



## Legislation Details (With Text)

**File #:** R-2016-139    **Version:** 1    **Name:** Hillcrest Plats  
**Type:** Quasi-Judicial Resolution    **Status:** Passed  
**File created:** 4/21/2016    **In control:** Department of Public Works  
**On agenda:** 5/18/2016    **Final action:** 5/18/2016  
**Title:** 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 52nd Avenue And South 37th 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. (P-15-07&08)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Resolution .pdf, 2. EXH A \_PLAT\_ NORTH-5.pdf, 3. EXH B \_PLAT\_ SOUTH-3.pdf, 4. Revised EXH C\_PUBLIC IMPR.pdf, 5. Tri Party Agreement North Plat.pdf, 6. Tri Party Agreement South Plat.pdf, 7. HOLD HARMLESS.pdf, 8. Ownership Consent Form.pdf, 9. TermSheetBwdCountyHillcrestCityTriPartyPlat.pdf, 10. TermSheetBwdCountyHillcrestCityTriPartyNORTHPlat.pdf

Date	Ver.	Action By	Action	Result
5/18/2016	1	Regular City Commission Meeting	adopt	Pass

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 52nd Avenue And South 37th 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. (P-15-07&08)

Staff Recommends: Approval of the Attached Resolution.

### Explanation:

Hillcrest Country Club LP (Hillcrest), is the Owner of that 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. The Property is generally located between Washington Street, Pembroke Road, S. 52nd Avenue and S. 37th Avenue. Hillcrest has 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.

In connection with the development project, Hillcrest 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. Public improvement projects and other conditions have been identified to be completed by the Owner consistent with the development of the project throughout the project development 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, as further described in the attached Exhibit "C". The design of said public improvements shall be subject to approval by the appropriate agencies and finalized at time of building permit submittal. Article 6 of the City's Zoning and Land Development Regulations, requires that plats be submitted to the City Commission for consideration of approval. Additionally, Hillcrest 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, and obtain building permits associated with "HILLCREST COUNTRY CLUB SOUTH" Plat for the construction of the Clubhouse amenity, with said permits being requested for issuance prior to plat recordation. Due to Hillcrest's request to obtain building permits prior to plat recordation, Broward County requires that the attached Tri-Party Agreements be executed.

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager

Sylvia Glazer, Director, Public Works

Jonathan Vogt, City Engineer/Deputy Director of Public Works