



## Legislation Details (With Text)

**File #:** PO-2016-03    **Version:** 2    **Name:** Hillcrest Country Club  
**Type:** Quasi-Judicial Ordinance    **Status:** Passed  
**File created:** 2/25/2016    **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 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 (Hillcrest Country Club). (15-JPZ-44)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 1544\_CC\_ORDINANCE\_2016\_0316.pdf, 2. Exhibit A.pdf, 3. Exhibit B Part I.pdf, 4. Exhibit B Part II.pdf, 5. ATTACHMENT IV Proposed Changes to Site Plan.pdf

Date	Ver.	Action By	Action	Result
5/18/2016	2	Regular City Commission Meeting	adopt on second and final reading	Pass
3/16/2016	1	Regular City Commission Meeting	adopt on first reading	Pass

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 (Hillcrest Country Club). (15-JPZ-44)

Staff Recommends: Approval of the attached Ordinance.

### Explanation:

Ordinance O-76-25 adopted on March 3, 1976 established the Hillcrest PUD. The approximately 260 acre development permitted 2,353 residential units and a country club with a 9-hole and 18-hole Golf Course. The Hillcrest Golf & Country Club is part of the larger Hillcrest PUD, and is approximately 169 acres.

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 high-density multi-family units on 17.39 acres (the former 9-hole Golf Course), as indicated in Ordinance No. O-2009-38.

In 2015, the Applicant made a subsequent LUPA request to 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. The community would consist of single-family dwelling units, townhomes and associated amenities encompassing portions of 9-hole and 18-hole Golf Courses.

On November 12, 2015, the Planning and Development Board (PDB) acting as the Local Planning Agency forwarded a recommendation of Approval to the City Commission, to transmit the Applicant's LUPA request. Along with the Approval, the PDB required the Applicant comply with Staff's Conditions and work with Staff to provide an entrance to the community via Pembroke Road.

In December of 2015, the City Commission, together with the Planning and Development Board's recommendation and Staff's Conditions Approved the transmittal of the Applicant's LUPA request to Broward County.

## **Request**

Today, Hillcrest Country Club, Limited Partnership, is requesting amendments to the existing Hillcrest PUD and Final Site Plan, including Modifications, to allow the redistribution of the existing 645 residential units (which would bring the total for Hillcrest to approximately 3,000), and associated amenities throughout the site. This request will also modify the Original Declaration of Restrictive Covenants and associated Ordinances to permit residential development on portions of both the 9-hole and 18-hole Golf Courses.

PUD Amendments are processed similar to zoning changes. As such, the Planning and Development Board will also make a recommendation to the City Commission regarding the Site Plan, including Modifications.

On February 11, 2016, the Planning and Development Board recommended approval of the Applicants' request to the City Commission, along with a condition to not allow asphalt shingles as a roofing material. The Board also voted to have Staff work with the Applicant to refine the proposed conditions. A revised version of the conditions in strike-through and underlined format are attached. The final and agreed upon and version of the conditions are attached to the Ordinance.

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

## **Update for Second Reading (May 18, 2016)**

At the March 16, City Commission Hearing the Applicant presented changes to the proposed Site Plan. Several changes which may be a part of a private settlement agreement include relocation of the existing school playground and revisions to portions of the 18-hole Golf Course which called for lots to be relocated and for certain single-family lots to be replaced with Townhomes. These changes resulted in no net loss of dwelling units and approximately a 3 acre net increase in open space.

To address these changes a revised version of the conditions (Exhibit "A") in strike-through and underlined format and the proposed Site Plan changes (Exhibit "B" and Attachment IV) are attached.

Attachment I: Application Package  
Attachment II: Correspondence Received at the 2/11/16 PDB Meeting  
Attachment III: Applicant Correspondence in Response to Comments Received at the 2/11/16 PDB Meeting  
Attachment IV: Proposed Changes to the Site Plan

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 Development Services