



PEMBROKE PINES CITY
COMMISSION

Angelo Castillo
MAYOR
954-450-1020
acastillo@ppines.com

Michael A. Hernandez
VICE MAYOR
DISTRICT 4
954-450-1030
mihernandez@ppines.com

Thomas Good, Jr
COMMISSIONER
DISTRICT 1
954-450-1030
tgood@ppines.com

Jay D. Schwartz
COMMISSIONER
DISTRICT 2
954-450-1030
jschwartz@ppines.com

Maria Rodriguez
COMMISSIONER
DISTRICT 3
954-450-1030
mrodriguez@ppines.com

Charles F. Dodge
CITY MANAGER
954-450-1040
cdodge@ppines.com

INTER-OFFICE CORRESPONDENCE
MEMORANDUM NO. 2025-088

TO: Mayor Angelo Castillo
Members of the City Commission
Charles F. Dodge, City Manager
Lisa Chong, Assistant City Manager and Finance Director
Michael Stamm, Assistant City Manager and Director of Planning and Economic Development

FROM: Samuel S. Goren, City Attorney *SSG*
Michael D. Cirullo, Jr., Assistant City Attorney *MDC*

DATE: July 23, 2025

RE: City of Pembroke Pines ("City")/ Legal Bulletin – Laws of Florida 2025-164 (Senate Bill 784) Administrative Plat Approval

On June 20, 2025, the Governor approved Senate Bill 784 ([SB 784](#)), which is now Chapter 2025-164, Laws of Florida ([Chapter 2025-164](#)). Chapter 2025-164 amends Chapter 177, Florida Statutes, to require the City to administratively approve a plat or replat that meets the statutory requirements for recording of plats and replats, which are set forth in Section 177.091, Florida Statutes. The new law also sets forth a new requirement for acknowledging receipt of the plat or replat submittal and the contents of such written acknowledgement to an applicant.

This law took effect on July 1, 2025.

Approval of Plats and Replats

Chapter 2025-164 amends Section 177.071, Florida Statutes to require that plats and replats that meet the recording requirements of Section 177.091, Florida Statutes, be administratively approved by the City. It prohibits any further actions or approvals by the City Commission for a plat or replat.

In order to implement this change, the new law requires the City Commission to designate an "administrative authority" to receive, review and process plat or replat submittals, and to designate, by resolution or ordinance, the administrative official responsible for approving, approving with conditions, or

denying the proposed plat. An “administrative authority” is defined as a department, division or other agency in the City. For purposes of final administrative approval, the term also includes the administrative official designated by the City Commission

Written Acknowledgment and Review and Approval

Chapter 2025-164 amends Section 177.071, Florida Statutes, to require that the City provide written notice to the applicant acknowledging receipt of the submittal within 7 business days of receipt by the City. The written acknowledgment must also set forth the following information:

- Identify missing documents or information necessary for compliance with the requirements of Section 177.091, Florida Statutes;
- Information regarding the plat or replat approval process, which must include:
 - Requirements for completeness of the process; and,
 - Applicable timeframes for reviewing, approving and otherwise processing the plat or replat.

The new law requires the City to approve, approve with conditions, or deny the plat or replat submittal within the timeframe provided by the City in the written acknowledgement.

If the plat or replat is not approved, the reasons for such must be provided to the applicant in writing. The written notice must identify all areas of noncompliance and specific citations to each requirement that is not compliant.

The applicant may request an extension of time for the review and processing the plat or replat. The City’s administrative official cannot make such a request or require the applicant to do so.

City’s Current Plat and Replat Processes

Chapter 154 of the City’s Land Development Code includes the City’s requirements for plats and replats, including the approval process. Currently, the City has submittal requirements that may go beyond what is required under Section 177.091, Florida Statutes. Moreover, under the City’s current code, preliminary plats and replats are reviewed by the Planning and Zoning Board, and final plats and replats are reviewed and approved by the City Commission.

Next Steps

The City's Land Development Code will require significant amendments in order to be consistent with the new state law. This will take several weeks, if not months, to prepare and approve. **Yet, the new state law took effect on July 1, 2025.**

As a result, it is recommended that the City Commission adopt a resolution, as an interim step. This interim resolution should:

- Designate the administrative authority for the City;
- Designate the administrative officer or employee of the City who will be authorized to issue a final approval for plats and replats;
- Direct that in processing, reviewing and approving plats and replats, the City shall act in conformance with state law, and that the City's Land Development Code shall be interpreted and applied to do so.

The City Administration will work on an ordinance to amend the Land Development Code to conform to the new law. Meanwhile, the interim resolution will enable the City to act in accordance with the new state law until the updates to the Land Development Code take effect.

Please contact our office if you have any questions or require any additional information.

SSG/MDC