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**ORDINANCE NO. O-2021-XXX**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AN APPLICATION FOR REZONING FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO CF, COMMUNITY FACILITIES DISTRICT FOR THE PROPERTY LOCATED AT 3480 NE 3RD AVENUE AND 301 NE 34TH COURT, AS MORE PARTICULARLY DESCRIBED HEREIN, AND CONTAINING 0.62 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; & PROVIDING FOR EFFECTIVE DATE.**

**WHEREAS,** Welcome Baptist Church applied to rezone real property it owns at 301 NE 34<sup>th</sup> Court and at 3480 NE 3<sup>rd</sup> Avenue that is located in Oakland Park, Florida from R-1, Single Family District to CF, Community Facilities District; and

**WHEREAS,** the City of Oakland Park Future Land Use Map designates this real property for Low Density Residential Use allowing for community facilities in this area; and

**WHEREAS,** the proposed rezoning to CF, Community Facilities District is compatible with the surrounding existing zoning designations and uses for properties in this vicinity; and

**WHEREAS,** the applicant requests to rezone the site that consists of 0.62 acres; and

**WHEREAS,** said application was heard and considered before the Oakland Park Planning and Zoning Advisory Board and the City Commission of the City of Oakland Park, Florida and at the said public hearings all objections, if any, were heard;

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

{00192979.1 1869-0101480}

1           **SECTION 1.** That the forgoing “WHEREAS” clauses are hereby ratified and  
2 confirmed as being true and correct and are hereby made a part of this Ordinance upon  
3 adoption thereof.

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 this rezoning request is consistent with  
7 the following goals, objectives, and policies of the City of Oakland Park Comprehensive  
8 Plan:

9     Objective 1.7: Use the Land Development Code to implement land use policies that  
10 correspond to the categories on the Future Land Use Map.

11     Policy 1.7.1: Land use densities and intensities shall be consistent with the Future Land  
12 Use Map, Section 3 of the Land Use Implementation.

13     Policy 1.7.3: Through the Land Development Code and Zoning Ordinance, establish  
14 different intensities of commercial development compatible with adjacent and  
15 surrounding uses.

16     Policy 1.11.1 The City shall continue to regulate the land use categories as depicted on  
17 the future land use map according to the Land Use implementation section of this  
18 Comprehensive Plan, consistent with the Broward County Land Use Plan.

19           **SECTION 3.** The City Commission of the City of Oakland Park, Florida, hereby  
20 approves the rezoning request filed by Welcome Baptist Church requesting Rezoning  
21 from R-1, Single Family District to CF, Community Facilities District for the property  
22 located at at 301 NE 34<sup>th</sup> Court and at 3480 NE 3<sup>rd</sup> Avenue, more legally described in  
23 Exhibit A.

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

5           **SECTION 5.** All Ordinances or parts of Ordinances in conflict herewith are  
6 hereby repealed to the extent of such conflicts.

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8           **SECTION 6.** This Ordinance shall be effective upon its passage and adoption  
9 by the City Commission of the City of Oakland Park.

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12 **PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,**  
13 **FLORIDA, ON FIRST READING, THIS           , DAY OF           , 2021.**

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J. BOLIN	_____
M. CARN	_____
A. GORDON	_____
M. ROSENWALD	_____
M. SPARKS	_____

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25 **PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF**  
26 **OAKLAND PARK, FLORIDA, ON SECOND READING, THIS           , DAY OF**  
27 **, 2021.**

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CITY OF OAKLAND PARK, FLORIDA

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\_\_\_\_\_  
MAYOR JANE BOLIN

J. BOLIN	_____
M. CARN	_____
A. GORDON	_____

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M. ROSENWALD  
M. SPARKS

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ATTEST:

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

LEGAL NOTE:

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

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

{00192979.1 1869-0101480}

1 EXHIBIT A – PROPERTY DESCRIPTION

**LEGAL DESCRIPTION:**

2 Lots 6 and 7 less the North 25 feet thereof of HARLEM, according to the Plat thereof as rcorde*d* in  
Plat Book 18, at Page 13, of the Public Records of Broward County, Florida.

{00192979.1 1869-0101480}

CODING: Words in ~~struck through~~ type are deletions from existing law;  
Words in underlined type are additions.