



ITEM SUMMARY

MEETING DATE: September 3, 2025

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Resolution 2025-34 – Designation of Administrative Official for Plat and Replat in Accordance with Section 177.071, Florida Statutes**

BACKGROUND

During the 2025 legislative session, the Florida Legislature adopted Senate Bill 784 (SB 784), which significantly changes the platting and replatting process statewide. Effective July 1, 2025, local governing bodies (i.e., the City Council) are no longer authorized to approve plats or replats. Instead, Section 177.071, Florida Statutes, now requires counties and municipalities to designate an administrative official to carry out these approvals through an expedited administrative review process. Counties and municipalities statewide must ensure their platting procedures conform with this new requirement of Chapter 177, Florida Statutes.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 5-0 at their meeting on August 14, 2025.

ANALYSIS

To comply with SB 784 and maintain continuity in the development review process, staff recommends that the City Council adopt Resolution 2025-34, formally designating the Development and Neighborhood Services Director or their designee as the administrative official to approve plats and replats on behalf of the City.

FINANCIAL INFORMATION

N/A.

LEGAL

Resolution 2025-34 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of Resolution 2025-34.