





REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-24.5, Subdivision Regulations to Align with Broward County Platting Regulations

Case Number	UDP-T20002
Applicant	City of Fort Lauderdale
ULDR Section	Section 47-24.5, Subdivision Regulations
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authorized By	Karlanne Grant, Planner III  

BACKGROUND:

The Broward County Land Development Code governs Broward County review of plats and requires that no unit of local government grant an application for a building permit for the construction of a principal building on a parcel of land, unless approved by the Broward County Commission and recorded in the Official Records of Broward County. All plats must be initiated at the City level. The platting process serves to help the City and County manage development and assures that development proposals conform to adopted standards of adequacy. The purpose of the proposed amendments is to update the code to align with Broward County's subdivision and platting requirements.

The Broward County Comprehensive Plan was updated and adopted in 2019. As part of the update, some regulations for subdivision and platting requirements were amended. The proposed amendments model the Broward County subdivision and regulations requirements. The following amendments are proposed:

- Definition of subdivision;
- Requirements for platting; and,
- Exceptions to platting.

The proposed amendments are provided as **Exhibit 1**.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments align with the City's Comprehensive Plan, Goal 1, Objective 1.5, Subdivision Regulations, which states that the City's subdivision regulations shall be consistent with Broward County regulations, including platting requirements and adhere to policy 1.5.1 to comply with Broward County Land Use Plan Goals, Objectives and Policies and with the Broward County Planning Council Administrative Rules document.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Amendments to ULDR Section 47-24.5, Subdivision Regulations