

**CERTIFICATION**  
I certify this to be a true and correct  
copy of the record in my office.  
**WITNESSETH** my hand and official seal of  
the City of Oakland Park, Florida this  
28 day of November 2016  
Genevieve City Clerk

**RESOLUTION NO. R-2016-112**

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**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 3501 NW 31<sup>ST</sup> AVENUE, OAKLAND PARK, FLORIDA 33309, FURTHER IDENTIFIED BY FOLIO NUMBERS 49-42-1919-0011 AND 49-42-1919-0010, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, WHICH SHALL HEREAFTER BE KNOWN AS THE OAKLAND PARCEL BROWNFIELD AREA, FOR THE PURPOSE OF REHABILITATION, JOB CREATION, AND PROMOTING ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the State of Florida has provided in §97-277, Laws of Florida, codified as the Brownfield Redevelopment Act, §376-77 - §376.86, Florida Statutes (the "Act"), for designation of a "Brownfields area" by Resolution of the local governing body at the request of the person who owns or controls the real estate parcel, to provide for the environmental remediation and redevelopment and promote economic development and revitalization generally; and

**WHEREAS**, Oakland Parcel, LLC (Oakland Parcel) controls the parcels of real property located at 3501 NW 31<sup>st</sup> Avenue, Oakland Park, Florida 33309, as depicted and more particularly described in Exhibit A, and intends to develop the parcels as an affordable residential rental community; and

**WHEREAS**, Oakland Parcel has requested the City Commission of the City of Oakland Park, Florida designate the site as a "Brownfields Area" pursuant to §376.80(2)(c), Florida Statutes; and

**WHEREAS**, Oakland Parcel has provided information, and made sufficient representations and demonstrations to allow the City Commission to make the findings required pursuant to §376.80(2)(c), Florida Statutes; and

**WHEREAS**, proper notice has been provided in accordance with §376.80(2)(c) (4) and §376.80(1) (c) (4) (b), Florida Statutes; and

**WHEREAS**, such designation shall not render the City liable for costs or site remediation, rehabilitation or source removal, as those terms are defined in §376.79 (17) and (18), Florida Statutes, or for any other costs related to the redevelopment of the site; and



1           **WHEREAS**, the first public hearing on this matter was held on September 21,  
2 2016.

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4           **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF**  
5 **THE CITY OF OAKLAND PARK, FLORIDA, THAT;**

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7           **SECTION 1.** Oakland Parcel has presented sufficient information and  
8 testimony to satisfy the criteria set forth in §376.80(2) (c), Florida Statutes, and the  
9 City Commission hereby makes all of the following findings:

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11           a. The developer of the parcel who controls the site and has agreed to rehabilitate  
12 and redevelop the site in accordance with all Federal, State, County and  
13 Municipal regulations.  
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15           b. The rehabilitation and redevelopment of the site will result in economic  
16 productivity of the area.  
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18           c. The redevelopment of the site is consistent with the City’s Comprehensive  
19 Plan, and is permissible under the City of Oakland Park, Florida Code of  
20 Ordinances.  
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22           d. Oakland Parcel has provided notice of the proposed rehabilitation of the site to  
23 neighbors and nearby residents, and has provided those receiving notice the  
24 opportunity to provide comments and suggestions regarding the rehabilitation.  
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26           e. Oakland Parcel has provided reasonable assurance that it has sufficient financial  
27 resources to complete the rehabilitation and redevelopment of the site.  
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29           **SECTION 2.** The City Commission hereby designates the 3501 NW 31<sup>st</sup> Ave.,  
30 Oakland Park, FL 33309, as depicted and more particularly described in Exhibit A  
31 attached hereto, as a “Brownfields Area” for purposes of the Brownfield  
32 Redevelopment Act, §376.77 – 376.86, Florida Statutes.  
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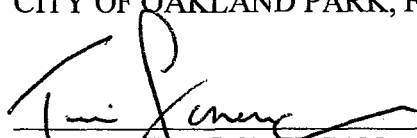
34           **SECTION 3.** All Resolutions or parts of Resolutions in conflict herewith, be  
35 and the same are repealed to the extent of such conflict.  
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37           **SECTION 4.** If any clause, section or other part of this Resolution shall be  
38 held by any court of competent jurisdiction to be unconstitutional or invalid, such  
39 unconstitutional or invalid part shall be considered eliminated and will in no way affect  
40 the validity of the other provisions of this Resolution.  
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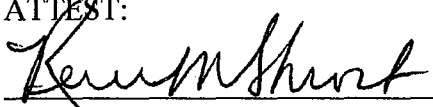
42           **SECTION 7.** This Resolution shall become effective immediately upon its  
43 passage and adoption.  
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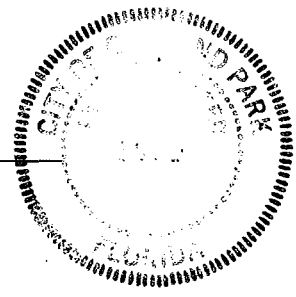
1 **ADOPTED** by the City Commission of the City of Oakland Park, Florida this 2<sup>nd</sup>, day  
2 of November, 2016.  
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6 CITY OF OAKLAND PARK, FLORIDA  
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10 MAYOR TIM LONERGAN

11  
12 J. ADORNATO III YES  
13 S. GUEVREKIAN YES  
14 J. SHANK YES  
15 M. CARN YES  
16 T. LONERGAN YES  
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21 ATTEST:  
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24 RENEE M. SHROUT, CMC  
25 CITY CLERK



# Exhibit A

## **Legal Description**

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

Parcel "A" of OAKLAND GROVE COMMERCE PARK, according to the Plat thereof as recorded in Plat Book 142, Page 23, of the Public Records of Broward County, Florida, less the following lands being a portion thereof:

Commence at the Northwest corner of said Parcel "A"; thence South 89° 33' 37" East, along the North line of said Parcel "A", a distance of 242.94 feet to the Point of Beginning; thence continue South 89° 33' 37" East, along said North line of Parcel "A", a distance of 217.42 feet; thence South 00° 00' 00" West, a distance of 100.00 feet; thence North 89° 33' 37" West, along the line 100.00 feet South of and parallel with, as measured at right angles to the North line of said Parcel "A", a distance of 217.42 feet; thence North 00° 00' 00" East, a distance of 100.00 feet to the Point of Beginning.