

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DELEGATING ITS AUTHORITY TO THE CITY OF FORT LAUDERDALE'S DEVELOPMENT REVIEW COMMITTEE TO RECEIVE, REVIEW, AND PROCESS PLAT OR REPLAT SUBMITTALS; DELEGATING ITS AUTHORITY TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT OR HIS OR HER DESIGNEE TO APPROVE, APPROVE WITH CONDITIONS, OR DENY PLAT OR REPLAT SUBMITTALS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida enacted Committee Substitute for Committee Substitute for Committee Substitutes for Senate Bill No. 784 codified as Laws of Florida Chapter 2025-164 relating to platting, and amending Section 177.071, Florida Statutes (the "Act"); and

WHEREAS, the Act took effect on July 1, 2025; and

WHEREAS, the Act provides that a plat or replat submitted under Part I, Chapter 177 of the Florida Statutes must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091, Florida Statutes; and

WHEREAS, Table 1: Development Permits and Procedures of Section 47-24.1 and Section 47-24.5, City of Fort Lauderdale, Florida, Unified Land Development Regulations ("ULDR") conflict with Chapter 177 by requiring the City Commission to determine at a public meeting whether a proposed plat satisfies the provisions of the ULDR; and

WHEREAS, the ULDR is Chapter 47 of the Code of Ordinances of the City of Fort Lauderdale, Florida; and

WHEREAS, when a local ordinance conflicts with a state statute, the principle of hierarchy of laws requires that state statutes take precedence over local ordinances; and

WHEREAS, the Act provides that the governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittals, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat; and

WHEREAS, there is insufficient time in which to adopt an ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Development Review Committee is hereby delegated the authority to receive, review, and process the plat or replat submittals and the Director of the Development Services Department or his or her designee shall be responsible for approving, approving with conditions, or denying the proposed plat or replat on behalf of the City of Fort Lauderdale.

SECTION 2. That this resolution shall be in full force and effect upon final passage.

ADOPTED this _____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	_____
John C. Herbst	_____
Steven Glassman	_____
Pamela Beasley-Pittman	_____
Ben Sorensen	_____