



**CITY OF WAUCHULA
REQUIRED ADMINISTRATIVE APPROVAL OF FINAL PLATS**

TO: City of Wauchula City Commission

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: August 11, 2025

REQUESTED ACTION: **Approval of the Resolution 2025-13 designating the City Manager as the administrative authority responsible for issuing final administrative approval of a plat or replat submittal consistent with Senate Bill 784 (Chapter 2025-164, Laws of Florida)**

BACKGROUND:

- On June 20, 2025, the Governor approved Senate Bill 784 and subsequently filed in the Office of the Florida Secretary of State as Chapter 2025-164, Laws of Florida (see attached).
- Among other changes related to platting, this new law requires the approval of plats and replats for the subdivision of land by an administrative authority.
- This new law defines the term "administrative authority" as a department, division, or other agency of the county or municipality and for the purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.
- The Unified Land Development Code of the City of Wauchula addresses the administration and enforcement of the City's Subdivision Standards in Section 7.06.00 "Subdivision Regulations".

- Chapter 2025-164 took effect on July 1, 2025, making it necessary for the City Commission to designate an administrative officer or employee ahead of a broader package of Land Development Code amendments to ensure compliance with this and other recent State legislation affecting the county and municipal development review processes that have subsequently been signed into law.

RESOLUTION:

- The attached resolution designated the City Manager as the administrative authority responsible for issuing final administrative approval of a plat or replat submittal. The City Manager may designate a qualified administrative staff member to act on their behalf.
- The Resolution recognized that the City will initiate amendments to the Land Development Code to ensure compliance with Chapter 2025-164, Laws of Florida, as soon as reasonably possible.

PUBLIC HEARING:

MOTION OPTIONS:

1. I move **approval of the Resolution** regarding the administrative approval of final plats.
2. I move **approval of the Resolution with changes** regarding the administrative approval of final plats.
3. I move **continuation to a date and time certain**.

Attachments:

Resolution 2025-13
Florida Senate Bill 784 (Laws of Florida 2025-164)