

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AN AMENDMENT TO THE PLAT NOTATION FOR TRACT E OF THE "OAKWOOD HILLS PLAT" (120/45); REVISING THE RESTRICTIVE NOTE ON THE PLAT TO REFLECT THE EXISTING AND PROPOSED USES THEREON; APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED AGREEMENT FOR PUBLIC IMPROVEMENTS TO IMPLEMENT PEDESTRIAN IMPROVEMENTS AS A CONDITION OF APPROVAL OF THE AMENDMENT TO THE PLAT NOTATION; AND REPEALING ITS APPROVAL OF THE AMENDMENT TO THE PLAT NOTATION CONSIDERED UNDER RESOLUTION NO. R-2011-318 IN ITS ENTIRETY. (P-12-01)

WHEREAS, Oakwood Business Center Limited Partnership ("OBC") and Oakwood Plaza Limited Partnership ("OPL") are the owners of all of Tract E of the Oakwood Hills Plat, except for a two-acre parcel owned by Interfot, LLC ("Interfot Parcel"); and

WHEREAS, the Oakwood Hills Plat comprises a portion of the development commonly known as Oakwood Plaza; and

WHEREAS, Oakwood Plaza had formerly been approved as a Development of Regional Impact ("DRI"), however at the request of the ownership parties, the DRI status of Oakwood Plaza was rescinded pursuant to Ordinance O-2012-17 adopted by the City Commission on July 18, 2012; and

WHEREAS, all ownership parties desire to further revise the note to allow more flexibility for the uses that occupy the buildings thereon, and for that reason, approval of the note amendment originally approved by Resolution No. R-2001-318 was not pursued at the County level by the parties; and

WHEREAS, OBC and OPL have applied to the City for approval to amend the Plat Notation applicable to Tract E of the Oakwood Hills Plat in accordance with the description of the Current Plat Notation and Proposed Plat Notation attached to this Resolution as Exhibit "A" and as indicated below:

Current Note (For Tract E):

Tract E is restricted to 145,064 square feet of retail, 18 screen movie theater complex, 107,638 square feet of existing office and 67,153 square feet of existing warehouse.

AMENDMENT TO THE PLAT NOTATION FOR TRACT E OF THE "OAKWOOD HILLS"
PLAT

Proposed Note (For Tract E):

Tract E is restricted to 156,102 square feet of commercial use (134,481 square feet existing and 21,621 square feet proposed), an 18 screen movie theater complex, 161,119 square feet of office use, and 11,642 square feet of warehouse use, of which the commercial, office and warehouse uses shall be allocated as follows:

A. To Existing Buildings within Tract E:

- 1) To the existing building at 200 Oakwood Lane, which is 26,460 square feet: 14,818 square feet of office use and 11,642 square feet of warehouse use. Warehouse uses may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees.
- 2) To the existing building at 300 Oakwood Lane, which is 32,460 square feet: 32,460 square feet of office.
- 3) To the existing building at 1 Oakwood Boulevard, which is 72,702 square feet and the building at 2 Oakwood Boulevard which is 52,177 square feet (for a combined building square footage for the two buildings of 124,879 square feet): 113,841 square feet of office use and 11,038 square feet of commercial use.
- 4) To the existing retail buildings within Tract E, 123,443 square feet of commercial use.

B. For future development within Tract E: 21,621 square feet of commercial use.

Freestanding banks and/or banks with drive-thru facilities are not permitted within Tract E without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

; and

WHEREAS, the rescission of the DRI has provided the regulatory flexibility for the City to approve the amendment to the Plat Notation Oakwood Hill Plat as requested by OBC and OPL; and

WHEREAS, Interfot, LLC has provided a letter to the City confirming its support for the proposed Plat Notation as applied to the Interfot Parcel; and

WHEREAS, for the purpose of the Plat Notation, the building square footages for the existing buildings that comprise the Oakwood Business Center are being revised slightly to reflect the county's method of calculating the building square footage for the original as-built condition for those buildings; and

AMENDMENT TO THE PLAT NOTATION FOR TRACT E OF THE "OAKWOOD HILLS"
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WHEREAS, as a condition of approval of the Plat Note Application, the OPL Owners agree to make certain pedestrian improvements at the intersection of Oakwood Boulevard and North 26th Avenue in accordance with the terms and conditions of the attached Agreement for Public Improvements; and

WHEREAS, staff has reviewed the application to amend the Plat Notation and finds that the proposed level of development meets applicable level of service standards, and together with the Agreement for Public Improvements, recommends approval; and

WHEREAS, the applicant intends to file the Plat Notation Amendment application with Broward County, and City Commission approval is necessary for the Plat Notation Amendment to proceed at the County level;

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

Section 1: That Resolution No. R-2011-318 is hereby repealed in its entirety.

Section 2: That it hereby approves the amendment to the Plat Notation for the "Oakwood Hills" Plat as described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3: That it hereby approves and authorizes the execution, by the appropriate City officials, of the attached Agreement for Public Improvements, between Oakwood Plaza Limited Partnership and the City of Hollywood, together with such nonmaterial changes as may be subsequently agreed to by the City Manager and approved as to form and legality by the City Attorney.

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

Passed and adopted this _____ day of _____, 2015.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

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

JEFFREY P. SHEFFEL, CITY ATTORNEY