

ORDINANCE NO. 2019-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO THE REZONING OF PROPERTY; CHANGING THE ZONING DISTRICT BOUNDARIES BY REZONING A PORTION OF GOLDEN MANOR SUBDIVISION AS RECORDED IN PLAT BOOK 47, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM S-1: OPEN SPACE RECREATION DISTRICT TO RS-5: ONE-FAMILY DETACHED DWELLING DISTRICT, PURSUANT TO ARTICLE XX, CHAPTER 39, OF THE BROWARD COUNTY CODE OF ORDINANCES; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT MAPS; PROVIDING FOR THE REPEAL OF ALL ZONING ORDINANCES AND ZONING RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING THAT THE REZONING SHALL NOT BE CONSTRUED TO CREATE A RIGHT TO DEVELOPMENT THAT FAILS TO MEET THE REQUIREMENTS OF OTHER LAND DEVELOPMENT REGULATIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, after public hearing and due public debate and consideration, the Board of County Commissioners deems it to be in the best interest of the health, safety, and welfare of the residents of Broward County, Florida, to rezone the following described lands,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. That the zoning district boundaries within Broward County, Florida, are hereby changed by rezoning the land described in Exhibit A ("Property") from S-1: Open Space Recreation District to RS-5: One-family Detached Dwelling District, pursuant to Article XX, Chapter 39, of the Broward County Code of Ordinances, and all development permits to be in accordance with the content of the Unincorporated Area Land Use Plan, as amended and certified.

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in underscored type are additions.

1 Section 2. The development of the Property shall be subject to the following  
2 limitations, conditions, and qualifications:

3 (a) All development must be in compliance with applicable provisions of the  
4 Broward County Code of Ordinances and all ordinances specifically relating to  
5 this Property, and shall at all times comply with all applicable governmental and  
6 agency laws, rules, and regulations pertaining to the Property.

7 (b) All development must be in compliance with the Broward County  
8 Comprehensive Plan, as amended.

9 Section 3. That the zoning district maps are hereby amended to reflect such  
10 change in zoning.

11 Section 4. That all rezoning ordinances or parts of rezoning ordinances, or zoning  
12 resolutions or parts of zoning resolutions, in conflict with this ordinance are hereby repealed  
13 to the extent of such conflict.

14 Section 5. That this rezoning shall not be construed to create a right to any  
15 development of the Property that fails to meet the requirement of other land development  
16 regulations.

17 Section 6. Severability.

18 If any portion of this Ordinance is determined by any court to be invalid, the invalid  
19 portion will be stricken, and such striking will not affect the validity of the remainder of this  
20 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be legally  
21 applied to any individual, group, entity, property, or circumstance, such determination will not  
22 affect the applicability of this Ordinance to any other individual, group, entity, property, or  
23 circumstance.

24  
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underscoring type are additions.

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Section 7. Effective Date.

This Ordinance is effective as of the date provided by law.

ENACTED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By /s/ \_\_\_\_\_ 00/00/18  
Damaris Y. Henlon (date)  
Assistant County Attorney

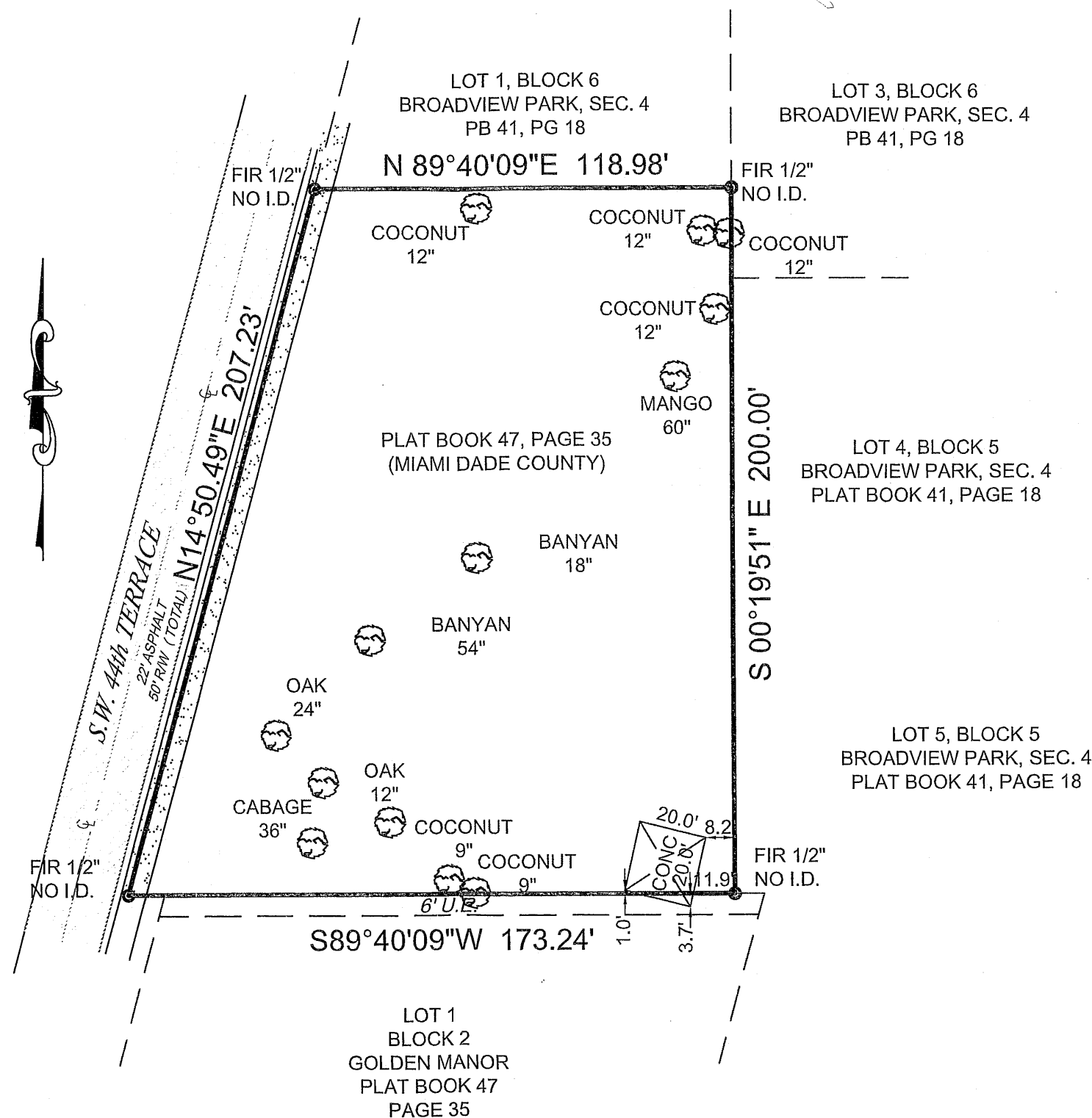
By /s/ \_\_\_\_\_ 00/00/18  
Maite Azcoitia (date)  
Deputy County Attorney

DYH/  
12/13/18  
Golden Manor Subdivision Rezoning.doc  
#399610

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**GENERAL LEGEND:**

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- C/L = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CONC = CONCRETE
- C/S = CONCRETE SLAB
- DE = DRAINAGE EASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELEV. = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL AND DISC
- L = ARC LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- N/D = NAIL AND DISC
- MF = METAL FENCE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- W/F = WOOD FENCE
- W/M = WATER METER



**LEGAL DESCRIPTION:**

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF "GOLDEN MANOR SUBDIVISION" AS RECORDED IN PLAT BOOK 47, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S 89°40'09" W, FOR 10.36 FEET; THENCE N 14°50'49" E, FOR 207.23 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 6 OF "BROADVIEW PARK SECTION 4 SUBDIVISION" AS RECORDED IN PLAT BOOK 41, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N 89°40'09" E, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 6, FOR 118.98 FEET; THENCE S 00°19'51" E, FOR 200.00 FEET; THENCE S 89°40'09" W, FOR 162.88 FEET TO THE POINT OF BEGINNING.

**CERTIFICATIONS:**  
**ALON BEILIS**  
**ORIT BEILIS**

**SURVEYORS NOTES:**

- (1). BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOT 1, BLOCK 2 (N74°49'20"W) PER THE RECORD PLAT AND ARE ASSUMED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY
- (6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
- (7). BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 0371, ELEV = 8.59' (NAVD)

**Specific Purpose Survey**

**PROPERTY ADDRESS:**  
2400 SW 44TH TERRACE  
FT LAUDERDALE, FL 33317

REVISIONS:	DATE:	SCALE: 1" = 40'
FIELD LOCATION OF IMPROVEMENTS	06/15/2017	CADD: DJC
		CHECKED BY: JSP
		INVOICE #: 17-47965
		SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

*Julio S. Pita*  
JULIO S. PITA, P.S.M., STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS 5789  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ALL COUNTY SURVEYORS**

PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSE NO. 6677  
OFFICE: (954) 777-4747  
FAX: (954) 777-2707  
5400 SOUTH UNIVERSITY DRIVE  
DAVIE, FLORIDA 33328 SUITE 216