

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, PERTAINING TO THE REZONING OF PROPERTY; CHANGING
3 THE ZONING DISTRICT BOUNDARIES BY REZONING ALL OF LOTS 5 THROUGH 10
4 AND PORTIONS OF LOTS 17 THROUGH 22 OF BLOCK 10 OF THE BROWARD PARK
5 PLAT, AS RECORDED IN PLAT BOOK 25, PAGE 49, OF THE OFFICIAL RECORDS
6 OF BROWARD COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN
7 EXHIBIT A, FROM DUPLEX AND ATTACHED ONE-FAMILY DWELLING
8 DISTRICT (RD-10) AND INTENSE COMMERCIAL BUSINESS DISTRICT (B-3) TO
9 GARDEN PARK NEIGHBORHOOD DISTRICT (GP-1) AND GARDEN PARK CORRIDOR
10 DISTRICT (GP-2), AS SET FORTH IN EXHIBIT B; PROVIDING FOR AMENDMENT
11 OF THE APPLICABLE ZONING DISTRICT MAPS; REPEALING CONFLICTING
12 ZONING ORDINANCES AND ZONING RESOLUTIONS TO THE EXTENT OF ANY
13 CONFLICT HEREWITH; PROVIDING THAT THE REZONING SHALL NOT BE
14 CONSTRUED TO CREATE A RIGHT TO DEVELOPMENT THAT FAILS TO MEET
15 THE REQUIREMENTS OF OTHER LAND DEVELOPMENT REGULATIONS;
16 AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

17 (Sponsored by the Board of County Commissioners)

18
19 WHEREAS, after public hearing and due public debate and consideration, the
20 Board of County Commissioners deems it to be in the best interest of the health, safety,
21 and welfare of the residents of Broward County, Florida, to rezone the following described
22 lands,

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

25 Section 1. The zoning district boundaries within Broward County, Florida, are
26 hereby changed by rezoning the land described in Exhibit A ("Property") from
27 Duplex and Attached One-Family Dwelling District (RD-10) and Intense Commercial
28 Business District (B-3) to Garden Park Neighborhood District (GP-1) and Garden Park
29 Corridor District (GP-2), as set forth in Exhibit B, pursuant to Article XX, Chapter 39, of
30 the Broward County Code of Ordinances.

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

33 (a) All development must be in compliance with applicable provisions of the
34 Broward County Code of Ordinances and all ordinances specifically relating to this
35 Property, and shall at all times comply with all applicable governmental and agency laws,
36 rules, and regulations pertaining to the Property; and

37 (b) All development must be in compliance with the Broward County
38 Comprehensive Plan, as amended, and all development permits must be in accordance
39 with the content of the Broward Municipal Services District Land Use Element, as
40 amended and certified.

41 Section 3. The zoning district maps relating to the Property are hereby
42 amended to reflect such change in zoning.

43 Section 4. All rezoning ordinances or parts of rezoning ordinances, or zoning
44 resolutions or parts of zoning resolutions, that conflict with this Ordinance are hereby
45 repealed to the extent of such conflict.

46 Section 5. This rezoning shall not be construed to create a right to any
47 development of the Property that fails to meet the requirements of other applicable land
48 development regulations.

49 Section 6. Severability.

50 If any portion of this Ordinance is determined by any court to be invalid, the invalid
51 portion will be stricken, and such striking will not affect the validity of the remainder of this
52 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
53 legally applied to any individual, group, entity, property, or circumstance, such
54 determination will not affect the applicability of this Ordinance to any other individual,
55 group, entity, property, or circumstance.

56 Section 7. Effective Date.

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

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

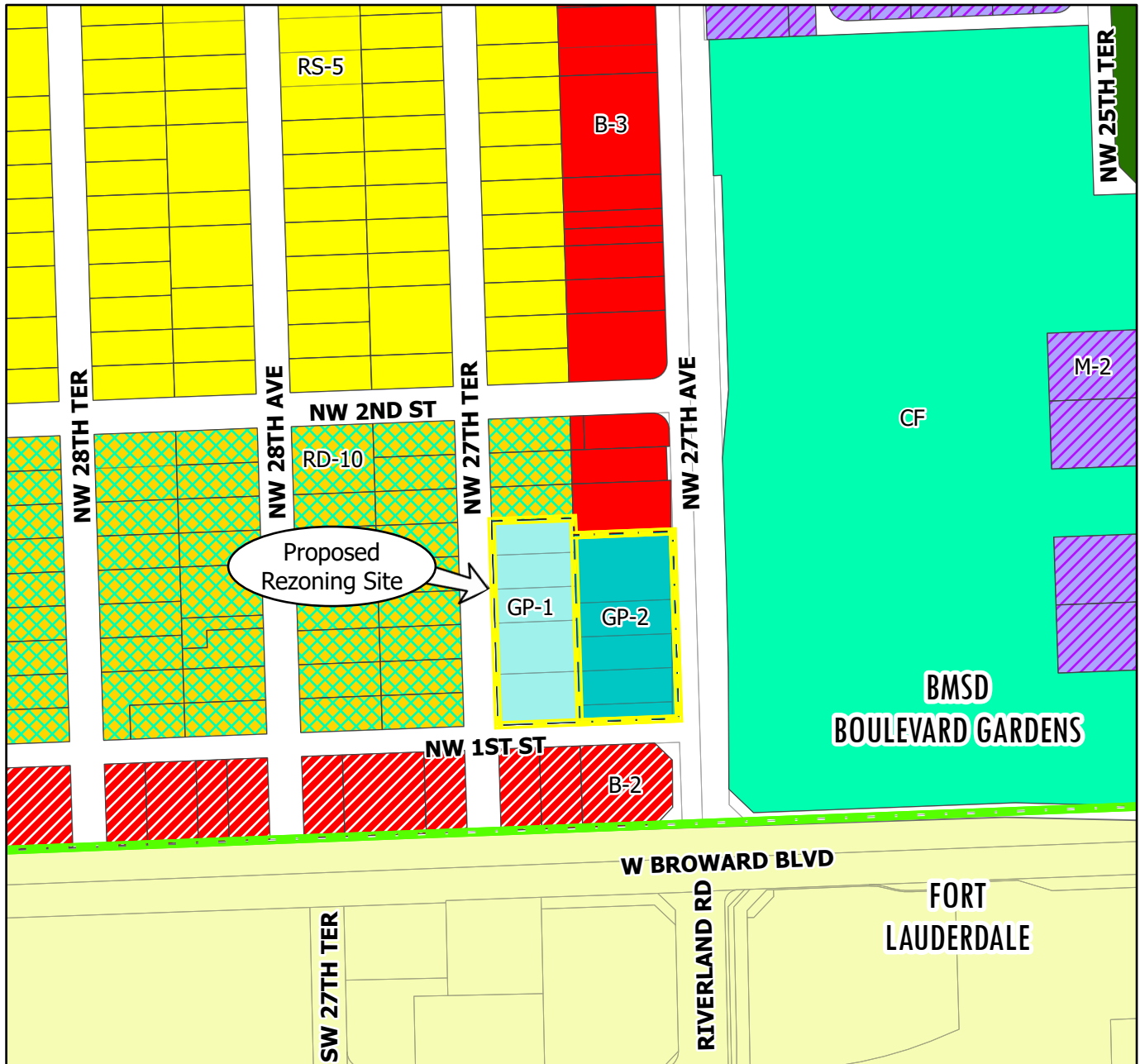
Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 04/03/2024
Maite Azcoitia (date)
Deputy County Attorney

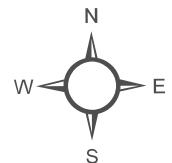
MA/gmb
24-Z2 Rezoning Ordinance_final
04/03/2024
#41039



Rezoning 24-Z2 Proposed Zoning



- Municipal_Boundary
- Site: 17 NW 27th Ave
- Fort Lauderdale Zoning - North West Regional Activity Center
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- CF: Community Facilities
- M-2: General Manufacturing and Industrial
- RD-10: Duplex/Attached One-Family, 10 DU/Acre
- RS-5: One Family Detached, 5 DU/Acre
- S-2: Open Space and Public Recreation
- GP-1: Garden Park Neighborhood
- GP-2: Garden Park Corridor



Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.