

1
2
3 **RESOLUTION NO. R-2020-113**

4 **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF**
5 **OAKLAND PARK, FLORIDA, APPROVING THE APPLICATION**
6 **BY WALMART STORES EAST, LP (OWNER) AND RAM**
7 **REALTY ACQUISITIONS V LLC (APPLICANT) FOR A PLAT**
8 **NOTE AMENDMENT AND A NON-VEHICLE ACCESS LINE**
9 **(NVAL) AMENDMENT TO THE PLAT FOR THE PROPERTY**
10 **LOCATED AT 670 E. OAKLAND PARK BOULEVARD;**
11 **PROVIDING FOR CONFLICTS; PROVIDING FOR**
12 **SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

13 **WHEREAS**, the City Commission deems it to be in the best interests of the City
14 to approve the application by Walmart Stores East, LP (owner) and Ram Realty
15 Acquisitions V LLC (applicant) for a Plat Note Amendment and a Non-Vehicle Access
16 Line (NVAL) amendment to the plat for the property located at 670 E. Oakland Park
17 Boulevard.

18
19 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION**
20 **OF THE CITY OF OAKLAND PARK, FLORIDA THAT:**

21
22 **SECTION 1.** The foregoing "WHEREAS" clause is true and correct and hereby
23 ratified and confirmed by the City Commission. All exhibits attached hereto are hereby
24 incorporated herein.

25
26 **SECTION 2.** In accepting the recommendation of City staff, the City
27 Commission of the City of Oakland Park, Florida, hereby approves the application by
28 Walmart Stores East, LP (owner) and Ram Realty Acquisitions V LLC (applicant) for a
29 Plat Note Amendment and a Non-Vehicle Access Line (NVAL) amendment to the plat
30 for the property located at 670 E. Oakland Park Boulevard. The property is more
31 particularly described on Exhibit "A" attached hereto.

32
33 **SECTION 3.** In furtherance of the intended development of the property located
34 at 670 E. Oakland Park Boulevard by Ram Realty Acquisitions V LLC, the City
35 Commission does hereby rescind and revoke the Development Order issued to Wal-Mart
36 Stores East, L.P. relative 670 E. Oakland Park Boulevard dated December 14th, 2016
37 attached hereto as Exhibit "B".

38
39 **SECTION 4.** All Resolutions or parts of Resolutions in conflict herewith, be and
40 the same are repealed to the extent of such conflict.

41

1 **SECTION 5.** If any clause, section or other part of this Resolution shall be held
2 by any court of competent jurisdiction to be unconstitutional or invalid, such
3 unconstitutional or invalid part shall be considered eliminated and will in no way affect
4 the validity of the other provisions of this Resolution.
5

6 **SECTION 6.** This Resolution shall become effective immediately upon its
7 passage and adoption.
8

9 **ADOPTED** by the City Commission of the City of Oakland Park, Florida this 16th
10 day of September 2020.
11

12
13
14 CITY OF OAKLAND PARK, FLORIDA

15 
16 _____
17 MAYOR MATTHEW SPARKS
18

19	J. BOLIN	<u>YES</u>
20	M. CARN	<u>YES</u>
21	T. LONERGAN	<u>YES</u>
22	S. GUEVREKIAN	<u>ABSENT</u>
23	M. SPARKS	<u>YES</u>

24
25
26 ATTEST:

27 
28 _____
29 RENEE M. SHROUT, CMC
30 CITY CLERK



1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.617.8919
EMAIL: ASCEIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

WALMART OAKLAND PARK PLAT

NVAL AMENDMENT NARRATIVE

Plat Book 121, Page 34 BCR

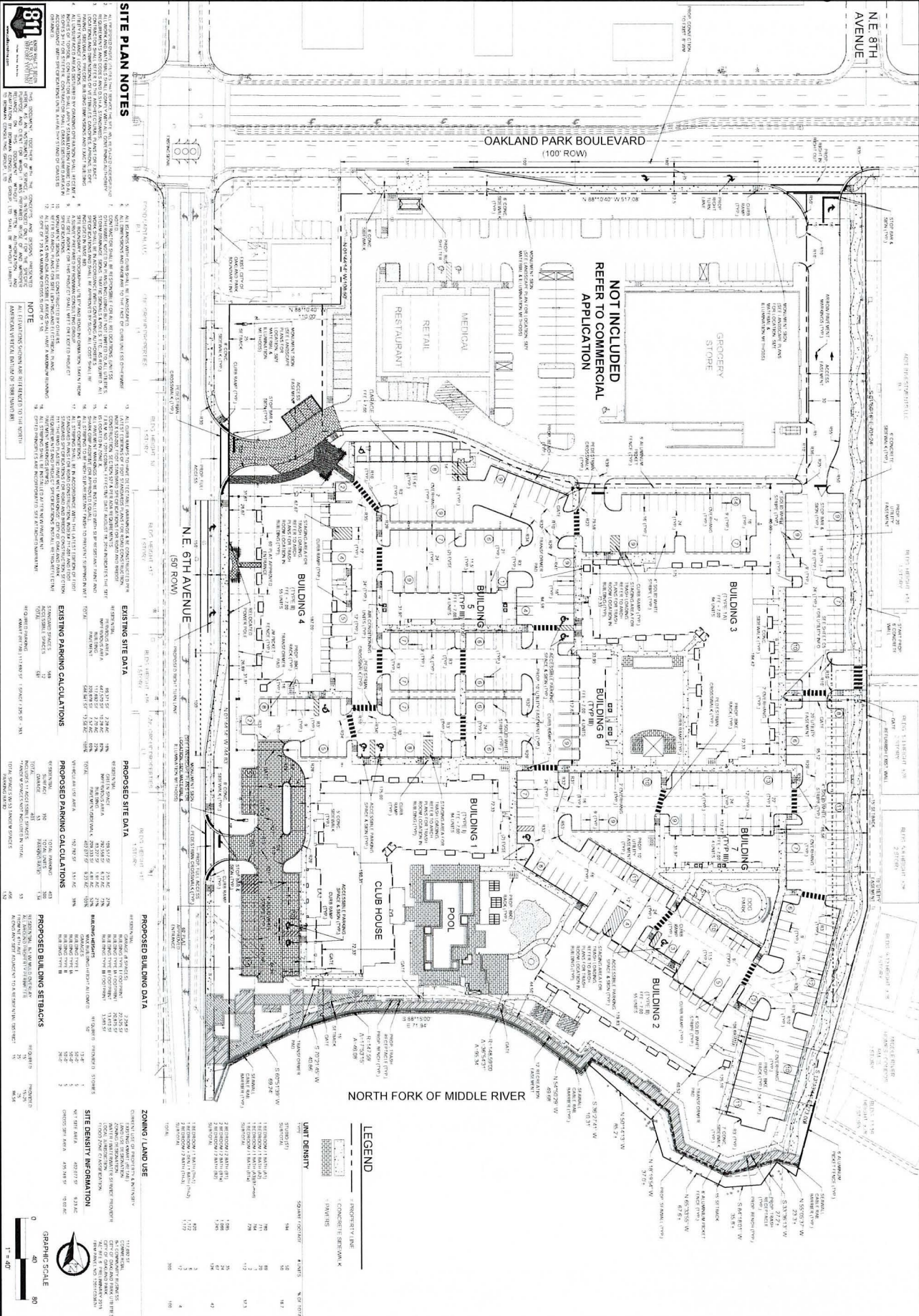
May 14, 2020

Request. Ram Realty Acquisitions V LLC (“Developer”) is the developer of the property included on the WALMART OAKLAND PARK Plat, recorded in Plat Book 183, Page 253 of the Public Records of Broward County, Florida (“Plat”). The Plat is generally located on the southeast corner of NE 6th Avenue and East Oakland Park Boulevard in the City of Oakland Park.

Developer is proposing to amend the existing Non-Vehicular Access Lines to correspond with the driveway connections on the site plans, which are currently under review by the City (“Site Plans”). The Site Plans are attached hereto as **Exhibit “A”**. A sketch and legal description of the existing Non-Vehicular Access Lines is attached hereto as **Exhibit “B”**. A sketch and legal description of the proposed Non-Vehicular Access lines is attached hereto as **Exhibit “C”**.

Exhibit "A"

Site Plans



SITE PLAN NOTES

1. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
2. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
3. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
4. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
5. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
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11. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
12. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
13. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
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16. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
17. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
18. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
19. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.
20. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN AS APPROXIMATE.

EXISTING SITE DATA

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,800	0.27
2	11,800	0.27
3	11,800	0.27
4	11,800	0.27
5	11,800	0.27
6	11,800	0.27
7	11,800	0.27
8	11,800	0.27
9	11,800	0.27
10	11,800	0.27
11	11,800	0.27
12	11,800	0.27
13	11,800	0.27
14	11,800	0.27
15	11,800	0.27
16	11,800	0.27
17	11,800	0.27
18	11,800	0.27
19	11,800	0.27
20	11,800	0.27

PROPOSED SITE DATA

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,800	0.27
2	11,800	0.27
3	11,800	0.27
4	11,800	0.27
5	11,800	0.27
6	11,800	0.27
7	11,800	0.27
8	11,800	0.27
9	11,800	0.27
10	11,800	0.27
11	11,800	0.27
12	11,800	0.27
13	11,800	0.27
14	11,800	0.27
15	11,800	0.27
16	11,800	0.27
17	11,800	0.27
18	11,800	0.27
19	11,800	0.27
20	11,800	0.27

PROPOSED BUILDING DATA

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,800	0.27
2	11,800	0.27
3	11,800	0.27
4	11,800	0.27
5	11,800	0.27
6	11,800	0.27
7	11,800	0.27
8	11,800	0.27
9	11,800	0.27
10	11,800	0.27
11	11,800	0.27
12	11,800	0.27
13	11,800	0.27
14	11,800	0.27
15	11,800	0.27
16	11,800	0.27
17	11,800	0.27
18	11,800	0.27
19	11,800	0.27
20	11,800	0.27

PROPOSED PARKING CALCULATIONS

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,800	0.27
2	11,800	0.27
3	11,800	0.27
4	11,800	0.27
5	11,800	0.27
6	11,800	0.27
7	11,800	0.27
8	11,800	0.27
9	11,800	0.27
10	11,800	0.27
11	11,800	0.27
12	11,800	0.27
13	11,800	0.27
14	11,800	0.27
15	11,800	0.27
16	11,800	0.27
17	11,800	0.27
18	11,800	0.27
19	11,800	0.27
20	11,800	0.27

PROPOSED BUILDING SETBACKS

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,800	0.27
2	11,800	0.27
3	11,800	0.27
4	11,800	0.27
5	11,800	0.27
6	11,800	0.27
7	11,800	0.27
8	11,800	0.27
9	11,800	0.27
10	11,800	0.27
11	11,800	0.27
12	11,800	0.27
13	11,800	0.27
14	11,800	0.27
15	11,800	0.27
16	11,800	0.27
17	11,800	0.27
18	11,800	0.27
19	11,800	0.27
20	11,800	0.27

ZONING LAND USE

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,800	0.27
2	11,800	0.27
3	11,800	0.27
4	11,800	0.27
5	11,800	0.27
6	11,800	0.27
7	11,800	0.27
8	11,800	0.27
9	11,800	0.27
10	11,800	0.27
11	11,800	0.27
12	11,800	0.27
13	11,800	0.27
14	11,800	0.27
15	11,800	0.27
16	11,800	0.27
17	11,800	0.27
18	11,800	0.27
19	11,800	0.27
20	11,800	0.27

SITE DENSITY INFORMATION

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,800	0.27
2	11,800	0.27
3	11,800	0.27
4	11,800	0.27
5	11,800	0.27
6	11,800	0.27
7	11,800	0.27
8	11,800	0.27
9	11,800	0.27
10	11,800	0.27
11	11,800	0.27
12	11,800	0.27
13	11,800	0.27
14	11,800	0.27
15	11,800	0.27
16	11,800	0.27
17	11,800	0.27
18	11,800	0.27
19	11,800	0.27
20	11,800	0.27

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- PAVING

GRAPHIC SCALE

0 40 80

1" = 40'

RAM OAKLAND PARK
670 E OAKLAND PARK BOULEVARD
RESIDENTIAL
PRELIMINARY SITE PLAN
CITY OF OAKLAND PARK, FLORIDA

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1113
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Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. 18,850
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 10,042

PROJECT NO.	17-000001
DATE	11/11/2017
SCALE	1" = 40'
TITLE	PRELIMINARY SITE PLAN
DATE	11/11/2017
SCALE	1" = 40'
TITLE	PRELIMINARY SITE PLAN
DATE	11/11/2017
SCALE	1" = 40'
TITLE	PRELIMINARY SITE PLAN

Exhibit "B"

Existing Non-Vehicular Access Lines

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE BEING A PORTION OF TRACT "A", WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEGMENT 1

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A";
THENCE NORTH 01°44'14" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 93.83 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 1, HEREAFTER REFERRED TO AS REFERENCE POINT "A".

TOGETHER WITH:

SEGMENT 2

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF SEGMENT 2;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 306.00 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 2, HEREAFTER REFERRED TO AS REFERENCE POINT "B".

TOGETHER WITH:

SEGMENT 3

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF SEGMENT 3;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 225.00 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 3, HEREAFTER REFERRED TO AS REFERENCE POINT "C".

TOGETHER WITH:

(CONTINUED ON SHEET 2)

SURVEYOR'S CERTIFICATION:

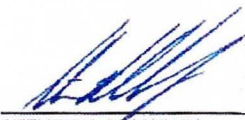
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE PLAT OF WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE WEST LINE OF TRACT "A" OF SAID PLAT BEING NORTH 01°44'14" WEST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY


STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841



DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

 Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001	REVISED DATE:	DATE: JAN. 28, 2020
CADD FILE: 0674 NVAL SKT	SCALE: N/A	SHEET 1 OF 3

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

SEGMENT 4


COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C";
THENCE NORTH 88°10'40" EAST, A DISTANCE OF 110.00 FEET;
THENCE NORTH 01°44'14" WEST, A DISTANCE OF 108.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND THE POINT OF BEGINNING OF SEGMENT 4;
THENCE NORTH 88°10'40" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 439.08 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 4, HEREAFTER REFERRED TO AS REFERENCE POINT "D".

TOGETHER WITH:

SEGMENT 5

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D";
THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF SAID TRACT "A", A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF SEGMENT 5;
THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF TRACT "A", A DISTANCE OF 18.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A" AND THE POINT OF TERMINATION OF SAID SEGMENT 5.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 55°05'37" W	23.26'
L2	S 33°36'13" W	27.19'
L3	S 84°18'01" W	35.84'
L4	N 65°33'55" W	67.59'
L5	N 18°19'54" W	37.03'
L6	N 50°14'13" W	85.20'
L7	S 36°27'41" W	10.31'
L8	N 54°50'29" W	49.68'
L9	S 88°15'00" W	71.94'
L10	S 70°21'45" W	40.86'
L11	S 60°51'39" W	69.24'
L12	S 60°51'39" W	2.08
L13	S 18°05'37" W	4.75'
L14	S 74°46'23" W	11.87'

LEGEND	
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
(P)	= PLAT OF WALMART OAKLAND PARK
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.O.T.	= POINT OF TERMINATION
REF.	= REFERENCE
RW	= RIGHT-OF-WAY
TYP.	= TYPICAL
	= NON-VEHICULAR ACCESS LINE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	148.00'	36°54'31"	95.34'	N 73°17'45" W	93.70'
C2	147.59'	17°53'15"	46.08'	S 79°18'22" W	45.89'

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman
CONSULTING

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Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

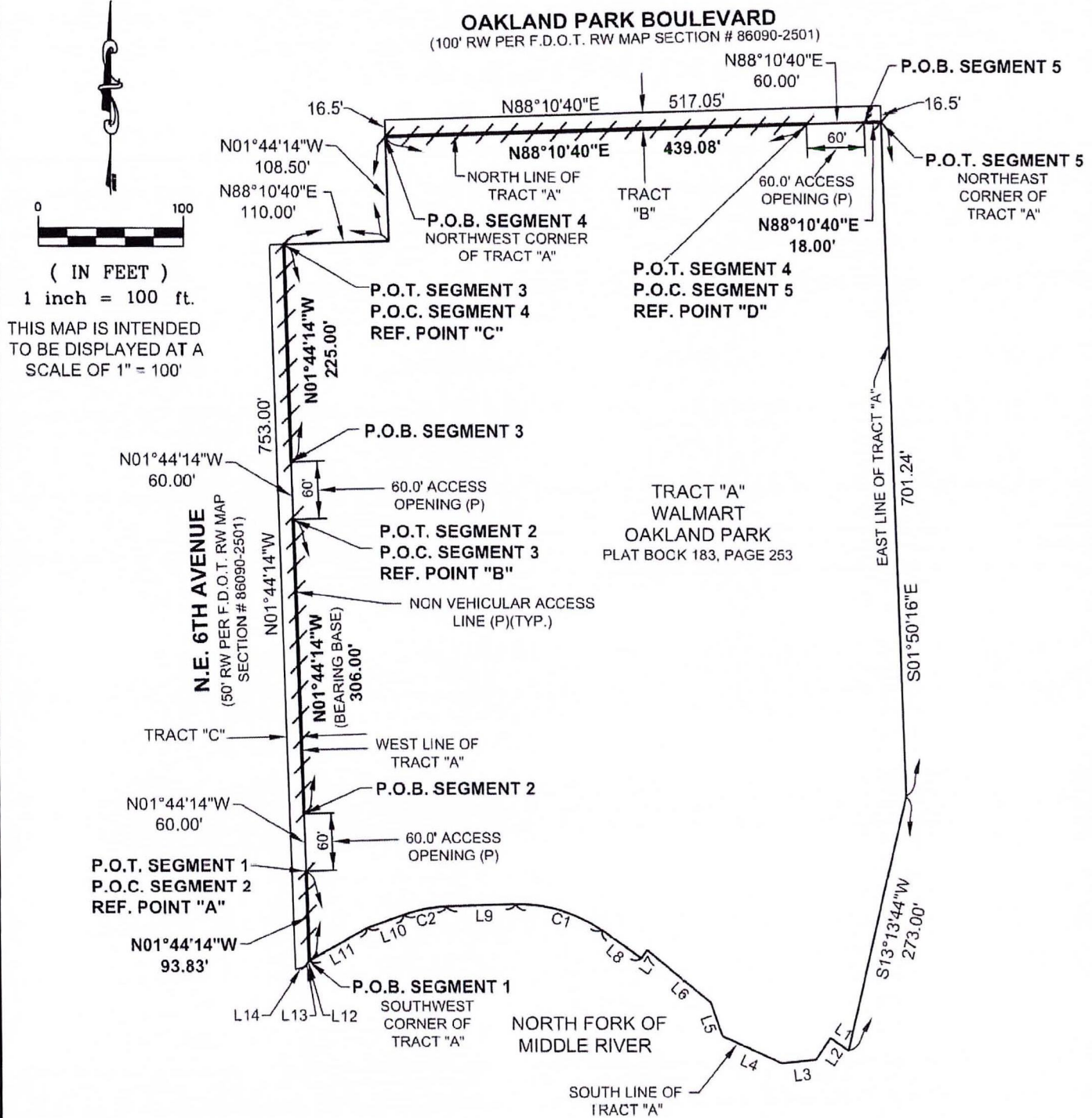
FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy		
PROJECT NO. 010674-01-001	REVISED DATE:	DATE: JAN. 28, 2020
CADD FILE: 0674 NVAL SKT	SCALE: N/A	SHEET 2 OF 3

SKETCH OF DESCRIPTION
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

OAKLAND PARK BOULEVARD

(100' RW PER F.D.O.T. RW MAP SECTION # 86090-2501)



NOTE: SEE SHEETS 1 AND 2 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman
CONSULTING

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Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT

SCALE: 1"=150'

SHEET 3 OF 3

Exhibit "C"

Proposed Non-Vehicular Access Lines

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE BEING A PORTION OF TRACT "A", WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEGMENT 1

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A";
THENCE NORTH 01°44'14" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 181.50 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 1, HEREAFTER REFERRED TO AS REFERENCE POINT "A".

TOGETHER WITH:

SEGMENT 2

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF SEGMENT 2;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 325.62 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 2, HEREAFTER REFERRED TO AS REFERENCE POINT "B".

TOGETHER WITH:

SEGMENT 3

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF SEGMENT 3;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 117.72 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 3, HEREAFTER REFERRED TO AS REFERENCE POINT "C".

TOGETHER WITH:

(CONTINUED ON SHEET 2)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE PLAT OF WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE WEST LINE OF TRACT "A" OF SAID PLAT BEING NORTH 01°44'14" WEST.

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman
CONSULTING

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Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISED DATE: MAY 14, 2020

DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT_REV 3.dwg

SCALE: N/A

SHEET 1 OF 3

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

SEGMENT 4

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C";
THENCE NORTH 88°10'40" EAST, A DISTANCE OF 110.00 FEET;
THENCE NORTH 01°44'14" WEST, A DISTANCE OF 108.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND THE **POINT OF BEGINNING** OF SEGMENT 4;
THENCE NORTH 88°10'40" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 436.08 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 4, HEREAFTER REFERRED TO AS REFERENCE POINT "D".

TOGETHER WITH:

SEGMENT 5

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D";
THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF SAID TRACT "A", A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF SEGMENT 5;
THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF TRACT "A", A DISTANCE OF 21.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A" AND THE POINT OF TERMINATION OF SAID SEGMENT 5.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 55°05'37" W	23.26'
L2	S 33°36'13" W	27.19'
L3	S 84°18'01" W	35.84'
L4	N 65°33'55" W	67.59'
L5	N 18°19'54" W	37.03'
L6	N 50°14'13" W	85.20'
L7	S 36°27'41" W	10.31'
L8	N 54°50'29" W	49.68'
L9	S 88°15'00" W	71.94'
L10	S 70°21'45" W	40.86'
L11	S 60°51'39" W	69.24'
L12	S 60°51'39" W	2.08
L13	S18°05'37"W	4.75'
L14	S 74°46'23"W	11.87'

LEGEND	
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
(P)	= PLAT OF WALMART OAKLAND PARK
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.O.T.	= POINT OF TERMINATION
REF.	= REFERENCE
RW	= RIGHT-OF-WAY
TYP.	= TYPICAL
-/-/-	= NON-VEHICULAR ACCESS LINE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	148.00'	36°54'31"	95.34'	N 73°17'45" W	93.70'
C2	147.59'	17°53'15"	46.08'	S 79°18'22" W	45.89'

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman

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NON-VEHICULAR ACCESS LINE

WALMART OAKLAND PARK

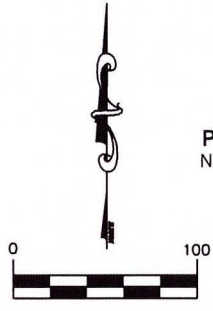
BROWARD COUNTY **FLORIDA**

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

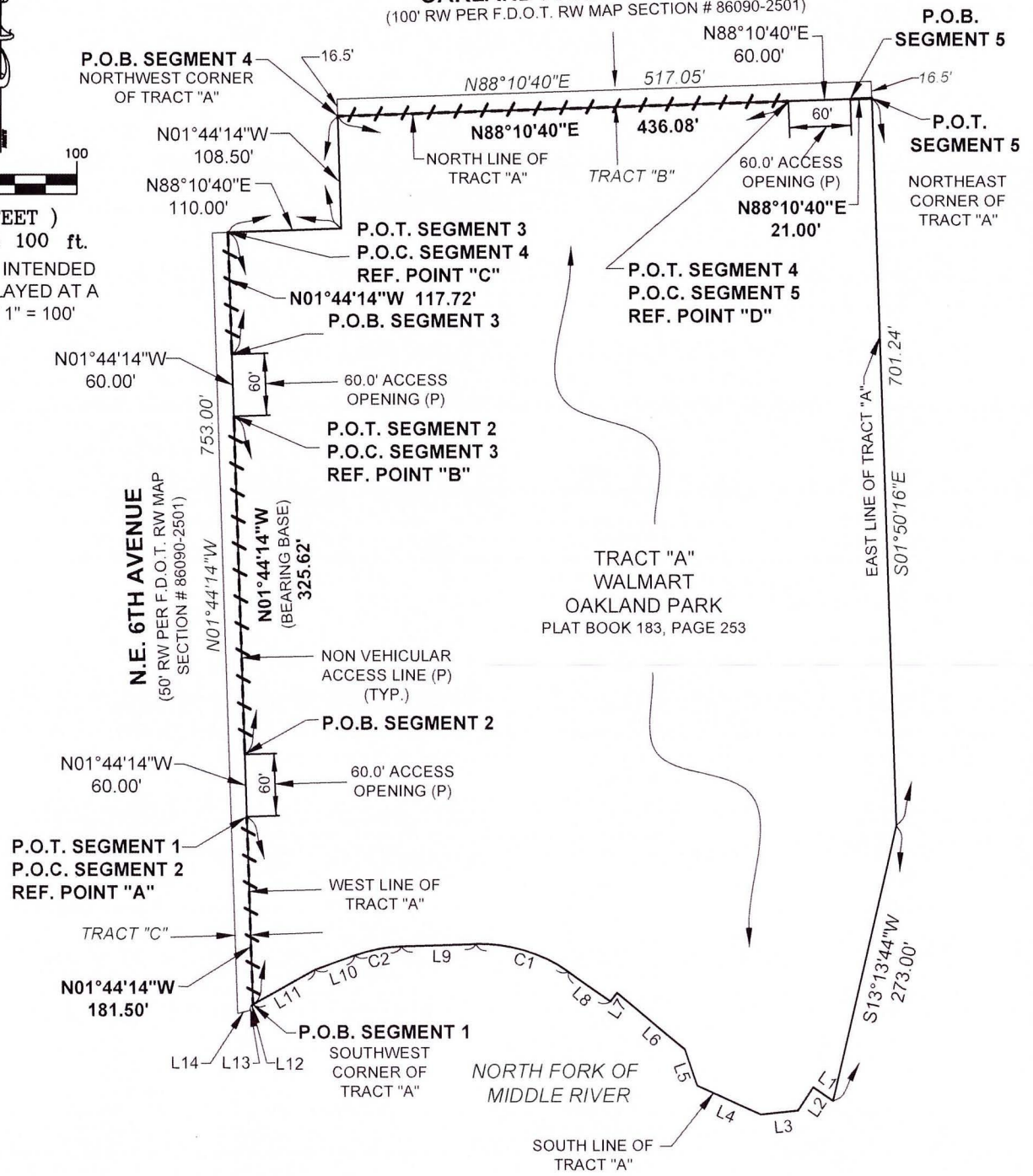
PROJECT NO. 010674-01-001	REVISED DATE: MAY 14, 2020	DATE: JAN. 28, 2020
CADD FILE: 0674 NVAL SKT_REV 3.dwg	SCALE: N/A	SHEET 2 OF 3

SKETCH OF DESCRIPTION
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

OAKLAND PARK BOULEVARD
(100' RW PER F.D.O.T. RW MAP SECTION # 86090-2501)



(IN FEET)
1 inch = 100 ft.
THIS MAP IS INTENDED
TO BE DISPLAYED AT A
SCALE OF 1" = 100'



NOTE: SEE SHEETS 1 AND 2 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION. **THIS IS NOT A SURVEY**

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**NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK**

BROWARD COUNTY FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001	REVISED DATE: MAY 14, 2020	DATE: JAN. 28, 2020
CADD FILE: 0674 NVAL SKT_REV 3.dwg	SCALE: 1"=150'	SHEET 3 OF 3

DEVELOPMENT ORDER OF THE CITY OF OAKLAND PARK, FLORIDA

APPLICANT: Wal-Mart Stores East, L.P. CD15-10P Plat/ CD15-11W Powerline Waiver

FOR PROPERTY LOCATED AT: 670 E. Oakland Boulevard, Oakland Park, FL

DATE OF COMMISSION MEETING: 11/30/2016

TYPE OF ACTION SOUGHT: Approval of the Wal-Mart Oakland Park Plat, located at 670 East Oakland Park Boulevard & Approval of the Waiver to Underground the Power Lines

LEGAL DESCRIPTION:

LAUDERDALE HEIGHTS AMD PLAT 16-12 B PT BLK 1 DESC AS:COMM NW COR SEC 26-49-42,S 195,E 25 TO POB,CONT E 125,N 125,E 367.15,S 465,E 150 S 252.71,SW 273 TO INTERSECTION WITH APPROX WATER LINE OF N FORK OF MIDDLE RIVER,NW 23.3 M/L,SW 27.2 M/L,SW 35.8 M/L,NW 67.6 M/L NW 37 M/L,NW 85.2 M/L,SW 10.31, NW 49.68 TO PI ON CUR,NWLY 95.34 W 71.94 TO PI ON CUR,SWLY 46.08, SW 40.86,SW 71.32,SW 4.75,SW 11.87 TO R/W/L,N 753 M/L TO POB

LAUDERDALE HEIGHTS AMENDMENT PLAT 16-12 B POR BLK 1 DESC AS COMM AT NW COR OF SAID BLK 1,E 517.05,S 35 TO POB,CONT S 465,E 125,N 465,W 125 TO POB

LAUDERDALE HEIGHTS AMD PLAT 16-12 B BLK 1 S 125 OF N 160 OF E 50 OF W 175

THIS MATTER came to be heard before the City Commission of the City of Oakland Park, Florida on November 30th, 2016. The City Commission having considered the counterproposal submitted by the Applicant pursuant to Section 70.51 of the Florida Statutes (2016) and having heard an explanation from City staff relative to the location of the power lines located on the Wal-Mart property and after reviewing the record, the City Commission finds as follows:

1. The City accepts the Applicant's counterproposal dated November 10th, 2016. Accordingly by accepting the said counterproposal the Applicant's application for plat approval and approval of the waiver to underground the power lines is hereby:

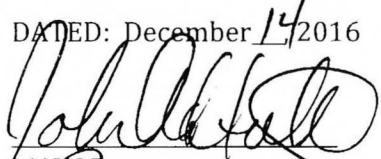
 X **GRANTED** subject to the conditions set forth below:

1. In consideration of the terms set forth herein, the Applicant, Wal-Mart Stores East, L.P. does agree that:
 - a) It shall close to the public on a daily basis the retail store to be constructed on the Property between the hours of 2:00 am and 5:00 am with the exception of three (3) days per calendar year, which exception may be exercised upon thirty (30) day written notice to the City Manager. The parties agree that store employee operations may continue during the hours of closure. The hours of operation for the Wal-Mart store shall revert to twenty-four (24) hours in the event the City allows subsequent to the Effective Date of this Development Order competitors to open for 24 hours. Competitors shall be defined and limited to for the purpose of this Development Order to: CVS, Walgreens, retail stores over 15,000 sq. ft., and pharmacies.

R-2020-113

- b) Prior to receiving a Certificate of Occupancy for the new 121,345 square foot retail building to be constructed on the Property, the Applicant shall enhance the landscaping in front of the retail building. The enhanced landscaping shall be based upon the currently approved landscape plan and where appropriate replacing Palm trees with shade trees, and where they cannot, the palms shall remain. All shade trees shall be between 10 ft. to 16 ft. in height. Visibility of store signs shall not be obscured.
 - c) Solar usage shall be added to the retail building. The Applicant shall construct the retail building in such a manner as to include structural rooftop support as necessary to allow solar panels to be installed AND either:
 - i. Enter into a renewable lease agreement with Florida Power & Light ("FPL") whereby FPL will provide a rooftop solar array on the available expanse of the rooftop for generation of electricity at a term not to exceed 15 years and in which FPL is responsible for removal and replacement of its rooftop solar equipment in the event of roof repairs and in which FPL will agree to commercially reasonable compensation comparable to its other commercial rooftop installations; or
 - ii. Install on the rooftop a 9kW solar array that shall be interconnected with the building's electrical system.
 - d) Public safety shall be provided seven (7) days a week on the Property from 2:00 pm to 2:00 am, with a rolling 12-month public safety program, according to the Public Safety exhibit attached, and in the event that calls for service fall outside that period of the 12-hour window, the parties agree to discuss an adjustment to move the 12-hour window. Public safety is to be addressed by the Applicant in strict accordance with the recommendation made by the Broward Sheriff's Office (BSO) Oakland Park District recommendation which is attached hereto as Exhibit "A".
2. This Order shall take effect immediately upon issuance by the Mayor.
3. All further development on the property shall be made in accordance with the terms and conditions of this Development Order which is issued *nunc pro tunc*.

DATED: December 14, 2016


MAYOR


RENEE M. SHROUT, CITY CLERK

EXHIBIT "A"

Public Safety

Broward Sheriff's Office (BSO) / Oakland Park District (BSO) and City Staff recommends as a condition of approval for Wal-Mart to employ an off-duty Detail Deputy from the BSO to supplement BSO services in Oakland Park. The schedule of hours requested for the deputy detail is displayed below, based upon the number of Police Calls for Service¹ associated with the store. The calls will be monitored on a rolling 12 month period. The Call for Service thresholds are based upon the number of Police Calls for Service at comparable big box retail stores. If those averages are exceeded, the level of service provided to safeguard the citizens of Oakland Park decreases, due to Deputies being taken off the road. Therefore a tiered schedule is recommended. In addition, CCTV recordings shall be retained for a minimum of 30 days in all cases.

Tier 1: At the discretion of Wal-Mart, employ a BSO Detail Deputy on-site to respond to calls for service, adapted to store security needs. When 100 calls for service are reached, BSO will notify Wal-Mart.

Tier 2: Upon reaching 200 calls for service, one BSO Detail Deputy shall be employed by Wal-Mart according to the following schedule:

	7AM to 1:59PM	2PM to 2AM	2:01AM to 6:59 AM
Mon			
Tues			
Wed			
Thur			
Fri			
Sat			
Sun			

Tier 3: Upon reaching 300 calls for service, hours of BSO Detail Deputy coverage shall expand and an additional BSO Detail Deputy shall be employed according to the following schedule:

	7AM to 1:59PM	2PM to 2AM	2:01AM to 6:59 AM
Mon			
Tues			
Wed			
Thur			
Fri		XX	
Sat		XX	
Sun		XX	

Key: Blank= no deputy on duty
X= one off-duty detail deputy
XX= two off-duty detail deputies

If Tiers 2 or 3 are reached, the off-duty Detail Deputy shall be retained for a minimum of 3 months.

If Wal-Mart does not agree to the above tiered approach to BSO detail, then BSO staff recommends that as a condition of approval, Wal-Mart shall reimburse the City for all BSO services associated with this store, regardless of how many calls for service have already occurred in the calendar year.

¹ "Police Calls for Service" is defined as telephone calls made to the Broward Sheriff's Office requesting police service and does not include: telephone calls made to request ambulance/medical transport service, emergency medical technician service, and fire rescue service.