

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 A PORTION OF NEWMAN'S
4 SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE OFFICIAL RECORDS OF
5 MIAMI-DADE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN
6 EXHIBIT A, FROM A-3: AGRICULTURAL AND UTILITIES DISTRICT TO RS-5: ONE-
7 FAMILY DETACHED DWELLING DISTRICT AND RM-16: MULTIFAMILY DWELLING
8 DISTRICT; PROVIDING FOR AMENDMENT OF THE APPLICABLE ZONING DISTRICT
9 MAPS; REPEALING CONFLICTING ZONING ORDINANCES AND ZONING
10 RESOLUTIONS TO THE EXTENT OF ANY CONFLICT HEREWITH; PROVIDING THAT
11 THE REZONING SHALL NOT BE CONSTRUED TO CREATE A RIGHT TO
12 DEVELOPMENT THAT FAILS TO MEET THE REQUIREMENTS OF OTHER LAND
13 DEVELOPMENT REGULATIONS; AND PROVIDING FOR SEVERABILITY AND AN
14 EFFECTIVE DATE.

15 (Sponsored by the Board of County Commissioners)

16 WHEREAS, the Housing Authority of the City of Fort Lauderdale ("Housing
17 Authority") is the contract purchaser of that property located within the Broward Municipal
18 Services District ("BMSD") and legally described in Exhibit A (the "Property");

19 WHEREAS, in connection with development of the Property, the Housing Authority
20 has made application to Broward County to amend the Land Use Map of the County
21 Comprehensive Plan to change the land use designation of the Property from Community

to Medium (16) Residential under Application No. PC 25-7 and to change the BMSD Future Land Use Map from Utilities to Medium (16) Residential under Application No. 25-M1, collectively referred to as the "Land Use Applications";

WHEREAS, the Housing Authority has also made application to Broward County to rezone the Property from A-3: Agricultural and Utilities District to RS-5: One-family Detached Dwelling District and RM-16: Multifamily Dwelling District; and

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 Property,

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

Section 1. The zoning district boundaries within Broward County, Florida, are hereby changed by rezoning the land described in Exhibit A ("Property") from A-3: Agricultural and Utilities District to RS-5: One-family Detached Dwelling District and RM-16 Multifamily Dwelling District, Article XVI, Chapter 39, of the Broward County Code of Ordinances.

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

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

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

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

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

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

Section 5. Severability.

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

63 | Section 6. Effective Date.

64 | This Ordinance is effective as of the date the Land Use Applications are effective.

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 10/15/2025
Maite Azcoitia (date)
Deputy County Attorney

MA/gmb
25-Z2 Broadview Gardens rezoning ordinance
10/15/2025
#80041

EXHIBIT "A"

DESCRIPTION OF PROPERTY (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF TRACTS 4, 5, 6 AND THE WEST 1/2 OF TRACT 7, TIER 16, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WEST DAVIE BOULEVARD.

ALSO LESS AND EXCEPT:

THAT PORTION OF THE WEST ONE-HALF (W1/2) OF TRACT 7, TIER 16 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER SAID TRACT 4, TIER 16; THENCE NORTH 75°10'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 485.00 FEET; THENCE DEPARTING THE SAID SOUTH LINE NORTH 14°49'13" EAST, A DISTANCE OF 3296.80 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DAVIE BOULEVARD EXTENSION; THENCE ALONG SAID SOUTH LINE NORTH 88°39'33" EAST, A DISTANCE OF 9.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 723.94 FEET AND A CENTRAL ANGLE OF 14°43'02", A DISTANCE OF 185.95 FEET TO A POINT ON THE EAST LINE OF THE SAID WEST ONE-HALF OF TRACT 7; THENCE SOUTH 14°49'13" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 1,095.86 FEET TO THE SOUTH LINE OF SAID TRACT 7, AND THE NORTH LINE OF SAID TRACT 6; THENCE SOUTH 75°10'47" EAST, ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, ALONG THE EAST LINE OF SAID TRACTS 6, 5 AND 4, A DISTANCE OF 2,232.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,291,387 SQUARE FEET OR 29.646 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SW 46TH AVENUE, HAVING A GRID BEARING OF N14°49'13"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90)
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A PORTION OF AN EXISTING PROPERTY.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS. 7423
MAY 20, 2025

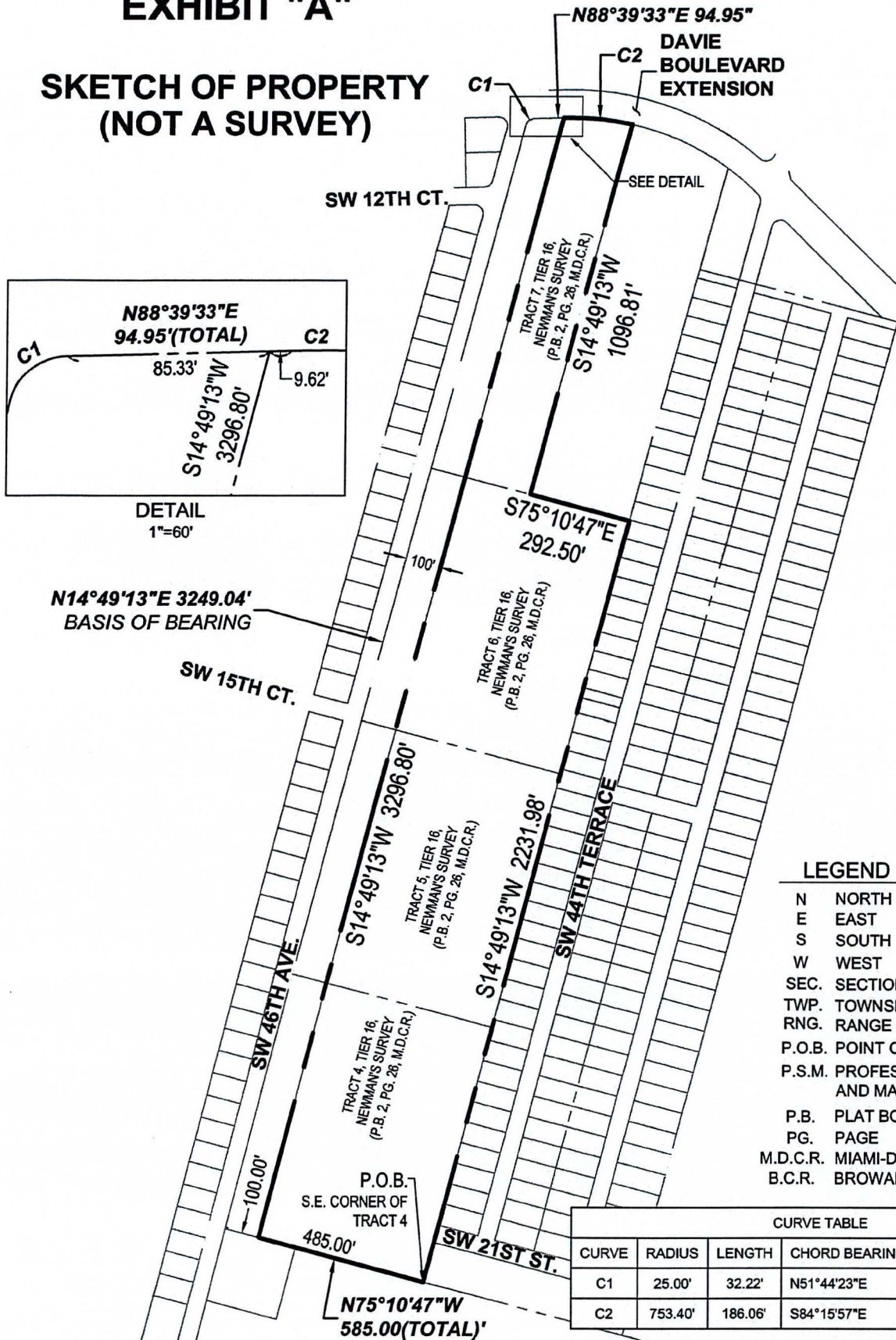
SHEET 1 OF 2

SCALE: N/A	DATE 05/20/2025	DRAWN CRW	PROJECT FLB240180	SEC. 13 TWP. 50 S. RNG. 41 E.	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "A"

SKETCH OF PROPERTY (NOT A SURVEY)



LEGEND

- N NORTH
- E EAST
- S SOUTH
- W WEST
- SEC. SECTION
- TWP. TOWNSHIP
- RNG. RANGE
- P.O.B. POINT OF BEGINNING
- P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
- P.B. PLAT BOOK
- PG. PAGE
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	32.22'	N51°44'23"E	30.03'	073°50'20"
C2	753.40'	186.06'	S84°15'57"E	185.59'	014°08'59"

SHEET 2 OF 2

SCALE:
1"=400'

DATE
05/20/2025

DRAWN
CRW

PROJECT
FLB240180

SEC. 13
TWP. 50 S.
RNG. 41 E.

1900 NW CORPORATE BLVD., SUITE 101E
BOCA RATON, FL 33431 561.571.0280
CERT. OF AUTHORIZATION: LB#8085

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