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**ORDINANCE NO. O-2026-XXX**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, SPECIFICALLY AMENDING THE ZONING MAP OF THE CITY OF OAKLAND PARK FROM A COMMUNITY FACILITIES DISTRICT (CF) TO A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1), WHICH PROVIDES FOR A RESIDENTIAL DEVELOPMENT NOT TO EXCEED 5 RESIDENTIAL DWELLING UNITS PER ACRE FOR THE PROPERTY LOCATED AT 1670 NE 38TH STREET, AS MORE PARTICULARLY AND LEGALLY DESCRIBED IN THIS ORDINANCE AND CONTAINING 0.93 NET ACRES, MORE OR LESS; AS INITIATED BY THE OWNER AND APPLICANTS, LE ROCHER CHRISTIAN WORSHIP CENTER INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

18       **WHEREAS**, the City Commission deems it to be in the best interests of the City  
19 to amend the City’s Zoning Map from Community Facilities District (CF) to a Single-  
20 Family Residential District (R-1), which provides for a residential development not to  
21 exceed 5 residential dwelling units per acre for the property generally located at the 1670  
22 NE 38<sup>th</sup> Street as more particularly described in Section 4. and containing 0.93 net acres.  
23

24       **NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
25 **CITY OF OAKLAND PARK, FLORIDA, THAT:**  
26

27       **SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed  
28 as being true and correct and are hereby made a part of this Ordinance.  
29

30       **SECTION 2.** The City Commission of the City of Oakland Park hereby amends  
31 the City’s Zoning Map from Community Facilities District (CF) to a Single-Family  
32 Residential District (R-1), which provides for a residential development not to exceed 5  
33 residential dwelling units per acre for the property generally located at the 1670 NE 38<sup>th</sup>  
34 Street as more particularly described below and containing .93 net acres.  
35

36       **SECTION 3.** The City Commission, of the City of Oakland Park, Florida, after  
37 hearing any and all comments and objections made during the course of duly advertised  
38 and scheduled public hearings hereby finds that this rezoning request is consistent with the  
39 following goals, objectives, and policies of the City of Oakland Park Comprehensive Plan  
40 2045:  
41

1           **FUTURE LAND USE – GOAL 1A** To facilitate a balanced Land Use Plan to  
2 implement the City’s vision including the provision of essential public services and  
3 facilities, as well as enhanced stability, sustainability, compatibility, and livability.  
4

5           **FUTURE LAND USE – GOAL 1B** To protect, preserve, and enhance the  
6 character and context of all residential neighborhoods and uses.  
7

8           **HOUSING - GOAL 2** To maintain, improve and expand existing and future  
9 housing supply for all residents in a manner that ensures attainable, affordable, and  
10 diverse housing stock while creating strong and vibrant neighborhoods.  
11

12           **SECTION 4.** The City Commission of the City of Oakland Park, Florida, hereby  
13 approves the rezoning from CF, Community Facilities Zoning District to R-1, Single  
14 Family Residential District for the property located at 1670 NE 38th Street, more legally  
15 described as:  
16

17           *The parcel legally described as Lot 7, “Mandolin Woods,” according to the Plat*  
18 *thereof, as recorded in Plat Book 103, Page 39, of the Public Records of Broward*  
19 *County, Florida. This parcel is located on the southwest corner of Northeast 17*  
20 *Avenue and Northeast 38 Street, in the City of Oakland Park and containing 0.93*  
21 *net acres, more or less.*  
22

23           **SECTION 5.** If any section, subsection, sentence, clause or provision of this  
24 Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such  
25 invalidity.  
26

27           **SECTION 6.** That all ordinances or parts of ordinances and all resolutions or parts  
28 of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.  
29

30           **SECTION 7.** This Ordinance shall be effective immediately upon its passage and  
31 adoption by the City Commission of the City of Oakland Park.  
32  
33

1 **PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,**  
2 **FLORIDA, ON FIRST READING, THIS 16<sup>th</sup> DAY OF JULY 2025.**

3  
4 S. ARNST YES  
5 A. GORDON YES  
6 L. NEWBOLD YES  
7 F. BUDHOO YES  
8 T. LONERGAN YES  
9

10  
11 **PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF**  
12 **OAKLAND PARK, FLORIDA, ON SECOND READING, THIS 20<sup>th</sup> DAY OF MAY**  
13 **2026.**

14  
15  
16 CITY OF OAKLAND PARK, FLORIDA

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21 \_\_\_\_\_  
22 MAYOR STEVEN R. ARNST

23 A. GORDON \_\_\_\_\_  
24 L. NEWBOLD \_\_\_\_\_  
25 F. BUDHOO \_\_\_\_\_  
26 T. LONERGAN \_\_\_\_\_  
27 S. ARNST \_\_\_\_\_  
28

29  
30  
31 ATTEST:

32  
33 \_\_\_\_\_  
34 RENEE M. SHROUT, CMC, CITY CLERK

35  
36 LEGAL NOTE:  
37 I hereby certify that I have approved the form of this Ordinance (O-2026-XXX):

38  
39  
40 \_\_\_\_\_  
41 DONALD J. DOODY, CITY ATTORNEY