

Item #29-A

ADDITIONAL MATERIAL

REGULAR MEETING

APRIL 28, 2026

SUBMITTED AT THE REQUEST OF

HOUSING AND URBAN

PLANNING DIVISION



PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

115 S. Andrews Avenue, Room 329A • Fort Lauderdale, Florida 33301 • 954-519-6613 • FAX 954-357-8655

MEMORANDUM

TO: Mayor, Vice-Mayor, and Board of County Commissioners

THRU: Monica Cepero, County Administrator

FROM: Darby P. Delsalle, AICP, Director
Housing and Urban Planning Division

DATE: April 24, 2026

RE: Commission Meeting April 28, 2026 – Item #29

DARBY
DELSALLE

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DARBY DELSALLE
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The following information is submitted for the Board’s consideration of the above-referenced item.

Summary Explanation/Background

This memorandum briefly provides background on the County’s platting process, recent legislative changes, and describes changes that would have to be made to the County’s platting process should an administrative review option be added to the Broward County Charter at Section 8.11B (Charter), and further codified in the Broward County Land Development Code (LDC).

The Charter authorizes county-wide jurisdictional control over the Broward County Land Use Plan (BCLUP) and the Trafficway Plan. The Charter also requires Board approval of plats and plat related developments, such as Plat Notes which identify use, density and intensity; rights-of-way (ROW) dedications; and Nonvehicular Access Lines (NVAL). The County’s current LDC implements those Charter provisions by ensuring developments subject to platting are consistent with the BCLUP, the Trafficways Plan, and that access to the site from the ROW is identified prior to permitting. Properties that are not required to be platted are regulated through other permitting provisions outside of the platting process. This may include land use amendments, rezonings, and ROW permitting for projects on county jurisdictional roadways. Plat approvals are development orders. Approximately 90-100 plat and plat related applications are annually scheduled for a quasi-judicial public hearing before the Board.

Florida Statutes and Recent Legislation Changes

As of July 1, 2025, Section 177.071, Florida Statutes, requires administrative approval of plats except to the extent that it may be inconsistent with a provision in a county charter or ordinance of a charter county. Because the County Charter currently requires the Board to approve plats, the following timeframes apply pursuant to Section 125.022, Florida Statutes:

- 120-day maximum review period for an administrative decision; or
- 180-day maximum review period for a required County Commission decision.
- Note: Section 5-180(c) of the LDC already provides an administrative decision alternative path for note amendments for affordable housing, note amendments without increased density or intensity, some NVAL amendments, and agreements for building permits prior to plat recordation. The Commission has a 10-day review to decide whether to put on an agenda. These application types would be subject to the recently enacted House Bill 927 (HB 927).

The recently enacted HB 927 requires, among other things, the review of administrative applications/development orders to be completed in 45 days instead of the current 120-/180-day review process. Amending the Charter and LDC to provide for an administrative approval option would subject County plats to the provisions of HB 927. This would result in the following changes to the platting process in Broward County:

1. All plats and related development orders would initially be deemed administrative applications (i.e., 45-day review from a finding of complete application) removing the requirement for a Board decision;
2. The information on plats would be limited to the requirements of Chapter 177, Florida Statutes, and any remaining authority vested in the County Charter;
3. Blocks local adoption of new regulations that are contrary to Section 177.091 or 177.073, Florida Statutes;
4. Conformity to the BCLUP would be limited to confirmation that the Local Land Use plan is certified by the Planning Council. Planning Council may continue to review actual proposed uses for planning purposes (i.e., Land use consistency, identification of easements and dedication infrastructure and utility prereviews). This check would be performed at the time of plat application submission and verified as part of the Application Completeness Review;
5. Because the Charter includes the Trafficways Plan, conformance to that plan will be part of the completeness review;
6. Access requirements such as turn lanes would be addressed by the County at ROW permitting for functionally classified County roads; by Florida Department of Transportation (FDOT) at permit for State roads; and by city at site planning or permitting for non-State or County roadways. This may also be managed through the Development and Environmental Review routing process;
7. The traffic signalization portion may need to be addressed at a point in the permitting process and addressed via an amendment to the County's ILAs with the cities;

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8. NVAL would be eliminated and instead be reviewed as part of the ROW permitting process for County jurisdictional roads;
9. Potable and wastewater, except to the extent easements are required, would be addressed at site planning of each respective jurisdiction. Verification and identification of needed easement would be part of Application Completeness review;
10. Parks would be addressed in site planning of each respective jurisdiction;
11. Impact on environmentally sensitive lands, wetlands, and archaeological resources would be addressed prior to building permit via environmental review processes;
12. School adequacy would be reviewed at site plan, fee assessment will occur at development and environmental review, and School Board will collect the fee;
13. Airports, establishment of Runway Protection Zones, Airspace Imaginary Surfaces, land use compatibility, notice of potential airport noise impact, airport hazards and obstruction approvals would be addressed by applicable city as per its airport zoning regulations pursuant to Section 333.03, Florida Statutes; and
14. Adequacy of the regional roadway network will not be affected, as it scheduled to be eliminated.

If you have any questions or would like to discuss, please do not hesitate to contact me at 954-357-9792 or ddelsalle@broward.org.