

ORDINANCE NO. _____

(15-JPZ-44)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, ORDINANCES O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34, O-2009-38 AND O-2013-11; BY AMENDING SUBSECTION 3(B) TO MODIFY THE FINAL SITE PLAN TO REDISTRIBUTE THE PREVIOUSLY APPROVED 645 RESIDENTIAL UNITS AND AMENITIES, INCLUDING BUT NOT LIMITED TO PORTIONS OF THE 9-HOLE AND 18-HOLE GOLF COURSES AND MODIFY CERTAIN DEVELOPMENT STANDARDS WITHIN THE RESIDENTIAL PORTION OF THE PROJECT.

WHEREAS, the previously existing development has already established the character and nature of the Hillcrest PUD project; and

WHEREAS, all open space requirements, amenities for recreation, project utilities and other capital improvements required with respect to this development have already been completed; and

WHEREAS, on December 16, 2015, the City Commission passed PO-2015-33 which approved a land use amendment to change the designations of the Hillcrest property 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 said amendment is being processed through Broward County and the State planning agency to be considered for adoption by the City Commission at a later date; and

WHEREAS, the Applicant has requested that the existing Hillcrest PUD which includes an amendment/modification to the Final Site Plan to redistribute the previously approved 645 residential units and amenities (Ordinance No. O-2009-38), including but not limited to, portions of the 9-hole and 18-hole golf courses, as well as modify certain development standards within the proposed residential portion of the project; and

WHEREAS, the Director of Planning (“Director”), and staff, following review and analysis of the application and its associated documents, have determined that the proposed amendment/modifications to the Final Site Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City’s Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore forwarded a

recommendation that the amendment and modifications be approved with the conditions set forth on Exhibit "A" attached hereto and incorporated by reference; and

WHEREAS, on February 11, 2016, the Planning and Development Board met and reviewed the above noted request for the proposed amendment/modifications to the existing Hillcrest PUD and Final Site Plan as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference, in accordance with the criteria set forth in Section 4.16 I of the Zoning and Land Development Regulations, and have forwarded a recommendation of approval with staff's conditions and the following additional condition: There shall be no asphalt shingles on any roof; and

WHEREAS, the City Commission has conducted duly advertised hearings on the proposed ordinance through the above referenced petition and has considered all comments received concerning the proposed amendment/modifications as required by state law and local ordinances and resolutions; and

WHEREAS, the City Commission finds that the request to amend/modify the Hillcrest PUD, including the Final Site Plan, including modifications to certain development standards within the residential portion of the project, are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

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

Section 1: That Section 3(B) of Ordinance No. O-76-25 commonly known as the "Hillcrest PUD," as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-5, O-2002-34, O-2009-38 and O-2013-11; shall be further amended/modified as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference with the conditions set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: That the following modifications to the development standards for the residential portion of the project are hereby approved as follows:

- a. The aisle width for head in and back out parking for access (considered to be alleys) to the rear loaded garages shall be reduced from 24 feet to 20 feet; and
- b. The minimum spacing between driveways shall be 1.5 feet; and
- c. The maximum number of monument signs per entrance shall be increased from one to two.

Section 3: That all other conditions and provisions of Ordinance No. O-76-25, as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-30, O-2009-38, and O-2013-11 not amended by this Ordinance shall remain in full force and effect.

Section 4: That all sections or parts of sections of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions, or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and affect upon its passage and adoption.

Advertised _____, 2016.

PASSED on first reading this _____ day of _____, 2016.

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.

JEFFREY P. SHEFFEL, CITY ATTORNEY