



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Oakwood Hills	Number:	073-MP-83
Application Type:	Note Amendment	Legistar Number:	25-397
Applicant:	Oakwood Business Center Limited Partnership/Oakwood Plaza Limited Partnership	Commission District:	6
Agent:	Greenspoon Marder, LLP – Elizabeth Somerstein, Esq.	Section/Twn./Range:	04/51/42
Location:	East side of Interstate 95, between Sheridan Street and Stirling Road	Folio Number:	5142-04-12-0628
Municipality:	City of Hollywood	Platted Area:	88 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	April 22, 2025		

A location map of the plat is attached (**Exhibit 2**).

The Application is attached (**Exhibit 4**). The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	May 11, 1984	Plat Book and Page Number:	120-45
Date Recorded:	June 13, 2016	Current Instrument Number:	113749591
Plat Note Restriction			
Current Plat:	<p>Tract 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 0.73-acre park, 12,000 square feet of retail, and a 220 sleeping room (110 dwelling units equivalents) Special Residential Facility, Category 3.</p> <p>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.</p> <p>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:</p> <p>A. To existing Buildings within Tract E:</p>		

	<p>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.</p> <p>2) To the existing building at 300 Oakwood Lane, which is 32,460 square feet: 32,460 square feet of office.</p> <p>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.</p> <p>4) To the existing retail buildings within Tract E, 123,443 square feet of commercial use.</p> <p>B. For future development within Tract E: 21,621 square feet of commercial use.</p> <p>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 the uses for increased impacts.</p>
Proposed Note:	<p>Tract A & B are limited to 170 existing multi-family units and 10,500 square feet of commercial use.</p> <p>Tracts C, D, and DD are limited to 131 hotel/motel rooms, a 0.73-acre park, 12,000 square feet of retail, and a 220 sleeping room (110 dwelling units equivalents) Special Residential Facility, Category 3.</p> <p>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.</p> <p>Tract E (see attached legal description) is restricted to 32,460 square feet of office and 21,621 square feet of commercial use.</p> <p>Tract F (see attached legal description) is restricted to 275,000 square feet of commercial use; 200,000 square feet of office use; and 11,642 square feet of warehouse.</p>

1. Land Use

Planning Council has reviewed this application and determined that the City of Hollywood Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the “Industrial” (i.e. the southeast 2.0 acres) and “Oakwood Activity Center” (i.e. the remainder of the plat) land use category. The existing and proposed office, commercial, and warehouse uses are in compliance with the effective land use plan and are subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of permitted Land Uses in Activity Center,” as recorded in Instrument Number 119991259. **(Exhibit 3).**

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 21-9/PCT 21-5, which were approved by the Broward County Commission on February 8, 2022, recognizing the following voluntary commitments:

- To address BCLUP Policies 2.21.1 and 2.21.5 related to Priority Planning Areas and sea level rise, including resilient redevelopment requirements.

2. Affordable Housing

This plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 21-9/PCT 21-5, which were approved by the Broward County Commission on February 8, 2022, recognizing the commitment to restrict 10% of the dwelling units (at least 380 dwelling units) as affordable housing units at the “moderate-income” (up to 120% of median income) level or below, for a minimum of 30 years.

The applicant is not requesting additional units at this time.

3. Municipal Review

The City of Hollywood has submitted a letter of No Objection dated January 15, 2024, supporting the note amendment.

4. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and had no objections to the proposed note amendment.

5. Concurrency – Transportation

This plat is located within the Southeast Transportation Concurrency Management Area. The proposed note amendment will be an increase of 507 trips per PM peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Non-Residential	1,044	1,551
Residential	261	261
Difference	(1,812 – 1,305 = 507)	
Total	507	

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood Water Treatment (05/24)	Hollywood (HOL) (12/24)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	27.62 MGD	44.44 MGD
Estimated Project Flow:	0.14 MGD	0.08 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

7. Impact Fee Payment

All impact fees (transportation, road, and administrative fees) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

8. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Contact Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

Should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLLicense@broward.org. Prior to any alteration to site grading, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

An Environmental Resource License, No. DFDF92-1134, was issued on 11/19/1992 and expired on 11/19/1997. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 0.1 acre of mangrove wetlands. Mitigation was provided at the Florida Wetlands Bank.

This site may contain mangroves which are a protected species. Prior to any impacts (trimming, alteration or removal) an Environmental Resource License must be obtained.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or EAR@broward.org.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building (s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at:

<https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject

to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

9. Historical and Archaeological Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Andria Wingett, Director, Development Services, City of Hollywood at 2600 Hollywood Boulevard, Suite 403, Hollywood, Florida 33022, or by phone at (954) 921-3471 (x 6621).

In the event any unmarked human burial remain are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

10. Aviation

The Broward County Aviation Department (BCAD) has no objections to this Note Amendment. However, any proposed construction on this property with a height exceeding 200 feet or the use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Cities' Airport Zoning Ordinances apply to this development. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

11. Utilities

AT&T and Florida Power and Light (FPL) have been advised of this note amendment and provided no comments.

12. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.

2. This plat satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 22, 2026**.
2. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

CLD