

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AMENDMENTS TO THE "OAKWOOD HILLS" PLAT, AS RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, GENERALLY LOCATED EAST OF INTERSTATE 95 BETWEEN SHERIDAN STREET AND STIRLING ROAD, AMENDING THE CONCURRENCY NOTE TO CLARIFY AND LIMIT THE USE OF THE PLATTED PROPERTY.

WHEREAS, the Petitioner, Greenspoon Marder, LLP, acting on behalf of the Owners, Oakwood Plaza Limited Partnership and Business Center Limited Partnership, has requested approval of a plat amendment to the "Oakwood Hills" plat ("Plat"), recorded in the Public Records at Plat Book 120, Page 45, attached as Exhibit "i"; and

WHEREAS, to streamline the note language for clarify, the Owners desire to revise the current concurrency note on the Plat as follows:

As to the "Oakwood Hills":

From:

"Tracts A & B are limited to 170 existing multi-family units and 10,500 square feet of commercial use.

Tracts C, D, and DD are limited to 131 hotel/motel rooms, a .73 acre park, 12,000 square feet of retail, and a 220 sleeping room (110 dwelling unit equivalents) Special Residential Facility, Category 3.

Block 1 and Block 2 are restricted to 56 single-family dwelling units; and Park No. 1 and Park No. 2 are restricted to park use.

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.”

To:

“Tracts A & B are limited to 170 existing multi-family units and 10,500 square feet of commercial use.

Tracts C, D, and DD are limited to 131 hotel/motel rooms, a .73 acre park, 12,000 square feet of retail, and a 220 sleeping room (110 dwelling unit equivalents) Special Residential Facility, Category 3.

Block 1 and Block 2 are restricted to 56 single-family dwelling units; and Park No. 1 and Park No. 2 are restricted to park use.

Tract E is restricted to 32,460 square feet of office and 21,621 square feet of commercial use.

Tract F is restricted to 275,000 square feet of commercial use; 200,000 square feet of office use; and 11,642 square feet of warehouse use.”

; and

WHEREAS, staff has reviewed the plat amendment request and finds it remains consistent with the concurrency standards established for the Plat, and therefore recommends approval of the plat amendments; and

WHEREAS, Article 6 of the City’s Zoning and Land Development Regulations, requires that the amended plat be submitted to the City Commission for consideration and approval; and

WHEREAS, the Owner 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.

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 it approves the amendments of the plat concurrency note within “Oakwood Hills” Plat as described above.

Section 3: That this resolution shall be in full force and effect immediately upon its passage and adoption.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AMENDMENTS TO THE "OAKWOOD HILLS" PLAT, AS RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, GENERALLY LOCATED EAST OF INTERSTATE 95 BETWEEN SHERIDAN STREET AND STIRLING ROAD, AMENDING THE CONCURRENCY NOTE TO CLARIFY AND LIMIT THE USE OF THE PLATTED PROPERTY.

PASSED AND ADOPTED this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DAMARIS HENLON
INTERIM CITY ATTORNEY