

RESOLUTION NO. _____

(24-DP-31b)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR AN 8-STORY MULTI-FAMILY RESIDENTIAL BUILDING OF APPROXIMATELY 280 UNITS AND ASSOCIATED PARKING AREAS LOCATED GENERALLY AT 2609 NORTH 26 AVENUE, IN A PLANNED DEVELOPMENT (PD) ZONING DISTRICT, AS ESTABLISHED BY O-2023-09, WITHIN THE OAKWOOD ACTIVITY CENTER. (24-DP-31B)

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 City’s Zoning and Land Development Regulations require that all development projects located in a PD must receive approval from the City Commission prior to the issuance of any building permits for Modifications, Design and Site Plan; 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 Design and Site Plan approval for a project known as “Oakwood Plaza – Residential,” consisting of an approximately 233,198 square foot multi-family residential building that includes 280 units and 347 parking spaces, on the parcel more particularly described in the attached Exhibit “A”; and

WHEREAS, the Planning and Urban Design Division (“Staff”) reviewed the Applicant’s request for Design in accordance with the criteria set forth in Section 5.3.1.4.a.(1) through (4) of the Zoning and Land Development Regulations, and recommended the Board forward a recommendation of approval for the requested Design to the City Commission; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Development Review Committee reviewed the Applicant’s request for Site Plan and recommended the Board forward a recommendation of approval for the Site Plan to the City Commission with the following conditions;

1. The Applicant works with City Staff to establish and meet the requirements for public art as part of the proposed development.
2. Pursuant to Section 4.15(E) of the City's Zoning and Land Development Regulations, the City shall be allowed access on privately owned roads, easements and common open space to ensure police and fire protection of the area, to meet emergency needs, to conduct City services and to generally ensure the health, safety and welfare of the residents of the Planned Development.
3. The Oakwood Plaza will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
4. Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
5. Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.
6. The Applicant shall work with the City's Engineering Staff to revise the Civil Site Plan (Sheet EX1) to address concerns related to vehicle maneuverability, waste collection operations, and the design of the waste collection area, to the satisfaction of Engineering Staff, prior to consideration by the City Commission; and,

WHEREAS, on September 9, 2025, the Board met and held an advertised public hearing to consider the Applicant's requests and have forwarded its recommendations to the City Commission as follows:

1. That the Design meets the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations and should be approved.
2. That the Site Plan meets the Review Standards set forth in Article 6 of the Zoning and Land Development Regulations and should be approved with the following conditions:
 1. The Applicant works with City Staff to establish and meet the requirements for public art as part of the proposed development.
 2. Pursuant to Section 4.15(E) of the City's Zoning and Land Development Regulations, the City shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.
 3. The Oakwood Plaza will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
 4. Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.

5. Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.
6. The Applicant shall work with the City's Engineering Staff to revise the Civil Site Plan (Sheet EX1) to address concerns related to vehicle maneuverability, waste collection operations, and the design of the waste collection area, to the satisfaction of Engineering Staff, prior to consideration by the City Commission; and

WHEREAS, following the Planning and Development Board meeting the Applicant addressed Planning and Engineering staff's concerns, thereby satisfying condition Number 6; and

WHEREAS, the City Commission has reviewed the Applicant's request for Design in accordance with the criteria set forth in Section 5.3.1.4.a (1) through (4) of the City's Zoning and Land Development Regulations, along with Staff's and the Board's recommendations, and has determined that the Design should be approved; and

WHEREAS, the City Commission has reviewed the proposed Site Plan in accordance with the review standards set forth in Article 6 of the City's Zoning and Land Development Regulations along with the Development Review Committee's and the Board's recommendations and has determined that the Site Plan should be approved with conditions (1) through (5), 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 from all parties and speakers, the Board's recommendation, and the consideration of the Design criteria set forth in Section 5.3.4.1.a.(1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds the necessary criteria have been met, and the Design attached as Exhibit "B" is approved with the conditions set for herein.

Section 3: 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 from all parties and speakers, the Board's recommendation with conditions, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached as Exhibit "B" is approved with the conditions set for herein.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR AN 8-STORY MULTI-FAMILY RESIDENTIAL BUILDING OF APPROXIMATELY 280 UNITS AND ASSOCIATED PARKING AREAS LOCATED GENERALLY AT 2609 NORTH 26 AVENUE, IN A PLANNED DEVELOPMENT (PD) ZONING DISTRICT, AS ESTABLISHED BY O-2023-09, WITHIN THE OAKWOOD ACTIVITY CENTER. (24-DP-31B)

Section 4: That the Applicant shall have up to 24 months from the date of Design and Site Plan approval(s) to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY