



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 073-MP-83

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Oakwood Hills			
Plat/Site Number 073-MP-83		Plat Book - Page (if recorded) 120-45	
Owner/Applicant/Petitioner Name Oakwood Business Center Limited Partnership / Oakwood Plaza Limited Partnership			
Address 1 Oakwood Boulevard, Suite 70		City Hollywood	State FL
		Zip 33020	
Phone (754) 208-5217		Email jgelfman@kimcorealty.com	
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Elizabeth Somerstein, Esq.	
Address 200 East Broward Boulevard, Suite 1800		City Fort Lauderdale	State FL
		Zip 33301	
Phone (954) 527-2459		Email elizabeth.somerstein@gmlaw.com	
Folio(s) 514204120628, 514204120627, 514204120626, 514204120622, 514204120625, 514204120623, 514204120624, 514204120660, 514204120620, 514204120629, 514204120631, 514204120650, 514204120600, 514204120670,			
Location East and West side of N. 26 Avenue at Sheridan Street and of Stirling Road <small>north side/corner north street name at between and street name / side/corner street name</small>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- Plat (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- Site Plan (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- Note Amendment (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- Vacation (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)
 - Vacating Plats, or any Portion (BCAC 27.205)
 - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
 - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
- Vacation (**Notary Continuation Form Affidavit** required, fill out **Business Notary** if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
n/a	
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Activity Center	Land Use Plan Designation(s) Activity Center
Zoning District(s) PD	Zoning District(s) PD

Existing Land Use						
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>						
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)			
			Remain the Same?	Change Use?	Has been or will be Demolished?	
Commercial	123,443	current	YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES NO	HAS WILL NO	
Office	140,547	current	YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES NO	HAS WILL NO	
			YES NO	YES NO	HAS WILL NO	
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.</p>						

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Midrise	280	commercial	307,121
Single Family	56	office	232,460
Sleeping Rooms	220	warehouse	11,642
Multi-Family	170	Hotel Rooms	131
		Park	.73 acres

Retail 12,000 square feet

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

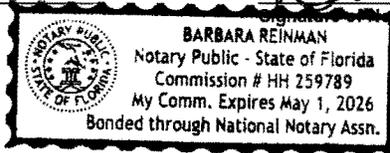
Owner/Agent Signature [Handwritten Signature] Date 7/14/25

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 14 day of July, 20 25, who is personally known to me | has produced N/A as identification.

Name of Notary Typed, Printed or Stamped Barbara Reinman Signature of Notary Public - State of Florida [Handwritten Signature]



Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type

Note

Application Date 9/19/2025	Acceptance Date 9/22/2025	Fee \$2,260
Comments Due 10/22/2025	Report Due	CC Meeting Date TBD

Adjacent City or Cities
N/A

- Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: BCPA Receipts, Title work

- Distribute To
 Full Review Planning Council School Board Land Use & Permitting
 Health Department Zoning Code Services (BMSD only) Administrative Review

Other: N/A

Received By
Christian Dumay

July 14, 2025

Jennifer Lu-Chong, AICP
Planning Section Supervisor
Urban Planning Division
Broward County
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Oakwood Hills Plat Note Amendment Letter of Intent

Dear Jennifer:

The current plat note amendment agreement for the Oakwood Hills Plat ("Plat") is enclosed with this application. The current language for the existing plat note as contained in that agreement is provided below.

Existing Plat Notation:

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.

We are proposing to create an additional parcel in the Plat to reflect the ownership patterns in the Plat and the new residential development proposed in what is currently shown as Tract C. Kimco owns a portion of Tract C. We are creating a new Tract G to include the land owned by Kimco that will be developed as residential.

The proposed plat note language is provided below.

Atlanta Boca Raton Chicago Denver Ft. Lauderdale Las Vegas Los Angeles Miami
Newark New York Orlando Scottsdale Tallahassee West Palm Beach

Proposed Plat Notation:

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.

Tract G is restricted to 280 midrise units.

The following graphics are attached to depict the proposed changes in the Plat:

Page 2 shows the area of the Oakwood Hills Plat.

Page 3 depicts Tract C of the current Plat.

Page 4 depicts the ownership pattern in Oakwood Hills Plat.

Page 5 depicts a new Tract G which is the area owned by Kimco that will be developed with residential use.

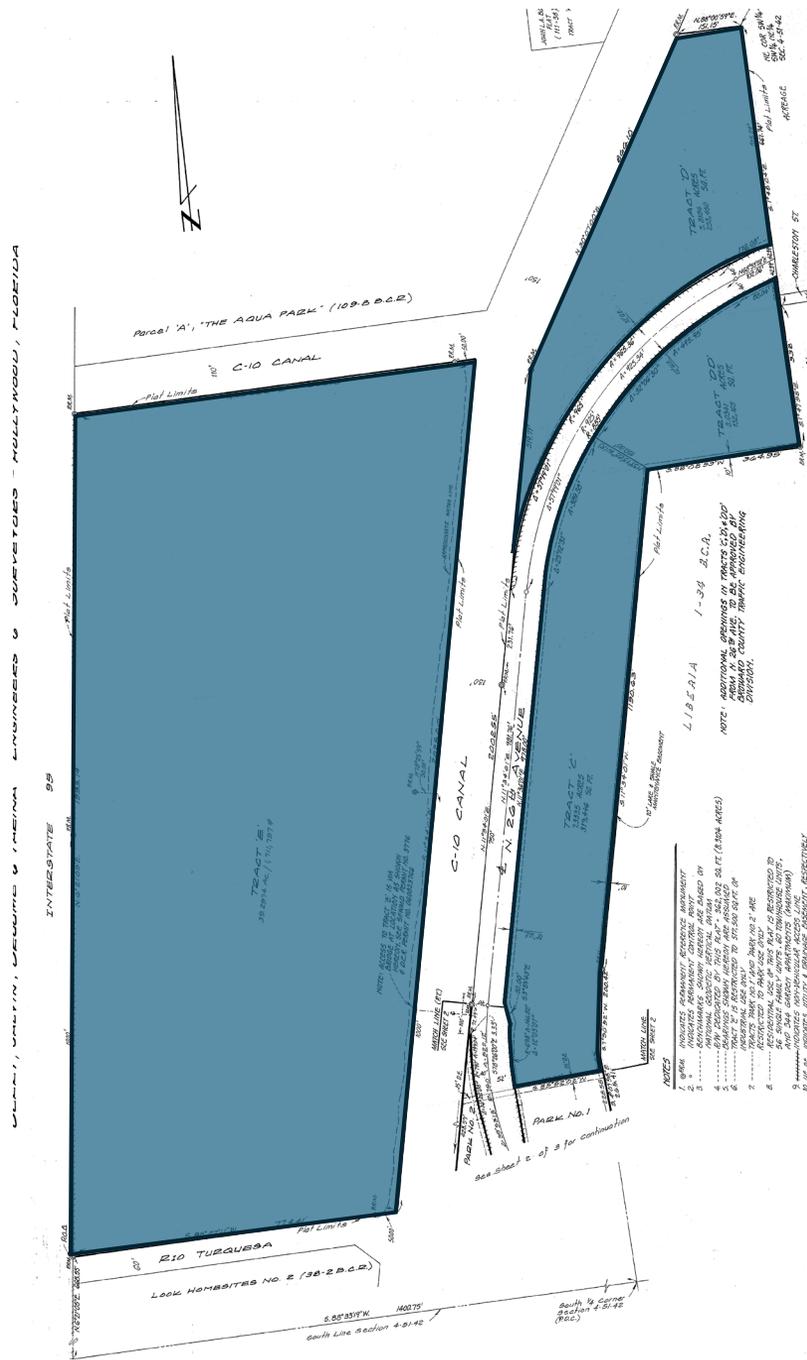
Please let me know if you need any other information to process this request for City Commission approval.

Sincerely,

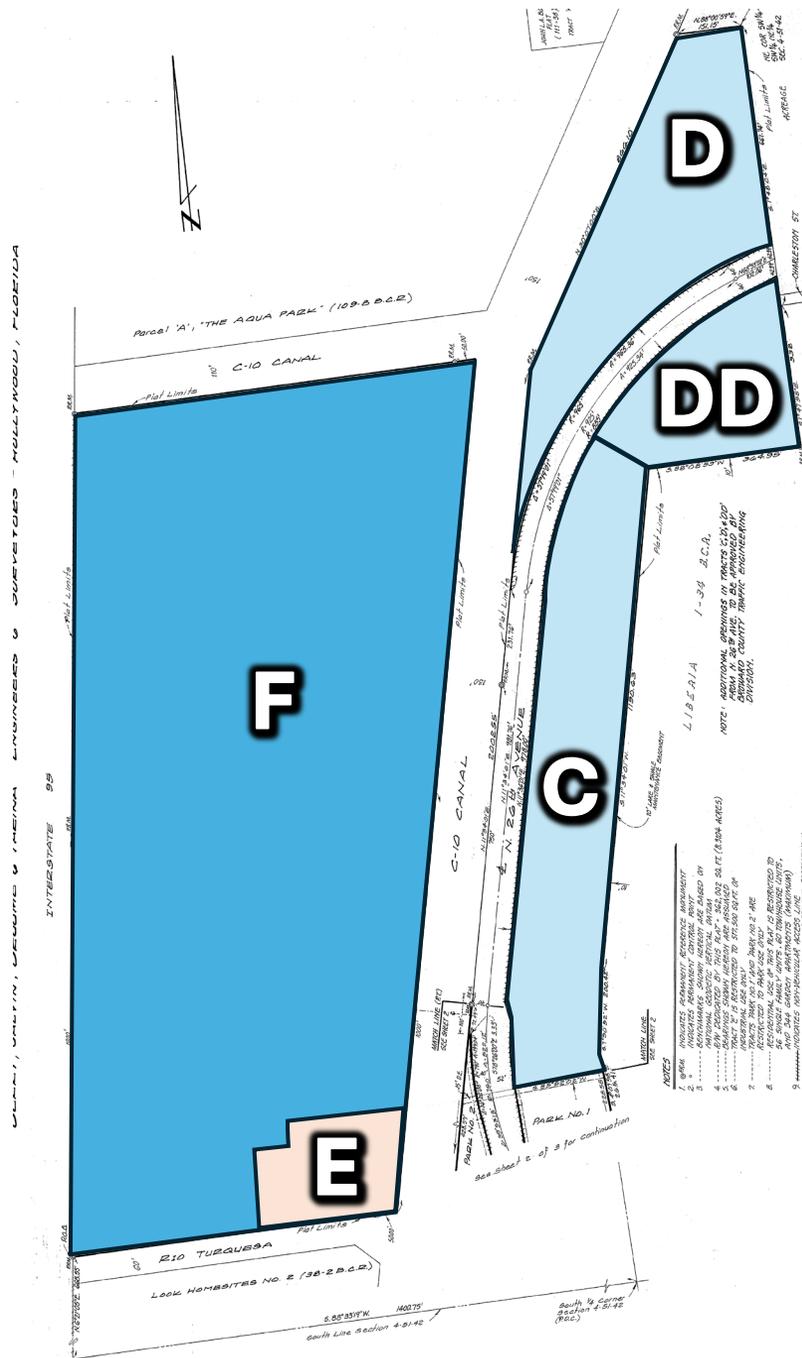
GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP

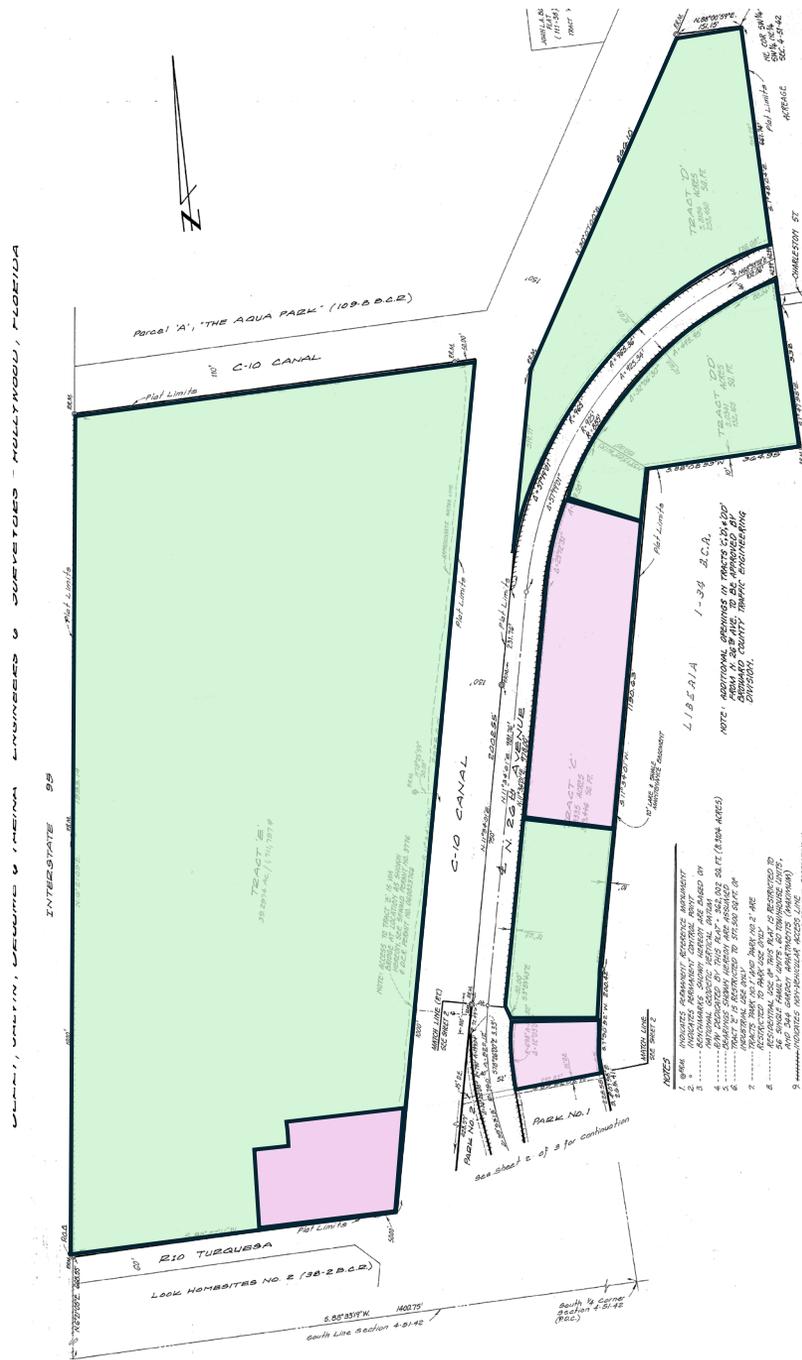


Area of Proposed Plat
Note Amendment
Oakwood Hills Plat comprised of
Existing Tracts C, D, DD, E and F



Existing Tracts C, D, DD, E, and F

Please note that new Tract lines are approximate and not to scale. Some rights of way were abandoned and reverted to adjacent owners but are not included in the platted Tracts.





STONER
SURVEYORS • MAPPERS
Licensed Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

TEL (954) 585-0997
www.stonersurveyors.com

**LEGAL DESCRIPTION OF:
PROPOSED TRACT 'G'
PORTION OF TRACT 'C', OAKWOOD HILLS (P.B. 120, PG. 45, B.C.R.)
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 'C', OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 'C';

THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT 'C' A DISTANCE OF 36.83 FEET;

THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.07°50'52"E., A DISTANCE OF 86.67 FEET;

THENCE N.11°34'01"E., A DISTANCE OF 261.59 FEET, THE LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID TRACT 'C';

THENCE N.78°25'59"W., A DISTANCE OF 220.01 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 'C';

THENCE S.11°34'01"W., A DISTANCE OF 362.02 FEET;

THENCE S.03°59'43"E., A DISTANCE OF 50.00 FEET, THE LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT 'C';

THENCE N.85°15'20"E., A DISTANCE OF 221.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 1.93 ACRES (83,923 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W., ALONG THE EAST LINE OF TRACT 'C', OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 9.12.2024

JAMES D. STONER

PROFESSION-L SURVEYOR -ND M-PPER NO. 4039 - ST-TE OF FLORID-

REVISIONS	DATE	BY

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT©2024

D-TE OF SKETCH:	DR-WN BY	CHECKED BY	FIELD BOOK
9/11/24	DRL	JDS	N/-

SE - L

SHEET 1 OF 2

SKETCH NO. 18-8637 TRACT 'G'



STONER
SURVEYORS • MAPPERS
Licensed Business No. 6633

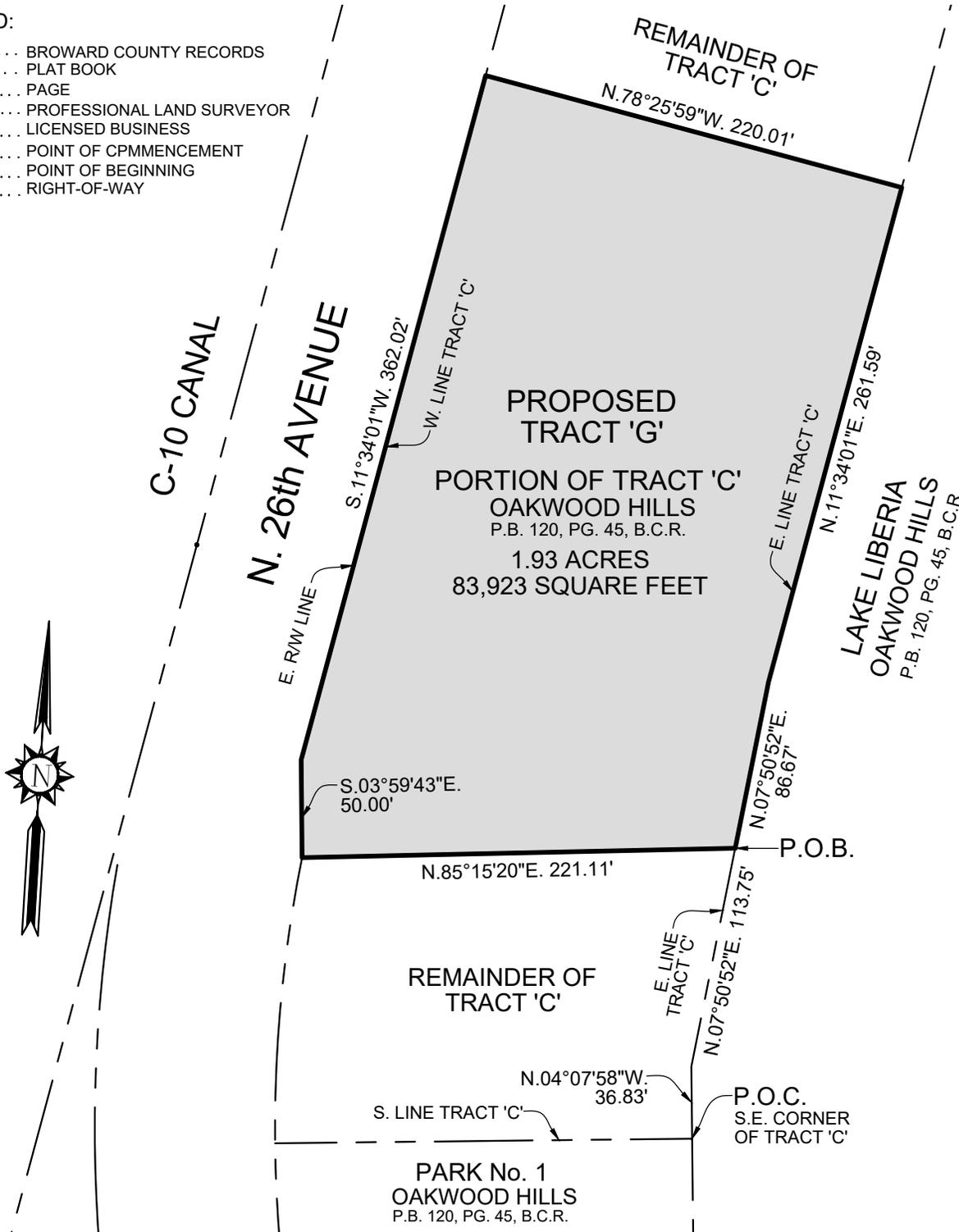
4341 S.W. 62nd Avenue
Davie, Florida 33314

TEL (954) 585-0997
www.stonersurveyors.com

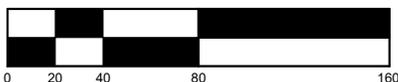
SKETCH OF DESCRIPTION
PROPOSED TRACT 'G'
PORTION OF TRACT 'C', OAKWOOD HILLS (P.B. 120, PG. 45, B.C.R.)
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- LB. LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY



SCALE: 1" = 80'



GRAPHIC SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.