

## **RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, PROVIDING FOR THE DESIGNATION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE COMMUNITY DEVELOPMENT DIRECTOR AND ANY SUCCESSOR DEPARTMENT OR DIVISION AS THE ADMINISTRATIVE AUTHORITY WITH THE POWER AND DUTY TO RECEIVE, REVIEW, PROCESS, APPROVE, AND DENY THE SUBMISSION OF APPLICATIONS FOR PLATS AND REPLATS IN THE CITY OF MADEIRA BEACH; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Madeira Beach is a municipality organized and incorporated under the laws of the State of Florida; and

**WHEREAS**, during the 2025 Legislative Session, the Florida Legislature passed Senate Bill ("SB") No. 784, which the Governor signed on June 20, 2025; and

**WHEREAS**, SB 784 amended § 177.071, Fla. Stat., to provide for the administrative review and approval or denial of plats, and deleted statutory references to plats being approved by "governing bodies"; and

**WHEREAS**, SB 784 specifically requires the governing body of a municipality to designate, by ordinance or resolution, an administrative authority to "receive, review, and process" a plat or replat submission and designate an administrative official "responsible for approving, approving with conditions, or denying" a proposed plat or replat; and

**WHEREAS**, SB 784 defines an "administrative authority" as a "department, division, or other agency of the county or municipality" and for purposes of approval includes an "administrative officer or employee designated by governing body of the municipality"; and

**WHEREAS**, SB 784 took effect on July 1, 2025; and

**WHEREAS**, the Board of Commissioners desires and intends to ensure that the City's administrative operations related to the receipt, review, processing, approval, approval with conditions, and denial of plats or replats are consistent and compliant with the dictates of SB 784; and

**WHEREAS**, the Board of Commissioners, as the governing body for the City of Madeira Beach, identifies its Community Development Department and the Community Development Director, or his or her authorized designee, as the department and administrative officer responsible for the receipt, review, processing, approval, approval with conditions, and denial of plats or replats in the City of Madeira Beach.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THAT:**

**Section 1.** Pursuant to § 177.071, Fla. Stat. (2025), the Board of Commissioners hereby designates the City of Madeira Beach Community Development Department as the Administrative Authority to receive, review, and process any plat or replat submission made to the City of Madeira Beach.

**Section 2.** Pursuant to § 177.071, Fla. Stat. (2025), the Board of Commissioners hereby designates the Community Development Director, or his or her authorized designee, as the administrative officer or employee responsible for the receipt, review, processing, approval, approval with conditions, and denial of plats or replats in the City of Madeira Beach. Further, the Board of Commissioners explicitly authorizes the Community Development Director to designate additional employees within the Community Development Department to serve as his or her authorized designee to perform these administrative functions.

**Section 3.** In the event the Board of Commissioners or the City's administrative officials should rename or reorganize the divisions, departments, titles or designations of the Community Development Department or the Community Development Director, the authority provided for in this Resolution shall immediately vest with the department, division, officer, or employee that principally retains the powers and duties concerning the administration and enforcement of the City's Comprehensive Plan and land development regulations.

**Section 4.** This Resolution governing the administrative operation of the City shall supersede any previously adopted ordinance, resolution, policy, or administrative guidance in conflict herewith.

**Section 5.** The Board of Commissioners retains the authority to rescind, revise, amend, supersede, or otherwise change the administrative authority and persons designated to receive, review, process, approve in full or with conditions, and deny of plats or replats within the City of Madeira Beach.

**Section 6.** This Resolution shall be in full force and effect immediately upon its adoption and approval by the Board of Commissioners of the City of Madeira Beach.

**INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRAR BEACH, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

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Anne-Marie Brooks  
Mayor

ATTEST:

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Clara VanBlargan, MMC, MSM,  
City Clerk