

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, PROVIDING FOR A REFERENDUM ELECTION AT THE
3 GENERAL ELECTION ON NOVEMBER 3, 2026, TO DETERMINE WHETHER TO
4 AMEND THE BROWARD COUNTY CHARTER TO ALLOW FOR ALTERNATIVE
5 METHODS OF APPROVING PLATS; AND PROVIDING FOR SEVERABILITY AND AN
6 EFFECTIVE DATE.

7 (Sponsored by Commissioner Lamar P. Fisher)

8
9 WHEREAS, the Broward County Charter (the "Charter") currently requires the
10 Broward County Board of County Commissioners (the "Commission") to approve plats
11 prior to recording of those plats;

12 WHEREAS, Chapter 2025-164 of the Laws of Florida requires administrative
13 approval of plats unless a county ordinance or charter provides otherwise; and

14 WHEREAS, this Charter amendment, if approved by the electorate, would allow
15 the Commission to enact an ordinance to allow for an alternative process to approve plats,

16 NOW, THEREFORE,

17 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
18 BROWARD COUNTY, FLORIDA:

19 Section 1. Subject to an affirmative vote of the general electorate, Section 8.11
20 of the Charter of Broward County, Florida, entitled "Plat ordinance," is hereby amended
21 to read as follows:

22 **Sec. 8.11. Plat ordinance.**

23 . . .

24 B. Except to the extent otherwise provided in the Broward County Code of
25 Ordinances, ~~the~~ County Commission must approve plats of land lying within the County
26 prior to recording ~~the~~ plats in the County's Official Records.

27 Section 2. A referendum election is called for the General Election on
28 November 3, 2026, and at such other times as permitted for voting under Chapter 101,
29 Florida Statutes, to determine whether the Broward County Charter should be amended
30 to allow for alternative methods of approving plats.

31 Section 3. In accordance with Section 100.342, Florida Statutes, at least thirty
32 (30) days' notice of the referendum election shall be published by the Broward County
33 Administrator in a newspaper of general circulation in Broward County. The publication
34 shall be made at least twice, including once in the fifth week and once in the third week
35 prior to the week in which the referendum is to be held. The notice is hereby attached as
36 Exhibit A and made a part hereof. Notice may also be made in accordance with
37 Section 50.0311, Florida Statutes, either in addition to or in lieu of notice in accordance
38 with Section 100.342, Florida Statutes.

39 Section 4. Said referendum election shall be held between the hours of
40 7:00 a.m. and 7:00 p.m. on November 3, 2026, and at such other days and times as
41 provided under applicable law, including for early voting as provided by Section 101.657,
42 Florida Statutes, at the polling places established in Broward County. All registered and
43 qualified electors in Broward County shall be eligible to vote in the referendum election.

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.

44 | Vote-by-mail ballots and early voting access for the referendum shall be made available
45 | as provided by law.

46 | Section 5. The election boards consisting of the clerks and inspectors
47 | appointed to serve for the November 3, 2026, General Election are hereby appointed to
48 | serve in the referendum election in the manner provided by law.

49 | Section 6. The Broward County Canvassing Board shall canvass the returns in
50 | said election and shall certify the results of the referendum election as provided by law.

51 | Section 7. The County Administrator shall furnish a certified copy of this
52 | adopted Resolution to the Supervisor of Elections for Broward County promptly upon
53 | adoption by the Commission.

54 | Section 8. The title and summary of the referendum question to appear on the
55 | November 3, 2026, General Election, as embodied in this enabling Resolution, shall be
56 | as follows:

57 | **Alternative Process for County Plat Approval**

58 | "Currently under the Broward County Charter, all plats in Broward County must be
59 | approved by the County Commission prior to recording; this proposal amends the Charter
60 | to allow the County Commission to provide, by ordinance, as permitted under state law,
61 | an alternative process for approving plats, such as administrative approval, which might
62 | enable more expeditious plat approval including by allowing approval when the County
63 | Commission is in recess."

64 | YES _____

65 | NO _____

66 Section 9. Severability.

67 If any portion of this Resolution is determined by any court to be invalid, the invalid
68 portion will be stricken, and such striking will not affect the validity of the remainder of this
69 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
70 legally applied to any individual, group, entity, property, or circumstance, such
71 determination will not affect the applicability of this Resolution to any other individual,
72 group, entity, property, or circumstance.

73 Section 10. Effective Date.

74 This Resolution shall be in force and take effect immediately upon its adoption by
75 an affirmative vote of no fewer than six (6) members of the Commission.

ADOPTED this 28 day of April, 2026. (Item #29)

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Joseph K. Jarone 03/23/2026
Joseph K. Jarone (date)
Senior Assistant County Attorney

By: /s/ René D. Harrod 03/23/2026
René D. Harrod (date)
Chief Deputy County Attorney

JKJ/tb
Plat Approval Charter Amendment
03/23/2026
#1207386.7

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Exhibit A

NOTICE OF REFERENDUM ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, THE DATE OF THE GENERAL ELECTION, TO DETERMINE WHETHER TO AMEND THE BROWARD COUNTY CHARTER TO ALLOW FOR ALTERNATIVE METHODS OF APPROVAL OF PLATS.

A countywide referendum election will be held on Tuesday, November 3, 2026, and at such other times as provided for by Chapter 101, Florida Statutes, for the purpose of determining whether to amend the Broward County Charter to allow for alternative methods of approval of plats.

As set forth in enabling Resolution No. [insert], adopted on [insert], by the Board of County Commissioners of Broward County, Florida, the title and summary to appear on the referendum ballot shall be as follows:

Alternative Process for County Plat Approval

Currently under the Broward County Charter, all plats in Broward County must be approved by the County Commission prior to recording; this proposal amends the Charter to allow the County Commission to provide, by ordinance, as permitted under state law, an alternative process for approving plats, such as administrative approval, which might enable more expeditious plat approval including by allowing approval when the County Commission is in recess.

YES _____

NO _____

A complete copy of the proposed amendment is available at <https://www.broward.org/charter>.

The referendum shall be held on November 3, 2026, between the hours of 7:00 a.m. and 7:00 p.m., and at such other days and times as provided under applicable law, including for early voting as provided by Section 101.657, Florida Statutes, at the polling places established in Broward County. All registered and qualified electors of Broward County shall be eligible to vote in said referendum election. Vote-by-mail ballots for the referendum election shall be prepared and made available as provided by law.

The Broward County Canvassing Board shall canvass the returns and certify the results of the referendum election to the Board of County Commissioners of Broward County, Florida, the Broward County Administrator, and the Florida Department of State, to be recorded and filed in appropriate public records.

Instructions:

A. Publish two (2) times:

Once on: September 29, 2026
Once on: October 13, 2026

B. Send proof of publication and invoice electronically to:

Records, Taxes, and Treasury Division
Document Control Section
DocumentControl@broward.org

C. Furnish one (1) proof of publication and invoice to:

Broward County Attorney's Office
Broward County Governmental Center
115 S. Andrews Avenue, Room 423
Fort Lauderdale, Florida 33301

STATE OF FLORIDA)

) SS

COUNTY OF BROWARD)

I, Monica Cepero, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution 2026-091 the same appears in the minutes of said Board of County Commissioners meeting held on the 28th day of April, 2026. (Item # 29)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal dated this 30th day of April, 2026.



Monica Cepero
COUNTY ADMINISTRATOR

MaryAnne Darby, Deputy Clerk