

ORDINANCE NO. \_\_\_\_\_

(15-L-44)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATIONS FOR THE PROPERTY GENERALLY BOUNDED BY WASHINGTON STREET, PEMBROKE ROAD, S. 52<sup>ND</sup> AVENUE AND S. 35<sup>TH</sup> AVENUE, COMMONLY REFERRED TO AS THE HILLCREST COUNTRY CLUB, HOLLYWOOD, FLORIDA, FROM THE LAND USE DESIGNATION OF OPEN SPACE AND RECREATION (18 HOLE GOLF COURSE) TO IRREGULAR RESIDENTIAL WITHIN A PORTION OF THE DASH LINE AREA (11.5 UNITS PER ACRE) FOR A RESIDENTIAL DEVELOPMENT; AND AMENDING THE CITY'S LAND USE MAP TO REFLECT SAID CHANGES.

WHEREAS, the City of Hollywood, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been approved by the State of Florida Department of Community Affairs and certified by the Broward County Planning Council; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a Land Use Plan Amendment may be filed; and

WHEREAS, a valid application has been filed (15-L-44) for a change of land use designations from Open Space and Recreation (18 hole Golf Course) to Irregular Residential within a portion of the Dashed Line Area (11.5 units per acre) for the property generally bounded by Washington Street, Pembroke Road, S. 52<sup>nd</sup> Avenue and S. 35<sup>th</sup> Avenue, commonly referred to as Hillcrest Country Club (that contains approximately 79.53 net acres) in Hollywood, Broward County, Florida, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Petition"); and

WHEREAS, the existing zoning for the subject parcel is PUD-R (Planned Unit Development), which will continue to be consistent with the proposed new land use designations; and

WHEREAS, the Planning Division Staff, following analysis of the Petition, have recommended that the Petition be approved; and

WHEREAS, on November 12, 2015, the Planning and Zoning Board, acting as the City's Local Planning Agency, have forwarded a recommendation of approval of the Applicant's Petition to the City Commission; and

WHEREAS, the City Commission has conducted duly advertised hearings on the future land use amendment proposed through the above referenced Petition and has considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City's Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the land use designations of the property generally bounded by Washington Street, Pembroke Road, S. 52<sup>nd</sup> Avenue and S. 35<sup>th</sup> Avenue (that contains approximately 79.53 net acres/82.60 gross acres), located in Hollywood, Broward County, Florida, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference, is hereby changed from Open Space and Recreation (18 hole Golf Course) to Irregular Residential within a portion of the Dashed Line Area (11.5 units/acre).

Section 2: That the Official Land Use Map of the City of Hollywood is hereby amended to incorporate the above listed changes in land use designation.

Section 3: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

AN ORDINANCE AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATIONS FOR THE PROPERTY GENERALLY BOUNDED BY WASHINGTON STREET, PEMBROKE ROAD, S. 52<sup>ND</sup> AVENUE AND S. 35<sup>TH</sup> AVENUE, COMMONLY REFERRED TO AS THE HILLCREST COUNTRY CLUB, HOLLYWOOD, FLORIDA, FROM THE LAND USE DESIGNATION OF OPEN SPACE AND RECREATION (18 HOLE GOLF COURSE) TO IRREGULAR RESIDENTIAL WITHIN A PORTION OF THE DASH LINE AREA (11.5 UNITS PER ACRE) FOR A RESIDENTIAL DEVELOPMENT; AND AMENDING THE CITY'S LAND USE MAP TO REFLECT SAID CHANGES.

Section 5: That this Ordinance shall become effective 31 days after the state planning agency notifies the City that the plan amendment is complete in accordance with Section 163.3184(3)(c)4., Florida Statutes. However, should Broward County and/or the State make recommendations and/or approve certain material changes not addressed by the City, the City is entitled to reopen the Land Use Plan Amendment within 60 days of the County's final action.

Advertised this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Advertised this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PETER BOBER, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the  
City of Hollywood, Florida, only.

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JEFFREY SHEFFEL, CITY ATTORNEY