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**EXHIBIT 1
ORDINANCE NO. 2025-**

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**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION
OF THE CITY OF HALLANDALE BEACH, FLORIDA,
AMENDING CHAPTER 32, ZONING AND LAND
DEVELOPMENT CODE TO REVISE PROVISIONS RELATED
TO PLATTING; SPECIFICALLY AMENDING ARTICLE II.
“PLANNING”, DIVISION 2 “PLATTING AND SUBDIVISIONS”
OF THE ZONING AND LAND DEVELOPMENT CODE TO
PROVIDE FOR ADMINISTRATIVE PLAT APPROVAL;
AMENDING ARTICLE IX “NOTICE REQUIREMENTS”
SECTION 32-1003 “HEARING NOTICE REQUIREMENTS” TO
REVISE NOTICE REQUIREMENTS FOR PUBLIC HEARINGS;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
CONFLICTS; PROVIDING FOR CODIFICATION; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Hallandale Beach (“City”) Department of Sustainable
Development is proposing an amendment to the Zoning and Land Development Code (the
“Code”) to establish an administrative plat approval process consistent with the provisions of
recently adopted Florida Senate Bill 784 (2025); and

WHEREAS, under the City’s current code, plat applications are subject to a multi-
tiered review process which begins with a technical review conducted by staff, ensuring that
all proposed plats comply with applicable regulations, design standards, and technical
requirements, before being forwarded to the Planning and Zoning Board for a
recommendation, and then to the City Commission for final approval; and

WHEREAS, once approved by the City, all plats must also be reviewed and approved
by Broward County, which coordinates with other relevant agencies to formalize the plat; and

WHEREAS, on July 1, 2025, Florida Senate Bill SB 784 took effect, thereby requiring
the governing bodies of municipalities to designate an administrative authority to process plat
or replat submittals; and

WHEREAS, the proposed amendment to the Code would streamline the platting
process by authorizing administrative approval for qualifying plats in accordance with state
law; and;

WHEREAS, pursuant to the proposed amendment, plat applications will continue to
be reviewed for compliance with the requirements specified in Section 32-75 of the Code,
however Planning and Zoning Board and City Commission action will no longer be required

for plat approval; and

WHEREAS, on October 16, 2025, the City's Planning and Zoning Board considered the proposed text amendment and afforded all interested persons an opportunity to be heard at a duly noticed public hearing and recommended approval to the City Commission; and

WHEREAS, the Mayor and City Commission have conducted duly noticed public hearings on the proposed amendment to the Code, as required by Chapter 163, Florida Statutes; and

WHEREAS, the Mayor and City Commission have determined that the proposed amendment to the Code is in the best interest of the City and its residents.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA:

SECTION 1. Incorporation of Recitals. The foregoing "Whereas" clauses are confirmed as true and incorporated herein.

SECTION 2. Text Amendment to the Zoning and Land Development Code.
Chapter 32, Article II "Planning" Division 2. "Platting and Subdivisions" Sections 32-72, 32-74, 32-75 and Section 32-100 "are hereby amended to read as follows:

Section 1

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE II. – PLANNING

DIVISION 2. PLATTING AND SUBDIVISIONS

Sec. 32-72. Platting procedures and requirements.

- e. All proposed plats of subdivisions or resubdivisions of land and plans for the design and installation of improvements necessary to the platted land shall be reviewed as provided in this subsection.

- 1. ~~Submission requirements. All plats of proposed subdivisions and plans for required improvements shall be submitted to the director. Once applications for plat review are filed, the director shall, within 60 calendar days from the~~

74 date of application, submit a report and recommendations to the development
75 review board. An application for plat or replat review, shall be submitted to the
76 Director, who is designated as the administrative authority for purposes of
77 receiving, reviewing, and processing such applications. Such application shall
78 be submitted in a form approved by the City, together with all required
79 supporting documents and plans for improvements. An application shall not
80 be deemed complete until all required documents have been received and all
81 required fees have been paid in full.

82 2. ~~Staff review and recommendation.~~ The director shall cause all proposed plats
83 of subdivision or plans as required under the provisions of this chapter to be
84 reviewed for compliance with this chapter. The director shall further ensure
85 that all applicable fees and agency notifications have been complied with by
86 the developer. All material submitted to the director except required
87 improvement plans and final plats shall be forwarded to the planning and
88 zoning board together with the director's written recommendation to approve,
89 approve with modifications or deny the proposed plat of subdivision or plans.
90 The director may, for informational purposes, present a conceptual plan. To
91 fulfill the requirements of this subsection, the director may consult with those
92 federal, state, county and local agencies as necessary, including but not
93 limited to U.S. Army Corps of Engineers, U.S. Environmental Protection
94 Agency, Division of State Planning, Broward County Planning Council,
95 Broward County School Board, South Florida Regional Planning Council, city
96 police and fire departments, and like agencies. The Director shall review all
97 proposed plats or replats and required plans for compliance with this chapter
98 and section 177.091, Florida Statutes. The Director shall also ensure that all
99 applicable fees are paid and that required agency notifications have been
100 made. For informational purposes, the Director may consult with federal,
101 state, county, and local agencies, including but not limited to the U.S. Army
102 Corps of Engineers, U.S. Environmental Protection Agency, Division of State
103 Planning, Broward County Planning Council, Broward County School Board,
104 South Florida Regional Planning Council, and City departments such as
105 Police and Fire.

106 3. ~~Board review and recommendations.~~ All applications for subdivision shall be
107 considered by the planning and zoning board at a hearing. The board shall
108 form a recommendation, transmitted in writing, to the city commission based
109 upon the standards contained in ~~section 32-74~~ and the director's written
110 recommendation that the preliminary plat, or final plat if so designated by the
111 applicant, be approved, approved with modifications or denied. Notice of
112 completeness. Within seven (7) business days of receipt of a plat or replat
113 submittal, the Director shall provide written notice to the applicant
114 acknowledging receipt, identifying any missing documents, unpaid fees, or
115 other information necessary for processing, and advising of the applicable

review and decision timeframes.

4. ~~City commission review and action.~~ Upon receipt of a written recommendation from the planning and zoning board together with the director's written recommendation, the city commission shall approve, approve with modifications, or deny the proposed preliminary or final plat of subdivision. Administrative action. Unless the applicant requests an extension of time, the Director shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the notice of completeness. If denied, the Director shall notify the applicant in writing, identifying all areas of noncompliance with specific citations to applicable requirements.
5. *Coordination with county.* Plats and required improvement plans shall be filed by the developer or subdividers with the county upon complete review and approval of the city in accordance with County Ordinance No. 77-42, as amended from time to time. Approval by the city shall not negate, nullify nor abridge any reviews or approvals by the county.
6. *Fee.* Fees to be charged for plat review are on file in the city clerk's office.
7. *Recording.* Before a plat or replat is offered for recording, it must be administratively approved by the director as provided for and set forth in this section, and evidence of such approval must be placed on the plat or replat.

An additional fee, on file in the city clerk's office, shall be charged for inspection of any required public improvements.

Sec. 32-74. Review standards.

When consideration is given to any ~~conceptual plan,~~ preliminary plat or final plat, the ~~planning and zoning board and the city commission~~ director shall be guided by and utilize the following standards:

1. The plan shall afford adequate protection to adjacent and surrounding properties, provide harmonious internal development, provide adequate parking and adequate and safe circulation and ingress and egress, and shall be so designed that development in accordance with the plan will not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood of the proposed development.
2. The maximum residential density allowed and the maximum square footage of nonresidentially designated floor space shall be determined in context of the ~~conceptual~~ preliminary or final plan as a whole and shall not adversely affect adjacent development and shall be consistent with existing and proposed public facilities and the adopted comprehensive plan.

154 **Sec. 32-75. Plat and plan requirement.**

155 *a. Purposes.* For the purposes of compliance with the legislative intent of this chapter,
156 affording the developer a fair, impartial and expeditious review of his proposed plat
157 of subdivision or plans of required improvements and further to afford all concerned
158 and interested parties to the proposed plat of subdivision or plans of required
159 improvements the opportunity for comments, ~~three~~ two cumulative levels of planning,
160 design, surveying and engineering are established. ~~Conceptual plans are less~~
161 ~~detailed than are p~~Preliminary plats are less detailed than, ~~which are less detailed~~
162 ~~than are final plats.~~

163 *b. ~~Conceptual plans:~~*

164 ~~1. A conceptual plan is a graphic representation of a concept of development~~
165 ~~and shall be submitted for all subdivisions or resubdivisions of land containing~~
166 ~~more than ten acres in gross site area. Conceptual plans shall be at a scale~~
167 ~~not smaller than one inch equals 200 feet.~~

168 ~~2. Conceptual plans shall be prepared by a registered engineer, registered~~
169 ~~surveyor, registered landscape architect, registered architect or professional~~
170 ~~urban planner. The information required to be shown on conceptual plans~~
171 ~~shall be the basis for preparing the preliminary and final plats. When~~
172 ~~conceptual plans are submitted they shall contain but are not limited to the~~
173 ~~following information:~~

174 ~~1. Proposed subdivision name and any previous or former subdivision~~
175 ~~names, north arrow, scale and date.~~

176 ~~2. Name and address of the owner; where a corporation or company is~~
177 ~~the owner of the subject subdivision, the name and address of the~~
178 ~~president and secretary of the corporation shall be shown.~~

179 ~~3. A general vicinity map.~~

180 ~~4. Boundaries and dimensions of the tract.~~

181 ~~5. Existing zoning of the tract and all adjacent property.~~

182 ~~6. Existing and proposed major drainage patterns and drainage courses.~~

183 ~~7. Existing and proposed rights of way.~~

184 ~~8. Adjacent rights of way and how they connect to the tract and how any~~
185 ~~proposed rights of way will connect to any adjacent unsubdivided or~~
186 ~~unplatted land. All proposed rights of way shall conform to the county~~
187 ~~trafficways plan as adopted by the county planning council.~~

188 ~~9. Development specifications of the tract, including but not limited to:~~

189 ~~1. Area of the tract in square feet and acres to the nearest tenth.~~

190 ~~2. Proposed number of lots.~~

191 ~~3. Amount and location of all land to be dedicated or reserved for~~
192 ~~all public and private uses, including rights of way, easements~~
193 ~~and the like.~~

194 ~~4. Amount of area devoted to all existing and proposed land uses,~~
195 ~~including schools, open space, churches, residential and~~

commercial, as well as their location.

5. All existing and proposed property lines.

10. Name, business address and telephone number of those individuals responsible for the preparation of the drawing.

11. Such additional information as may be required by the director.

e-b. Preliminary plat. A preliminary plat is an initial design solution to a concept of development. Preliminary plats shall be at a scale not smaller than one inch equals 100 feet and may be submitted for all subdivisions or resubdivisions of land. Preliminary plats shall be prepared by a registered surveyor. A registered engineer, registered architect, registered landscape architect or professional urban planner may provide assistance in the preparation of preliminary plats. ~~When preliminary plats are submitted and no conceptual plan has been previously submitted, the requirements of subsection (b) of this section shall be complied with on additional drawings as necessary.~~ The preliminary plat shall contain the following information:

1. Proposed subdivision name and any previous or former subdivision names, north arrow, scale and date.

2. Name and address of the owner; where a corporation or company is the owner of the subject subdivision, the name and address of the president and secretary of the corporation shall be shown.

3. A general vicinity map.

4. Boundaries and dimensions of the tract.

5. Existing zoning of the tract and all adjacent property.

6. Existing and proposed major drainage patterns and drainage courses.

7. Existing and proposed rights-of-way.

8. Adjacent rights-of-way and how they connect to the tract and how any proposed rights-of-way will connect to any adjacent unsubdivided or unplatted land. All proposed rights-of-way shall conform to the county trafficways plan as adopted by the county planning council.

9. Development specifications of the tract, including but not limited to:

a. Area of the tract in square feet and acres to the nearest tenth.

b. Proposed number of lots.

c. Amount and location of all land to be dedicated or reserved for all public and private uses, including rights-of-way, easements and the like.

d. Amount of area devoted to all existing and proposed land uses, including schools, open space, churches, residential and commercial, as well as their location, when applicable.

e. All existing and proposed property lines

10. Name, business address and telephone number of those individuals responsible for the preparation of the drawing.

11. Such additional information as may be required by the director.

238 4-~~12~~. The location of any underground or overhead utilities, culverts, and drains
239 on the property to be subdivided.
240 2-~~13~~. Location, names and widths of existing and proposed streets, easements,
241 building lines, alleys, parks and other open public spaces and similar facts
242 regarding adjacent property.
243 3-~~14~~. A recent topographic survey of existing conditions based on United States
244 Coast (USC) and Geodetic Survey (GS), mean sea level (MSL) data, National
245 Oceanographic Survey (NOS), contoured to an interval of one foot.
246 4-~~15~~. The width and location of any streets, easements or other public ways or
247 places shown upon the county trafficways plan within the area to be subdivided
248 and any proposed vacations of such streets, easements, public ways or places.
249 5-~~16~~. Legal description and boundary survey of the tract.
250 6-~~17~~. Location of the nearest available public water supply and wastewater
251 disposal system.
252 7-~~18~~. The proposed lot lines with approximate dimensions and areas. In the case
253 of odd or irregularly shaped lots, the setback lines as required in the applicable
254 zoning district shall be shown.
255 ~~12. Building locations clearly illustrating the first floor finished elevation of each~~
256 ~~proposed building.~~
257 8-~~19~~. The boundaries of proposed utility easements over or under private
258 property, which shall not be less than ten feet in width, except as indicated in this
259 article. Such easements shall provide satisfactory access to an existing public
260 right-of-way. Drainage easements shall also be shown.
261 9-~~20~~. Where the preliminary plat submitted covers only a part of the total property
262 under the subdivider's ownership, a sketch of the prospective future street
263 system of the unsubdivided part shall be required if not shown on a previously
264 submitted conceptual plan for the entire property. The street system of the
265 unplatted portion will be considered in the light of adjustments and connections
266 with the street system of the platted portion.
267 40-~~21~~. A master drainage plan at a scale not smaller than one inch equals 200
268 feet shall be prepared using the criteria in this article. Where the preliminary plat
269 submitted covers only a part of the total property under the subdivider's
270 ownership, the master drainage plan shall be for the entire property. It is the
271 specific intent of this requirement that rights-of-way and easements for all
272 drainage improvements, including but not limited to retention ponds, ditches,
273 culverts, channels and the like required for the drainage of the site for both on-
274 site and off-site improvements shall be provided for in the master drainage plan.
275 Instruments shall be submitted fully executed in sufficient form for recording for
276 all off-site drainage rights-of-way and easements not included on the final plat.
277 These instruments shall be submitted with the final plat for recordation, along
278 with any required federal, state or county permits.
279 44-~~22~~. Lot and block designation.

280 42.23. All property lines either existing or proposed clearly shown and labeled as
281 to distance.

282 43.24. All proposed contours clearly illustrated and drawn at contour interval of
283 one foot based upon USC and GS data (mean sea level).

284 44.25. Location and description of all existing and proposed permanent reference
285 monuments.

286 45.26. All drainage structures and systems, existing and proposed. Calculations
287 supporting the sizing of the structures shall be provided upon the request of the
288 director.

289 46.27. Preliminary drafts of any covenants necessary to the development of the
290 site, including but not limited to:

291 a. i. Articles of incorporation of any homeowners' association.

292 b. ii. Maintenance contracts for the upkeep of any common or open space
293 areas.

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295
296 ~~d. c.~~ *Final plat.* A final plat is the final design solution to a concept of development. A
297 final plat shall be at a scale not smaller than one inch equals 100 feet and shall be
298 submitted for all subdivisions or resubdivisions of land. Final plats shall be prepared by
299 a registered surveyor in accordance with F.S. ch. 177. A registered engineer, registered
300 architect, registered landscape architect or professional urban planner may provide
301 assistance in the preparation of final plats. When final plats are submitted and no
302 ~~conceptual plan or~~ preliminary plat has been previously submitted, the requirements of
303 subsections ~~(b) and (c)~~ (a) and (b) of this section shall be complied with on additional
304 drawings as necessary. The final plat shall contain the following information:

305 * * *

306 ~~e. d.~~ *Submittal of final plat.* A final plat shall be submitted to the director within one year
307 from approval of a preliminary plat ~~by the city commission~~. The director shall cause a review
308 to be performed of a proposed final plat, which shall include but is not limited to:

309 ***

310 **Sec. 32-78. Reservation and dedication of school sites.**

311 With respect to any proposed dedication, reservation or conveyance of a school site,
312 approval of the school board of the county pursuant to Laws of Fla. ch. 28946(1955), § 12
313 (section 5-165 of the county code) shall be obtained. The developer shall place the county
314 school board on notice of all proposed residential developments and shall notify the school
315 board by registered mail, return receipt requested, of his proposed plat or subdivision and
316 its intended residential use prior to the filing of his application for preliminary plat approval.
317 The evidence of such notification in the form of a copy of the return receipt of the letter of
318 notification shall be submitted to the city ~~at least 45 calendar days~~ prior to the review of the
319 proposed plat by the ~~city commission~~ director. The county school board may request the
320 city ~~commission~~ to require the dedication or reservation of land prior to final plat approval.

The school board may propose to the city ~~commission~~ for its consideration standards, procedures and minimum requirements based upon a rational relationship between the impact which will be created by the development when occupied and the school board's demonstrated need for additional school sites.

SECTION 3. Text Amendment to the Zoning and Land Development Code.

Chapter 32, Article II "Planning" Division 2. "Platting and Subdivisions" Section 32-100

"Construction of Required Improvements" is hereby amended to read as follows:

Section 2

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE II. – PLANNING

DIVISION 2. PLATTING AND SUBDIVISIONS

Sec. 32-100. Construction of required improvements.

Methods of construction shall be those prescribed by the current "Department of Transportation Standard Specifications for Road and Bridge Construction" and the county engineering department when applicable.

~~1. *Construction in floodprone areas.* Property with a history of inundation or known poor foundation conditions or any other natural conditions which prevent or limit the use of standard construction methods on building sites shall not be accepted for platting or subdivision purposes until a complete development plan is approved by the director, board and city commission. This development plan shall provide for all necessary filling and demucking of the land, complete drainage and type of foundations to be used on all proposed construction. Elevations and grades of all lots, streets and alleys shall be approved by the director, board and city commission based on past records of flood levels and high tides in the area of proposed development.~~

2. *Time extensions.* All required improvements shall be completed within 12 months from the date of recording of the final plat; or if construction of improvements is undertaken prior to recording to final plat, improvements shall be completed prior to the approval of the final plat. Time extensions may be granted by the director at the request of the developer when, in the opinion of the director, undue hardship or conditions exist beyond the control of the developer. No extension of time shall exceed 12 months. If improvements are not completed within the prescribed time

period, the director shall recommend to the city commission that any bond or surety be forfeited for the purpose of completing the required improvements.

~~3. Sidewalk guarantee. The city commission may waive, on an interim basis, the required sidewalk construction, during the active construction phase of the required improvements. Any such waiver shall be conditioned upon the developer's posting of a separate sidewalk improvement guarantee bond or surety for a period not to exceed two years. The legal form and sufficiency of the bond shall be approved by the city attorney.~~

* * *

SECTION 4. Text Amendment to the Zoning and Land Development Code.

Chapter 32, Article IX. "Notice Requirements" Section 32-1003 "Hearing Notice Requirements" is hereby amended to read as follows:

Section 3

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE IX. – NOTICE REQUIREMENTS

Sec. 32-1003 – Hearing Notice Requirements.

The following table generally identifies when and what type of public notice shall be required and the minimum number of days prior to each meeting/hearing said notice shall be made as additional requirements may be required per Florida Statutes:

Proposed Action	Published Notice (Minimum number of days prior to each scheduled meeting/hearing)	Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)	Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)
Major development	10 days prior	10 days prior	10 days prior
Future Land Use Map (FLUM) amendment	10 days prior	10 days prior	10 days prior
Rezoning	10 days prior	10 days prior	10 days prior
Plat and plat note	10 days prior	N/A	N/A

Proposed Action	Published Notice (Minimum number of days prior to each scheduled meeting/hearing)	Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)	Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)
amendment			
Vacations of right-of-way or easement	10 days prior	10 days prior	10 days prior
Comprehensive Plan text amendment	10 days prior	N/A	N/A
Zoning Code text amendment	10 days prior	N/A	N/A
Conditional use	10 days prior	10 days prior	10 days prior
Variance/redevelopment area modifications	10 days prior	10 days prior	10 days prior
Neighborhood compatibility meeting	10 days prior	10 days prior	10 days prior
Affordable Housing Bonus Density Allocation	10 days prior	10 days prior	N/A

SECTION 5. Conflict. All ordinances, parts of ordinances, resolutions, or parts of resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

SECTION 6. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part that is declared to be invalid.

SECTION 7. Codification. It is the intention of the Mayor and City Commission that

the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

SECTION 8. **Effective Date.** This Ordinance shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on 1st reading on _____, 20__.

PASSED AND ADOPTED on 2nd reading on _____, 20__.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
FORM

JENNIFER MERINO
CITY ATTORNEY