

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 PARCEL "A"
4 OF WASTE MANAGEMENT INC. PLAT NO. 2-A, RECORDED IN PLAT BOOK 138,
5 PAGE 14, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, AS
6 MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM PUD: PLANNED UNIT
7 DEVELOPMENT DISTRICT AND M-4: HEAVY INDUSTRIAL DISTRICT TO A-6:
8 AGRICULTURAL-DISPOSAL DISTRICT; PROVIDING FOR AMENDMENT OF THE
9 APPLICABLE ZONING DISTRICT MAPS; REPEALING CONFLICTING ZONING
10 ORDINANCES AND ZONING RESOLUTIONS TO THE EXTENT OF ANY CONFLICT
11 HERewith; PROVIDING THAT THE REZONING SHALL NOT BE CONSTRUED TO
12 CREATE A RIGHT TO DEVELOPMENT THAT FAILS TO MEET THE REQUIREMENTS
13 OF OTHER LAND DEVELOPMENT REGULATIONS; AND PROVIDING FOR
14 SEVERABILITY AND AN EFFECTIVE DATE.

15 (Sponsored by the Board of County Commissioners)

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

20 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
21 BROWARD COUNTY, FLORIDA:

22 Section 1. The zoning district boundaries within Broward County, Florida, are
23 hereby changed by rezoning the land described in Exhibit A ("Property") from PUD:
24 Planned Unit Development District and M-4: Heavy Industrial District to A-6: Agricultural-
25 Disposal District, Article XXX, Chapter 39, of the Broward County Code of Ordinances.

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

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

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

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

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

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

Section 6. 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.

Section 7. Effective Date.

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 10/14/2025
Maite Azcoitia (date)
Deputy County Attorney

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel "A" of Waste Management Inc. Plat No. 2-A, according to the plat thereof, as recorded in Plat Book 138 at Page 14 of the Official Records of Broward County, Florida, less and except therefrom, those lands as deeded to Broward County, in fee simple, by Warranty Deed recorded in Book 34198, Page 369, of the Official Records of Broward County, Florida. Said lands situated in Broward County, Florida, containing 966,881 square feet or 22.197 acres more or less.

Tax Folio No. 4842-16-09-0010