

RESOLUTION NO. \_\_\_\_\_  
(24-JV-31b)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR A VARIANCE TO PERMIT THE REDUCTION OF SETBACKS FOR INTERNAL AND EXTERNAL PUBLIC RIGHTS-OF-WAYS WITHIN THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT, AMENDING THE OAKWOOD MASTER DEVELOPMENT PLAN ORDINANCE O-2023-09 FOR THE PROPERTIES LOCATED AT 2609 N. 26 AVENUE AND ADJACENT PARCELS TO THE NORTH AND WEST, LOCATED AT 200 OAKWOOD LANE, AND ADJACENT PARCELS TO THE SOUTH LOCATED AT 1, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4000, 4001-4101, 4100, 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD AND OAKWOOD BOULEVARD, 2609 N 26 AVENUE, BROWARD COUNTY FOLIOS: 514204080060, 514204120626, 514204120625, 514204120710, 514204120590 HOLLYWOOD, FLORIDA, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95, FOR THE SUBJECT PROPERTY ("OAKWOOD ACTIVITY CENTER").

WHEREAS, on July 5, 2023, the City Commission approved the rezoning of the subject property from Low Intensity Industrial and Manufacturing (IM-1) to the Planned Development District ("PD") through Ordinance O-2023-09; and

WHEREAS, the Planning and Development Board ("Board") is charged with, among other things, the responsibility of considering requests for Modification, Variances, Design Review, and Site Plan approval, forwarding its recommendation to the City Commission; and

WHEREAS, Oakwood Plaza LP & Oakwood Business Center LP/Brandon Reynolds ("Applicant"), applied for a variance to permit the reduction of setbacks for internal and external public rights-of-ways within the PD zoning district, amending the Oakwood Master Development Plan Ordinance O-2023-09. (24-JV-31b); and

WHEREAS, on September 9, 2025, the Board met and held an advertised public hearing to consider the Applicant's requests and has forwarded its recommendation to the City Commission; and

WHEREAS, the City Commission has reviewed the proposed variance request in accordance with the review standards set forth in Article 5 of the City's Zoning and Land Development Regulations along with the recommendations from the Development Review Committee and the Board and has determined that the Variance should be approved, as set forth herein.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance for the property more specifically described in Exhibit "A", to permit the reduction of setbacks for internal and external public rights-of-ways within the PD Zoning District, the City Commission finds that the necessary criteria have been met, and the requested Variance is hereby approved and the setbacks as set forth in Oakwood Plaza PD Zoning District Design Guidelines as incorporated by reference into Ordinance O-2023-09 as Exhibit B are modified accordingly.

Section 3: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this Resolution to the Applicant/Owner of the Property with respect to which the request was made. This Resolution will be delivered to the Department of Development Services, Division of Planning and Urban Design to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR A VARIANCE TO PERMIT THE REDUCTION OF SETBACKS FOR INTERNAL AND EXTERNAL PUBLIC RIGHTS-OF-WAYS WITHIN THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT, AMENDING THE OAKWOOD MASTER DEVELOPMENT PLAN ORDINANCE O-2023-09 FOR THE PROPERTIES LOCATED AT 2609 N. 26 AVENUE AND ADJACENT PARCELS TO THE NORTH AND WEST, LOCATED AT 200 OAKWOOD LANE, AND ADJACENT PARCELS TO THE SOUTH LOCATED AT 1, 2, 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3800, 3901-3921, 4000, 4001-4101, 4100, 4150 OAKWOOD BOULEVARD, 2700 STIRLING ROAD AND OAKWOOD BOULEVARD, 2609 N 26 AVENUE, BROWARD COUNTY FOLIOS: 514204080060, 514204120626, 514204120625, 514204120710, 514204120590 HOLLYWOOD, FLORIDA, GENERALLY LOCATED SOUTH OF STIRLING ROAD AND EAST OF INTERSTATE 95, FOR THE SUBJECT PROPERTY ("OAKWOOD ACTIVITY CENTER").

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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JOSH LEVY, MAYOR

ATTEST:

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PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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DAMARIS HENLON  
CITY ATTORNEY