

July 8, 2019

Peter M. Schwarz, AICP  
City of Oakland Park  
5399 North Dixie Highway, Suite 3  
Oakland Park, FL 33334

Re: Oaktree Land Use Plan Amendment

Dear Pete:

Pursuant to your request, I have shared the condition below with our client, Pulte Home Group, LLC, and they are in agreement with the conditions below. More specifically, Pulte Home Group, LLC agrees to repave, including milling and resurfacing, the segment of N.W. 44<sup>th</sup> Street adjacent to the Oaktree land use plan amendment property.

**N.W. 44<sup>th</sup> Street:** The Applicant shall design and construct and repave, including milling and resurfacing, the segment of N.W. 44<sup>th</sup> Street adjacent to this property as reflected in the attached exhibit, N.W. 44<sup>th</sup> Street – Draft Concept. Said improvements shall be constructed in phases corresponding with the page entitled “Final Site Plan Phasing Plan” of the Master Development Plan.

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

2. Prior to issuance of the final certificate of occupancy for a residential unit in Phase 2, improvements shall include the roundabout at the entrance on N.W. 44 St, and the roadway segment shall be repaved by that time.

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

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Please contact me if you have any additional information concerning our land use plan amendment application.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP