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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 the
7 following goals, objectives, and policies of the City of Oakland Park Comprehensive Plan:

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

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

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

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

18 Policy 3.5.1 Reject rezoning and variance applications that could be detrimental to
19 neighborhood viability and stability. Items to be considered during the rezoning or
20 variance process include, but are not limited to, compatibility and types of uses, building
21 placement, mass and scale, lighting and noise conditions, traffic patterns, hours of
22 operation, and buffering and aesthetics.
23

24 **SECTION 3.** The City Commission of the City of Oakland Park, Florida, hereby
25 approves the rezoning from RD-10, Duplex and Attached One-Family Dwelling District to
26 CF, Community Facilities District for the site at 250 NE 56 Street, more legally described
27 as:

28 **LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 26, 27 AND 28 IN BLOCK 4, OF PATTERSON PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 39, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PROPERTY BEING
LOCATED IN BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 1.10 ACRES
MORE OR LESS.

29

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

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6 repealed to the extent of such conflicts.

7
8 **SECTION 6.** This Ordinance shall be effective upon its passage and adoption by
9 the City Commission of the City of Oakland Park.
10

1 **PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,**
2 **FLORIDA, ON FIRST READING, THIS 4th DAY OF AUGUST 2021.**

3
4
5 M. CARN YES
6 A. GORDON YES
7 M. ROSENWALD YES
8 M. SPARKS YES
9 J. BOLIN YES

10
11
12 **PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF**
13 **OAKLAND PARK, FLORIDA, ON SECOND READING, THIS ____ DAY OF**
14 **_____ 2021.**

15
16 CITY OF OAKLAND PARK, FLORIDA

17
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21 _____
22 MAYOR JANE BOLIN

23
24 J. BOLIN _____
25 M. CARN _____
26 A. GORDON _____
27 M. ROSENWALD _____
28 M. SPARKS _____

29
30 ATTEST:

31
32
33
34 _____
35 RENEE M. SHROUT, CMC, CITY CLERK

36
37 LEGAL NOTE:

38 I hereby certify that I have approved the form of this Ordinance (O-2021-XXX):

39
40
41 _____
42 DONALD J. DOODY, CITY ATTORNEY