



Meeting Agenda Coversheet

MEETING DATE:	March 10, 2026	Submitted By: Ken Cassel, Town Manager	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION & ACTION, ORDINANCE 26-04, IMPLEMENTING ADMINISTRATIVE APPROVAL OF PLATS.		
STAFF RECOMMENDATION: (MOTION READY)	Staff recommends that the Town Commission approve Ordinance 26-04 implementing the requirements of Section 177.071, Florida Statutes, and designating the Town Manager or their designee as the administrative official authorized to review, approve, conditionally approve, deny, and execute plats and replats on behalf of the Town of Dundee.		
SUMMARY and/or JUSTIFICATION:	During the 2025 Legislative Session, the Florida Legislature adopted Senate Bill 784, to require that local governments provide for the administrative approval of plats and replats when such plats meet all applicable statutory and local land development requirements.		
	The amendments became effective July 1, 2025, and require municipalities to designate an administrative official responsible for reviewing and approving compliant plats. The purpose of the legislation is to streamline the development review process and ensure that compliant plats are approved administratively rather than requiring formal action by the governing body.		
SELECT, if applicable	AGREEMENT	<input type="checkbox"/>	BUDGET:
	STAFF REPORT:	<input type="checkbox"/>	PROCLAMATION:
	EXHIBIT(S):	<input checked="" type="checkbox"/>	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Ordinance 26-04 Implementing Administrative Approval of Plats Senate Bill 784		
SELECT, if applicable	RESOLUTION:	<input type="checkbox"/>	ORDINANCE: <input checked="" type="checkbox"/>
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>	A ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, IMPLEMENTING THE REQUIREMENTS OF SECTION 177.071, FLORIDA STATUTES, AS AMENDED BY CHAPTER 2025-164, LAWS OF FLORIDA (SENATE BILL 784), RELATING TO ADMINISTRATIVE APPROVAL OF PLATS; DESIGNATING THE TOWN MANAGER OR THEIR DESIGNEE AS THE ADMINISTRATIVE OFFICIAL AUTHORIZED TO REVIEW, APPROVE, CONDITIONALLY APPROVE, DENY, AND EXECUTE FINAL PLATS AND REPLATS ON BEHALF OF THE TOWN WHEN SUCH PLATS MEET ALL APPLICABLE STATUTORY AND LOCAL REQUIREMENTS; PROVIDING FOR ADMINISTRATIVE PROCEDURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.		
FISCAL IMPACT (if any):	There is no direct fiscal impact as a result of this item		\$0.00

