



“NO FEE” ZONING DETERMINATION LETTER PROCESS

The “No Fee” zoning determination letter process is to be utilized for parcels that have been determined by the Broward County Property Appraisers Office (“BCPA”) to be designated as “Agricultural Exempt” (“Ag Exempt”). Although having an Ag Exempt designation on either an entire parcel or a portion of a parcel may permit an individual to be exempted from the Florida Building Code regulations, it does not necessarily exempt the parcel from the zoning review process.

If your property has been determined by the BCPA to be Ag Exempt and you plan on making changes to your property, the following process can be utilized to ensure you are in compliance with City of Parkland regulations:

1. Submit to the Planning and Zoning Department the following:
 - a. A letter outlining the proposed property changes.
 - b. A copy of a survey of the subject property showing the location of any structures (existing and proposed) with applicable setbacks clearly identified, designated parking areas, ingress / egress (existing and proposed).
 - c. Proof that the parcel has been classified Ag Exempt from BCPA.
2. Within 5 business days of receipt of the request by the Planning and Zoning Department, the Planning and Zoning Department will make a determination regarding whether the proposed change(s) meets the requirements of the City of Parkland’s Zoning Code.
3. A letter will be provided to the applicant indicating the determination of the Planning and Zoning Department, and a copy will be filed with the City for reference.