

**LOCAL PLANNING AGENCY STAFF REPORT
ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

Proposed Amendment: 18-Z-7

| | |
|--------------------------------|---|
| Commission District | District 7-Commissioner Tim Ryan |
| Applicant | Alon and Orit Bealis |
| Agent | Geil S. Bilu, Focused Legal Solutions |
| Current Zoning | S-1: Open Space Recreation District |
| Proposed Zoning | RS-5: One-family detached dwelling district |
| Site Size | 0.66 acres |
| Attachments | Attachment A: Proposed Zoning Map Attachment B: Current Zoning Map Attachment C: Site Location Map Attachment D: Aerial Map Attachment E: Future Unincorporated Area Land Use Map Attachment F: Broward County Land Use Plan Future Land Use Map Attachment G: Survey Attachment H: Draft Local Planning Agency Minutes Attachment I: Notarized Affidavit of Notice-Local Planning Agency |
| Effect of Amendment | Allows the construction of three new single-family homes. The applicant intends to use a dome-style design |
| Comprehensive Plan Consistency | Consistent-See Data and Analysis section-item 3. |

STAFF RECOMMENDATION

Environmental Protection and Growth Management Department (EPGMD):

1. Staff Recommendation: The Broward County EPGMD, Planning and Development Management Division (PDMD) recommends that the Board of County Commissioners adopt the proposed ordinance.

When deciding whether to approve or deny a proposed rezoning application, the Broward County Zoning Code requires the Board of County Commissioners to consider the six criteria detailed in the data and analysis section of this staff report, as well as the recommendation of staff, testimony of the applicant, and testimony the public. Based upon an analysis of the six criteria, staff finds the proposed rezoning:

- corrects an inconsistency between the zoning district and the future land use designation depicted on the Future Unincorporated Area Land Use Element Map Series and the Future Broward County Land Use Plan Map;
- allows infill development;
- establishes consistency with the goals, objectives and policies of the Broward County Comprehensive Plan and Broward County Land Use Plan;
- establishes consistency with the densities, intensities, and general uses set forth in the Broward County Comprehensive and Land Use plans, and their associated future land use maps;

- does not negatively impact environmentally critical or natural resources;
- does not unduly burden existing infrastructure and capacity exists to accommodate development consistent with proposed zoning district;
- establishes compatibility with the existing conforming uses, as well as proposed uses in the general vicinity.

2. Local Planning Agency Recommendation: At its November 15, 2018 meeting, the Local Planning Agency (LPA) found the proposed zoning map amendment consistent with the Broward County Comprehensive Plan and recommended the Board of County Commissioners adopt the proposed amendment. This meeting was noticed through a sign posted on the property, newspaper advertisement, and mailed notice to property owners within 300 feet of the proposed amendment site in accordance with the requirements of Chapter 125, Florida Statutes and Section 39-27.-Notices of public hearing, Broward County Code of Ordinances.

DESCRIPTION OF AMENDMENT

The subject amendment site is a single parcel. The southern portion is occupied by one single-family house and the remainder is undeveloped. The site has two zoning districts. The northern portion is S-1 and the southern portion is RS-3. The applicant proposes to change the northern portion to RS-5. The southern portion would remain RS-3.

DATA & ANALYSIS

- 1. Ambiguity/Error:** The site is occupied by one single-family house. Both the Broward County Land Use Plan's Future Land Use Map and the Future Unincorporated Area Land Use Element Map Series designate the site for Low (5) Residential. Two zoning districts are assigned to the site, including the S-1 Open Space Recreation and RS-3 One-family Detached Dwelling zoning districts. The S-1 zoning district is generally applied to private recreational sites that are occupied by profit-generating enterprises, such as golf driving ranges, archery ranges, and country clubs. Staff does not have evidence that this site was ever occupied by a private recreational use. While the S-1 zoning district is consistent with the Low (5) Residential future land use designations on the site, staff finds that the S-1 zoning district could be corrected.
- 2. Changing Conditions:** The Broward County Land Use Plan and the corresponding Future Land Use Map were recently reviewed. During the review process, the site was not recommended for change on either the Broward County Land Use Plan's Future Land Use Map or the Future Unincorporated Area Land Use Element Map. Staff finds that the site is located within a long-established, low-density residential community that is not appropriate for a profit-generating, private recreational enterprise that would be allowed by the current S-1 zoning district.
- 3. Plan Consistency:**
 - a. Planned Uses:** The proposed rezoning is consistent with the Future Unincorporated Area Land Use Element Map Series and the Broward County Land Use Plan Future Land Use Map. Specifically, the request is consistent with the following Future Unincorporated Area Land Use Element (FUALUE) and Broward County Land Use Plan (BCLUP) policies:
 - **FUALUE Policy 2.10.22:** The PRD shall review applications for plats, rezonings, and site plan for compliance with the future land use designations on the FUALUEMS.

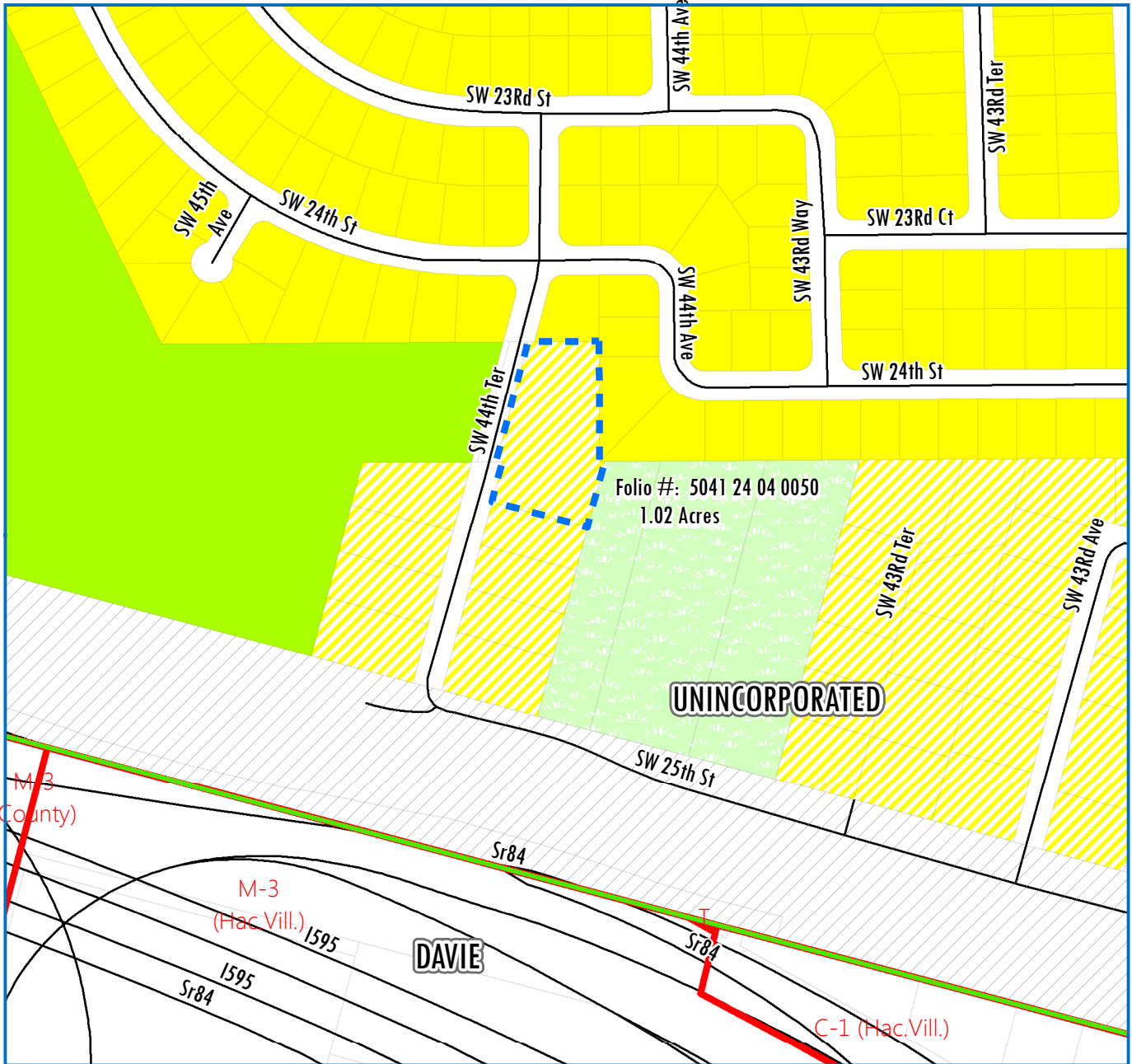
- **BCLUP POLICY 2.1.2:** The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.
 - **BCLUP POLICY 2.2.1:** Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan.
- b. **Existing Uses:** The proposed amendment site is adjacent to low-density, single-family residential uses on the north, east, and south and recreation and open space use on the west. The proposed RS-5 zoning district allows residential development that is comparable to the adjacent single-family uses in terms of density, intensity, and scale.
- 4. Environmental/Natural Resources:** The proposed rezoning is consistent with the surrounding existing and planned land use pattern and is located within a fully developed neighborhood that is served by the full complement of urban services. Development consistent with the proposed rezoning is not expected harm environmentally critical areas and natural resources.
- 5. Infrastructure:** The proposed rezoning site is served by the full complement of urban services and is consistent with both the FUALUEMS and the BCLUP; therefore, it is not expected to generate an increased demand on existing infrastructure. The application for site plan approval will be reviewed in accordance with the Broward County Code of Ordinances, Article IX.-Broward County Land Development Code, Division 1.-General Provisions, Section 5-181.-Development review procedures, (b) Agency Review. Concurrency requirements and any related fees will be assessed during site plan review.
- 6. Compatibility:** The proposed amendment site is adjacent to low-density, single-family residential uses on the north, east, and south and recreation and open space use on the west. The proposed RS-5 zoning district allows residential development that is comparable to the adjacent single-family uses in terms of density, intensity, and scale.

| Location | Existing Use | Zoning District | FLUMS | BCLUP | Proposed Zoning |
|----------|---|--|---------------------|---------------------|--|
| Site | Single-family residential | S-1: Open Space Recreation RS-3: One-family detached dwelling | Low (5) Residential | Low (5) Residential | RS-3: One-family detached dwelling RS-5: One-family detached dwelling |
| North | Single-family residential | RS-5: One-family detached dwelling | Low (5) Residential | Low (5) Residential | N/A |
| East | Single-family residential and Agriculture-ornamentals | A-1: Agricultural Estate RS-5: One-family detached dwelling | Low (5) Residential | Low (5) Residential | N/A |

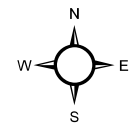
| | | | | | |
|-------|---|------------------------------------|---------------------------|-----------------------|-----|
| South | Single-family residential | RS-3: One-family detached dwelling | Low (5) Residential | Low (5) Residential | N/A |
| West | Private lake, with residence and water ski school | S-1: Open Space Recreation | Recreation and Open Space | Commercial Recreation | N/A |



Proposed Zoning



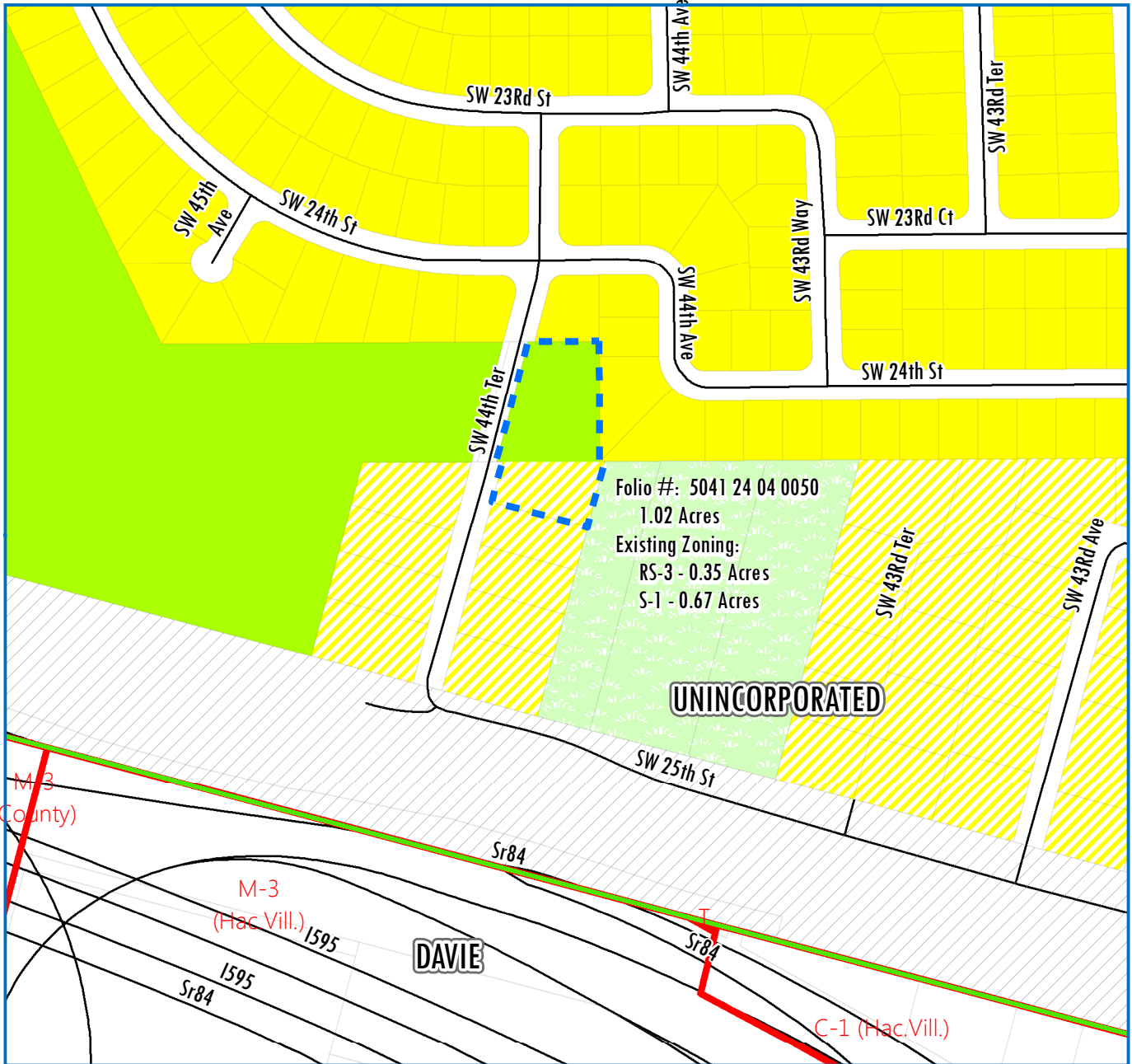
-  A-1, Agricultural Estate
-  Davie Zoning Districts
-  Parcel Boundaries
-  Right of Way, No Zoning
-  Site Location
-  Municipal Boundaries
-  RS-3, One Family Detached 3 max units per acre
-  RS-5, One Family Detached 5 max units per acre
-  S-1, Open Space and Recreation



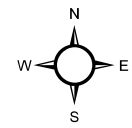
Prepared by:
 Planning and Development Management Division
 Environmental Protection and Growth Management Department
 This map is for conceptual purposes only and should not be used for legal boundary determinations.



Current Zoning



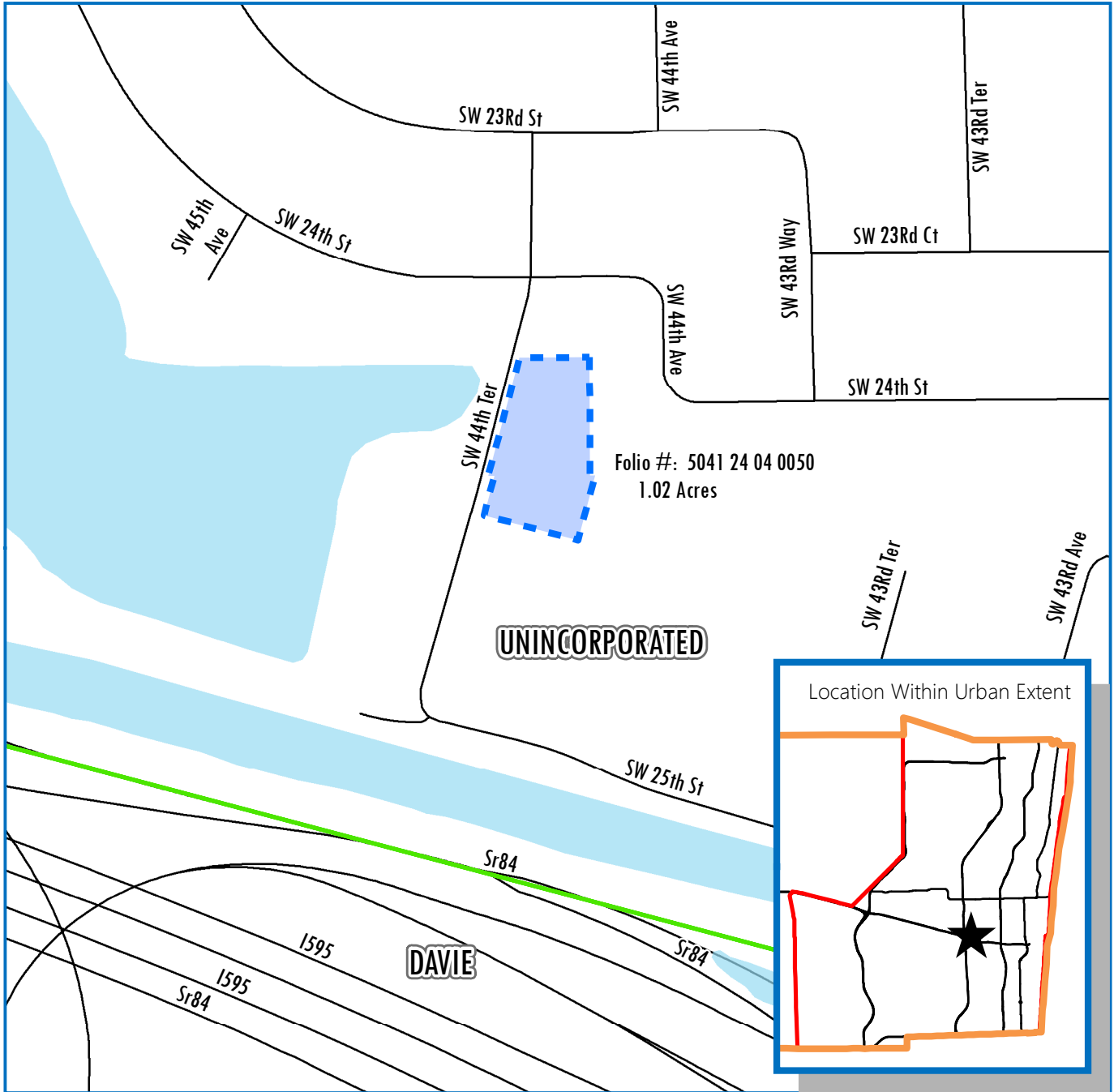
- A-1, Agricultural Estate
- Right of Way, No Zoning
- RS-3, One Family Detached 3 max units per acre
- RS-5, One Family Detached 5 max units per acre
- S-1, Open Space and Recreation
- Davie Zoning Districts
- Site Location
- Parcel Boundaries
- Municipal Boundaries



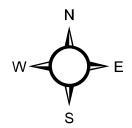
Prepared by:
 Planning and Development Management Division
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Site Location Map



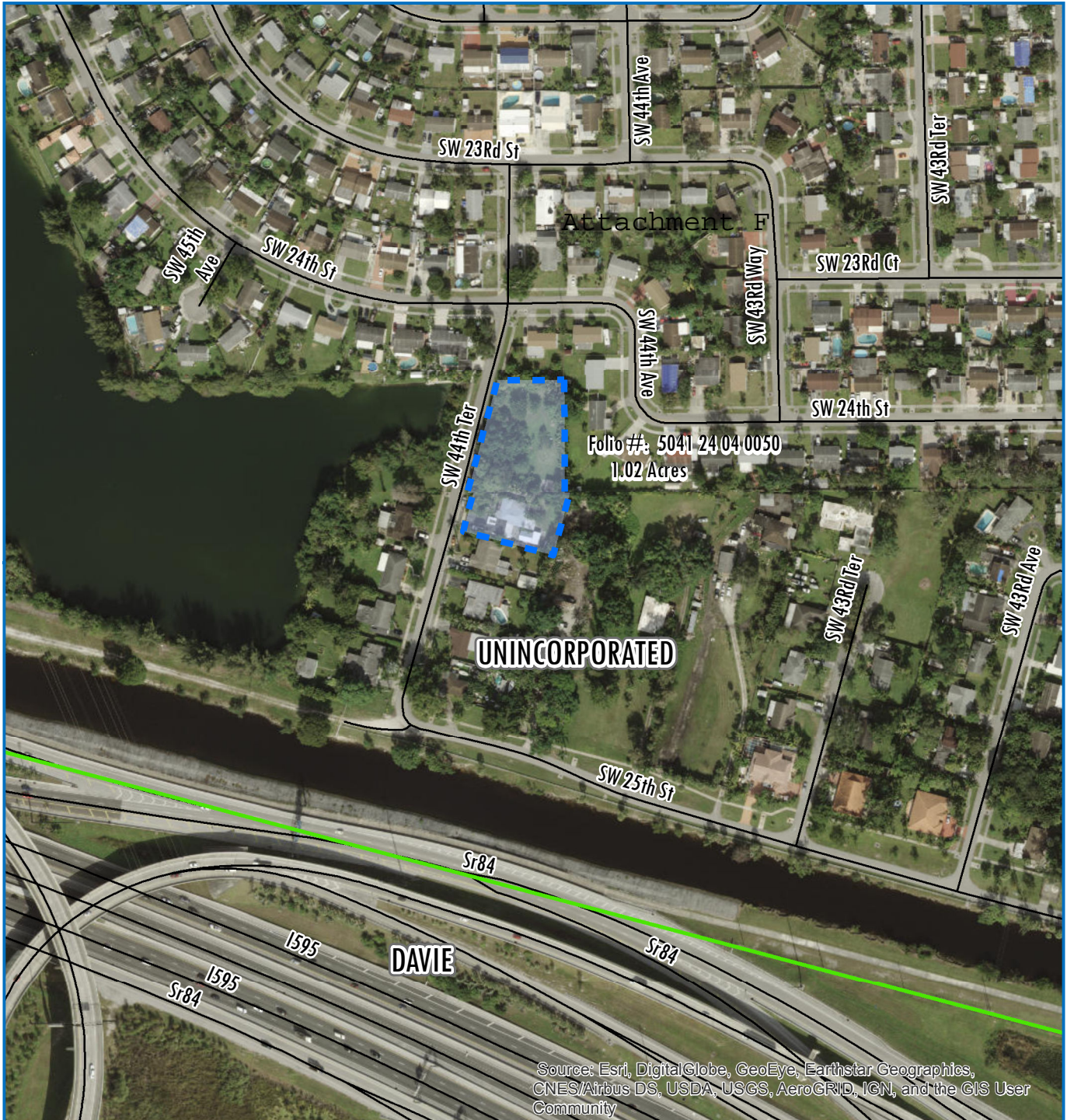
-  Site Location
-  Municipal Boundaries
-  Water
-  Broward County Boundary
-  Broward County Urban Extent Boundary
-  Site Location Within Urban Extent





Prepared by:
 Planning and Development Management Division
 Environmental Protection and Growth Management Department
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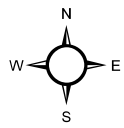


Site Location Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

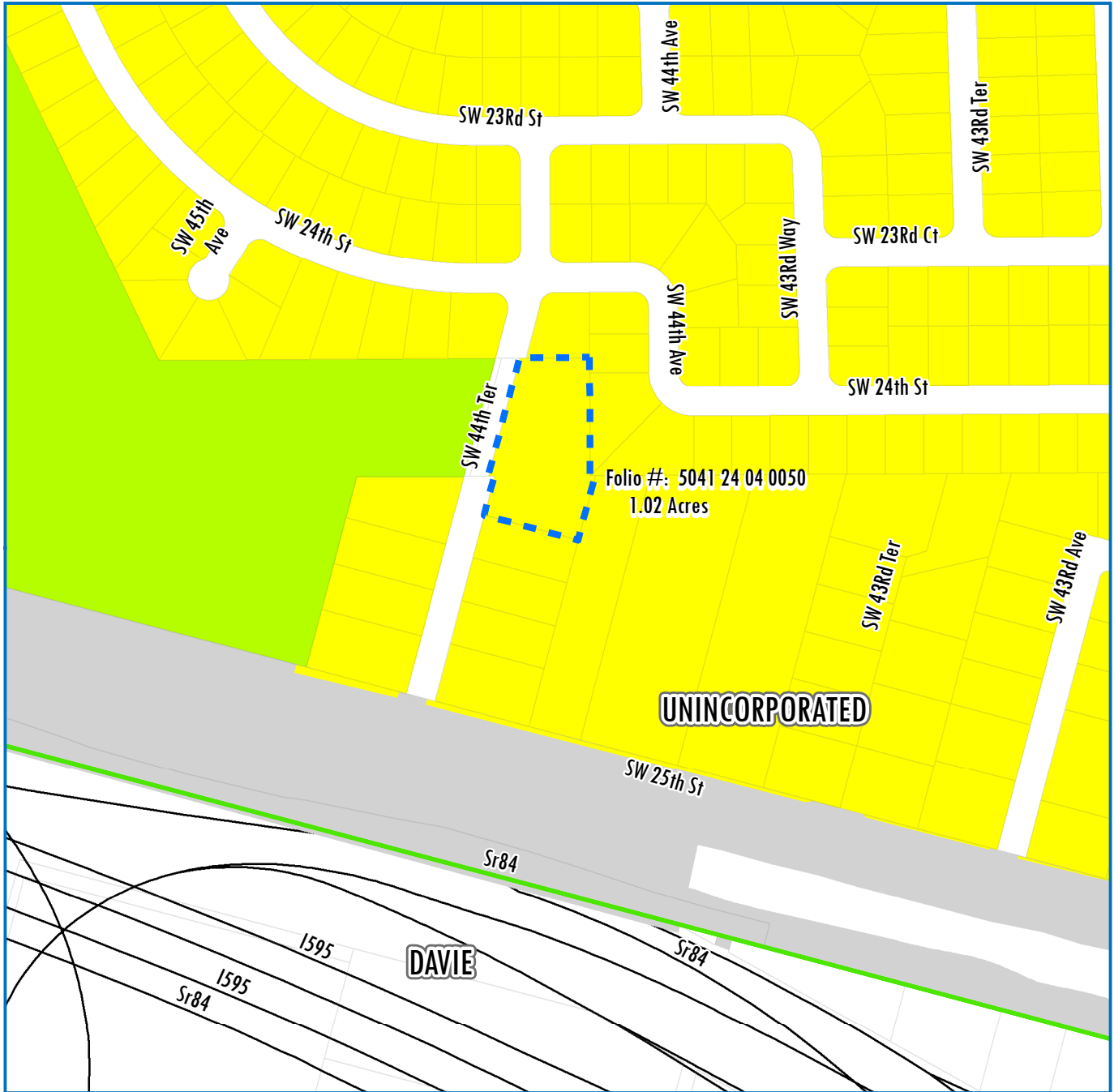
-  Site Location
-  Municipal Boundaries



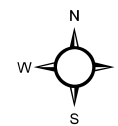
Prepared by:
 Planning and Development Management Division
 Environmental Protection and Growth Management Department
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Current Designation Future Unincorporated Area Land Use Element Map Series



- Low (5) Residential
- Commercial Recreation
- Transportation Right of Way
- Municipal Boundaries
- Parcel Boundaries
- Site Location

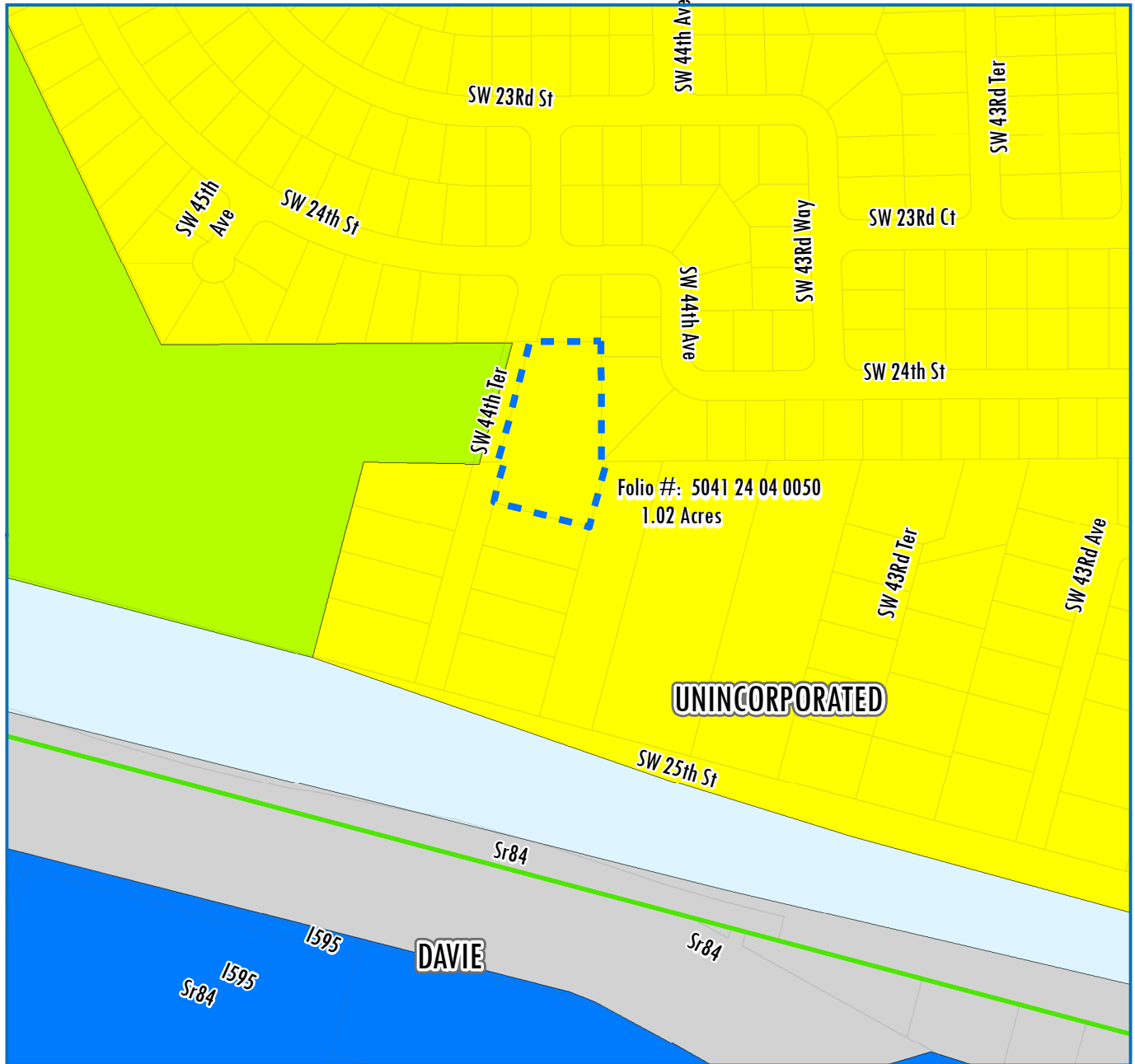


Prepared by:
 Planning and Development Management Division
 Environmental Protection and Growth Management Department

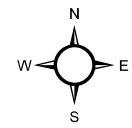
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Current Designation Broward County Land Use Plan



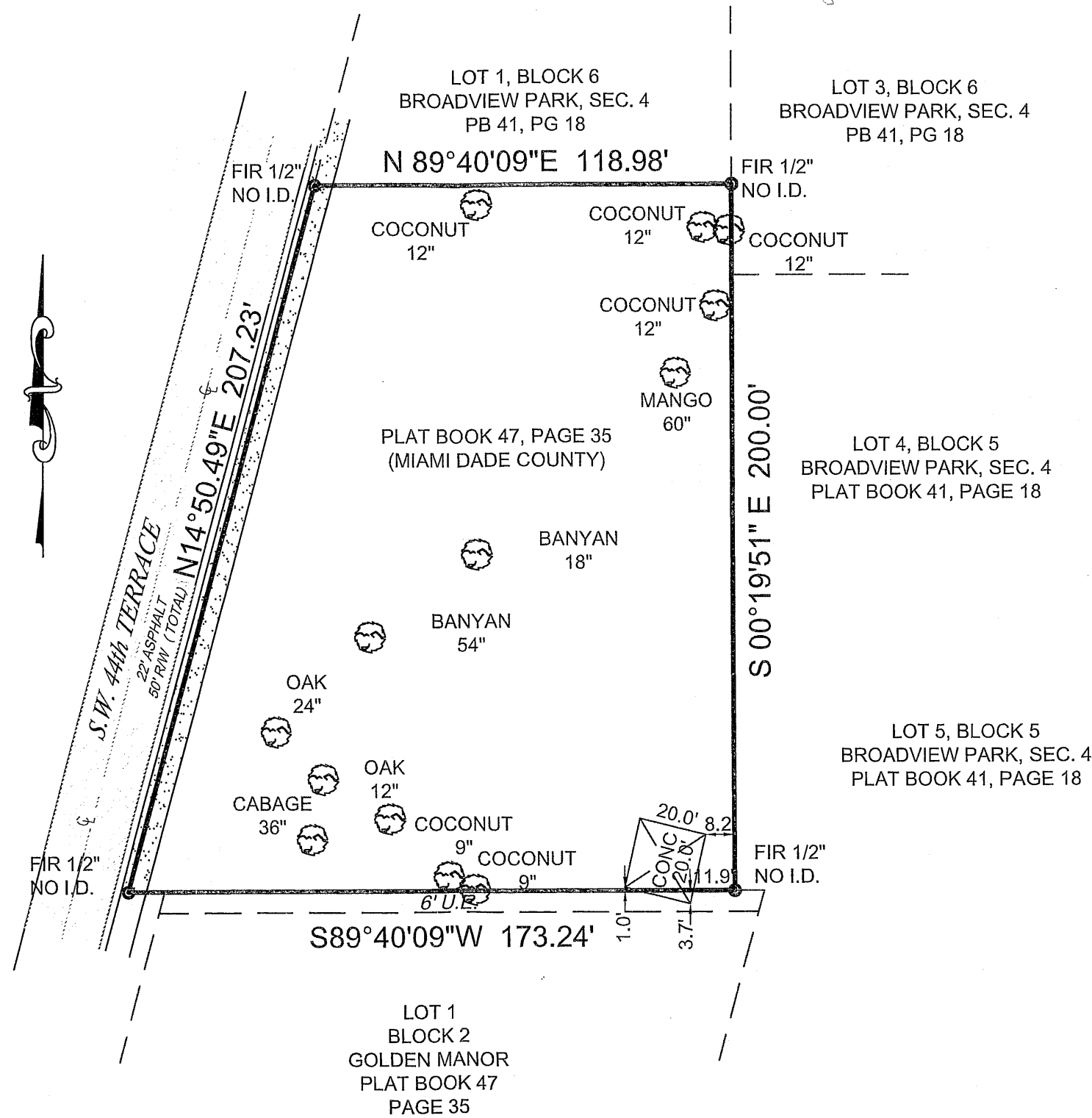
- Low (5) Residential
- Commercial Recreation
- Regional Activity Center
- Transportation
- Water
- Municipal Boundaries
- Parcel Boundaries
- Site Location



Prepared by:
 Planning and Development Management Division
 Environmental Protection and Growth Management Department
 This map is for conceptual purposes only and should not be used for legal boundary determinations.

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



SUMMARY MINUTES (DRAFT)

**Local Planning Agency (LPA) Public Hearing
Broward County Government Center West, Second Floor Hearing Room
1 North University Drive, Plantation, FL, 33324
November 1, 2018 12:00 pm**

Board Members Present

| | | |
|---------------------|----------------------|-------------------|
| Angela Chin, HFCD | Javier Acevedo, PDMD | Sue Carrano, PDMD |
| Jill Horwitz, EPCRD | Nick Sofoul, PDMD | |

County Staff Present

| | | |
|-----------------------|----------------|----------------------|
| Heather Cunniff, PDMD | Jeff Day, PDMD | Darby Delsalle, PDMD |
|-----------------------|----------------|----------------------|

Attendees

Attachment A is the attendee sign-in sheet.

1. Call to Order

Angela Chin called the public hearing to order at 11:00 am and requested self-introductions of staff and Local Planning Agency members. Ms. Cunniff presented proof that the public hearing was noticed through a sign posted on the property, newspaper advertisement, and mailed notice to property owners within 300 feet.

2. Public Comments

No comments were made on any non-agenda item.

3. Broward County Zoning Code Map Amendment-18-Z-7

Heather Cunniff gave a brief staff presentation. The application involves an approximately 0.66-acre site located within the Broadview Park neighborhood. The proposed rezoning would change the zoning district from S-1: Open Space and Recreation to RS-5: Single-family Dwelling District with a density of five (5) dwelling units per acre. The site is currently occupied by one single-family house. Ms. Cunniff noted that development allowed by the proposed amendment is consistent with the surrounding area in terms of density, intensity, and scale. Ms. Cunniff further noted that the proposed rezoning meets the following criteria that must be considered as part of the review of a proposed rezoning:

- a. corrects an ambiguity/error;
- b. responds to changing conditions;
- c. establishes consistency with the Broward County Comprehensive Plan and nearby existing and planned uses;
- d. impacts environmental/natural resources;
- e. impacts infrastructure;
- f. provides compatibility with surrounding land uses.

Staff recommends the LPA find the proposed zoning map amendment consistent with the Broward County Comprehensive Plan and forward it to the Broward County Board of County Commissioners for consideration.

Ms. Chin requested comments from the public. A member of the public requested the amendment be explained in layman's terms. Ms. Cunniff remarked the amendment allows the development of single-family homes and it will not be known what the homes will look like until a site plan application is filed. A member of the public commented about a previous development that proposed an eco-lodge that consisted of dome shaped buildings. Ms. Chin commented that the application just changes the allowed use of the property to allow single-family detached dwellings.

Attachment B includes a petition from nearby neighbors that oppose the amendment. It was signed by 35 residents from 14 households.

Geil Bilu, the applicant's attorney, noted agreement with staff's recommendation and commended staff for their work on the application. The applicant, Orit Beilis, noted her intent to build a project that is supported by the community.

Motion: Upon a motion by Sue Carrano, seconded by Jill Horwitz, and unanimously approved, the LPA made a finding that the proposed rezoning is consistent with the Broward County Comprehensive Plan and forwarded it to Broward County Board of County Commissioners for consideration.

4. Adjourn

Motion: Upon a motion by Mr. Sofoul, seconded by Ms. Carrano, and unanimously approved, the meeting adjourned at 11:21am.

Disclosure: The above captioned minutes are transcribed in a summary format. To obtain a complete audio recording of the meeting, approved summary minutes, or any presentation or handout materials, submit a public records request through Planning and Development Management Division, 954-357-8695.



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Suite 329-K, Ft. Lauderdale, FL 33301 T: 954-357-6634 F: 954-357-8655

AFFIDAVIT OF PUBLIC HEARING NOTICE

BEFORE ME, the undersigned authorities, personally appeared Heather Cunniff, for the Broward County Planning and Development Division, who, after being duly sworn, deposes and say:

1. That the statements set forth herein are based upon personal knowledge.
2. That on November 1, 2018, I witnessed a copy of the required sign notice posted at the following location:

2400 SW 44th Terrace, Unincorporated Broward County, FL, 33317-6512, legally described as: 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°40'9" 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 recorded 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; and, also referenced by the Broward County Property Appraiser as Folio Number 504124040050.

3. That service of said Posted/Mailed/Published Notice complies with Section 39-27.-Notice of Public Hearing, Broward County Code of Ordinances.
4. That the attachments hereto are true and correct copies of the Notices Posted/Mailed/Published.

FURTHER AFFIANT SAYETH NOT.

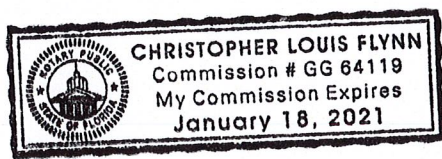
BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

BY: *Heather Cunniff*
(Signature)

Heather Cunniff
(Print Name)

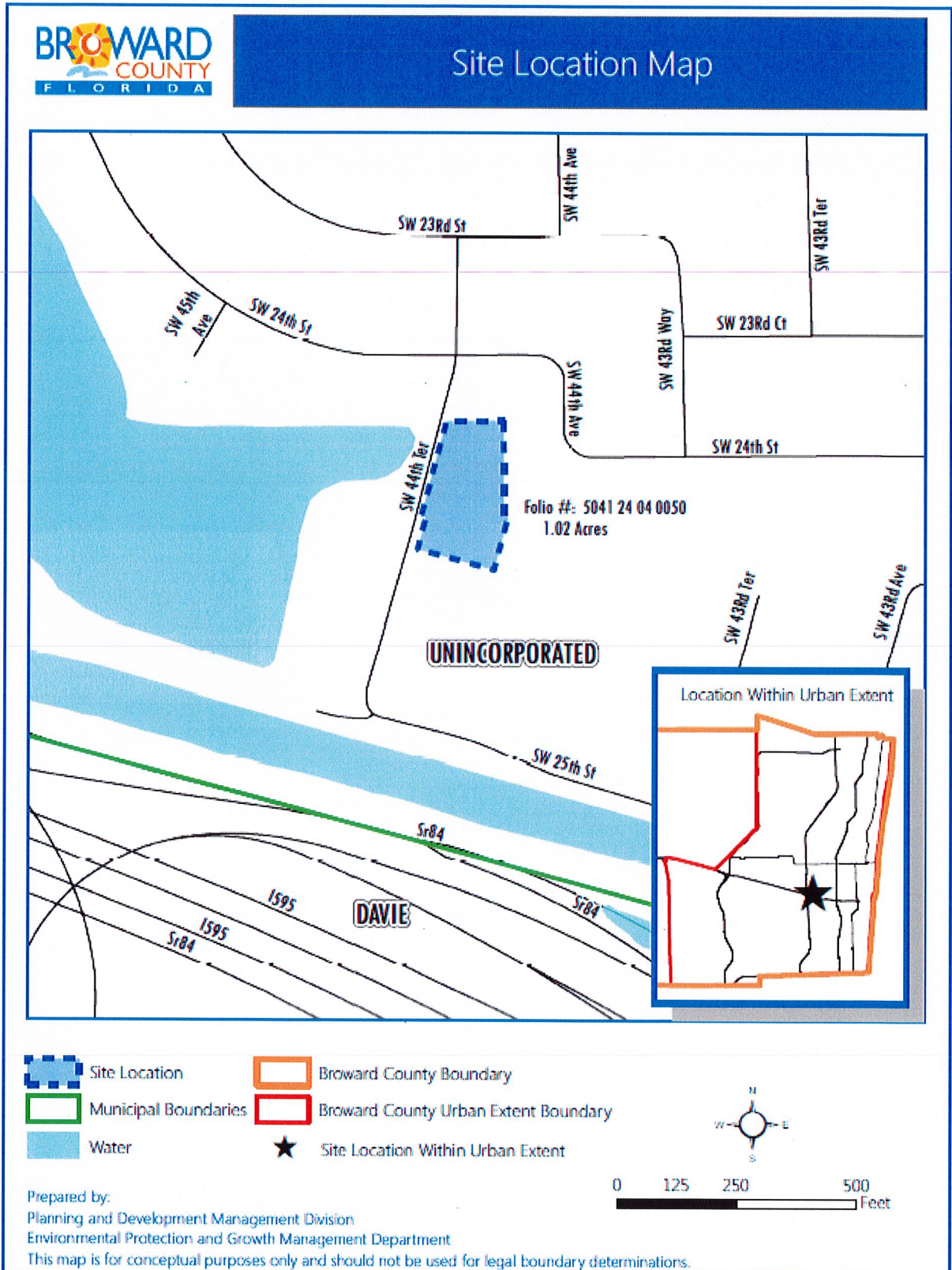
Sworn to and subscribed before me this 5 day of December.

[Signature]
NOTARY PUBLIC
Commission



LOCAL PLANNING AGENCY Public Hearing : November 15, 2018

Attachment A
Location Map



Attachment B
Posted Notice



Attachment C
Mailed Notice



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Suite 329-K, Ft. Lauderdale, FL 33301 T: 954-357-6634 F: 954-357-8655

**NOTICE OF PUBLIC HEARING
REZONING PETITION NO. #18-Z-7**

The Broward County Environmental Protection and Growth Management Department's Local Planning Agency (LPA) will hold a public hearing to consider a petition to rezone the property identified on the attached map from S-1: Open Space and Recreation District and RS-3: One-Family Detached Dwelling District to RS-5: One-Family Detached Dwelling District. The purpose of the public hearing is to accept public comments and make a recommendation on the proposed rezoning to the Board of County Commissioners. The public hearing will be held:

Date: November 15, 2018
Time: 11:00am
Location: Broward County Governmental Center
Address: 115 South Andrews Avenue, Fort Lauderdale, FL, 33301
Room: 329F

Comments of any interested party relative to this matter may be submitted in writing and/or may be presented in person at the hearing. Questions relating to this petition should be directed to Heather E. Cunniff, AICP, Senior Planner, Planning and Redevelopment Division at (954) 357-5657 or hcunniff@broward.org.

Any person may view the proposed amendments at the Planning and Development Management Division, located at 115 S. Andrews Avenue – Suite 329K, Fort Lauderdale, Florida 33301. Phone: (954) 357-6634.

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing. Comments may be made in person or by letter addressed to the LPA of Broward County, Environmental Protection and Growth Management Department, Planning and Development Management Division, 115 S. Andrews Avenue – Suite 329K, Fort Lauderdale, Florida 33301. If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please make accommodation requests at least three (3) days in advance.

Please be advised that any person that decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes.

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

Attachment D

Public Notice
Broward County Local Planning Agency Public Hearing
November 15, 2018

SOUTH FLORIDA
SunSentinel

SUNSENTINEL.COM

THURSDAY, NOVEMBER 1, 2018

\$2.34

SunSentinel

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Merchandise | Employment
Homes | Rentals | Auto | Pets

Place your ad today. Call 800-230-2100
or go to SunSentinel.com/Classified

4E | Sun Sentinel SunSentinel.com **Thursday, November 1, 2018**

**NOTICE OF PUBLIC HEARING TO CON-
SIDER
TO CONSIDER PROPOSED ENACT-
MENT OF AN ORDINANCE AMENDING
BROWARD COUNTY ZONING DISTRICT
BOUNDARIES**

In accordance with Section 163.3174, Florida Statutes, the Broward County Environmental Protection and Growth Management Department, Planning and Development Management Division will conduct a Local Planning Agency (LPA) public hearing at 11:00am on November 15, 2018 in Room 329F, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, FL, 33301. The purpose of the public hearing is to receive public comments and make recommendations to the Broward County Board of County Commissioners concerning an Ordinance amending the Broward Municipal Services District Zoning Map, the title of which is as follows:

An Ordinance of the Board of County Commissioners of Broward County, Florida, pertaining to the rezoning of an approximately 0.66-acre site, located at 2400 SW 44th Terrace, Unincorporated Broward County, FL, 33317-6512, from S-1: Open Space and Recreation District and RS-3: One-Family Detached Dwelling District to RS-5: One-Family Detached Dwelling District; and, legally described as: 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°40'9" 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 recorded 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 and, also referenced by the Broward County Property Appraiser as Folio Number 504124040050; providing for severability; and providing for an effective date.

Any person may view the proposed amendments at the Planning and Development Management Division, located at 115 S. Andrews Avenue – Suite 329K, Fort Lauderdale, Florida 33301. Phone: (954) 357-6634.

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing. Comments may be made in person or by letter addressed to the LPA of Broward County, Environmental Protection and Growth Management Department, Planning and Development Management Division, 115 S. Andrews Avenue – Suite 329K, Fort Lauderdale, Florida 33301. If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please make accommodation requests at least three (3) days in advance.

Please be advised that any person that decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes.

11/1/2018
