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ORDINANCE NO. O-2021-XXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ADOPTING AN ORDINANCE TO REZONE THE PROPERTY CONSISTING OF APPROXIMATELY 148.2+/- GROSS ACRES IN SIZE, BOUND ON THE NORTH BY NE 42 STREET (EXTENDED), ON THE EAST BY NE 13 AVENUE, ON THE SOUTH BY E. OAKLAND PARK BLVD., AND ON THE WEST BY NE 10 AVENUE (PROPERTY) FROM OAKLAND PARK DOWNTOWN MIXED USE DISTRICT AND ITS SUB-AREAS TO OAKLAND PARK DOWNTOWN DEVELOPMENT DISTRICT AND ITS SUB-AREAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Through Application # CD20-15 CPT, The City of Oakland Park intends to rezone approximately 750 properties consisting of a generally rectangular-shaped area of approximately 148.2 acres, consisting of real property located in Oakland Park, Florida; and

WHEREAS, the City of Oakland Park Future Land Use Map designates this real property for Local Activity Center; and

WHEREAS, rezoning the area in question from Oakland Park Downtown Mixed Use District and its sub areas to the Oakland Park Downtown Development District (OP3D) and its sub areas is consistent with the permitted uses as identified in the City of Oakland Park Comprehensive Plan Land Use Implementation; and

WHEREAS, the proposed rezoning to OP3D, Oakland Park Downtown Development District is compatible with the surrounding existing zoning designations for properties in this vicinity; and

WHEREAS, the City proposes to rezone the site that consists of 148.2 acres, more or less; and

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

4
5 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION**
6 **OF THE CITY OF OAKLAND PARK, FLORIDA THAT:**

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

10 **SECTION 2.** The City Commission, of the City of Oakland Park, Florida, after
11 hearing any and all comments and objections made during the course of duly advertised
12 and scheduled public hearings hereby finds that this rezoning request is consistent with
13 the following goals, objectives, and policies of the City of Oakland Park Comprehensive
14 Plan:

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

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

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

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

25 **SECTION 3.** The City Commission of the City of Oakland Park, Florida, hereby
26 approves the rezoning of the property as depicted in the map labeled Exhibit A.

27 **SECTION 4.** If any clause, section or other part of this Ordinance shall be held
28 by any Court of competent jurisdiction to be unconstitutional or invalid, such

1 unconstitutional or invalid part shall be considered as eliminated and in no way affecting
2 the validity of the other provisions of this Ordinance.

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

5
6 **SECTION 6.** This Ordinance shall be effective upon its passage and adoption
7 by the City Commission of the City of Oakland Park.

8
9 **PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,**
10 **FLORIDA, ON FIRST READING, THIS , DAY OF , 2021.**

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14 J. BOLIN _____
15 M. CARN _____
16 A. GORDON _____
17 M. ROSENWALD _____
18 M. SPARKS _____
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21 **PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF**
22 **OAKLAND PARK, FLORIDA, ON SECOND READING, THIS , DAY OF**
23 **, 2021.**

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25 CITY OF OAKLAND PARK, FLORIDA
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31 MAYOR JANE BOLIN

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33 J. BOLIN _____
34 M. CARN _____
35 A. GORDON _____
36 M. ROSENWALD _____
37 M. SPARKS _____
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1 ATTEST:
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5 _____
6 RENEE M. SHROUT, CMC, CITY CLERK
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8 LEGAL NOTE:

9 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
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