



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	City of Hallandale Beach	Meeting Date:	October 16, 2025
General Title:	Plats and Replats	Application No.:	LDC-25-06148
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Code amendment to the Zoning and Land Development regulations to amend Article II – Planning, Division 2 – Platting and Subdivisions to provide for administrative plat approval in accordance with SB 784, by designating the Director of the Department of Sustainable Development as the final administrative authority for plat applications.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Destiny Ferguson, Associate Planner		

Short Title:

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; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The Department of Sustainable Development is proposing an amendment to 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 recently adopted Florida Senate Bill 784 (2025). The proposed amendment streamlines the platting process by authorizing administrative approval for qualifying plats, in accordance with state law.

Staff recommends that the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Current Situation

Under the City's current code, plat applications are subject to a multi-tiered review process that begins with a technical review conducted by City staff. This review ensures that all proposed plats comply with applicable regulations, design standards, and technical requirements. Upon completion of the technical review, applications are forwarded to the Planning and Zoning Board for a recommendation, followed by City Commission consideration for final approval. Subsequently, all plats require approval by Broward County, which coordinates reviews with other relevant agencies.

On July 1, 2025, Florida Senate Bill 784 took effect, requiring the governing bodies of municipalities to designate an administrative authority to process plat or replat submittals. In accordance with this statutory requirement, the proposed amendment to the City's Zoning and Land Development Code, Chapter 32, Article II, "Planning," Division 2, "Platting and Subdivisions," seeks to designate the Director, as defined by code, as the administrative authority to receive, review, and process plat and replat applications.

While plat applications will continue to be reviewed for compliance with the requirements specified in Section 32-75 of the Zoning and Land Development Code, Planning and Zoning Board and City Commission action will no longer be required for plat approval. By designating the Director as the administrative authority, the City will be able to expedite the processing of plat applications, reduce review times, and enhance overall efficiency in accordance with state law.

Analysis

The attached proposed ordinance (Exhibit 1):

1. Amends Divisions 2 "Platting and Subdivisions" to provide for administrative plat approval and designate the Director as the final approving authority for plat applications in lieu of the City Commission.
2. Establishes a timeframe of 7 business days for the Director to provide the Applicant with a status regarding notice of completeness of the application.
3. Amends Section 32-72 to allow the Director to approve, approve with conditions, or deny the plat or replat submittal.
4. Amends Section 32-72 to require all plats to receive administrative approval prior to being recorded at Broward County Official Records.
5. Amends Section 32-74 "Review Standards" and Section 32-75 "Plat and Plan Requirement" to remove language regarding conceptual plans and allow preliminary plats and final plats to serve as the two cumulative levels of planning, design, surveying and engineering.

6. Amends Section 32-75 to remove the requirement to provide the finished floor elevation for each proposed building on a preliminary plat.
7. Removes language from Section 32-100 “Construction of Required Improvements” regarding waivers of sidewalk construction during the active construction phase of required improvements.
8. Amends Section 32-1003 to remove plat and plat note amendment hearings notice requirements.

Why Action is Necessary

Pursuant to Section 2-102 of the City of Hallandale Beach Land Development Regulations, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code. Additionally, this text amendment is mandated by state statute.

Business Impact Estimate

As per 166.041(4)(c), this item is exempt from providing a business impact estimate as it is an ordinance enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.

Cost Benefits

There is no fiscal impact to the City associated with the proposed amendment, as the ordinance does not modify any existing fees related to plat or replat applications.

The proposed amendment aligns with the City’s ongoing efforts to enhance efficiency, streamline development review processes, and promote revitalization consistent with the goals, objectives, and policies of the City of Hallandale Beach Comprehensive Plan and applicable provisions of the Florida Statutes.

Staff Recommendation:

Staff recommends the Planning and Zoning Board consider the proposed ordinance and forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance
Exhibit 2 – Senate Bill 784 (2025)

Reviewed by: Christy Dominguez
Christy Dominguez
Planning and Zoning

Approved by: Steven Williams
Steven Williams, AICP
Assistant DSD Director