1 RESOLUTION NO. R-2019-XXX 2 3 A RESOLUTION OF THE CITY COMMISSION OF THE CITY 4 OAKLAND PARK, FLORIDA, **APPROVING** 5 APPLICATION BY BLACKWOOD PARTNERS, 6 BLACKSHORE PARTNERS, LLC TO PLAT THE VACANT 7 PROPERTY CURRENTLY ZONED OPEN SPACE, OS AND 8 PROPSOED TO \mathbf{BE} REZONED TO **PLANNED** 9 DEVELOPMENT, PUD AND LOCATED AT THE NORTHWEST 10 CORNER OF NW 21ST AVENUE AND NW 44TH STREET AND 11 WITH ADDITIONAL FRONTAGE ON PROSPECT ROAD, AS 12 MORE PARTICULARLY AND LEGALLY DESCRIBED IN 13 EXHIBIT A OF THIS RESOLUTION AND CONTAINING 140.7 14 GROSS ACRES, MORE OR LESS; PROVIDING 15 CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING 16 FOR AN EFFECTIVE DATE. 17 18 WHEREAS, the City Commission deems it to be in the best interests of the 19 City to approve the application by Blackwood Partners, LLC and Blackshore Partners, 20 LLC for plat approval for vacant property currently zoned Open Space, OS and proposed to be rezoned to Planned Unit Development, PUD and located at the property 21 22 located at the northwest corner of NW 21st Avenue and NW 44th Street and with 23 additional frontage on Prospect Road, as more particularly and legally described in 24 Exhibit A of this Resolution and containing 140.7 gross acres, more or less. 25 26 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 27 OF THE CITY OF OAKLAND PARK, FLORIDA THAT: 28 29 SECTION 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits attached hereto are 30 31 hereby incorporated herein. 32 33 **SECTION 2.** In accepting the recommendation of City staff, the City 34 Commission of the City of Oakland Park, Florida, hereby approves the application by 35 Blackwood Partners, LLC and Blackshore Partners, LLC for plat approval for vacant 36 property currently zoned Open Space, OS and proposed to be rezoned to Planned Unit Development, PUD and located at the property located at the northwest corner of NW 37 38 21st Avenue and NW 44th Street and with additional frontage on Prospect Road, as more 39 particularly and legally described in Exhibit A of this Resolution and containing 140.7 40 gross acres, more or less.

42 43 44

45

46

41

• The Applicant may seek building permits for model homes prior to plat recordation provided an agreement is executed between

SECTION 3. The following conditions shall apply to this resolution:

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 milling and resurfacing, the segment of N.W. 44th Street 9 adjacent to this property as reflected in the attached exhibit, 10 NW 44th Street – Draft Concept. Said improvements shall 11 be constructed in phases corresponding with the page entitled 12 "Final Site Plan Phasing Plan" of the Master Development 13 Plan. 14 1. Prior to issuance of the final certificate of occupancy 15 16 for a residential unit in Phase 1, improvements 17 consisting of a road curvature with a median, and stamped asphalt with curbing and trees at the two 18 locations depicted in the area between the proposed 19 44th Street development entrance and N.W. 21 Avenue 20 shall be completed. 21 2. Prior to issuance of the final CO for a residential unit 22 in Phase 2, improvements shall include the roundabout 23 24 at the entrance on NW 44 St, and the roadway segment shall be repaved by that time. 25 These improvements are subject to issuance of permits by the 26 City and Broward County, as applicable. The Applicant and 27 City staff are working with the County for approval of the 28 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. Include a condition of plat approval requiring construction of 32 roadway improvements along Prospect Road in dedicated land 33 as required by Broward County and in coordination with those 34 being built by the Department of Transportation along adjacent 35 segments of the roadway. 36 37 A plat note shall restrict this site to 405 dwelling units, 38 applicable infrastructure, and recreation facilities. 39

the applicant, City, and County in accordance with Section 24-

1

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			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 GUEV	/REKIAN	
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. SH	IROUT, CMC		
25	CITY CLERK			
26				
27				
28				

1	Exhibit A
2 3	Legal Description
4 5	DESCRIPTION
6	PARCEL "A", OAK TREE PLAT, AS RECORDED IN PLAT BOOK 177,
7	PAGES 5 THROUGH 7, TOGETHER WITH LOT 17, "FORT LAUDERDALE
8	INDUSTRIAL AIRPARK - SECTION 1", AS RECORDED IN PLAT BOOK 63,
9	PAGE 10, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY,
10	FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 49
11	SOUTH, RANGE 42 EAST, THE CITY OF OAKLAND PARK, BROWARD
12	COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
13	
14	BEGINNING AT THE NORTHEAST CORNER OF GOLF-TAM VILLAGE, AS
15	RECORDED IN PLAT BOOK 119, PAGE 18 OF THE PUBLIC RECORDS OF
16	BROWARD COUNTY, FLORIDA; THENCE N.88°12'55"E. ALONG THE
17	SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT
18	BOOK 62, PAGE 24 0F SAID PUBLIC RECORDS, A DISTANCE OF 826.79
19 20	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
20 21	1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE
22	WESTERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID RIGHT-OF-
23	WAY LINE LYING 100.00 FEET WESTERLY OF AND CONCENTRIC TO THE
24	CENTERLINE THEREOF, AS SHOWN ON SAID "FORT LAUDERDALE
25	INDUSTRIAL AIRPARK - SECTION 1", THROUGH A CENTRAL ANGLE OF
26	01°24'21", A DISTANCE OF 30.58 FEET; THENCE S.88°12'55"W. ALONG A
27	LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND
28	PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A
29	DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID
30	PARCEL "A", OAK TREE PLAT; THENCE S.53°04'11"E. ALONG THE WEST
31	RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID OAK
32	TREE PLAT, A DISTANCE OF 46.82 FEET TO A POINT OF NON
33	TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT
34 35	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
36	A CENTRAL ANGLE OF 09°43'05", A DISTANCE OF 211.38 FEET TO A
30 37	POINT OF INTERSECTION WITH THE WEST LINE OF LOT 17 OF SAID
38	FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1; THENCE
39	N.01°39'39"W. ALONG SAID WEST LINE, A DISTANCE OF 146.96 FEET A
40	POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH
41	THE RADIUS POINT LIES N.71°43'32"E., A RADIAL DISTANCE OF 1,196.28
42	FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE WEST
43	RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID "FORT
44	LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", THROUGH A
45	CENTRAL ANGLE OF 32°17'07", A DISTANCE OF 674.09 FEET; THENCE
46	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
- 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.

{00272880.1 1869-0101480}

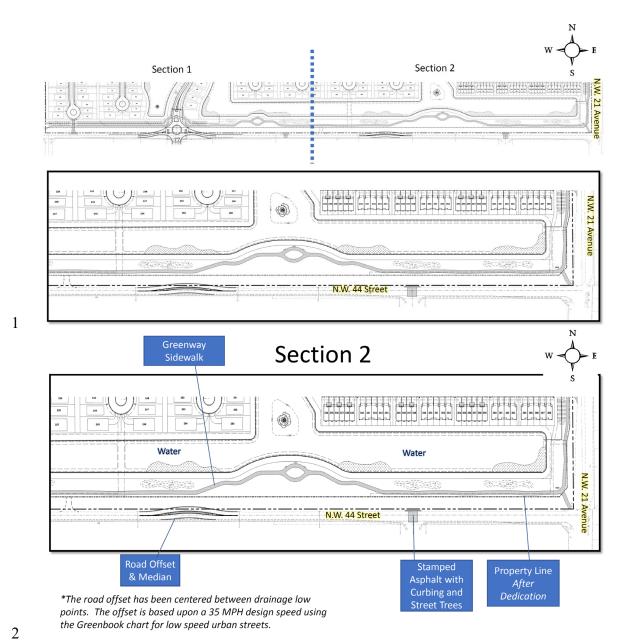
2728

Exhibit B 1 2 3 4 44th Street Enhancements Section 2 Section 1 Section 1 N.W. 44 Street 5 6 Greenway Sidewalk Resident Only Entrance Section 1 Water Water Property Line After Dedication Stamped Asphalt with curbing and street trees

{00272880.1 1869-0101480}

7

Round-A-Bout



 $\{00272880.1\ 1869\text{-}0101480\}$