ORDINANCE NO. O-2023-XXX

2	AN ORDINANCE OF THE CITY COMMISSION OF THE
3	CITY OF OAKLAND PARK, FLORIDA, SPECIFICALLY
4	AMENDING THE CITY OF OAKLAND PARK FUTURE
5	LAND USE MAP BY AMENDING THE FUTURE LAND USE
6	DESIGNATION FOR THE PROPERTY GENERALLY
7	LOCATED AT 3501-3551 NW 31ST AVENUE, AS MORE
8	PARTICULARLY AND LEGALLY DESCRIBED IN EXHIBIT
9	"A" OF THIS ORDINANCE FROM IRREGULAR
10	RESIDENTIAL AT 14.6 DWELLING UNITS PER ACRE TO
11	INDUSTRIAL; CONTAINING 9.90 GROSS ACRES, MORE
12	OR LESS; AS INITIATED BY THE APPLICANT, BBX
13	OAKLAND LOGISTICS PARK, LLC AND THE OWNER,
14	OAKLAND PARCEL, LLC; PROVIDING FOR
15	SEVERABILITY; PROVIDING FOR CONFLICTS; AND
16	PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Application Case #CD22-26CP filed by, BBX Oakland Logistics Park, LLC (Applicant) and Oakland Parcel, LLC (Owner), has been made for a Future Land Use Map Amendment to change the future land use designation from Irregular Residential at 14.6 dwelling units per acre to Industrial at the property generally located at 3501-3551 NW 31st Avenue, as more particularly and legally described in Exhibit A of this Ordinance and containing 9.90 gross acres, more or less; and

WHEREAS, the City wishes to amend said map in accordance with the requirements of the Chapter 163 of the Florida Statutes; and

WHEREAS, said application was heard and considered before the Oakland Park Planning and Zoning Board of the City of Oakland Park, Florida, on , 2022, and the Local Planning Agency on , 2022 and at the said public hearings all objections, if any, were heard;

31	WHEREAS, the City Commission of the City of Oakland Park, Florida, held
32	the first public hearing on July 18, 2018, pursuant to Chapter 163 of the Florida
33	Statutes, to consider transmittal of the proposed amendments to the Future Land Use
34	Plan Map to the State review agencies under Chapter 163 of the Florida Statutes, at
35	which time the parties and interests and all other citizens and residents of Oakland
36	Park so desiring to participate had an opportunity to be and were heard; and

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WHEREAS, pursuant to Chapter 163 of the Florida Statutes, State review agencies with authority over this Land Use Plan Amendment authorized this application to be adopted; and

40 WHEREAS, the City Commission of the City of Oakland Park authorized 41 the Broward County Planning Council to transmit this local amendment and 42 corresponding Broward County Land Use Plan amendment to any other any other 43 interested governmental agencies, and the concurrent transmittal of the proposed 44 Broward County Land Use Plan amendments and City of Oakland Park Future Land 45 Use Map amendment to the State of Florida Department of Economic Opportunity, 46 and applicable State agencies authorized the approval of this Land Use Plan Amendment. 47

WHEREAS, the City Commission of the City of Oakland Park, Florida has determined that the public has adequately participated in the planning process as required by Chapter 163 of the Florida Statutes during the course of the preparation and transmittal process.

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

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption thereof.

SECTION 2. The City Commission of the City of Oakland Park, Florida hereby approves and adopts the proposed Future Land Plan Map amendment changing the Future Land Use designation from Irregular Residential at 14.6 dwelling units per acre to Industrial at the property generally located at 3501-3551 NW 31st Avenue, as more particularly and legally described in Exhibit A of this Ordinance and containing 9.90 gross acres, more or less

63	SECTION 3. All Recommended Conditions of Approval in the Agenda
64	Item Report are adopted as part of this Ordinance.
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66	SECTION 4. If any clause, section or other part of this Ordinance shall be
67	held by any Court of competent jurisdiction to be unconstitutional or invalid, such
68	unconstitutional or invalid part shall be considered as eliminated and in no way
69	affecting the validity of the other provisions of this Ordinance.
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71	SECTION 5 . All Ordinances or parts of Ordinances in conflict herewith are
72	hereby repealed to the extent of such conflicts.
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74	SECTION 6. The amendment to the City of Oakland Park Future Land Use
75	Map shall not become effective until such time as said documents are adopted by
76	Oakland Park City Commission consistent with Chapter 163 of the Florida Statutes.
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78	SECTION 7. Upon its passage and adoption by the City Commission of the
79	City of Oakland Park, the effective date of the plan amendment set forth in this
80	Ordinance shall be the latter of:
81	(1) Thirty-one (31) days after the Department of Economic Opportunity
82	notifies the City of Oakland Park that the plan amendment package is complete;
83	(2) If the plan amendment is timely challenged, the date a final order is issued
84	by the Administration Commission or the Department of Economic Opportunity
85	finding the amendment to be in compliance;
86	(3) If a Declarations of Restrictive Covenants or agreements are applicable,
87	the date all such Declarations of Restrictive Covenants or agreements are recorded
88	in the Public Records of Broward County.
89	in the 1 done Records of Broward County.
90	Exhibit A
91	Eamoit A
92	Legal Description
93	209 2000p
94	PARCEL "A", OF OAKLAND GROVE COMMERCE PARK, ACCORDING TO THE
95	PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 23, OF THE PUBLIC
96	RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING LANDS
97	BEING A PORTION THEREOF:
98	
99	COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE
100	SOUTH 89"33'37" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A
101	DISTANCE OF 242.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE

102	SOUTH 89°33'37 EAST, ALONG SA			*
103	OF 217.42 FEET; THENCE SOUTH		*	
104	THENCE NORTH 89"33'37" WEST, ALONG THE LINE 100.00 FEET SOUTH OF,			
105	AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 217.42 FEET; THENCE NORTH			
106 107	00"00"00" EAST, A DISTANCE OF			
107	00 00 00 EAST, A DISTANCE OF	100.00 FEE	I TO THE FOINT OF I	DECIMINING.
109	SAID LANDS SITUATE, LYING A	ND BEING	IN THE CITY OF OAK	CLAND PARK.
110	BROWARD COUNTY, FLORIDA.			,
111				
112	CONTAINING 390,588 SQUARE F	EET OR LE	SS OR 8.966 ACRES, N	MORE OF
113	LESS.			
114	DAGGED DAY WATER CAME COLOR	raaron on		
115	PASSED BY THE CITY COMMI			<i>'</i>
116	FLORIDA, ON FIRST READING,	THIS , L	DAY OF	, 2022.
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119		J. BOLIN		
120		M. ROSEN	WALD	
121		M. SPARKS	S	
122		A. GORDO	N	
123		M. CARN		
124				
125	PASSED AND ADOPTED BY T	HE CITY	COMMISSION OF T	THE CITY OF
126	OAKLAND PARK, FLORIDA, ON	N SECOND	READING, THIS, DA	AY OF ,
127	2022.			
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129		CITY OF O	AKLAND PARK, FLO	RIDA
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134		MAYOR M	ICHAEL CARN	
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137		J. BOLIN		
138		M. ROSEN	WALD	
139		M. SPARKS		
15)		141. DI UIVIX	•	

CODING: Words in struck through type are deletions from existing text.

Words in underscored type are additions to existing text.

A line of *** indicates existing text not shown.

140	A. GORDON
141	M. CARN
142	ATTEST:
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147	RENEE M. SHROUT, CMC, CITY CLERK
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149	LEGAL NOTE:
150	I hereby certify that I have approved the form of this Ordinance (O-2022-XXX):
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154	DONALD J. DOODY, CITY ATTORNEY
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