



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
10/22/2025	25-457	☒ Resolution ☐ Ordinance ☐ Other	Ordinance Reading	N/A	N/A
			Public Hearing	☐	☐
			Advertising Required	☐	☐
			Quasi-Judicial:	☐	☐
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
N/A	N/A		N/A	N/A	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
☐ Yes ☒ No	☐ Yes ☒ No	N/A	Vanessa Leroy	Sustainable Development	
Strategic Plan Focus Areas:					
☐ Fiscal Stability	☐ Resident Services	☐ Public Safety	☐ Infrastructure & Mobility	☒ Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 10/22/2025			Estimated End Date: 10/22/2025		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, DESIGNATING AUTHORITY FOR APPROVAL OF PLAT AND REPLAT APPLICATIONS IN ACCORDANCE WITH FLORIDA SENATE BILL SB 784 AND PROVIDING FOR ADMINISTRATIVE APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The Department of Sustainable Development is requesting that the City Commission adopt a resolution delegating its approval authority for plat and replat applications to the Director, as defined by Section 32-8 of the City's Land Development Regulations. This delegation will remain in effect until such time that the City Code is formally amended to

incorporate this authority. This action is necessary to ensure the City's plat review and approval process remains in compliance with state law

Background:

Effective July 1, 2025, in accordance with Florida Senate Bill 784 (2025), all plat applications, including replats and plat note amendments, must be processed administratively. This legislation now requires the governing body of a municipality to designate an administrative authority to receive, review, and take final action on such applications.

Current Situation:

Currently, the City's Land Development Regulations require that plat and replat applications be reviewed by the Planning and Zoning Board and subsequently approved by the City Commission. In order to bring the City's procedures into compliance with state law, it is necessary to delegate this approval authority to staff. Staff is recommending that this authority be delegated to the "Director," which is defined in Section 32-8 of the City's Land Development Regulations as the City Manager or those to whom the City Manager has delegated the interpretation, administration, or enforcement of Chapter 32, or selected portions thereof.

This resolution serves as a temporary measure to ensure that the City remains in compliance with state law and to also allow staff to process applications in accordance with the statutory requirements. Staff is actively processing an ordinance to amend Chapter 32, Article II, "Planning," Division 2, "Platting and Subdivisions," of the Zoning and Land Development Code to establish an administrative plat approval process consistent with the provisions of Florida Senate Bill 784 (2025). The ordinance was reviewed by the Planning and Zoning Board on October 16, 2025, and is scheduled for first reading before the City Commission on November 19, 2025. Upon adoption of the ordinance, the resolution will no longer be in effect.

Why Action is Necessary:

Adoption of the resolution is necessary to bring the City's plat approval process into compliance with Florida Senate Bill 784 (2025), which requires municipalities to designate an administrative authority to review and approve plat applications.

Cost Benefit:

There is no direct fiscal impact associated with adopting the resolution. Delegating plat approval authority to the Director will streamline the review process, reduce administrative delays, and ensure compliance with Florida Senate Bill 784 (2025). This action does not include any proposed changes to existing application fees.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 2 – Florida Senate Bill 784 (2025)

Prepared By: Steven Williams
Steven Williams, AICP
DSD Assistant Director

Reviewed By: Vanessa Leroy
Vanessa Leroy
DSD Director

Reviewed By: Noemy Sandoval
Noemy Sandoval
Assistant City Manager