



City of Plantation
City Council Chambers

Subject:

PP24-0028: PARKING AND ZONING ORDINANCE. AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, PERTAINING TO THE SUBJECT OF ZONING AND LAND DEVELOPMENT, AMENDING CHAPTER 27 OF THE CITY CODE OF ORDINANCES.

Summary:

PUBLIC HEARING/SECOND READING OF AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA, PERTAINING TO THE SUBJECT OF ZONING AND LAND DEVELOPMENT, AMENDING CHAPTER 27 OF THE CITY CODE OF ORDINANCES, SPECIFICALLY AMENDING ARTICLE II, SECTION 27-11, ENTITLED "DEFINITIONS"; AMENDING ARTICLE VI, ENTITLED "USE REGULATIONS", ENCOMPASSING VARIOUS SECTIONS; AMENDING SECTION 27-71, ENTITLED "ZONING DISTRICTS"; SECTION 27-72, ENTITLED "RESIDENTIAL ZONING DISTRICTS"; SECTIONS 27-73-84, ENTITLED "RESERVED"; SECTION 27-85, ENTITLED "COMMERCIAL ZONING DISTRICTS"; SECTION 27-86, ENTITLED "MIXED USE ZONING DISTRICTS"; AMENDING SECTION 27-87, ENTITLED "INDUSTRIAL ZONING DISTRICTS"; AMENDING SECTION 27-88, ENTITLED "OFFICE ZONING DISTRICTS"; AMENDING SECTION 27-89, ENTITLED PARK AND OPEN SPACE ZONING DISTRICTS (S); AMENDING SECTION 27-90, ENTITLED "COMMUNITY FACILITIES ZONING DISTRICT"; AMENDING SECTION 27-91, ENTITLED "UTILITIES DISTRICT"; AMENDING SECTION 27-92, ENTITLED "PLANNED COMMUNITY DEVELOPMENT ZONING DISTRICTS"; AMENDING SECTION 27-93, ENTITLED "OVERLAY ZONING DISTRICTS"; AMENDING SECTIONS 27-94-99, ENTITLED "RESERVED"; AMENDING SECTION 27-100, ENTITLED "MASTER BUSINESS LIST"; AMENDING SECTIONS 27-101-104, ENTITLED "RESERVED"; AMENDING SECTION 27-105, ENTITLED "SPECIFIC USE REGULATIONS"; AMENDING SECTIONS 27-106-109, ENTITLED "RESERVED"; AMENDING ARTICLE VIII, ENTITLED "OFF-STREET PARKING AND LOADING", RENAMING THE ARTICLE "PARKING"; AMENDING ARTICLE X, ENTITLED LANDSCAPING STANDARDS, ENCOMPASSING VARIOUS SECTIONS; AMENDING SECTION 27-251, ENTITLED "LANDSCAPE DEFINITIONS"; AMENDING SECTION 27-258, ENTITLED "MINIMUM REQUIREMENTS – MIXED-USE PROPERTIES"; AMENDING ARTICLE XI, ENTITLED "DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, ENCOMPASSING VARIOUS SUBSECTIONS; AMENDING SECTION 27-292, ENTITLED

“DRIVEWAY STANDARDS”; AMENDING SECTION 27-296, ENTITLED “ACCESSORY USE STANDARDS”; AMENDING SECTION 27-297, ENTITLED “COMPLIANCE WITH COMPREHENSIVE PLAN”; AMENDING SECTION 27-299, ENTITLED “GENERAL DEVELOPMENT REQUIREMENTS”; AMENDING SECTION 27-302, ENTITLED “PRINCIPAL ARTERIALS”; AMENDING SECTION 27-303, ENTITLED “ACCESS TO STREETS OF ONE HUNDRED FEET OR MORE”; AMENDING SECTION 27-304, ENTITLED “ACCESS AND PARKING RESTRICTIONS”; AMENDING SECTION 27-310, ENTITLED “ACCESSORY BUILDINGS AND STRUCTURES IN RESIDENTIAL DISTRICTS”; AMENDING THE PHYSICAL AND DIGITAL VERSIONS OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Background:

Funding:

Amount:

Finance Director/Budget Manager Recommendation:

Prepared By:

Shameka Butts

ATTACHMENTS:

[Memo \(Final\).pdf](#)

[Attachment 1 Final Parking & Zoning Ordinance \(CC\).pdf](#)

[Exhibit A Section_27_11___Definitions \(final\).pdf](#)

[Exhibit B Sec._27_71.____Zoning_districts \(final\).pdf](#)

[Exhibit C Section_27_72___Residential_Zoning_Districts \(final\).pdf](#)

[Exhibit D Sec._27_85.____Commercial_Zoning_Districts \(Final\).pdf](#)

[Exhibit E Sec._27_86.____Mixed_use_zoning_districts \(final\).pdf](#)

[Exhibit F Sec._27_87.____Industrial_zoning_districts \(Final\).pdf](#)

[Exhibit G Sec._27_88.____Office_zoning_districts \(Final\).pdf](#)

[Exhibit H Sec._27_89.____Park_and_Open_Space_zoning_districts \(Final\).pdf](#)

[Exhibit I Sec._27_90.____Community_Facilities_zoning_district \(Final\).pdf](#)

[Exhibit J Sec._27_91.____Utilities_District \(Final\).pdf](#)

[Exhibit K Section_27_92___Planned_Community_Development_Zoning_Districts \(Final\).pdf](#)

[Exhibit L Section_27_93___Overlay_Zoning_Districts \(Final\).pdf](#)

[Exhibit M Section_27_100___Master_Business_List \(Final\).pdf](#)

[Exhibit N Section_27_105___Specific_Use_Regulations \(Final\).pdf](#)

[Exhibit O ARTICLE_VIII.____OFF_STREET_PARKING_AND_LOADING \(Final Version\).pdf](#)

[Exhibit P Section_27_251___Landscape_Definitions \(Final\).pdf](#)

Exhibit Q Sec. _27_258. ___Minimum_Requirements_Mixed_Use_properties.(Final).pdf
Exhibit R Sec. _27_292. ___Driveway_Standards. (Final).pdf
Exhibit S Section _27_296 ___Accessory_Uses_and_Standards (Final).pdf
Exhibit T Sec. _27_297. ___Compliance_with_Comprehensive_Plan. (Final).pdf
Exhibit U Section _27_299 ___General_Development_Requirements (Final).pdf
Exhibit V Sec. _27_302. ___Principal_arterials. (Final).pdf
Exhibit W Sec. _27_303. ___Access_to_streets_of_one_hundred_feet_or_more (Final).pdf
Exhibit X Sec. _27_304. ___Access_and_parking_restrictions. (Final).pdf
Exhibit Y Section _27_310 ___Accessory_Buildings_and_Structures_in_Residential_Districts (Final).pdf
Attachment 2 MIDTOWN_MAP_2024_r.pdf
Attachment 3 Gateway District (CRA) Map.pdf
Attachment 4 Business Impact Estimate Form.pdf
Attachment 5 Existing Parking Regulations.pdf
Attachment 6 Existing Zoning Regulations ARTICLE_VI.pdf
Attachment 7 Parking & Zoning Ordinance (Draft).pdf
Attachment 8 DRAFT 2025-06-25 Council Minutes.pdf