUD?**

- 1. Response:** Pedestrian connections are proposed to provide connectivity within the proposed residential community as well as to surrounding existing walks within the surrounding roadways. The proposed internal walkways will have connections to the proposed fitness trail within the proposed Hillcrest Community Passive Open Space area as well.

**iv. Improve the overall visual quality of the site?**

- 1. Response:** The proposed redevelopment will vastly improve the visual quality of the site. Currently the executive golf course is in disrepair and not in use. This proposed redevelopment is proposing a new residential community with a mix of single family and fee simple townhomes, along with the Hillcrest Community Passive Open Space. A primary focus of the design of the redevelopment plan is to incorporate the Passive Open Space, lake areas or other open areas to serve as a natural buffer to surrounding condo developments. In addition, these open areas will preserve many of the open views that the surrounding condo residents enjoy with the existing golf course use. Efforts were made in the design to minimize impacts to surrounding condo developments. Heavy buffering is provided or the multifamily residential units were positioned so that views would be to the side of the units and not the rear. Finally, the proposed redevelopment is less intensive than the surrounding residential properties. The single family will be a mix of single story and two story dwelling units. The fee simple townhomes will be two stories as well. The proposed maximum height is 35.' There will be no proposed residential high rises within this redevelopment plan, thus reducing visual impact from the surrounding communities.

**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 will be 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.

## **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:** The proposed residential communities will have controlled vehicular access through private entrances into each community. The proposed residential community is proposing a combination of vehicular gates with the use of either a guardhouse with a guarded entrance or a call box for access by guests. Once within the residential development a private 40' residential access street (R.A.S.) is proposed to access the single family development. This 40' private residential access street will also connect to the 24' roadway to access the fee simple townhome section of the community. 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, proposed 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 townhomes. 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 proposed residential access streets within the proposed residential developments are private roadways. Non local through traffic is not feasible since each of the proposed residential communities 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 single family units will have two garage spaces as well as two driveway spaces, which exceed the code minimum of two spaces per unit. The fee simple 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:** Preliminary utility plans are included within this application. 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:** Preliminary utility plans are included within this application. 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. In addition, a dumpster has been provided in a location for use with the proposed recreation amenity.

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. As part of the submittal package, preliminary water and sewer plans are included. These plans will indicate 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 storm 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. As part of the submittal package, preliminary paving and grading plan are included for review. 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 proposed single family and fee simple townhomes will be a mix of single story and two story units. 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 is proposing four residential monument signs to be located at each community entrance. Two will be located on the south side of Hillcrest Drive for the south residential community and two will be located on the north side of Hillcrest Drive for the north residential community. The applicant is requesting two signs per entrance, which is above the single sign requirement as part Article 8 Sign regulations, in order to be consistent with the existing surrounding community signs. As part of the private agreement with the surrounding condo association, the applicant is proposing upgrades to three signs within the Hillcrest community in order to provide a harmonious theme through architectural treatments for the entire Hillcrest community. All signs will match, from an architectural treatment perspective, giving the Hillcrest community a sense of place and one community.

**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:** Phase 1 of the proposed redevelopment will include the redevelopment of the +/- 30.44 acre executive golf course, the +/- 1.50 acre tennis facility and the +/- 3.91 acre existing clubhouse parcel. In this

manner, the recreational facilities will be completed for the first homeowners. The phase 2 portion will be the redevelopment of the +/- 133.37 acre 18 – hole golf course. Notes have been added to the site plan which indicate the proposed phasing. The relevant portions of the Hillcrest Community Passive Open Space will be constructed within each Phase it is located within.

#### **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:** A traffic study is being submitted with this Final Site Plan application which will address roadway impacts / traffic concurrency portion. In addition, as part of the platting process with Broward County and the City, the other concurrency items will be addressed. As part of this Final Site Plan application, preliminary water, and sewer plans are being submitted for review. Any upgrades in order to meet the levels of service standards will be addressed for the proposed utility system.

#### **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 proposed landscape plan is included within this Final Site Plan application, which will address the City landscape regulations and standards.

## **Hollywood Code Deviation Requests**

The following is a brief summary of certain deviations from certain standard property development regulations of the Hollywood Land Development Code that the applicant is requesting that would be allowable within the PUD-R zoning category.

### **A. Side Setback Deviation Request**

- 1. Request:** Standard City Single Family code requires a 7.5' side setback for two story dwelling units for lot sizes less than 50.' The applicant is requesting a consistent 5' side setback for all single family dwelling units within the 40' x 110' and 45' x 110' single family lots. See property development regulations table and detail within the detail sheet of the site plan package. This detail sheet provides for all of the proposed Property Development regulations, within this PUD-R.
- 2. Justification:** The residential development was designed to be as efficient and compact as possible in order to provide the land area for the Hillcrest Community Passive Open Space. In addition, the City PUD code provides for no minimum lot sizes, frontage, yard or setback requirements in exchange for the efficient usage of land, innovative design and also an effort to preserve existing landscape and natural areas.

### **B. Project Monument Identification Sign Deviation Request**

- 1. Request:** Article 8 of the City code limits the number of residential identification signs to one per entrance. The applicant is requesting two signs at each entrance in order to be consistent with the existing surrounding Hillcrest neighborhoods.
- 2. Justification:** As part of the private agreement with the surrounding Hillcrest Condominium communities, the applicant has committed to upgrading three existing signs within the Hillcrest Community, located on Washington Street. The two identification signs located on Hillcrest Court, 48<sup>th</sup> Avenue, and Hillcrest Drive will be upgraded to add additional landscaping and more importantly, updated architectural treatments that will include the addition of stone façade. The architectural treatments will match the proposed treatments of the proposed signs within the new residential community. The goal of these upgrades is to have a consistent architectural theme which will give the Hillcrest residents a sense of place and community.

### **C. Minimum Driveway Separation Deviation Request**

- 1. Request:** Article 7.1.C.2.c provides for a minimum six (6') feet of separation between residential driveways. The applicant is requesting deviation from this setback requirement. The code variation request is to allow for 1.8' to 2' separation in certain cases.
- 2. Justification:** The rear loaded product proposed is designed in the Traditional Neighborhood Design in which the garages area accessed from the alley. The front of the buildings is designed to be located adjacent to guest parking spaces and considered the front façade of the unit. The Traditional Neighborhood Design is designed to be as compact and efficient as possible with the focus being on the front of the residential buildings. Landscaping will be proposed in between the driveways, as necessary and feasible, in order to provide separation and to break up facades along the alley ways. In addition, the driveways were designed to incorporate two spaces. City PUD code

provides for no minimum lot sizes, frontage, yard or setback requirements in exchange for the efficient usage of land, innovative design and also an effort to preserve existing landscape and natural areas.

#### **D. Sales Center and Model Park**

- 1. Request:** Per a discussion that the applicant had with City administrative and senior planning staff on June 10<sup>th</sup>, 2015 the applicant would like to request the ability to permit and construct dry models, a sales and model center prior to the final plat approval. The applicant discussed several options with staff to accomplish this request. The applicant is proposing to construct adequate infrastructure to provide for vehicular and emergency access to the model sales center located within the Phase 1 portion of the redevelopment project.
- 2. Justification:** The applicant is attempting to start sales operations as early as possible in order to begin sales prior to the platting process, which can take several months through Broward County.

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

Sincerely,



Kenneth DeLaTorre  
Design and Entitlement Consultants, LLC.

CC: Greg Pettibon, Pulte Group  
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