

**ORDINANCE NO. O-2020-017**

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3 **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY**  
4 **OF OAKLAND PARK, FLORIDA, APPROVING AN**  
5 **APPLICATION FOR MIXED USE LAND DEVELOPMENT WITH**  
6 **ASSOCIATED FORMAL SITE DEVELOPMENT PLAN REVIEW**  
7 **IN ACCORDANCE WITH SECTION 24-56 (A) OF THE CODE OF**  
8 **ORDINANCES OF THE CITY OF OAKLAND PARK AND THE**  
9 **ALLOCATION OF 300 FLEXIBILITY HOUSING UNITS IN**  
10 **ACCORDANCE WITH SECTION 24-72 OF THE CODE OF**  
11 **ORDINANCES OF THE CITY OF OAKLAND PARK FOR**  
12 **PROPERTY LOCATED AT 670 E. OAKLAND PARK BLVD, AS**  
13 **MORE PARTICULARLY DESCRIBED HEREIN AND**  
14 **CONTAINING 9.23 NET ACRES & 10.0 GROSS ACRES MORE**  
15 **OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR**  
16 **CONFLICTS; & PROVIDING FOR EFFECTIVE DATE..**  
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19 **WHEREAS**, an application for Case #CD19-31MULD was filed requesting  
20 Mixed Use Land Development Formal Site Development Plan Review and the granting  
21 of 300 Flexibility Housing Units for the property located at 670 E. Oakland Park Blvd, as  
22 more particularly described herein; and  
23

24 **WHEREAS**, the proposed Mixed Use Land Development project consists of 300  
25 Flexibility Housing Units for a new multi-family residential development with townhouse  
26 units and apartments in five-story buildings along with amenities for the residents and  
27 amenities for the general public in an area designated on the City of Oakland Park Future  
28 Land Use Map as Commercial and permitted for residential use with allocation of  
29 Housing Units according to Section 24-56, Mixed Use Land Development of the City's  
30 Land Development Code; and  
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32 **WHEREAS**, the proposed Mixed Use Land Development and the granting of  
33 Flexibility Housing Units are consistent with the City of Oakland Park Comprehensive  
34 Plan, Article II, Housing, Goal 3 and the updated Broward County Land Use Plan; and  
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36 **WHEREAS**, the proposed Mixed Use Land Development and Flexibility  
37 Housing Unit allocation standards are met with the proposed project, which is also  
38 consistent with the existing, underlying zoning designation of B-1, Community Business,  
39 according to Section 24-37, according to Section 24-56 of the City's land Development  
40 Code.  
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42 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION**  
43 **OF THE CITY OF OAKLAND PARK, FLORIDA:**  
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45 **SECTION 1.** That the forgoing "WHEREAS" clauses are hereby ratified and

1 confirmed as being true and correct and are hereby made a part of this Ordinance upon  
2 adoption thereof.

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4 **SECTION 2.** The City Commission, of the City of Oakland Park, Florida, after  
5 hearing any and all comments and objections made during the course of duly advertised  
6 and scheduled public hearings hereby finds that:

- 7
- 8 1. Objective 1.8, Use the Land Development Code to implement land use policies  
9 that correspond to the categories on the Future Land Use Map.
  - 10 2. Policy 1.8.1, Land use densities and intensities shall be consistent with the Future  
11 Land Use Plan Map and Chapter IV, Section 3 of the Land Use Implementation.
  - 12 3. Policy 7.2.1, The City will continue to enforce the landscaping code and other  
13 provisions in the development code to ensure compliance with the open space  
14 standards set forth in the relevant policies of the land use element and this  
15 element.
  - 16 4. Goal 3, To maintain, improve and expand the existing single-family and multiple-  
17 family housing supply in a way that assures a desirable mix of a variety of  
18 housing types, protects sound neighborhoods and contributes to the revitalization  
19 of neighborhoods which have experienced decline.
  - 20 5. Policy 3.1.1, Utilize the Future Land Use Plan and zoning map to assure a  
21 diversity of housing type.

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**SECTION 3.** The City Commission of the City of Oakland Park, Florida, hereby approves the proposed Mixed Use Land Development Formal Site Development Plan and the granting of 300 Flexibility Housing Units as requested for the following described property. The allocation of 300 Flexibility Housing Units is granted pursuant to this Formal Site Development Plan approval. The Formal Site Plan Development Approval shall not be effective until the date the Broward County Commission approves amendments to the NVAL and Restrictive Note on the Walmart Oakland Park Plat provided such approval is granted within 90 days of the approval of this Ordinance. In the event Broward County does not approve such amendments within 90 days then the Formal Site Development Approval shall not take effect. Further, the Flexibility Units allocation shall be subject to being rescinded at a later date should the site plan approval expire or Broward County shall fail to approve the NVAL and restrictive note on the plat whichever shall occur earlier. Further, in the event that the Future Land Use Map designation for this site changes after this project's approval permitting the dwelling units for this project to be allocated by-right or by another allocation method, these 300 Flexibility Housing Units shall be returned to the pool of available units for the City to be able to allocate elsewhere.

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "A"; AS RECORDED IN WALMART OAKLAND PARK, PLAT BOOK 183, PAGE 253, AS RECORDED IN BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°50'16" EAST, A DISTANCE OF 701.24 FEET; THENCE SOUTH 13°13'44" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 55°05'37" WEST, A DISTANCE OF 23.26 FEET; THENCE SOUTH 33°36'13" WEST, A DISTANCE OF 27.19 FEET; THENCE SOUTH 84°18'01" WEST, A DISTANCE OF 35.84 FEET; THENCE NORTH 65°33'55" WEST, A DISTANCE OF 67.59 FEET; THENCE NORTH 18°19'54" WEST, A DISTANCE OF 37.03 FEET; THENCE NORTH 50°14'13" WEST, A DISTANCE OF 85.20 FEET; THENCE SOUTH 36°27'41" WEST, A DISTANCE OF 10.31 FEET; THENCE NORTH 54°50'29" WEST, A DISTANCE OF 49.68 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 148.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°54'31", AN ARC DISTANCE OF 95.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°15'00" WEST, A DISTANCE OF 71.94 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 147.59 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

1 17°53'15", AN ARC DISTANCE OF 46.08 FEET  
2 TO THE POINT OF TANGENCY; THENCE SOUTH 70°21'45" WEST, A DISTANCE  
3 OF 40.86 FEET; THENCE SOUTH 60°51'39"  
4 WEST, A DISTANCE OF 69.24 FEET TO THE WEST LINE OF SAID TRACT "A";  
5 THENCE NORTH 01°44'14" WEST, ALONG SAID  
6 WEST LINE, A DISTANCE OF 744.83 FEET TO THE NORTHWEST CORNER OF  
7 SAID TRACT "A"; THENCE NORTH 88°10'40"  
8 EAST, A DISTANCE OF 91.61 FEET; THENCE SOUTH 01°49'19" EAST  
9 DEPARTING SAID BOUNDARY OF TRACT "A", A  
10 DISTANCE OF 124.80 FEET; THENCE NORTH 87°59'17" EAST, A DISTANCE OF  
11 93.21 FEET TO THE POINT OF CURVATURE OF  
12 A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET;  
13 THENCE ALONG THE ARC OF SAID CURVE,  
14 THROUGH A CENTRAL ANGLE OF 25°46'47", AN ARC DISTANCE OF 44.99  
15 FEET TO A POINT OF TANGENCY; THENCE SOUTH  
16 66°13'56" EAST, A DISTANCE OF 49.55 FEET TO A POINT OF CURVATURE OF A  
17 CURVE CONCAVE NORTHERLY HAVING A  
18 RADIUS OF 214.00 FEET; THENCE ALONG THE ARC OF SAID CURVE,  
19 THROUGH A CENTRAL ANGLE OF 25°35'24", AN ARC  
20 DISTANCE OF 95.58 TO THE POINT OF TANGENCY; THENCE NORTH 88°10'40"  
21 EAST, A DISTANCE OF 203.40 FEET; THENCE  
22 NORTH 01°49'20" WEST, A DISTANCE OF 285.19 FEET; THENCE NORTH  
23 88°10'40" EAST, A DISTANCE OF 58.37 FEET TO THE  
24 POINT OF BEGINNING.  
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26 **SECTION 4.** Approval of the proposed Mixed Use Land Development Formal  
27 Site Development Plan and the granting of 300 Flexibility Housing must comply with the  
28 Development Agreement adopted by resolution for this project.  
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30 **SECTION 5.** If any clause, section or other part of this Ordinance shall be held  
31 by any Court of competent jurisdiction to be unconstitutional or invalid, such  
32 unconstitutional or invalid part shall be considered as eliminated and in no way affecting  
33 the validity of the other provisions of this Ordinance.  
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35 **SECTION 6.** All Ordinances or parts of Ordinances in conflict herewith are  
36 hereby repealed to the extent of such conflicts.  
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38 **SECTION 7.** This Ordinance shall be effective upon its passage and adoption by  
39 the City Commission of the City of Oakland Park.  
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**PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ON FIRST READING, THIS 5<sup>th</sup> DAY OF AUGUST 2020.**

M. CARN	YES
J. BOLIN	YES
T. LONERGAN	YES
S. GUEVREKIAN	ABSENT
M. SPARKS	YES

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ON SECOND READING, THIS 16<sup>th</sup> DAY OF SEPTEMBER 2020.**

CITY OF OAKLAND PARK, FLORIDA

  
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MATTHEW SPARKS, MAYOR

M. CARN	<u>YES</u>
J. BOLIN	<u>YES</u>
T. LONERGAN	<u>YES</u>
S. GUEVREKIAN	<u>ABSENT</u>
M. SPARKS	<u>YES</u>

ATTEST:

  
\_\_\_\_\_  
RENEE M. SHROUT, CMC, CITY CLERK

LEGAL NOTE:

I hereby certify that I have approved the form of this Ordinance (O-2020-017):

  
\_\_\_\_\_  
DONALD J. DOODY, CITY ATTORNEY