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1 the applicant, City, and County in accordance with Section 24-
2 188(E) of the Land Development Code.

3 • The lot plan shall be provided to and approved by the City prior
4 to submittal to the Broward County Property Appraiser. The lot
5 plan shall include property to be conveyed for use by the
6 adjacent neighborhood to the north (Oak Tree Estates).

7 • In accordance with the Land Use Plan Amendment, the
8 Applicant shall design and construct and repave, including
9 milling and resurfacing, the segment of N.W. 44th Street
10 adjacent to this property as reflected in the attached exhibit,
11 NW 44th Street – Draft Concept. Said improvements shall
12 be constructed in phases corresponding with the page entitled
13 “Final Site Plan Phasing Plan” of the Master Development
14 Plan.

15 1. Prior to issuance of the final certificate of occupancy
16 for a residential unit in Phase 1, improvements
17 consisting of a road curvature with a median, and
18 stamped asphalt with curbing and trees at the two
19 locations depicted in the area between the proposed
20 44th Street development entrance and N.W. 21 Avenue
21 shall be completed.

22 2. Prior to issuance of the final CO for a residential unit
23 in Phase 2, improvements shall include the roundabout
24 at the entrance on NW 44 St, and the roadway segment
25 shall be repaved by that time.

26 These improvements are subject to issuance of permits by the
27 City and Broward County, as applicable. The Applicant and
28 City staff are working with the County for approval of the
29 final design. All improvements shall be constructed in the
30 existing right-of-way and right-of-way required by County
31 plat approval.

32 • Include a condition of plat approval requiring construction of
33 roadway improvements along Prospect Road in dedicated land
34 as required by Broward County and in coordination with those
35 being built by the Department of Transportation along adjacent
36 segments of the roadway.

37 • A plat note shall restrict this site to 405 dwelling units,
38 applicable infrastructure, and recreation facilities.
39

1 **SECTION 4.** The City Manager is hereby authorized to sign the Agreement for
2 the Issuance of Building Permits Prior to Plat Recordation.
3

4 **SECTION 5.** All Resolutions or parts of Resolutions in conflict herewith, be and
5 the same are repealed to the extent of such conflict.
6

7 **SECTION 6.** If any clause, section or other part of this Resolution shall be held
8 by any court of competent jurisdiction to be unconstitutional or invalid, such
9 unconstitutional or invalid part shall be considered eliminated and will in no way affect
10 the validity of the other provisions of this Resolution.
11

12 **SECTION 7.** This Resolution shall become effective immediately upon its
13 passage and adoption.
14

1 **ADOPTED** by the City Commission of the City of Oakland Park, Florida this ____ day
2 of _____ 2019.
3
4
5
6

7 CITY OF OAKLAND PARK, FLORIDA
8
9

10 _____
11 MAYOR SARA GUEVREKIAN
12

13 M. SPARKS _____
14 J. BOLIN _____
15 M. CARN _____
16 T. LONERGAN _____
17 S. GUEVREKIAN _____
18
19

20
21 ATTEST:
22

23 _____
24 RENEE M. SHROUT, CMC
25 CITY CLERK
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28

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DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF GOLF-TAM VILLAGE, AS RECORDED IN PLAT BOOK 119, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.88°12'55"E. ALONG THE SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62, PAGE 24 OF SAID PUBLIC RECORDS, A DISTANCE OF 826.79 FEET A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.77°44'26"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID RIGHT-OF-WAY LINE LYING 100.00 FEET WESTERLY OF AND CONCENTRIC TO THE CENTERLINE THEREOF, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", THROUGH A CENTRAL ANGLE OF 01°24'21", A DISTANCE OF 30.58 FEET; THENCE S.88°12'55"W. ALONG A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", OAK TREE PLAT; THENCE S.53°04'11"E. ALONG THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID OAK TREE PLAT, A DISTANCE OF 46.82 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.74°57'20"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°43'05", A DISTANCE OF 211.38 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 17 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1; THENCE N.01°39'39"W. ALONG SAID WEST LINE, A DISTANCE OF 146.96 FEET A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.71°43'32"E., A RADIAL DISTANCE OF 1,196.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", THROUGH A CENTRAL ANGLE OF 32°17'07", A DISTANCE OF 674.09 FEET; THENCE S.88°21'41"W. ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF

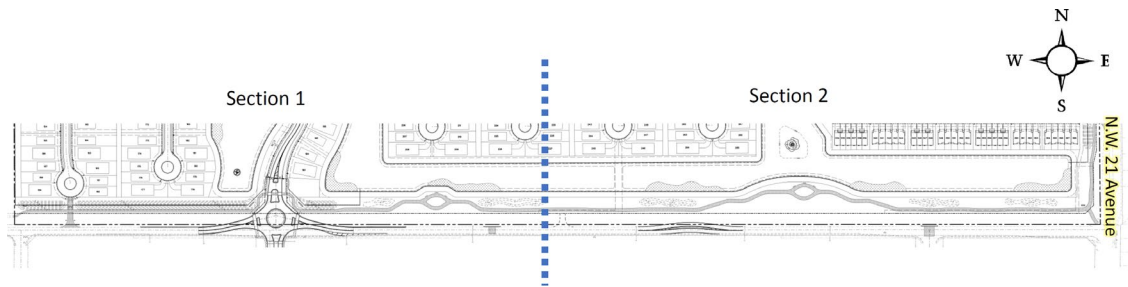
1 96.42 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE
2 LEFT, OF WHICH THE RADIUS POINT LIES N.43°06'02"E., A RADIAL
3 DISTANCE OF 1,246.28 FEET; THENCE SOUTHEASTERLY ALONG THE
4 ARC OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD,
5 AS RECORDED IN DEED BOOK 419, PAGE 362 OF SAID PUBLIC
6 RECORDS, THROUGH A CENTRAL ANGLE OF 31°27'57", A DISTANCE OF
7 684.44 FEET; THENCE S.78°21'55"E. ALONG SAID RIGHT-OF-WAY LINE, A
8 DISTANCE OF 456.13 FEET; THENCE S.01°50'50"E. ALONG THE WEST
9 RIGHT-OF-WAY LINE OF NORTHWEST 21ST AVENUE (DECKER ROAD),
10 AS RECORDED IN OFFICIAL RECORD BOOK 1769, PAGE 445 OF SAID
11 PUBLIC RECORDS, A DISTANCE OF 917.85 FEET TO A POINT OF
12 INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17; THENCE
13 S.88°38'22"W. ALONG SAID SOUTH LINE, A DISTANCE OF 3,976.27 FEET;
14 THENCE N.01°37'24"W. ALONG THE EAST LINE OF "M.&S. PROPERTIES
15 PLAT", AS RECORDED IN PLAT BOOK 98, PAGE 29 OF SAID PUBLIC
16 RECORDS, A DISTANCE OF 921.96 FEET TO THE SOUTHWEST CORNER
17 OF SAID GOLF-TAM VILLAGE, AND A POINT OF NON TANGENCY WITH A
18 CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°22'36"E.,
19 A RADIAL DISTANCE OF 40.00 FEET; THENCE ALONG THE BOUNDARY
20 OF SAID GOLF-TAM VILLAGE THE FOLLOWING FOUR (4) COURSES AND
21 DISTANCES; THENCE SOUTHEASTERLY, NORTHEASTERLY AND
22 NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF
23 242°57'52", A DISTANCE OF 169.62 FEET TO A POINT OF REVERSE
24 CURVATURE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A
25 CENTRAL ANGLE OF 62°57'52"; THENCE NORTHWESTERLY ALONG THE
26 ARC, A DISTANCE OF 16.48 FEET; THENCE N.01°37'24"W., A DISTANCE
27 OF 360.00 FEET; THENCE N.88°21'41"E., A DISTANCE OF 100.00 FEET TO
28 A POINT OF INTERSECTION WITH A LINE LYING 10.00 FEET EAST OF (AS
29 MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST
30 LINE OF LOTS 48 THROUGH 54 OF SAID GOLF-TAM VILLAGE; THENCE
31 N.01°37'24"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 526.02
32 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF
33 SAID GOLF-TAM VILLAGE; THENCE ALONG SAID BOUNDARY LINE THE
34 FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES;
35 N.88°13'32"E., A DISTANCE OF 70.00 FEET; THENCE N.01°46'28"W., A
36 DISTANCE OF 10.00 FEET; THENCE N.88°13'32"E., A DISTANCE OF 100.00
37 FEET; THENCE N.01°46'28"W., A DISTANCE OF 80.00 FEET; THENCE
38 N.88°13'32"E., A DISTANCE OF 316.78 FEET TO A POINT OF CURVATURE
39 TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL
40 ANGLE OF 37°18'06"; THENCE EASTERLY ALONG THE ARC A DISTANCE
41 OF 130.21 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT
42 HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF
43 23°34'02"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF
44 98.72 FEET; THENCE S.39°44'27"E., A DISTANCE OF 30.99 FEET; THENCE
45 S.01°26'29"E., A DISTANCE OF 63.23 FEET TO A POINT OF CURVATURE
46 TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL

1 ANGLE OF 94°41'52"; THENCE SOUTHWESTERLY ALONG THE ARC A
2 DISTANCE OF 198.33 FEET; THENCE N.86°44'37"W., A DISTANCE OF
3 142.47 FEET; THENCE S.03°15'23"W., A DISTANCE OF 40.00 FEET;
4 THENCE N.86°44'37"W., A DISTANCE OF 10.00 FEET; THENCE
5 N.73°41'30"W., A DISTANCE OF 82.00 FEET; THENCE S.07°06'50"W., A
6 DISTANCE OF 157.92 FEET; THENCE S.15°27'37"E., A DISTANCE OF
7 148.75 FEET; THENCE S.86°44'37"E., A DISTANCE OF 153.98 FEET;
8 THENCE N.11°38'36"E., A DISTANCE OF 282.95 FEET A THE POINT OF
9 NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS
10 POINT LIES N.03°15'13"E., A RADIAL DISTANCE OF 160.00 FEET; THENCE
11 NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF
12 62°14'07", A DISTANCE OF 173.79 FEET; THENCE S.01°26'29"E., A
13 DISTANCE OF 360.93 FEET; THENCE N.88°21'41"E., A DISTANCE OF
14 695.09 FEET; THENCE N.32°09'20"E., A DISTANCE OF 460.00 FEET;
15 THENCE N.57°50'40"W., A DISTANCE OF 100.00 FEET; THENCE
16 N.32°09'20"E., A DISTANCE OF 98.57 FEET TO A POINT OF CURVATURE
17 TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL
18 ANGLE OF 33°56'25"; THENCE NORTHERLY ALONG THE ARC A
19 DISTANCE OF 59.24 FEET; THENCE N.01°47'05"W., A DISTANCE OF 39.39
20 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF
21 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY
22 ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE S.88°12'55"W., A
23 DISTANCE OF 75.00 FEET; THENCE N.01°47'05"W., A DISTANCE OF 30.00
24 FEET TO THE POINT OF BEGINNING.
25
26 CONTAINING 6,061,881 SQUARE FEET/139.1616 ACRES MORE OR LESS.
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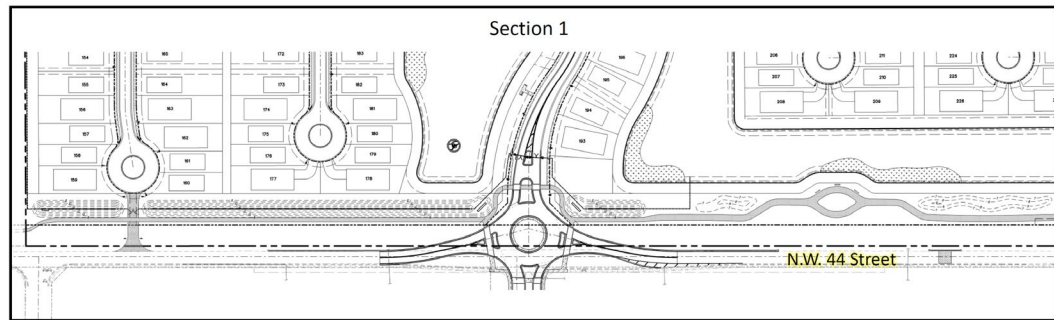
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Exhibit B

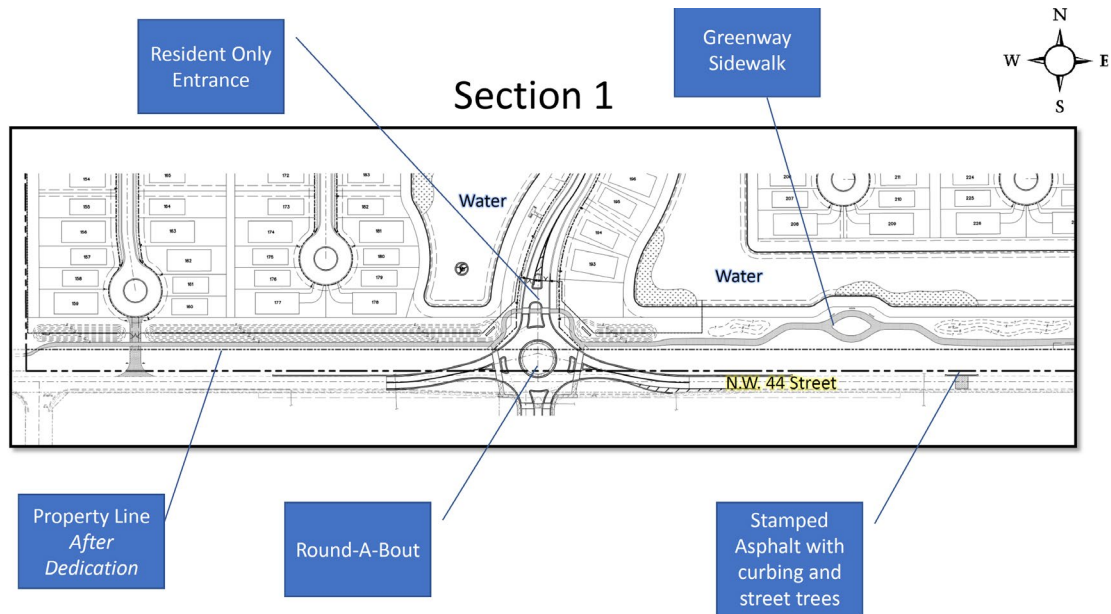
44th Street Enhancements

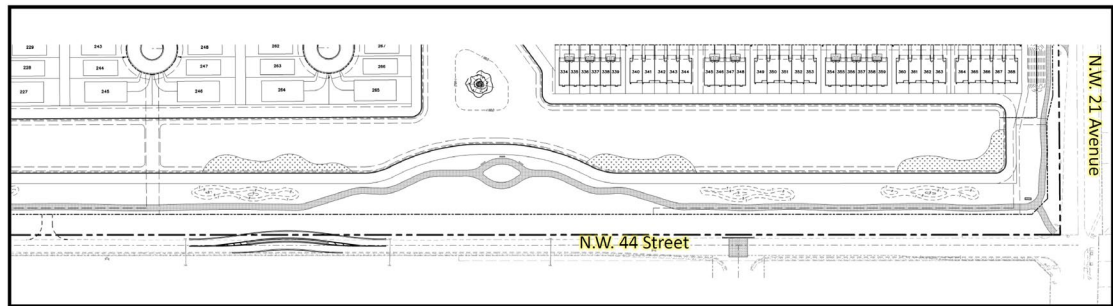
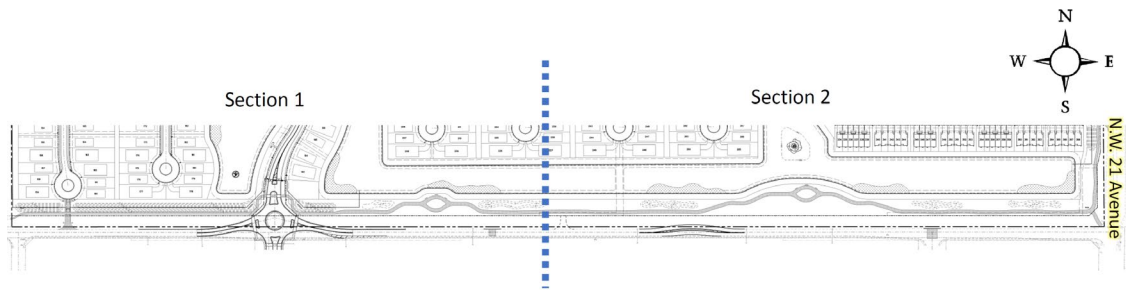


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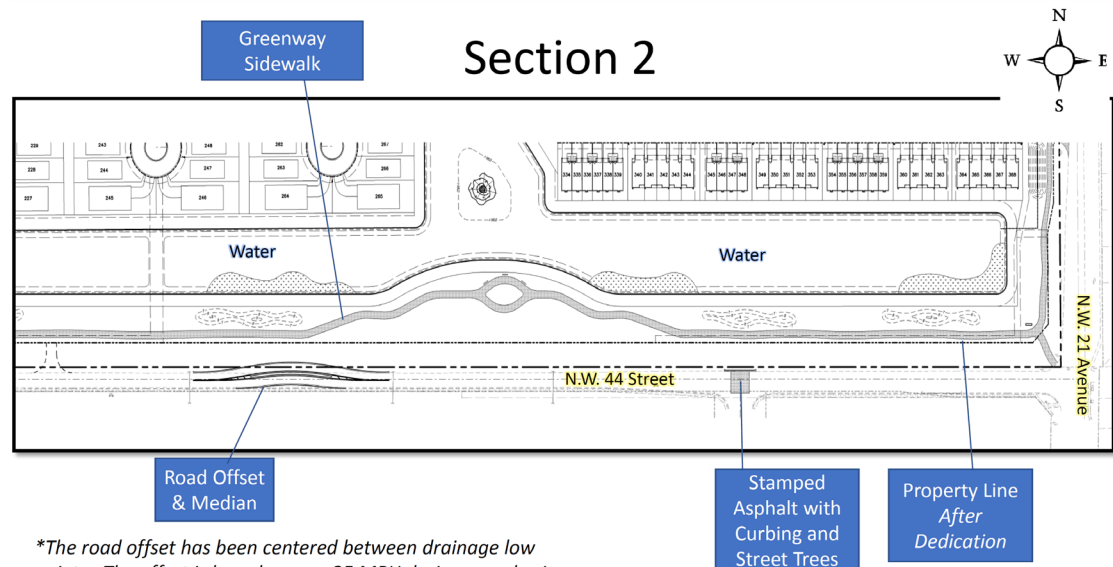


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**The road offset has been centered between drainage low points. The offset is based upon a 35 MPH design speed using the Greenbook chart for low speed urban streets.*

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