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19 **WHEREAS**, an application for Case #CD19-31MULD was filed requesting
20 Mixed Use Land Development Formal Site Development Plan Review and the granting
21 of 300 Flexibility Housing Units for the property located at 670 E. Oakland Park Blvd, as
22 more particularly described herein; and

30 **WHEREAS,** the proposed Mixed Use Land Development and the granting of
31 Flexibility Housing Units are consistent with the City of Oakland Park Comprehensive
32 Plan, Article II, Housing, Goal 3 and the updated Broward County Land Use Plan; and

1 **WHEREAS,** the proposed Mixed Use Land Development and Flexibility
2 Housing Unit allocation standards are met with the proposed project, which is also
3 consistent with the existing, underlying zoning designation of B-1, Community Business,
4 according to Section 24-37, according to Section 24-56 of the City’s land Development
5 Code.

6 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
7 **CITY OF OAKLAND PARK, FLORIDA:**

8 **Section 1.** That the forgoing “WHEREAS” clauses are hereby ratified and
9 confirmed as being true and correct and are hereby made a part of this Ordinance upon
10 adoption thereof.

11 **Section 2.** The City Commission, of the City of Oakland Park, Florida, after
12 hearing any and all comments and objections made during the course of duly advertised
13 and scheduled public hearings hereby finds that:

- 14 1. Objective 1.8, Use the Land Development Code to implement land use policies
15 that correspond to the categories on the Future Land Use Map.
- 16 2. Policy 1.8.1, Land use densities and intensities shall be consistent with the Future
17 Land Use Plan Map and Chapter IV, Section 3 of the Land Use Implementation.
- 18 3. Policy 7.2.1, The City will continue to enforce the landscaping code and other
19 provisions in the development code to ensure compliance with the open space
20 standards set forth in the relevant policies of the land use element and this
21 element.
- 22 4. Goal 3, To maintain, improve and expand the existing single-family and multiple-
23 family housing supply in a way that assures a desirable mix of a variety of
24 housing types, protects sound neighborhoods and contributes to the revitalization
25 of neighborhoods which have experienced decline.
- 26 5. Policy 3.1.1, Utilize the Future Land Use Plan and zoning map to assure a
27 diversity of housing type.

1 **Section 3.** The City Commission of the City of Oakland Park, Florida, hereby
2 approves the proposed Mixed Use Land Development Formal Site Development Plan and
3 the granting of 300 Flexibility Housing Units as requested for the following described
4 property. In the event that the Future Land Use Map designation for this site changes
5 after this project's approval permitting the dwelling units for this project to be allocated
6 by-right or by another allocation method, these 300 Flexibility Housing Units shall be
7 returned to the pool of available units for the City to be able to allocate elsewhere.

8
9 LEGAL DESCRIPTION:

10
11 COMMENCE AT THE NORTHEAST CORNER OF TRACT "A"; AS RECORDED IN WALMART
12 OAKLAND PARK, PLAT BOOK 183,
13 PAGE 253, AS RECORDED IN BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°50'16" EAST,
14 A DISTANCE OF 701.24 FEET;
15 THENCE SOUTH 13°13'44" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTHEAST CORNER
16 OF SAID TRACT "A"; THENCE
17 NORTH 55°05'37" WEST, A DISTANCE OF 23.26 FEET; THENCE SOUTH 33°36'13" WEST, A
18 DISTANCE OF 27.19 FEET; THENCE
19 SOUTH 84°18'01" WEST, A DISTANCE OF 35.84 FEET; THENCE NORTH 65°33'55" WEST, A
20 DISTANCE OF 67.59 FEET; THENCE
21 NORTH 18°19'54" WEST, A DISTANCE OF 37.03 FEET; THENCE NORTH 50°14'13" WEST, A
22 DISTANCE OF 85.20 FEET; THENCE
23 SOUTH 36°27'41" WEST, A DISTANCE OF 10.31 FEET; THENCE NORTH 54°50'29" WEST, A
24 DISTANCE OF 49.68 FEET TO A
25 CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 148.00 FEET; THENCE ALONG
26 THE ARC OF SAID CURVE
27 THROUGH A CENTRAL ANGLE OF 36°54'31", AN ARC DISTANCE OF 95.34 FEET TO A POINT
28 OF TANGENCY; THENCE SOUTH
29 88°15'00" WEST, A DISTANCE OF 71.94 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A
30 RADIUS OF 147.59 FEET;
31 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°53'15", AN
32 ARC DISTANCE OF 46.08 FEET
33 TO THE POINT OF TANGENCY; THENCE SOUTH 70°21'45" WEST, A DISTANCE OF 40.86 FEET;
34 THENCE SOUTH 60°51'39"
35 WEST, A DISTANCE OF 69.24 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE NORTH
36 01°44'14" WEST, ALONG SAID
37 WEST LINE, A DISTANCE OF 744.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A";
38 THENCE NORTH 88°10'40"
39 EAST, A DISTANCE OF 91.61 FEET; THENCE SOUTH 01°49'19" EAST DEPARTING SAID
40 BOUNDARY OF TRACT "A", A
41 DISTANCE OF 124.80 FEET; THENCE NORTH 87°59'17" EAST, A DISTANCE OF 93.21 FEET TO
42 THE POINT OF CURVATURE OF
43 A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE ALONG
44 THE ARC OF SAID CURVE,

1 THROUGH A CENTRAL ANGLE OF 25°46'47", AN ARC DISTANCE OF 44.99 FEET TO A POINT
2 OF TANGENCY; THENCE SOUTH
3 66°13'56" EAST, A DISTANCE OF 49.55 FEET TO A POINT OF CURVATURE OF A CURVE
4 CONCAVE NORTHERLY HAVING A
5 RADIUS OF 214.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
6 ANGLE OF 25°35'24", AN ARC
7 DISTANCE OF 95.58 TO THE POINT OF TANGENCY; THENCE NORTH 88°10'40" EAST, A
8 DISTANCE OF 203.40 FEET; THENCE
9 NORTH 01°49'20" WEST, A DISTANCE OF 285.19 FEET; THENCE NORTH 88°10'40" EAST, A
10 DISTANCE OF 58.37 FEET TO THE
11 POINT OF BEGINNING.

12 **Section 4.** Approval of the proposed Mixed Use Land Development Formal
13 Site Development Plan and the granting of 300 Flexibility Housing must comply with the
14 Development Agreement adopted by resolution for this project.

15 **Section 5.** If any clause, section or other part of this Ordinance shall be held by
16 any Court of competent jurisdiction to be unconstitutional or invalid, such
17 unconstitutional or invalid part shall be considered as eliminated and in no way affecting
18 the validity of the other provisions of this Ordinance.

19 **Section 6.** All Ordinances or parts of Ordinances in conflict herewith are hereby
20 repealed to the extent of such conflicts.

21 **Section 7.** This Ordinance shall be effective upon its passage and adoption by the
22 City Commission of the City of Oakland Park.

23
24
25 **PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ON**
26 **FIRST READING, THIS , DAY OF , 2020.**

27
28
29 M. CARN _____
30 J. BOLIN _____
31 T. LONERGAN _____
32 S. GUEVREKIAN _____
33 M. SPARKS _____
34

35 **PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,**
36 **FLORIDA, ON SECOND READING, THIS , DAY OF , 2020.**

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38 CITY OF OAKLAND PARK, FLORIDA
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MAYOR MATTHEW SPARKS

M. CARN	_____
J. BOLIN	_____
T. LONERGAN	_____
S. GUEVREKIAN	_____
M. SPARKS	_____

ATTEST:

RENEE M. SHROUT, CMC, CITY CLERK

LEGAL NOTE:

I hereby certify that I have approved the form of this Ordinance (O-2018-XXX):

DONALD J. DOODY, CITY ATTORNEY