PROPOSED		
ORDINANCE NO.		
AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE		
AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE		
BROWARD COUNTY MUNICIPAL SERVICES DISTRICT FUTURE LAND USE MAP OF		
THE BROWARD COUNTY COMPREHENSIVE PLAN; AND PROVIDING FOR		
SEVERABILITY AND AN EFFECTIVE DATE.		
(SPONSORED BY THE BOARD OF COUNTY COMMISSIONERS)		
WHEREAS, Broward County adopted the Broward County Comprehensive Plan on		
April 25, 2017 (the Plan);		
WHEREAS, the Florida Department of Commerce has found the Plan in compliance		
with the Community Planning Act;		
WHEREAS, Broward County now wishes to propose an amendment to the Broward		
Municipal Services District Future Land Use Map;		
WHEREAS, the Resilient Environment Department (n/k/a Public Works and		
Environmental Services Department), as the local planning agency for the Broward Municipal		
Services District Future Land Use Map of the Broward County Comprehensive Plan, held its		
hearing on June 11, 2025, with due public notice;		
WHEREAS, the Board of County Commissioners held an adoption public hearing on		
December 9, 2025, at 10:00 a.m., having complied with the notice requirements specified in		
Section 163.3184(11), Florida Statutes, at which public comment was accepted and		
considered;		
WHEREAS, the Board of County Commissioners, after due consideration of all		

matters, hereby finds that the following amendment to the Plan is consistent with the State

23 Plan, Regional Plan, and the Plan; complies with the requirements of the Community Planning 24 Act; and is in the best interests of the health, safety, and welfare of the residents of Broward 25 County; and 26 WHEREAS, the proposed amendment constitutes a Broward County permitted small 27 scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes, 28 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF 29 BROWARD COUNTY, FLORIDA: 30 Section 1. The Broward Municipal Services District Future Land Use Map is hereby 31 amended by Amendment 25-M1, set forth in Attachment A, attached hereto and incorporated 32 herein. 33 Section 2. Severability. 34 If any portion of this Ordinance is determined by any court to be invalid, the invalid 35 portion will be stricken, and such striking will not affect the validity of the remainder of this 36 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be 37 legally applied to any individual, group, entity, property, or circumstance, such 38 determination will not affect the applicability of this Ordinance to any other individual. 39 group, entity, property, or circumstance.

## Section 3. Effective Date.

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- (a) The effective date of the plan amendment set forth in this Ordinance shall be the later of:
  - (1) Thirty-one (31) days after the adoption of this Ordinance;
  - (2) The date a final order is issued by the Florida Department of Commerce (f/k/a

    Department of Economic Opportunity) or the Administration Commission

    finding the amendment to be in compliance;

Coding: Words stricken are deletions from existing text. Words underlined are additions to existing text.

47	(3)	If the Florida Department of Commerce (f/k/a Department of Economic
48		Opportunity) or the Administration Commission finds the amendment to be in
49		noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date
50		the Board of County Commissioners nonetheless elects to make the plan
51		amendment effective notwithstanding potential statutory sanctions;
52	(4)	If a Declaration of Restrictive Covenants is applicable, as per Attachment B,
53		the date the Declaration of Restrictive Covenants is recorded in the Public
54		Records of Broward County; or
55	(5)	If recertification of the municipal land use plan amendment is required, the date
56		the municipal amendment is recertified.
57	(b)	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: <u>/s/ Maite Azcoitia</u> 10/15/2025

Maite Azcoitia (date)

Deputy County Attorney

MA/gmb
FLUM25-M1 Broward Municipal Services District Ordinance – Small Scale 10/15/2025
#80041

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## Future Land Use Amendment 25-M1 Proposed Future Land Use

