

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE
3 BROWARD COUNTY MUNICIPAL SERVICES DISTRICT FUTURE LAND USE MAP OF
4 THE BROWARD COUNTY COMPREHENSIVE PLAN; AND PROVIDING FOR
5 SEVERABILITY AND AN EFFECTIVE DATE.

6 (SPONSORED BY THE BOARD OF COUNTY COMMISSIONERS)

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan on
8 April 25, 2017 (the Plan);

9 WHEREAS, the Florida Department of Commerce has found the Plan in compliance
10 with the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the Broward
12 Municipal Services District Future Land Use Map;

13 WHEREAS, the Resilient Environment Department (n/k/a Public Works and
14 Environmental Services Department), as the local planning agency for the Broward Municipal
15 Services District Future Land Use Map of the Broward County Comprehensive Plan, held its
16 hearing on June 11, 2025, with due public notice;

17 WHEREAS, the Board of County Commissioners held an adoption public hearing on
18 December 9, 2025, at 10:00 a.m., having complied with the notice requirements specified in
19 Section 163.3184(11), Florida Statutes, at which public comment was accepted and
20 considered;

21 WHEREAS, the Board of County Commissioners, after due consideration of all
22 matters, hereby finds that the following amendment to the Plan is consistent with the State

Plan, Regional Plan, and the Plan; complies with the requirements of the Community Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes a Broward County permitted small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

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

Section 1. The Broward Municipal Services District Future Land Use Map is hereby amended by Amendment 25-M1, set forth in Attachment A, attached hereto and incorporated herein.

Section 2. 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 3. Effective Date.

(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;

- (3) If the Florida Department of Commerce (f/k/a Department of Economic Opportunity) or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners nonetheless elects to make the plan amendment effective notwithstanding potential statutory sanctions;
- (4) If a Declaration of Restrictive Covenants is applicable, as per Attachment B, the date the Declaration of Restrictive Covenants is recorded in the Public Records of Broward County; or
- (5) If recertification of the municipal land use plan amendment is required, the date the municipal amendment is recertified.
- (b) This Ordinance is effective as of the date provided by law.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

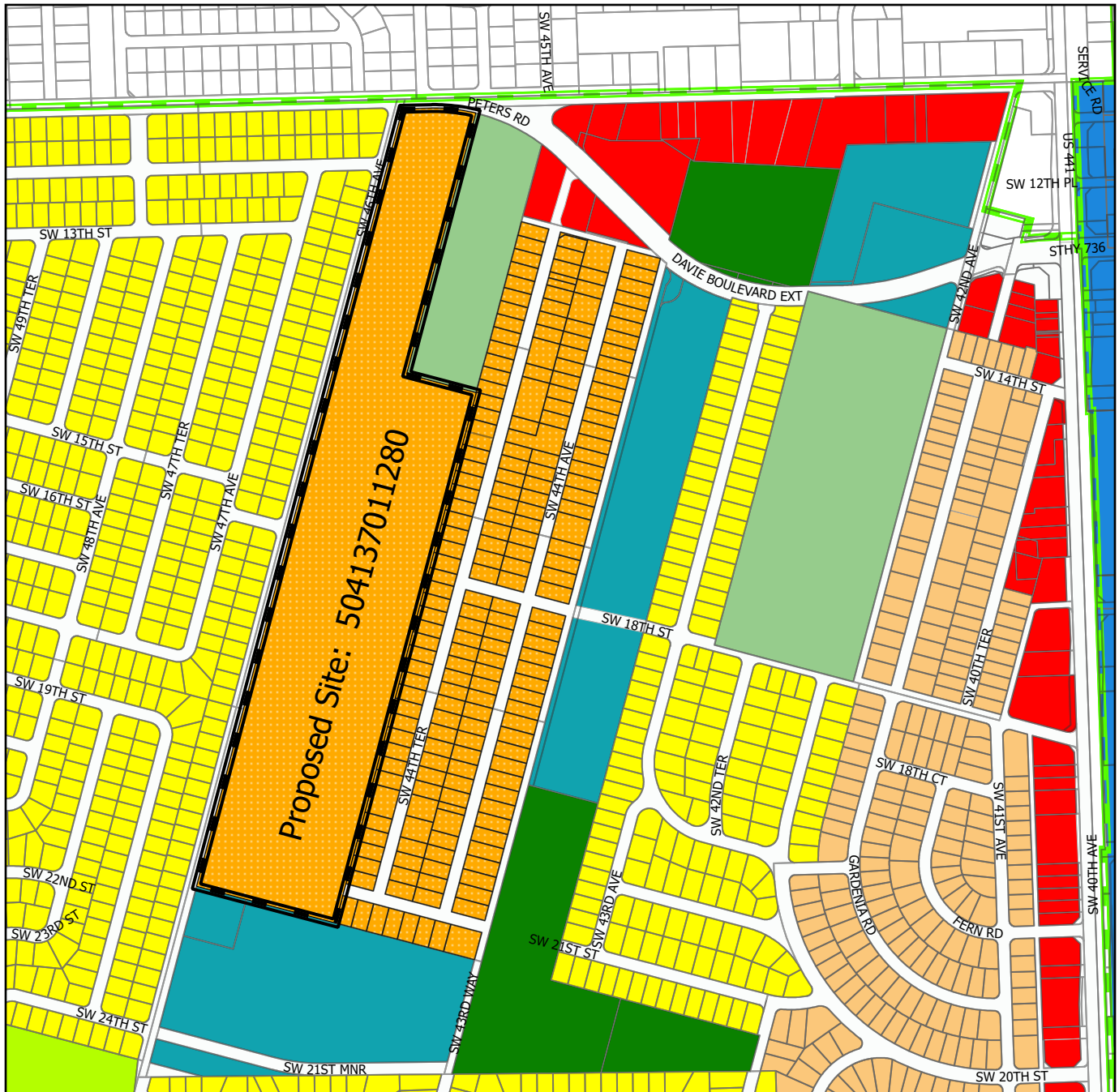
Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

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

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



Future Land Use Amendment 25-M1 Proposed Future Land Use



Site: 4590 Peter Road



Municipal Boundary



Low (5) Residential



Low-Medium (10)
Residential



Medium (16) Residential



Commercial



Commercial Recreation



Community Facilities



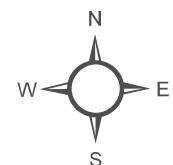
Recreation & Open Space



Utilities



Right of Way



Prepared by: Urban Planning Division

Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.