

**RESOLUTION NO. 2026-003**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, 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 TOWN 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 UNIFIED LAND DEVELOPMENT CODE ("ULDC") 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 Town 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 Town Council 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 ULDC 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 Town Council has determined that it is in the best interest of the Town 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 Town Council declares a zoning in progress to ensure that in processing, reviewing and approving plats and replats, the Town shall act in conformance with state law, and that the ULDC shall be interpreted and applied to do so, until such time that the Town Council enacts amendments to the ULDC to make it consistent with Chapter 2025-164.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, THAT:**

**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 Town Council hereby designates the Town Planner as the Administrative Authority to receive, review and process plat or replat submittals.

**Section 3.** The Town Council hereby designates the Town Administrator as the Administrative Official responsible for approving, approving with conditions, or denying a plat or replat.

**Section 4.** The Town Council hereby directs the Town 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 ULDC, the requirements of Chapter 2025-164 shall prevail.

**Section 5.** To the extent necessary, the Town Council declares a zoning in progress until such time as the ULDC 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.

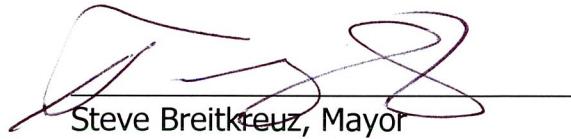
**Section 7.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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

**[Signatures On Following Page]**

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest Ranches, Florida, this 23rd day of October, 2025, on a motion by C/m KUCZENSKI and seconded by V/m HARTMANN.

|            |            |            |          |
|------------|------------|------------|----------|
| Breitkreuz | <u>YES</u> | Ayes       | <u>4</u> |
| Hartmann   | <u>YES</u> | Nays       | <u>1</u> |
| Allbritton | <u>YES</u> | Absent     | <u>1</u> |
| Jablonski  | <u>NO</u>  | Abstaining | <u>1</u> |
| Kuczenski  | <u>YES</u> |            |          |



Steve Breitkreuz, Mayor

ATTEST:



Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:



Keith Poliakoff, Town Attorney  
1001.081.2025