

RESOLUTION NO. \_\_\_\_\_

(P-15-07&08)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE "HILLCREST COUNTRY CLUB NORTH" PLAT AND THE "HILLCREST COUNTRY CLUB SOUTH" PLAT, BOTH BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, GENERALLY LOCATED BETWEEN WASHINGTON STREET, PEMBROKE ROAD, SOUTH 52<sup>ND</sup> AVENUE AND SOUTH 37<sup>TH</sup> AVENUE; AND APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED TRI-PARTY AGREEMENTS AMONG THE CITY, BROWARD COUNTY AND HILLCREST COUNTRY CLUB LP FOR THE ISSUANCE OF BUILDING PERMITS PRIOR TO PLAT RECORDATION.

WHEREAS, the Hillcrest Country Club, LP, is the owner of the property located within the municipal boundaries of the City of Hollywood, commonly known as the Hillcrest 18-hole Golf Course, Executive Golf Course, Clubhouse and Tennis/Bocce Center parcels (the "Property") within the Hillcrest community, generally located between Washington Street, Pembroke Road, S. 52nd Avenue and S. 37th Avenue; and

WHEREAS, Hillcrest Country Club, LP ("Owner") executed a Consent and Dedication form authorizing the creation of the Plats for Hillcrest Country Club North and South to have the Plats be dedicated to Pulte Home Corporation ("Petitioner") as there is a real estate contract for sale which will close following Broward County's approval of the Plats; and

WHEREAS, Owner along with Petitioner have initiated development approvals on the Property to create a 645 single family and townhome residential development with amenities to include a clubhouse, tennis courts and 60 acres of passive open space; and

WHEREAS, in connection with the development project, Petitioner has submitted Applications P-15-07 and P-15-08 for review and approval of subdivision plats to be known as the "HILLCREST COUNTRY CLUB NORTH" Plat, as more specifically described in Exhibit "A", and the "HILLCREST COUNTRY CLUB SOUTH" Plat, as more specifically described in Exhibit "B", respectively, and both being attached hereto and incorporated by reference; and

WHEREAS, public improvement projects and other conditions to include but not limited to the construction of a roundabout, traffic circle, new and expanded left and right turn lanes, an intersection reconfiguration, sidewalk and bicycle network connectivity, mid-block pedestrian crosswalks, transit shelters, enhanced street lighting and landscaping have been identified to be completed by the Petitioner consistent with the development of the project throughout the project development, as described in Exhibit "C" attached hereto and incorporated hereto by reference, the design of which shall be subject to approval by the appropriate agencies; and

WHEREAS, the Owner and Petitioner are proposing to grant all necessary deeds and easements to accommodate the construction of the public improvements, such as, but not limited to pedestrian easements, cross access easements and utilities easement(s), with the exact deeds and easements to be determined at a later date; and

WHEREAS, Article 6 of the City's Zoning and Land Development Regulations, requires that plats be submitted to the City Commission for consideration of approval; and

WHEREAS, the Petitioner desires to obtain building permits associated with "HILLCREST COUNTRY CLUB NORTH" Plat for the construction of models, temporary sales parking lot and a sales center prior to plat recordation; and

WHEREAS, the Petitioner desires to obtain building permits associated with "HILLCREST COUNTRY CLUB SOUTH" Plat for the construction of the Clubhouse Amenity prior to plat recordation; and

WHEREAS, due to Petitioner's request to obtain building permits prior to plat recordation, Broward County requires that the attached Tri-Party Agreements be executed;

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

Section 1: That the "HILLCREST COUNTRY CLUB NORTH" Plat, as described in Exhibit "A", attached hereto and incorporated by reference herein, is hereby approved.

Section 2: That the "HILLCREST COUNTRY CLUB SOUTH" Plat, as described in Exhibit "B", attached hereto and incorporated by reference herein, is hereby approved.

Section 3: That the Hillcrest Country Club Public Improvements, Phasing Plan and Conditions as identified in Exhibit "C" attached hereto and incorporated herein by reference, is hereby approved.

APPROVING THE PLATS TO BE KNOWN AS "HILLCREST COUNTRY CLUB NORTH" AND "HILLCREST COUNTRY CLUB SOUTH" AND AUTHORIZING EXECUTION OF ASSOCIATED ATTACHED TRI-PARTY AGREEMENTS

Section 4: That it hereby approves and authorizes the execution by the appropriate City Officials, of the attached Tri-party Agreements among Broward County, Florida, City of Hollywood, Florida, and Pulte Home Corporation, together with such non-material changes as may be subsequently agreed to by the City Manager and approved as to form and legality by the City Attorney.

Section 5: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

ATTEST:

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

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

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JEFFREY P. SHEFFEL, CITY ATTORNEY