

PROPOSED RESOLUTION NO. 2025-R-35

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, RELATING TO PLATS AND CHAPTER 2025-164, LAWS OF FLORIDA (SENATE BILL 784); DESIGNATING THE ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL FOR RECEIPT, REVIEW AND APPROVAL OF PLAT AND REPLAT APPLICATIONS; DIRECTING THAT THE CITY CONFORM ITS RECEIPT, REVIEW AND APPROVAL PROCESSES FOR PLAT AND REPLAT APPLICATIONS TO THE REQUIREMENTS OF CHAPTER 2025-164, AND TO THE EXTENT NECESSARY DECLARING A ZONING IN PROGRESS THAT THE CITY'S LAND DEVELOPMENT REGULATIONS BE INTERPRETED AND APPLIED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 2025-164 AND THAT IN THE EVENT OF A CONFLICT, CHAPTER 2025-164 SHALL APPLY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 20, 2025, the Governor approved Senate Bill 784, which is now Chapter 2025-164, Laws of Florida (Chapter 2025-164), which 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; and,

WHEREAS, Chapter 2025-164 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; and,

WHEREAS, the City's Land Development Code will require significant amendments in order to be consistent with the new state law; however, the new state law took effect on July 1, 2025;

WHEREAS, as Chapter 2025-164 is now in effect, the City Commission has determined that it is in the best interest of the City to adopt this resolution to designate an administrative authority and administrative official responsible for approving, approving with conditions or denying plats and replats, and;

WHEREAS, the City Commission declares a Zoning-in-Progress to ensure 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, until such time that the City Commission enacts amendments to the City's Land Development Code to make such consistent with Chapter 2025-164.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THAT:

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Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and is hereby made a specific part of this Resolution.

Section 2. The City Commission hereby designates the Planning and Economic Development Department as the Administrative Authority to receive, review and process plat or replat submittals.

Section 3. The City Commission hereby designates Assistant City Manager / Director of Planning and Economic Development Michael Stamm Jr. as the Administrative Official responsible for approving, approving with conditions, or denying a plat or replat.

Section 4. The City Commission hereby directs the City Administration to receive, review, process, as well as approve, approve with conditions, or deny, all plats and replats in a manner consistent with Chapter 2025-164. In the event of any conflicts between Chapter 2025-164 and the City's Land Development Code, the requirements of Chapter 2025-164 shall prevail.

Section 5. To the extent necessary, the City Commission declares a Zoning-in-Progress until such time as the City's Land Development Code is amended to conform with the requirements of Chapter 2025-164.

Section 6. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 7. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS ____ DAY OF _____, 2025.

CITY OF PEMBROKE PINES, FLORIDA

By: _____

MAYOR ANGELO CASTILLO

ATTEST:

CASTILLO

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DEBRA ROGERS, CITY CLERK

GOOD

APPROVED AS TO FORM:

HERNANDEZ

SCHWARTZ

OFFICE OF THE CITY ATTORNEY

RODRIGUEZ