STAFF REPORT
REGULAR MEETING

AGENDA DATE: October 20, 2026 **DEPARTMENT:** Community Sustainability

TITLE:

Resolution 49-2026 Designating Administrative Authority for Plat and Replat Approval

SUMMARY:

The City Commission is requested to adopt a resolution designating the Department of Community Sustainability as the administrative authority to receive, review, and process plats and replats, and the Director of Community Sustainability or designee as the official authorized to approve, approve with conditions, or deny them under Section 177.071, Florida Statutes.

BACKGROUND AND JUSTIFICATION:

Section 23.5-2 of the City's Land Development Regulations establishes the current subdivision and plat approval process. Senate Bill 784 (2025) amended Section 177.071, Florida Statutes, to require administrative approval of plats and replats that comply with Section 177.091, Florida Statutes, without further approval by the City Commission. The statute requires the City Commission to designate, by ordinance or resolution, an administrative authority and an official responsible for decisions on plat and replat applications.

The proposed resolution designates the Department of Community Sustainability to receive, review, and process applications and authorizes the Director of Community Sustainability or designee to approve, approve with conditions, or deny them in accordance with state law. This designation allows the City to implement the administrative approval process while staff prepares subsequent ordinance updating Section 23.5-2 and related subdivision procedures. The resolution takes effect upon adoption.

MOTION:

Move to approve/disapprove Resolution No. 49-2026 designating the Department of Community Sustainability as the administrative authority to receive, review, and process plats and replats, and the Director of Community Sustainability or designee as the official authorized to approve, approve with conditions, or deny them under Section 177.071, Florida Statutes.

ATTACHMENT(S):

Fiscal Impact – N/A
Resolution No. 49-2026