



Public Works and Environmental Services Department

**HOUSING AND URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT**

Project Description			
Plat Name:	Oakwood Hills	Application Number:	073-MP-83
Application Type:	Note Amendment	Legistar Number:	26-018
Owner/Applicant:	Oakwood Plaza Limited Partnership/Kimco Realty	Commission District:	6
Authorized Agent:	Greenspoon Marder LLP	Section/Twn./Range:	04/51/42
Location:	East side of North 26 Avenue, north of Sheridan Street	Folio Number (s):	5142-04-12-0590; 5142-04-12-0594 (Tract G)
Municipality:	City of Hollywood	Platted Area:	88 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
FS 125.022 Waiver	This application expires on March 23, 2026		
Meeting Date:	March 3, 2026		

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

The Application is attached **(Exhibit 4)**. The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat History and Development Rights			
Plat Board Approval:	June 9, 2015	Plat Book and Page Number:	120-45
Date Recorded:	June 13, 2016	Current Instrument Number:	120190399
Plat Note Restriction			
Current Plat Note:	Tracts A and B are limited to 170 existing multi-family units and 10,500 square feet of commercial use. Tract 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.		
Proposed Note:	Tracts A and B are limited to 170 existing multi-family units and 10,500 square feet of commercial use. Tract 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. <b>Tract G is restricted to 280 midrise units.</b>
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In accordance with the Land Development Code, Midrise is defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) residential stories (exclusive of parking levels).

**1. Land Use and Affordable Housing**

Planning Council staff have reviewed this application and determined that the City of Hollywood Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Oakwood Activity Center” land use category. The proposed residential use on Tract G is in compliance with the permitted uses of the effective land use plan and 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. Planning Council memorandum is attached (**Exhibit 3**).

Planning Council staff notes that this plat is located within an area that was 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 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.
- 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. Municipal Review**

The City of Hollywood has submitted a letter of approval dated November 25, 2025, supporting the note amendment.

**3. Access**

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

**4. Concurrency – Transportation**

This plat is located in the Southeast Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in terms of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates an increase of 109 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	261	370
Non-residential	2,126	2,126
Total	(2,496 – 2,387) = 109	

**5. 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 Plant (04/25)	Hollywood (HOL) (06/25)
Design Capacity:	37.5 MGD	55.50 MGD
Annual Average Flow:	31.7 MGD	44.86 MGD
Estimated Project Flow:	0.166 MGD	0.166 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment 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.

**6. Concurrency – Regional Parks**

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	4.62
Local	0

**7. Concurrency - Public School**

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 280 midrise units will generate 10 (5 elementary, 2 middle, 3 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. This determination will expire on July 4, 2026.

**8. Impact Fee**

All impact fees (school impact fees, park impact fees, transportation impact fees, and administrative fees) will be calculated by Housing and 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.

At the time of plat application, 123,443 square feet of commercial and 140,547 square feet of office exists on the site which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit toward impact fees, provided appropriate documentation is submitted during the review of construction plans submitted for County environmental review approval.

**9. Environmental Review**

This plat was reviewed by Environmental Permitting Division and has the following recommendations 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 note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or [WWW.License@broward.org](mailto:WWW.License@broward.org) for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, 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 [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org) for specific code requirements.

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 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](mailto:SWMLicense@broward.org) for specific code requirements.

**B. Aquatic and Wetland Resources**

An Environmental Resource License, No. DDFD92-1134, 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 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 creatin 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](mailto: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](http://invasive.org)).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto: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://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or [EAR@broward.org](mailto: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 (SRRRA) electronically at [ePermits.broward.org](http://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](mailto:AsbestosHelp@broward.org) or call 954-519-0340.

**F. Natural Resources Division**

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

**10. Additional Environmental Protection Actions**

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

**11. Historical and Archaeological Resource Review**

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, 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 sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Anand Baram, Planning Manager, Development Services, City of Hollywood at 2600 Hollywood Boulevard, Room 315, Hollywood, FL 33020 or by phone at (954) 921-3471 for additional information.

In the event any unmarked human burial remains 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. The district medical examiner can be reached via email at [Med Exam Trauma@broward.org](mailto:Med Exam Trauma@broward.org) or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical

examiner or State Archaeologist.

## 12. Aviation

Broward County Aviation Department has no objection. This property is within close proximity of Broward County's Fort Lauderdale-Hollywood International Airport (FLL) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to aviation. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports) and may also be subject to Federal Aviation Regulation Part 77. The applicant should visit [www.FLL.net/Airspacereview](http://www.FLL.net/Airspacereview) to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map.

To initiate the Broward County Review, please contact [AirspaceReview@Broward.org](mailto:AirspaceReview@Broward.org). To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>.

## 13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide a response and AT&T provided no objections.

## 14. 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 Housing and Urban Planning Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf).

## FINDINGS

Staff reviewed the application and found that it meets the requirements 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 was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. 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.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 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 ensure 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 **March 3, 2027**.
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, and recommendations.

[CLD]