



City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Resolution Number 25-58: Administrative Approvals of Final Plats and Replats
(SB 784, Ch. 2025-164, Laws of Florida)

Introduction

Senate Bill 784 (SB 784) was enacted on June 20, 2025, and assigned Chapter 2025-164, Laws of Florida, on June 23, 2025. The legislation streamlines the subdivision-platting process for local governments within Hurricane Milton's disaster area (DR-4834) by requiring an "administrative authority" to approve or deny final plats and replats pursuant to §§ 177.071 and 177.111, Florida Statutes. Several provisions in the City's Land Development Regulations (LDRs) and current workflow must be updated to align with these new mandates.

Proposed Resolution

Resolution 2025-58 designates the Development Services Director (or designee) as the City's "administrative authority" for purposes of SB 784. The resolution further:

1. Requires completeness notices within seven (7) business days of plat or replat submittal;
2. Mandates a written decision (approve, approve with conditions, or deny) within the timeframe stated in that notice without requesting or requiring any extension from the applicant;
3. Specifies that any denial must identify each area of non-compliance with pinpoint citations to the controlling statute, ordinance, or technical standard;
4. Provides a fifteen-day administrative appeal to the City Commission with a forty-five-day decision window; and
5. Directs staff to present conforming LDR amendments to the Commission by October 31, 2025.

Legal Analysis

By codifying an objective, time-certain approval process, the resolution satisfies SB 784's non-delegable duty to approve a plat once an applicant meets objective standards. Failure to comply with SB 784 could invite legal challenges.

Recommendation

Staff recommends the City Commission adopt Resolution 25-58 as presented to ensure prompt statutory compliance and provide clarity to applicants and reviewers alike.

Fiscal Impact

No direct fiscal impact is anticipated. Existing Development Services staff will administer the process within current budgeted resources.

Business Impact Estimate

A Business Impact Estimate is not required for this agenda item.

Attachments

1. Resolution Number 25-58
2. Chapter 2025-164, Laws of Florida (SB 784)

Prepared By: Sasha Garcia, City Attorney

Reviewed By: Tom Carrino, City Manager