



Legislation Details (With Text)

File #: PO-2015-33 **Version:** 2 **Name:** Hillcrest LUPA
Type: Quasi-Judicial Ordinance **Status:** Passed
File created: 11/25/2015 **In control:** Regular City Commission Meeting
On agenda: 5/18/2016 **Final action:** 5/18/2016

Title: 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. 52nd Avenue And S. 35th Avenue, Commonly Referred To As The Hillcrest Country Club, Hollywood, Florida, From The Land Use Designations Of Open Space And Recreation (18 Hole Golf Course) To Irregular Residential (11.5 Units) Within A Portion Of The Dash Line Area For A Residential Development; And Amending The City's Land Use Map To Reflect Said Changes. (15-L-44)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1544_L_CC_Ordinance_F_2016_0518.pdf, 2. Attachment II Applicants Update for Second Reading.pdf, 3. Attachment III_Update Draft Broward County Resolutions and Correspondence from State Agencies.pdf

Date	Ver.	Action By	Action	Result
5/18/2016	2	Regular City Commission Meeting	adopt on second and final reading	Pass
12/16/2015	1	Regular City Commission Meeting	adopt on first reading	Pass

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. 52nd Avenue And S. 35th Avenue, Commonly Referred To As The Hillcrest Country Club, Hollywood, Florida, From The Land Use Designations Of Open Space And Recreation (18 Hole Golf Course) To Irregular Residential (11.5 Units) Within A Portion Of The Dash Line Area For A Residential Development; And Amending The City's Land Use Map To Reflect Said Changes. (15-L-44)

Staff Recommends: Approval of the attached Ordinance.

Explanation:

The Hillcrest Golf & Country Club is approximately 169 acres and part of the larger Hillcrest PUD. The existing Hillcrest Community consists of 2,299 multi-family units in multiple buildings, a clubhouse, tennis courts and two golf courses (one 9-hole and one 18-hole). In 2006, the Applicant requested a County Land Use amendment to increase the maximum density allowed from 9.7 units per acre to 11.5 units per acre, as indicated in Ordinance No. O-2008-16. This approval was needed in order to request approval for the construction of 645 multi-family units on 17.39 acres (the former 9-hole Golf Course), as indicated in Ordinance No. O-2009-38.

Created in 1976, the Hillcrest PUD was constructed prior to the Broward County Land Use Map being established in 1978. As such, this site had an Irregular Dash Line County Land Use designation, which is used to identify areas which do not clearly fall into a specific Land Use category. Properties with an Irregular Land Use designation are shown on a map surrounded by a dashed line. The maximum dwelling units per acre for properties utilizing dashed line designations are also indicated by a number in a circle located within the dashed line.

Request

Today, Hillcrest Country Club, Limited Partnership, is requesting a Land Use Plan Amendment which will change approximately 79.53 acres of the 136.55 acre 18-hole Golf Course from Open Space and Recreation to Irregular Residential 11.5 unit per acre. Which will allow the previously approved 645 high-density multi-family units planned for the former 9-hole Golf Course to shift into a low-density residential community, consisting of single-family dwelling units and townhomes, which will encompass a portion of the current 18-hole Golf Course.

On November 12, 2015 the Planning and Development Board acting as the Local Planning Agency, forwarded a recommendation (7-1) of Approval to the City Commission with Staff's recommendations and the Board's recommendation to work with Staff to provide an entrance to the community via Pembroke Road.

Updated Request (May 18, 2016)

Since the December 16, 2015 City Commission (Transmittal) hearing, the Applicant has worked with staff to address all recommendations relating to the project. As the Land Use Plan Amendment (LUPA) required the Applicant to resolve certain aspects involving public infrastructure upgrades; refinement of Park amenities, ownership, operation and maintenance; and traffic improvements which were more related to the Site Plan. These matters were resolved as indicated in Attachment II.

The Applicant has requested an expedited review of the LUPA by the Department of Economic Opportunity and the reviewing agencies. As such, the Applicant has requested the City consider approving the LUPA prior to the Objections, Recommendations and Comments (ORC) Report and Broward County's Adoption Hearing. Likewise, the City's LUPA Ordinance provides certain safeguards, which allow for reconsideration should the County, State or any reviewing agencies issue comments/recommendations in the ORC Report or County Ordinance which may result in needing to modify City conditions.

This project includes companion items (Plat with Tri-Party Agreement, Site Plan) which are to be considered concurrently by the City Commission.

For reference, attached is the Planning and Development Board Staff Report with Supporting Documents.

Attachment I: Planning and Development Board Staff Report

Attachment II: Applicant's Update for Second Reading

Attachment III: Proposed Draft Broward County Resolution and Correspondence from State Agency's

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Jaye M. Epstein, AICP, Deputy Director, Department of Planning