

September 25, 2025

The Honorable Dean J. Trantalis
Mayor, City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311

Dear Mayor Trantalis,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for the City of Fort Lauderdale (Amendment No. 25-02ESR) received on August 26, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the amendment effective date is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

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If you have any questions concerning this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email via Christina.Nazaire@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /cn

Enclosure(s): Procedures for Adoption

cc: Lorraine Tappen, Principal Urban Planner, City of Fort Lauderdale
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

January 27, 2026

RESPONSE VIA E-MAIL ONLY

Ms. Lorraine Tappen, AICP
Principal Urban Planner
City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

RE: Case No. UDP-L24005 and UDP-L25-001

Dear Ms. Tappen:

This letter is in response to the e-mail dated January 27, 2027, with letter attached, notifying of an extension for the adoption of a proposed amendment COM# 25-02ESR to Fort Lauderdale's Comprehensive Plan pursuant to Section 163.3184(3), Florida Statutes (F.S.).

FloridaCommerce acknowledges receipt of the notice to extend the deadline to adopt the proposed amendment. The new extended adoption date is January 27, 2027. FloridaCommerce reminds the city that all affected persons who commented on the amendment need to be notified of the extension.

Once the proposed amendment is adopted, please submit the amendments to FloridaCommerce, Bureau of Community Planning and Growth, Plan Processing Team within 30 working days of adoption pursuant to Section 163.3184, F.S.

If you have any questions concerning this matter, please do not hesitate to contact Christina Nazaire at 8507178532, or myself, at 850.717.8491.

Sincerely,



Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/