



City of Hollywood

Hollywood City Hall
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Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

File #: R-2020-296, **Version:** 1

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The Modifications To The Public Improvement Plan Of The "Hillcrest Country Club North" And "Hillcrest Country Club South" Plats.

Infrastructure & Facilities

Staff Recommends: Approval of the Attached Resolution.

Explanation:

Pulte Homes Company, LLC, is the developer of the Hillcrest Country Club project. The project and accompanying Plats were approved (R-2016-139) in 2016 for the construction of 645 combined single-family and townhouse units, within two Plats:

- Hillcrest Country Club North (HCC North)
- Hillcrest Country Club South (HCC South)

In 2019, both Plats were amended (R-2019-109). The Hillcrest Country Club North Plat amended the plat notation and replat was approved along with the Hillcrest Country Club South Replats 1, 2 and 3. Among other requirements, both the 2016 and 2019 Plat included a Public Improvement Plan tied to the completion of certain project mile stones.

For the current request, Greenspoon Marder, LLP representing Pulte Home Company, LLC (the Applicant/Developer) submitted an application to revise the Public Roadway Improvement Plan (PRIP) for both the HCC North and South Plats. The Applicant is requesting to amend the Plat by adjusting or "pushing out" the deadline of completion of the Public Roadway Improvement Plan.

Currently, the PRIP completion deadline is prior to the Certificate of Occupancy issuance (C/O) of the 516th residential unit. This request is being made due to the overwhelming success of the project, as sales of homes have been progressing faster than expected; therefore, the Applicant is requesting the deadline be modified to prior to the C/O issuance for the 640th residential unit. As of October 6, 2020, 473 C/O's had been issued.

As part of this request, the Applicant will be providing Letters of Credit in the amount of 150% of the estimated cost of construction for each of the six roadway improvements identified in

the PRIP, certified by a licensed engineer and approved by the City to ensure completion of the improvement. The PRIP and their cost estimates are shown attached, as Exhibit “C” of the Resolution. The developer worked extensively with staff to more clearly delineate the PRIP (improvements were not changed) while also capturing the true cost of construction, as such there is a significant cost increase to the developer.

It should be noted, there is no Exhibit “A” or “B” associated with the current request, only Exhibit “C” from the previous approval(s) is being amended; as such the original Exhibit “A” and “B” are still in effect. Should this request be approved a revised Declaration of Restrictive Covenants, approved by the City, will be executed and recorded in the Public Record.

The Applicant intends to file the plat amendment application with Broward County and City Commission approval is necessary for the plat amendment to proceed at the County level.

Staff has reviewed the request and finds the proposed development remains consistent with the concurrency standards established for the Plat, and therefore recommends approval of the aforementioned request.

Fiscal Impact:

Approval of this resolution will not fiscally impact the City as this is related to a development project and the costs of the improvements are being paid for by the Applicant. Should the future Warrant Study, for the intersection of South 52nd Avenue and Washington Street, determine additional right-of-way (i.e. corner cords) is needed the City will be responsible for the coordination and full cost of acquisition.

Recommended for inclusion on the agenda by:

Azita Behmardi, PE, City Engineer

Shiv Newaldass, Director, Development Services

Gus Zambrano, AICP, Assistant City Manager/Sustainable Development