1	ORDINANCE NO. O-2021-XXX
2 3 4 5 6 7 8 9 10 11 12	AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AN APPLICATION FOR REZONING FROM RD-10, DUPLEX AND ATTACHED ONE-FAMILY DWELLING DISTRICT TO CF, COMMUNITY FACILITIES DISTRICT FOR THE PROPERTY LOCATED AT 250 NE 56 COURT, AS MORE PARTICULARLY DESCRIBED HEREIN, AND CONTAINING 1.1 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; & PROVIDING FOR EFFECTIVE DATE.
13	WHEREAS, The City of Oakland Park proposes a rezoning from RD-10, Duplex
14	and Attached One-Family Dwelling District to CF, Community Facilities District for the
15	site at 250 NE 56 Street, real property located in Oakland Park, Florida; and
16	WHEREAS, the City of Oakland Park Future Land Use Map designates this real
17	property for Low-Medium Density Residential; and
18	WHEREAS, rezoning from RD-10, Duplex and Attached One-Family Dwelling
19	District to CF, Community Facilities District is consistent with the City of Oakland Park
20	Comprehensive Plan given that Community facilities designed to serve the residential area
21	is specifically listed as a recommended and permitted use; and
22	WHEREAS, the proposed rezoning to CF, Community Facilities District is
23	compatible with the surrounding existing zoning designations and provides for a needed
24	recreational facility for the surrounding residents; and
25	WHEREAS, the applicant requests to rezone the site that consists of 1.1 acres; and
26	WHEREAS, said application was heard and considered before the Oakland Park
27	Planning and Zoning Advisory Board, and at the said public hearings all objections, if any,
28 29 30	were heard; NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA THAT:

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 4	adoption thereof. 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 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Objective 1.7: Use the Land Development Code to implement land use policies that correspond to the categories on the Future Land Use Map. Policy 1.7.1: Land use densities and intensities shall be consistent with the Future Land Use Map, Section 3 of the Land Use Implementation. Policy 1.7.3: Through the Land Development Code and Zoning Ordinance, establish different intensities of commercial development compatible with adjacent and surrounding uses. Policy 1.11.1 The City shall continue to regulate the land use categories as depicted on the future land use map according to the Land Use implementation section of this Comprehensive Plan, consistent with the Broward County Land Use Plan. Policy 3.5.1 Reject rezoning and variance applications that could be detrimental to neighborhood viability and stability. Items to be considered during the rezoning or variance process include, but are not limited to, compatibility and types of uses, building placement, mass and scale, lighting and noise conditions, traffic patterns, hours of operation, and buffering and aesthetics.
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:

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.

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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 7	repealed to the extent of such conflicts.
8	SECTION 6. This Ordinance shall be effective upon its passage and adoption by
9	the City Commission of the City of Oakland Park.

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	M. CARN	YES	
	A. GORDON	YES	
	M. ROSENWALD	YES	
	M. SPARKS	YES	
	J. BOLIN	YES	
	BY THE CITY COMMISS RIDA, ON SECOND READIN		
CITY OF OAKLAND PARK, FLOI			
	MAYOR JANE BOLIN		
	J. BOLIN		
	M. CARN		
	A. GORDON M. ROSENWALD		
	M. SPARKS		
ATTEST:			
	, CITY CLERK		
RENEE M. SHROUT, CMC			
RENEE M. SHROUT, CMC LEGAL NOTE: Thereby certify that I have an	oproved the form of this Ordinano	ce (O-2021-XXX)	