



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-1026

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: October 23, 2025

TITLE: Resolution Delegating the Authority to Receive, Review and Process, and Approve Plats and Replats on behalf of the City Commission to the City of Fort Lauderdale's Development Review Committee (DRC) and the Director of the Development Services Department (DSD) in Compliance with Florida Statute § 177.071 - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission approve a resolution delegating its authority to receive, review, and process plat or replat submittals to the City of Fort Lauderdale's Development Review Committee (DRC) and delegate the City Commission's authority to approve, approve with conditions, or deny a proposed plat or replat to the Director of the Development Services Department (DSD).

Background

The State of Florida Legislature enacted Senate Bill 784, codified as Laws of Florida Chapter 2025 -164 relating to platting, and amending Section 177.071, Florida Statutes, providing for a plat or replat submitted under Part I, Chapter 177 of the Florida Statutes to 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 Section 177.091, Florida Statutes. The law took effect on July 1, 2025.

The Unified Land Development Regulations (ULDR), Section 47-24.1 and Section 47-24.5, conflicts with Chapter 177 by requiring the City Commission to determine at a public meeting whether a proposed plat satisfies the provisions of the ULDR. State law 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 submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

In order to comply with State law, staff has prepared a resolution through which the City Commission delegates its authority to the City's Development Review Committee (DRC) to receive, review, and process plats and replats and to the Director of Development Services Department the responsibility to administratively approve, approve with

conditions, or deny a proposed plat or replat, while staff prepares the necessary amendments to ULDR Section 47-24.1 and ULDR Section 47-24.5, to implement an administrative plat and replat review process, anticipated to be completed before the end of the calendar year (2025).

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Prosperous

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan specifically advancing:

- The Internal Support Focus Area
- The Intergovernmental Coordination Element
- Goal 1: Coordinate all development activities and service delivery with other government agencies and adjacent municipalities for consistency with the City's adopted Comprehensive Plan.

Attachment

Exhibit 1 – Resolution

Prepared by: Jim Hetzel, AICP, Principal Urban Planner, Development Services

Department Director: Anthony Greg Fajardo, Development Services