ARTICLE I   PURPOSE & APPLICABILITY

Sec. 27-1 - Title.

This chapter shall be entitled and may be referred to as the Plantation Land Development Regulations ("LDRs").

Sec. 27-2. - Authority and purpose.

These LDRs are enacted pursuant to the requirements and authority of Florida Statutes, Chapter 163, pt. II (the Local Government Comprehensive Planning and Land Development Regulation Act), the general powers confirmed in Florida Statutes, Chapter 166 (Home Rules Powers Act) and the Constitution of the state.

The purpose of the LDRs is to further implement the comprehensive plan of the City by establishing regulations, procedures and standards for review and approval of all development and uses of land and water in the City. The LDRs are adopted in order to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development and redevelopment of the City.

It is the intent of these LDRs that the development process in the City be efficient, in terms of time and expense; effective, in terms of addressing the impacts on natural resources and public facilities of proposed development; consistent, in terms of adherence with established regulations and procedures; and equitable, in terms of the rights of property owners and the interests of the citizens of the City.

Sec. 27-3. - Applicability and vested rights.

(a)   *General Applicability*. Unless otherwise permitted as an exception under Section 27-3(b), or allowed to continue as a nonconforming use, all existing, proposed and new development and uses of land in the City of Plantation shall conform strictly to the provisions of this Code. Except as expressly provided in this Code, no development and use of land shall be undertaken without prior approval and issuance of a development order pursuant to the provisions of these LDRs. The fact that a development order, permit or decision has been issued by an officer or employee with ostensible authority over the interpretation or enforcement of this Code shall not estop or otherwise prevent the City from strict enforcement of the provisions of this Code.

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(b) *Exceptions*.

  (1) The provisions of this LDR and any amendments hereto shall not affect development which has been previously approved and is otherwise exempted in accordance with the provisions of this subsection, or the nonconformity section of this Code.

  (2) The provisions of this LDR shall not affect development, or portions thereof, which has gained a vested right to complete development pursuant to Florida law, prior to _____, 2018. Upon completion of such vested development, or portions thereof, each non-vested and vested development project with regard to future development expansion or redevelopment will be subject to the then currently effective provisions of this Code.

  (3) Notwithstanding anything to the contrary in this Code, properties zoned "PRD" (Planned Residential Development) prior to the effective date of this Code shall be permitted to complete development of the portion(s) of the project having a valid and current master site plan that includes specific land development standards adopted by the City Council. If no such master site plan exists, or such plan has expired, such development shall conform to the provisions of this Code.

Sec. 27-4 - Official zoning map.

The City is divided into zones or districts, as shown on the official zoning map and described in the LDRs. The zoning map, together with all explanatory matter thereon, shall be considered a part of the LDRs. The zoning map is the official record of zoning status of areas within the City. A copy shall be maintained in the Planning, Zoning and Economic Development Department.

  (a) *Amendments to the zoning map.* Amendments to the official zoning map shall be made in accordance with the procedures and standards of the LDRs.

  (b) *Recording amendments to the zoning map.* Within a reasonable period of time after any amendment to the zoning map, the change shall be posted on the zoning map.

Sec. 27-5 – 27-10. Reserved

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