

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
4th day of November 2016
[Signature] City Clerk



RESOLUTION NO. R-2016-113

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ACCEPTING AND CONFIRMING THE REPRESENTATIONS, COVENANTS, AND WARRANTIES OF OAKLAND PARCEL, LLC, ITS SUCCESSORS AND ASSIGNS AS OWNER/DEVELOPER OF THE REAL PROPERTY LOCATED AT 3501 N.W. 31ST AVENUE IN OAKLAND PARK, FLORIDA RELATIVE TO THE PROPOSED DEVELOPMENT TO BE LOCATED AT 3501 NW 31ST AVENUE, OAKLAND PARK, FLORIDA; PROVIDING FOR THE RECORDATION OF THIS RESOLUTION TO AFFECT THE REAL PROPERTY MORE PARTICULARLY IDENTIFIED ON EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has adopted Resolution Number R-2016-112 on November 2, 2016 designating the real property located at 3501 NW 31st Avenue in Oakland Park as a Green Reuse area as provided for in Section 376.80 of the Florida Statutes; and

WHEREAS, in consideration of adopting Resolution R-2016-112, the Owner/ Developer, Oakland Parcel, LLC, its successors and/or assigns represents and warrants that its site plan approval for the multi-family residential project providing for market rate rental units shall be subject to specific conditions; and

WHEREAS, Oakland Parcel, LLC as Owner/ Developer, its successors and/or assigns will accept and agree to specific conditions as set forth herein to be conditions to the approval of any site plan submitted in conjunction with the development of the real property located at 3501 NW 31st Avenue in Oakland Park, Florida.

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

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

SECTION 2. The Owner /Developer, Oakland Parcel, LLC, its successors and/or assigns agree that the following items shall be conditions agreed to by it relative to any site plan approval sought from the City for the project to be developed, owned and managed:

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- A. Twenty-four hour monitoring of the premises will be implemented by the use of cameras at key locations on the property, including cameras mounted on poles throughout the parking area and in all common areas such as the exercise room, clubhouse, pool, and mailroom. The project shall also provide for:
- Entry door fobs vs keyed doors on unit entries and pedestrian paths
 - Intrusion alarms in each unit
 - Perimeter fencing with controlled access gates
 - Exterior cameras throughout the community
 - On site staff 24 hours a day for any rental community
 - LED parking lot lighting that exceeds the one-foot candle typically required for permitting
 - LED lighting behind buildings and areas not already illuminated by parking lot lighting
- B. The City will work with the Owner/Developer to determine the appropriate mix of (i) parking in excess of the minimum standards provided by the City's Code of Ordinances and (ii) enhanced landscaping features in excess of the minimum standards provided by the City's Code of Ordinances. The Owner/Developer shall exceed the current requirements for parking by providing one (1) guest space for every five (5) required spaces; provided, however, that the City allows the Owner/Developer to replace an equivalent area on the property that would otherwise be required for landscaping with the additional area on the property required to accommodate the excess parking contemplated by this paragraph.
- C. In the event the Owner/Developer develops rental multifamily units, there shall be a mix of two (2) and three (3) story buildings or three (3) story with (2) story ends. In the event that the Owner/ Developer elects to develop townhouses to be sold at market rate, the requirement that the building heights be varied will no longer apply. The townhomes shall consist of two (2) story building with a mix of 2, 3, and 4 bedrooms. Facades will be varied on each building. The Owner/Developer will offer to townhome purchasers no less than five (5) different facades.
- D. The Owner/Developer shall provide for balconies on the upper floor units regardless if the development is market rate rental units or townhome units and all first floor units shall have patio space; and
- E. The Owner/Developer shall insure that notwithstanding whether the development provides for market rate rental units or townhomes there shall be covered entry ways to all building entrances and exits; and

- 1 F. Owner/Developer agrees to provide for varied facades for the units (as provided
2 for in paragraph 2.C herein) in order to achieve a development that is not
3 “cookie-cutter” and that has the character and variety that would otherwise have
4 been achieve, in part, by varying the height of the buildings; and
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- 6 G. All units shall have energy efficient appliances and fixtures. Specifically the
7 project will provide:
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- 9 • Energy Star qualified refrigerators, dish washers, washing machines,
10 ceiling fans if utilized, and water heaters;
 - 11 • programmable thermostat;
 - 12 • toilets that are 1.6 gallons/flush or less;
 - 13 • faucets that are 1.5 gallons/minute or less;
 - 14 • showerheads that are 2.2 gallons/minute or less;
 - 15 • minimum 15 SEER for unit air conditioners;
 - 16 • daylight sensors, timers or motion detectors on outdoor lighting; and
17 • R-7.1 rated exterior wall insulation and R-30 rated ceiling insulation.
- 18
- 19 H. The Owner/Developer shall spend a minimum of One Hundred and Twenty-
20 Five Thousand Dollars (\$125,000.00) on artistic and/or aesthetic finishes at the
21 property, which may consist of fountains, decorative walkways in public areas,
22 sculptures, etc. This condition must be satisfied prior to receiving a certificate
23 of occupancy for any unit or townhouse.
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- 25 I. The Owner/Developer shall provide for enhanced aesthetics features (to be
26 determined at site plan review) on the project site, including immediately
27 adjacent to public roadways and property boundary lines. Such enhanced
28 aesthetics features shall include but not be limited to enhanced landscaping,
29 which shall primarily consist of native trees and plants.
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- 31 J. The Owner/Developer shall design the project with an enhanced entryway
32 which is to include fencing /gateway and pavers; and
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- 34 K. Common area amenities will include walking paths, picnic areas, and play areas
35 such as outdoor exercise spaces or playgrounds as well as a clubhouse,
36 swimming pool and workout/exercise room.
37
- 38 L. Solar energy will be used in common area lighting, landscape lighting and other
39 areas which may be determined to be economically feasible by the Developer at
40 the time of site plan approval.
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- 42 M. The community will incorporate an enhanced entry-way that is prominent and
43 may include gates, entry walls, decorative signage, pavers and enhanced
44 lighting.
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2 **SECTION 3.** The appropriate City officials are authorized and directed to
3 execute the necessary documents to comply with this Resolution.
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5 **SECTION 4.** All Resolutions or parts of Resolutions in conflict herewith, be
6 and the same are repealed to the extent of such conflict.
7

8 **SECTION 5.** If any clause, section or other part of this Resolution shall be
9 held by any court of competent jurisdiction to be unconstitutional or invalid, such
10 unconstitutional or invalid part shall be considered eliminated and will in no way affect
11 the validity of the other provisions of this Resolution.
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13 **SECTION 6.** This Resolution shall become effective immediately upon its
14 passage and adoption.
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16 **SECTION 7.** This Resolution shall be recorded by the City Clerk in the public
17 records of Broward County with the legal description attached hereto incorporated
18 herein and identified as Exhibit "A".
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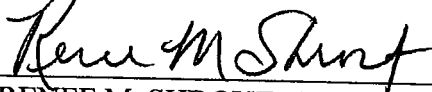
20 **ADOPTED** by the City Commission of the City of Oakland Park, Florida this 2nd day
21 of November 2016.
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23
24 CITY OF OAKLAND PARK, FLORIDA

25 
26 _____
27 MAYOR TIM LONERGAN

28 J. ADORNATO YES
29 S. GUEVREKIAN YES
30 J. SHANK YES
31 M. CARN YES
32 T. LONERGAN YES
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39 ATTEST:

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41 _____
42 RENEE M. SHROUT, CMC
43 CITY CLERK

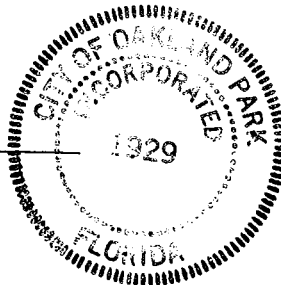


EXHIBIT A

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.