

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.

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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/ Damaris Y. Henlon 12/17/18
Damaris Y. Henlon (date)
Assistant County Attorney

By /s/ Maite Azcoitia 12/17/18
Maite Azcoitia (date)
Deputy County Attorney

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