1	ORDINANCE NO. O-2021-XXX
2 3	AN ODDINANCE OF THE CITY COMMISSION OF THE CITY
<i>3</i>	AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 24
5	LAND DEVELOPMENT CODE, SPECIFICALLY ARTICLE XX -
6	DOWNTOWN MIXED USE DISTRICT REGULATIONS
7	SECTION 24-269(E), TO REMOVE THE REQUIRED
8	AGGREGATION OR ASSEMBLY OF ALL PARCELS WITHIN A
9	CITY BLOCK IN ORDER TO PARTICIPATE IN THE
10	ADDITIONAL BUILDING HEIGHT PROGRAM; PROVIDING
11	FOR SEVERABILITY; PROVIDING FOR CODIFICATION
12 13	PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.
13	EFFECTIVE DATE.
14	WHEREAS, Objective 1.7, Policy 1.7.3 of the City of Oakland Park
15	Comprehensive Plan, seeks to ensure compatibility with adjacent and surrounding uses
16	and to establish different intensities of commercial, mixed-use and community facility
17	development through the Land Development Code and associated zoning ordinances
18	and
10	WHEREAG : 1 1' d' 1 1 1 1 1 1 C d O 11 1D 1
19 20	WHEREAS, said application was heard and considered before the Oakland Park Planning and Zoning Board of the City of Oakland Park, Florida and at the said public
21	hearings all objections, if any, were heard; and
21	neurings an objections, it any, were neard, and
22	WHEREAS, the City Commission finds it to be in the best interest of the
23	residents and property owners of the City to update and clarify regulations of the
24	Downtown Mixed Use District to allow for various types of properties including those
25	that do not take up an entire block to provide public amenities and engage in innovative
26	development through the Additional Building Height Program by amending Article XX
27	Section 24-269, Additional Building Height Program, of the Zoning District Regulations
28	of the Land Development Code by eliminating the text of subsection (E).
29	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
30	OF THE CITY OF OAKLAND PARK, FLORIDA THAT:
	or the critical distriction of
31	Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed
32	as being true and correct and are hereby made a part of this Ordinance upon adoption
33	thereof.

34 35	<u>Section 2</u> . Chapter 24, "Land Development Code," Article XX is hereby amended as follows:
36 37 38	Sec. 24-269 Additional building height program.
39 40 41 42 43 44	(A) Building height. Property owners may obtain approval to construct additional stories provided they contribute toward public amenities. In the Park Place and Dixie Mixed Use Sub-Areas, owners must also meet the aggregation requirements in section 24-269(E) below to obtain additional height.
45 46 47 48 49 50 51 52 53 54 55	(E) Required aggregation in Park Place and Dixie Mixed Use Sub-Areas. Property owners in the Park Place and Dixie Mixed Use Sub-Areas must also assemble all parcels within a city block measured from right-of-way to right-of-way and provide site plans for the entire area within the right-of-way block to participle in the additional building height program. Property may also be assembled to include former right-of-ways to increase property size for development or to create a plaza or equivalent area for public assembly. In the Park Place Sub-Area, owners assembling entire blocks must also obtain the NE-11th Avenue right-of-way, additional land to the west, and create a new roadway according to the Oakland Park Downtown District Master Plan as approved in 2004 by city commission in order to participate in the additional height program. Reserved.
56 57 58 59 60 61	SECTION 3. If any clause, section or other part of this Ordinance shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance.
62 63 64	SECTION 4 . All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflicts.
65 66 67 68 69	SECTION 5. It is the intention of the City Commission of the City of Oakland Park, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Oakland Park, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase

adoption by the City Co	ommission of the City of Oakland Park.
	TY COMMISSION OF THE CITY OF OA ON FIRST READING, THIS, D 1.
	J. BOLIN M. CARN
	A. GORDON M. ROSENWALD M. SPARKS
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-	K, FLORIDA, ON SECOND READING, TH., 2021. CITY OF OAKLAND PARK, FLOR MAYOR JANE BOLIN J. BOLIN M. CARN A. GORDON
OF OAKLAND PAR	CITY OF OAKLAND PARK, FLOR MAYOR JANE BOLIN J. BOLIN M. CARN

07	
08	LEGAL NOTE:
09	I hereby certify that I have approved the form of this Ordinance (O-2021-XXX)
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12	
13	DONALD J. DOODY, CITY ATTORNEY