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3 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF  
4 OAKLAND PARK, FLORIDA, APPROVING THE APPLICATION  
5 BY BLACKWOOD PARTNERS, LLC & BLACKSHORE  
6 PARTNERS, LLC TO PLAT THE VACANT PROPERTY  
7 CURRENTLY ZONED OPEN SPACE, OS AND PROPOSED TO BE  
8 REZONED TO PLANNED UNIT DEVELOPMENT, PUD AND  
9 LOCATED AT THE NORTHWEST CORNER OF NW 21ST  
10 AVENUE AND NW 44TH STREET AND WITH ADDITIONAL  
11 FRONTAGE ON PROSPECT ROAD, AS MORE PARTICULARLY  
12 AND LEGALLY DESCRIBED IN EXHIBIT A OF THIS  
13 RESOLUTION AND CONTAINING 140.7 GROSS ACRES, MORE  
14 OR LESS; PROVIDING FOR CONFLICTS; PROVIDING FOR  
15 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

17           **WHEREAS**, the City Commission deems it to be in the best interests of the City  
18 to approve the application by Blackwood Partners, LLC and Blackshore Partners, LLC for  
19 plat approval for vacant property currently zoned Open Space, OS and proposed to be  
20 rezoned to Planned Unit Development, PUD and located at the property located at the  
21 northwest corner of NW 21st Avenue and NW 44th Street and with additional frontage on  
22 Prospect Road, as more particularly and legally described in Exhibit A of this Resolution  
23 and containing 140.7 gross acres, more or less.

25 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION  
26 OF THE CITY OF OAKLAND PARK, FLORIDA THAT:

28       **SECTION 1.** The foregoing " WHEREAS" clauses are true and correct and hereby  
29       ratified and confirmed by the City Commission. All exhibits attached hereto are hereby  
30       incorporated herein.

**SECTION 2.** The City Commission of the City of Oakland Park, Florida, hereby approves the application by Blackwood Partners, LLC and Blackshore Partners, 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 located at the northwest corner of NW 21st Avenue and NW 44th Street and with additional frontage on Prospect Road, as more particularly and legally described in Exhibit A of this Resolution and containing 140.7 gross acres, more or less.

40           **SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith, be and  
41 the same are repealed to the extent of such conflict.

**SECTION 4.** If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its passage and adoption.

**ADOPTED** by the City Commission of the City of Oakland Park, Florida this 17<sup>th</sup>, day of July, 2019.

CITY OF OAKLAND PARK, FLORIDA

MAYOR SARA GUEVREKIAN

M. SPARKS

J. BOLIN

M. CARN

T. LONERGAN

S. GUEVREKIAN

ATTEST:

RENEE M. SHROUT, CMC  
CITY CLERK

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**Exhibit A**

**Legal Description**

**DESCRIPTION**

PARCEL "A", OAK TREE PLAT, AS RECORDED IN PLAT BOOK 177, PAGES 5 THROUGH 7, TOGETHER WITH LOT 17, "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", AS RECORDED IN PLAT BOOK 63, PAGE 10, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

1 32°17'07", A DISTANCE OF 674.09 FEET; THENCE S.88°21'41"W. ALONG THE  
2 SOUTH LINE OF SAID LOT 17, A DISTANCE OF 96.42 FEET TO THE POINT  
3 OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS  
4 POINT LIES N.43°06'02"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE  
5 SOUTHEASTERLY ALONG THE ARC OF THE SOUTHERLY RIGHT-OF-WAY  
6 LINE OF PROSPECT ROAD, AS RECORDED IN DEED BOOK 419, PAGE 362  
7 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 31°27'57", A  
8 DISTANCE OF 684.44 FEET; THENCE S.78°21'55"E. ALONG SAID RIGHT-OF-  
9 WAY LINE, A DISTANCE OF 456.13 FEET; THENCE S.01°50'50"E. ALONG THE  
10 WEST RIGHT-OF-WAY LINE OF NORTHWEST 21ST AVENUE (DECKER  
11 ROAD), AS RECORDED IN OFFICIAL RECORD BOOK 1769, PAGE 445 OF  
12 SAID PUBLIC RECORDS, A DISTANCE OF 917.85 FEET TO A POINT OF  
13 INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17; THENCE  
14 S.88°38'22"W. ALONG SAID SOUTH LINE, A DISTANCE OF 3,976.27 FEET;  
15 THENCE N.01°37'24"W. ALONG THE EAST LINE OF "M.&S. PROPERTIES  
16 PLAT", AS RECORDED IN PLAT BOOK 98, PAGE 29 OF SAID PUBLIC  
17 RECORDS, A DISTANCE OF 921.96 FEET TO THE SOUTHWEST CORNER OF  
18 SAID GOLF-TAM VILLAGE, AND A POINT OF NON TANGENCY WITH A CURVE  
19 TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°22'36"E., A RADIAL  
20 DISTANCE OF 40.00 FEET; THENCE ALONG THE BOUNDARY OF SAID GOLF-  
21 TAM VILLAGE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;  
22 THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHWESTERLY  
23 ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 242°57'52", A DISTANCE  
24 OF 169.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT  
25 HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 62°57'52";  
26 THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 16.48 FEET;  
27 THENCE N.01°37'24"W., A DISTANCE OF 360.00 FEET; THENCE  
28 N.88°21'41"E., A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION  
29 WITH A LINE LYING 10.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES  
30 TO) AND PARALLEL WITH THE EAST LINE OF LOTS 48 THROUGH 54 OF SAID  
31 GOLF-TAM VILLAGE; THENCE N.01°37'24"W. ALONG SAID PARALLEL LINE,  
32 A DISTANCE OF 526.02 FEET TO A POINT OF INTERSECTION WITH THE  
33 BOUNDARY LINE OF SAID GOLF-TAM VILLAGE; THENCE ALONG SAID  
34 BOUNDARY LINE THE FOLLOWING TWENTY-NINE (29) COURSES AND  
35 DISTANCES; N.88°13'32"E., A DISTANCE OF 70.00 FEET; THENCE  
36 N.01°46'28"W., A DISTANCE OF 10.00 FEET; THENCE N.88°13'32"E., A  
37 DISTANCE OF 100.00 FEET; THENCE N.01°46'28"W., A DISTANCE OF 80.00  
38 FEET; THENCE N.88°13'32"E., A DISTANCE OF 316.78 FEET TO A POINT OF  
39 CURVATURE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A  
40 CENTRAL ANGLE OF 37°18'06"; THENCE EASTERLY ALONG THE ARC A  
41 DISTANCE OF 130.21 FEET TO A POINT OF REVERSE CURVATURE TO THE  
42 LEFT HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF  
43 23°34'02"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF

1 98.72 FEET; THENCE S.39°44'27"E., A DISTANCE OF 30.99 FEET; THENCE  
2 S.01°26'29"E., A DISTANCE OF 63.23 FEET TO A POINT OF CURVATURE TO  
3 THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF  
4 94°41'52"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF  
5 198.33 FEET; THENCE N.86°44'37"W., A DISTANCE OF 142.47 FEET; THENCE  
6 S.03°15'23"W., A DISTANCE OF 40.00 FEET; THENCE N.86°44'37"W., A  
7 DISTANCE OF 10.00 FEET; THENCE N.73°41'30"W., A DISTANCE OF 82.00  
8 FEET; THENCE S.07°06'50"W., A DISTANCE OF 157.92 FEET; THENCE  
9 S.15°27'37"E., A DISTANCE OF 148.75 FEET; THENCE S.86°44'37"E., A  
10 DISTANCE OF 153.98 FEET; THENCE N.11°38'36"E., A DISTANCE OF 282.95  
11 FEET A THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF  
12 WHICH THE RADIUS POINT LIES N.03°15'13"E., A RADIAL DISTANCE OF  
13 160.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A  
14 CENTRAL ANGLE OF 62°14'07", A DISTANCE OF 173.79 FEET; THENCE  
15 S.01°26'29"E., A DISTANCE OF 360.93 FEET; THENCE N.88°21'41"E., A  
16 DISTANCE OF 695.09 FEET; THENCE N.32°09'20"E., A DISTANCE OF 460.00  
17 FEET; THENCE N.57°50'40"W., A DISTANCE OF 100.00 FEET; THENCE  
18 N.32°09'20"E., A DISTANCE OF 98.57 FEET TO A POINT OF CURVATURE TO  
19 THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF  
20 33°56'25"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 59.24  
21 FEET; THENCE N.01°47'05"W., A DISTANCE OF 39.39 FEET TO A POINT OF  
22 CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A  
23 CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A  
24 DISTANCE OF 39.27 FEET; THENCE S.88°12'55"W., A DISTANCE OF 75.00  
25 FEET; THENCE N.01°47'05"W., A DISTANCE OF 30.00 FEET TO THE POINT  
26 OF BEGINNING.

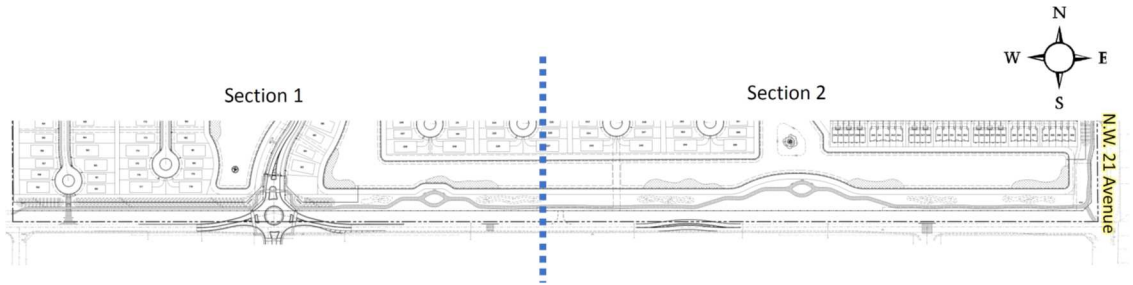
27  
28 CONTAINING 6,061,881 SQUARE FEET/139.1616 ACRES MORE OR LESS.

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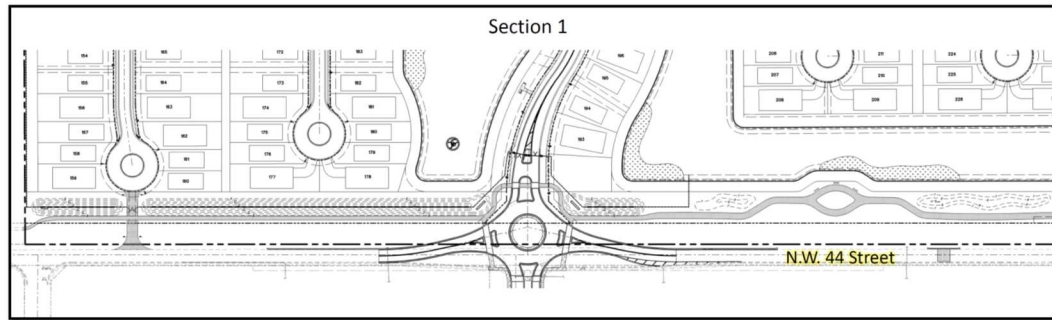
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## Exhibit B

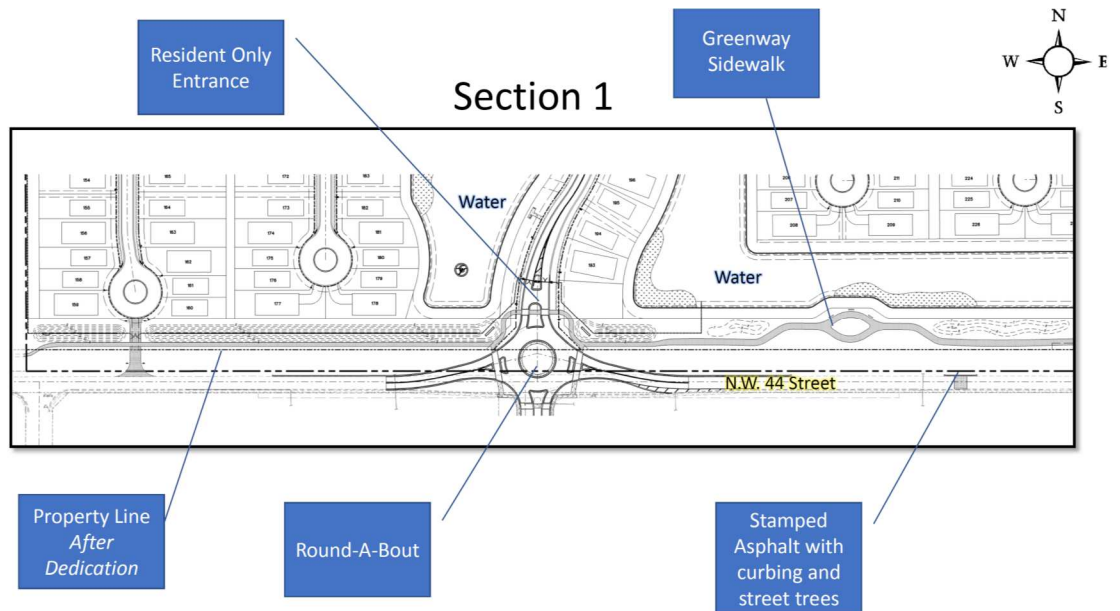
### 44<sup>th</sup> Street Enhancements

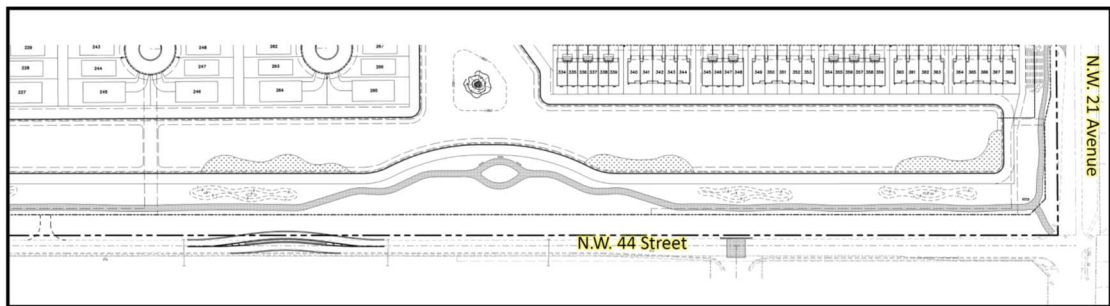
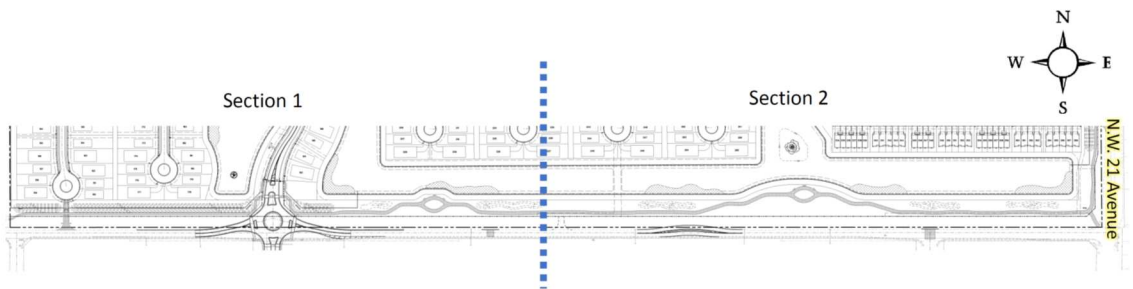


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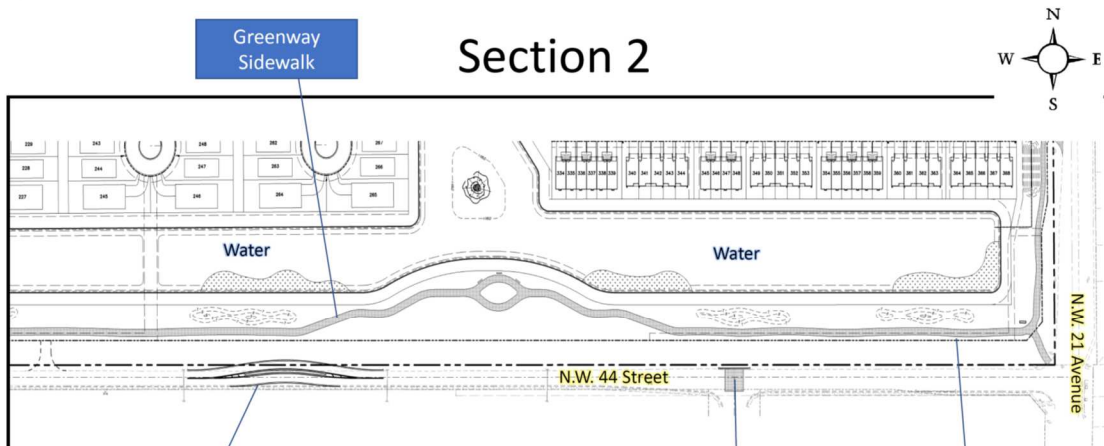


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*\*The road offset has been centered between drainage low points. The offset is based upon a 35 MPH design speed using the Greenbook chart for low speed urban streets.*

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