

23 Section 1. The zoning district boundaries within Broward County, Florida, are
24 hereby changed by rezoning the land described in Attachment A ("Property") from B-2:
25 General Commercial Business District to B-3: Intense Commercial Business District,
26 pursuant to Article XVII, Chapter 39, of the Broward County Code of Ordinances.

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

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

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

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

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41 repealed to the extent of such conflict.

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

45 Section 6. Severability.

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

52 Section 7. Effective Date.

53 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/ Maite Azcoitia 11/13/2023
Maite Azcoitia (date)
Deputy County Attorney



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: REZONING FROM B-2 TO B-3**

A PORTION OF LOT 100, ALL OF LOTS 101 THROUGH 106, INCLUSIVE, AND THE SOUTH 12 FEET OF LOT 107, "**COLLIER GROVES**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 100; THENCE NORTH 14°51'24" EAST ALONG WESTERLY LINE OF SAID LOT 100 FOR 5.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 14°51'24" EAST ALONG THE WESTERLY LINE OF SAID LOTS 100 THROUGH 107, INCLUSIVE, 375.08 FEET; THENCE NORTH 86°52'23" EAST ALONG A LINE LYING 12 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 107 FOR 26.84 FEET TO A POINT ON THE EAST LINE OF LOT 107; THENCE SOUTH 01°57'35" EAST ALONG THE EAST LINE OF LOTS 100 THROUGH 107, INCLUSIVE, 337.02 FEET; THENCE SOUTH 86°57'25" WEST 89.66 FEET; THENCE SOUTH 01°57'35" EAST 20.00 FEET; THENCE SOUTH 86°57'25" WEST 45.71 FEET TO THE **POINT OF BEGINNING**

SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 27,155 SQUARE FEET (0.6233 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF LOTS 100-107 BEING N14°51'24"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: SDS DEVELOPMENT & TRUST LLC

SCALE: NA

DRAWN: R.V.

ORDER NO.: 71709

DATE: 8/15/23

PARCEL TO REZONE

BROWARD COUNTY, FLORIDA

FOR: SDS DEVELOPMENT SITE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

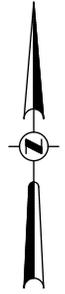
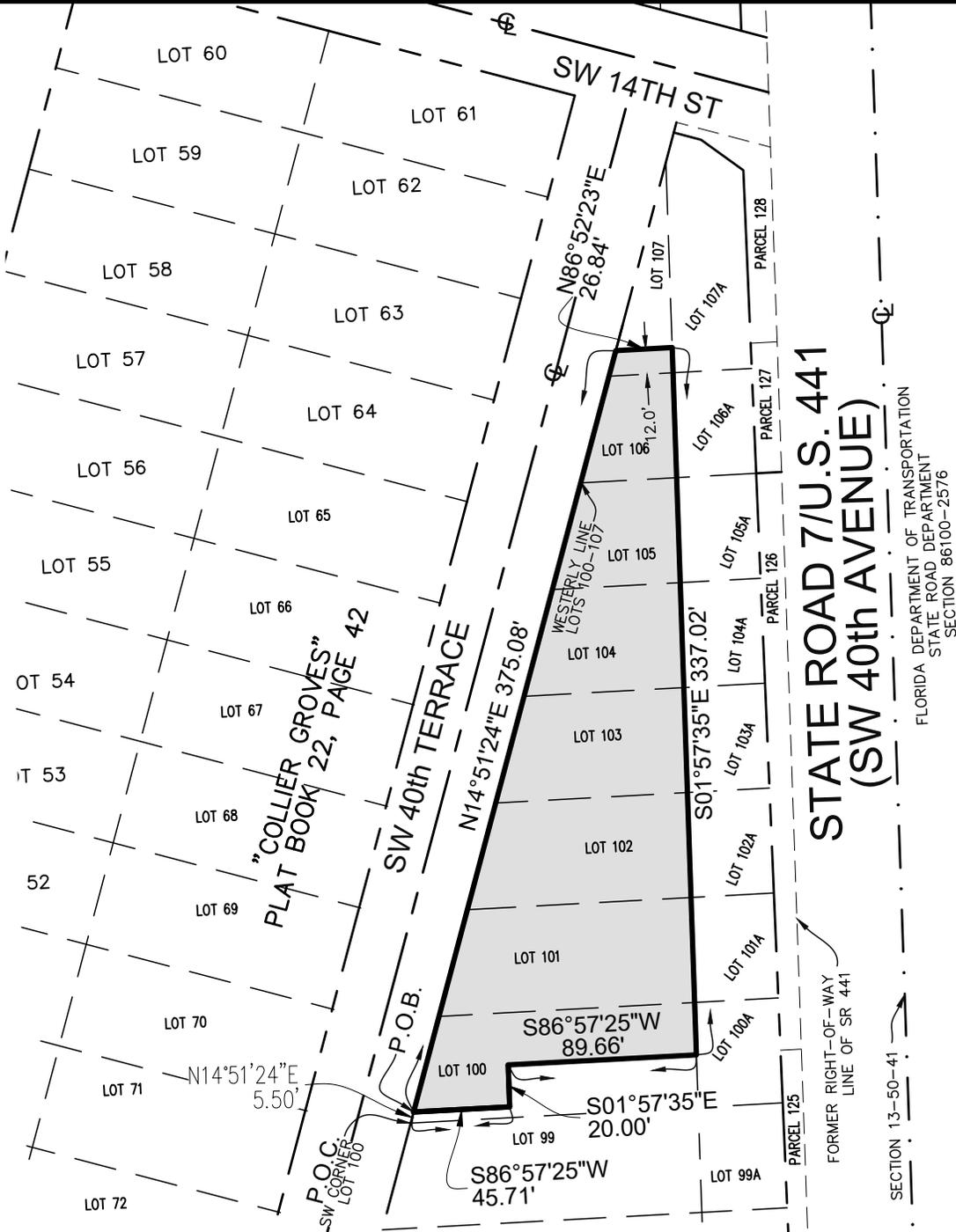
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
 STATE OF FLORIDA



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SHEET 2 OF 2

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LEGEND & ABBREVIATIONS:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT